**UMATILLA PLANNING COMMISSION MEETING**

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

**COUNCIL CHAMBERS**

**OCTOBER 27, 2020**

**6:30 PM**



1. **CALL TO ORDER & ROLL CALL**

Meeting called to order at 6:30 p.m.

* 1. **Present**: Commissioners; Keith Morgan, Kelly Nobles, Bruce McLane, Heidi Sipe, Jennifer Cooper.
  2. **Absent**: Boyd Sharp, Hilda Martinez
  3. **Late arrival:**
  4. **Staff present:** Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.

1. **PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES**

3.a [September 29, 2020 Minutes](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/3686589ad809a92b0df76238226b32440.pdf) Motion to approve by Commissioner Cooper, seconded by Commissioner Morgan. Motion Carries 6-0.

1. **UNFINISHED BUSINESS**
2. **NEW BUSINESS**

5.a [Dollar General Replat RP-2-20](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/e3ce554103b42e515121abbe8b0a4dc60.pdf) *Suggested Action:*

*The applicant, Dollar General, requests approval to combine five tax lots into one. The proposed use is located on Assessors map 5N2817AC Tax Lots 4700, 4800, 4900, 5000, 5100.*

Vice Chair Sipe acting as Chair opened the hearing and read into the record the Public Hearing Opening Statement.

Vice Chair Sipe asked for the staff report.

Associate Planner Foutz explained the connection between RP-2-20 & CU-3-20.

Associate Planner Foutz explained the need for a replat for the proposed use and recommended approval.

Vice Chair Sipe asked for any testimony from the applicant.

Joshua Schripsema from SimonCRE stated he had no comments at this time.

Vice Chair Sipe asked for public testimony in favor or against the application. No Testimony.

Vice Chair Sipe called for a motion to close the hearing of RP-2-20. Motion to close by Commissioner Morgan. Seconded by Commissioner Nobles. Motion Carried 6-0.

Vice Chair Sipe called for a motion to approve RP-2-20. Motion to approve by Commissioner Nobles. Seconded by Commissioner Cooper. Motion Carried 6-0.

5.b [Dollar General Conditional Use CU-3-20 & Dollar General Site Plan Review SP-4-20](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/365a5ae02f9d56d2332ffc8bec9ddf710.pdf)

*Suggested Action:*

*The applicant, Dollar General, requests approval to construct an approximately 7,500 SF Dollar General retail store on approximately 0.66 acres located at the SE corner of Yerxa Avenue and State Highway 730 (6th Street). The proposed use is located on Assessors map 5N2817AC Tax Lots 4700, 4800, 4900, 5000, 5100.*

Vice Chair Sipe opened the hearing and asked for the staff report.

Associate Planner Foutz gave a brief overview of the application highlighting the TIA and landscaping portions of the application.

Vice Chair Sipe asked for the applicant’s testimony.

Joshua Schripsema from SimonCRE explained their excitement to bring a new option to the community. Dollar general views Umatilla as a great regional location for their storefront.

Vice Chair Sipe asked for any public testimony in favor or opposition to the application. No Testimony.

Vice Chair Sipe called for a motion to close the hearing of CU-3-20 & SP-4-20. Motion to close by Commissioner Morgan. Seconded by Commissioner Cooper. Motion Carried 6-0.

Commissioner Nobles expressed his excitement to have a Dollar General.

Vice Chair Sipe called for a motion to approve CU-3-20 & SP-4-20. Motion to approve by Commissioner Nobles. Seconded by Commissioner Morgan. Motion Carried 6-0.

*Vice Chair Sipe explained that she would be recusing herself from VER-1-20 due to her involvement as the applicant. She asked for a volunteer to Chair the next application.*

*Commissioner Morgan asked for Commissioner Nobles to Chair the next application.*

5.c [Loyal Restoration Verification of Non-Conforming use (VER-1-20)](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/073a1789a078dc3d134d5ad7b1a980bb0.pdf) *Suggested Action:*

*The applicant, Loyal Restoration, is requesting a Verification of non -conforming use. The Applicant is requesting to obtain verification of non-conforming use to continue the use of a*

*shop structure as residential. The location is 1201 6th Street and can be found on Assessors Map 5N2817BD Tax Lot 800.*

Commissioner Nobles acting as Chair opened the hearing and read into the record the Public Hearing Opening Statement.

Commissioner Nobles asked for the staff report.

Associate Planner Foutz summarized the submitted staff report and findings.

Associate Planner Foutz recommended approval of the requested non-conforming use.

Commissioner Nobles asked for testimony from the applicant.

Heidi Sipe from Loyal Restoration LLC expressed her thanks to having this application being heard. She stated that when she purchased the property the shop was being used a residence but not to the level she would feel comfortable renting it to anyone. She expressed desire to create a studio apartment in the space due to the need for smaller single person units in the community.

Commissioner Nobles asked for any public testimony in favor of the application. No Testimony.

Commissioner Nobles asked for any public testimony in opposition of the application.

Pat Large, the property owner to the east of the subject property, explained his desire to have a commercial development in the area. Mr. Large explained his displeasure to having a residence being put in the current zoning. Mr. Large also raised other concerns not directly related to the application.

Commissioner Nobles asked for any other testimony in opposition of the application.

Commissioner Nobles asked for rebuttal from the applicant.

Heidi Sipe explained her understanding of his frustration with the sidewalks and property lines in question. She explained that there is an emphasis in the City to have residential and commercial uses mixed.

Commissioner Nobles called for a motion to close the hearing of VER-1-20. Motion to close by Commissioner Morgan. Seconded by Commissioner McLane. Motion Carried 6-0.

Director Seitz explained that he could help Mr. Large with his issues not applicable to this application. He explained that the building should be given a verification of non-conforming use.

Commissioner Nobles called for a motion to approve VER-1-20. Motion to approve by Commissioner Morgan. Seconded by Commissioner Cooper. Motion Carried 6-0.

1. **DISCUSSION ITEMS**

6.a [UGB UPDATE](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/de8cabd841a040506efd0eaa59d836f10.pdf) *Suggested Action: Discussion*

Director Seitz explained that the UGB update will still happen but is delayed at this time.

1. **INFORMATIONAL ITEM**
2. **ADJOURNMENT**

Meeting Adjourned at 7:15

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