

CITY PLANNING COMMISSION HEARING BRIEF
Tuesday, October 16th, 2012 at 5:30 p.m.

Commission Members Present: Ralph White, Bob Orlando, Deb Harper, Marty Bailey, Ron Cholin, Kevin Poole

Commission Members Not Present: None

Staff Present: Scott Edelman, Josh Smith

Provided Testimony: Sherri Miyazaki

CALL TO ORDER:

Planning Commission Chair Marty Bailey called the Commission to order.

Public Hearing: None

CONSENT AGENDA ITEMS: None

NEW BUSINESS ITEMS:

A. Box 'R' Water zoning issue.

The Commission Chair opened the workshop:

- Staff gave a brief presentation of the zoning issue that was given at the previous meeting on October 2nd. Sherri Miyazaki is the owner of Box 'R' Water (a water testing facility). The issue is that the Prineville land use code most closely recognizes her business as a laboratory for research (non-hazardous) that is only allowed in the City's industrial zones as an outright use and in the General Commercial zone (C2) as a conditional use. Sherri would like to relocate from her current location in the general commercial zone to a larger building but has so far only been able to find homes in residential zones that meet her price point and are available to purchase. Sherri is asking the Commission to consider her use to be a professional commercial use and therefore capable of applying for a conditional use in a residential zone or an outright use in the C1, C2 & C3 commercial zones.

Commission Deliberations:

- The Commission had a few brief questions for Sherri and staff and concluded that a declaratory ruling is the most appropriate course of action. This ruling would declare that a water testing laboratory more closely resembles a professional commercial use than a laboratory for research. A hearing will be held on November 6th and notice will be given in the local newspaper.

PLANNING COMMISSION MATTERS: None

DIRECTORS REPORT:

A. Update on the progress Dave's Towing has made on their conditional use permit located on the Madras Hwy.

B. Update on TSP meeting schedule.

C. Update on various City projects.

Meeting Adjourned:

Next scheduled meeting for the City Planning Commission will be on November 6th, at 6:30 p.m.
