

**CITY OF UMATILLA  
PLANNING COMMISSION  
June 25, 2019  
COUNCIL CHAMBERS**

- I. CALL TO ORDER:** Meeting called to order at 6:32 p.m.
- II. ROLL CALL:**
- A. **Present:** Commissioners; Jodi Hinsley, Ramona Anderson, Kelly Nobles, Boyd Sharp and Bruce McLane
  - B. **Absent:** Hilda Martinez and Craig Simson.
  - C. **Late arrival:**
  - D. **Staff present:** City Planner, Brandon Seitz, Community Development Director, Tamra Mabbott and Development and Recreational Manager, Esmeralda Horn.
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF MINUTES:** Minutes for April 23, 2019. Motion to approve made by Commissioner McLane, seconded by Commissioner Nobles. Motion carried 4-0.
- V. UNFINISHED BUSINESS:** None
- VI. NEW BUSINESS:** None
- VII. DISCUSSION ITEMS:**
- A. Community Development Department Quarterly Report  
CDD, Tamra Mabbott presented and reviewed quarterly report that was presented to Council.

Commissioner Nobles, stated he reviewed report and it stated City Planner, Seitz is completing building certificates and questioned if he will be doing inspections for the city.

City Planner, Seitz answered he is working on his certificates, but still needs to get his field experience in and is hoping he will be able to do residential inspections by spring 2020 with some commercial inspections by 2021.

Chair Sharp, asked what the benefit of Tree City USA.

DRM, Esmeralda Horn stated to be nationally recognized and fun way to put the city on the map, build stronger ties with community, honor our community and educate residents about the values of trees.

Chair Sharp, asked for an update on the trail system.

CDD, Tamra Mabbott, stated we are anticipating an open house on September 10<sup>th</sup> at 5:30-7:30pm for public input regarding the trail plan. City has also been working with the County and adjoining communities for an interconnected trail system.

B. West County Housing Study Results  
City Planner, Seitz, reviewed the Housing Study provided by Angelo Planning Group. Reviewed the recommended housing strategies. Our minimum lot sizes are larger than many of the surrounding communities.

Chair Sharp, asked why would we reduce lot sizes.

City Planner, Seitz, stated it can help developers looking to start a project in town, essentially, they would get more bang for their buck. Reducing lot sizes could increase the number of homes in a new development.

Commissioner, Anderson, asked if we have notified any people in the education field regarding zone changes.

CDD, Tamra Mabbott, responded the scope of the study is to look at housing as a whole.

Commissioner Nobles, stated he is frustrated at the code/zoning issues. We have been waiting on this study for two years to make changes and would like to know how City Planner, Seitz feels about the recommendations.

City Planner, Seitz, stated the recommendations and strategies are not universal and are not all specific to our region. The research team lives in an urban area. Rural development is different, he will review the recommendations with input from the Commission and Council.

Commissioner Nobles, states on page 25, strategy number 5 regarding zone change, asked if staff supports the strategy.

Commissioner Hinsley, asked if we are planning for traffic impact analysis for the new subdivision.

City Planner, Seitz, stated we are planning for TIA, but at the moment the developer hasn't reach the minimum to warrant a TIA, but will eventually. As far as strategy number 5 he will review and take information for consideration.

Commissioner Nobles, stated he is speaking on behalf of his father and his father's project has been halted. The report addresses duplexes in strategy 5, we now have the report and its time staff acts on it.

City Planner, Seitz, stated he is taking in information for consideration. Seitz also asked the commission how they feel about cottage clusters, if they though there was a demand or not.

Commissioner McLane, states he likes the idea but would like to have more information.

CDD, Tamra Mabbott, stated cottage clusters are a good idea and there is a niche for it.

Chair Sharp, stated to Commissioner Nobles, that staff will be looking into his question regarding strategy 5 and asked staff if there is a way to divide up the zone change applications.

Commissioner Nobles, stated we have been waiting for this report and have held people back because of it and its time to make changes. He said it is not only because it's his family.

CDD, Tamra Mabbott, stated dividing up the amendments might be a possibility.

Commissioner, McLane, asked if there was any study regarding reducing lot sizes to produce a nice safe neighborhood.

C. Staff Report/Findings Overview

City Planner, Seitz stated he is just wanting to touch base regarding the last meeting and verbiage used in a *Condition of approval*. There was some confusion and wanted to ensure the commission was comfortable the way he was formatting the findings and verbiage that was being used.

D. Special Planning Commission Meeting in August.

Special meeting regarding updates to zone changes set for August 13, 2019 at 6:30pm.

**VIII. INFORMATIONAL ITEMS:** None

**IX. ADJOURNMENT:** Adjourned at 7:54pm.