

**CITY OF UMATILLA
PLANNING COMMISSION
AUGUST 28, 2018
COUNCIL CHAMBERS**

- I. CALL TO ORDER:** Planning Commission, Chair, Smith called the meeting to order at 6:30 p.m.
- II. ROLL CALL:**
- A. **Present:** Chair, Lyle Smith, Vice Chair, Heidi Sipe, Commissioners: Jodi Hinsley, Ramona Anderson and Craig Simson.
 - B. **Absent:** Commissioner, Kelly Nobles.
 - C. **Late arrival:**
 - D. **Staff present:** Community Development Director, Tamra Mabbott and Community Development Coordinator, Esmeralda Horn.
- III. APPROVAL OF MINUTES:** Minutes for meeting held June 26, 2018 and July 24, 2018. Motion to approve made by Jodi Hinsley, motion seconded by Ramona Anderson. Motion carried 4-0.
- IV. UNFINISHED BUSINESS:** None
- V. NEW BUSINESS:**
- A. **Mo Mo Inc Conditional Use CU-9-18:** The applicant, Mo Mo Inc., requests approval to establish a doctor office. The applicant intends to convert an existing single-family dwelling into a primary care facility including patient care rooms and administrative offices. The subject property is located at 82346 Bucks Lane on Tax Lot 1300 on Assessor's Map 5N2816A.

Community Development Director, Tamra Mabbott, noted a few pre-application meetings were held with applicant and a couple informal meetings. One thing to note is a traffic analysis was not required. As the business grows perhaps it will be required at that time. Also, a letter from BPA was recently received and forwarded to the Commissioners regarding no conflict with business and transmission lines located in that area.

Commissioner, Simson, asked what triggers a traffic impact analysis?

CDD, Tamra Mabbott, stated 250 trips and business logged only 52 trips.

Chair, Smith, opened for public testimony;

Chair Smith calls for testimony in support, opposition or neutral.

Kelly Payan, Office Manager, representative for Mo Mo, Inc. 1890 7th St, Umatilla, OR. Stated she is here to represent applicant and any questions that arise for this application.

Commissioner, Simson, asked what kind of practice will this be.

Kelly Payan, Agent, responded with patient care.

Chair, Smith, asked if they anticipate hiring a physician.

Kelly Payan, Agent, stated only Nurse Practitioner, Armstrong. She also stated the ground floor will be for patient care and top floor will be used for allergy, mental assistance and alternative medicine.

Commissioner, Anderson, inquired if affiliation will end with Hospital District.

Kelly Payan, Agent, stated yes.

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

Commissioner, Simson, stated he is happy to see someone occupying that building.

No further discussion.

Chair, Smith, called for a motion. Motion to approve with findings by Vice Chair, Sipe. Motion was second by Commissioner Hinsley. Voted: 4-0. Motion carried.

- B. Nobles Code Interpretation CI-1-18:** The applicant, Clyde Nobles, is requesting a code interpretation to determine if manufactured homes are a permitted use within Downtown Residential zone. In addition, if manufactured homes are allowed to identify what siting standards are applicable to a Type I request to place a manufactured home within the Downtown Residential zone.

Community Development Director, Tamra Mabbott, presented a matrix along with ORS 197.303 regarding definition on manufactured homes. She stated initially staff and planning commission approved subdivision, but after further review, City Planner, Brandon Seitz, has determined manufactured homes are not allowed in this particular zone. If moving forward planning commission intends to allow manufactured homes in downtown residential, request for recommendations on siting and construction standards.

Vice Chair, Sipe, stated she had a meeting with Brandon regarding subdivision as she thought this was a nonconforming use. Brandon explained thoroughly why it should be allowed. She doesn't feel great about taking this away after previously approved, however moving forward code interpretation is needed.

CDD, Tamra Mabbott, stated previous city manager informally allowed subdivision, but could direct staff to honor.

Chair, Smith, stated if this will be honored for Mr. Nobles, new meeting is needed to reconsider matrix.

Commissioner, Simson, stated the issue is not that they are manufacture homes, the issue is homes per lot.

Commissioner, Sipe, stated we need to send back to staff and have them advertise appropriately which will include types of home and siting standards.

CDD, Tamra Mabbott, stated this was advertised as a code interpretation, so the commission may make a logical interpretation this evening. Nobles project is not what is in front of the commission tonight.

Chair, Smith, opened for public testimony;

Chair Smith calls for testimony in support, opposition or neutral.

**JUSTIFICATION FOR ALLOWING MANUFACTURED HOMES IN
DOWNTOWN RESIDENTIAL ZONES by Clyde Nobles**

(1) Manufactured homes are allowed in all areas where “single-family residential” homes are allowed.

(a) Cuzo 10-11-8: Manufactured homes used as permanent residences and meeting the following standards are allowed outside manufactured home parks on individual lots in any district where single-family residences are allowed.

(b) ORS 197.314 ...City and county shall amend its comprehensive plan and land use regulations for all land zoned for single-family residential uses to allow for siting of manufactured homes...

(2) City zoning ordinance precedent has been allowing manufactured homes in R1, R2, R3, and DR for last 30+ years. There are 8 manufactured homes within 3 blocks of the Nobles building site. City police building (formerly City Hall) is built with factory built homes. The Umatilla High school has two double wide manufactured homes. There are numerous manufactured homes in the downtown area, on South Hill and in Mc Nary City.

(3) Nobles tentative plan to build high density attached manufactured homes on 8th street between F and H street which included vacating G street and alley between H and G streets (which has been approved by city) was approved by Russ Pellenberg, Tamara Mabbott, and Brandon Seitz. Four units have been built and approved.

(4) Closing down the project has cost Nobles (rental income), city (taxes, charges for city services and building fees) and merchants (new tenant customers) many dollars.

(5) The changing of the planning staff’s interpretation of the city ordinances comes with the resigning of the city administrator, Russ Pellenberg, and the complaints to city staff from a council member and neighbors.

(6) Bias against manufactured homes should not affect the interpretation of the City of Umatilla Zoning ordinances.

Kim Nobles, 81299 Cooney Lane, Hermiston, Or. Stated she has seen original map with all manufactured homes placed on map approved and would like a copy of that map.

Betty Nobles, 650 Monroe, Umatilla, OR 97882. Mrs. Nobles urges everyone to go check out the homes that will bring people to Umatilla. Stated Clyde did everything by the book and it's unfair that it is being questioned now.

Chair, Smith, called for a motion. Motion to keep record open made by Commissioner Sipe. Motion was second by Commissioner Anderson. Voted: 4-0. Motion carried.

Chair, Smith, called for a motion. Motion to continue hearing to September 25, 2018 made by Commissioner Sipe. Motion was second by Commissioner Anderson. Voted: 4-0. Motion carried.

Mr. Nobles, stated he would go to Council then LUBA.

Chair Smith, stated a motion needed to grandfather the next four homes.

Motion was suggested by Mrs. Sipe, to allow project on 8th St to continue.

CDD, Tamra Mabbott, stated she would be more comfortable advising PC to advise staff to further review original project.

CDD, Tamra Mabbott, stated, "Planning Commission is asking us (staff) to reconsider and try to write findings that conclude legally what was originally the entire subdivision so that 8 units was approved then and not in stages so that would grandfather you (Clyde) in."

Motion made to advise staff to revisit original decision that approved the entire project, rather than in phases. Motion made by Vice Chair, Sipe. Motion seconded by Commissioner Simson. Motion carried 4-0.

Chair, Smith, stated findings are needed to review approval to make sure we do not violate laws.

Motion made to review other jurisdiction siting standards and construction standards for multi-residential zones so that we may compare ours to others in the County and State. Motion made by Vice Chair, Sipe. Motion seconded by Commissioner Hinsley. Motion carried 4-0.

No further discussion by commissioners.

VI. DISCUSSION ITEMS:

I. INFORMATIONAL ITEMS:

II. ADJOURNMENT: Adjourned at 7:43 pm.