



## Planning Commission Meeting Brief

(Audio of this meeting is available on the City Web site [www.Cityofprineville.com](http://www.Cityofprineville.com))

**Members Present:** Chair - Marty Bailey, Jason York, Robert Orlando, Erika Montgomery, Ron Cholin, Priscilla Smith

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

**Provided Testimony:** Jade Mayer, Michael Stremme, Ken Lawler, Michele Lawler, Keith Moore, Jerry Towell, Von Gruber, Kippen Parret,

### Regular 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:

**A)** SUB-2021-101 – for a 7 lot subdivision in the Ironhorse Development.

Staff: Planning Director Joshua Smith gave a presentation of the proposed subdivision explaining the purpose of this proposal and the intent of future subdivisions to complete this portion of the Ironhorse Development. The presentation discussed the Ironhorse Outline Development Plan, the 7 lot proposal and conceptual plan for future subdivisions on the larger remainder lots once the canal is moved.

After the presentation staff responded to written comments provided before the meeting and one question from the Commission. The written comments requested that Perspective Drive not be connected to Combs Flat Road and that the alley between Perspective and Discovery Loop that currently dead ends be connected to Perspective. Staff responded that the City does not intend to connect Perspective to Combs Flat and has looked at solutions to appropriately end that street. One of which is a hammerhead turnaround and potential connection to the alley. Staff also reiterated that those improvements are not part of this proposal and would not occur until lot 5 redevelops or potentially with the construction of Combs Flat Road.

The Commission question was a clarifying question with regard to Discovery Loop and how the future conceptual plan for the proposed lot 5 will change it from a through street to a cul-de-sac.

Applicant: The applicant's representative indicated they appreciated the thoroughness of the staff review and they had no further comments to add.

Comments: Seven people from the neighborhood commented on the proposal. One person commented in opposition, essentially stating that he felt no further development should occur. Others provided numerous comments and suggestions primarily about traffic issues, preserving views and design review for future homes.

Staff provided answers to questions and comments as they were being asked. Most comments had little to do with the actual proposal being reviewed, but were relevant to the neighborhood. Staff explained the original plans for the Ironhorse neighborhood and what can and cannot be controlled through the City's land use process. Staff also made several comments about how streets and traffic controls are planned and managed by the City.



Planning Commission Deliberations: After public comments there were no further questions for the applicant or public and the Commission Chair closed the hearing. During deliberations the Planning Commission sympathized with the public comments citing their own similar stories, but that concluded the proposal meets the criteria for approval.

Decision: Ron Cholin made a motion to approve the application as presented in the staff report. Priscilla Smith seconded the motion, and the motion passed with 6 in favor and none opposed.

**III. Consent Agenda:** There were no Consent Agenda Items

**A) None**

**IV. Planning Commission Matters:**

**A)** Staff presented a recommendation to re-appoint Commissioners Erika Montgomery and Bob Orlando whose terms will expire at the end of the year. There were no objections and the recommendation to Council was signed by the Chair.

**B)** Staff discussed the potential update to Chapter 32 of the City's code regarding Commissions that will go to Council at their December 14<sup>th</sup> meeting.

**V. Planning Director's Report:** Staff updated the Commission on various City projects.

*Meeting adjourned: 7:02 P.M.*

*Next Meeting January 19<sup>th</sup> 5:30 P.M.*