

UMATILLA CITY PLANNING COMMISSION

MEETING AGENDA

October 23, 2018 - 6:30 P.M.

Umatilla City Hall, Council Chambers

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- I. CALL TO ORDER & ROLL CALL
  
- II. APPROVAL OF MINUTES: September 25, 2018
  
- III. UNFINISHED BUSINESS: None
  
- IV. NEW BUSINESS:
  - A. **Lucky Wash Conditional Use CU-10-18:** The applicant, Jorge Mendoze, requests approval to establish a business, Lucky Wash, that provides mobile pressure washing and cleaning services. The applicant intends to establish an office in the existing building and will primarily provide services off-site. However, the applicant is requesting approval to provide limited onsite auto detailing services. The property is located at 1110 Sixth Street, Umatilla, and is identified as Tax Lot 5900 on Assessor's Map 5N2817BD.
  
  - B. **Steve Bunn Conditional Use CU-11-18:** The applicant, Steve Bunn, received approval of a condition use (CU-2-1014) in 2014 to operate a gentlemen's club. In May 2018 the applicant received approval to convert the business into a pool hall including similar recreational/amusement services. The applicant is now requesting approval to reestablish the gentlemen's club and amend the previous conditional use approval in allow the serving of alcohol. This request is being processed as a verification of nonconforming status and an amendment to an existing conditional use. The subject property is located at 1201 6th Street, Umatilla, and is identified as Tax Lot 800 on Assessor's Map 5N2817BD.
  
- V. DISCUSSION ITEMS:
  
- VI. INFORMATIONAL ITEMS:
  
- VII. ADJOURNMENT

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**CITY OF UMATILLA  
PLANNING COMMISSION  
SEPTEMBER 25, 2018  
\*\*DRAFT MINUTES\*\*  
COUNCIL CHAMBERS**

- I. CALL TO ORDER:** Planning Commission, Chair, Smith called the meeting to order at 6:30 p.m.
- II. ROLL CALL:**
- A. **Present:** Chair, Lyle Smith, Vice Chair, Heidi Sipe, Commissioners: Jodi Hinsley, Ramona Anderson, Craig Simson and Kelly Nobles.
  - B. **Absent:**
  - C. **Late arrival:**
  - D. **Staff present:** City Planner, Brandon Seitz, Community Development Director, Tamra Mabbott and Community Development Coordinator, Esmeralda Horn.
- III. APPROVAL OF MINUTES:** Minutes for August 28, 2018. Commissioner Nobles request verbatim as follows; CDD, Tamra Mabbott, stated, "Planning Commission is asking us (staff) to reconsider and try to write findings that conclude legally what was originally the entire subdivision so that 8 units was approved then and not in stages so that would grandfather you (Clyde) in." Motion made by Commissioner Simson. Motion second by Commissioner Nobles. Motion carried 4-0.
- IV. UNFINISHED BUSINESS:**
- A. **Nobles Code Interpretation CI-1-18:** The applicant, Clyde Nobles, is requesting a code interpretation to determine if manufactured homes are a permitted use within Downtown Residential zone. In addition, if manufactured homes are allowed to identify what siting standards are applicable to a Type I request to place a manufactured home within the Downtown Residential zone.

City Planner, Brandon Seitz, stated a building permit application was submitted in July, Application was ultimately denied. Applicant was advised to request a code interpretation to review uses allowed in the Downtown Residential zone. City Planner explained and read definitions allowed in Downtown Residential zone attached vs detached and multifamily vs one and two family. Also explained manufactured home provisions.

Commissioner Nobles, mentioned code does not say you cannot have them just says allowed uses, but it does not directly state you cannot.

CDD, Tamra Mabbott, stated where it is silent it is safe to assume it is not allowed.

City Planner, Brandon Seitz, states the purpose should align with uses permitted, in this case it does not, but purpose is a guideline. This will be on his list to update and review.

Commissioner Hinsley, stated if she is putting in a home and she reviews the zone ordinance and it does not say specifically that it is not allowed then she cannot assume that it is not allowed. It really needs to be easier to read for people who do not know better.

Chair, Smith, would like to know what case we have to stand on if this is taken to LUBA without changing the ordinance.

City Council, Phillip Spicerkuhn, stated the City has the right to interpret and review its ordinance and just because an error was made doesn't mean error cannot be corrected. Same decision doesn't have to be made if error was caught. As far as interpreting code, Mr. Spicerkuhn does feel comfortable defending interpretation in front of LUBA.

Chair Smith requested a motion. Motion to close hearing consensus all in favor 4-0.

Motion made by Commissioner Anderson, agreeing with staff interpretation and directs staff to proceed with code amendment and present alternatives to Planning Commission. Motion seconded by Commissioner Simson, Commissioner Nobles recused himself. Motion carried 4-0.

**V. NEW BUSINESS:**

- A. **Nobles Appeal AP-1-18:** The applicant, Clyde Nobles, is appealing a decision of the Planning Department's to deny the Planning/Zoning Review for a Building Permit Application to place a manufactured home as an attached single-family dwelling. The subject property is located at the southeast corner of the intersection of G Street and 8th Street. The property is identified as Tax Lot 10400 on Assessor's Map 5N2817BD.

Chair opened hearing and requested anyone to state their conflict of interest at this time. Chair also stated any ex-parte contact made regarding this matter must be stated.

Commissioner Nobles recused himself from AP-1-18.

Commissioner Hinsley, stated being at a Chamber function and asked if project was moving forward. Once she had knowledge that project came to a halt and would be appealed the discussion was ended.

City Planner, Brandon Seitz, stated applicant is requesting an appeal of a Planning Department decision to deny the planning/zoning review for a building permit application to place a manufactured home as an attached single-family dwelling in the Downtown Residential (DR) zoning district. Based on findings, staff recommends that the Planning Commission deny this appeal request, AP-1-18, and affirm the Planning Department's decision to deny the planning/zoning review for a building permit application to place a manufactured home as an attached single-family dwelling in the Downtown Residential zoning district.

Commissioner Hinsley, stated she was confused thought this had been previously presented and approved.

CDD, Tamra Mabbott, stated when Planning Commission directed staff to review development, it was concluded that four homes were submitted and approved in error. When the second phase was submitted, City Planner had time to review code and

deny the second phase as not allowed use in zone. The overall development was submitted in two phases.

City Planner, stated applicant may be able to fit more homes with a new application if applicant reconfigured site plan and finalized a street vacation and assume replat. Four homes on four lots would be the end result.

Chair Smith, stated we need to get a motion for new business based off of what the codes allows and review what is before us. Calls for testimony in favor.

Clyde Nobles, 650 Monroe Umatilla, OR, applicant stated there are no differences in stick built duplex vs manufactured duplex. The code allows for duplex based off of density (sq. ft) and should be the only thing. A duplex is allowed on one lot as it is a two-family dwelling. Mr. Nobles feels the issue is specifically that staff is focused on the fact that his dwelling are manufactured homes. He does not concur with staff's interpretation of the code as he has reviewed neighboring jurisdictions and their definition, his definition and City's definition of multi-family, manufactured homes and lot lines is very different.

Kelly Nobles, 1050 Stephens Umatilla, OR, stated there are duplex on John Day Street in the McNary division that are on one lot possibly prior to zone update. He is lost on the interpretation of the common lot line. He also wanted to reiterate to City to treat manufactured homes like stick-built homes.

Kim Nobles, 81299 Cooney Lane Hermiston, OR, stated she understands the interpretation of the rule, but if there is still a question-what is the next step if they do not agree with staff's interpretation.

CDD, Tamra Mabbott, stated an appeal of the decision can be made to City Council or you can appeal the application. Must chose one or the other.

Chair Smith, calls for testimony in opposition, neutral no rebuttals.

Chair Smith calls for motion to close hearing.

Motion to close hearing made by Commissioner Hinsley. Motion second by Vice Chair, Sipe. Motion carried 4-0.

Commissioner, Simson, stated he is confused regarding definition on multi-family. Multi-is more than two.

City Planner, Brandon Seitz, stated the definition in zoning ordinance defines multi-as being three or more.

Commissioner, Simson, states he feels that this was an error when they reviewed the zoning ordinance as they allow the most restrictive and least restrictive being multi-family residential. The revision of downtown was reviewed with lots of pressure due to the strip club issue.

CDD, Tamra Mabbott, stated as asked staff when reviewing and amending code, certainly revision of manufactured homes and duplexes will be considered.

Chair Smith calls for motion.

Motion to affirm Planning Departments decision to deny this appeal request AP-1-18 made by Commissioner Simson. Motion second by Commissioner Anderson. Motion carried 4-0.

- B. **Nobles Variance Request V-1-18:** The applicant, Kelly Nobles, received approval to establish an RV on the subject property. The applicant is now requesting approval of a variance to increase the maximum time any individual or vehicle is permitted and to allow for the required parking space to be graveled. The subject property is generally located between I and L Street north of Fifth Street and the rail spur. The property is identified as Tax Lots 100, 190, 300 and 400 on Assessor's Map 5N2817BD.

City Planner, Brandon Seitz, the applicant, Kelly Nobles, received approval to establish an RV park on the subject property. The applicant is requesting approval of a variance to increase the maximum time any individual or vehicle is permitted within the RV park and to allow for the required parking and driveway areas to be graveled. The applicant has requested two variances that are being processed together and may be approved or denied separately. Therefore, based on the findings staff recommends approval of the applicant's variance request to allow parking and driveway areas to be improved to a gravel standard subject to the conditions of approval. In addition, staff recommends Planning Commission deny the applicant's variance request to allow a variance to the long-term residential occupancy of a recreational vehicle park space.

Chair Smith, calls for testimony.

Kelly Nobles, 1050 Stephens Umatilla, OR, applicant states the request to use gravel is only with the intention of paving the road within 5 years. In regards to standard 6, he requests long-term residency up to one year. Mr. Nobles explained how others in Umatilla are already residing for that length of time and he would just like things to be done the correct way.

Kim Nobles, relative to applicant, stated hospital employees that are here on contract for short term will not be buying homes, they would like to haul their trailers and stay for a minimum of one year.

Chair Smith called for testimony in opposition, neutral no rebuttal.

Chair Smith called for a motion to close. Motion to close made by Commissioner Simson. Motion second by Commissioner Anderson. Motion carried 4-0.

No discussion

Chair Smith called for a motion.

Motion to approve request to gravel road with review in five year and allow variance of RV stay from 90 days to one-year stay made by Commissioner Simson. Motion second by Commissioner Hinsley. Motion carried 4-0.

**VI. DISCUSSION ITEMS:**

A. Tamra Mabbott, reviewed downtown revitalization framework plan and review from market analysis from PSU group. Copies provided to PC. Alaniz Auto Detail outgrew their site and moved to a bigger site, however they will remain at their current location for a portion of their business.

**II. INFORMATIONAL ITEMS:**

**III. ADJOURNMENT:** Adjourned at 7:51 pm.

**CITY OF UMATILLA PLANNING COMMISSION  
REPORT AND RECOMMENDATION  
FOR  
CONDITIONAL USE CU-10-18**

**DATE OF HEARING:** October 25, 2018

**REPORT PREPARED BY:** Brandon Seitz, City Planner

**I. GENERAL INFORMATION AND FACTS**

**Applicant:** Jorge Mendoze, 315 NW Butte Dr, Hermiston, OR 97838.

**Property Owners:** Eduardo Ortiz, 30633 HWY 730, Umatilla, OR 97882

**Land Use Review:** Conditional Use to establish an administrative office for Lucky Wash including limited auto detailing onsite.

**Property Description:** Township 5N, Range 28E, Section 17BD, Tax Lot 5900.

**Location:** The subject property is located at 1110 Sixth Street, Umatilla, OR 97882. The property is identified as Tax Lot 5900 on Assessors Map 5N2817BD.

**Existing Development:** The property was previously developed as a gas station including a service station.

**Proposed Development:** The applicant intends to convert the existing building into an office space and utilize the two existing car bays for detailing automobiles onsite. The applicant would also wash vehicles behind the existing building.

**Zone** Downtown Commercial (DC).

**Adjacent Land Use(s):**

<b>Adjacent Property</b>	<b>Zoning</b>	<b>Use</b>
North	Downtown Commercial	Highway 730 and vacant land
South	Downtown Commercial	Single family dwelling
East	Downtown Commercial	Single family dwelling
West	Downtown Commercial	K Street and G & J Dairy Freeze

## II. NATURE OF REQUEST AND GENERAL FACTS

The applicant, Jorge Mendoza, is requesting approval to establish a business, Lucky Wash, that provides mobile pressure washing and cleaning services. The applicant intends to establish an office in the existing building and will primarily provide services off-site. However, the applicant is requesting approval to provide limited onsite auto detailing services.

The City of Umatilla Zoning Ordinance (CUZO) allows other personal services as a conditional use. Uses within the DC zone are classified by description of the particular activity or by the general category with reference to the North American Industry Classification System (NAICS). The NAICS was updated in 2017 but the code and classification remain similar. The CUZO list NAICS code 81299, however, under the 2017 NAICS the code was change to 812990 and is described as all other personal services. Providing pressure washing and cleaning services is believed to fall within the general category of other personal services.

## III. ANALYSIS

The criteria applicable to this request are shown in underlined text and the responses are shown in standard text. All of the following criteria must be satisfied in order for this request to be approved.

### CUZO 10-12-1: AUTHORIZATION TO GRANT OR DENY:

A. Approval Criteria: The applicant shall carry the burden of proof in demonstrating that the following review criteria are satisfied, in addition to any specific criteria and standards in this Chapter, other applicable chapters of this Title, and this Code. If any of the following criteria and other applicable standards cannot be satisfied by requiring conditions with the approval, the use shall be denied:

1. Applicable Plans: The conditional use application complies with applicable policies of the Umatilla City Comprehensive Plan.

**Findings:** The City of Umatilla Zoning Ordinance (CUZO) implements the comprehensive plan goals and policies. If a request is found to meet or be capable of meeting the applicable standards and criteria in the CUZO the request is considered to be consistent with the comprehensive plan.

**Conclusion:** This request is found to meet or be capable of meeting all of the applicable standards and criteria in the CUZO as addressed in this report.

2. Code Provisions: The proposal complies with all applicable provisions of this Code, including, but not limited to, provisions of this Chapter, the base district, and site review, as well as any other applicable provisions of this Code.

**Findings:** This report outlines the applicable provision of the CUZO. If the request is found to meet all of the standards and criteria as addressed in this report the request will comply with this standard.

**Conclusion:** The request is found to meet or be capable of meeting all of the applicable criteria of the CUZO as addressed in this report.

3. Use Characteristics: If the proposed use is a community service, application shall include



evidence to demonstrate that the proposed use is needed within the community to provide a social or technical benefit.

**Findings:** The proposed use is not a community service use.

**Conclusion:** The proposed use is not a community service use. This criterion is not applicable.

4. Site Characteristics: The site is appropriate for the proposed use, considering, but not limited to, the following factors: neighboring land use, adequacy of transportation facilities and access, site size and configuration, adequacy of public facilities.

**Findings:** The subject property is located adjacent to other DC zoned properties. The proposed use would function as a two-part business with an administrative office for the existing business that provides pressure washing and cleaning services off site. In addition, the applicant intends to offer detailing services on site. The administrative office and parking of company vehicles would produce minimal impacts to surrounding properties and would not have a significant impact on transportation or public facilities.

Allowing onsite detailing services would produce increased traffic onsite. The applicant site plan and submitted materials indicated that vehicles would be washed behind the existing building on a concrete pad. They would then be cleaned, waxed and finished behind the building or site obscuring fence or within one of the auto bays. The applicant has indicated that vehicles would not be stored or parked in front of the building or outside the sight obscuring fence. In addition, the applicant has indicated that all of the water used for washing will be contained and disposed of off-site. Imposing a condition of approval to limit storage of vehicles on site and to obtain the necessary permits/approval from DEQ to dispose of waste water would satisfy this requirement.

**Conclusion:** The subject property abuts other commercially zoned properties on all sides. The applicant has indicated that onsite detailing services would be conducted during typical business hours and would produce minimal impacts. The property is connected to city services and has direct access to Highway 730. Applying appropriate conditions to limit impacts from the onsite auto detailing would minimize impacts to surrounding uses. Therefore, the site is considered appropriate for the proposed business.

5. Impacts On The Neighborhood: Potential impacts on neighboring properties shall be identified. Mitigating measures shall be identified for unavoidable adverse impacts.
6. Impacts On The Community: Potential impacts on the community shall be identified, including, but not limited to, public facilities, land supply within the particular zoning district, impact on housing, etc. Potential benefits of a proposed use may outweigh potential impacts, but such benefits and impacts should be identified. Unavoidable adverse impacts should be mitigated to the extent possible.

**Findings:** Impacts to surrounding property would be limited as the property sits on the corner of Highway 730 and K Street. North of the property is Highway 730 and a vacant lot. West of the property is K street and G & J Dairy Freeze an existing restaurant. Impacts generated by the proposed business would be noise for the operation of washing equipment and additional traffic.

The applicant has indicated that no more than 15 to 20 cars would be detailed on site each

day and no vehicles would be stored in front of the building where they would be visible from Highway 730. Imposing a condition of approval that requires all vehicles to be stored within the existing bays or behind the existing sight obscuring fence would further limit the potential impacts. Impacts generated from the operation of the office or equipment necessary to detail the car would not be anticipated to generate impacts significant enough to warrant additional restrictions.

**Conclusion:** Impacts generated for the site are assumed to be consistent with a typical commercial business. The primary business would be the mobile washing and cleaning services that take place off-site. However, as addressed in this report there would be limited onsite auto detailing. The primary impact generated would be additional traffic. As addressed in this report Highway 730 is assumed to be adequate to handle an additional 15 to 20 vehicles or 40 average daily trips per day.

#### **IV. SUMMARY AND RECOMMENDATION**

The applicant, Jorge Mendoza, is requesting approval to establish a business, Lucky Wash, that provides mobile pressure washing and cleaning services. The applicant intends to establish an office in the existing building and will primarily provide services off-site. However, the applicant is requesting approval to provide limited onsite auto detailing services. The submitted materials meet or are capable of meeting the standards and criteria of approval as addressed in this report. Therefore, based on the information in Sections I and II of this report, and the above criteria, findings of fact and conclusions addressed in Section III, staff recommends approval of Conditional Use, CU-10-18, subject to the conditions of approval contained in Section V.

#### **V. CONDITIONS OF APPROVAL**

1. The applicant must obtain all federal, state and local permits or licenses prior to operating the business including but not limited to disposing of waste water off site.
2. The applicant shall obtain approval of site plan review prior to starting operation of the business onsite.
3. Vehicles stored onsite shall be located within a building or behind a sight obscuring fence.
4. The applicant must establish the proposed use within one year of the date of the final approval unless the applicant applies for and receives an extension prior to the expiration of the approval.
5. Failure to comply with the conditions of approval established herein may result in revocation of this approval.
6. The applicant shall obtain a City business license prior to starting operation of the business.

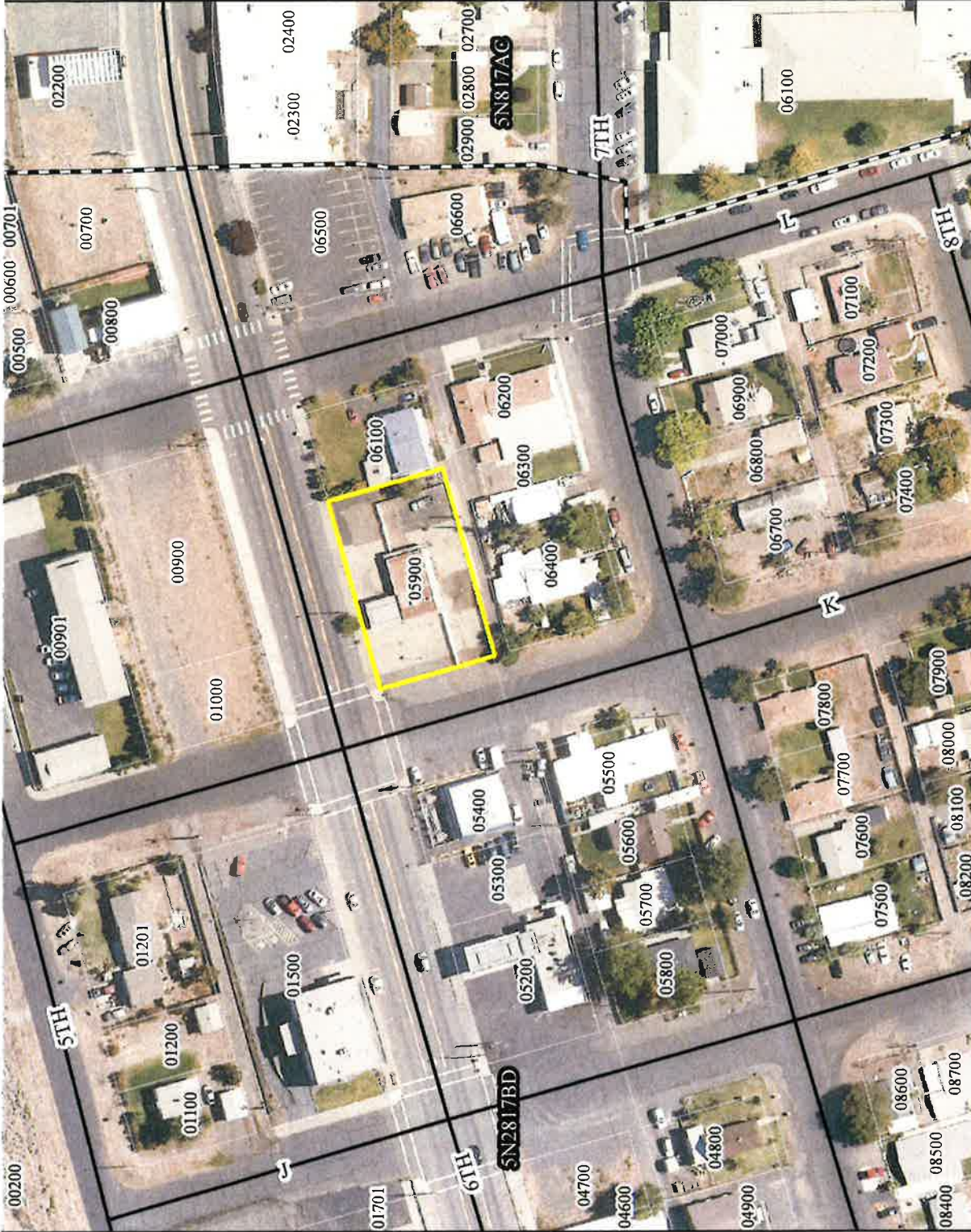
**VI. EXHIBITS**

Exhibit A – Public Notice Map

Exhibit B – Applicant’s Site Plan

PROPERTY OWNERS WITHIN 100'  
NOTICE AREA  
FROM SUBJECT PROPERTY

MAP	TAX LOT	OWNER
5N2817BD	00900	HAT ROCK CAPITAL LLC
5N2817BD	01000	HAT ROCK CAPITAL LLC
5N2817BD	05400	GUNSOLLEY GRAIG & LEZLEE S
5N2817BD	05500	STUCK KARLA K
5N2817BD	05900	ORTIZ EDUARDO S
5N2817BD	06100	TRUKOSITZ STEPHEN & CHRISTINED
5N2817BD	06200	ASSEMBLIES OF GOD CHURCH OREGON DISTRICT
5N2817BD	06300	ASSEMBLIES OF GOD CHURCH
5N2817BD	06400	GEORGE STEVEN R & GEORGE JOHNNIE



**LUCKY WASH CONDITIONAL USE (CU-10-18)**  
**JORGE MENDOZA, APPLICANT**  
**EDUARDO ORTIZ, OWNER**  
**MAP #5N2817BD, TAX LOT 5900**

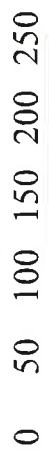
**Legend**

- Subject Property
- Streets
- Assessor's Maps
- Tax Lots (7/31/18)

**Exhibit A**

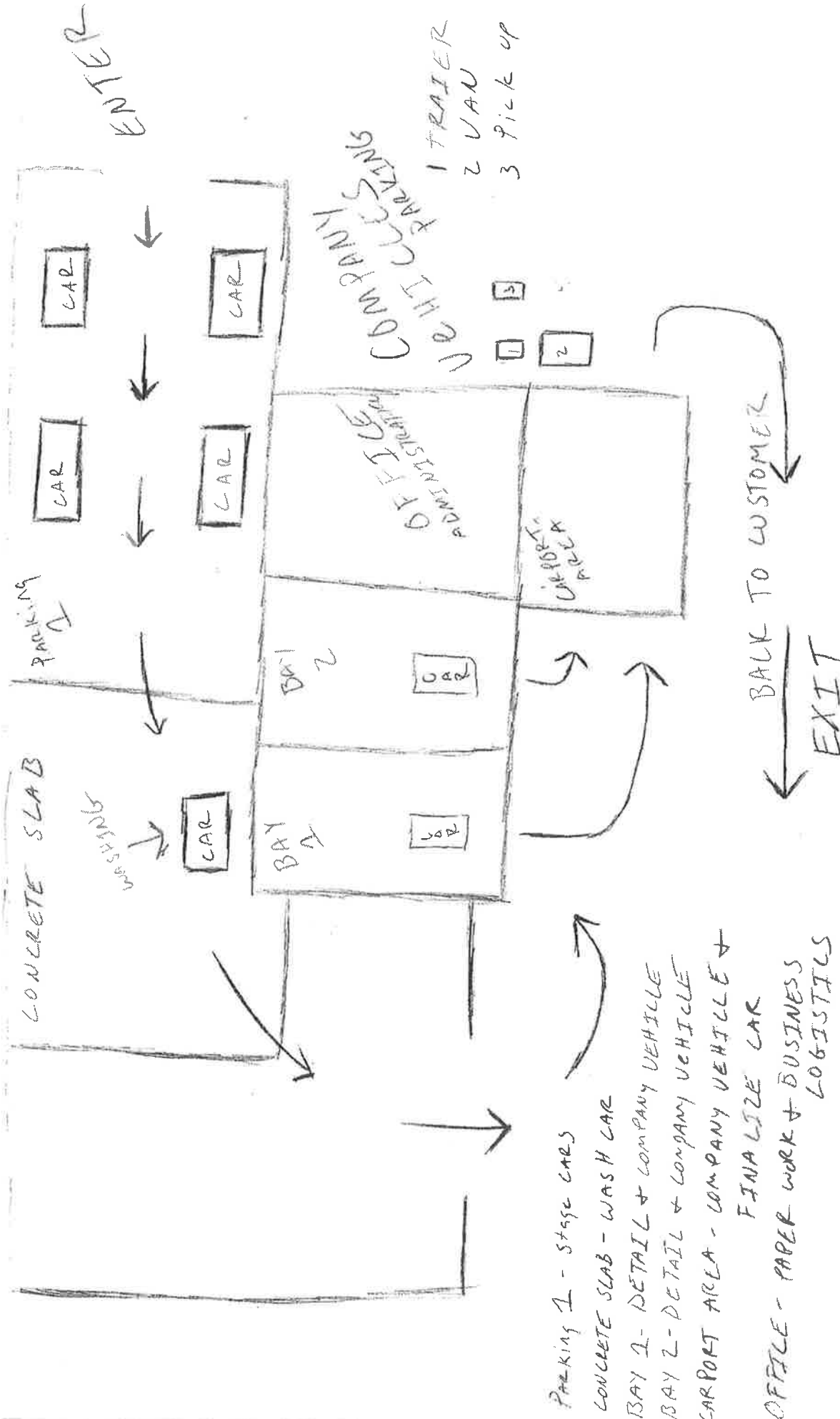


Feet



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only.  
 Not survey grade or for legal use.  
 Created by Brandon Seitz, on 10/3/2018





PARKING 1 - STAGE CARS  
 CONCRETE SLAB - WASH CAR  
 BAY 1 - DETAIL + COMPANY VEHICLE  
 BAY 2 - DETAIL + COMPANY VEHICLE  
 CARPORT AREA - COMPANY VEHICLE +  
 FINALIZE CAR  
 OFFICE - PAPER WORK + BUSINESS  
 LOGISTICS

Exhibit B



# City of Umatilla

700 6<sup>th</sup> Street, PO Box 130, Umatilla, OR 97882  
City Hall (541) 922-3226 Fax (541) 922-5758

October 17, 2018

MEMO

TO: Planning Commission  
FROM: Brandon Seitz, City Planner  
RE: Steve Bunn Conditional Use (CU-11-18)

In July 2014 the City of Umatilla Planning Commission approved a conditional use request to allow the applicant to develop his property as an 18 and over gentlemen's club (CU-2-2014). The applicant operated the business continuously until May 2018. The applicant received approval from the Planning Commission to convert the gentlemen's club into a pool hall including similar recreational and amusement services (CU-3-18). The approval included allowing the applicant to serve alcoholic beverages as long as the sale of alcohol remained secondary to the primary use of the property as a pool hall. Part of the 2018 conditional use approval include a provision that if the gentleman's club was discontinued for one year any future uses of the property must comply with the current zoning.

The applicant has indicated that for financial reason he is wanting to convert the use of the property back to the gentleman's club as allowed by the 2018 approval. The applicant proposes two options for the planning commission consideration. To allow the business to operate on full time basis as permitted by the City's pervious approval (CU-2-2014) or allow the previous business to operate on a limited basis. The applicant had indicated that he would like to continue the use of the property as a pool hall but allow the gentlemen's club to operate on Friday and Saturday nights only but include the serving of beer. No changes would be made to the signage or building other than a fold out sign to be placed out on Friday and Saturday nights. The applicant has indicated this request would only be until May then operation of the club would cease permanently.

The City's 2014 approval (CU-2-2014) did not include a condition of approval restricting sale of alcohol onsite but in the did include the following provides under the introduction.

*Because at least some of the applicant's customer base can or will be under the age of 21, the applicant intends to include a "juice bar" that will not include alcohol being served to customers.*

The Planning Commission has two options for consideration.

1. Allow the existing Conditional Use Permits (CU-2-2014 & CU-3-18) to be modified to allow multiple uses of the property for a temporary period.
2. Allow the fulltime use of the property subject to the 2014 approval (CU-2-2014).

If the Planning Commission allows a modification of the existing permits staff offers the following items for consideration.

- Limit hours of operation of the gentleman's club to Friday and Saturday night and agreed upon hours if necessary.
- Impose a time limit on temporary approval if necessary (i.e. until May of 2019)
- May request that once operation of the gentlemen's club ceases, presumably in June of 2019, the property may not be converted back to a gentlemen's club.

TO WHOM IT MAY CONCERN

10/2/18

I STEVE BUNN WOULD LIKE TO DO ONE OF THE OTHER IN REGARDS TO MY BUSINESS

OPEN MY STRIP CLUB BACK OPEN ,BUT RAISE THE AGE TO 21 AND BE ABLE TO SERVE BEER ,I ONLY HAVE 3 BEERS ON TAP,I WILL LEAVE THE SIGNS THE WAY THEY ARE NOW ,JUST PUT A FOLD UP SIGN OUT SAYING DANCERS ON FRIDAY AND SATURDAY NIGHTS ONLY,THEN THE OTHER DAYS OF THE WEEK I WILL LEAVE IT AS IT IS NOW , THEN IN MAY OF NEXT YEAR I WILL CLOSE THE STRIP CLUB PART OF MY BUSINESS FOR GOOD THATA WHEN I WILL BE ABLE TO GET THE VIDEO LOTTERY IN AND I WILL NEVER OPEN THE STRIP CLUB AGAIN,

IF IM NOT ALLOWED TO DO THIS THEN I WILL HAVE TO JUST RETURN MY BUSINESS TO A FULLTIME STRIP CLUB, FOR FINANCIAL REASONS



THANK YOU

A handwritten signature in blue ink, appearing to be "Steve Bunn". The signature is stylized and somewhat cursive.

Steve Bunn



**City of Umatilla Planning Commission**  
**REPORT and DECISION**  
for  
**CONDITIONAL USE CU-2-2014**

**DATE OF HEARING:** June 24, 2014

**REPORT PREPARED BY:** Bill Searles, City Planner

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**I. GENERAL INFORMATION AND FACTS**

**Applicants:** Stephen Bunn  
1201 Sixth Street  
Umatilla, Oregon 97882

**Property Owners:** Stephen Bunn (contract purchaser)  
1201 Sixth Street  
Umatilla, Oregon 97882

**Land Use Review:** Conditional use for 18 and older gentlemen's club

**Property Description:** Township 5N, Range 28E, Section 17BD,  
Tax lot 800

**Location:** 1201 Sixth Street (within Umatilla city limits)

**Existing Development:** Commercial building; currently has residence in  
basement

**Proposed Use:** 18 and older gentlemen's club

**Zone:** Downtown Transitional (DT) Zone

**Applicable Overlay Zone(s):** None

**Adjacent Land Use(s):** West: L Street; vacant lot in DT Zone  
North: alley; 2-3 single-wide residences in DR Zone  
East: vacant lot in DT Zone  
South: Sixth Street; parking lot that serves 2-3  
businesses adjacent to the east; DT Zone

## II. NATURE OF REQUEST/APPLICABLE COMPREHENSIVE PLAN AND ZONING ORDINANCE PROVISIONS

The applicant in this matter, Steve Bunn, seeks conditional use approval for an “18 and older gentlemen’s club” within an existing commercial building on property in the Downtown Transitional (DT) Zone. Specifically, the proposed “18 and older gentlemen’s club” is a strip club that will cater to customers 18 and older. Because at least some of the applicant’s customer base can or will be under the age of 21, the applicant intends to include a “juice bar” that will not include alcohol being served to customers.

The use is considered to be a “general commercial use” as indicated in the DT Zone. A general commercial use conducted wholly within an enclosed building is permitted as a conditional use under Section 10-4D-3(2)(B) of the DT Zone. “General commercial uses” are distinguished from “downtown commercial uses” in that they do not function to provide a pedestrian-oriented retail window-shopping experience that is typical of downtown commercial uses.

The existing commercial building also contains a single-family residential use in the basement. Pursuant to Section 10-4D-3(3), “Residential uses, provided the ground floor street frontage is occupied by commercial use,” are permitted as conditional uses within the DT Zone. According to records contained in the city’s property file for the subject property, the residential portion of the building has existed as far back as 1993, prior to the City’s adoption of the DT Zone in 2002. Because the residential use of the existing building existed prior to the adoption and application of the DT Zone to the subject property, the residential use is considered to be a nonconforming use. The applicant could seek a separate conditional use permit for the residential use to bring it into conformance with the requirements of the DT Zone, but is not required to do so as part of this request.

This request is being processed subject to the development standards of the DT Zone and approval criteria contained in Chapter 12, Section 1(A), as outlined in this report, and the review procedures under Chapter 14, Sections 6(C) and 7 of the City of Umatilla Zoning Ordinance. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is considered to be consistent with the Comprehensive Plan.

## III. ANALYSIS

### A. City of Umatilla Zoning Ordinance Approval Criteria

All of the following criteria listed under Section 10-12-1(A) of the Zoning Ordinance must be satisfied and supported with findings and reasons as to how each criterion is met in order for this request to be approved.

1. *Applicable Plans: The conditional use application complies with applicable policies of the Umatilla City Comprehensive Plan.*

**Findings:** Staff reviewed the policies under each Goal element of the Comprehensive Plan for

specific policies that would be applicable to the request that would not otherwise be addressed through the applicable review procedures, criteria or standards contained in the Zoning Ordinance.

The following findings and policies under the Goal 12 Transportation element of the Comprehensive Plan are identified as applicable to the proposed use. No other policies not otherwise addressed by the standards of the base (DT) zone, site review requirements, conditional use review criteria, or the standard review procedures for a Type III land use request were identified.

- Sixth Street (i.e., U.S. Highway 730) is classified in the Comprehensive Plan as a major arterial street.
- 'L' Street is classified as a local street. The access spacing standard for local streets is 50 feet.

The subject property fronts along both Sixth Street and L Street. To the extent that any policies or standards associated with these provisions are not otherwise included in the zoning or other implementing ordinance of the comprehensive land use plan, the additional policies or standards are addressed here, or elsewhere in this report as appropriate, and must be met in order for this criterion to be considered met.

**Conclusion:** The applicant's request will comply with the applicable policies of the Umatilla City Comprehensive Plan if the request is found to meet all of the applicable review criteria and standards of the Zoning Ordinance as outlined in this report. The City has some flexibility with the access spacing standard for a local street in determining the appropriate location for an access, especially when dealing with existing development. Those standards are addressed under Section III(A)(4) of this report.

2. Code Provisions: *The proposal complies with all applicable provisions of this Code, including, but not limited to, provisions of this Chapter, the base district, and site review, as well as any other applicable provisions of this Code.*

**Findings:** Similar to review criterion #1 above, this report outlines all of the review criteria and standards the City finds applicable to the request. If the request is found to comply with all of the review criteria and standards outlined in this report, the proposal will comply with all applicable provisions necessary for conditional use approval.

**Conclusion:** The applicant's request must be found to comply with all of the criteria and standards outlined in this report to comply with this requirement.

3. Use Characteristics: *If the proposed use is a community service, application shall include evidence to demonstrate that the proposed use is needed within the community to provide a social or technical benefit.*

**Findings:** The proposed use is an 18 and over gentlemen's club.

**Conclusion:** The proposed use is not a community service use. Therefore, this criterion does not

apply.

4. Site Characteristics: *The site is appropriate for the proposed use, considering, but not limited to, the following factors: neighboring land use, adequacy of transportation facilities and access, site size and configuration, adequacy of public facilities.*

**Findings:** The subject property is 60'W x 94'L for a total of 5,640 square feet in size. The existing building is approximately 30'W x 56'L making the building about 1,680 square feet in size. Neighboring land uses include a vacant lot adjacent to the east of the subject property; a vacant lot to the west across L Street; to the south across Sixth Street is a parking lot that serves 2-3 small businesses a little further to the east; and 2-3 single-wide mobile home residences along the north side of the block across the alleyway from the subject property.

Based on the size of the property, the DT Zone requires that at least five percent (in this case 282 square feet) of the site be landscaped. Pedestrian amenities such as benches, plazas, fountains, sculptures, etc., may replace some or all of the required landscaping at the discretion of the city. The existing building currently has painted murals on the east and west sides of the building that depict various historic aspects of the community and surrounding area, which the applicant intends to keep and maintain. The applicant's site plan also includes additional landscaping along the front and sides of the building that will exceed the minimum landscape area requirements.

The existing building is oriented to the primary fronting street, Sixth Street, and has ground floor windows that meet or exceed the minimum 20% display area required by the DT Zone. The applicant's site plan meets the outdoor storage and garbage collection screening requirements with the existing six-foot high wood fence that extends around the rear of the building.

The subject property is served by city water and sewer services, garbage collection and electricity that are adequate for the proposed business. Public facilities within the right-of-way of Sixth Street, including the street, curb, gutter and sidewalk are in good shape and are more than adequate to serve the proposed use.

The ability to comply with the number of required parking spaces is probably the most challenging requirement for the proposed use to meet. While the use is not specifically identified under Section 10-9-3 of the Zoning Ordinance, staff's determination is that the most similar use listed is a food and beverage place (with no drive-through) which requires one parking space for each 150 square feet of gross floor area. Based on this use, staff determined that 11.2 parking spaces are required to serve the use ( $1,680 \div 150 = 11.2$ ). The DT Zone requires a minimum of one-half this total which rounded to the nearest whole number equals 6 parking spaces that are required for the use. The DT Zone allows for parking spaces on the public street adjacent to the use to be counted in meeting the required parking. Section 10-4D-4(F) of the DT Zone specifies in part that, "[p]arking shall not be located between a building and the public street." Staff believes the intent of this requirement is to prevent vehicles from crossing existing or likely future sidewalk and/or street landscape areas and to limit the number of accesses to properties along a street. This means that adjacent parking would need to be accommodated within the right-of-way along the east side of L Street or along the north side of Sixth Street.

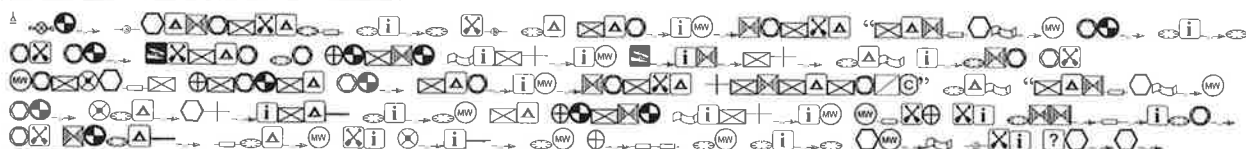
Staff was not able to discern exactly the parking design proposed by the applicant; however, it appears the applicant's design shows two new accesses that would not meet: a) the 50-foot access spacing standard for a local street as identified in the comprehensive plan; b) the site review requirement under Section 10-4D-4(F) of the zoning ordinance that prohibits off-street parking between a building and the adjacent public street; or, c) the site review limitation under Section 10-13-2(B)(4)(a) that prohibits access within the functional area of an intersection.<sup>1</sup>

City staff prepared an alternative design (see Exhibit D) for parking along L Street that meets the above requirements, will maximize the number of parking spaces allowable in accordance with parking design standards and should fit in with the grant project currently underway to develop engineering plans for the redesign and development of downtown sidewalks along Sixth Street. With the existing parking spaces along Sixth Street and the spaces provided in the alternative design prepared by city staff, the applicant would have 6 – 8 total parking spaces to serve the use. However, it should be noted that the alternative design will not be completed for at least 3 to 4 years and interim mitigation measures, such as a short decorative fence along the applicant's west property boundary would force customers to park within the street right-of-way in a manner similar to the alternative design prepared by city staff.

**Conclusion:** Based on the above findings, the site appears capable of accommodating the proposed use in accordance with the applicable development standards of the DT Zone, or with appropriate conditions of approval. The proposal meets landscaping, screening, and building orientation and façade requirements. The applicant's proposed design for parking along L Street does not meet parking or access standards; however, the alternative parking design within the right-of-way of 'L' Street prepared by city staff will allow the proposed use to comply with access and parking requirements. Therefore, as a condition of approval, the applicant will be required to install a short, decorative fence along the west property boundary equal in distance to the length of the existing building in which the use will be conducted to prevent customers from parking between the building and the right-of-way of 'L' Street. Angle parking will be allowed, but must be no closer than 5 feet to the required fence in order to provide a sidewalk/pathway for pedestrians. Parking bumpers will be permitted in the street right-of-way as approved by the city public works director.

5. Impacts on the Neighborhood: *Potential impacts on neighboring properties shall be identified. Mitigating measures shall be identified for unavoidable adverse impacts.*

**Findings:** As indicated previously, neighboring land uses include a vacant lot adjacent to the east of the subject property; a vacant lot to the west across L Street; to the south across Sixth Street is a parking lot that serves 2-3 small businesses a little further to the east (one of which includes another strip club that did not receive conditional use approval); and 2-3 single-wide mobile home residences



“Toolbox on Intersection Safety and Design. The Institute of Transportation Engineers and The Federal Highway Administration, Bryan Wolshon, Ph.D., 2004, pg. 2.

along the north side of the block across the alleyway from the subject property.

The applicant's written justification identifies noise from loud music emanating from the building as a potential adverse impact to the neighborhood. However, the applicant contends he has made checks from neighboring properties and claims that the music cannot be heard from those properties. The applicant also states that employees who take breaks outside will be required to do so in the fenced area behind the building, in effect to avoid any nuisance behavior or actions (such as yelling, inappropriate solicitation, etc.) that employees may cause to neighboring properties, passers-by or the public in general. The applicant indicated that the hours of operation will be from 8:00 p.m. to 3:00 a.m. either Wednesday through Saturday or Thursday through Sunday. The applicant expressed that police are welcome to conduct inspections at any time.

A nearby property owner expressed that she would like to see the planning commission require the applicant keep and maintain the murals on the sides of the building as part of the landscape requirements. The applicant rebutted this testimony stating that he had already agreed to keep the murals.

**Conclusion:** Neither staff nor the planning commission identified any other potential adverse impacts to the neighborhood beyond those presented by the applicant. There was no testimony either oral or written, presented to the planning commission from adjacent or nearby neighbors or property owners expressing concerns or possible negative impacts resulting from the proposed use. Whether the applicant keeps and maintains the murals is not an adverse impact on the neighborhood, but rather a matter of whether the applicant intends to justify the murals as "pedestrian amenities" toward meeting any landscaping requirement that could not otherwise be met due to existing circumstances on the property. That does not appear to be the case here. Considering the distance between the use and neighboring uses due to adjoining streets and vacant lots, and the lack of testimony from those residences along the north half of the block, the Planning Commission cannot determine there are other unavoidable adverse impacts to the neighborhood requiring mitigation, provided no nuisance or illegal activity is allowed to occur on or around the property.

6. Impacts on the Community: *Potential impacts on the community shall be identified, including, but not limited to, public facilities, land supply within the particular zoning district, impact on housing, etc. Potential benefits of a proposed use may outweigh potential impacts, but such benefits and impacts should be identified. Unavoidable adverse impacts should be mitigated to the extent possible.*

**Findings:** No testimony or evidence was presented from the community orally at the hearing or in writing identifying potential impacts on the community, either positive or adverse. The Commission expressed its concern about the negative image to other communities in the region that the existence of one or two similar uses currently have had on the community, especially school children who get teased at athletic events about being from a small town with strip clubs. The planning commission understands that strip clubs are a first amendment form of speech protected under the State's constitution, and are not otherwise regulated in the Downtown (DT) Zone, except as a conditional use that meets the purpose of the DT Zone.

**Conclusion:** Based on a lack of public testimony to the contrary, the Planning Commission cannot find that the use will have unavoidable adverse impacts to justify denying the use. While the Planning Commission is concerned about impacts on the community from the proposed use, the offensive nature of the use to any person's moral sensibilities is not sufficient grounds for denial. Adverse impacts such as illegal drug activity, prostitution, nuisance activity, fighting or other public disturbances are often associated with and coincidental to uses like the proposed use, and may provide justification for denying or revoking a permit. However, without such evidence prior to making a decision, the Planning Commission believes the applicant must be given the opportunity to prove the use will operate in the manner presented to the Commission and not have avoidable or unavoidable adverse impacts to such an extent that the use is not capable of complying with this requirement. The applicant's stated hours of operation will help minimize the potential for undesirable interaction between school children, pedestrians or customers of other businesses and activities or customers associated with the proposed use.

#### **IV. SUMMARY CONCLUSIONS AND PLANNING COMMISSION DECISION**

This request by the applicant, Steve Bunn, for an 18 and older gentlemen's club on property in the Downtown Transitional (DT) Zone identified as tax lot 800 in Section 17BD, Township 5 North, Range 28 East, W.M. appears to meet, or is capable of meeting with appropriate conditions of approval, all of the applicable review criteria and standards.

Therefore, based on the information in Sections I and II of this report, the above review criteria, findings of fact and conclusions in Section III, and public comments received, the Planning Commission approves this request, CU-2-2014, for an 18 and older gentlemen's club on property in the Downtown Transitional (DT) Zone identified as Tax lot 800 in Section 17BD, Township 5 North, Range 28 East, W.M., subject to the conditions of approval under Section V of this report.

#### **V. CONDITIONS OF APPROVAL**

1. The applicant and/or property owner must obtain all federal, state and local permits or licenses, as applicable. The use and all required improvements must be completed within one year from the date of this approval.
2. The applicant shall install a decorative fence at least 30" high, but not more than 36" high along the west property line to prevent parking on the subject property between the building and street. Angle parking for the use fronting along L Street is allowed and must be within the street right-of-way. Parking spaces must be ten feet wide and separated a distance of five feet from the fence/property line. The parking stall closest to Sixth Street must be twenty feet from the north right-of-way boundary of Sixth Street.
3. Any outside lighting on the property must be shielded to prevent glare or nuisance to traffic or surrounding properties.

4. The applicant shall comply with all City regulations in the Municipal Code governing the use of signs for the business.
5. Renewal of the applicant's annual business license is contingent upon all landscaping on the site being managed to maintain the enhanced street appearance of the site as approved herein.
6. Any pattern of nuisance or criminal activity conducted on the site may result in the revocation of the conditional use permit approved herein by the Planning Commission, but only after a minimum 10-day written prior notice is sent to the applicant via certified return-receipt mail that the Planning Commission is considering such action. The notice shall provide the applicant with opportunity to explain why such action should not be taken. Nuisances are those identified in Title 4 of the Municipal Code. A pattern shall constitute three or more citations issued or arrests made or any combination thereof within a calendar month; or five or more citations or arrests or any combination thereof within any consecutive six-month period.
7. The conditional use approval granted herein may only be transferred to a new property owner or business operator after findings and approval by the Planning Commission that the new owner or business operator will not change the use as approved herein and will maintain compliance with all conditions of approval. Any significant change in the use, or any material changes in city regulations governing the use prior to a transfer request will require new conditional use approval.
8. Failure to comply with the conditions of approval established herein will result in revocation of this approval, if the failure to comply is not rectified within 30 days after notice of noncompliance. In addition, no future permits or licenses will be approved for the property while the applicant and/or property owner is in violation of this approval.

**VI. EXHIBITS** (Attached and included as part of this report).

- Exhibit "A" Assessor's map of subject property
- Exhibit "B" Applicant's site plan
- Exhibit "C" Applicant's application and written justification
- Exhibit "D" Alternative Parking Design
- Exhibit "E" Aerial photos of subject property and surrounding area (E-1 to E-5 Google earth photos)

cc: Applicant/Property owner  
Office file



This map was prepared for Assessment purposes only.



SE1/4 NW1/4 SEC 17 T 5N R 28E WM  
UMATILLA COUNTY, OR

12/8/05

5N2817BD

Wardwells Add  
Aerial Photo 1P-57

City of Umatilla

SCALE: 1" = 100'



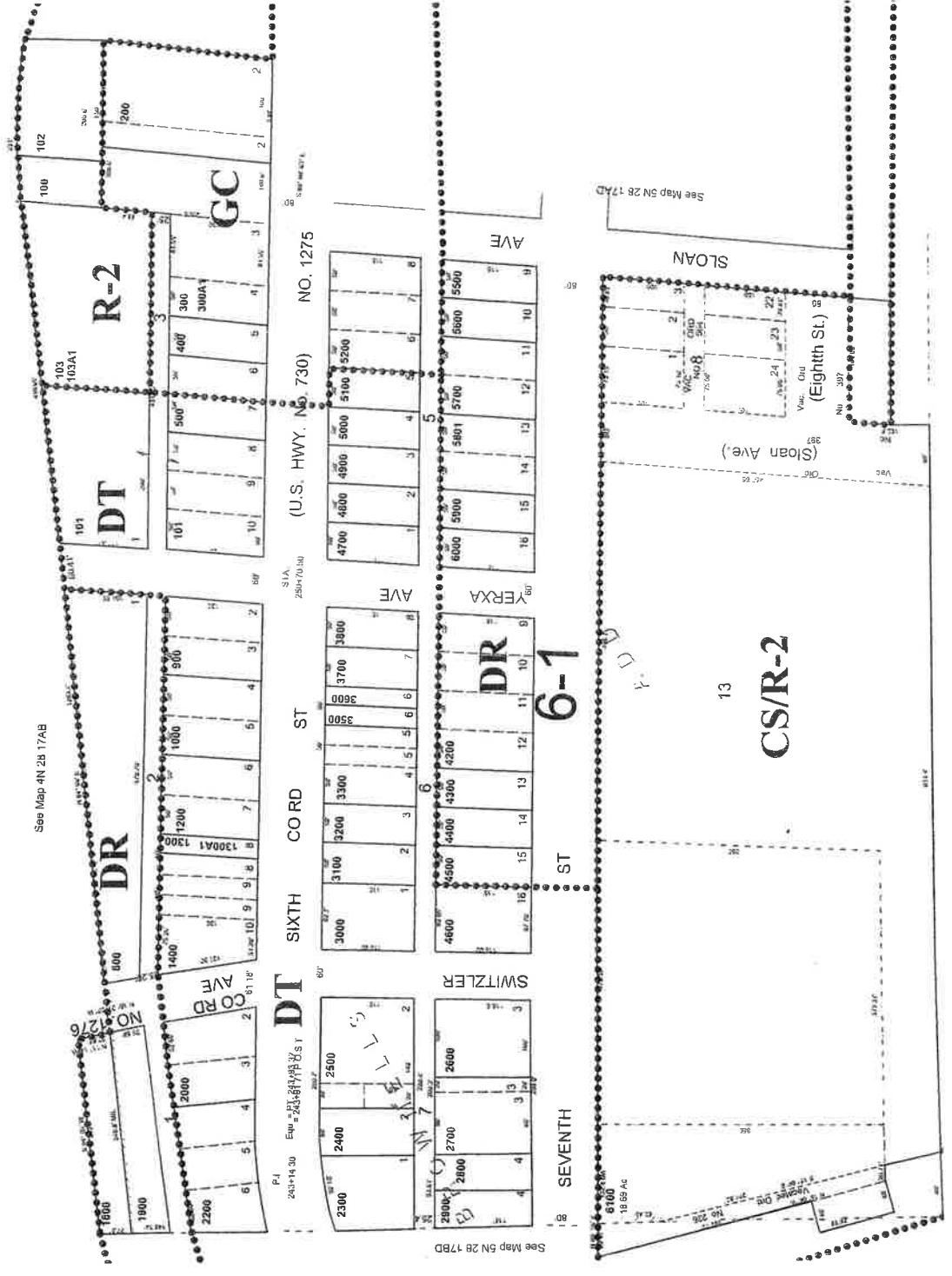
Exhibit A

5N 28 17AC  
 AERIAL PHOTO NO. NZ 1P-5B  
 City of Umatilla

4/5/06

SW 1/4 NE 1/4 SEC 17 T5N R28E WM  
 UMATILLA COUNTY  
 SCALE 1"=100'

This map was prepared  
 for assessment purposes



VACANT LOT

E ST

new

6 FT ST

new  
one way  
new

new  
ASPHALT  
PARKING

new  
Gravel  
short fence

new

new  
one way

new  
Fence  
TRAFFIC  
CAMS

new  
CONCRETE

new  
Painters

new  
TRAILER  
HOUSE

new  
Boarded  
up  
TRAILER  
HOUSE

EXHIBIT B

side walk

Free style  
Pizzeria

night  
MONEY

3  
Pier  
Mitter

Parkings

APC

new  
Pavement  
Door  
Pavement  
Pavement

Building

new  
Painting of  
Lenses & clear landing

new  
Honey Bunnies  
Hole out

new

new  
Back  
Door

Glass

Glass

new  
Fence

new  
Fence

new  
Roses and Honey suckles  
with Red Bark

new  
Roses  
Red Bark

new  
11 FT

VACANT LOT

new  
Shop  
Roll up  
Door  
Door  
Window  
Gate

new  
Alley



File No. CU-2-2014

**CONDITIONAL USE APPLICATION**

**NOTICE TO APPLICANT:** On original application form, please print legibly using blue or black ink, or type. Applicants are advised to review the list of submittal requirements indicated on each application form prior to submitting an application. **Incomplete applications will not be acted upon or scheduled for a public hearing until the Planning Department receives all required submittal materials and fees. Failure to provide complete and/or accurate information may result in delay or denial of your request.**

**SITE LOCATION AND DESCRIPTION**

Tax Map #(S) 8W Tax Lot #(s) 8W  
Tax Map #(S) \_\_\_\_\_ Tax Lot #(s) \_\_\_\_\_  
Frontage street or address 6th St, Hwy 730  
Nearest cross street L St  
Current zoning City of Umatilla Downtown Transition County Umatilla  
Site size (acres or square feet) 5640 sq ft Dimensions 60x94

**SPECIFIC REQUEST** (State the nature of the request and why a conditional use is necessary) TO be able to open a 18yr old and above gentlemen club

**APPLICANT** Steve Bunn  
Mailing address 1201, 6th St Umatilla, OR, 97882  
Phone 541-720-9227 Fax \_\_\_\_\_ Email \_\_\_\_\_  
Applicant's interest in property owner  
Signature [Signature] Date 5-30-14

**PROPERTY OWNER** Steve Bunn  
Mailing address 1201, 6th St Umatilla, OR, 97882  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
Adjacent property under same ownership (list tax lot ID) \_\_\_\_\_  
Signature [Signature] Date 5-30-14

If same as applicant, mark SAME. If there is more than one property owner, please attach additional sheets as necessary.

**OFFICE USE ONLY - DO NOT WRITE IN THIS AREA**

120 day time limit \_\_\_\_\_ Accepted as complete \_\_\_\_\_ Final decision by \_\_\_\_\_  
DLCD 45-day notice required Y/N Date mailed \_\_\_\_\_ Date of first hearing \_\_\_\_\_  
Planning Commission hearing date \_\_\_\_\_ Notice mailed \_\_\_\_\_  
Notice to media Publication date \_\_\_\_\_ Emailed \_\_\_\_\_ 28  
Notice of Decision Date mailed \_\_\_\_\_ Appeal deadline \_\_\_\_\_  
Associated applications Exhibit C

**STRUCTURES** Please indicate the type and number of structures on the site

Single Family Residence(s) \_\_\_\_\_ Multi Family Residence(s) \_\_\_\_\_  
Manufactured Home(s) \_\_\_\_\_ Travel Trailer(s) \_\_\_\_\_  
Other residential structure(s) \_\_\_\_\_ Barn/other ag building(s) \_\_\_\_\_  
Commercial building(s) \_\_\_\_\_ Industrial Building(s) \_\_\_\_\_  
Accessory buildings/structures \_\_\_\_\_ Other \_\_\_\_\_

**SERVICE PROVIDERS** Please indicate which of the following services are provided on the property

**Water** City of Umatilla  Well \_\_\_\_\_ Other/None \_\_\_\_\_  
**Sewer** City of Umatilla  Septic \_\_\_\_\_ Other/None \_\_\_\_\_

Does the property have access to **City streets**? (Y/N, please explain what and where) yes

Does the property have access to **County Roads**? (Y/N, please explain what and where) no

If the property is subject to special assessment or debt from any special districts (fire, road, etc), please provide details.

no

**LIVESTOCK** Please list the number and type of all livestock currently present on the property (horses, cattle, sheep, goats, chickens, etc. Do not include domestic pets such as cats and dogs) n/a

**BUSINESSES** Are any businesses operating on the property? If yes, please describe. yes Honey Bunz Hideout  
18yr old and up Gentlemen's club

All businesses operating within the City of Umatilla must obtain a Business License.

**The Zoning Ordinance accepts that certain uses, while not permitted outright, can be compatible uses in certain zones. The applicant bears the burden of proof to show that the proposed use is compatible or can be made compatible with the surrounding neighborhood and/or zone through appropriate mitigation.**

**SUBMITTAL REQUIREMENTS**

The following items must be received in order to deem a Conditional Use application complete and schedule it for a hearing before the Planning Commission. If you need assistance completing the forms, please contact the Planning Department. If you do not have a copy of the deed to your property to verify ownership, contact the Umatilla County Office of County Records at (541) 278-6236 or [www.co.umatilla.or.us/records.htm](http://www.co.umatilla.or.us/records.htm).

1. Original, signed **Application form**. This information is public record and must be reproduced so please type or write clearly using dark ink.
2. All information required under Section 131 (E) below, unless specifically waived by the Director.
3. The appropriate **fee**.

**Electronic submittals to accompany this application form are encouraged. All text submittals should be provided in Microsoft Word; plans and other images should be formatted as a pdf.**

**The application will not be scheduled for a hearing until deemed complete.**

Describe in detail how the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this ordinance.

there is parking on W 1st, I also have a parking lot off of W 1st, the building is 1250 sq ft upstairs with a rear entrance for employees 2 bathrooms, the property is fenced in by a 6 foot cedar fence, trash is inside a 4 foot fenced in area, no parking lot leads directly to 4th st or Hwy 230, see site map for landscape plans

Describe in detail how the site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.

there is enough on street parking and in my lot to handle the vehicular traffic, I'm improving my parking lot to have a one way in and a one way out entrance and exit.

Describe in detail how any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards, or other reasonable conditions of approval.

the music being so loud - But I have checked you can't hear any noise or music in my next door neighbors yard, I will be calling the parking lot a regular basis looking for trash, on nights that we just ~~have~~ my lotteries will be open to hours, my employees are not allowed to stand out in front of the building they are to take their breaks in the back, no yelling at people driving by

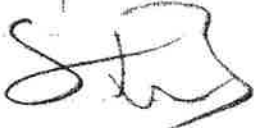
In areas designated as requiring preservation of historic, scenic or cultural resources and attributes, describe in detail how proposed structures will be of a design complementary to the surrounding area.

my building is on the crosun trail on the west side of my building is a scenic mural of Umatilla in the 1800's, on the east side of the building a scenic mural of Lewis & Clark's Landing. I plan on keeping with that theme on this property.

Actual approval criteria are contained in Section 10-12-1 A of the Zoning Ordinance, on page 6 of this form. Use additional sheets if necessary. Electronic submissions are encouraged to accompany all materials.

## Description of Honey Bunnz Hide out

IT is a Gentlemen clubs For  
18yr old and above no Alcohol it  
will be a Juice Bar, Hours of  
operation are going to be thurs - Sun or  
Wed to Sat - 8:00pm to 3:00am  
I have 3 employees and 7 Dancers  
that are sub contracted, We are  
set up to handle 30 people at a Time.

By me doing the Landscaping and  
parking area I do believe I meet  
and exceed the planning commission's  
criteria. on my Block there is my  
Business, Don Tinning Auto Sales,  
and a mower Repair Shop, across  
the street there is Free style pizza,  
and Night moves a strip club,  
and Apus a coffee shop.  
I will keep my property clean and  
Drug free, the police are welcome  
to do parking lot checks and  
walk thro's if they would like  
Thank you 



I will make sure that my employees do not stand out in front of the business, they are to enter and exit from the rear of the Building and take their breaks in the Back, no one will be allowed to yell at passing cars my employees or my customers will not be allowed to do that. I will have my parking lot totally cleaned every night after I close. I have checked on how much noise the music might be to my neighbors, I have asked them and I have also walked to every property surrounding my and you cannot hear any music what so ever, my hours of operation are done when most all other businesses are closed, I hope you allow me this conditional use permit, I will follow all city ordinances, and I will keep my property a clean and drug free place. The police are welcome to do walk throvs, or check my parking lot at their own discretion, I will work with the city any way that can to stay in compliance. Thank you





Honey Bunnz  
Hide out

## Site Plan

10-4D-3 Conditional Use Permitted

2

B yes the business is conducted wholly within an enclosed

3 IS allowed because on the Ground floor street frontage is occupied by Commercial use

10-4D-4 Development Standards

A yes I will do more landscaping than required, on the Building itself

there are 2 murals painted one side of the Business that were in umatilla in the 1800's

and the other side has Lewis & Clark

landings painted on it, in front of east side of fence will be Roses and Honey Suckle and something on west side of Building

10-4B-4

## Development Standards

C I'm going to go ahead with landscaping

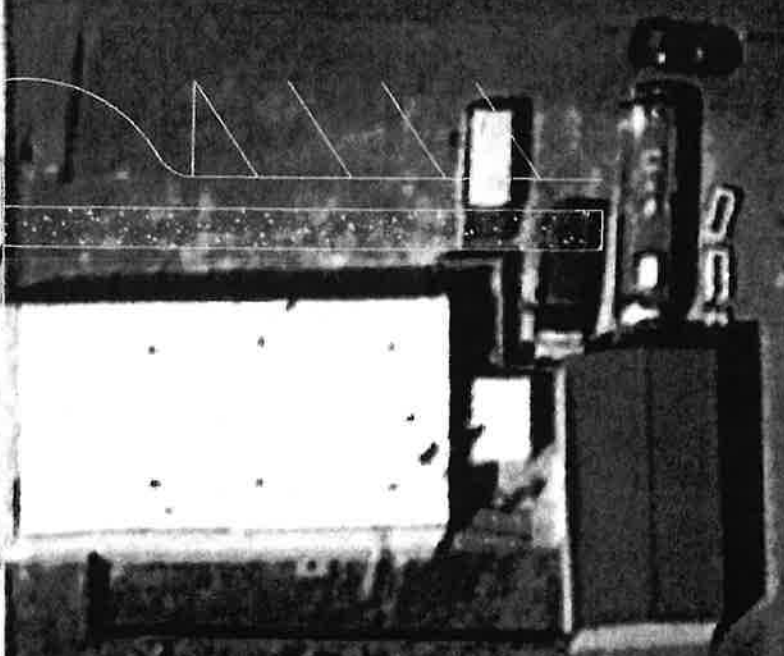
D yes the primary entrance is oriented towards the street

F Parking see site plan  
it will be diagonal parking on the west side  
and the parking on 6th street

G I do believe my parking takes care of this

H All garbage and storage is behind a 6 foot fence or in my shop none will be visible to the public

Exhibit D





Google earth

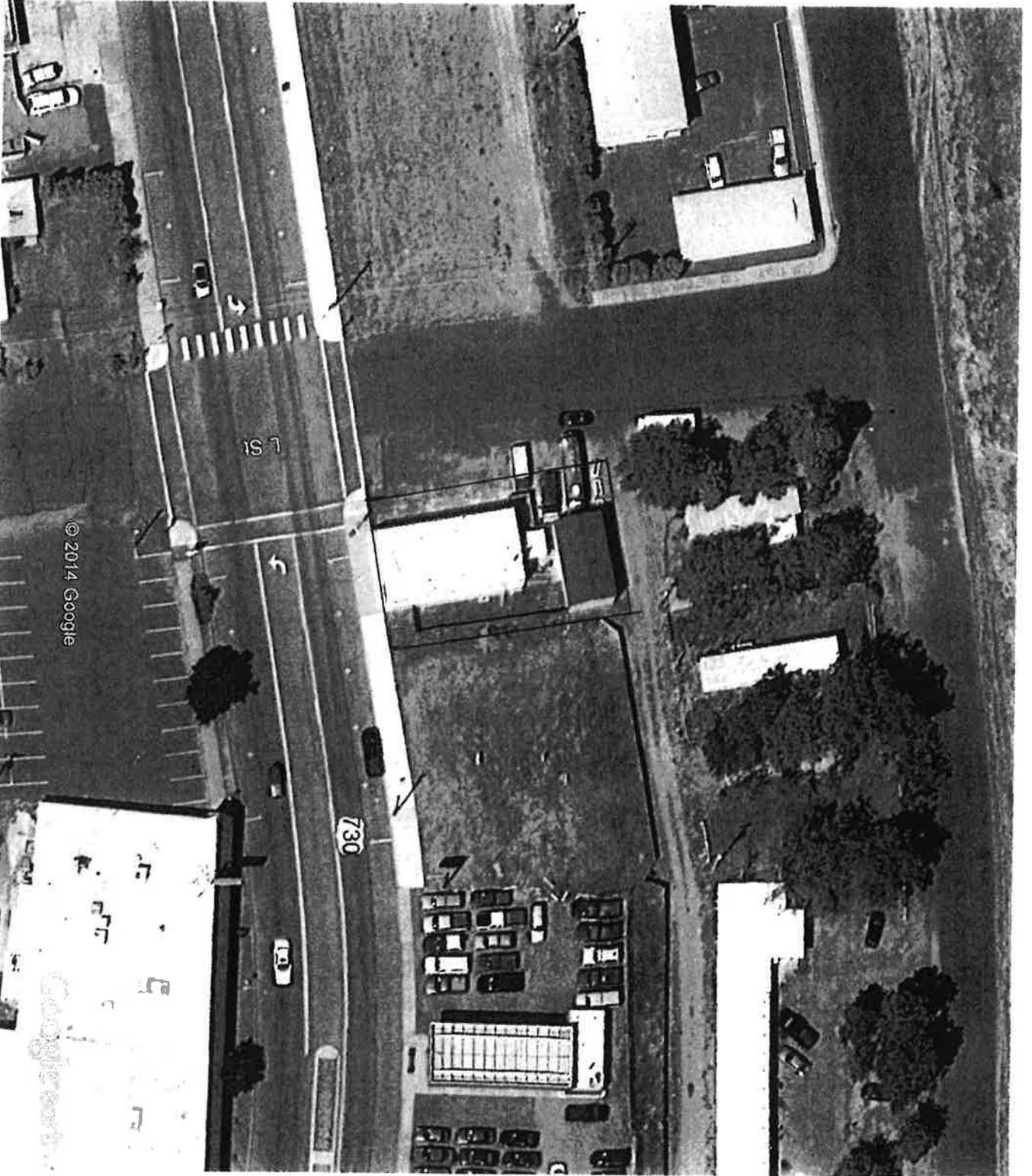
feet  
meters



Exhibit E (1 of 5)







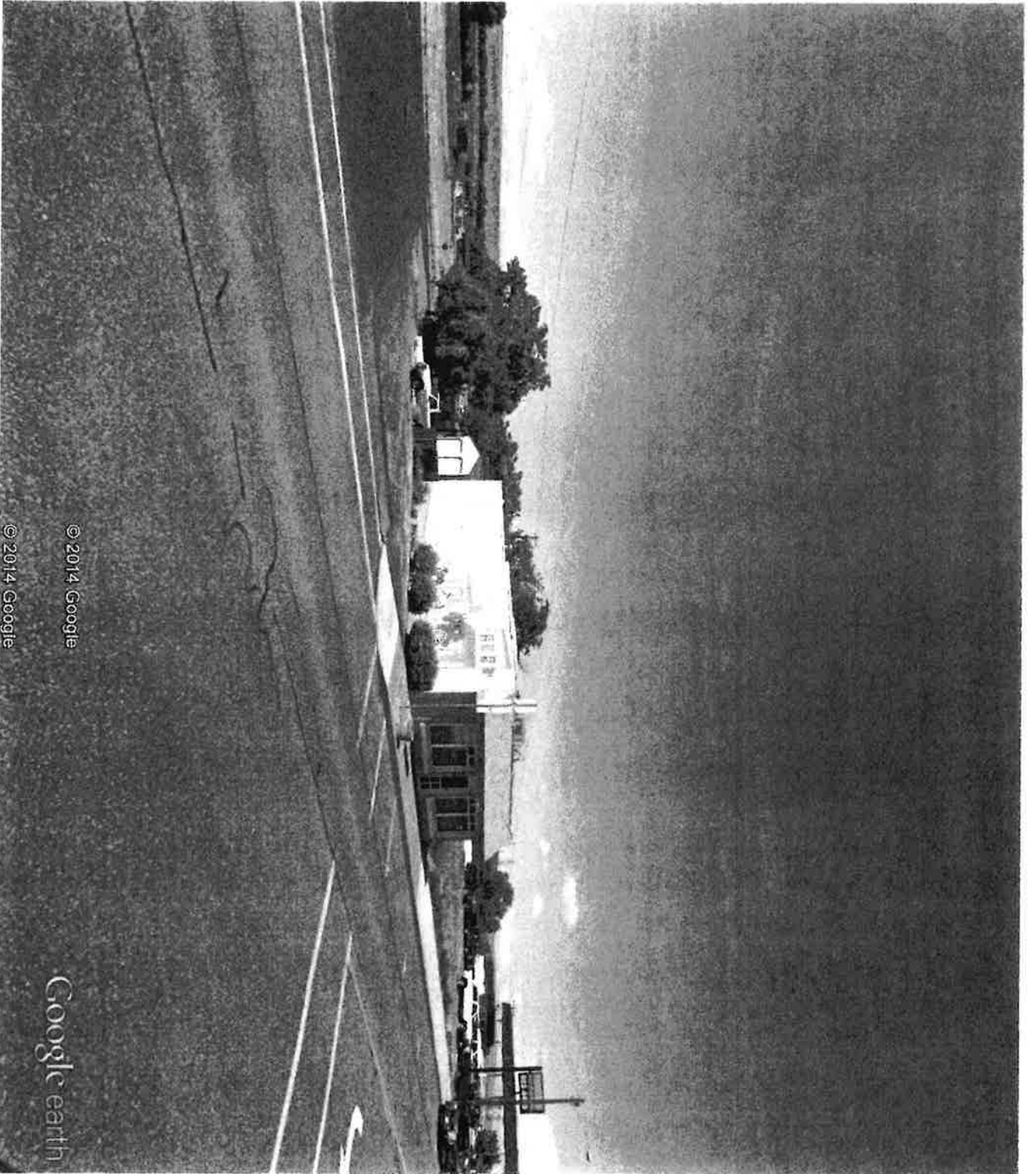
Google earth

feet  
meters

300

100

Exhibit E (2 of 5)



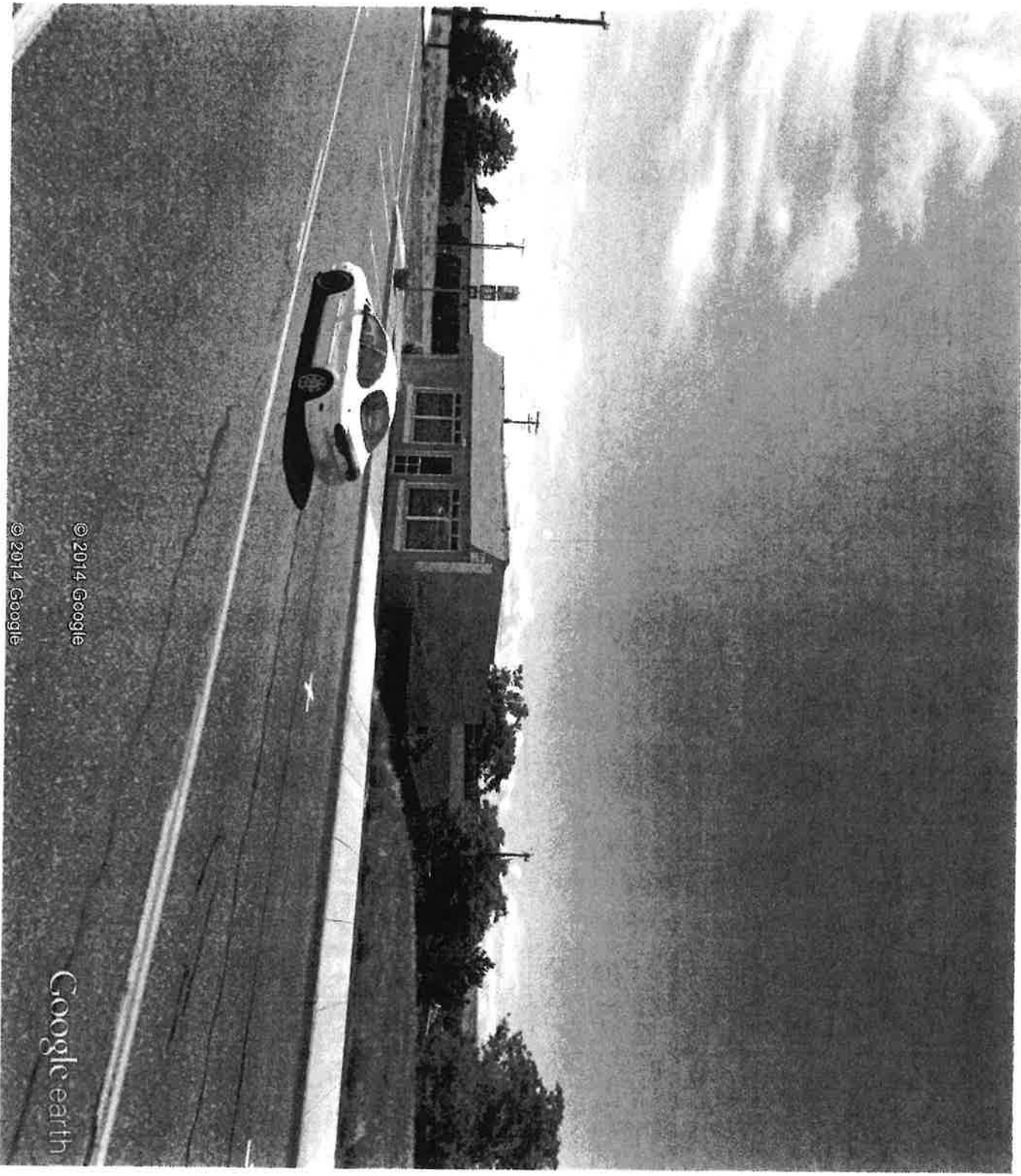
Google earth

feet  
meters



Exhibit E (3085)





© 2014 Google  
© 2014 Google

Google earth

Google earth

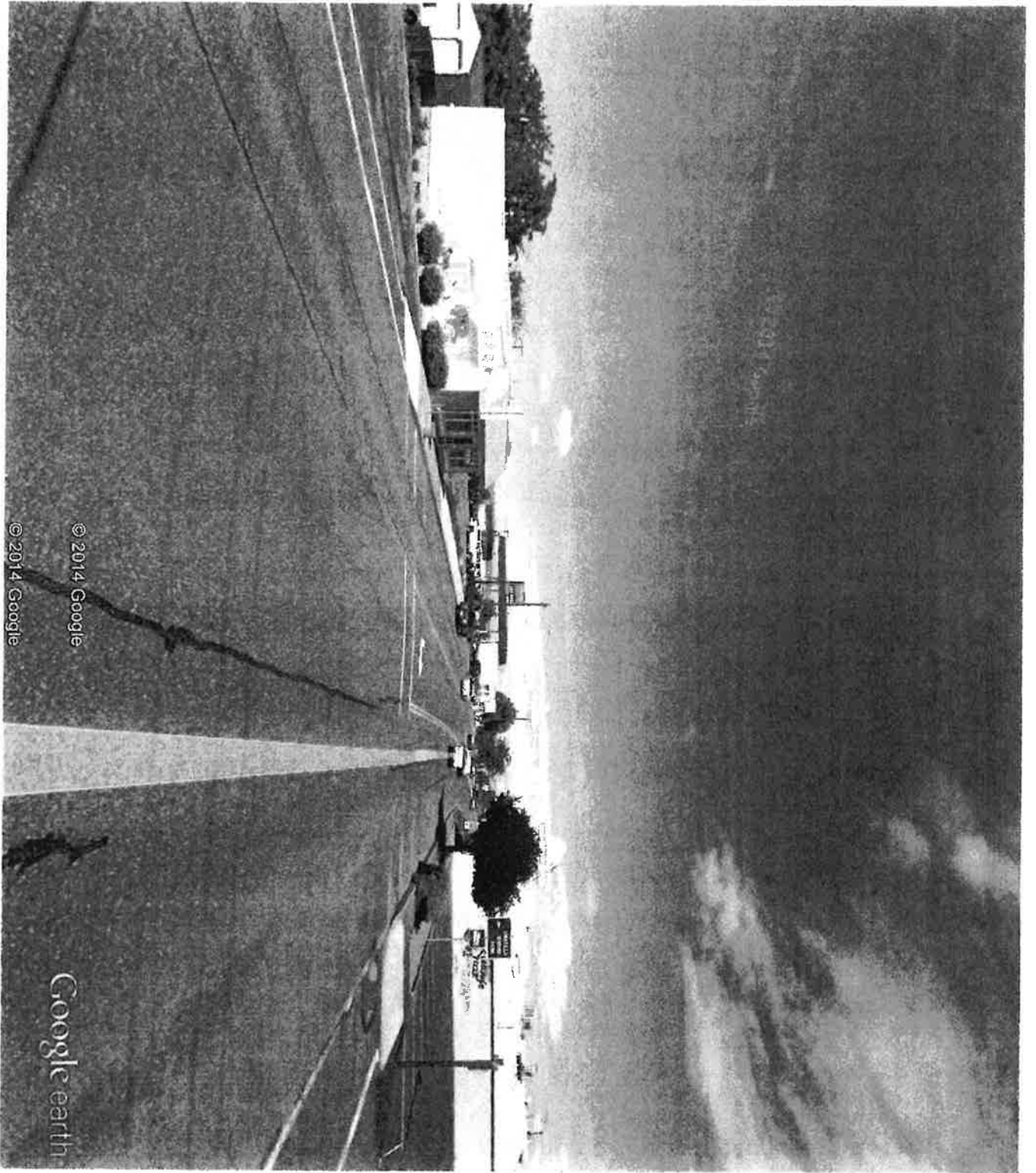
feet  
meters

10

4

Exhibit E (4 of 5)





Google earth

feet  
meters

10

5

Exhibit E (5 of 5)

