**CITY OF UMATILLA**

**PLANNING COMMISSION**

**September 29, 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, Heidi Sipe, Jennifer Cooper, Hilda Martinez.
	2. **Absent**:
	3. **Late arrival:**
	4. **Staff present:** Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.
2. **PLEDGE OF ALLEGIANCE: Moment of Silence asked for by Chair Sharp**
3. **APPROVAL OF MINUTES:** September 22, 2020 Minutes. Motion to approve by Commissioner McLane, seconded by Commissioner Morgan. Motion carried.
4. **UNFINISHED BUSINESS:**
5. **NEW BUSINESS:**

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| 5.a | [Fastrack Inc, Ballard Subdivision (SUB-2-20)](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/33ce6c1e06c23f92af124676b68bdc160.pdf) *Suggested Action: The applicant, Fastrack* |
|  | *Inc, request approval of a tentative plat for a residential subdivision to divide 3 existing* |
|  | *parcels into 64-lots for residential development and 2 lots for future residential* |
|  | *development. The applicant intends to develop the residential lots with single-family* |
|  | *dwellings.*Chair Sharp opened the meeting and explained to those in attendance the order of business. Chair Sharp asked for the Staff reportPlanner Foutz gave a brief overview of the proposed subdivision.Planner Foutz explained Chief Potts of the Umatilla rural fire district submitted comment stating that only two streets will need to have temporary turnarounds. Planner Foutz stated that it is staff recommendation to change condition of approval 11 to state that only two streets will require turnarounds.Planner Foutz explained the TIA was submitted as a 500+ residential lot analysis. The cost of mitigation required will be spread out over those 500+ lots. Required mitigation will be a round-a-bout installed at the intersection of Powerline Rd and Hwy 730 along with 5 left turn lanes installed throughout Powerline Road. The applicant will pay for 57% of all mitigation costs. A signed development agreement will be signed by both the City and Fastrack before the final plat is approved. Director Seitz stated that the impact fee will be spread over these lots along with future lots and that two way left turn lanes will be installed in future phases that are along Powerline Rd. Commissioner Nobles asked about the Parks impact fee and why it is not in place yet. Director Seitz explained that the Parks master plan is not completed yet and that is why parks impact fees are not used yet. Chair Sharp asked for the applicants’ testimony Arney Wick of 4803 Catalonia drive in Pasco, Washington stated that they (Fastrack) do not want to see huge fees hit all at once in the future and they are more than happy to do whatever they need to do. Chair Sharp asked for any other testimony Jared Faris of 4803 Catalonia drive in Pasco, Washington stated that they are willing to do whatever they need to do. He stated he remembers paying 750 dollars per lot at Virginias place for parks. He has nothing but good experiences with the City and wants to continue working in the City. Chair Sharp asked for any other testimony. None. Commissioner Nobles stated he wants to see continued growth and is afraid that the effort towards the parks will get brushed over if it is not brought up now. Chair Sharp called for a motion to close the hearing of SUB-2-20. Motion to close by Commissioner Sipe. Seconded by Commissioner McLane. Motion Carried 6-0. Chair Sharp called for a motion to approve SUB-2-20 with the conditions of approval except for condition 11, which will be changed from 7 to 2. Motion to close by Commissioner Morgan. Seconded by Commissioner Cooper. Motion Carried 6-0.  |

1. **DISCUSSION ITEMS:**
2. **INFORMATIONAL ITEMS:**

7.a [Livestock Residential](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/9c682bbac06c0b8c5019f0e2461f5dba0.pdf) *Suggested Action: Will be going to council soon*

Planner Foutz explained that the Livestock Residential zone will be going to City Council. It has been delayed but not forgotten.

**IX. ADJOURNMENT:** Adjourned at 7:06pm.