

**CITY OF UMATILLA
COUNCIL MEETING
January 02, 2017**

- 1. CALLED TO ORDER:** Mayor Dufloth called the regular council meeting to order at 7:02pm.
- 2. ROLL CALL**
PRESENT: Councilors Keith, Roxbury, Ray, Ribich, Torres – Medrano, and TenEyck.
STAFF PRESENT: Recorder Sandoval, Deputy City Manager Ince, Public Works Director Barron, Community Development Director Mabbott, and Chief Huxel.
- 3. PLEDGE OF ALLEGIANCE:** Recited at 7:03pm.
- 4. APPROVAL OF AGENDA:** It was moved by Councilor Ray to remove New Business item Façade Grant Application – House of Mowers from the agenda. The motion was seconded by Councilor Ribich. Voted: 6-0. Motion carried unanimously.

It was moved by Councilor Roxbury to approve the amended agenda. The motion was seconded by Councilor TenEyck. Voted: 6-0. Motion carried unanimously.

- 5. APPROVAL OF MINUTES:** It was moved by Councilor Ray to approve minutes for December 05, 2017 and December 19, 2017 Workshop. The motion was seconded by Councilor Keith. Voted: 6-0. Motion carried unanimously.
- 6. PUBLIC COMMENT:** None.

7. CONSENT AGENDA:

It was moved by Councilor Roxbury to approve paid invoice CRIS, Inc. The motion was seconded by Councilor Ribich. Voted: 5-1-0. Councilor Ray abstained. Motion carried.

Councilor TenEyck asked about item 1141 Postmaster - Box 130. Deputy City Manager Ince explained that it was split out of two departments, and that was why it showed as two different line items.

Councilor TenEyck moved to approved All Remaining Invoices and Court Report for November. The motion was seconded by Councilor Roxbury. Voted: 6-0. Motion carried unanimously

8. COMMITTEE REPORTS:

It was moved by Councilor Ribich to reappoint David Meade to the Transient Room Tax Committee. The motion was seconded by Councilor Roxbury. Voted: 6-0. Motion carried unanimously.

- 9. UNFINISHED BUSINESS:** None.

10. NEW BUSINESS:

2018 Meeting and Holiday Calendar - The consensus was reached that workshops be added to the 2018 Calendar, every 3rd Tuesday at 6pm. It was moved by Councilor Roxbury to approve the 2018 Meeting and Holiday Calendar. Seconded by Councilor Ribich. Voted: 6-0. Motion carried unanimously.

Social Gaming License – Russ’s Place – It was moved by Councilor Ray to approved the Social Gaming License for Russ’s Place. Seconded by Councilor Keith. Voted: 6-0. Motion carried unanimously.

ZC-1-2017 Planning Commission Recommendation – Public Hearing – Planner Seitz explained that the applicant was looking to rezone 1.82 acres from R-3 to R-2. The R-3 zone allowed one dwelling per 2,000 square feet, and the R-2 zone allowed one dwelling per 3,500 square feet. So, it would lower the anticipated residential density on that property. The other major change in the zoning was that the R-2 zone allows detached single family dwelling. Currently, the R-3 only allows multifamily dwelling. This change will allow the applicant to develop detached single family dwellings. At the current time there was no partition or subdivision request for the property. It is the intent of the applicant to develop the property for his dwelling, and he would be coming back at a later time to request partition.

Planner Seitz recommended approval to the Planning Commission based on finding facts and conclusions. Planning Commission recommends approval to the City Council, based on finding facts and conclusions. So, both staff and Planning Commission recommend approval to City Council tonight.

Councilor Ray inquired about the parking designation on Deschutes Street.

Planner Seitz explained that most of the parking South of the property in question was located on the West side of the street, because the only existing development is on the East of the street North of the property, the parking has naturally occurred on the developed side. He believes that putting some signage to clear up any confusion should suffice and resolve the issue.

Philip Sepulveda, property owner took the podium to introduce himself. He thanked the Council for taking the time to review the application.

Councilor Ray asked Mr. Sepulveda how he intended to develop the property. Mr. Sepulveda explained that they would be building a family home first, then looking to partition the property and work on a subdivision plan. They would like to develop at least one model home, from going to R-3 to R-2. The zoning has been the same for over 20 years, and no one had done anything with it.

Councilor Ray asked if he planned on building housing. Mr. Sepulveda responded yes.

Councilor TenEyck asked what size of lots Mr. Sepulveda intended to create. Mr. Sepulveda were looking at small as 8,000 square feet, but more around 11,000 square feet per lot. They

were looking at building homes with detached garages or at least a workshop, because they come from an area where people boat quite a bit.

It was moved by Councilor Roxbury to approve the Planning Commission recommendation for ZC-1-2017, based on standards, findings, conclusions and recommendations found in the staff report. The motion was seconded by Councilor Keith. Voted: 6-0. Motion carried unanimously.

Ordinance No. 820 – An Ordinance Amending the City of Umatilla Zoning Map by Rezoning 1.82 Acres from Multi-Family Residential (R-3) to Medium Density Residential (R-2). It was moved by Councilor Torres – Medrano to have a first reading by title for Ordinance No. 820. Motion seconded by Councilor Roxbury. Voted: 6-0. Motion carried unanimously.

Recorder Sandoval read Ordinance No. 820 - AN ORDINANCE AMENDING THE CITY OF UMATILLA ZONING MAP BY REZONING 1.82 ACRES FROM MULTI-FAMILY RESIDENTIAL (R-3) TO MEDIUM DENSITY RESIDENTIAL (R-2).

It was moved by Councilor Ribich to approve Ordinance No. 820. Motion seconded by Councilor Ray. Voted: 6-0. Motion carried unanimously.

ZC-2-2017 Planning Commission Recommendation - Public Hearing – Planner Seitz explained that it was identical from the previous request, it was moving property from the R3 multifamily zoning to the medium density R-2 residential zone. The applicant has also submitted the subdivision request. A subdivision is only required to be reviewed by the Planning Commission. That subdivision application has already been approved by the Planning Commission contingent on the approval of the zone change request. So, the only item that the Council will be reviewing is the zone change request. Planner Seitz included all the information of what was being proposed on the subject property so that Council could see the proposed development and take that into consideration while making their decisions. He did have one note, the Planning Commission requested removal of planter strips on the subdivision, so the new development could match what was in the surrounding area.

It was moved by Councilor Ray to approve the Planning Commission Recommendation for ZC-2-2017. The motion was seconded by Councilor Keith. Voted: 6-0. Motion carried unanimously.

Ordinance No. 821 – An Ordinance Amending the City of Umatilla Zoning Map by Rezoning 5.15 Acres from Multi-Family Residential (R-3) to Medium Density Residential (R-2) -

It was moved by Councilor Torres – Medrano to have a first reading for Ordinance No. 820. Motion seconded by Councilor Ribich. Voted: 6-0. Motion carried unanimously.

Recorder Sandoval read Ordinance No. 821 - AN ORDINANCE AMENDING THE CITY OF UMATILLA ZONING MAP BY REZONING 5.15 ACRES FROM MULTI-FAMILY RESIDENTIAL (R-3) TO MEDIUM DENSITY RESIDENTIAL (R-2).

It was moved by Councilor Keith to approve Ordinance No. 821. Motion seconded by Councilor Torres - Medrano. Voted: 6-0. Motion carried unanimously.

Resolution No. 12 – 2018 - A Resolution Authorizing the Community Development Director, Tamra Mabbott, to Sign an MOU for Funding for Technical Assistance for Trails Project – It was moved by Councilor Torres – Medrano to approve Resolution No. 12-2018. Motion seconded by Councilor Roxbury. Voted: 6-0. Motion carried unanimously.

11. PUBLIC COMMENT: None.

12. MAYOR’S MESSAGE: None.

13. STAFF REPORT: Deputy City Manager Ince explained that our new website would be going live before February 1st. We have been working behind the scenes on facilitators and venue options. We received our new conferencing system.

Community Development Director Mabbott added that the Russian Olive Tree removal project was moving along really nice.

Recorder Sandoval added that if any Councilor wanted to write a newsletter article, February’s newsletter was the perfect opportunity. Councilor Ray volunteered to write an article.

14. COUNCIL INFORMATION & DISCUSSION:

Councilor Ribich – wanted to thank everyone who attended. We were doing everything we can to make it look beautiful. When we vacate property like on Columbia Street, it makes it difficult for future development. He asked if the community center was an option as a venue for the retreat.

Councilor Ray – wanted a progress report on the Scapplehorn Street issue. Community Development Director Mabbott reported that there was an interdepartmental coming up to discuss the issue, and advised that it was not appropriate to discuss individual properties unless we gave public notice and due process to the owners.

Councilor Keith – He thinks it was great for the Sepulveda and Wood family to bring residential development to the City of Umatilla. The long term of it is that as a Council they will be able to hit their goal and make our community more livable.

15. ADJOURN TO EXECUTIVE SESSION –

16. RECONVENE:

17. ADJOURN: The next regular meeting will be held on February 06, 2018 at 7:00pm. It was moved by Councilor Ray to adjourn the meeting. The motion was seconded by Councilor TenEyck Voted: 6-0. Motion carried. Meeting adjourned at 8:25 pm.

Daren Dufloth, Mayor

ATTEST:

Nanci Sandoval, City Recorder