

**CITY OF UMATILLA
PLANNING COMMISSION
November 12, 2019
COUNCIL CHAMBERS**

I. CALL TO ORDER: Meeting called to order at 6:30 p.m.

II. ROLL CALL:

A. **Present:** Commissioners; Keith Morgan, Ramona Anderson, Boyd Sharp, and Kelly Nobles, Jodi Hinsley and Bruce McLane.

B. **Absent:** Hilda Martinez

C. **Late arrival:**

D. **Staff present:** Senior Planner, Brandon Seitz, Community Development Director, Tamra Mabbott, Associate Planner, Jacob Foutz.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES: Minutes for September 24, 2019. Motion to approve by Commissioner Anderson, seconded by Commissioner Nobles. Motion carried 5-0.

V. UNFINISHED BUSINESS: None

VI. NEW BUSINESS:

A. **City of Umatilla Annexation ANX-1-2019:** The applicant, City of Umatilla, seeks approval to have two parcels of city-owned property, totaling approximately 27.49 acres situated in the City of Umatilla's urban growth boundary annexed into the city limits. Parcel 1 is a 7.79-acre property located on the southeast corner of the Lind Road and Highway 730 intersection. There is no development on the property other than power transmission lines. Parcel 2 is a 19.7-acre property located at the northeast corner of the Lind Road and Margaret Street intersection. There is no development on the property other than power transmission lines. This property is host to a wetland area, identified by the National Wetlands Inventory (NWI).

Associate Planner Foutz, summarized the above and recommends City to assign Parcel 1 and Parcel 2 to become City General Commercial zone. The new proposed zoning is the closest designation to the old county zoning designations.

Chair Sharp asked if there are any wetlands in the above parcels.

Associate Planner Foutz stated to the north there are none, but to the south yes.

Community Development Director Mabbott stated city has applied for a grant to see if there is a sustainable source of water in the above reference region.

Chair Sharp called for testimony in favor of the application, and testimony opposing the application. None.

Chair Sharp called for a motion to close hearing. Motion to close hearing made by Commissioner Morgan, motion seconded by Commissioner Anderson. Motion carried 5-0.

Chair Sharp called for any further discussion. None

Chair Sharp called for a motion. Motion to approve made by Commissioner Nobles. Motion seconded by Commissioner McLane. Motion carried 5-0.

B. City of Umatilla Annexation ANX-2-2019: The applicant, City of Umatilla, seeks approval to have two parcels of city-owned property, totaling approximately 16.78 acres, situated in the City of Umatilla's urban growth boundary annexed into the city limits. Parcel 1 is a 4.48-acre property located on the southwest corner of the Roxbury Road and Bud Draper Road intersection. There is no development on the property. It is adjacent to the golf course in the McNary neighborhood. Parcel 2 is a 12.3-acre property located along the west boundary of Beach Access Road, just west of the intersection of Wanapa Road. There is no development on the property.

Associate Planner Foutz, stated this is a request for two city-owned properties to be annexed into city limits. The zoning will remain similar to its current zone. City zoning will be Heavy Industrial (M2). Staff recommends planning commission recommend approval of the above annexation and zoning to City Council.

Chair Sharp called for testimony in favor, opposition. None

Chair Sharp called for a motion to close hearing. Motion to close hearing made by Commissioner Nobles, motion seconded by Commissioner Hinsley. Motion carried 5-0.

Chair Sharp called for any further discussion.

Commissioner Nobles asked why recommendation on zoning if it is staying the same.

Chair Sharp stated its part of the planning process and we have to pick a similar zoning to its current zoning.

Chair Sharp called for a motion. Motion to approve made by Commissioner Nobles, motion seconded by Commissioner Hinsley. Motion carried 5-0.

C. City of Umatilla Annexation ANX-3-2019: The applicant, City of Umatilla, seeks approval to have a public roadway known as Union Street, currently located within the urban growth boundary, annexed into the city limits. Union Street is an approximate 1.6-acre public right of way. The current width of improved surface is approximately 20 feet, while the total width is approximately 56 feet. The length of Union Street is approximately 1,265 feet. On August 20, 2019 City Council adopted Resolution No. 08-2020 and thereby assumed jurisdiction for the roadway from Umatilla County.

Associate Planner Foutz, stated public right of way road and is currently under County, but in August 2019 zoning was annexed into city. The road is not currently improved, but city is searching for funds to improve. Currently zoning is light industrial and will remain light industrial.

Community Development Director Mabbott, stated local developer also using the road is providing funds to help bring road up to standard.

Chair Sharp called for testimony in favor, none.

Chair Sharp called for testimony in opposition.

Mike Newman, 30453 Union St Hermiston, OR, stated he does not want the street annexed.

Clinton Fordice, 2 tax lots on Lind Road and 1 on Union, he states he is not necessarily opposed on annexation just wondering how and or what will happen and how much will this be costing property owners.

Chair Sharp called for rebuttal.

Senior Planner Seitz stated property owners have irrevocable consent agreement, which indicates at some point you will be required to bring the road up to standard. This updated to the road will not cost property owners out of pocket expenses. At this point we could not annex anymore to the west without property owners consent.

Mr. Newman, stated road is way overused and is a dangerous road. Why is the city wanting to annex it.

Chair Sharp called for a motion to close. Motion to close made by Commissioner Nobles, seconded by Commissioner Anderson. Motion carried 5-0.

Chair Sharp called for further discussion on the matter.

Chair Sharp wanted to address to Mr. Newman that the City took on a road and now it needs to be annexed into the city.

Commissioner Nobles stated to Mr. Newman that the City taking it on and updating it to meet standards would make road wider and safer.

Chair Sharp called for a motion. Motion to approve made by Commissioner Nobles, seconded by Commissioner McLane. Motion carried 5-0.

VII. DISCUSSION ITEMS:

A. Trail Plan

Community Development Department Director, Tamra Mabbott, stated the Master Trail Plan is moving right along. Two reviews coming up on Nov. 19 and Dec 10th. Hoping to adopt it by February.

B. Power City Zoning

City has been searching for/applying for block grants to provide sewer and water services to Power City. There is a community meeting on this topic Dec 3rd open to the public.

VIII. INFORMATIONAL ITEMS: None

IX. ADJOURNMENT: Adjourned at 7:42pm.