



Planning Commission Meeting Brief

(Audio of this meeting is available on the City Web site www.Cityofprineville.com)

The beginning of the audio through the Staff Presentation failed to record.

Members Present:

Chair -Marty Bailey, Jason York, Robert Orlando, Erika Montgomery

Members Not Present: Priscilla Smith, Corey Engstrom, Ron Cholin

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

Provided Testimony: David Munsell (applicant's representative), Rolin Atkinson (applicant's representative), Von & Mary Thompson, Gary Spencer, Luanne Cavanaugh

Regular Virtual Meeting (5:30 P.M.)

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:

SUB-2021-100 for a 39 lot subdivision

Staff: Senior Planner Casey Kaiser gave a presentation of the proposed Parkview Estates subdivision in the R2 General Residential zone including an overview of the subdivision, a description of how the project fits within the current land use code, details of the placement of public infrastructure, details of the dedications to the City, a description of the key points and suggested conditions for consideration.

Staff responded to questions from the Commission regarding sewer feasibility and maintenance of the required fencing along the eastern boundary.

Applicant: The applicant's representative (David Munsell) explained that he has worked on this project since it was going to be Phase 9 of the adjacent Stone Ridge subdivision. He stated it would enhance the neighborhood and described the grading plan and need to provide sewer pump stations for some of the lower lots. The applicant's builder (Rolin Atkinson) described homes similar to the Ironhorse development that would complement the existing Stone Ridge neighborhood. Homes may be lower due to grading and likely single story.

Agency Comments: There were no agencies present to comment on the project.

Public Comments: Several people from the Stone Ridge neighborhood provided comment.

Von Thompson discussed issues with traffic and parking on the existing Cobblestone Ct., talked about the expense of sewer pump stations, was curious about the type of housing and whether the park area should be moved closer to the existing neighborhood.

Staff responded to each of the questions. Cobblestone Ct. would remain as is, but the new subdivision would provide a through street and be design to today's standard which provides wider streets with parking on both sides. The proposed pump stations would be private and part of the cost of the home. The intent of the housing type is to be similar to the Stone Ridge subdivision, but it is dictated by the zone so there is no guarantee. The park space was placed at staff's request to enhance the Barnes Butte Recreation area by preserving trees and providing trail access to a future parking lot and trail head on property owned by the City to the north.



Gary Spencer asked about whether they would all be single story homes and asked if the whole property would be lowered along the Stone Ridge subdivision so the new homes would be considerably lower. He also asked if it was possible to gate the end of Cobblestone Ct. to prevent access.

Staff responded that the grading would not significantly lower the property adjacent to the Stone Ridge subdivision. The applicant's representative stated it was possible because they need extra material; however, it is dependent on other factors such as street grade and sewer grade. Staff stated that two story homes are allowed in the zone and that Cobblestone Ct. would not be gated.

Luanne Cavanaugh asked if it was possible to reduce the brightness of the City street lights.

Staff stated that the City has requirements for street lights to be installed in the neighborhood by the applicant; however, the type and brightness is based on City standards.

Planning Commission Deliberations: After public comments there were no further questions from the applicant or the Commission and the hearing was closed. The general consensus was that this proposal would improve traffic flow on Cobblestone Ct. and address some of the concerns stated in the public testimony. The Commission agreed with the staff report and conditions as written.

Decision: Bob Orlando made a motion to approve the application as presented in the staff report. Erika Montgomery seconded the motion, and the motion passed with 4 in favor and none opposed.

III. Planning Commission Matters: None were discussed.

IV. Planning Director's Report: Staff updated the Commission on various City projects and mentioned some potential applications for hearings in the future.

Meeting adjourned: ~7:02 P.M.

Next Meeting July 20th 5:30 P.M.