**UMATILLA PLANNING COMMISSION MEETING**

**AGENDA MINUTES**

**COUNCIL CHAMBERS**

**MAY 25, 2021**

**6:30 PM**



Disclaimer: Due to equipment malfunction the meeting was not recorded correctly. These minutes are as accurate as possible given the circumstance.

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

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

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

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

3.a [April 27, 2021 Minutes](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/3da8a81eedad2b317d5c8ac5d88295240.pdf)

Motion to approve by Commissioner M organ, seconded by Commissioner Nobles. Motion Carries 4-0.

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

5.a [Columbia Basin Development SUB-2-21](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/821976a300693e852f277c75300e84660.pdf) *Suggested Action:*

*The applicant, Columbia Basin Development, request approval of a tentative plat for a residential subdivision to divide an existing parcel into 49-lots for residential development. This is the second phase of Vandelay Meadows and will connect with the existing phase. The applicant intends to develop the residential lots with single-family dwellings. The proposal must comply with the applicable standards for the Medium-Density Residential zoning district (R2) and the Land Division Ordinance (LDO).*

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.

Chair Sharp asked for the Staff Report

Planner Foutz gave a review of the staff report.

Commissioner Nobles asked if parks fees will be applied to this development.

Director Seitz explained that the next phase is when park fees will be applied.

Chair Sharp pointed out that a condition of approval requiring easements was missing

Planner Foutz agreed and made it known that the final findings would reflect accurately.

Chair Sharp inquired as to why some standards are deferred to the Public Works

Director Seitz explained that some of the standards such as sidewalks is enforced upon the issuance of a building permit to avoid cracked sidewalks during construction.

Chair Sharp asked for any testimony from the applicant.

The applicant declined.

Chair Sharp asked for any testimony from the audience. None.

Chair Sharp called for a motion to close the hearing of SUB-2-21. Motion to close by Commissioner Sipe. Seconded by Commissioner Morgan. Motion Carried 4-0.

Chair Sharp asked for any question or discussion among commission members. None.

Chair Sharp called for a motion to approve SUB-2-21. Motion to approve by Commissioner Nobles. Seconded by Commissioner Morgan. Motion Carried 4-0.

5.b [Monte Vista Plan Amendment PA-1-21](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/514015e3138d13524d1645868656a6fc0.pdf) *Suggested Action:*

*The applicant, Monte Vista, is requesting to rezone two tax lots totaling 81.17 Acres from Single-Family Residential (R -1) to Medium-Density Residential (R-2) for a proposed subdivision application. The proposed subdivision would create a total of 326 new single-family homes. If this Rezone is not approved the proposed subdivision would need to meet the lot size standards of the Single-Family Residential Zone.*

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.

Chair Sharp asked for the Staff Report.

Planner Foutz gave a review of the staff report and explained that staff will be adding findings to the report in regards to goal 10.

Chair Sharp clarified that the City has a healthy surplus of single-family residential land.

Director Seitz confirmed.

Commissioner Sipe asked when the improvements to Powerline and HWY 730 would start.

Director Seitz explained that the upcoming TSP will address when such improvements should occur.

Chair Sharp asked for any testimony from the applicant.

Luke Pickerill 2123 Nelson Road Bend, OR 97701 of MonteVista Homes gave testimony showing his development and explained who MonteVista is and what benefit they will be to the community.

Steve Wilson 60900 Raintree Drive Bend Oregon of MonteVista Homes also testified of the benefits of MonteVista in the City of Umatilla.

Chair Sharp asked for any testimony from the audience.

Carla McLane 170 Van Buren Drive a Citizen voiced her concern with access issues on south hill. She explained that the current street layout needs a second access due to the amount of new homes going in for safety reasons.

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

The Commission was in general agreement that an access over the canal was needed.

Commissioner Sipe made a motion for continuance of PA-1-21. Commissioner Morgan seconded. Motion Carried 4-0. PA-1-21 Continued to June 22nd, 2021.

5.c [Monte Vista Subdivision SUB-1-21](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/9e572d89b5571cffee7e8e54d5d72c3c0.pdf) *Suggested Action:*

*The applicant, MCSUM(MonteVista), request approval of a tentative plat for a residential subdivision to divide two existing parcels into 326-lots for residential development. The applicant intends to develop the residential lots with single-family dwellings. The proposal must comply with the applicable standards for the Medium- Density Residential zoning district (R2) and the Land Division Ordinance (LDO). This application will be processed with the assumption that MonteVista Rezone Plan amendment PA-1-21 has been approved.*

*Planning commissions recommendation will be acted upon by the City Council on June 1st.*

*A condition of approval will be that PA-1-21 is approved.*

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.

Chair Sharp asked for the Staff Report.

Planner Foutz went over the staff report, and explained that even though PA-1-21 was continued, SUB-1-21 could be approved as it has a condition of approval that it is valid only once PA-1-21 is approved by City Council.

Chair Sharp asked for any testimony from the applicant.

Luke Pickerill 2123 Nelson Road Bend, OR 97701 of MonteVista Homes gave testimony. He touched on his disappointment for the continuance and emphasized that their TIA was very clear and that they can not be held to standard that is not in the City code.

Chair Sharp asked for any testimony from the audience.

Carla McLane 170 Van Buren Drive a Citizen voiced her concern with access issues on south hill. She explained that the current street layout needs a second access due to the amount of new homes going in for safety reasons.

Chair Sharp asked for any question or discussion among commission members. None.

Chair Sharp called for a motion to approve SUB-2-21. Motion to approve by Commissioner Morgan. Seconded by Commissioner Sipe. Motion Carried 4-0.

1. **DISCUSSION ITEMS**

6.a [Community Development Director Check In](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/7fbbc3dc5ef3fa591e52f629b078e3eb0.pdf) *Suggested Action: An update on things happening within the City of Umatilla*

1. **INFORMATIONAL ITEMS**

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| 7.a | [Master Park Plan Joint Meeting on June 8th](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/ba4519d2015be54220138890622329940.pdf) | *Suggested Action: Meeting to review the* |
|  | *Umatilla Master Park Plan with Parks and Recreation Committee at 6:30 PM* | |
| 7.b | [Chinook Institute Planning Class on June 4th](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/b686dd0d53b2bba4dd934118f506e1b30.pdf) | *Suggested Action: Class will be from 9 a.m.* |

*– 4 p.m. in the Council Chambers. Lunch will be provided.*

1. **ADJOURNMENT**

8:32PM

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