

**UMATILLA PLANNING COMMISSION MEETING
AGENDA
COUNCIL CHAMBERS
NOVEMBER 24, 2020
6:30 PM**

1. **MEETING CALLED TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.1 [October 27, 2020 Minutes](#) *Suggested Action: Draft minutes for commission approval*

5. **UNFINISHED BUSINESS**

6. **NEW BUSINESS**

6.1 [Jesse Guzman Annexation ANX-2-20](#) *Suggested Action:*

The applicant, Jesse Guzman, seeks approval to have his property, Tax lot 1201 on Assessors map 5N2817CA, situated in the City of Umatilla's urban growth boundary annexed into the City limits. Jesse connected to City Sewer and due to the contiguous border between his property and the City limits he has chosen to Annex into the City.

7. **DISCUSSION ITEMS**

7.1 [Planning Commission Yearly Report](#) *Suggested Action: Presented by Staff*

7.2 [December Meeting](#) *Suggested Action: No applications for December*

8. **ADJOURN** This institution is an equal opportunity provider. Discrimination is prohibited by Federal law. Special accommodations to attend or participate in a city meeting or other function can be provided by contacting City Hall at (541) 922-3226 or use the TTY Relay Service at 1-800-735-2900 for appropriate assistance.

This institution is an equal opportunity provider. Discrimination is prohibited by Federal law. Special accommodations to attend or participate in a city meeting or other function can be provided by contacting City Hall at (541) 922-3226 or use the TTY Relay Service at 1-800-735-2900 for appropriate assistance.

UMATILLA PLANNING COMMISSION MEETING
****DRAFT MINUTES****
COUNCIL CHAMBERS
OCTOBER 27, 2020
6:30 PM

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

Meeting called to order at 6:30 p.m.

- A. **Present:** Commissioners; Keith Morgan, Kelly Nobles, Bruce McLane, Heidi Sipe, Jennifer Cooper.
- B. **Absent:** Boyd Sharp, Hilda Martinez
- C. **Late arrival:**
- D. **Staff present:** Community Development Director, Brandon Seitz and Associate Planner, Jacob Foutz.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MINUTES**

3.a [September 29, 2020 Minutes](#) Motion to approve by Commissioner Cooper, seconded by Commissioner Morgan. Motion Carries 6-0.

4. **UNFINISHED BUSINESS**

5. **NEW BUSINESS**

5.a [Dollar General Replat RP-2-20](#) *Suggested Action:*

The applicant, Dollar General, requests approval to combine five tax lots into one. The proposed use is located on Assessor's map 5N2817AC Tax Lots 4700, 4800, 4900, 5000, 5100.

Vice Chair Sipe acting as Chair opened the hearing and read into the record the Public Hearing Opening Statement.

Vice Chair Sipe asked for the staff report.

Associate Planner Foutz explained the connection between RP-2-20 & CU-3-20.

Associate Planner Foutz explained the need for a replat for the proposed use and recommended approval.

Vice Chair Sipe asked for any testimony from the applicant.

Joshua Schripsema from SimonCRE stated he had no comments at this time.

Vice Chair Sipe asked for public testimony in favor or against the application. No Testimony.

Vice Chair Sipe called for a motion to close the hearing of RP-2-20. Motion to close by Commissioner Morgan. Seconded by Commissioner Nobles. Motion Carried 6-0.

Vice Chair Sipe called for a motion to approve RP-2-20. Motion to close by Commissioner Nobles. Seconded by Commissioner Cooper. Motion Carried 6-0.

5.b [Dollar General Conditional Use CU-3-20 & Dollar General Site Plan Review SP-4-20](#)

Suggested Action:

The applicant, Dollar General, requests approval to construct an approximately 7,500 SF Dollar General retail store on approximately 0.66 acres located at the SE corner of Yerxa Avenue and State Highway 730 (6th Street). The proposed use is located on Assessors map 5N2817AC Tax Lots 4700, 4800, 4900, 5000, 5100.

Vice Chair Sipe opened the hearing and asked for the staff report.

Associate Planner Foutz gave a brief overview of the application highlighting the TIA and landscaping portions of the application.

Vice Chair Sipe asked for the applicant's testimony.

Joshua Schripsema from SimonCRE explained their excitement to bring a new option to the community. Dollar general views Umatilla as a great regional location for their storefront.

Vice Chair Sipe asked for any public testimony in favor or opposition to the application. No Testimony.

Vice Chair Sipe called for a motion to close the hearing of CU-3-20 & SP-4-20. Motion to close by Commissioner Morgan. Seconded by Commissioner Cooper. Motion Carried 6-0.

Commissioner Nobles expressed his excitement to have a Dollar General.

Vice Chair Sipe called for a motion to approve CU-3-20 & SP-4-20. Motion to close by Commissioner Nobles. Seconded by Commissioner Morgan. Motion Carried 6-0.

Vice Chair Sipe explained that she would be recusing herself from VER-1-20 due to her involvement as the applicant. She asked for a volunteer to Chair the next application.

Commissioner Morgan asked for Commissioner Nobles to Chair the next application.

5.c [Loyal Restoration Verification of Non-Conforming use \(VER-1-20\)](#) *Suggested Action:*

The applicant, Loyal Restoration, is requesting a Verification of non -conforming use. The Applicant is requesting to obtain verification of non-conforming use to continue the use of a shop structure as residential. The location is 1201 6th Street and can be found on Assessors Map 5N2817BD Tax Lot 800.

Commissioner Nobles acting as Chair opened the hearing and read into the record the Public Hearing Opening Statement.

Commissioner Nobles asked for the staff report.

Associate Planner Foutz summarized the submitted staff report and findings.

Associate Planner Foutz recommended approval of the requested non-conforming use.

Commissioner Nobles asked for testimony from the applicant.

Heidi Sipe from Loyal Restoration LLC expressed her thanks to having this application being heard. She stated that when she purchased the property the shop was being used a residence but not to the level she would feel comfortable renting it to anyone. She expressed desire to create a studio apartment in the space due to the need for smaller single person units in the community.

Commissioner Nobles asked for any public testimony in favor of the application. No Testimony.

Commissioner Nobles asked for any public testimony in opposition of the application.

Pat Large, the property owner to the east of the subject property, explained his desire to have a commercial development in the area. Mr. Large explained his displeasure to having a residence being put in the current zoning. Mr. Large also raised other concerns not directly related to the application.

Commissioner Nobles asked for any other testimony in opposition of the application.

Commissioner Nobles asked for rebuttal from the applicant.

Heidi Sipe explained her understanding of his frustration with the sidewalks and property lines in question. She explained that there is an emphasis in the City to have residential and commercial uses mixed.

Commissioner Nobles called for a motion to close the hearing of VER-1-20. Motion to close by Commissioner Morgan. Seconded by Commissioner McLane. Motion Carried 6-0.

Director Seitz explained that he could help Mr. Large with his issues not applicable to this application. He explained that the building should be given a verification of non-conforming use.

Commissioner Nobles called for a motion to approve VER-1-20. Motion to close by Commissioner Morgan. Seconded by Commissioner Cooper. Motion Carried 6-0.

6. **DISCUSSION ITEMS**

6.a **UGB UPDATE** *Suggested Action: Discussion*

Director Seitz explained that the UGB update will still happen but is delayed at this time.

7. **INFORMATIONAL ITEM**

8. **ADJOURNMENT**

Meeting Adjourned at 7:15

This institution is an equal opportunity provider. Discrimination is prohibited by Federal law. Special accommodations to attend or participate in a city meeting or other function can be provided by contacting City Hall at (541) 922-3226 or use the TTY Relay Service at 1-800-735-2900 for appropriate assistance.

DRAFT

**City of Umatilla Planning
STAFF REPORT AND RECOMMENDATION
for
ANNEXATION ANX-2-2020**

HEARING DATE: November 24, 2020

REPORT PREPARED BY: Jacob Foutz, Associate Planner

I. GENERAL INFORMATION AND FACTS

Applicant: Jesse R. Guzman
301 Stephens Ave
Umatilla, OR 97838

Property Owner: Jesse R. Guzman
301 Stephens Ave
Umatilla, OR 97838

Land Use Review: Annex a property that is in the UGB for purposes of utility connection.

Subject Property Description: Single Family home located at 301 Stephens Ave, Umatilla OR 97838, tax lot 1201 on Assessors map 5N2817CA.

Existing Zoning: Urban Residential (R-3)

Proposed New Zoning: Single-Family Residential (R-1)

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

The applicant, Jesse Guzman, seeks approval to have his property, Tax lot 1201 on Assessors map 5N2817CA, situated in the City of Umatilla's urban growth boundary annexed into the City limits. Jesse connected to City Sewer and due to the contiguous border between his property and the City limits he has chosen to Annex into the City.

Approval of this request is subject to Section 10-13-4 of the City of Umatilla Zoning Ordinance

which requires a Type IV procedure review and for a zoning designation to be assigned that most closely corresponds to the Comprehensive Plan designation, unless an amendment to the Zoning Map is also proposed.

It is City Staff's recommendation that if the annexation is approved, the property be zoned City Single-family residential as it is the designation that most closely corresponds with subject property's current use.

III. ANALYSIS

The applicable decision criteria are listed in Chapter 13, Section 4C, as outlined in this report, and the procedures for a Type IV review are contained 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.

A. City of Umatilla Zoning Ordinance Approval Criteria

All of the following criteria listed under Section 10-13-4C 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. *The site is within the urban growth boundary for the City.*

Findings: The site is located on Stephens Ave within the Urban Growth Boundary for the City of Umatilla. Stephens Avenue is located south of the Umatilla River and East of Powerline Road.

Conclusion: The site is located within the Urban Growth Boundary for the City of Umatilla.

2. *It is economically and technically feasible to provide services to the area.*

Findings: The City of Umatilla has both water and wastewater facilities that run-in along the south property line of the subject property. The subject property has hired a contractor and connected to City wastewater. Due to the connection the applicant has chosen to annex into the City of Umatilla.

Conclusion: The subject property has been deemed viable to be served with water and wastewater as service already exist within the adjacent right of way. In addition, all other City services are technically and economically feasible.

3. *The proposal is consistent with the Comprehensive Plan or substantial changes in conditions have occurred which render the Plan inapplicable to the annexation.*

Findings: For annexation requests, Comprehensive Plan Policy 14.10.103 specifies that the City will annex lands upon request "when it is demonstrated that such annexations are consistent with the Comprehensive Plan policies and within the capabilities of the City's services and facilities." This policy is implemented in the City of Umatilla Zoning Ordinance, as outlined and discussed under Sections III(A)(1) and (2) of this report, which require property proposed to be annexed to be located within the urban growth boundary and for services to be technically and economically

feasible to serve the property. As indicated above, these provisions were found to be met or capable of being met.

Conclusion: The Comprehensive Plan recognizes property within the urban growth boundary as land intended to be brought into the city limits when requested, if services can technically and economically be provided to serve the use of the property. Services to the subject property already exist. Planning staff concludes that the proposal complies with all other applicable Comprehensive Plan policies in regards to this annexation request.

B. City of Umatilla Zoning Ordinance Section 10-13-4(B) – Zoning Designation

When approving an annexation request, Section 10-13-4(B) of the Zoning Ordinance requires the City to assign a zoning designation that most closely corresponds to the Comprehensive Plan designation, unless an amendment to the Zoning Map is proposed.

Findings: It is Staff’s recommendation that if the annexation is approved the property be zoned City Single-family residential as it is the designation that most closely corresponds with the existing Umatilla County urban residential designation. The existing home would be nonconforming if brought in under City Multi-family residential. To avoid a nonconforming use and to match the subject property existing use, staff recommend the assignment of Single-family residential.

Conclusion: It is the Staff’s recommendation that if the annexation is approved the property be zoned City Single-family residential as it is the designation that allows for the existing use to continue.

IV. SUMMARY CONCLUSIONS AND STAFF RECOMMENDATION

This request by the applicant, Jesse Guzman, to annex Tax lot 1201 on Assessors map 5N2817CA, situated in the City of Umatilla’s urban growth boundary into the City limits and assign a City Single-family residential zoning designation will meet all of the applicable decision criteria for annexation into the city limits.

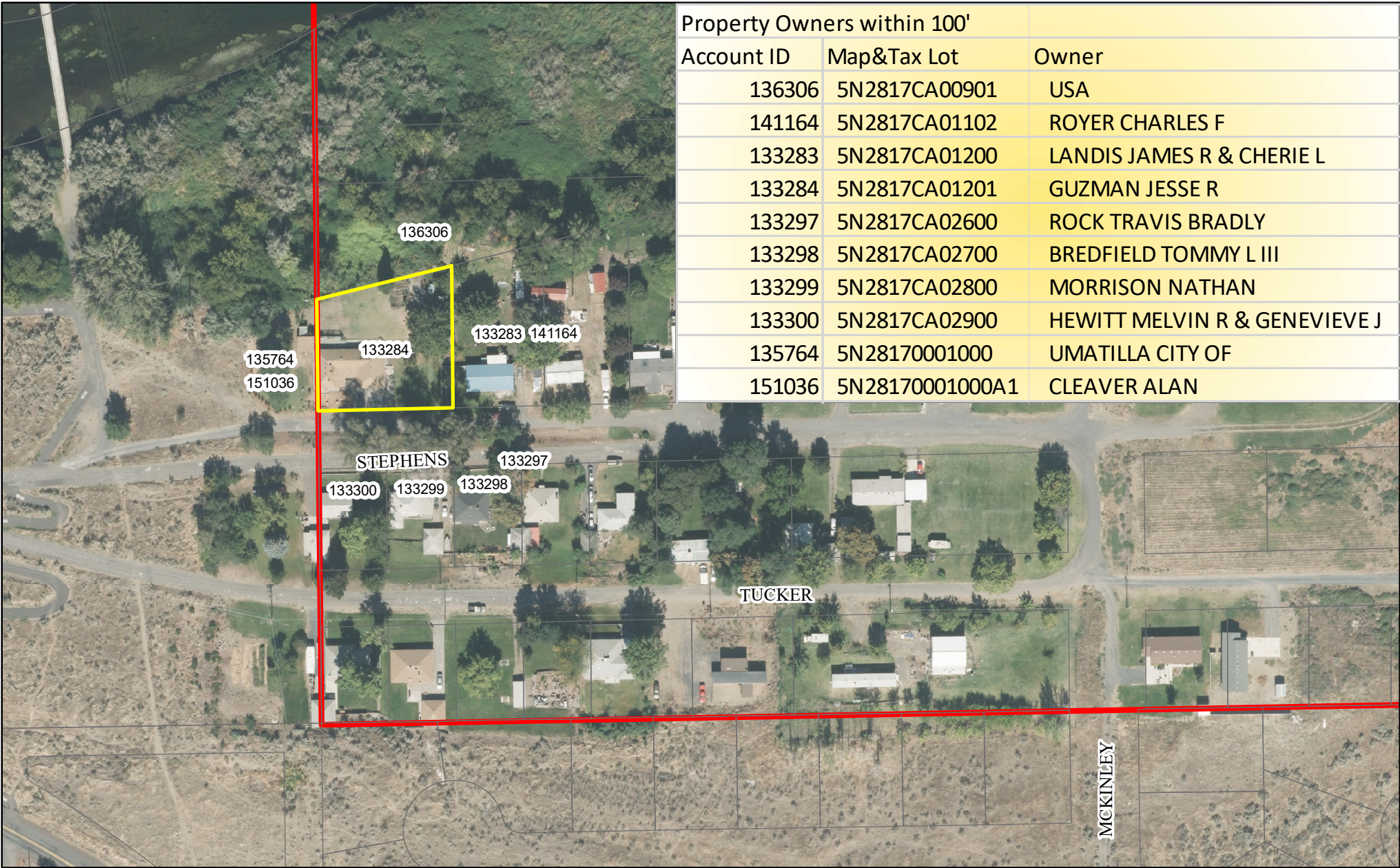
Therefore, based on the information in Sections I and II of this report, and the above review criteria, findings of fact and conclusions contained in Section III, Staff recommends the Planning Commission recommend **APPROVAL** of this annexation request, ANX-2-2020, to the Umatilla City Council to annex the following into the city limits;

Tax Lot 1201 on Assessors map 5N2817CA, known as 301 Stephens Avenue, Umatilla, OR 97882 as City Single-family Residential.

V. EXHIBITS

Exhibit A Notice Map

Exhibit B Property owner signature/application



Property Owners within 100'		
Account ID	Map&Tax Lot	Owner
136306	5N2817CA00901	USA
141164	5N2817CA01102	ROYER CHARLES F
133283	5N2817CA01200	LANDIS JAMES R & CHERIE L
133284	5N2817CA01201	GUZMAN JESSE R
133297	5N2817CA02600	ROCK TRAVIS BRADLY
133298	5N2817CA02700	BREDFIELD TOMMY L III
133299	5N2817CA02800	MORRISON NATHAN
133300	5N2817CA02900	HEWITT MELVIN R & GENEVIEVE J
135764	5N28170001000	UMATILLA CITY OF
151036	5N28170001000A1	CLEAVER ALAN

GUZMAN ANNEXATION ANX-2-20

TL 1201 on Assessors Map 5N2817CA

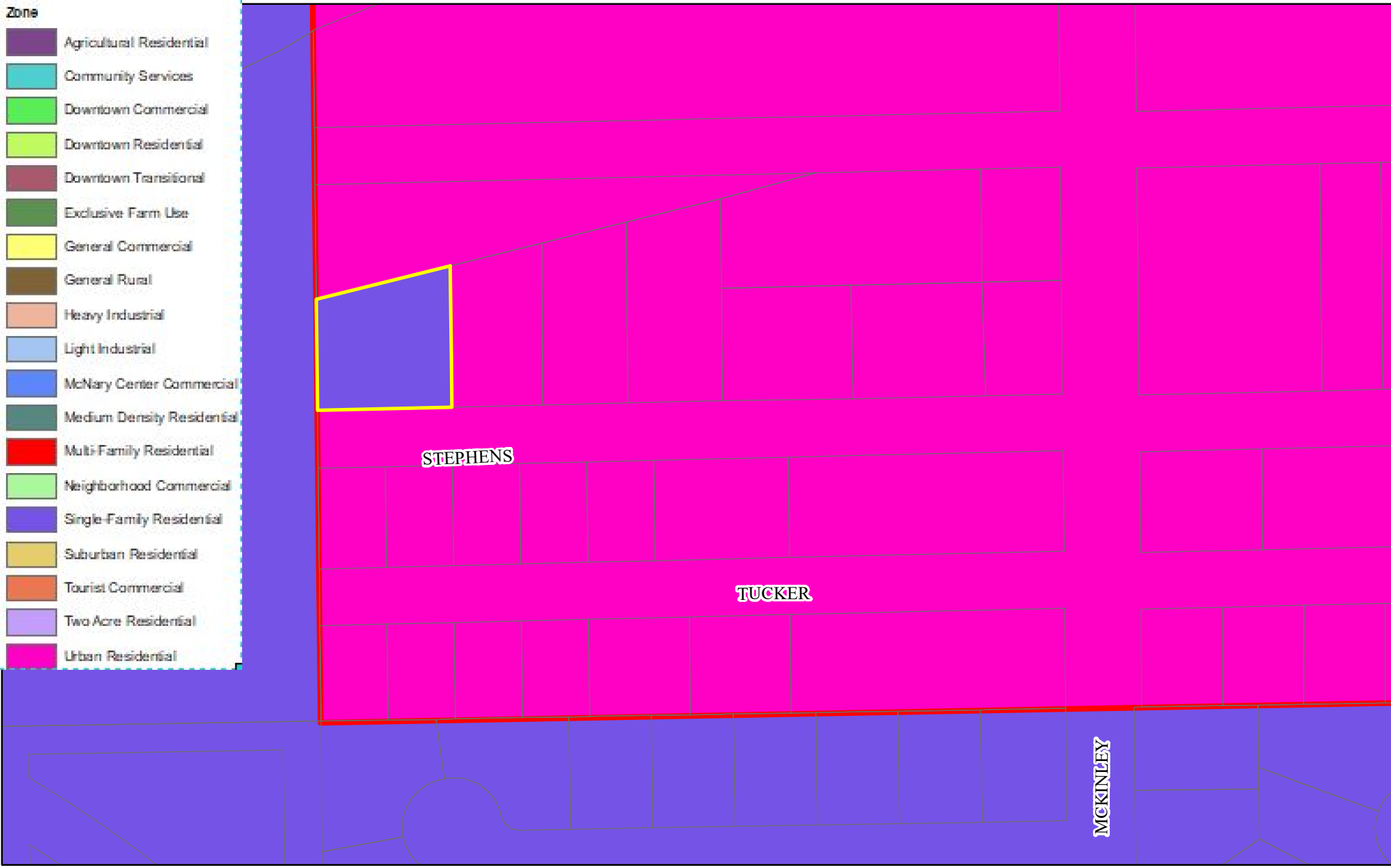


Legend

- Subject Property
- Tax Lots 8-26-20
- City Limits



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 Jacob Foutz, on 10/21/2020



GUZMAN ANNEXATION ANX-2-20
TL 1201 on Assessors Map 5N2817CA

Legend

- Proposed Single-Family Residential
- Tax Lots 8-26-20
- City Limits



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 Jacob Foutz, on 10/21/2020



CITY OF UMATILLA

Planning Department (541) 922-3226 ex.101
700 Sixth Street, Umatilla, OR 97882

File No. _____

CONSENT TO ANNEXATION

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.**

SITE LOCATION AND DESCRIPTION

Tax Map #(S) 5N 28 176A Tax Lot #(s) 1201

Tax Map #(S) _____ Tax Lot #(s) _____

Frontage street or address Stephens

Nearest cross street _____

Current zoning City of Umatilla _____ County Yes

Site size (acres or square feet) _____ Dimensions _____

REASON FOR REQUEST (land development, land division, City utility connection, etc) _____

City connection to sewer system

APPLICANT Jesse R. Guzman

Mailing address 301 Stephens Ave Umatilla OR

Phone 541 561 4149 Fax 0 Email lifted cherry x 33@gmail

Applicant's interest in property OWNER

Signature [Signature] Date 9-18-20

PROPERTY OWNER SAME

Mailing address _____

Phone _____ Fax _____ Email _____

Adjacent property under same ownership (list tax lot ID) _____

Signature _____ Date _____

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

OFFICE USE ONLY

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 _____
Notice of Decision	Date mailed _____	Appeal deadline _____
Associated applications	_____	_____

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) 2
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 Yes Well _____ Other/None _____
Sewer City of Umatilla Yes Septic _____ Other/None _____

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

Does the property have access to **County Roads**? (Y/N, please explain what and where) _____

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) NONE

BUSINESSES Are any businesses operating on the property? If yes, please describe. NO

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

Oregon's Land Use Planning Laws and Umatilla City Zoning Code require the Planning Commission to make "findings of fact" with regard to requests for annexations. The findings provide justifications to either approve or deny the application. Read the questions that follow and answer them as completely as you can. Your responses will be used by the City to make findings and evaluate the merits of your requests. The chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application. If you have any questions or desire assistance in completing this application, the planning staff is available to assist you. HOWEVER, THE APPLICANT HAS THE BURDEN OF PROOF REGARDING ALL REQUESTS FOR A LAND USE ACTION.

1. How is this annexation consistent with the City's Comprehensive Plan's Policies? If you think some policies are inapplicable to the annexation, please so indicate and briefly explain why.

2. If the area to be annexed is outside the City's Urban Growth Boundary, how will this annexation comply with statewide land use goals? Again, if you think that some state land use goals are inapplicable, please indicate and briefly explain why.

3. How is the proposed use of the area to be annexed compatible with the adjacent property inside city limits?
4. What is the impact and need for this proposed annexation to the City?

For use of city sewer service

SUBMITTAL REQUIREMENTS

The following items must be completed upon submittal of an annexation application. 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.

1. ____ Original, signed Annexation **Application form**. This information is public record and must be reproduced so please type or write clearly using dark ink.
2. ____ Copies of the **deed(s)** for the property under consideration, and a **legal description** of the property if not shown on the deed(s).
3. ____ Original **Annexation Questionnaire** (page 3). This information is required for census purposes.
4. ____ Original, signed confidential **Census Information Form** (page 4). This information is required for census purposes.
5. ____ Original, signed **Petition for Annexation form**. The form must be signed by ALL property owners listed on the Umatilla County tax rolls and by at least 50 percent of the registered voters residing on the property.
6. ____ The appropriate **fee**.

Please note: The City must provide notice to the Department of Land Conservation and Development (DLCD) a minimum of 45 days prior to the Planning Commission hearing.

ANNEXATION QUESTIONNAIRE

The information on this form will be used to certify annexed population.

Return form to:
 Population Research Center
 PO Box 751 – PRC
 Portland State University
 Portland, OR 97207-0751

City of Umatilla, County of Umatilla

Annexation Ordinance number of Final Order number _____

Effective Date of Annexation _____

Please fill in all blanks on this form and attach all completed confidential census forms for all housing units both vacant and occupied. **Use one sheet for each inhabitable unit.** Make blank copies if necessary.

NOTE: Certifying annexations of 125 or more housing units requires an enumeration to be conducted under the supervision of the Population Research center and a census must be scheduled.

Inventory of housing units and Population at time of Annexation				
	Total	Occupied	Vacant	Persons
Units in single family structures	1		X	
Units in multiple family structures				
Mobile homes or trailers				
TOTALS				

Date of enumeration (count) _____

Enumerated by _____ Position _____ Phone _____

City contact person and title _____ Phone _____

The information from this completed questionnaire and census forms are the only data used to certify annexed population. Please **DO NOT** send maps, copies of the final ordinance, lists of addresses, etc. to our office unless you are requested to do so.

If there are any questions, or to schedule a census, contact Risa Proehl at the Population Research Center (503) 725-5103 or proehlr@pdx.edu. Thank you.

CONFIDENTIAL

Census Form
Use one form per housing unit

City of Umatilla

Address _____

Housing Type _____ **Tenure** (check the appropriate boxes)

Single Unit Structure Owner Occupied

Multiple Unit Structure _____ Renter Occupied _____

Trailer or Mobile Home _____ Vacant _____

Seasonal _____

RESIDENTS:

	Last name	First name
1	<u>GUZMAN</u>	<u>Jesse</u>
2	<u>JONES</u>	<u>Liberty</u>
3	_____	_____
4	_____	_____
5	_____	_____
6	_____	_____
7	_____	_____
8	_____	_____
9	_____	_____
10	_____	_____
11	_____	_____
12	_____	_____

POPULATION RESEARCH CENTER
Portland State University
PO Box 751 – PRC, Portland, OR 97207-0751
(503) 725-3922

2/9

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

2013-6110645 1 of 2

State of Oregon
County of Umatilla



Instrument received
and recorded on
11/12/2013 11:18:21 AM

In the record of instrument
code type DE

Instrument number 2013-6110645
Fee \$54.00

GRANTEE'S NAME AND ADDRESS:
JESSE R. GUZMAN
301 STEPHENS AVENUE
UMATILLA, OR 97882

Umatilla County
Received: 11/12/2013



1007189

Office of County Records

Glenn Hampton

Records Officer
1007189 P2

WARRANTY DEED -- STATUTORY FORM

(INDIVIDUAL or CORPORATION)

MATHEW JENNINGS and JENNIFER JENNINGS, husband and wife, as tenants by the
entirety Grantor, conveys and warrants to: JESSE R. GUZMAN, Grantee, the following
described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Encumbrances: None
Permitted Exceptions on Attached Exhibit "A"

The true consideration for this conveyance is \$168,500.00 . However, if the actual
consideration consists of or includes other property or other value given or promised, such other
property or value is the whole/part of the consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE
ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,
CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,
CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE
APPROVED USES OF THE LOT OR PARCEL TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 7 day of NOVEMBER, 2013.

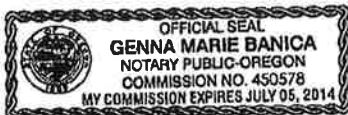
GRANTOR(S):

Mathew Jennings
MATHEW JENNINGS

Jennifer Jennings
JENNIFER JENNINGS

State of Oregon
County of UMATILLA

This instrument was acknowledged before me on November 7, 2013 by MATHEW JENNINGS
and JENNIFER JENNINGS.



Genna Marie Banica
(Notary Public for Oregon)

My commission expires July 5, 2014

PIONEER TITLE CO.
126 SE Court, Pend. OR, 97001

GRANTOR'S NAME AND ADDRESS:
MATHEW JENNINGS
66437 HUNTER ROAD
SUMMERVILLE, OR 97876

①



PLANNING COMMISSION YEARLY REPORT

November 2019-October 2020



REPORT

November 2019 through October 2020

Number of Applications	Type of Application
3	Conditional Use
3	Subdivision
2	Replat
4	Plan Amendment
1	Variance
1	Appeal
0	Zone Change
1	Verification of Non-conforming Status
15	Total

Summary

The following is a brief summary of applications considered by the Planning Commission. The intent is to highlight some of the larger project underway or expected to start soon.

Conditional Use

- US Cellular- A new wireless communication facility (cell tower).
- Cascade Natural Gas- A natural gas line that will serve the City of Umatilla and surrounding areas.
- Dollar General- A 7,500 SF Dollar General retail store on approximately 0.66 acres located at the SE corner of Yerxa Avenue and State Highway 730 (6th Street).

Residential Development & Replats

- Ambience Homes- A subdivision named Sunrise Estates that divided an existing parcel into 82-lots for residential development (Townhomes). Construction will start early/mid 2021.
- Columbia Basin Development- A subdivision named Vandelay Meadows that created 26- lots for residential development in the medium-density residential zone. Construction started October 2020.
- Fastrack Inc- A subdivision named Ballard that created 66-lots for residential development in the single-family residential zone. Construction will start early 2021.
- City of Umatilla- Replat of one industrial use lot into two. The replat resulted in two lots.
- Dollar General- Combining of five tax lots into one for a Dollar General storefront.

Legislative Changes

- City of Umatilla Plan Amendment – A new residential zone, Power City Residential, that is intended for low density residential use. The proposed zone allows for livestock and other permitted animals on larger lots and establishes lot size and density standards for permitted animals within city limits. Approved for Recommendation by Planning Commission Jan 28, 2020. Going to Council early 2021.
- City of Umatilla Plan Amendment – Amendment of Chapter 9 of the City of Umatilla Comprehensive Plan. The text amendment 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. Approved for Recommendation by Planning Commission September 22, 2020. Going to Council early 2021.
- City of Umatilla Plan Amendment - A Urban Growth Boundary Expansion to include approximately 146.69 acres land. Approved for Recommendation by Planning Commission September 22, 2020. Going to Council early 2021.
- City of Umatilla Plan Amendment - A Comprehensive & Zoning Map change to convert 294 acres of Single Family Residential to Light Industrial. Approved for Recommendation by Planning Commission September 22, 2020. Going to Council early 2021.

Other Applications

- US Cellular Variance - A variance to eliminate the landscape requirements found in 10-4D-7(C) (4) Landscaping, Lighting and Outdoor Storage. In addition, the applicant requested a variance to fence height. Allowing for a fence height total of 8 feet, 2 feet higher than allowed by Section 10-11-1(B). Planning Commission approved a variance to allow up to an eight-foot fence around the lease area for security reasons and chose to deny the request to eliminate landscaping requirements.
- Nobles Appeal - An appeal of the Planning Department’s decision approving the Proposed Development: To partition the property into three parcels for residential use as requested in partition application MnP-3-19. The property upon which the partition is located is identified as Tax lot 1300 on Assessors map 5N2821. The appeal was filed by Clyde Nobles, Betty Nobles, James Nobles, and Sandra Nobles. The appellants claim that the applicant has access to only 40 ft of Cooney Lane Extension and because of county road standards, the partition should be denied. Planning Commission denied the appeal request and upheld the Planning departments decision.
- Loyal Restoration Verification of non-conforming status – A application to obtain verification of non-conforming use to continue the use of a shop structure as residential. Planning Commission granted verification.

