**CITY OF UMATILLA**

**PLANNING COMMISSION**

**May 26, 2020**

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

**COUNCIL CHAMBERS**

1. **CALL TO ORDER:** Meeting called to order at 6:33 p.m.

1. **ROLL CALL:** 
   1. **Present**: Commissioners; Boyd Sharp, Keith Morgan, Kelly Nobles, Bruce McLane, Heidi Sipe, and Hilda Martinez.
   2. **Absent**:
   3. **Late arrival:**
   4. **Staff present:** Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.
2. **PLEDGE OF ALLEGIANCE:**
3. **APPROVAL OF MINUTES:** Minutes April 28, 2020. Motion to approve with conditions by Commissioner Morgan, seconded by Commissioner Nobles. Motion carried 5-0.

**UNFINISHED BUSINESS:**

**4.a Nobles Appeal (AP-1-20) of Rivera Partition (MnP-3-19) Suggested Action:** An appeal of the Planning Department’s decision approving the Proposed Development: To partition the property into three parcels for residential use as requested in partition application MnP-319. The property upon which the partition is located is identified as Tax lot 1300 on Assessors map 5N2821. The appeal was filed by Clyde Nobles, Betty Nobles, James Nobles, and Sandra Nobles. Maria and Pedro Rivera are the applicants whose partition decision is under appeal.

Commissioner Nobles recused himself from the hearing due to family relations with the Appellants.

Director Seitz gave staff report ultimately recommending denial of the Appeal.

Chair Sharp asked for testimony from any appellants.

Clyde Nobles stated that there is not a 50-foot easement from Bensel road to the Rivera Property. Pointing to Plat 2001-15 as evidence. Mr. Nobles claimed that the easement ends at the south border of Tax Lot 1900, and that anything north of that is only a 40-foot easement. Mr. Nobles claimed that 2004-8 shows that it is 20 foot on the west side and 30 feet on the east side, and that it ends halfway down cooney lane extension continuing the rest of the way as a 40-foot easement. Mr. Nobles also stated that the letter from the public works director is not enough because the City engineer also needs to sign off to reduce a city street smaller than 60 feet according to the TSP. Mr. Nobles requested that a different easement is used rather than cooney lane extension.

Betty Nobles stated that she’s opposed to the partition. Mrs. Nobles claims that City staff sent a terribly misleading map. Mrs. Nobles gave a history of the Nobles family in the area of the partition, and that cooney lane extension was only meant for members of the Nobles family.

Bruce Nobles gave a history of the property. Stu Bonney is who the Nobles family originally sold the property too. Mr. Nobles stated that he was the public works director in Umatilla for four years. Mr. Nobles spoke on how cooney lane extension has a lot of traffic currently. Mr. Nobles stated the road is not suitable to be driven on. Mr. Nobles stated that he served in the fire department for 20 years and firetrucks should not go down cooney lane extension.

Kim Nobles clarified that Betty Nobles is for the appeal and against the partition. Kim stated that she would like to see the easement closest to the river road to be utilized. She stated that the issue of who will maintain the road needs to be addressed.

Chair Sharp asked for any other testimony.

Chair Sharp called for a motion to close the public hearing. Motion to close public hearing by Commissioner Morgan, seconded by Commissioner Sipe. Motion carried 5-0

Commissioner Morgan stated he understands the appellants position and that the road is a mess. Recommended approving the appeal.

Commissioner Sipe asked for clarification if the appeal is only regarding the distance or width of the easement.

Director Seitz confirmed that the appeal is regarding the easement and nothing else. Director Seitz added that standards can only be applied that the City has approved, not County standards that used to apply.

Chair Sharp entertained a motion to deny the appeal or approve it. Commissioner Morgan moved to approve the appeal, Seconded by Commissioner Martinez. Motion failed 3-2. Chair Sharp, Commissioner Sipe, and McLane against. Commissioners Martinez and Morgan for. Nobles Appeal denied.

Bruce Nobles asked Chair Sharp regarding the development process in the area.

Director Seitz clarified some concerns regarding the map created for the original notice.

1. **NEW BUSINESS: None**
2. **DISCUSSION ITEMS:** **None**

**VIII. INFORMATIONAL ITEMS:**

**IX. ADJOURNMENT:** Adjourned at 7:40pm.