

CITY OF UMATILLA
COUNCIL AND PLANNING COMMISSION WORKSHOP
April 25, 2017

1. **CALLED TO ORDER:** President Dedrick called the council and planning commission workshop to order at 5:32pm.

2. **ROLL CALL**

PRESENT: President Dedrick, Councilor Ray, Councilor Ribich, Councilor TenEyck, Commissioner Sipe, Commissioner Nobles, Commissioner Smith, Commissioner Anderson, and Commissioner Simson.

ABSENT: Councilor Lougee, Councilor Roxbury, and Commissioner Ortiz.

STAFF PRESENT: Recorder Sandoval, Manager Pelleberg, Planner Searles, and Chief Huxel.

3. **PLEDGE OF ALLEGIANCE:** Recited at 5:34pm.

4. **DISCUSSION ITEMS:**

4.1 Land Division Ordinance Amendments –

There was a document presented that had amendments suggested by Councilor Ray, Councilor Ribich, and Manager Pelleberg.

Changes included on Chapter 4, page 15, Letter B, Number 1, by striking out “Streets shall terminate at other streets or at parks, schools, or other public uses within a neighborhood.” The argument behind that was that it did not allow for dead-end streets or cul-de-sacs, made by Councilor Ray.

Changes included on Chapter 4, page 18 to remove the entire table and reference the City of Umatilla Public Works Standards for street, curb, and sidewalks standards.

Commissioner Sipe inquired if the City of Umatilla Public Works Standards for street, curb, and sidewalks standards were up to date. Manager Pelleberg stated that JUB engineers were working on updating those and he should have those in his hands the next business days.

There was a lot of discussion on the sidewalk setbacks, whether the sidewalks needed to be next to the road or with a curb strip between the sidewalk and the road. Councilor Ray pointed out that both kind existed throughout Umatilla, and it would be in our best interest to allow both to be utilized. We just had to make sure that we held the developer accountable when it came time to putting in a new subdivision and ensure that the new sidewalk matched the existing area’s sidewalk.

A consensus was reached that both should be allowed, but to ensure the Planning Commission and City Council would pay attention to the area’s existing sidewalks so there would be uniformity throughout neighborhoods.

After more discussion it was suggested that the City of Umatilla Public Works Standards for street, curb, and sidewalks standards be updated before the Planning Commission would agree to delete an entire table, and it was further suggested that the whole document be remanded back to the Planning Commission until those updates were in place.

Planning Commission Chair Sharp also wanted to reiterate that the delay on the Land Division Amendments were not because the Planning Commission had not done their duties, but because Council had tabled discussion on the LDA for 6 months. Things need to get done in a timely manner and he believes the Council needs to ask for more clarification if there are issues with the documents the Planning Commission is recommending of approval.

4.2 Comprehensive Plan and Zone Change Amendments - Planner Searles stated that if the Planning Commission were to make a recommendation and the Council decided to approve, their decision would be based on the facts presented. If they disagreed with anything, they needed to talk about those now. The reason this document was being presented was because the City had taken over administration of land use in the Urban Growth Area.

There are conflict areas in the zone map. The City had it planned for one type of use and the County had it planned for another kind of use. A prime example of that was along HWY 395, the City had it zoned for commercial use and the County had it planned for industrial use. When you have those kind of conflicts, the Plan Designation governs. The problem with the Plan Designation is that it doesn't say what uses are allowed. So when someone comes in and says I want to build such and such. When you go through a public process, you don't want to give the neighbor the opportunity to oppose the request, simply because we didn't have our act together.

Planning Commission Chair Sharp asked if we could get this document on the June agenda. Planner Searles stated he thought so.

5. **ADJOURN:** The next regular council meeting will be held on June 06, 2017 at 7:00pm Meeting adjourned at 6:49pm.

Daren Dufloth - Mayor

ATTEST:

Nanci Sandoval – City Recorder