

**CITY OF UMATILLA
PLANNING COMMISSION
March 27, 2018
Approved Minutes
COUNCIL CHAMBERS**

- I. CALL TO ORDER:** Planning Commission, Vice Chair, Sipe called the meeting to order at 6:30 p.m.

ROLL CALL:

- A. **Present:** Vice Chair, Heidi Sipe, Commissioners Jodi Hinsley, Kelly Nobles, and Craig Simson.
- B. **Absent:** Ramona Anderson.
- C. **Late arrival:** Chair, Lyle Smith.
- D. **Staff present:** Community Development Director, Tamra Mabbott, City Planner Brandon Seitz, Community Development Coordinator, Esmeralda Horn and RARE volunteer/GIS, Matt Tsui.

- II. APPROVAL OF MINUTES:** For February 27, 2018.
Motion to approve minutes for February 27, 2018 by Commissioner Simson.
Commissioner Hinsley seconded the motion. Voted: 3-0. Motion carried.

- III. UNFINISHED BUSINESS:** None

IV. NEW BUSINESS:

- A. **Fastrack Replat request RP-1-18:** The applicant, Fastrack Inc., requests approval to replat three existing lots Tract E, Tract D and Tract C, within the Virginia's Place subdivision.

Vice Chair Sipe, opened the public hearing for RP-1-18 at 6:36pm. Vice Chair, Sipe, read the procedures for the public hearing. Chair, Sipe, requested the staff report from City Planner, Brandon Seitz.

City Planner, Brandon, stated the applicant is requesting to replat three existing lots, tax lot 3500-3700. Request is likely contingent upon approval of the applicant's plan amendment that is going before City Council. This replat would result in 6 more lots for development. All criteria have been met including minimum lot size.

Jared Faris, 4803 Catalonia Drive Pasco, WA 99301, representing the applicant. Jared states he has had nothing but good experience working with the City of Umatilla and residents complementing his worked. He would love the replat to be approved as he has received offers from local fishermen and golfers.

Vice Chair, Sipe, called for public testimony;

No testimony in support, opposition, neutral or rebuttal.

Vice Chair, Sipe, called for a motion. Motion to close the hearing by Commissioner Simson. Motion was second by Commissioner Hinsley. Voted: 3-0. Motion carried. No further discussion.

Motion to approve made by Commissioner Simson, motion was second by Commissioner Hinsley. Voted: 3-0. Motion carried.

- B. Fastrack Replat request RP-2-18:** The applicant, Fastrack, Inc., requests approval to replat 56 existing lots within the Orchard Terrace Addition subdivision.

City Planner Brandon, states applicant requests to replat existing 56 lot subdivision. The subdivision was originally established in the 70's and only Monroe Street was developed. Request would reconfigure existing easements to match intended use and construction plans. Approximately 8 lots would be reconfigured to create a new street to allow access onto Powerline Road. Not an ideal location, but better than the existing right of way. Applicant is also increasing rights of way within Elm Court to meet current City standard. Applicant has received an access permit from County for new access point onto Powerline Road and all lots meet minimum City standards. Access permit granted by County is attached in commissioner's packets.

Jared Faris, 4803 Catalonia Drive Pasco, WA 99301, representing the applicant. Applicant stated Brandon summed up his intention to replat. Establishing an access point was difficult so losing lots to make it safer was a stand they needed to take and are not gaining anything but losing lots in the midst of the process.

Vice Chair, Sipe, opened for testimony;

Testimony in support-None.

Testimony in opposition:

Shanda Williams, 300 Monroe St Umatilla, OR 97882. Shanda distributed her speech to audience and commission members that read:

Hello. My name is Shanda Williams and I live at 300 Monroe St., here in Umatilla, which is on the east corner of Powerline and Monroe. My family and I have lived here for 12 years and 3 months. I've also been a successful Realtor in the area since June of 2006. On average I sell about 44 homes a year. The national average in sales for Realtors is 13. The reason I'm here this evening is to discuss the subdivision, known as the Orchard Terrace Addition, that is being put in right next to my properties northern line and the location of the exit and entrance to this subdivision. It is my understanding that there are going to be about 56 new homes built in that subdivision. As a home owner that lives right next to the subdivision, I'm not too excited about it going in because I believe it is going to block our river views. But as a successful Realtor, I understand our great need for these homes. I'm not here to try and block any of the builder's progress. What I am here for is to ask you to please NOT ALLOW the entrance and exit to this subdivision to be right on Powerline Road and here's why. In the 12 plus years that we've lived here, there have been four very serious accidents & two not so serious accidents on that corner. The most recent accident happened on Saturday, March 17th, 2018, at about 2:00 pm. That was just two Saturdays ago. In addition to this accident happening, one early morning, about 3:00 am a drunk driver totaled three vehicles and an RV on our property; another incident was a man on a motorcycle hit

gravel, spun out and went flying in to the undeveloped field (now going to be the subdivision), flew off his motorcycle and died instantly (my husband was the first one to him and saw him die) and finally another drunk driver flew off the hill just around the corner on Powerline where the walk path is. Fortunately, she walked away from that wreck. The not so serious accidents were one, a farm truck heading north on Powerline, was filled with watermelons, he lost several large boxes of watermelons and they came flying all over our property and damaged a couple of our vehicles and lastly a young man took out our front yard fence. (Please see the attached pictures of two of the wrecks.) When the neighbor just North of us, in the doublewide, put his home there, we understood that he was supposed to run his driveway down to Stephens (he actually told my husband this). He didn't do that. He just went ahead and put his driveway out on to Powerline. Now we have this subdivision doing the exact same thing. The traffic on this corner is terrible as it is. For years I have turned my blinker on before even going up around the corner, just to let drivers behind me know that I will be turning left after we go around the corner. And then I say a prayer that they see my blinker. When our children, all three of them, were learning to drive, I taught them the same thing. Any family members that I've ridden with, I've told them to do the same as well. We've been very fortunate not to have any fender benders or terrible wrecks ourselves. We are also fortunate that the way our driveway sits, we can back around on our property and leave our property going head first on to Powerline instead of having to back out. However, if we ever need to maneuver any trailers around in our driveway, we must go out on to Powerline and block traffic. It's quite nerve racking to have to do that. All of this has happened and it's just us few households living here. Can you imagine what's going to happen when we have another 50 plus households leaving from that corner? You know there will be at minimum of one vehicle per house. But more than likely there will be two or more. And that's not counting the visitors that these homeowners have. That's 100 plus vehicles entering and exiting on to that corner on any given day at any given time. It's my understanding that the original subdivision plans called for these homes to exit through the Stephens area subdivision and the east end of Monroe. When exiting from Stephens there's a longer, straighter section to be able to see the oncoming traffic when exiting. And Monroe Street is well established, so drivers are used to it, and drivers not turning on that corner can at least be around the corner when someone is turning on to Monroe. When I started telling people that I was going to come here and speak, they told me that you wouldn't listen to me unless I provided solutions for you and had facts to present. Here's the thing, planning a subdivision or location of a driveway is not my specialty. I didn't go to college to learn how to do that. As you all are on the planning commission, I would think & hope that public safety would be a big concern of yours when considering approval of land changes. And I understand that you all can't be everywhere, all the time when growth is taking place. But since I live right next door to this new subdivision, I have firsthand knowledge about what takes place on that corner for the last 12 plus years. I want to thank you all for taking the time to hear me and I plead that you take my request under serious advisement. I look forward to helping fill this subdivision and helping our great town grow. I just want to know that the families I help buy these homes, are safe.

Vice Chair, Sipe, asked if there were any neutral testimony?

Jimmie, 428 Stephens Ave Umatilla, OR 97882. Resident has question for the applicant in regards to houses going into the subdivision if the homes will be smaller or larger and how will they address the issue of sub terrain irrigation problems?

Krystle Wyant, 130 Van Buren Umatilla, OR 97882. Resident has concerns regarding pedestrian safety and wants to know how the entrance of the subdivision will address these issues?

Duane Sidebottom, 328 Monroe Umatilla, OR 97882. Resident has question to the applicant in regards to the slop on his property and how they will address it.

Dave Wickstrom, 500 Monroe Umatilla, OR 97882. Resident would like to comment in regards to right of way on new subdivision is a much safer access point than Monroe. The new right of way will allow people coming out of the street to see both North and South traffic. In his opinion that is much safer.

Maureen Drace, 428 Tucker Umatilla, OR 97882. Resident wanted to state her opinion in regards to the access on Powerline not being equipped to handle 100+ more cars. She feels it would be very hazardous to pedestrian's. Mrs. Drace also has concern regarding rumors of a barricade going up to block Tucker Street.

City Planner, Brandon Seitz, wanted to comment that public dedicated roads that are not City or County roads are often not maintained by either jurisdiction. City cannot take on roads that are not brought up to City standards first. As far as the barricade-no public rights of way will be barricaded.

Vice Chair, Sipe, invited Fastrack's representative to approach the podium to address resident's questions.

Jared, representative for Fastrack stated: In regards to Jimmie's question homes will be larger and as far as the sub terrain irrigation problem, engineer stated there is no issue and feels comfortable and confident with that decision. In regards to Krystle Wyants question regarding entrance to subdivision and pedestrian safety, Jared, stated it is all mapped out on construction plans and would be built up to City standards. Entrance will have sidewalks, curbs, and gutters-including ADA accessible ramps. All which have been approved. In regards to Mr. Sidebottom, slope raises no issue with engineer. In regards to Mrs. Drace, City Planner Brandon, answered her question above in regard to the barricade.

Commissioner, Noble, wanted to thank all who gave testimony and understands their legitimate concerns.

Commissioner, Smith, suggested a flashing light on that corner on Powerline, but understands it is the County's responsibility to do so.

Vice Chair, Sipe, understands this is an ongoing issue with the County vs. City. She understands as a City we cannot solely fix the issue but wanted to let it be known that she does expect and request with the added revenue both the City and County are

receiving it is time that they come together and get Powerline fixed. It has been an ongoing issue and goal for 20 years and its about time for action.

Vice Chair, Sipe, called for a motion. Motion to close the hearing by Commissioner Nobles. Motion was second by Commissioner Smith. Voted: 4-0. Motion carried. No further discussion.

Motion to approve made by Commissioner Nobles, motion was second by Commissioner Simson. Voted: 4-0. Motion carried.

- C. **City of Umatilla Plan Amendment PA-2-18:** A request by the City of Umatilla to co-adopt Umatilla County Ordinance No. 2017-09 approving an exception to Statewide Planning Goal 11 for a sewer line extension from the City of Umatilla to the Umatilla Army Depot.

City Planner, Brandon Seitz, states in anticipated of the Depot transferring to local ownership the Columbia Development Authority (CDA) coordinated with Umatilla County and the City of Umatilla to allow the City to provide sewer services to the Depot. A sewer line is needed in order to more efficiently serve planned land uses on the Depot, which were the subject of the prior Goal Exceptions to allow redevelopment with a mix of industrial and military uses after the Depot transfers to the CDA.

Umatilla County has since adopted Ordinance No 2017-09 approving an exception to Statewide Planning Goal 11 for a sewer line extension from the City of Umatilla to the Umatilla Army Depot. The County's action is needed because the land through which the sewer line will pass between, the City of Umatilla's UGB and the Depot, is County resource land. The City's action is needed because the sewer facility that is the subject of the Goal Exception will belong to the City. A Goal 11 exception is necessary because Goal 11 generally does not allow the extension of sewer lines to serve land outside an UGB.

Vice Chair, Sipe, called for testimony in opposition, support, neutral testimony, or rebuttal. None

Vice Chair, Sipe, called for a motion. Motion to close the hearing by Commissioner Simson. Motion was second by Commissioner Smith. Voted: 4-0. Motion carried.

- D. **City of Umatilla Conditional Use CU-2-18 & Site Plan Review SP-2-18:** The applicant, City of Umatilla, requests approval to add an approximately 2,000 square foot storage building on the property. The subject property is located directly south of the police station located at 300 6th Street Umatilla.

City Planner, Brandon Seitz, stated Police Department request to put a new storage building inside adjoining property which is fenced and graveled. All criteria have been met. Please keep in mind square footage might change depending on budget.

Vice Chair, Sipe, called for testimony in opposition, support, neutral testimony, or rebuttal. None

Vice Chair, Sipe, called for a motion. Motion to close the hearing by Commissioner Hinsley. Motion was second by Commissioner Smith. Voted: 4-0. Motion carried.

- E. **Bunn Conditional Use CU-3-18:** The applicant, Steve Bunn, requests approval to establish a pool hall including similar recreational/amusement services.

City Planner, Brandon Seitz, states applicant proposes a pool hall with dart boards and other recreational games and would include serving food and beer. Current zoning allows alcohol to be served as long as it is not the primary use/attraction of the business. Currently our City code does not allow any business that primarily serves alcohol to be located within 500 feet of a school or library. In Mr. Bunn's case the proposed primary service of the business is recreational activities. Mr. Bunn's current business is considered a non-conforming use and he is allowed to continue the use of the existing gentleman's club. If the applicant's conditional use is approved he would discontinue operation of the gentleman's club. Part of the conditional use for the pool hall would require an annual review to ensure it is still operating under its' conditional use approval.

Commissioner, Nobles, would like to know how City Planner Brandon would conduct his review-what criteria would be reviewed and how will he grade it. He also stated he feels waiting a year prior to the first review is too long he would request something more along the lines of monthly or semi-annually.

City Planner, Brandon, states he could look at bookkeeping records to indicate what are the sales alcohol vs pool etc. He noted that it would be a judgement call on his behalf. If time allows he feels semi-annual review can be accommodated as the business starts and then move it to an annual review.

Steve Bunns, 1201 6th St Umatilla, OR 97882, applicant wanted to state that he cannot predict what people will go to his business and purchase just like he cannot predict the behavior and to have that as a stipulation is silly as that is not a stipulations for Riverside and he was there the other night and in one night he saw the cops there five times. He stated he doesn't need the Planning Commission to act as his parents and what they are doing is not okay he is a grown man who has been in business for years and since the start of his interest in doing business in the City he has felt harassed. He feels that the City does a great job running business away. Applicant stated he is only giving the residents what they want and that is a local place to hang out eat food and have a beer without driving 10 miles south.

Commissioner, Hinsely, wanted to know the hours of operation. Mr. Bunn stated 8pm – 2am.

Commissioner, Smith, wanted to know what types of alcohol would be served. Mr. Bunn stated a limited selection of beer only-no hard alcohol.

Vice Chair, Sipe, called for testimony in opposition, support, neutral testimony, or rebuttal. None

Vice Chair, Sipe, called for a motion. Motion to continue the hearing by Commissioner Nobles. Motion was second by Commissioner Hinsely. Voted: 4-0. Motion carried.

Chair Smith, wanted to add that he understands this is something the public wants and he doesn't want to push Mr. Bunn away. So many residents want the strip clubs out he sees this as an opportunity to do so.

Vice Chair, Sipe, wanted to add that if this was an allowed use in the zone there would be no need to come to planning commission. It is because it is a conditional use that requires the proper channels of action for this particular business.

DISCUSSION ITEMS:

A. Urbanism Next Conference

Matt attended conference in Portland focus was on technology and how it will affect all communities. Main focus is how driverless cars are coming and can affect our street scape.

Smith wanted to know how much longer Matt is with us? Until end of July.

II. INFORMATIONAL ITEMS:

Ethics link has been emailed to everyone please make sure to submit report.

Commissioners want to let city council know that measures need to be made to make Powerline a safer road. Heidi states she has been hearing this for 19 years and would like the City Council to make Powerline a priority.

Planning commission has concerns regarding Powerline and would like the City to take safety measures seriously.

III. ADJOURNMENT

8:14pm