

JOINT CITY/COUNTY PLANNING COMMISSION HEARING BRIEF

Tuesday, April 7th, 2009 at 7:00 p.m.

The complete minutes are available by digital recording

City Commission Members Present: Marty Bailey, Seth Crawford, Linda Chadwick, Don Wood, Will Van Vactor

County Commission Members Present: Jerry Crafton, Bill Gowen, Arleen Curths, Kim Kambak
Lawrence Weberg

Commission Members Not Present: Al Baensch, Deb Harper, Rick Wells

Staff Present: Scott Edelman, Josh Smith, Ricky Sites, Bill Zelenka, Heidi Bauer

Provided Testimony: Kirk Schueler, Dale Van Valkenburg, Ken Nelson

CALL TO ORDER:

Chairman Marty Bailey called the Commission to order.

Public Hearing:

A. 3rd public hearing on the proposed Natural Features Overlay District (April 7th Draft)

Staff: The hearing began directly after the 6:00 p.m. workshop. The discussion from the workshop concerning the densities, heights and delineation lines on Barnes Butte continued with agency and public input.

Agency Comments: Ricky Sites discussed the financial issues of maintaining infrastructure serving low densities. Maintenance costs remain the same with fewer homes paying into the system. Infrastructure that is SDC reimbursable may have to be subsidized by the rest of the City of Prineville because there are fewer homes paying into the system. Ricky also discussed the role of the City of Prineville's Standards and Specifications for cuts, fills and road design.

Public:

Kirk Schueler: Provided a history of the IronHorse project. Explained that the IronHorse Development is ok with the inventory and ESEE analysis as it is written and was concerned with some of the language the Commissioners were using when discussing changes to those documents. He also explained the value of the lots and how density transfers have little value in this situation. IronHorse has every intension of making an attractive development that does not degrade the resource and due to market shifts may need to create larger lots to keep up with demand.

Dale Van Valkenburg: Discussed concerns about the change in height standards on Barnes Butte. As written it may cause more of a visual impact and less flexibility in design. Would prefer to go back to the original standard in the first draft.

Ken Nelson: Discussed a proposed commercial site plan and how it would be affected by the Ochoco Creek setback increase from 25ft. to 50ft.

Staff: Staff interjected explaining that a hardship standard for commercial property will be added to the final draft. A hardship standard is required by state law for all existing lots. This was an oversight that has been corrected.

Commission & Staff Discussion:

The Commissions discussed the public testimony and remaining issues from the workshop. The Commissions made a decision to use the staff recommended contour lines to define Barnes Butte with a slight modification to the south end. The Commissions split their decision on height requirements along jurisdictional lines with the City agreeing to an average with maximums and the County holding to the height as written. The Commissions agreed to all other additions and deletions of text within the April 7th draft but wanted some more information prior to agreeing with density standards on Barnes Butte. The public hearing was closed. Written comments will be allowed for the next 7 days with a final NFOD draft due by April 28th. The final hearing was set for March 17th at 6:00p.m.

Next Meetings: 4th Hearing May 5th at 6:00p.m. City Hall

CONSENT AGENDA ITEMS:

A. None

NEW BUSINESS ITEMS:

A. None

Planning Commission Matters:

- None.

Meeting Adjourned: