**UMATILLA PLANNING COMMISSION MEETING**

**AGENDA**

**COUNCIL CHAMBERS**

**FEBRUARY 23, 2021**

**6:30 PM**



1. **CALL TO ORDER & ROLL CALL**

Meeting called to order at 6:30 p.m.

* 1. **Present**: Commissioners; Boyd Sharp, Kelly Nobles, Bruce McLane, Jennifer Cooper, Hilda Martinez, Keith Morgan
  2. **Absent**: Heidi Sipe
  3. **Late arrival:**
  4. **Staff present:** City Manager, David Stockdale, Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.

1. **PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES**

3.a [January 26, 2021 Minutes](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/799fbadd0a6281853b6b98a5a2b7ebdb0.pdf) Motion to approve by Commissioner Nobles, seconded by Commissioner Cooper. Motion Carries 5-0.

1. **UNFINISHED BUSINESS**
2. **NEW BUSINESS**

5.a [Umatilla Electric Cooperative CU-1-21 & SP-1-21](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/a5be4f85f97ac420711b2da27e2fdc120.pdf)

*The applicant, Umatilla Electric Cooperative, is requesting approval of a conditional use and site plan approval to Install a 115KV transmission line from the substation on Tax Lot 2300 of Assessors map 5N2814 to the proposed substation. The proposed substation will be developed on the western end of lot 2 of the proposed subdivision currently described as Tax Lot 600 of Assessor’s Map 5N29B.*

Chair Sharp opened the hearing and read into the record the Public Hearing Opening Statement.

Chair Sharp asked if there was any conflicts or objections.

Commissioner McLane explained that his wife was the consultant for UEC.

Chair Sharp asked to Commissioner McLane to remain with the commission for the hearing.

Chair Sharp asked for the staff report.

Associate Planner Foutz gave a summary of the report and recommendation.

Associate Planner Foutz explained that the height standard that applies to buildings does not apply to structures. Due to the fact that a structure can not be occupied a transmission line and electrical substation can exceed the 35-foot building height.

Chair Sharp asked what EFU meant found in the staff report.

Associate Planner Foutz explained that it stood for Exclusive Farm Use which is a County zoning designation.

Chair Sharp asked for any testimony from the applicant.

Carla McLane of Carla McLane consulting at 170 Van Buren Drive, Umatilla OR 97882 stood to bear testimony.

Mrs. McLane stated that staff report was a sufficient report and gave an overview of the proposed conditional use and site plan. She clarified that the substation is not a building and the transmission line height is for safety as such high voltage should not be close to the ground to avoid injuries.

Chair Sharp asked for any other testimony from the applicant.

Wendy Neal of Umatilla Electric Cooperative at 750 West Elm Avenue, Hermiston OR 97838.

Mrs. Neal stated she agreed with Mrs. McLane’s report and stated she was happy to help answer any questions.

Chair Sharp asked for any testimony from the audience. No other audience was present.

Chair Sharp called for a motion to close the hearing of CU-1-21 & SP-1-21. Motion to close by Commissioner Morgan. Seconded by Commissioner Nobles. Motion Carried 5-0.

Chair Sharp asked for any question or discussion among commission members.

Commissioner McLane asked if there would be any development to the south of the transmission line.

Director Seitz explained that he does not anticipate the property to the south to be developed due to federal ownership and wetlands.

Chair Sharp called for a motion to approve CU-1-21 & SP-1-21. Motion to approve by Commissioner Nobles. Seconded by Commissioner McLane. Motion Carried 5-0.

5.b [Extension for SUB-3-19](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/65bc1b84ff5a329cc112fd3a2c0d0fc80.pdf)

*The applicant, Knutzen Engineering/Ambience Homes, have received approval of a tentative plat for a residential subdivision to divide an existing parcel into 82-lots for residential development on January 28, 2020. The applicant intends to develop the lots with townhomes and one lot with multifamily units, but due to the COVID-19 pandemic is requesting a 1-year extension to begin construction.*

Chair Sharp opened the hearing and stated that the Public Hearing Opening Statement had been previously been read into the record.

Chair Sharp asked if there was any conflicts or objections.

Commissioner Nobles stated that he had a direct financial gain from the property in application and recused himself.

Chair Sharp asked for the staff report.

Associate Planner Foutz explained that the applicant had requested an extension due to the COVID-19 Global Pandemic and could not secure the needed funding to start construction before the original deadline. Staff recommends a two six months extensions from the date of original approval, totaling one year.

Chair Sharp asked for any testimony from the applicant. Applicant was not present.

Chair Sharp asked for any testimony from the audience. No audience was present.

Chair Sharp called for a motion to close the hearing of extension for SUB-3-19. Motion to close by Commissioner McLane. Seconded by Commissioner Cooper. Motion Carried 4-0.

Chair Sharp asked for any question or discussion among commission members.

Chair Sharp called for a motion to approve Extension for SUB-3-19. Motion to approve by Commissioner McLane. Seconded by Commissioner Martinez. Motion Carried 4-0.

1. **DISCUSSION ITEMS**
2. **INFORMATIONAL ITEMS**

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| 7.a | [Community Development Quarterly Report](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/6b061796ea69a0f609936bbd171fc82a0.pdf) Presented by Community Development Director Brandon Seitz |
| 7.b | [City Manager Discussion](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/3c8bca74184beadb1b8f9ba9147517fa0.pdf) *CONDUCTED PRIOR TO NEW BUSINESS* |

City Manager David Stockdale gave a general overview of different projects and activities happening within the City of Umatilla. A question and answer period.

1. **ADJOURNMENT**

Meeting Adjourned at 7:27pm

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