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Meeting Summary

Wednesday, December 11, 2024

City Council Chambers

The PAC members in attendance were Tammie Williams, Jessie Holben, Marie Rose, Vicente Escalante, Jay Bales, Dave Slaght, and Carla McLane.

Discussion continued on the Zoning Administration and Subdivision Administrative Regulations and the five Development Code chapters that are proposed to replace them. The discussion was centered again around the following questions and comments:

- Planning Official? Planning Director? Or City Manager or Designee?
- On the same train of thought do we begin to delineate the need for a Planning Commission keeping language to support the current approach of the City Council serving as both?
- One Residential District? Or multiple? How to deal with the Farm Residential neighborhoods?
- What level of density is desired? How many ADUs to a lot? Allow single-wide manufactured homes as an approach to affordability? Townhomes – four, six, or more?
- How many Commercial Districts? Downtown, Tourist, Neighborhood?
- Just the Light Industrial? No other industrial options?
- Added Master Planned Development. Thoughts? (See chapters 2 and 4)
- Need some help with your Open Space purpose. The Golf Course could be on land zoned for other purposes; if left in Open Space need to be clear about what is authorized and how that is accomplished.
- What amount of Landscaping makes sense in the different use zones? Do you want to require Street Trees? How do you want to incorporate your Tree City designation into the Development Code?
- The Floodplain standards are using the 2020 Model Flood Hazard Management Ordinance which DOES NOT address the 'no net loss' requirement that is being imposed upon jurisdictions that meet certain requirements, which Echo does. We can talk through what can and should be done now and at some point in the future.
- Development Review versus Site Design Review: What should trigger more extensive review?
- Added Trip Generation Letter. It's another tool in the development approval process that we can discuss.
- Let's talk about Chapter 3.6 Other Standards and 4.9 Miscellaneous Permits. Combine?
- Last time I inquired about Stanfield's Historic Preservation Ordinance Dave couldn't locate it. I would suggest that we add provisions to either or both Chapters 2 and 4 to determine where the Historic areas are and how those areas are regulated. Depending on when the provisions were adopted, they may be out of date. As of this draft they have not been incorporated.

- The recent approvals for the Northgate area need to be preserved and I am looking for some direction in how to do that and to create a Development Code that can support that type of development throughout Echo as appropriate.

The next two meetings are scheduled for January 8 and 29, 2025.

After a short roundtable the meeting adjourned.