**UMATILLA PLANNING COMMISSION MEETING**

**MINUTES**

**COUNCIL CHAMBERS**

**MARCH 22, 2022**

**6:30 PM**



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

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

* 1. **Present**: Commissioners; Kelly Nobles, Keith Morgan, Bruce McLane, Devon Mitchell, Jennifer Cooper, Heidi Sipe
  2. **Absent**: Hilda Martinez
  3. **Late arrival:**
  4. **Staff present:** Community Development Director, Brandon Seitz, Senior Planner, Jacob Foutz, Carla McLane of Carla McLane consulting.

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

3.a February 22, 2022 Minutes *Suggested Action: Approval*

Motion to approve with the adjustment of the title from agenda to minutes by Commissioner Nobles, seconded by Commissioner Cooper. Motion Carried by consensus vote 5-0.

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

5.a City of Umatilla General Code Update ZC-1-22 Suggested Action: Zone Change

application to amend Chapters 4, 5, 11 and 12 of the City of Umatilla Zoning Ordinance.

The amendments will lessen restrictions placed on alcoholic beverage drinking places,

allow for mobile food vendors to operate 6 days out of 7, raise the building height allowed

in commercial and industrial zones, and adjust and remove out of compliance code for RV

parks and accessory dwelling units.

Chair McLane opened the hearing and read into the record the Public Hearing Opening Statement and asked if there was any challenge to jurisdiction, conflict of interests, or ex-parte contacts.

Chair McLane opened the hearing and asked for the staff report

Planner Foutz reviewed the staff report provided to commission.

Chair McLane asked for applicants’ testimony. City is Applicant

Chair McLane asked for public testimony in favor, opposition, and neutral. None.

Chair McLane called for a motion to close the hearing of ZC-1-22. Motion to close by Commissioner Cooper. Second by Commissioner Mitchell. Motion carried 5-0

Chair McLane asked for any comments or deliberation.

Commissioner Nobles asked clarifying questions about the RV park standards and Food truck standards.

Chair McLane called for a motion to recommend approval of ZC-1-22 with the associated conditions of approval. Motion to approve by Commissioner Morgan. Seconded by Commissioner Nobles. Motion carried 5-0

5.b Golf Course Rezone PA-1-22 Suggested Action:

An application to settle and correct both the Comprehensive Plan and Zoning designation

of the subject property which lies between the Big River Golf Course and Bud Draper

Drive achieving a Comprehensive Plan of Residential and Zoning of Medium Density

Residential (R-2). The subject property consists of Tax Lot 2600 of Assessor’s Map 5N 28

11 and Tax Lots 200, 300, 400, 500, 600 and 800 of Assessor’s Map 5N 28 14B.

Chair McLane opened the hearing and read into the record the Public Hearing Opening Statement and asked if there was any challenge to jurisdiction, conflict of interests, or ex-parte contacts.

Chair McLane stated that his wife was hired as part of this application but there is no conflict.

Chair McLane opened the hearing and asked for the staff report

Consultant McLane reviewed the staff report provided to commission.

Chair McLane asked for applicants’ testimony. City is Applicant

Chair McLane asked for public testimony in favor, opposition, and neutral. None.

Chair McLane called for a motion to close the hearing of PA-1-22. Motion to close by Commissioner Nobles. Second by Commissioner Cooper. Motion carried 5-0

Chair McLane asked for any comments or deliberation.

Director Seitz explained the options for the property contained in PA-1-22.

Chair McLane called for a motion to recommend approval of PA-1-22 with the associated conditions of approval. Motion to approve by Commissioner Cooper. Seconded by Commissioner Mitchell. Motion carried 5-0

1. **DISCUSSION ITEMS**

Director Seitz explained the all-in cost for building a home in Umatilla and the cost analysis the city needs to consider.

1. **INFORMATIONAL ITEMS**
2. **ADJOURNMENT**

Adjourned at 7:16

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