**CITY OF UMATILLA**

**PLANNING COMMISSION**

**August 25, 2020**

**\*\*DRAFT MINUTES\*\***

**COUNCIL CHAMBERS**

1. **CALL TO ORDER:** Meeting called to order at 6:30 p.m.

1. **ROLL CALL:** 
   1. **Present**: Commissioners; Boyd Sharp, Keith Morgan, Kelly Nobles, Bruce McLane, Jennifer Cooper, and Hilda Martinez.
   2. **Absent**: Heidi Sipe
   3. **Late arrival:**
   4. **Staff present:** Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.
2. **PLEDGE OF ALLEGIANCE: Skipped due to online nature**
3. **APPROVAL OF MINUTES:** Minutes July 28, 2020. Motion to approve with conditions by Commissioner Morgan, seconded by Commissioner Nobles. Motion carried.

**UNFINISHED BUSINESS: None**

1. **NEW BUSINESS:**

5.a City of Umatilla Plan Amendment PA-1-20 *Suggested Action: The applicant, City of*

*Umatilla, is proposing to amend Chapters 9 of the City of Umatilla Comprehensive Plan.*

*The proposed text amendment of will replace Chapter 9 (Economic Development) in its*

*entirety. Johnson Economics recently completed an Economic Opportunities Analysis and*

*Buildable Lands Inventory for the City of Umatilla. The text amendment will incorporate*

*relevant portion of the Economic Opportunities Analysis, the City’s Destination*

*Management Plan and Downtown Vision and Framework Plan.*

Chair Sharp opened the hearing asked for staff report.

Director Seitz explained that City staff met with DLCD staff and found some areas that the applicant and staff need to address in more detail. Director Seitz recommended that the four applications be continued to September 22nd at 6:30 pm in the Council Chambers/via Zoom.

Chair Sharp called for a motion to continue PA-1-20 to September 22nd at 6:30 pm in the Council Chambers/via Zoom. Motion to continue PA-1-20 to September 22nd by Commissioner Nobles. Seconded by Commissioner Martinez. Motion Carried 5-0.

5.b Cleaver UGB Expansion (PA-2-20) *Suggested Action: The applicant, Cleaver Land,*

*LLC, is requesting approval of an Urban Growth Boundary Expansion to include*

*approximately 146.69 acres land. The applicant also submitted an Annexation and Zone*

*Change applications with the desired outcome to have approximately 450 acres of land*

*planned and zoned for industrial use. Current use of the property is agricultural. Crops*

*under circle pivot irrigation regularly in rotation are potatoes, onions, corn, and grass*

*seed. Improvements to the property include circle pivot irrigation systems and a general*

*use storage building.*

Chair Sharp opened the hearing asked for staff report.

Associate Planner Foutz explained that staff is recommending continuance for PA-2-20.

Chair Sharp called for a motion to continue PA-2-20 to September 22nd at 6:30 pm in the Council Chambers/via Zoom. Motion to continue PA-2-20 to September 22nd by Commissioner Morgan. Seconded by Commissioner Martinez. Motion Carried 5-0.

5.c Cleaver Zone Change (PA-3-20) *Suggested Action: The applicant, Cleaver Land, LLC, is*

*requesting approval of a Zone Change that would rezone 294 acres of Single Family*

*Residential designation to Light Industrial. The proposed zoning designation of Light*

*Industrial will support the types of uses – data centers, warehousing and light*

*manufacturing – outlined in the Economic Opportunities Analysis completed by Johnson*

*Economics that clearly indicates that the City of Umatilla needs large lot industrial parcels.*

*The applicant also submitted an Annexation and UGB applications with the desired*

*outcome to have approximately 450 acres of land planned and zoned for industrial use.*

*Current use of the property is agricultural. Crops under circle pivot irrigation regularly in*

*rotation are potatoes, onions, corn, and grass seed. Improvements to the property include*

*circle pivot irrigation systems and a general use storage building.*

Chair Sharp opened the hearing asked for staff report.

Director Seitz recommended continuance of PA-3-20 to the September 22, 2020 Planning Commission meeting.

Chair Sharp called for a motion to continue PA-3-20 to September 22nd at 6:30 pm in the Council Chambers/via Zoom. Motion to continue PA-3-20 to September 22nd by Commissioner Nobles. Seconded by Commissioner Martinez. Motion Carried 5-0.

5.d Cleaver Annexation (ANX-1-20) *Suggested Action: The applicant, Cleaver Land LLC,*

*seeks approval to have a portion of a public street as well as two tax lots situated in the*

*City of Umatilla’s urban growth boundary (after adoption PA-2-20) annexed into the city*

*limits.*

Chair Sharp opened the hearing asked for staff report.

Director Seitz recommended continuance of ANX-1-20 to the September 22, 2020 Planning Commission meeting.

Chair Sharp called for a motion to continue ANX-1-20 to September 22nd at 6:30 pm in the Council Chambers/via Zoom. Motion to continue ANX-1-20 to September 22nd by Commissioner Nobles. Seconded by Commissioner Cooper. Motion Carried 5-0.

1. **DISCUSSION ITEMS:**

Director Seitz explained that there will be a large amount of applications at the next meeting and recommended holding two Planning Commission meetings in September. The Commission chose to hold two meetings. The regular fourth Tuesday September 22nd and the following week September 29th.

1. **INFORMATIONAL ITEMS:**

7.a Umatilla Industrial Area Utility Technical Memorandum (March 2020) (J-U-B Engineers)

*Suggested Action: Review as part of applications*

7.b Traffic Impact Analysis (May 2020) (J-U-B Engineers) *Suggested Action: Review as part*

*of applications*

7.c Economic Opportunities Analysis (October 2019) (Johnson Economics) *Suggested Action:*

*Review as part of applications*

7.d Housing and Residential Land Needs Assessment (June 2019) (Angelo Planning Group and

Johnson Economics) *Suggested Action: Review as part of applications*

**IX. ADJOURNMENT:** Adjourned at 7:11pm.