**UMATILLA PLANNING COMMISSION MEETING**

**MINUTES**

**COUNCIL CHAMBERS**

**AUGUST 23, 2022**

**6:30 PM**



For more detail; a recording of the meeting is available upon request of staff

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

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

* 1. **Present**: Commissioners; Heidi Sipe, Bruce McLane, Kelly Nobles, Jennifer Cooper
  2. **Absent**: Enrique Navarro
  3. **Late arrival:** Keith Morgan
  4. **Staff present:** City Manager, David Stockdale, Community Development Director, Brandon Seitz, Senior Planner, Jacob Foutz.

1. **PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES**

3.a [July 26th, 2022 Minutes](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/27f65b4925dab3e8feada96cddbc9efe0.pdf) *Suggested Action: Approval*

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

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

5.a [City of Umatilla Zone Change ZC-2-22](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/449cb6b5dc0bf6c9de2ba5a1ab7796bb0.pdf) *Suggested Action:*

*The applicant, City of Umatilla, is proposing to amend the Chapters 11 of the City of Umatilla Zoning Ordinance, and Title 4 of the Code of Ordinances of the City of Umatilla. The amendments will remove restrictions for poultry within City limits and establish a permit system for the keeping of poultry in residential zones.*

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. None.

Chair McLane opened the hearing and asked for the staff report.

Planner Foutz summarized the findings and make a staff recommendation of recommendation of approval to City Council.

Chair McLane asked for public testimony in favor.

Ian Enriquez of 405 Naches Court, Umatilla, OR testified in favor of allowing chickens and asked why there is not a certain number allowed without a permit.

Chair McLane asked for public testimony in Opposition.

Chair McLane asked for neutral public testimony.

Chair McLane asked for rebuttal.

Planner Foutz as applicant stated that a certain number without a permit could make code enforcement more difficult.

Chair McLane called for a motion to close the hearing of ZC-2-22. Motion to close by Commissioner Sipe. Second by Commissioner Nobles. Motion carried 4-0

Chair McLane asked for any comments or deliberation.

The planning commission discussed the three options and decided that they like option 2, replacing number 11 on option 2 with number 11 from option 3.

Chair McLane called for a motion to recommend approval of ZC-2-22 with option 2, replacing number 11 on option 2 with number 11 from option 3. Motion to approve by Commissioner Sipe. Seconded by Commissioner Cooper. Motion carried 4-0

5.b [Project Path Conditional Use CU-1-22](https://d2kbkoa27fdvtw.cloudfront.net/umatilla-city/81716ca4481394927fb5929f2207c30d0.pdf) *Suggested Action:*

*The applicant, City of Umatilla, is requesting approval of a conditional use and site plan approval to bring together services to assist individuals and families facing homelessness with the objective to move them into and through transitional housing to permanent housing. A suite of services will be delivered or available by referral that include sleeping areas, kitchen and meal services, basic medical, dental and vision services, educational services, behavioral health services, access to job opportunities, and transportation services. The proposed homeless resource and housing facility is proposed to be developed on Tax Lot 2300 of Assessor’s Map 5N28E22.*

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 called for the staff report.

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

The commission asked and discussed clarifying questions with staff in regards to the application applicable standards.

Chair McLane asked for the applicant’s testimony.

David Stockdale, the city manager for the City of Umatilla presented testimony on behalf of the applicant.

Roger Condie, 80450 Culp Lane, Hermiston, OR 97838, the interim director for stepping stones alliance presented testimony as the applicant and explained some of the operating procedures for the proposed conditional use.

Chair McLane asked for public testimony in favor.

Kristen Owen, 595 NW 11th Street, Hermiston, OR 97838, confirmed her organization Umatilla County behavioral services will partner with stepping stones and testified in favor of the application.

Glenda Moyer, 1319 Z Street, La Grande, OR, testified in favor of the application.

Dan Dorran, 960 SW 7th Street, Hermiston, OR 97838, commissioner from Umatilla county, offered the counties support and testified in favor of the application.

Sierra Gilman, 510 Sunset Drive, Hermiston, OR 97838, testified in favor of the application.

Sandy Fancis, 250 W Bebee Ave, Hermiston, OR 97838, testified in favor of the application.

Brandy Medrano, 235 NW Butte, Hermiston, OR 97838, testified in favor of the application.

Angela Pursel, 705 East View Drive, Hermiston, OR 97838, of Marthas House, testified in favor of the application.

Chair McLane proposed a five-minute recess. The Commission agreed.

Chair McLane asked for public testimony in Opposition.

Kim Nobles, 81299 Cooney Lane, Hermiston, OR 97838, testified against the application.

Clyde Nobles, 650 Monroe Street, Umatilla, OR 97882, testified against the application.

Betty Nobles, 650 Monroe Street, Umatilla, OR 97882, testified against the application.

Thomas Wood, 30052 three-mile lane, Hermiston, OR 97838, testified against the application.

Paul Mcdonough, 30240 Bensel Road, Hermiston, OR 97838, testified against the application.

Sam Nobles, 81776 Lind Road, Hermiston, OR 97838, testified against the application.

Ron Williams, 81775 Lind Road, Hermiston, OR 97838, testified against the application.

Jeremy Carlson, 81140 Cooney Lane, Hermiston, OR 97838, testified against the application.

Ken Bonney, PO BOX 1287, Umatilla, OR 97882, testified against the application.

Travis Wood, 30056 Copper lane, Hermiston, OR 97838, testified against the application.

Chair McLane asked for public neutral testimony.

Clinton Fordice of PO BOX 653, Hermiston, OR 97838 asked questions regarding to when the proposed use would open and close.

Chair McLane explained that if the applicant chose to respond to his question they would be able to do so during the rebuttal.

Kim Nobles, 81299 Cooney Lane, Hermiston, OR 97838, asked questions in regards to capacity.

Chair McLane asked for Rebuttal testimony.

David Stockdale, the city manager for the City of Umatilla, and acting as the applicant, attempted to respond to all concerns and questions brought up during public testimony and gave testimony supporting the applicant’s application.

Cathy Lloyd, chairwoman of stepping stones alliances gave testimony regarding the operating procedures of the proposed use.

Roger Condie, 80450 Culp Lane, Hermiston, OR 97838, the interim director for stepping stones alliance presented testimony regarding the operating procedures of the proposed use.

Commissioner Nobles explained his frustration with the criterion not addressing pedestrian access and suggested the commission find a way to emphasize the need for pedestrian connection to the proposed use.

David Stockdale, the city manager for the City of Umatilla, explained that it can not be a part of this approval but he agreed that was a need that the City needs to address, and recommended making a note to the City Council emphasizing the need.

Commissioner Sipe explained that the school district has on average 14 kids that are qualified as homeless and asked if this facility would be able to accommodate some of those kids.

David Stockdale, the city manager for the City of Umatilla, explained that for the first two years it would not allow for children and families but would potentially be able to expand in the future to allow for those members.

Commissioner Sipe made a clarifying statement that the planning commissions job is not to decide if this is the best location but decide if this location meets the City’s code and standards.

Carla McLane and Director Seitz confirmed.

Commissioner Sipe asked the applicant if a septic system would be installed and if well water would be monitored.

The applicant responded in the affirmative.

Commissioner Nobles asked how the road would be improved and on what timeline.

Director Seitz explained it would be improved to a City Light industrial standard at the time of development or improved to a better standard with a developer agreement.

Chair McLane called for a motion to close the hearing of CU-1-22. Motion to close by Commissioner Cooper. Second by Commissioner Sipe. Motion carried 4-0

Chair McLane asked for any comments or deliberation.

The commission discussed amongst themselves what conditions of approval they wanted to apply to the application.

Commissioner Sipe proposed a motion to approve CU-1-22 with the following conditions; That a block cinder fence or privacy landscaping is required, that there is signage additions along Lind road and the connecting roads for safety considerations, and that an approved well and septic will be provided until City utilities are established, and that all other staff recommendations are applied. Seconded by Commissioner Cooper. Motion carried 4-0

1. **DISCUSSION ITEMS**

Commissioner Sipe proposed that the Planning Commission directs staff to draft a letter for City Council regarding safety concerns with possible proposal for a parks master plan connection between the project path facility and Bensel road to the county project.

Staff understood.

1. **INFORMATIONAL ITEMS**
2. **ADJOURNMENT**

Adjourned 9:50