**CITY OF UMATILLA**

**PLANNING COMMISSION**

**September 22, 2020**

**\*\*DRAFT MINUTES\*\***

**COUNCIL CHAMBERS**

1. **CALL TO ORDER:** Meeting called to order at 6:31 p.m.

1. **ROLL CALL:**
	1. **Present**: Commissioners; Boyd Sharp, Keith Morgan, Kelly Nobles, Bruce McLane, Heidi Sipe.
	2. **Absent**: Jennifer Cooper, Hilda Martinez.
	3. **Late arrival:**
	4. **Staff present:** Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.
2. **PLEDGE OF ALLEGIANCE: Moment of Silence asked for by Chair Sharp**
3. **APPROVAL OF MINUTES:** Minutes August 25, 2020. Motion to approve with conditions by Commissioner Morgan, seconded by Commissioner Nobles. Motion carried.
4. **UNFINISHED 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.*

Chair Sharp reconvened the hearing.

Commissioner McLane declared that his spouse would be presenting and she is representing the applicant. It was determined that there is no conflict of interest.

Chair Sharp asked for the staff report.

Director Seitz explained the applications will build off each other. Explained the Housing Needs Analysis (HNA) will be adopted and replace chapter 9 of the comprehensive plan. Stated that there is a need for large lot industrial land as stated in the HNA. The adoption of the HNA as chapter 9 will allow for large lot industrial land to be added to the City’s inventory.

Chair Sharp asked for the applicant’s testimony.

Carla McLane of Carla McLane consulting stood to bear testimony as the representative of the Cleaver Land. She stated that the applicant strongly supports the recommendation of adoption for PA-1-20.

Steve Williams employee of Cleaver Land stated he was there to support the process and answer any questions that may come up.

Bob Waldher of Umatilla County planning department stated his support for the applications and plans to hold the hearings at the County level.

Chair Sharp called for a motion to close the hearing of PA-1-20. Motion to close by Commissioner Morgan. Seconded by Commissioner Sipe. Motion Carried 4-0

Chair Sharp called for a motion to recommend approval of PA-1-20. Motion to recommend approval by Commissioner Nobles. Seconded by Commissioner McLane. Motion Carried 4-0

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.*

Chair Sharp reconvened the hearing and asked for staff report.

Director Seitz explained there is projected need of 450 acres. The City is not planning on meeting the bare minimum of 400 acres. He explained that a process by the applicant was followed to find areas that can accommodate the need. Three sites were found but only one, Cleaver Land, is the only viable option. This can be found in the staff report.

Chair Sharp asked for the applicant’s testimony.

Carla McLane of Carla McLane consulting stood to bear testimony as the representative of the Cleaver Land. She explained what was outlined in the applicants report for PA-2-20.

Chair Sharp asked if what was being proposed to be added to the UGB is all Cleaver Land.

Carla McLane confirmed, and showed on two maps the proposed area to be added to the UGB.

Chair Sharp asked if Umatilla County supported PA-2-20.

County Planner Green stated the county supports the application and will take to their governing bodies upon approval of the Umatilla City Council.

Chair Sharp called for a motion to close the hearing for PA-2-20. Motion to close PA-2-20 by Commissioner Sipe. Seconded by Commissioner Nobles. Motion Carried 4-0.

Chair Sharp called for a motion to recommend approval of PA-2-20. Motion to recommend approval by Commissioner Nobles. Seconded by Commissioner McLane. Motion Carried 4-0

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.*

Chair Sharp reconvened the hearing and asked for staff report.

Director Seitz outlined what was in the staff report.

Chair Sharp stated that this would be a legislative application and not a quasi-judicial application.

Director Seitz explained that it was considered both.

Chair Sharp asked for it to be included in the report that it is legislative and was not a decision by the Planning Commission.

Chair Sharp asked for the applicant’s testimony.

Carla McLane of Carla McLane consulting stood to bear testimony as the representative of the Cleaver Land. She explained the application is considered as a Quasi-judicial and legislative decision. She explained what was outlined in the applicant’s report.

Chair Sharp asked if removing residential land will negatively affect developer in the City of Umatilla.

Director Seitz stated that there are five or more large areas to develop as residential subdivisions. He explained that PA-3-20 will leave more than the required 20-year inventory of residential land.

Chair Sharp called for a motion to close the hearing for PA-3-20. Motion to close PA-3-20 by Commissioner McLane. Seconded by Commissioner Nobles. Motion Carried 4-0.

Chair Sharp called for a motion to recommend approval of PA-3-20. Motion to recommend approval by Commissioner Nobles. Seconded by Commissioner McLane. Motion Carried 4-0

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.*

Chair Sharp reconvened the hearing and asked for staff report.

Director Seitz explained the annexation would be the final action to bring the subject property into City limits and explained the remained of the staff report.

Chair Sharp asked for the applicant’s testimony.

Carla McLane of Carla McLane consulting stood to bear testimony as the representative of the Cleaver Land. She stated this application is the capstone of the application suite. She recommended including the light industrial designation in the recommendation to City Council.

Chair Sharp called for a motion to close the hearing for ANX-1-20. Motion to close ANX-1-20 by Commissioner Sipe. Seconded by Commissioner McLane. Motion Carried 4-0.

Director Seitz recommended to include the zoning designation in the motion.

Chair Sharp called for a motion to recommend approval of ANX-1-20 with the zoning of City Light Industrial. Motion to recommend approval by Commissioner Nobles. Seconded by Commissioner McLane. Motion Carried 4-0

1. **NEW BUSINESS:** NONE
2. **DISCUSSION ITEMS:**
3. **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*

**IX. ADJOURNMENT:** Adjourned at 7:58pm.