

**CITY OF UMATILLA
PLANNING COMMISSION
August 13, 2019
Approved Minutes
COUNCIL CHAMBERS**

I. CALL TO ORDER: Meeting called to order at 6:32 p.m.

II. ROLL CALL:

- A. **Present:** Commissioners; Jodi Hinsley, Craig Simson, Kelly Nobles, Boyd Sharp, Bruce McLane and Hilda Martinez.
- B. **Absent:** Ramona Anderson
- C. **Late arrival:**
- D. **Staff present:** City Planner, Brandon Seitz, Community Development Director, Tamra Mabbott, City Manager, Dave Stockdale and Development and Recreational Manager, Esmeralda Horn.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES: Minutes for June 25, 2019. Motion to approve with corrections to Commissioner McLane's name made by Commissioner McLane, seconded by Commissioner Nobles. Motion carried 4-0.

V. UNFINISHED BUSINESS: None

VI. NEW BUSINESS:

- A. **Zayo Conditional Use CU-1-19:** The applicant, Rex Atkinson, Five Nine Design Group, is the representing agent for Zayo Group. The applicant is requesting approval of a conditional use and site plan approval to develop an 840 square foot telecommunications utility equipment facility. The building will house electrical telecommunications equipment. The use is considered a community service use and is allowed in any zoning district. The subject property is identified as Tax Lot 102 on Assessor's Map 5N2817AC.

City Planner Seitz, states staff recommends approval of Conditional Use, CU-1-19, this use is considered a community service use and subject to the conditions of approval contained in Section V of the report. Applicant is capable of meeting standards and conditions of this report.

Rex Atkinson, 5Nine Design representative, states there will be a chain link fence that surrounds facility and it will be a premanufactured building.

Chair Sharp calls for testimony in support, none.

Chair Sharp calls for testimony against;

Sam Nobles, 81778 Lind R, Hermiston would like to know how hot the facility will get.

Rex Atkinson, stated facility is cooled by wall air condition. The fiber optic will go in the trench same as electrical. Not worried about heat radiating off of building.

Chair Sharp called for a motion to close. Motion to close made by Commissioner

Nobles, motion seconded by Commissioner McLane. Motion carried 4-0.

Chair Sharp called for any further discussion. None.

Chair Sharp called for a motion to approve. Motion to approve with all seven conditions made by Commissioner Nobles, motion seconded by Commissioner Martinez. Motion carried 4-0.

- B. **City of Umatilla Plan Amendment PA-1-19:** The applicant, City of Umatilla, is proposing to amend Chapters 10 and 14 of the City of Umatilla Comprehensive Plan. The City participated in the 2019 West Umatilla County Housing Study project with the Cities of Echo and Stanfield. The Housing Study includes two reports, a Housing and Residential Land Needs Assessment and a Residential Buildable Lands Inventory (BLI). The proposed text amendment will incorporate the relevant sections of the Umatilla Housing Strategies report into Chapter 10 of the Comprehensive Plan. The amendment will also remove the residential portions of the 1997 BLI currently located in Chapter 14 of the Comprehensive Plan.

City Planner Seitz, stated this is a type 4 amendment and will ultimately become a City Council decision. The housing section of the comp plan has not been updated since 1978. There are some minor wording issues in the text to be updated, reviewed with commission.

Chair Sharp called for testimony in support, against, no rebuttal. None

Chair Sharp called for a motion to close hearing. Motion to close hearing made by Commissioner McLane, motion seconded by Commissioner Nobles. Motion carried 4-0.

Chair Sharp called for any further discussion. Noted section 10-9-103 added language regarding senior citizen within walking distance to be added.

Chair Sharp called for a motion to approve. Motion to approve with added language and amendments to text made by Commissioner Nobles, motion seconded by Commissioner McLane. Motion carried 4-0.

- C. **City of Umatilla Zone Change ZC-2-19:** The applicant, City of Umatilla, is proposing to amend the City of Umatilla Zoning Ordinance. The City of Umatilla participated in the 2019 West Umatilla County Housing Study project with the Cities of Echo and Stanfield. The Housing Study included two reports, a Housing and Residential Land Needs Assessment and a Residential Buildable Lands Inventory (BLI). The Housing Strategies Report includes a number of recommendations to address current and future housing needs. The proposed amendment updates and adds housing type definitions, decrease the minimum lot sizes in the Single-Family Residential (R-1), Medium Density Residential (R-2), Multi-Family Residential (R-3) and Downtown Residential (DR) zoning districts, allow duplexes in the R-3 zone and adopts townhouse site standards. Also included are a number of minor updates to provide consistency with terminology and identify when site plan review is required for residential development.

Commissioner Nobles disclosed he discussed zone change previous to hearing with his family.

Chair Sharp stated that does create a conflict.

Commissioner Nobles stated he doesn't believe it is a conflict, but will abstain from voting.

City Planner Seitz, stated this is a title change, single family detached homes will be located on individual lots occupied by one family. Recommendation from consultant is to reduce lot sizes from 8,000 to 7,000. R2 Zones, eliminate lot depth-only zone that allows all housing types. R3 Zone, increase density-reducing width, setbacks and increasing height to allow 3 stories. Downtown, no change in width. Townhouse standards added, wall built on property line is ok but limit to 6 consecutive units.

Chair Sharp called for testimony in support, against or any rebuttal-none.

Chair Sharp called for a motion to close. Motion to close made by commissioner McLane, motion seconded by Commissioner Hinsley. Motion carried 4-0.

Chair Sharp asked for any further discussion, none.

Chair Sharp called for a motion to approve. Motion to approve with changes addressed by City Planner made by Commissioner McLane, motion seconded by Commissioner Martinez. Motion carried 4-0, Chair Sharp included in vote.

VII. DISCUSSION ITEMS: None

VIII. INFORMATIONAL ITEMS: None

IX. ADJOURNMENT: Adjourned at 7:25pm.