



Planning Commission Meeting Brief

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

Members Present: Chair - Marty Bailey, Vice Chair – Ron Cholin, Robert Orlando, Priscilla Smith, Jason York

Members Not Present: Erika Montgomery

Staff Present: Joshua Smith (Planning Director), Casey Kaiser (Associate Planner)

Provided Testimony:

Election of Officers (6:00)

- I. Planning Staff called the meeting to order and opened the floor to nominations for Chair, Vice Chair and Second Vice Chair. All nominations were approved unanimously. Marty Bailey was re-appointed as Chair, Ron Cholin was appointed as Vice Chair and Robert Orlando was appointed as Second Vice Chair.

Regular Meeting (6:30)

- I. **Call to order: Chair Called the meeting to order**
- II. **Public Hearing: The Planning Commission will review and consider action for the following items:**

- a) Cu-2020-114 for a 44-unit multifamily complex.

Staff: The Planning Director gave a presentation of the proposal including history and background of the site, an overview of the project, details of the traffic study, conditions of approval, and how the project fits within the current land use code.

Applicant: The applicant provided additional details of the project, an explanation of some of the design features, an overview of their property management company, provided rental and income data for the County and provided descriptions of 3 of their other owned and managed properties in the community.

Public Comment: Three people spoke in opposition to the project. The three people in opposition had a range of concerns. These concerns included traffic congestion on Peters Road, proximity to commercial services, neighborhood compatibility, effects on property value, privacy, noise, views, contaminated soils, fence height, onsite management, lighting and construction dust.

Staff & Applicant response summary:

Staff answered questions and responded to several concerns. Staff explained how traffic impacts are studied and utilized and mentioned the future connection of Peters Road to Combs Flat Road and how it would ultimately improve traffic conditions. Staff also provided explanations on lighting, pedestrian improvements, effects of property values and work that had been done on the site to assess soil conditions.

The applicant including a member of the applicant's board of directors addressed several concerns of the public. They stated that this project like their other projects would be well built, well managed and integrate well with the community and neighborhood. They also clarified the proposed project would have onsite management providing a venue for addressing concerns on an ongoing basis.

The applicant's traffic engineer provided additional detail on how the traffic impacts were assessed and stated the project would not result in Levels of Service being increased beyond the City's standards for Peters Road.



Planning Commission: The Commission asked several questions during the presentations and public comment period. These included questions about rental and income data, ADA parking, on-site manager and construction time frame. The Commission also addressed issues of police enforcement and property value concerns. After the public hearing was closed the Commission deliberated the merits of the proposal. The Commission did not question whether the project met the standards of the land use code. The discussion was primarily philosophical based on community needs and values.

Decision: Bob Orlando made a motion to approve the application as submitted. Priscilla Smith seconded the motion and the motion passed with 6 in favor and none opposed.

III. Planning Commission Matters: Welcomed Jason York as the City's newest Commissioner.

IV. Planning Director's Report: Staff updated the Commission on City projects.

Meeting adjourned: 8:28 P.M.