

**CITY OF UMATILLA
PLANNING COMMISSION
September 24, 2019
Approved Minutes
COUNCIL CHAMBERS**

- I. CALL TO ORDER:** Meeting called to order at 6:30 p.m.
- II. ROLL CALL:**
- A. **Present:** Commissioners; Keith Morgan, Ramona Anderson, Boyd Sharp, and Kelly Nobles.
 - B. **Absent:** Jodi Hinsley, Bruce McLane, and Hilda Martinez
 - C. **Late arrival:**
 - D. **Staff present:** Senior Planner, Brandon Seitz, Community Development Director, Tamra Mabbott, Associate Planner, Jacob Foutz.
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF MINUTES:** Minutes for August 13, 2019. Motion to approve by Commissioner Nobles, seconded by Commissioner Anderson. Motion carried 4-0.
- V. UNFINISHED BUSINESS:** None
- VI. NEW BUSINESS:**
- A. **Cheryl's Place Phase One SUB-2-19:** The applicant, Columbia Basin Development, request approval of a tentative plat for a residential subdivision to divide an existing parcel into 26-lots for residential development. The property is identified as Tax Lot 00100 on Assessors Map 5N28E20CC.

Associate Planner Foutz, stated there were two comments submitted, one from the Umatilla School District, the other by Umatilla County Planning Department. The school district made it known they would like to have an impact fee imposed. Associate Planner Foutz stated that the city does not have an impact fee in code currently but is having a study done to help determine the appropriate impact fee, hopefully to be imposed sometime early next year. Associate Planner Foutz then summarized the County's two objections, the installation of landscape area on Powerline Road and the other was a concern on where the access on Powerline Road would be located. Both of the concerns were addressed in the supplemental findings.

Commissioner Nobles asked if Umatilla County saw the engineering maps that show the street entrance onto powerline.

Senior Planner Seitz explained that the city does not usually send out detailed construction plans, but they are available upon request.

Commissioner Anderson stated she agrees with the school. The city is putting a lot of houses on powerline, and the city really does need to have some sort of impact fee. She asked how fast can one could be imposed.

Senior Planner Seitz stated the analysis will be back to the city within the next few months and guessed that an impact fee could be on the books in about six months or so depending on the approval speed by council. The later homes in the application and any future homes would be subject to any future adopted fees, because they (the fees) are charged on a building permit.

Commissioner Nobles asked what a typical impact fee would cost.

Senior Planner Seitz indicated he was not sure and that the developer would have a better idea and could speak to that if they would like.

Chair Sharp asked Commissioner Anderson if she remembered adding an impact fee during previous planning commissions.

Commissioner Anderson stated that she remembered discussing it but did not believe one was added to the code.

Commissioner Nobles noted that a park fee was imposed in the past.

Senior Planner Seitz clarified that a fee was not added but the dedication of park space is in the code. City Planner Seitz explained that the new study will provide updated fee suggestions for sewer, water, parks, transportation, schools and possibly others.

Commissioner Morgan asked if new impact fees could reduce development

Senior Planner Seitz responded that city could see a reduction in development if the impact fees drastically changed the costs of permits and if too many are added at one time it could be problematic. He indicated that the balance of fees would be something the city will have to work through.

Chair Sharp called for the applicant to come forward and testify.

The applicant, Aaron Riley, Columbia Basin Development thanked the commission for entertaining the thought of his company doing a subdivision in Umatilla. He will be selling the lots to Monogram homes, who will be building the homes. In response to the commission's question of how much impact fees would be he stated that they vary greatly from city to city. Some places he has worked impact fees were a couple hundred dollars and other places where the fee was \$19,000 per lot. He explained the city of Pasco went from zero impact fees to \$6,000 per lot which caused all new construction to stop for over a year. Literally stopping construction because of the sudden steep fees. He stated that his company wants Umatilla to thrive and everything to go well. They are not here to sell houses and run away rather, they want to be a part of the community and make it work right. He stated he is an advocate for school impact fees and has been asking the city to impose some for months, because he feels strongly on educating the children. As long as they (the impact fees) start out reasonable and increase slowly over the years it is not as big of a hit to the new construction.

Commissioner Anderson stated she is glad that the applicant is not ignoring the school impact fees.

The applicant, Aaron Riley, stated he wanted to see the community grow right. He disagreed with the county's comments, even though it would financially benefit him to not put in street improvements along Powerline Road. It would not be safe and he wants to make sure the kids are safe. Mr. Riley would prefer to spend money and make sure the kids are safe, and that the finished product improves the city. He is willing to fight for the city any way he can to get the county to allow curbs and sidewalks for the project.

Chair Sharp called for testimony in favor of the application, and testimony opposing the application. None.

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

Chair Sharp called for any further discussion. None

Chair Sharp called for a motion. Motion to approve Cheryl's Place phase one SUB-2-19 with the amendment of condition 7 and acceptance of the staff report and Findings made by Commissioner Nobles. Motion seconded by Commissioner Anderson. Motion carried 4-0.

- B. URFD Sign Variance V-1-19:** The applicant, Umatilla Rural Fire Protection District, is requesting two variances, a variance on the required setback from the intersection, and a variance on the height of the sign for one on-premise sign on their property at the corner of Willamette and Walla Walla. The sign will provide identification, public safety reminders, current fire conditions, along with other similar notifications. The property is identified as Tax Lot 6700 on Assessors Map 5N2815AD

Associate Planner Foutz, stated this is a request for two variances, one variance for height, the other for the clear vision area setback on the corner of Willamette and Walla Walla. Two options were provided for the sign, one on the ground and one on a pole 7 feet tall. Staff met with the fire chief, police chief and public works director to discuss the proposed sign. The public works director and police chief both raised concern for the potential sign on the ground. Concerned for visibility of children, both were strongly against the sign placed on the ground. Comment was received from the Tribe asking that if any remains or culturally sensitive artifacts are found all construction stop and they be notified.

Commissioner Nobles asked about the thickness of the sign and that if it won't be an issue because of the angle of the sign.

Chair Sharp asked the applicant to come forward and testify.

Chief Steve Potts stated the fire district has been trying to put in new signs the last few months. He explained the need for the two variances and that he understood the safety obstacles of putting a sign on the ground. He now requested a variance to the height only now.

Chair Sharp called for testimony in favor of the application

Aaron Riley responded to Commissioner Nobles' question about the thickness of the sign, saying all standard signs are set on a 7-foot post so it gives the driver the clearance to look underneath the sign, negating a need for a restriction on the thickness of a sign.

Chair Sharp called for testimony in opposition of the application. None

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

Chair Sharp called for any further discussion. None.

Chair Sharp called for a motion. Motion to approve URFD sign variance V-1-19, adoption of the findings and the conditions in the staff report by Commissioner Nobles, motion seconded by Commissioner Morgan. Motion carried 4-0.

VII. DISCUSSION ITEMS:

A. Community Development Department Quarterly Report

Community Development Department Director, Tamra Mabbott, presented the quarterly report.

Commissioner Nobles asked about the progress of moving the truck weigh scale up to the freeway.

Director Mabbott stated the price of moving it will be extremely costly, possibly 40 million. The new goal is to think about how to make it work better and make it look better, possibly an industrial traffic circle.

Chair Sharp asked about the input gathered from the public ten years ago and if that would be included in the future of that intersection.

Director Mabbott replied that city was not going to forget the public involvement and that the ad hoc committee was just in the preliminary discussion phases.

Commissioner Nobles gave kudos to Director Mabbott.

B. Planning Commission Yearly Report

Chair Sharp reviews planning commission yearly report.

C. Cottage Clusters

Associate Planner Foutz talked about the variety of cottage cluster designs.

Commissioner Morgan stated that there is not a big need for cottage cluster currently.

Senior Planner Seitz asked if this was a subject the commission would want to be brought back when more of the commission is present.

Chair Sharp agreed and asked if there is anyone going to the Ucount meeting for the Census.

Senior Planner Seitz reported that Associate Planner Foutz will be attending the Ucount census meeting.

VIII. INFORMATIONAL ITEMS: None

IX. ADJOURNMENT: Adjourned at 7:56pm.