**UMATILLA PLANNING COMMISSION MEETING**

**MINUTES**

**COUNCIL CHAMBERS**

**JANUARY 24, 2023**

**6:30 PM**



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

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

The meeting was called to order at 6:30 p.m.

* 1. **Present**: Commissioners Keith Morgan, Bruce McLane, Kelly Nobles, Jennifer Cooper, Enrique Navarro, Carol Jones
  2. **Absent**:
  3. **Late arrival:**
  4. **Staff present:** Community Development Director, Brandon Seitz, Senior Planner, Jacob Foutz, JUB Transportation Planner, Spencer Montgomery

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

3.a [November 22nd, 2022 minutes](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/ba2faa166ef2e3171fbf7d4afdc93ec90.pdf) *Suggested Action: Approval*

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

1. **NEW BUSINESS**

4.a [Tejeda Annexation (ANX-2-22)](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/ae45b8eb325d71720543af85efaf97310.pdf) *Suggested Action:*

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|  | *The applicant, Miguel Tejeda, seeks approval to have his property, Tax lot 3200 on* |
|  | *Assessors map 5N2817CA, situated in the City of Umatilla’s urban growth boundary* |
|  | *Annexed into the City limits. Miguel is connected to City Water and City Sewer, and due to* |
|  | *The contiguous border between his property and the City limits he has requested to Annex* |
|  | *Into the City.*  Chair McLane opened the hearing and read the Public Hearing Opening Statement into the record and asked if there was any challenge to jurisdiction, conflict of interests, or ex-parte contacts.  Commissioner Nobles stated he owns a house on the street of the proposed annexation, but it does not affect his decision.  Chair McLane called for the staff report.  Planner Foutz gave the staff report, reviewing the criterion that must be met for the Annexation application.  Chair McLane asked for testimony from the applicant.  Miguel Tejeda of 328 Tucker Ave stated he wants his property to be annexed for in-city water and sewer rates as well as to be able to vote.  Chair McLane asked the applicant if he was aware that he would be encumbered with the future financial responsibility of his proportionate share of improvements to Tucker avenue.  Director Seitz explained the waiver of remonstrance process and how it would apply to this application.  Commissioner Navarro asked if approval would help the applicant pay less in water and sewer bills.  Director Seitz confirmed.  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 a rebuttal.  Chair McLane called for a motion to close the hearing of ANX-2-22. Motion to close by Commissioner Cooper. Second by Commissioner Navarro. Motion carried 5-0  Chair McLane asked for any comments or deliberation.  Commissioner Nobles asked if the application on Stephens had the same requirements as this application.  Director Seitz explained that the application was withdrawn and was never completed as the property was sold and the new owners were not interested.  Commissioner Nobles explained that he thinks a lot of people in the area will be interested in annexing once they understand the process.  Chair McLane asked at what point would the City start to require the LID to be enforced.  Director Seitz explained that community support will be key but it could happen once there is fifty percent support.  Chair McLane called for a motion of recommendation of approval of ANX-2-22 with the associated conditions of approval to the City Council. Motion to approve by Commissioner Nobles. Seconded by Commissioner Navarro. Motion carried 5-0 |
| 4.b | [PacifiCorp Substation (CU-6-22)](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/76c0b35d052d5886983aca3bc4f7620a0.pdf) *Suggested Action: The applicant, PacifiCorp, is* |
|  | *requesting approval of a conditional use and site plan approval to establish new* |
|  | *transmission lines and a substation. The substation is proposed to be developed on Tax Lot* |
|  | *200 of Assessor’s Map 5N2832. The transmission line will cross Tax lot 2500 of Assessor’s* |
|  | *Map 5N28, Tax lot 2501 on Assessor’s Map 5N28, and Tax lot 200 on Assessor’s Map* |
|  | *Into the City.*  Chair McLane opened the hearing and read the Public Hearing Opening Statement into the record and asked if there was any challenge to jurisdiction, conflict of interests, or ex-parte contacts.  Chair McLane called for the staff report.  Planner Foutz gave the staff report, reviewing the criterion that must be met for the Conditional Use and Site Plan Review application.  Chair McLane asked for testimony from the applicant.  Dana Larson of 2020 SW Fourth, Portland, OR 97201 with Jacobs engineering, requested the removal of the first two conditions of approval for safety reasons.  Commissioner Nobles asked if screening is required along all three sides or just along the street side and said that screening on the side of the road would seem like a fair compromise to allow for code-required screening as well as meeting the applicant’s concerns in regards to safety.  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 a rebuttal.  Chair McLane called for a motion to close the hearing of CU-6-22. Motion to close by Commissioner Cooper. Second by Commissioner Navarro. Motion carried 5-0  Chair McLane asked for any comments or deliberation.  Commissioner Nobles asked about how many campuses will be located in this area.  Director Seitz explained that this area is exclusively in the pacific power territory and the city council has signed enterprise agreements for two campuses in this area.  Commissioner Cooper asked if the first two standards are the same that we held other similar applications to.  Chair McLane asked if UEC has raised a similar concern with safety.  Director Seitz explained that they have not.  Chair McLane asked if the staff felt the applicants’ request was reasonable.  Director Seitz explained that he did feel it was appropriate based on the request.  Commissioner Nobles asked if this would bind the City to future similar applications.  Director Seitz explained that it would not.  Chair McLane called for a motion for approval of CU-6-22 with the associated conditions of approval, with a change to condition number one to include street and roadside only. Motion to approve by Commissioner Cooper. Seconded by Commissioner Navarro. Motion carried 5-0 |

1. **DISCUSSION ITEMS**

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| 5.a | [Transportation System Plan Discussion](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/7ff42f1f4641ebae1664f51661a4714e0.pdf) *Suggested Action: Rough draft attached for* |
|  | *discussion.*  Spencer Montgomery presented the rough draft of the Umatilla Transportation System Plan. |
| 5.b | [Community Development Director Check In](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/56d045b10dfdc79bbb223993005d81950.pdf) *Suggested Action: An update on things* |
|  | *happening within the City of Umatilla*  Director Seitz gave a quick update. |

1. **ADJOURNMENT**

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