



## 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, Erika Montgomery, Ron Cholin, Priscilla Smith

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

**Provided Testimony:** Hans Tygeson, Sandra Thrasher, Kelly Thrasher, Henry Baxter, Ron York, Jane Mansfield

### 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) CU-2022-101 – Conditional use application for a 270 unit multi-family complex and a 58 unit cottage development in the R2 zone.

Staff: Planning Director Joshua Smith gave a presentation of the proposed development that described the layout, appearance, and functionality. The presentation also explained how the development meets with the City's land use criteria and discussed the traffic impact and requested height variance. In response to public comment about traffic, staff explained that the City provided comments to ODOT with some of the same concerns mentioned and encouraged the public to submit their own. Staff explained that the access and traffic impact is within ODOT's jurisdiction and any mitigating improvements would be required through their access permit process.

Applicant: The applicant provided further explanation of the project in detail; including the types of amenities, building materials, access and construction phasing. The applicant also addressed concerns with traffic impact. He commented that a traffic study has been completed for the project and access permits have been submitted to ODOT for their review and potential mitigating measures. He understood the concern to slow traffic in the area and believes his project will help accomplish that.

Commission Questions: The Commission made several comments and asked several question of staff and the applicant. They commented on zoning, city limits, parking, fire lanes, right-of-way concerns and traffic impact.

Public Comments: Several members of the public provided comments and concerns with the project. There were some minor questions about fencing, balconies, and creek frontage. One member of the public expressed that 3-stories was too tall; however, the primary focus of the comments revolved around the traffic impact. Several members of the public were very concerned with traffic safety and felt this development would exacerbate several traffic issues that in their opinion currently exist. The desire for turn lanes and Hwy widening was mentioned as well as a concern to accommodate school bus stops.

Planning Commission Deliberations: Once all questions had been answered the Commission Chair closed the hearing. During deliberations the Commission acknowledged the concerns from the public and included comments about truck traffic. The Commission also acknowledged that there is a process for making improvements and that developments like this can help address current issues.

Decision: Priscilla Smith made a motion to approve the application as presented in the staff report. Erika Montgomery seconded the motion, and the motion passed with 5 in favor and none opposed.



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

**IV. Planning Commission Matters:**

**A)** The Commission briefly discussed the two vacant seats on the Commission and whether a second-vice Chair needed to be appointed.

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

*Meeting adjourned: 7:25 P.M.*

*Next Meeting May 17<sup>th</sup> 5:30 P.M.*