

**CITY OF UMATILLA
COUNCIL MEETING
July 18, 2017**

1. **CALLED TO ORDER:** Mayor Dufloth called the regular council meeting to order at 7:00 p.m.
2. **ROLL CALL**
PRESENT: Councilors Ray, Ribich, Torres – Medrano, and TenEyck.
ABSENT: Councilors Keith and Roxbury.
STAFF PRESENT: Recorder Sandoval, Manager Pelleberg, Deputy City Manager Ince, Planner Searles, and Chief Huxel.
3. **PLEDGE OF ALLEGIANCE:** Recited at 7:01 p.m.
4. **APPROVAL OF AGENDA:** Councilor Ray moved to approve the amended agenda. Councilor Ribich seconded the motion. Voted: 4-0. Motion carried.
5. **PRESENTATION:** None.
6. **APPROVAL OF MINUTES:** No minutes were presented at this meeting.
7. **PUBLIC COMMENT:** None.
8. **CONSENT AGENDA:** None presented.
9. **COMMITTEE REPORTS:**
9.1 Code Enforcement Board – It was moved by Councilor Ribich to appoint Jodi Hinsley to the Code Enforcement Board. Seconded by Councilor Torres – Medrano. Voted: 4-0. Motion carried.
10. **UNFINISHED BUSINESS:** None.
11. **NEW BUSINESS:**
11.1 Ordinance No. 818 – An Ordinance Proclaiming the Annexation of a Portion of Line Road and 269 Acres Located West of Lind Road and Withdrawing Said Property from Umatilla County Sheriff’s Law Enforcement District.

The public hearing for ANX-1-2017 and Ordinance No. 818 was opened by Mayor Dufloth. He read the rules for the hearing, and proceeded to take testimony from the staff, the applicant, and the public.

Seth King, a representative from Vadata, Inc. presented on the need for annexation to the City. He stated that he proposal met all statutory requirements, it was located within the UGB, it was continuous to City limits, if you included Lind Road as a right-of-way, and

additionally no one reside there, so there would be no need to take a vote, and all the owners of the property have consented in writing to the annexation.

The applicants plan was to develop light industrial uses, and provided potable water through an onsite well, and provide an onsite septic system for sanitary wastewater, so they would not be connecting into public services, just an onsite system. There is testimony from civil engineers that is feasible to provide those services onsite.

The proposed use is also going to draw off of processed water from a regional water system and that is going to serve the cooling system for the proposed used. The regional water system line runs adjacent to the right-of-way. The engineer has submitted a letter that the system has adequate capacity to support the use there, and that it would happen in a way that it would not adversely affect anyone else who currently uses the system. There is adequate capacity for that uses. There is also discharge water from the site, called none contact cooling water, and there are multiple potential options for how that might occur, it is possible that it may go to existing city infrastructure, it may go to the existing aquifer recharge. At the site plan stage they will have something more specific. Storm water will be accommodated on site, you can see it is a very large site. The city chief has indicated that is feasible to serve the site, and Vadata has a significant security presence that will be planned as well. In terms of fire it is within the Umatilla Fire District and will continue to remain in that district, and they do not anticipate any particular fire risks for the proposed use. In terms of transportation point, the site has 3 access point.

A brief note on the zoning change, the code provides for an automatic zoning when a property is annexed that the property takes on the city designation that was most like the county's designation. The remainder of the property is where they are seeking a change to an industrial designation.

Councilor Ray wanted to know if they had any idea how much discharge water they would have from the cooling system. Mr. King stated he did not have the information available.

Councilor TenEyck wanted to know if ingress and egress would come from Lind Road. Mr. King stated yes. Manager Pelleberg wanted to let the council know that Union Street was a public road, it was not a county road and it was not a city road, it was in no man's land.

Mr. Sam Nobles stated that there was a natural recharge for water on site. He stated that those roads were in constant use by the cement factory.

Mrs. Tamra Mabbott wanted to let council know that the county was in support of the project. They have been working close with the applicant and the city staff. Provided the city annexes the road, the county is conformable at the time to be collaborate and seek a solution to improve both Lind Road and Union Street.

Clint Fordice took the stand to ask questions. He was in favor the project. There were 2 tax lots up there, and the dealings he had he understood that they would have to create 2 tax lots. He owns property on Union Street and Lind Road, and even though no one wants to claim those streets he had to go to the county to ask permission for access to those roads. He

wanted to know if they had obtained a certificate of use from the State Watermaster to use the well since utilities were not being installed from the city.

Mr. King stated that the well was exempt.

Councilor Ray wanted to know if Planner Searles could fill them in on the zoning issues.

Planner Searles stated that there was no requirement for the applicant to change or reconfigure the parcels to match the zoning. They can do that if they want, but they are looking to keep all the development for the datacenter on one parcel, and the rock quarry on another parcel. They will be following up with and they are working on it. He has not seen anything in writing so he cannot speak to it. While there is not requirement to do that, the parcels will match the zoning.

It was moved by Councilor Ribich to accept the Planning Commission's recommendation for ANX-1-2017. Seconded by Councilor Torres – Medrano. Voted: 4-0. Motion carried.

It was moved by Councilor Ribich to have a reading on Ordinance No. 818. The motion was seconded by Councilor TenEyck. Voted: 4-0. Motion carried.

Recorder Sandoval read Ordinance No. 818 by title only, AN ORDINANCE PROCLAIMING THE ANNEXATION OF A PORTION OF LINE ROAD AND 269 ACRES LOCATED WEST OF LIND ROAD AND WITHDRAWING SAID PROPERTY FROM UMATILLA COUNTY SHERIFF'S LAW ENFORCEMENT DISTRICT.

It was moved by Councilor TenEyck to approve Ordinance No. 818. Councilor Torres – Medrano seconded the motion. Voted: 4-0. Motion carried.

11.2 Ordinance No. 819 –An Ordinance Amending the City of Umatilla's Comprehensive Plan Map and Zoning by Changing the Plan Designation of 190 Acres from Residential and Natural Resources to Light Industrial and Rezoning 190 Acres from F-1 to City Light Industrial (M-1).

The public hearing for PA-1-2017 and Ordinance No. 819 was opened by Mayor Dufloth. He read the rules for the hearing, and proceeded to take testimony from the staff, the applicant, and the public.

Seth King presented on behalf of the applicant, Vadata, Inc. He explained that for this hearing they would be discussing the map amendments for the site. The proposal was to take the western portion of the property that was currently zoned residential and the southeastern portion along Lind Road that is currently natural resource plan designation and they change it to industrial designation. The proposal was to change it to a city-like designation.

They prepared a significant narrative that talked about different criteria, he just wanted to briefly touch base on that. The comprehensive plan suggested that there was a surplus of

residential zone. So, even though the city would be losing some acreage, there was still a significant amount of residential area in the city. There are no other sites that accommodate Vadata's needs for the proposed use.

Mrs. Tamra Mabbott wanted to let the council know that the county supported and thoroughly reviewed whatever it weighed out to be.

It was moved by Councilor Ribich to accept the Planning Commission's recommendation for PA-1-2017. Seconded by Councilor TenEyck. Voted: 4-0. Motion carried.

It was moved by Councilor TenEyck to have a reading on Ordinance No. 818. The motion was seconded by Councilor Ribich. Voted: 4-0. Motion carried.

Recorder Sandoval read Ordinance No. 818 by title only, AN ORDINANCE AMENDING THE CITY OF UMATILLA'S COMPREHENSIVE PLAN MAP AND ZONING BY CHANGING THE PLAN DESIGNATION OF 190 ACRES FROM RESIDENTIAL AND NATURAL RESOURCES TO LIGHT INDUSTRIAL AND REZONING 190 ACRES FROM F-1 TO CITY LIGHT INDUSTRIAL (M-1).

It was moved by Councilor TenEyck to approve Ordinance No. 818. Councilor Ribich seconded the motion. Voted: 4-0. Motion carried.

12. PUBLIC COMMENT: None.

13. MAYOR'S MESSAGE: Mayor Dufloth appointed the following committees:

Personnel Committee – Chair Ribich, TenEyck

Community Development – Chair Keith, Ribich

Finance Committee – Chair Ray, Roxbury

Public Works Committee – Chair Roxbury, Ray

Police Committee – Chair TenEyck, Torres - Medrano

IT Committee - Chair Torres - Medrano, Keith

The message was patience. He thanked everyone for their patience.

14. STAFF REPORT: Manager Pelleberg just wanted to thank everyone. He spent time with Planning Commissioner Nobles attending meetings in Pendleton.

15. COUNCIL INFORMATION & DISCUSSION:

15.1 Councilor Ray – He was glad to see a good crowd in attendance.

15.2 Councilor Ribich – He asked that we please fix the agenda.

15.3 Councilor Torres – Medrano – She was looking forward to looking less confused at future meetings.

15.4 Councilor TenEyck – He was excited about the big change and it was a big deal. He thanked Vadata representatives for everything that they were bringing to the community.

16. **ADJOURN TO EXECUTIVE SESSION** – ORS 192.660(2)

17. **RECONVENE:**

18. **ADJOURN:** The next meeting will be held on August 01, 2017. It was moved by Councilor Ray to adjourn the meeting. The motion was seconded by Councilor Ribich. Voted: 4-0. Motion carried unanimously. Meeting adjourned at 8:08 p.m.

Daren Dufloth - Mayor

ATTEST:

Nanci Sandoval – City Recorder