

**CITY OF UMATILLA
PLANNING COMMISSION
APRIL 23, 2019
COUNCIL CHAMBERS**

I. CALL TO ORDER: Meeting called to order at 6:36 p.m.

II. ROLL CALL:

A. **Present:** Commissioners; Hilda Martinez, Jodi Hinsley, Ramona Anderson, Kelly Nobles, Boyd Sharp, Bruce McClane and Craig Simson.

B. **Absent:**

C. **Late arrival:**

D. **Staff present:** City Planner, Brandon Seitz, Community Development Director and Tamra Mabbott.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES: Minutes for February 26, 2019. Motion to approve made by Commissioner Simson, seconded by Commissioner Anderson. Motion carried 6-0.

V. UNFINISHED BUSINESS: None

VI. NEW BUSINESS:

A. **Zamora Replat RP-2-19:** The applicant, Usiel Zamora, request approval to divide an existing lot into two lots for development of attached single-family dwellings. The property is identified as Tax Lot 3500 on Assessors Map 5N2817BC.

City Planner, Brandon, summarized the staff report.

Commissioner Nobles stated he has SHPO concerns and would like to know boundary lines.

City Planner, Seitz stated at this time applicant is not moving any dirt so no ground disturbance would take place and there is no need to contact SHPO. Condition was added if any ground disturbance is made, applicant would need to contact SHPO. City Planner does not have access to boundary map.

Chair Sharp invited applicant to speak, applicant not present.

Chair Sharp called for testimony against application, none.

Chair Sharp called for a motion to close. Motion to close made by Commissioner Hinsley, motioned seconded by Commissioner Anderson. Motion carried 6-0.

No further discussion.

Chair Sharp called for a motion. Motion to approve with condition as stated and adopt the findings made by Commissioner Hinsley, motion seconded by Commissioner Martinez. Motion carried 6-0.

B. **Fastrack Inc Subdivision SUB-1-19:** The applicant, Fastrack Inc., requests approval of a 26-lot subdivision located along the east side of Powerline Road. The proposed

lots are located in the Single-Family Residential (R-1) zone. The applicant intends to develop the proposed lots with single-family dwellings. The property is identified as Tax Lot 2300 on Assessors Map 5N2820.

City Planner, Brandon, summarized staff report. Only thing that was left out was standards regarding traffic impact analysis (TIA). Single family dwelling generates 9.5 daily trips per home at 26 lots that is 247 avg daily trips. Threshold is 250, applicant has acknowledged the TIA requirements and will submit a TIA for future phases.

Commissioner Simon asked who will build the fence and maintain the landscaping?

City Planner Seitz stated city will eventually maintain it and developer will build it. City Planner also stated he needs to add a sentence to the condition to allow "as built". Public Works Department will review and approve.

Chair Sharp, would like the verbiage changed of condition of approval so he can decipher who needs to do the approval whether it be the commission or staff.

City Planner Seitz stated he uses the same verbiage all across and for him its more of a checklist, but he could change it to recommended conditions of approval.

Commissioner Anderson asked where would the access be to this new subdivision Sparrow or Eagle Avenue?

City Planner Seitz stated most people will use Sparrow or Eagle Avenue.

Commissioner Nobles asked if any park and recreation space required.

City Planner Seitz stated that was a question in the initial conversation and in the initial phase it will not have that requirement for the dedication, but the next phase will require a master plan for a park.

Commissioner Nobles asked if we could assess a fee for park funds.

City Planner Seitz stated there was a condition in McNary, that required it, the comprehensive plan had language that the McNary region lacked park space that is how they got the developer to pay for the park fee. The threshold to require that is 250 homes which eventually will be met by the developer in the South Hill region, but not at this time.

Commissioner Nobles stated this is the second of 26 lots so shouldn't this be added to the threshold of 250.

City Planner Seitz, stated the previous development was existing and a replat of existing lots and actually reduced the number of lots. Those lots were not considered as part of this request.

Chair Sharp called for applicant

Jared Faris, 4803 Cataloina Pasco, WA – applicant, thanked the commission for consideration of his request. It is his full intention if approved to have their engineers shift to a master subdivision plan that includes a park.

Chair Sharp called for support, none.

Chair Sharp called for testimony against,

Jon Nichols 2591 Blue Jay, asked how many Planning Commissioners were involved in the Telleron Subdivision? PC required lights on east side of Powerline and he is asking that PC pay attention to what was done in the past and to fix it. There are three HOA's and they are doing nothing to maintain that landscape. He is asking City Police for more patrol and is asking City for more lights, sidewalk and stop signs.

Roy Walker- 2433 Curlew Street, vegetation on Pine blocks view at intersection with Powerline.

Cathy Ramsey- 690 Pine Tree, stated this phase will not affect her property, but how will she be notified when it gets closer to her home.

Chair Sharp stated she would be notified the same way she was notified this time.

Sharron Walken, 2433 Curlew St, asked if development will block view and that landscaping on Powerline needs to be maintained it looks like a junk yard.

Chair Sharp called for a motion to close

Motion to close made by Commissioner Simson, motion seconded by Commissioner McLane. Motion carried 6-0.

No further discussion other than how to word "condition of approval".

Chair Sharp called for a motion to approve. Motion to approve with findings and conditions made by Commissioner Nobles, motion seconded by Commissioner Martinez. Motion carried 6-0.

Chair Sharp encouraged the audience to attend City Council meeting and express concerns about Powerline weeds and garbage.

- C. **City of Umatilla Zone Change ZC-1-19:** The applicant, City of Umatilla, is proposing to amend the Chapters 1, 4, 10 and 11 of the City of Umatilla Zoning Ordinance. The amendments will allow mobile food vendors in commercial zoning districts and establishes site standards, removes the requirement to obtain a fence permit for fences under six feet in height and allows replacement of nonconforming manufactured homes.

City Planner Brandon summarized staff report.

Commissioner Anderson asked if they could make homes smaller?

Commissioner Martinez asked if the manufactured home has to be brand new or meet standard?

City Planner Seitz, stated there are a few options to set a rolling date, example within the last ten years etc.

Commissioner Simson stated ten years is easy to remember and it is relatively new.

Commissioner McLane asked how many non-conforming lots are there?

City Planner Seitz, stated there are quite a few specifically in McNary.

Commissioner Hinsley asked who enforces mobile food vendors.

CDD Mabbott stated code enforcement.

City Planner Seitz, stated they would be allowed to stay 48 hours with an adjoining business. If the option is a pod it would be dependent on the location and approval of PC.

Commissioner Nobles stated this might take motivation away from a brick and mortar. What is the feedback from the community?

City Planner Brandon stated he has not received feedback, but can do some outreach.

Commissioner Martinez stated she has had feedback from Donitas, so they may say something to City Planner Seitz.

Commissioner Anderson objection is that business owners come in and improve building and downtown and they have to pay taxes and food carts just come in and say here I am.

Commissioner Martinez, asked if City can impose a tax like Hermiston does?

City Planner Brandon stated yes, we can develop and adopt a fee, you can also put a restriction that they cannot be within 100 feet of a restaurant.

Commissioner Nobles asked what does the 48 hours mean?

City Planner Brandon stated 48 hours limitation resets if they pick up and leave every night.

Chair Sharp opened for public comment in support, none.

Chair Sharp called for testimony in opposition;

John Nichols, 2591 Blue Jay- asked without a permit how do you determine where the property line is for fence standard. Also, would prefer a 7' maximum standard.

Chair Sharp called for a motion to close public hearing. Motioned made by Commissioner Simson, motion seconded by Commissioner Nobles. Motion carried 6-0.

Open for discussion,

Commissioner Nobles agrees with a permit required; City can verify property line.

City Planner Seitz, stated we do not do field verification, it is up to property owner to verify property lines, removing permit requirements does not remove any process of verification. Short of requiring a survey every time not sure of a solution.

Chair Sharp motioned for approval of Chapter 11 changes to fence requirement/standards. Motion to approve made by Commissioner Hinsely, motion seconded by Commissioner Martinez. Motion carried 6-0.

Chair Sharp motioned for approval of Chapter 10 “Nonconforming Uses” with language that requires MH be manufactured with the last 10 years. Motioned made by Commissioner Hinsley, seconded by Commissioner Simson. Motion carried 6-0.

Commissioner Nobles asked if condition use permit for pod he can be there for 48hrs all the time if he packs up every night. How about it be changes to 48 hours within a 7-day period.

Commissioner Simson, requested we charge a fee.

City Planner Seitz, clarified requested conditions to get city license and to add a food vendor license fee.

Commissioner Mclane asked how are other jurisdictions controlling 48hour limit?

City Planner Seitz stated others are asking them to remove their mobile station every night.

Chair Sharp called for a motion to approve with additional changes of 48hours within a 7day period and an license fee for mobile vendors. Motion made by Commissioner Nobles, motion seconded by Commissioner Martinez. Motion carried 4-2.

VII. DISCUSSION ITEMS:

None

VIII. INFORMATIONAL ITEMS:

A. Project 6x26

CDD, Tamra Mabbott discussed and presented 6x26 project to revitalize downtown mural project six murals by the year 2026. Council liked the idea it is only conceptual right now the artist does live in Hermiston, but is moving to Umatilla.

IX. ADJOURNMENT: Adjourned at 8:39pm.