



Planning Commission Meeting Brief

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

Members Present: Chair - Marty Bailey, Erika Montgomery, Ron Cholin, Priscilla Smith, Jason York, Brian Samp

Staff Present: Joshua Smith (Planning Director)

Provided Testimony: Tammy Wisco (applicant representative), Joe Bessman (traffic engineer)

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) AM-2022-10 for a text amendment to the C4 zone, a Comprehensive plan map amendment and a Zone map amendment.

Staff: Planning Director gave a presentation of the proposed amendments. The presentation began by describing the proposal, notice requirements, submitted comments and the criteria involved in making a decision. It went on to describe the concept plan and the purpose and intent of the proposal while also explaining the history of the zoning in the area. The zone map changes and text amendments were then presented along with key findings and staff conclusions and recommendation.

Applicant: The applicant's representative provided further explanation of the purpose and intent of the project. It was explained that the idea for this proposal was born out of conversations with other property owners and employers in the area; that have expressed a desire for more convenient commercial services. The applicant's traffic engineer briefly discussed the traffic impact. He explained that with the conditions proposed he does not see any problems with the zone change or proposed concept plan.

Commission Questions: After the staff presentation and after the applicant's comments the Commission asked several question of staff and the applicant. The Commission asked questions and discussed the zone limitations and had a longer discussion about traffic impact. They also asked questions about allowed uses in the C4 zone and development timelines.

Public Comments: Only written public comments were received from neighboring property owners and ODOT with no objections. One neighboring property had concerns about the potential of the new zone generating complains about the industrial uses. This concern was addressed within the text amendment with no further comment.

Planning Commission Deliberations: Once all questions had been answered the Commission Chair closed the hearing. The Commission had no further questions or discussion.

Decision: Priscilla Smith made a motion to recommend the proposed amendments as presented to City Council for approval. Erika Montgomery seconded the motion, and the motion passed with 6 in favor and none opposed.



III. Consent Agenda: There were no Consent Agenda Items

IV. Planning Commission Matters:

A) The Commission asked about the water situation with the reservoirs and whether the hydro project on Bowman dam was still an active project.

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

Meeting adjourned: 6:54 P.M.

Next Meeting October 18th 5:30 P.M.