

**CITY OF PRINEVILLE PLANNING COMMISSION MINUTE SUMMARY
Tuesday, December 4, 2007 at 7:00 p.m.**

**Pre-Hearing Site Visit Summary
Tuesday, December 4, 2007 at 3:00 p.m.**

Commission Members Present: Paul Cuddy, Marty Bailey, Jim McMillin, Linda Chadwick, Harry Maxwell

Commission Members Not Present: Seth Crawford, Don Wee

Staff Present: Ricky Sites, Josh Smith, Scott Edelman, Eric Klann

Others Present: Jerry Coale, Devin Hearing, Donna White, Tucker Mayberry, Mike Gregory, Donna White, Jeannie Searcey, Forest Carbaugh, Duane Garner

Representing the Mayberry Group, Tucker Mayberry and Mike Gregory led participants on a tour of the subject site for the proposed River Steppes ODP. Mayberry and Gregory had the group stop at three point on the site: northern boundary, eastern portion next to the Crooked River and the central portion of the site with the highest developable property.

Discussion topics at these points included:

- Preservation of trees, rock formation and other natural features.
- Work between Crook County Parks & Recreation District and Oregon Department of Fish and Wildlife to create a fishing pond on the property.
- Description of floodplain boundary and proposed park dedication by the river.
- Description of the extent and location of proposed trail system.
- Potential future trail connection to top of rimrock.
- Location of bridge to Crooked River Highway.
- Proposed street widths
- Plans for provision of sewer and water service
- Buildable area of lot on slope
- Potential hazards of rock slides and discussion of rock fall study conducted by the applicant.

The site visit lasted approximately 90 minutes.

**Public Hearing Summary
Tuesday, December 4, 2007 at 7:00 p.m.**

Commission Members Present: Paul Cuddy, Marty Bailey, Jim McMillin, Don Wee, Linda Chadwick, Harry Maxwell

Commission Members Not Present: Seth Crawford

Staff Present: Ricky Sites, Josh Smith, Scott Edelman, Eric Klann, Kay Thompson

Others Present: Connie O'Neil, L.D. Kahl, Kurt Jones, Jerry Coale, Devin Hearing, Maureen Crawford, Donna White, Tucker Mayberry, Mark Rust, Jeff Fuchs, Mike Gregory, Joe Bessman, Kim Kambak, Max Nielsen-Pincus

1. **SUB-07-08-702 Phase 1, of the River Steppes Outline Development Plan (ODP)** designed as a Planned Unit Development (PUD) consisting of 190 acres and 306 proposed units.

OPENING OF PUBLIC HEARING:

- Chair Cuddy read the opening statement and asked the Planning Commissioners to disclose any ex parte contacts. Commissioners Cuddy, Bailey, McMillin, Chadwick, and Maxwell stated that they had attended the pre-hearing site visit. Chair Cuddy asked if there were any challenges to any of the Commissioners participating in the hearing. There were no challenges.
- Scott Edelman (City Planner) provided a summary of the site visit conducted prior to the public hearing (see site visit summary above). Chair Cuddy asked if any Commissioners had anything to add to the summary. The Commissioners indicated that the staff summary was adequate and that they had nothing to add.

STAFF AND AGENCY COMMENTS:

- Scott Edelman (City Planner) provided a summary of the site visit conducted prior to the public hearing (see site visit summary above). Chair Cuddy asked if any Commissioners had anything to add to the summary. The Commissioners indicated that the staff summary was adequate and that they had nothing to add.
- Scott Edelman, presented the staff report which included an explanation of conditions of approval to be amended as well as a summary of concerns raised by staff regarding the ODP proposal. The PowerPoint slides are attached to these minutes as a summary of the staff presentation.
- Eric Klann (City Engineer), reviewed infrastructure plans for the southern area of the City in which the subject site is located.
- Maureen Crawford (Parks Director), from Crook County Parks & Recreation District expressed support for the River Steppes ODP and stated that she is aware that the donated property is in the 100 yr base flood zone. Ms. Crawford also discussed the trail system plan for the area.
- Bill Zelenka (County Planning), expressed concerns regarding the bridge being in the flood plain and stated that River Steppes would have to obtain a flood plain hazard permit. Mr. Zelenka also expressed concern about the time line on the ODP being 15 years, not building on slopes over 30% grade and the proposed density of the site.
- Max Nielsen-Pincus (CRWC) expressed support for the River Steppes ODP and stated that he is working with the Crooked River Watershed council on river restoration and fish passage, a project for which he has received a \$300K grant.
- Devin Hearing (ODOT), expressed support for the staff recommendation to continue the hearing until ODOT had reviewed and provided a statement regarding the applicant's traffic impact analysis.

APPLICANT PRESENTATION:

- Tucker Mayberry gave a brief introduction of the proposal and described the cluster housing concept. He then introduced Mark Rust, the applicant's planning consultant, who addressed the Planning Commission on several issues, including the following:

- Mark Rust (applicant's planning consultant) addressed the Commission on several issues, including the following:
 - Expressed agreement with the amendments to the conditions of approval as proposed by staff.
 - Disagreed with condition 3, stating that the applicant's construction of required improvements should allow the applicant to become vested in water, sewer and traffic.
 - Stated the applicant will get a signed agreement for the pump station location as required in the staff report.
 - Explained that the applicant was still considering the options for public water facilities and was not completely set on installing a waterline down the Crestview extension.
 - Stated that the required S. Main gravity sewer line does not meet nexus to be required for this development.
 - Presented photo simulation so the Commission could see the impact of the proposed two-story homes on the site.
 - Stated that the applicant has requested a special flood hazard permit from FEMA for construction of the bridge.
 - Stated that the development will meet the proposed Goal 5 resource protections.
 - Stated that the applicant will work with the City to explore a solution to the issue of an alley as the only proposed access to some of the lots.
 - Disagreed with County position on 15-year completion date and density issue.
- Joe Bessman (Traffic Engineer) provided an update on the status of the Traffic Impact Analysis, stating that the applicant had not received a response from ODOT. Mr. Bessman addressed the extension of Crestview Rd., stating that the applicant has no plans to make improvements to the street beyond the subject site except for repaving that is necessary due to infrastructure installation.
- Commissioner Questions: The applicant responded to questions from commissioners on several issued, including the following:
 - Extent of photo simulation for two-story residences.
 - Reason for allowing flexibility to expand lots into unbuildable areas.
 - Improvements to the intersection of 3rd and Main.
 - Amount of traffic that would be generated along Crestview Drive.
 - Justification for not making improvements to Crestview Drive beyond subject site.

PROJECT PROPONENTS: NONE

PROJECT OPPONENTS: NONE

GENERAL QUESTIONS/STATEMENTS:

- Kim Kambak (Citizen).
 - Stated Goal 5 inventory needs approval before development approval.
 - Concerned about drainage of property onto EFU land.
 - Concerned about density, but did not state whether high or low.
 - Concerned about undeveloped open space.

- Stated that cluster lots should not be allowed but should be developed same as other multifamily housing.

APPLICANT REBUTTAL:

- Mark Rust's responses to Ms. Kambak:
 - All drainage will be maintained on site as required by the City.
 - Density is about 2 units per acre, which works to preserve Goal 5 resources.
 - The developer is voluntarily meeting the proposed Goal 5 requirements.
 - Explained that cluster development is not the same as multifamily housing.

COMMISSION DISCUSSION:

- The following were topics of discussion.
 - Need for improvements to Crestview Rd.
 - Requested additional information on cluster housing concept
 - Request to see more homes (full development) shown on the visual simulation.
 - Concern over rock fall areas.
 - Request that applicant provide trip counts for Crestview Rd. and Main St.
 - Require signed agreement for pump station location and ODOT approval of Traffic Impact Analysis prior to rendering a decision.

COMMISSION DECISION:

- The applicant agreed to toll the 120 day clock from December 4, 2007 to January 15, 2008. Commissioner McMillin made a motion to continue the hearing to January 15, 2008; the motion was seconded by Commissioner Bailey. The Commission voted 6-0 in favor of the motion.

2. Procedural Code Changes

OPENING OF PUBLIC HEARING:

- Chair Cuddy opened the public hearing and asked if there were any challenges to any of the Commissioners participating in the hearing. There were no challenges.

STAFF AND AGENCY COMMENTS:

- Scott Edelman (City Planner) provided a brief summary of the Planning Commission's work on the proposed code changes.

PUBLIC COMMENT:

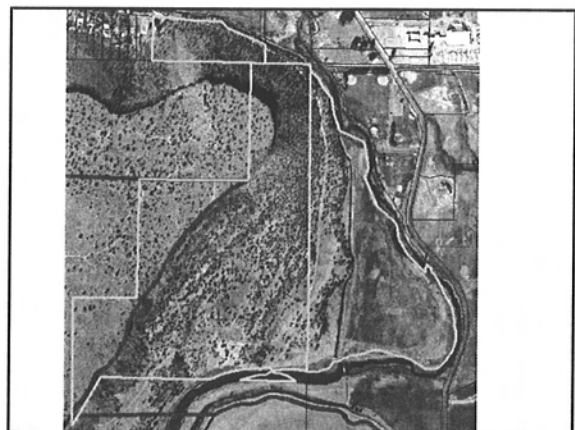
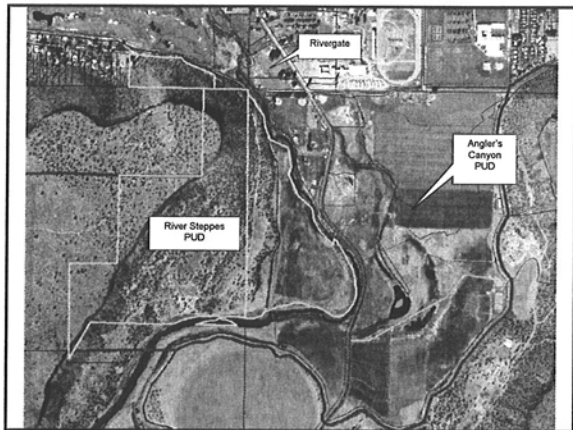
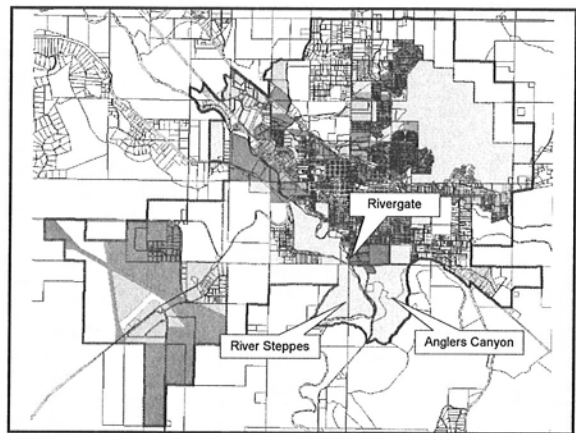
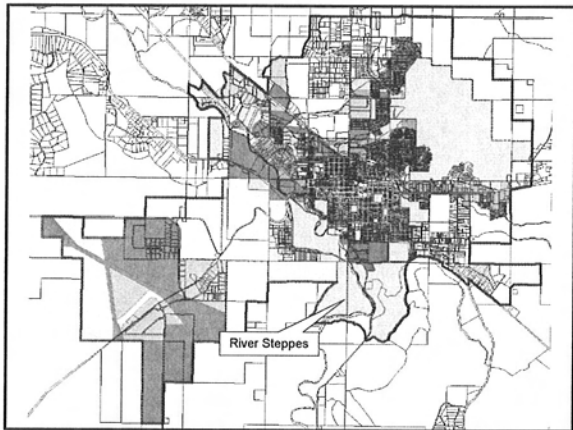
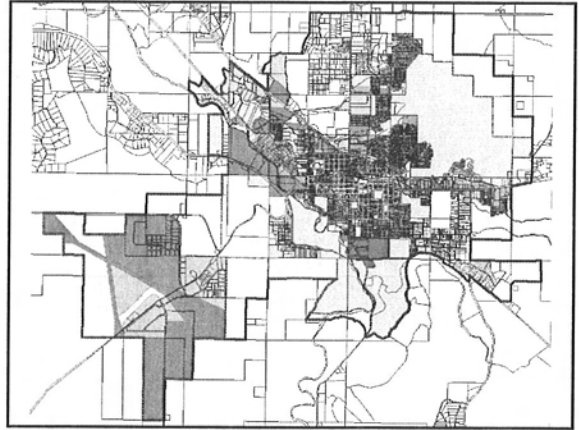
- Chair Cuddy invited proponents and opponents of the proposed code changes to speak. There were no members of the public who wished to speak.

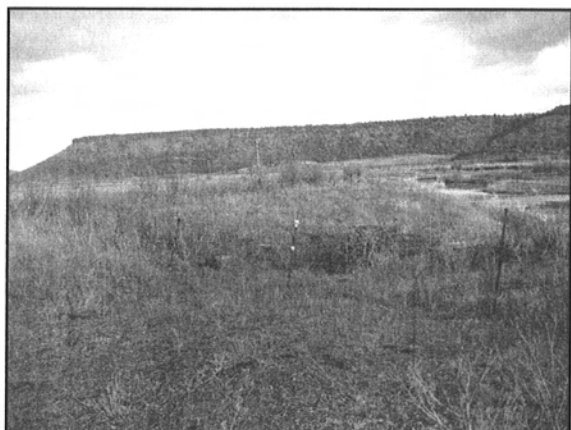
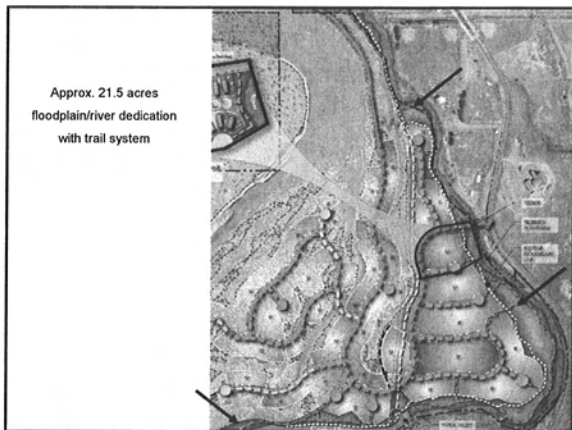
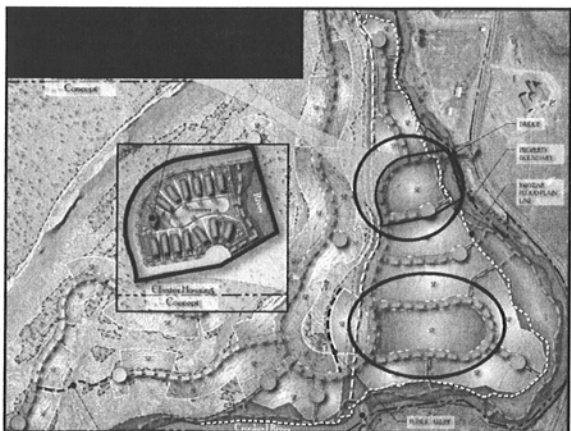
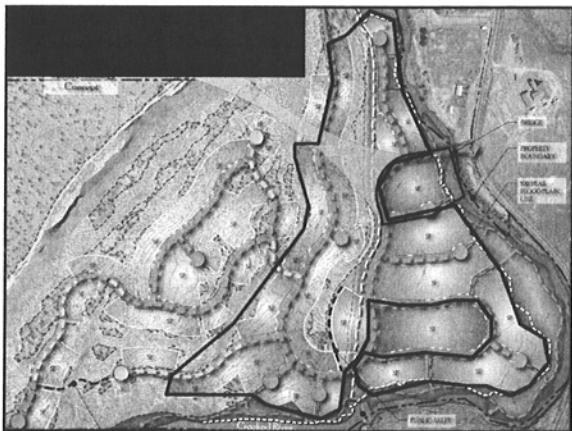
COMMISSION DISCUSSION & DECISION:

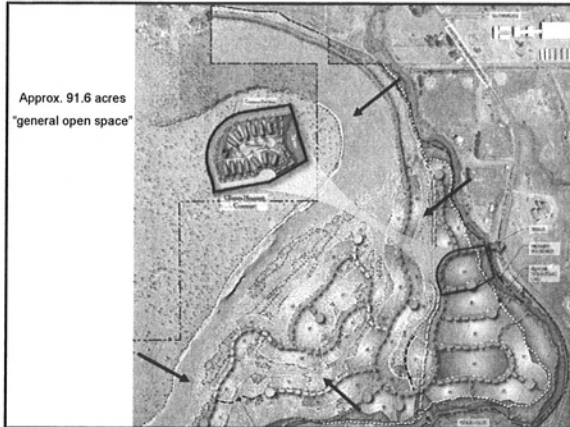
- There was no commission discussion
- Commissioner McMillan made a motion to recommend approval of the proposed amendments to City Council; Commissioner Bailey seconded the motion. The motion passed 6-0.

River Steppes Outline Development Plan

Prineville Planning Commission
December 4, 2007



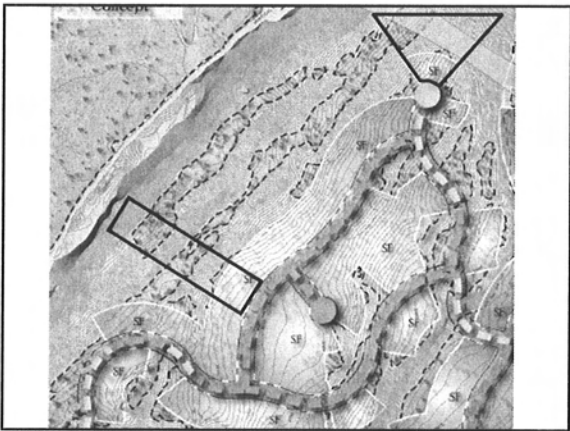




21.5 acres floodplain/river dedication
 91.6 acres "general open space"

Total Open Space: 113.1 acres
 Total site area within city limits: 190 acres
 Percent available open space: 59.5% +

Proposed open space: 30%



Staff Position:

- Conceptually support proposed River Steppes ODP (with conditions)
- Several conditions need revisions
- Several outstanding issues to resolve

Staff Recommendation:
 Continuation of hearing for resolution of issues / revision of conditions
 Potential dates for continuation:

- December 18
- January 15

Conditions to amend:

Condition 6 – allow fire turn-around in place of second alley connection
 Condition 8 – delete
 Condition 11.c. – replace "setback" with "distance"
 Condition 12 – change to appropriate irrigation district
 Condition 15 – change to allow flexibility on part of Fire Dept.
 Condition 16.b. – change to require retaining walls at discretion of City

Condition to add:

Platted lots may exceed the residential development areas identified on the Outline Development Plan map; however the plat shall designate any portion of any lot outside the designated development areas as "unbuildable". The applicant shall also include this restriction in the CCRs for the development.

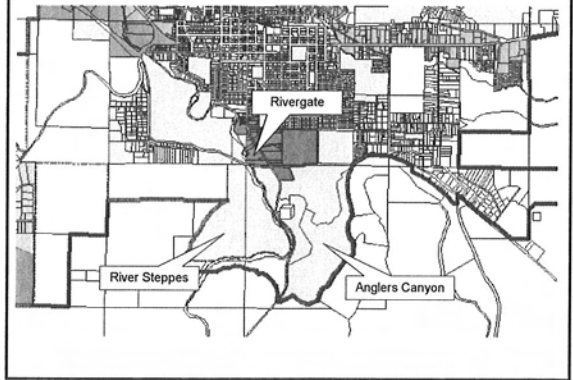
Issues to Address:

1. ODOT approval of Traffic Impact Analysis
2. ODOT requirements for Rimrock/Hwy 126 intersection
3. Agreement with Angler's Canyon for pump station location
4. Active recreation areas (condition 8)
5. Restrictions on number and size of lots
6. Time limit on ODP / definition of "substantial progress"
7. Lots with alley access only

2. Rimrock Rd. / Hwy 126 Intersection



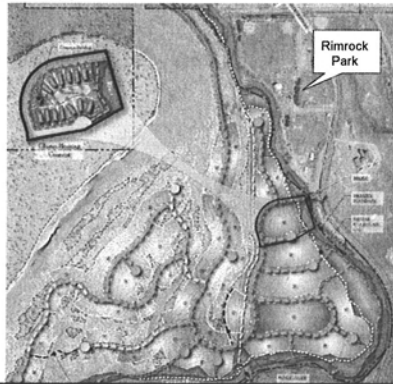
3. Pump Station Location



4. Active Recreation Areas

Considerations:

1. Rimrock Park
2. Trail System
3. River
4. General Open Space
5. Cluster Common Areas
6. Play Area?



Issues to Address:

1. ODOT approval of Traffic Impact Analysis
2. ODOT requirements for Rimrock/Hwy 126 intersection
3. Agreement with Angler's Canyon for pump station location
4. Active recreation areas (condition 8)
5. Restrictions on number and size of lots
6. Time limit on ODP / definition of "substantial progress"
7. Lots with alley access only

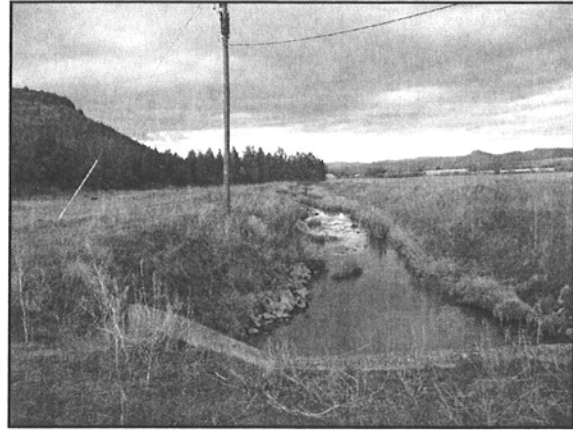
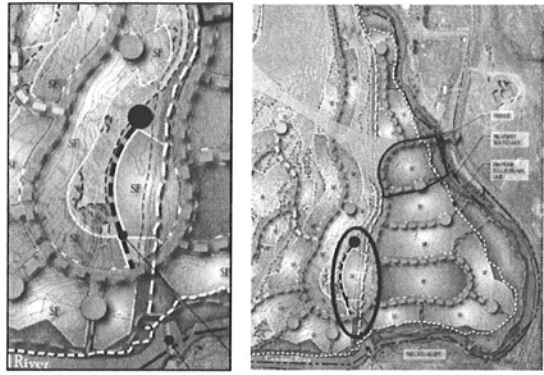
Issues to Address:

1. ODOT approval of Traffic Impact Analysis
2. ODOT requirements for Rimrock/Hwy 126 intersection
3. Agreement with Angler's Canyon for pump station location
4. Active recreation areas (condition 8)
5. Restrictions on number and size of lots
6. Time limit on ODP / definition of "substantial progress"
7. Lots with alley access only

Playground Equipment



7. Lots with Alley Access Only



Comments in record:

1. City Engineer's Report (Exhibit A)
2. Crook County Fire & Rescue (Exhibit C)

Letters in record:

1. Letter of support from Crook County Parks & Recreation District (Exhibit B)
2. Letter of concern from Stephen Bucknam, neighboring property owner

