

**UMATILLA PLANNING COMMISSION MEETING
AGENDA
COUNCIL CHAMBERS
AUGUST 25, 2020
6:30 PM**

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

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

3.a [July 28, 2020 Minutes](#) *Suggested Action: Draft minutes for commission approval.*

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

5.a [City of Umatilla Plan Amendment PA-1-20](#) *Suggested Action: The applicant, City of Umatilla, is proposing to amend Chapters 9 of the City of Umatilla Comprehensive Plan. The proposed text amendment of will replace Chapter 9 (Economic Development) in its entirety. Johnson Economics recently completed an Economic Opportunities Analysis and Buildable Lands Inventory for the City of Umatilla. The text amendment will incorporate relevant portion of the Economic Opportunities Analysis, the City's Destination Management Plan and Downtown Vision and Framework Plan.*

5.b [Cleaver UGB Expansion \(PA-2-20\)](#) *Suggested Action: The applicant, Cleaver Land, LLC, is requesting approval of an Urban Growth Boundary Expansion to include approximately 146.69 acres land. The applicant also submitted an Annexation and Zone Change applications with the desired outcome to have approximately 450 acres of land planned and zoned for industrial use. Current use of the property is agricultural. Crops under circle pivot irrigation regularly in rotation are potatoes, onions, corn, and grass seed. Improvements to the property include circle pivot irrigation systems and a general use storage building.*

5.c [Cleaver Zone Change \(PA-3-20\)](#) *Suggested Action: The applicant, Cleaver Land, LLC, is requesting approval of a Zone Change that would rezone 294 acres of Single Family Residential designation to Light Industrial. The proposed zoning designation of Light Industrial will support the types of uses – data centers, warehousing and light manufacturing – outlined in the Economic Opportunities Analysis completed by Johnson Economics that clearly indicates that the City of Umatilla needs large lot industrial parcels. The applicant also submitted an Annexation and UGB applications with the desired outcome to have approximately 450 acres of land planned and zoned for industrial use. Current use of the property is agricultural. Crops under circle pivot irrigation regularly in rotation are potatoes, onions, corn, and grass seed. Improvements to the property include circle pivot irrigation systems and a general use storage building.*

5.d [Cleaver Annexation \(ANX-1-20\)](#) *Suggested Action: The applicant, Cleaver Land LLC,*

seeks approval to have a portion of a public street as well as two tax lots situated in the City of Umatilla's urban growth boundary (after adoption PA-2-20) annexed into the city limits.

6. **DISCUSSION ITEMS**

7. **INFORMATIONAL ITEMS**

- 7.a [Umatilla Industrial Area Utility Technical Memorandum \(March 2020\) \(J-U-B Engineers\)](#)
Suggested Action: Review as part of applications
- 7.b [Traffic Impact Analysis \(May 2020\) \(J-U-B Engineers\)](#) *Suggested Action: Review as part of applications*
- 7.c [Economic Opportunities Analysis \(October 2019\) \(Johnson Economics\)](#) *Suggested Action: Review as part of applications*
- 7.d [Housing and Residential Land Needs Assessment \(June 2019\) \(Angelo Planning Group and Johnson Economics\)](#) *Suggested Action: Review as part of applications*

8. **ADJOURNMENT**

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