

**CITY OF UMATILLA  
COUNCIL MEETING  
March 01, 2016**

**1. CALLED TO ORDER:** Mayor Trott called the regular council meeting to order at 7:00pm.

**2. ROLL CALL**

**PRESENT:** Councilors Dedrick, Farnsworth, Ray, Ribich, Lougee, and TenEyck.

**STAFF PRESENT:** Recorder Sandoval, Manager Pelleberg, Deputy City Manager Ince, Planner Searles, and Chief Huxel.

**3. PLEDGE OF ALLEGIANCE:** Recited at 7:01pm.

**4. APPROVAL OF AGENDA:** Councilor Ray moved to approve the agenda and noted the wrong contract number for Resolution No.19-2016. The motion was seconded by Councilor Ribich. Voted: 6-0. Motion carried unanimously.

Mayor Trott announced he would be taking item 12.1 Resolution No. 18-2016 – A Resolution in Recognition of the Contributions of George I. Fenton, Jr., to the City of Umatilla out of order and asked for a motion to approve. It was moved by Councilor Dedrick to approve Resolution No. 18-2016. The motion was seconded by Councilor Farnsworth. Voted: 6-0. Motion carried unanimously. Mayor Trott read the resolution out loud. The Council and Mayor then moved toward the front of the chambers to pose for pictures with George I. Fenton, Jr. and family members.

Mayor Trott then took item 11.1 Ratification of February 2, 2016 Council Vacancy Vote out of order and asked the council to make a motion to accept the final count for Council Position #4. Councilor Lougee moved to accept Mark Ribich as Councilor #4 and ratify the election. The motion was seconded by Councilor Ray. Voted: 6-0. Motion carried unanimously.

**5. PRESENTATION:** None.

**6. PUBLIC HEARING**

Plan Map/Zone Change Amendment PA-2-2015 – Mayor Trott opened the floor for public testimony on Plan Map/Zone Change Amendment PA-2-2015.

Mayor Trott announced that there was a signup list at the podium. A person must testify orally or in writing to be considered a party to the decision and have the opportunity to appeal. Copies of the applicable criteria was available from staff. The Council must base its decision to approve, conditionally approve, or deny the application on these criteria. Testimony and evidence must be directed toward this criteria, or other criteria in the plan or land use regulations. Failure to raise an issue with statements or evidence sufficient to afford us and other interested persons an opportunity to respond to the issue precludes appeal to LUBA on that issue. Any party is entitled to a continuance of this hearing if anyone provides documents or evidence in support of the application in addition to what was available at the time notice of this hearing was provided.

Procedures for the hearing and the order of presentation are as follows. Time limits may be imposed, if necessary.

- If requested by the Council, staff will summarize the staff report to the extent necessary to enable those present to understand the issues before the City Council.
- The Council members may ask questions of staff.
- The applicant may present testimony in support of the application.
- Public testimony may then be given in support of the application.
- Public testimony in opposition to the application may then be given.
- Rebuttal testimony from the applicant.
- Further comments from Staff.

The hearing will then be closed. Council Members may discuss the issue amongst themselves. They will then either make a decision at that time, or continue the public hearing until a specified date and time, or take the matter under advisement and announce their decision at a specified date and time.

The Mayor asked if there was anyone challenging the Council on their jurisdiction over hearing this matter. None was indicated.

The Mayor asked the Council if they had any conflict of interest or personal biases on the matter. None was mentioned.

The Mayor asked the Council if they had had any ex-parte communication on the matter. None was declared.

Planner Searles asked the Council if they had received a copy of the staff report that was revised with the strike-out language and additional language. All the Council Members acceded to such.

Planner Searles then asked the Council if they were familiar with the property. All the Council Members acknowledged to being familiar with the property.

Planner Searles explained that staff had recommended that the applicant did not meet all the criteria, but the Planning Commission disagreed with that, and came up with some findings to present to you that the applicant does meet the criteria. That was the recommendation that was being considered. In going through the report there were only really two criteria that staff and the Planning Commission were unsettled on, as far as which criterion were met. Those are pretty much outlined in the strikeout language and underlined language. He asked Council to look at page 4 and 5.

Planner Searles explained that whether the zone was changed or not, essentially it would be consistent with the Comprehensive Plan that the proposal would not be consistent with. The zoning is fairly new. The Planning Commission discussed that the mixed residential zone would help meet housing needs for Umatilla. The other criterion that there was a difference between staff and the Planning Commission was the last criterion in which other sites in the City of the vicinity are unsuitable for the proposed use. Staff interpreted this particular criterion to mean other sites in the City and the vicinity. The Planning Commission took exception with that and look at it as other sites in the City or just within the vicinity, it meant one or the other, and if the findings supported that then you could find this criterion to be met. The Planning Commission found that other sites in the vicinity, which is just the McNary area were unsuitable mainly in the sense that

there were no other large parcels that were capable of accommodating a single family residential subdivision on the scale of what the applicant was proposing.

Arnie Wick, representing the company Fastrack, Inc., otherwise known as the applicant, wanted to provide testimony on the decision. Firstly, he wanted to thank Planner Searles and the Planning Commission. He stated that you never get a second chance to make a first impression. He and his wife drove up on Willamette Avenue and wanted to know what was going on there. They called the realtor and the realtor explained that it had been on the market since 1979 because it was zoned commercial. Mr. Wick then came down to City Hall to talk to Planner Searles, whom was kind enough to walk him through the process of submitting the application for a zone change.

Linda Andreason, the representative to Fastrack, Inc. wanted to say that there needs to be more housing in this area because there is a lack of affordable housing in Umatilla and Hermiston areas to meet the demand. They feel the location is ideal and Fastrack, Inc. is proposing to put in 38 lots. This is bringing in tax-income for the City and she feels they need this.

Councilor Ray asked if she believed it were true that the lot had been on the market since the 1970s. Ms. Andreason stated that it changed hand one time, and it still has just been sitting there. Councilor Ray explained that he knew the people who used to own Desert River Inn, had started to purchase that and had it for several years, and had a dispute in partnership and gave it back. He does not think it has been on listed since the 1970s, he thinks it's been more like 2000s.

Councilor Ribich asked if there was a surplus inventory or otherwise available in the Umatilla or the Urban Growth Area. Ms. Andreason explained that she did not bring facts in regard to that, but she knows that there is a demand for \$100,000.00 to even \$150,000.00 houses. A house on Rio Senda started at a 154,000.00 and got a ton of offers.

Councilor Ray asked what the price range would be. Ms. Andreason stated that the Aspen Estates in Hermiston started at \$130,000.00. She does believe that the bottom level had been set. It could be \$130,000.00 maybe slightly higher, depending on how the lots were divided. People can choose up-grades. The base level for Hermiston was in the 130K range. Mr. Wick stated that it would be their goal to stay in the \$130K to \$160K range.

Councilor Dedrick asked Mr. Wick if there were going to be two story houses. Mr. Wick stated that there were some two story houses in their line-up, but by in large, people were screaming for a 1344 sq. foot ranch style home for about \$132,000.00, 3 bedrooms, 2 bath, 2 car garage attached. Councilor Dedrick stated that over time a big issue with houses that close together will be parking because any more people had more than two cars. Mr. Wick stated that she might be surprised at the density average. They try to keep their lots at around 8,500 sq. feet so they can keep a good 10 feet on the property line so it doesn't feel like they are squeezed in. Councilor Dedrick stated that she felt that was squeezing.

Mr. Wick stated that there were a lot of R1 zones in Umatilla, an excess, a surplus and maybe there was a reason for that. Mr. Wick stated that the problem he sees was that most of it has challenging topography and it was going to cost quite a bit to get services up there.

Councilor Dedrick wanted to know if Mr. Wick was the owner of Fastrack, Inc. Mr. Wick stated he was the owner, they didn't have any overhead, a big corporate office, they kept their belt tight, and it's was a privilege to them to get first time homeowners into affordable houses. In the 20

years he had been doing this, he hadn't seen a property that had been more perfect for what he was trying to accomplish.

Councilor Dedrick wanted know if Mr. Wick had reviews from the people for whom he had built houses. Mr. Wick stated he did not, but he could get some.

Daren Dufloth stated he had driven past that lot for the last 18 years, and he wondered the same thing. He stated it was time to grow and invest in our community. It would not be beneficial to see townhouses or apartments. What they were going to see value in, was single family houses with children who will invest in the future of Umatilla, not the retirement of Umatilla. The more we could get invested in that, the better it would be for Umatilla. He thinks it would be a great investment in the community and challenge each other to get where they need to get.

Esteban Rodarte stated that the Planning Commission had a vision and this was going to change that vision. They should allow a commercial developer to come in and stick to that vision.

Mayor Trott asked if there was any more testimony. Seeing none, he closed the floor for public comment, and opened the floor for Council Discussion.

Councilor Dedrick asked if they could get input from a school administrator. Councilor Lougee stated that there were about 675 students at McNary Heights. Councilor Ray asked if there was enough space for more students. Councilor Dedrick advised Councilor Ray to visit McNary Heights, and further explained that there was not a classroom that was not full.

Councilor TenEyck wanted to know how easy it would be to backtrack and reduce the number of homes in the property. He had to wonder if it were in the best interest to have high density price-point homes. He understood the need for that, but that was the main entrance to the golf course and the first thing people see when entering McNary. He would like to see it reduced to maybe a third of what was being proposed. He couldn't fathom 38 homes in that lot.

Mr. Wick stated that they like to have 70' wide lots. The City was not bound to that, they were not bound to that.

Mayor Trott stated that while density and housing issues were interesting, he wanted to remind everyone that the issue on the table was the zone change.

Councilor Lougee stated he liked the idea of being a bedroom community and not as commercial, and that it would be an appropriate use for that land. He would love to see them bring in families who want to buy homes.

Councilor Ray stated that they had only had the Comprehensive Plan for 4 months, and out of the blue, all the plans that had been made for the last year, and was talked about, hashed out, and re-hashed, was out the window and they want to put houses there. They made a plan for a reason, and somebody came along and decided they wanted to put houses there. So, now they wanted to change the whole plan. He is having trouble with that.

Councilor Ribich stated he could see both sides of the coin. He was having two main issues. The school one was one of them. He doesn't want to sit up there in a year having to talk about adding more classroom space or rent affordable schools because they didn't foresee a boom in the school

population. He also sees the need for local businesses in that area. He thinks that that property suites that need more. The density was a huge issue. He cannot support the change at the present time.

Councilor Dedrick stated that she has lived in Umatilla for 38 years, and that property had always been envisioned for commercial use. She had seen that property for sale, and not for sale. She stated she needed more time to think options through.

Councilor Farnsworth agreed that they need more housing, but the lot has not sold all those years, her vote would be to put in more affordable housing.

Councilor Ribich stated that when he thinks of affordable housing he looks at the empty lots near the center of town and in South Hill. There was a lot of potential down by Third Street and Old Town. If they wanted to do things in the future that was going to add development along 730 and Sixth Street, he thinks they need to start focusing their efforts with some urgency on populating the original core of Umatilla with housing.

Councilor Lougee couldn't see McNary developing into a commercial area. He thinks that the new houses on Rio Senda are creating nice neighborhoods. He wants to see Council focus their business efforts in the downtown area. That is the place where they want to grow business. McNary feels residential for the most part, and it makes the most sense.

Councilor TenEyck said he would like to see it a blended residential and commercial zone, especially on the main street. That's where they belong. That is where it should be done. The way it is currently done, he cannot support it.

It was moved by Councilor Ribich to table discussion until next meeting, April 5, 2016. The motion was seconded by Councilor TenEyck. Voted: 6-0. Motion carried unanimously.

**7. APPROVAL OF MINUTES:** It was moved by Councilor Ray to approve minutes for February 02, 2016. It was seconded by Councilor TenEyck. Voted: 6-0. Motion carried unanimously.

**8. PUBLIC COMMENT:**

8.1 Karen Hutchinson – Talaski - Congratulated Councilor Ribich on his selection to Council. The Distinguished Citizen Banquet was that weekend, and she still had tickets available. She was still looking for nominations for business of the year. She also had raffle tickets available. On March 16<sup>th</sup> there was going to be two events at the Umatilla Community Center. One was Social Media Tips and Tricks. The other one was How to Grow Your Business. The Umatilla Landing Days will start at 5 o'clock, there will be a parade, Blue Tattoo will playing, and the fireworks show will be in the evening. She is looking forward to working with Manager Pelleberg.

8.2 Daren Dufloth – The Booster Club will be hosting the Steak and Auction on March 12<sup>th</sup> at the convention center in Hermiston. Umatilla Vikings gals won the league for the first time since 1996.

8.3 Boyd Sharp – There was a lot of stuff to do. There was a lot of exciting things going on. He wanted to talk about the homeless situation. They were not going away. They will always be a part of Umatilla. The homeless community is made up of a variety of people. There are people who will get out of it, and there are people who feel like that is home, and where they belong. In

the 1970s there were a lot of hippies in Spokane. The City of Spokane put toilets, build fire pits, and told the homeless where they wanted them to go. It was a beautiful solution to the problem. He believes this is what Umatilla needs to do.

8.4 Bob Lawrence - The school has embarked on plans to upgrade their facilities. They started a youth running program for 4<sup>th</sup> and 5<sup>th</sup> graders. These students had never ran due to lack of a running course. They tried to do a time limit, and they approached the golf course to see if they could mark out a track, due to liability and timing issues it was not feasible. They have to improve the facilities for their student-athletes. The track and football fields have been in place since the 1970s. It has been resurfaced twice, and they want to change that. This is the first initial launch for the project. They are working with the Booster Club and the City. The biggest hurdle is working with the Corps of Engineers. Tonight, he just wants to get information to the Council and the community. They are writing grants for this project. The school district will not be providing funds for it. The students will be raising the funds for the project.

- 9. CONSENT AGENDA:** Councilor TenEyck moved to approve CRIS, Inc. as a paid invoice. Councilor Farnsworth seconded the motion. Voted: 5-1-0. Councilor Ray abstained. Motion carried.

Councilor TenEyck wanted to know about item 1678 – Frankie’s Towing & Roadside. Manager Pelleberg stated that one of the guys was out on-call when there was some nasty weather and a tire got too close to the edge of the road.

Councilor Farnsworth inquired about item 1485 – Umatilla Ready-Mix, Inc. She wanted to know where those were going. Manager Pelleberg stated that they are consolidating everything to one area.

Councilor Farnsworth inquired about item 1392 - Talos Engineering, Inc. Manager Pelleberg explained that our system went down. We had a technician come down to fix an issue we had with our automated system.

Councilor Ribich wanted to know about item 405. He wanted to know if there was any webhosting involved. Deputy City Manager Ince explained that it was just for Marina Internet and Telephone services. The webhosting fee was on an annual basis.

Councilor TenEyck moved to approve All Remaining Invoices. The motion was seconded by Councilor Farnsworth. Voted: 6-0. Motion carried unanimously.

## **10. COMMITTEE REPORTS:**

10.1 Council President Appointment - Mayor Trott opened the floor for nominations. Councilor TenEyck nominated Councilor Ray for Council President. Councilor Ribich nominated Councilor Dedrick for Council President. Mayor Trott asked Council Members if they had any more nominations. Seeing and hearing none, he asked for a motion to close the floor. Councilor Ray moved to close the nominations for Council President. Councilor Ribich seconded the motion. Voted: 6-0. Motion carried unanimously.

Councilor Dedrick, Farnsworth, Ribich, and Lougee voted for Councilor Dedrick. Councilor Ray and TenEyck voted for Councilor Ray. Voted: 4 for Councilor Dedrick and 2 for Councilor Ray. Mayor Trott announced Councilor Dedrick as the new Council President.

10.2 & 10.3 Code Enforcement Board – There were two applicants for the Code Enforcement Board, Ms. Kristle Wyant and Mr. Esteban Rodarte. Councilor Dedrick, Farnsworth, Ray, Ribich, Lougee, and TenEyck voted for Mr. Esteban Rodarte. Voted: 6 for Esteban Rodarte and 0 for Kristle Wyant. Mayor Trott announced Mr. Rodarte as the new member to the Code Enforcement Board.

**11. UNFINISHED BUSINESS:**

11.1 Ratification of February 2, 2016 Council Vacancy Vote was taken out of order and approved earlier in the meeting.

**12. NEW BUSINESS:**

12.1 Resolution No. 18-2016 – A Resolution in Recognition of the Contributions of George I. Fenton, Jr, to the City of Umatilla was taken out of order and approved earlier in the meeting.

12.2 Downtown Revitalization Grant Approval- Manager Pelleberg stated that Riverside Sports Bar & Lounge had applied for the Downtown Revitalization Small Grant Program. The owners, Daren and Paulette Dufloth, were requesting \$10,000.00 in grant funds to upgrade the front and side of the building. There have been no other applicants and there was carry-over funds from last year's budget. Staff met with business owners to get further clarification and it will be a great upgrade to the business.

It was moved by Councilor TenEyck to approve the Downtown Revitalizations Grant for Riverside Sports Bar & Lounge in the amount of \$10,000.00. The motion was seconded by Councilor Dedrick. Voted: 6-0. Motion carried unanimously.

12.3 Full Time County Emergency Manager Position Discussion – Manager Pelleberg stated that this was just a discussion item. The County wanted to bring someone on full-time for this position. The latest and greatest update was that they had secured funding for a full time person, and a portion of it would be paid by the health department. There will be more information to come when the County is ready.

Councilor Ray wanted to know what was the capacity of this position because he was not familiar with it. Mayor Trott explained that it had been a part time position for quite some time. Chief Huxel added that it was a full-time position when CSEPP (Chemical Stockpile Emergency Preparedness Program) was here. It was a position that in essence, if there were a natural disaster or a critical event that occurred, that emergency manager would get services to our area.

12.4 Little League Donation Discussion – Manager Pelleberg stated that the City had never supplied monetary donations to Little League. The City supplied the ball fields and maintained them. Last year, we purchased paint for them and they painted the dugouts. The City will continue to support, supply the fields, and maintain them.

Councilor Ribich wanted to know if we had been tracking in-kind donations for that. Manager Pelleberg said it was tracked through work orders.

Deputy City Manager Ince said she needed a consensus for the donation. While she supported the Little League, she was concerned that this would open the door for a variety of other organizations to expect the same donation and support.

The consensus reached was that the City provided enough support for the Little League program by providing the fields and maintaining them.

12.5 Umatilla River Road Homeless Discussion – Mayor Trott agreed with much of what Boyd Sharp had previously stated. He would like to schedule a meeting for March 25, 2016 in council chambers with county leaders, the Department of Health, Oregon Department of Environmental Quality, local jurisdictional agencies, and members of the community to discuss the issue down by the river. He thinks we need to be protective of our community and be proactive.

12.6 Resolution No. 19-2016 - A Resolution Authorizing the Mayor to Sign the 25 Year US Army Corps of Engineers Lease No. DACW57-1-16-0007 for Lands Adjacent to Nugent Park and the Umatilla River. Manager Pelleberg explained that was a lease that was held by the City and recommended for approval.

It was moved by Councilor Ray to approve Resolution No. 19-2016. The motion was seconded by Councilor Dedrick. Voted: 6-0. Motion carried unanimously.

**13. CORRESPONDENCE:** None.

**14. PUBLIC COMMENT:**

14.1 Karen Hutchinson – Talaski – Applauded the Council for wanting to host the homeless discussion workshop. She thinks it's a great idea.

14.2 Judy Simmons – The homeless has been a subject that a lot of people have talked about. A solution would be to move them down to the part of the marina with two bathrooms that are seldom if ever used, as a temporary solution. She stated that is not just a Umatilla problem. She believes that all communities should have money in their budgets to help the homeless.

14.3 Daren Dufloth – He wanted to thank the Council for the support. He said that homelessness is a nation-wide issue, and he encouraged the Council to look at what other communities have done. There were a lot of risks involved when you engaged with those people in that community. There was a mindset that they have that needs to be approached in a ginger manner. Safety is huge. There was a lot involved.

**15. MAYOR'S MESSAGE:** None.

**16. STAFF REPORT:** Manager Pelleberg wanted to touch really quickly on the homeless issue. He talked about it at the Manager's meeting. They all agreed that discussion needs to happen. Deputy City Manager Ince wanted to remind the Council that there was a budget meeting on March 9, 2016 at 7:00pm.

**17. COUNCIL INFORMATION & DISCUSSION:**

17.1 Councilor TenEyck – There were great things that were appearing on the horizon and that were here. It was exciting to see, and to be part of it. There will be growing pains, and we were realizing those tonight. He feels like there are no easy answers for the challenges. The fact was that we were not going to have all the right answers. Life teaches us that if we were not careful, we were going to get pinched. There was a fine line between helping and encouraging behavior and it was difficult to walk that line. It was important to not enable people. He also wanted to congratulate Councilor Dedrick for her selection as Council President.



17.2 Councilor Lougee – It was Dr. Seuss’s birthday the following day. He encouraged the audience to read to a child and spend time helping someone with their homework. Reach out to the neighbors and let them know that they are our future.

17.3 Councilor Ribich – Wanted to thank Mr. Sharp for providing his testimony on the Spokane homeless issue from the 1970s. He was one of those hippies that traveled all the way back to Montana. He stated that the homeless issue was near and dear to his heart. We needed to set standards, and abide by those standards. The solution was not going to be easy. He was excited to be part of that discussion. He does not believe the City has the resources to provide much help.

17.4 Councilor Ray – He was thrilled with the progress being made with the homeless issue. He wanted to congratulate Manager Pelleberg on his first day on the job. He also congratulated Councilor Dedrick on her presidency.

17.5 Councilor Farnsworth – She had been getting a lot of calls from people for the light on HWY 730 and Powerline Road. People were thankful for the light being put up. She read an article on the Local Focus in August of 2014 and wanted to know if Recorder Sandoval had a copy of the workshop held to get ideas from it.

17.6 Councilor Dedrick – She wanted to thank everyone for coming. The article in the East Oregonian was written in a way that was not liked by community members. There were people from the homeless community who did not want help. She feels like family members need to be involved because they might have answers on how to help.

**18. ADJOURN TO EXECUTIVE SESSION: ORS 192.660 (2)**

**19. RECONVENE:**

**20. ADJOURN:** The next meeting will be held on April 5, 2016. It was moved by Councilor Ray to adjourn the meeting. The motion was seconded by Councilor Ribich. Voted: 6-0. Motion carried unanimously. Meeting adjourned at 9:33pm.

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David P. Trott – Mayor

ATTEST:

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Nanci Sandoval – City Recorder