

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, October 18th, 2016

Full audio is available on the City Web site www.Cityofprineville.com

Commission Members Present: Marty Bailey, Bob Orlando, Ron Cholin, Kim Kambak, Corey Engstrom

Commission Members Not Present: Deb Harper

Staff Present: Phil Stenbeck (Director), Josh Smith (Senior Planner)

Provided Testimony: Jake Guynup

Regular Meeting (6:30)

CALL TO ORDER: Planning Commission Chair Marty Bailey called the Commission to order.

PUBLIC HEARING:

A. AM-2016-103 for a Plan Amendment & Zone Change.

Staff – Staff gave a presentation explaining the reason behind the proposed changes and the justification for the how this change fits within the City’s comprehensive plan and state wide planning goals. Staff explained the potential benefits of providing a commercial node in this area and the benefits of helping an existing business expand. Staff also explained that the loss of a small, developed, light industrial parcel would be insignificant to the M1 zone.

Applicant – The applicant discussed how his grocery business functions and the types of products that are available. He also explained his reasons for moving to a new location. Those reasons being building size, building type, highway frontage, and truck access. The applicant also stated that the location is better for many of his customers that currently have to cross the highway to get to his store.

Planning Commission – The Planning Commission was concerned with the potential negative impacts of losing a portion of the light industrial zone and how that would impact the required 20 year supply. Staff stated that DLCD did receive a notice of the application and that staff had spoken to City’s DLCD representative and they did not comment for or against the application. Staff also mentioned that the developable portion of this property is only 0.57 acres that is almost entirely developed with an existing retail building, so the effect on the 20 year supply would be insignificant. The Planning Commission also asked if the property was in the floodplain. Staff stated that the property is in the floodplain but the building has a letter of map amendment removing it from the floodplain. Staff also stated that when the property was created the high water mark was mapped and fenced off and the building was setback and raised on fill.

During deliberations the Commissioners expressed that the change would amount to going from retail to retail and that there would be no real change in use. One Commissioner stated that this is a positive for the business and just wanted to ensure it was positive for the City.

Decision – Bob Orland made a motion to recommend approval to the City Council. Ron Cholin seconded the motion and the motion passed with 4 in favor and none opposed.

Consent Agenda:

A. Cu-2016-106 for a 100 space worker housing RV park.

Commission - The Planning Commission reviewed the final decision with one question about how the condition for keeping the dust down is enforced. Staff stated that there are DEQ rules in place and enforcement is driven by neighbor complaint. With no further comments the Planning Commission Chair signed the decision.

B. Cu-2016-104 for a 30 space RV Park.

Commission - The Planning Commission reviewed the final decision, there was a brief discussion about the application with one of the members that was not present at the last meeting and Staff went over the changes to the conditions. With no further comments and the Planning Commission Chair signed the decision.

Planning Commission Matters:

A. Staff asked the Commission for their opinion on roof signs. The City sign code limits roof sign structures to 50 sq. ft. but does not specifically address signs that are painted on or part of the roof. The City had a request for a very large painted roof sign near the Airport. Staff instructed the requestor that any sign seen from the road would need to meet the roof sign standards, even a painted sign and any exception to that code would need to be reviewed by the Commission. During the Commission discussion the primary concern was the aesthetics of the community. Painted roof signs would be visible not only from the road in some cases but also from the view point and other elevated places around town. It would be difficult to allow such a sign in on place and not in another. The Commission agreed that something should be added to the sign code to clarify that only the roof signs mentioned in the code are allowed.

Directors Report: The Planning Director updated the Commission on the Combs Flat Bridge replacement and the LCDC citizen involvement committee where the City will get an award for citizen involvement pertaining to the marijuana code.

Meeting Adjourned: 7:26 P.M.