**UMATILLA PLANNING COMMISSION MEETING**

**MINUTES**

**COUNCIL CHAMBERS**

**SEPTEMBER 27, 2022**

**6:30 PM**



For more detail; a recording of the meeting is available upon request of staff

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

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

* 1. **Present**: Commissioners; Heidi Sipe, Bruce McLane, Kelly Nobles, Jennifer Cooper, Enrique Navarro, Keith Morgan
  2. **Absent**:
  3. **Late arrival:**
  4. **Staff present:** Community Development Director, Brandon Seitz, Senior Planner, Jacob Foutz, Community Development Manager, Esmeralda Perches

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

3.a [August 23, 2022 Minutes](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/9a90c7622247bada1e26e11eeb23381d0.pdf) *Suggested Action: Approval*

Motion to approve by Commissioner Sipe, seconded by Commissioner Cooper. Motion Carried by consensus vote 5-0.

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

5.a [Bonney Ag & Auto Zoning Permit ZP-8-22](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/774535c73e9bd0100b10849842668fb10.pdf) *Suggested Action:*

*The applicant, Ken Bonney, is requesting approval to apply a portion of the 1972 Umatilla*

*County Zoning Ordinance Light- Industrial code that allows for the planning commission to*

*approve a different set back than what is written in the code. In this case, the request is for*

*a ten-foot setback, with the written setback being thirty feet. His application for a zoning*

*permit would traditionally be a Type 1 decision processed by staff but due to the code, this*

*application has been elevated to the Planning Commission for decision. The criterion that*

*applies is (2) Setback of Section 3.138 Dimensional Standards of the 1972 Umatilla County*

*Zoning Ordinance Light- Industrial code.*

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. None.

Chair McLane opened the hearing and asked for the staff report.

Planner Foutz summarized the findings and made a staff recommendation of approval.

Chair McLane asked for public testimony in favor.

Ken Bonney, PO BOX 1287, Hermiston, OR 97838 testified he will be doing more development in the future that will require planning commission approval. He explained why he wanted the setbacks reduced.

Chair McLane asked for public testimony in Opposition.

Chair McLane asked for neutral public testimony.

Chair McLane asked for rebuttal.

Chair McLane called for a motion to close the hearing of ZP-8-22. Motion to close by Commissioner Sipe. Second by Commissioner Cooper. Motion carried 5-0

Chair McLane asked for any comments or deliberation.

Chair McLane asked where the 30 feet came from in the 1972 code.

Director Seitz explained that it is normal to see larger setbacks with larger lots to accommodate for easements and future roads as development occurs.

Commissioner Navarro asked if this setback applies to smaller lots in this zone.

Director Seitz confirmed.

Chair McLane asked when the 1972 code may be updated.

Director Seitz explained that it will happen in the near future but not immediately.

Commissioner Sipe explained that setbacks are weird all over town.

Chair McLane called for a motion of approval of ZP-8-22 with the associated conditions of approval. Motion to approve by Commissioner Morgan. Seconded by Commissioner Navarro. Motion carried 5-0

5.b [Water Tower Street Vacation SV-2-22](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/173cbfdd5374619b4d28e0193fc6ba600.pdf) *Suggested Action:*

*The applicant, City of Umatilla, seek approval of a street vacation for an abandoned portion of Driver Ave.*

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. None

Chair McLane called for the staff report.

Planner Foutz gave the staff report and applicant testimony, going over the criterion that must be met for the Street Vacation application.

Chair McLane asked for public testimony in favor. None.

Chair McLane asked for public testimony in Opposition. None.

Chair McLane asked for neutral public testimony. None.

Chair McLane asked for rebuttal.

Chair McLane called for a motion to close the hearing of SV-2-22. Motion to close by Commissioner Nobles. Second by Commissioner Cooper. Motion carried 5-0

Chair McLane asked for any comments or deliberation.

Chair McLane clarified where the portion to be vacated is in comparison to gravel road that is used to access the water tower.

Planner Foutz stated that the portion to be vacated is west of the gravel road and is nothing but sand and sagebrush.

Chair McLane called for a motion of recommendation of approval of ZV-2-22 with the associated conditions of approval to City Council. Motion to approve by Commissioner Morgan. Seconded by Commissioner Navarro. Motion carried 5-0

1. **DISCUSSION ITEMS**

6.a Memo for City Council Suggested Action: At their August 23, 2022 meeting the Planning Commission directed staff to draft a memo detailing the commissions concerns for pedestrian connection to project path.

Director Seitz explained that staff checked with the City recorder if a resolution could be made by the planning commission and was told no and that was why it brought to the commission as a memorandum and not a resolution as requested.

Commissioner Nobles stated it would be a good chance to tell the council about the regional trail plan and the progress that has been made on it.

Chair McLane asked if there were any changes that the commissioners wanted to make to the memorandum.

Commissioner Nobles proposed that multiple commissioners come to council to present.

Commissioner Morgan recommended that Chair McLane and Commissioner Nobles attend the council meeting to present.

Commissioner Navarro stated that he would be attending as well.

1. **INFORMATIONAL ITEMS**

Director Seitz explained that the October Meeting will be cancelled due to Trick or Treat on 6th preparations.

Explained that the planning commission vacancy will be filled by the november meeting.

Thanked the Planning Commission for how well they handled the CU application from August.

1. **ADJOURNMENT**

Adjourned 7:17