**UMATILLA PLANNING COMMISSION MEETING**

**MINUTES**

**COUNCIL CHAMBERS**

**JULY 26, 2022**

**6:30 PM**



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

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

* 1. **Present**: Commissioners; Keith Morgan, Enrique Navarro, Bruce McLane, Kelly Nobles.
	2. **Absent**: Heidi Sipe, Jennifer Cooper
	3. **Late arrival:**
	4. **Staff present:** Community Development Director, Brandon Seitz, Senior Planner, Jacob Foutz, Consultant Carla McLane.
1. **PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES**

3.a [April 26, 2022 Minutes](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/dab795ccb3f491510add893396f60bb30.pdf) *Suggested Action: Approval*

Motion to approve by Commissioner Morgan, seconded by Commissioner Nobles. Motion Carried by consensus vote 4-0.

1. **UNFINISHED BUSINESS**
2. **NEW BUSINESS**

5.a Project Path Annexation ANX-1-22 *Suggested Action: An application to have a portion of aLind Road, a public street, as well as Tax Lot 2300 of Assessor’s Map 5N 28 22, all situated in the City of Umatilla’s urban growth boundary, annexed into the city limits.*

Chair McLane opened the hearing and read into the record the Public Hearing Opening Statement and asked if there was any challenge to jurisdiction, conflict of interests, or ex-parte contacts.

Commissioner Nobles noted his family owns property adjacent to the property

Chair McLane noted that his wife was the consultant the City hired.

Chair McLane opened the hearing and asked for the staff report

Director Seitz gave an introduction and explained that the two applications are not the proposed use, rather an annexation and zone change. The proposed use will go before the planning commission on August 23 as a conditional use.

Consultant Carla McLane gave the staff report and applicant testimony, going over the criterion that must be met for an annexation.

Chair McLane asked for public testimony in favor. None

Chair McLane asked for public testimony in Opposition.

Sam Nobles of 81176 Lind Road, Hermiston, OR 97838 objects to the application, Mr. Nobles explained that he also objected to Amazon. Mr. Nobles stated that the City did not pave the entirety of Lind road during the Amazon annexation, and wants to know where Lind road will be improved for this application. Mr. Nobles stated Umatilla police and fire are rarely in the area and is concerned for the protection of the annexed property.

Clinton Fordice of PO BOX 653, Hermiston, OR 97838 wants to know if the zone is changed from Light Industrial to Community service if that is “spot zoning”. Mr. Fordice also stated that he thought when the City annexed a property and road that the road would be required to be brought up to a City standard. Mr. Fordice stated that he though when amazon was brought in that the entirety of Lind road to the amazon campus would be paved, he also asked if Union street was a part of the City. He wants to know if the City is going to do what is right, and he stated that he thought the property was owned by the bureau of land reclamation, and he wants to know how the City of Umatilla got it.

Chair McLane asked for public neutral testimony.

William Reuter of 79786 Agnew Rd, Hermiston OR 97838 wants to know if sewer and water are going in if others are going to be able to connect to it and what standard the road will be improved to. Mr. Rueter also asked if the City has to pay for the road, when amazon was supposed to pay for it.

Chair McLane asked for Rebuttal testimony.

Carla McLane stated that it is important to remember that the application is for an annexation and things that have or have not happened in the past is not relevant to the criteria for annexation.

Director Seitz answered some question brought up in testimony in regard to amazon and Lind road. He stated that annexation does not require that the entirety of the road be improved. Only the portions of the road that fronts the subject property.

Chair McLane called for a motion to close the hearing of ANX-1-22. Motion to close by Commissioner Nobles. Second by Commissioner Navarro. Motion carried 4-0

Chair McLane asked for any comments or deliberation.

Commissioner Nobles asked if Lind road would be held to a City road standard or County road standard.

Director Seitz explained that if annexed the road would be subject to a City standard.

Commissioner Nobles clarified that the road standards would be enforced upon a development application.

Director Seitz confirmed.

Chair McLane asked if the standard applied would be light industrial

Director Seitz confirmed.

Chair McLane called for a motion to recommend approval of ANX-1-22 with the associated conditions of approval. Motion to approve by Commissioner Morgan. Seconded by Commissioner Nobles. Motion carried 4-0

5.b Project Path Rezone PA-2-22 *Suggested Action: An application to rezone 18.5 acres of landdesignated County 1972 Light Industrial (M-1) to City Light Industrial (M-1) with Community*

*Services (CS) overlay. The proposed zoning overlay of Community Services will support the types of*

*services envisioned to be delivered as part of Project PATH which is intended to bring together those*

*services to assist individuals and families facing homelessness with the objective to move them into*

*and through transitional housing to permanent housing.*

Chair McLane opened the hearing and read into the record the Public Hearing Opening Statement and asked if there was any challenge to jurisdiction, conflict of interests, or ex-parte contacts.

Commissioner Nobles noted his family owns property adjacent to the property

Chair McLane noted that his wife was the consultant the City hired.

Consultant Carla McLane gave the staff report and applicant testimony, going over the criterion that must be met for a Rezone. She clarified it will go from County Light Industrial to City Light Industrial, with a Community Service Overlay.

Director Seitz explained that the subject property is zoned as industrial in the City of Umatilla comprehensive plan since comprehensive plan adoption.

Chair McLane asked for public testimony in favor. None

Chair McLane asked for public testimony in Opposition.

Sam Nobles of 81176 Lind Road, Hermiston, OR 97838 objects to the project path development and stated concern that Umatilla would have to pay for it and the other jurisdiction would not be helping. Mr. Nobles also wanted to know if the access to the development is coming off of Lind or off of Bensel.

Ken Bonney of PO BOX 1287, Hermiston, OR 97838 stated that the facility in Hermiston required homeless people to have a job and locked the gate to the facility at a certain time. He stated that this facility will be the same and people will get stuck outside the gate. Mr. Bonney explained that he believes that even those that are not a part of the project path facility should have somewhere for them to go, and he stated that he just recently bought a brand-new security system.

Clinton Fordice of PO BOX 653, Hermiston, OR 97838 stated that when developing he has always had to do everything all at once, he also stated that homeless people want to be homeless and more people will come because of this facility.

William Reuter of 79786 Agnew Rd, Hermiston OR 97838 stated that the City needs to have sidewalks out at the facility, and wanted to know who is paying for it.

Chair McLane asked for public neutral testimony. None

Chair McLane asked for Rebuttal testimony.

Carla McLane stated a number of the concerns brought up will be addressed as part of the Conditional Use application. She stated that how this facility will be run is determined by the RFP and how other facilities have been run do not signify how this facility will be run.

Director Seitz reiterated what Carla McLane had stated, there are many ways to run a facility and the details will be gone into at the conditional use hearing.

Chair McLane called for a motion to close the hearing of PA-2-22. Motion to close by Commissioner Morgan. Second by Commissioner Navarro. Motion carried 4-0

Chair McLane asked for any comments or deliberation.

Commissioner Nobles complemented the public for their participation and asked Director Seitz if the roads would be affected by the community service overlay.

Director Seitz explained that the base layer zoning of Light industrial will remain on the property and as such the road standard will be held to that standard.

Commissioner Nobles asked if the commission would be able to impose a condition of approval on the conditional use application that requires sidewalks.

Director Seitz confirmed.

Chair McLane asked what would happen if it was decided that this property was not where the facility should go, would the community service overlay be removed?

Director Seitz confirmed.

Chair McLane called for a motion to recommend approval of PA-2-22 with the associated conditions of approval. Motion to approve by Commissioner Nobles. Seconded by Commissioner Morgan. Motion carried 4-0

1. **DISCUSSION ITEMS**

Commissioner Nobles asked about the land near bucks’ corner that has been cleared out and if they have come to the city with any sort of land use.

Director Seitz explained that they do not have any plans right now but will most likely be posting a for sale sign.

1. **INFORMATIONAL ITEMS**

Director Seitz gave an update on CDBG, Business Center, Water fountain, Bridge, and regional trial plan.

1. **ADJOURNMENT** 8:07pm

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