**UMATILLA PLANNING COMMISSION MEETING**

**DRAFT AGENDA MINUTES**

**COUNCIL CHAMBERS**

**JUNE 22, 2021**

**6:30 PM**



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

Meeting called to order at 6:31 p.m.

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

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

3.a [May 25, 2021 Minutes](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/9cb7f46f00bd0100d349e2d3c35e6cd80.pdf)

Commissioner Nobles stated that on the motion to continue PA-1-21 he was the commissioner that seconded the motion not Commissioner Morgan. Motion to approve by Commissioner Morgan, seconded by Commissioner Cooper. Motion Carries 4-0.

1. **UNFINISHED BUSINESS**

4.a [Monte Vista Plan Amendment PA-1-21](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/3c8a703a468b2fcf54faecc5bba5307d0.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.*

Vice Chair Sipe reopened the hearing and read into the record the Public Hearing Opening Statement.

Vice Chair Sipe asked for the staff report.

Director Seitz gave a brief background and recommendation of approval based upon the applicable criterion being met.

Vice Chair Sipe asked for the applicant’s testimony

Luke Pickerill of MonteVista Homes at 22123 Nelson Road Bend, Oregon 97882 thanked the commission for their consideration and stated he was happy to answer any questions.

Vice Chair Sipe asked if there was any testimony in favor of the application.

Steve Wilson of MonteVista Homes thanked the commission for the opportunity to present and spoke of their excitement to be in the community.

Vice Chair Sipe asked for any other testimony.

Carla McLane of 170 Van Buren, Umatilla OR 97882 stated that she was neutral and also thinks it is great to have this development in the area. Her concern regards the traffic impact analysis and where the improvements to streets will be. She asked the question “why the change in zoning”.

Luke Pickerill of MonteVista homes explained that there is a product that they produce no matter what the lot size is, he stated it made sense to make the lots smaller to get more homes in.

Vice Chair Sipe called for a motion to close the hearing of PA-1-21. Motion to close by Commissioner Nobles. Seconded by Commissioner McLane. Motion Carried 4-0.

Vice Chair Sipe asked for any question or discussion among commission members.

Director Seitz clarified the methodology of the TIA and explained that further changes can be made at the time of the TSP update.

Vice Chair Sipe called for a motion to approve PA-1-21. Motion to approve by Commissioner Morgan. Seconded by Commissioner Cooper. Motion Carried 4-0.

1. **NEW BUSINESS**

5.a [Extension for SUB-1-21](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/1d42be585c5067134ec6b364480aa62d0.pdf) *Suggested Action:*

*The applicant, MCSUM(MonteVista), have received approval of a tentative plat for a residential subdivision to divide two existing parcels into 326-lots for residential development on May 25, 2021. The applicant intends to develop the lots with single-family homes, but is requesting a 1-year extension to begin construction.*

Vice Chair Sipe opened the hearing and called for the staff report.

Associate Planner Foutz went over the standards found in the staff report and recommended that Planning Commission grant two 6-month extensions to the applicant moving their final plat approval date to June 3, 2023.

Director Seitz explained that this is a public hearing and that this extension makes sense due to the size of the development.

Vice Chair Sipe called for applicant testimony, and public testimony for and against the application. None.

Vice Chair Sipe called for a motion to close the hearing of Extension for SUB-1-21. Motion to close by Commissioner Nobles. Seconded by Commissioner McLane. Motion Carried 4-0.

Vice Chair Sipe called for a motion to approve. Motion to approve the extension with two consecutive 6-month extensions by Commissioner McLane. Seconded by Commissioner Cooper. Motion Carried 4-0.

5.b [Master Park Plan](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/5ca887cc000b2785281933226fdf4c0c0.pdf) *Suggested Action: Formal recommendation to City Council*

Director Seitz asked for any input on the master park plan and a formal recommendation of approval to the City Council.

Commissioner Nobles gave his compliments to staff on the quality of the plan.

Commissioner McLane stated his approval and stated how important plans are in the city planning process.

Vice Chair Sipe expressed her excitement to see how recommendations in the plan are already being implemented in the City.

Vice Chair Sipe asked for any public comment. None.

Vice Chair Sipe called for a recommendation to the City Council. Motion to recommend approval by Commissioner Cooper. Seconded by Commissioner McLane. Motion Carried 4-0.

1. **DISCUSSION ITEMS**

6.a [Community Development Director Check In](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/bf664c89e2e0051291e800efade886340.pdf) *Suggested Action: An update on things happening within the City of Umatilla*

Director Seitz explained that the commission may soon need to appoint a new Chair.

Commissioner McLane asked if there will be any shade for the farmers market in the future. Director Seitz explained the business center will provide some shade.

Commissioner Morgan asked for the update to the pedestrian bridge across the Umatilla. Director Seitz explained the hope for deconstruction this year and being two years away from a new bridge.

Vice Chair Sipe gave compliments to Building Inspector John.

1. **INFORMATIONAL ITEMS**
2. **ADJOURNMENT**

Meeting Adjourned 7:02pm