

**CITY OF PRINEVILLE PLANNING COMMISSION HEARING BRIEF**  
The complete minutes are available by digital recording  
Tuesday, June 3, 2008 at 7:00 p.m.

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**Commission Members Present:** Marty Bailey, Jim McMillin, Seth Crawford, Linda Chadwick, Jennifer Letz

**Commission Members Not Present:** Paul Cuddy, Al Baensch

**Staff Present:** Josh Smith, Scott Edelman

**Provided Testimony:** Melisa Davis, Megan Haase, Todd Catterson, Eric Davis, Ray Spacey, Lee Viara

**Others Present:** Jeeta Viara, Barbara Beatty

**CALL TO ORDER:**

Vice Chairman Marty Bailey called the Commission to order.

**Public Hearing:**

**A. Sub-07-08-704 Tentative Plat Subdivision for a 15-lot residential Cluster Development.**

**Staff:** Gave a presentation summarizing the project and recommended changes to the tentative plat for the Commission to consider as outlined in the staff report.

**Applicant:** Gave a presentation including the history of the project and addressing the recommendations. The applicant debated the following recommendations: combining lots 14 & 15, drainage easement language, 20 foot garage setback, and side yard setbacks.

**Public:**

- **Ray Spacey:** Expressed concern about the following:
  - His driveway being too close to the intersection of Woody Vine Ct. and wanted an access off of Woody Vine.
  - Regarding a 6 foot sight obscuring fence along the eastern boundary of Woody Vine Ct.
  - Regarding Storm Pond design river rock vs. grass to reduce mosquito nuisance
  - Questioned road engineering with regards to the drainage ditch along the eastern boundary of Woody Vine.
- **Lee Viara:** Was concerned that he may lose his access to the rear of his lot that is currently accessed through the City's easement.

**Commission & Staff Discussion:**

- Throughout the meeting Staff and the Commission discussed the issues brought up by the applicant and the public and concluded the following:
    - Lots 14 & 15 will be removed from the sewer easement, but combining them was left for the applicant to decide.
    - Drainage easement language could be worked out on the plat to serve both the City and the applicant.
    - 20 foot garage setback shall be required.
    - Minimum side yard setbacks shall be 3 feet minimum with no projections.
    - Access to Woody Vine can be discussed with staff at a later date
    - A 6 foot sight obscuring fence shall be required on the Eastern boundary.
    - Storm Water pond may be designed with grass only.
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- Drainage issue along the eastern boundary would be dealt with during engineering review.
- Being a public street, all existing accesses from the current easement will remain

Jim McMillin made a motion in favor of the application with conditions, Linda Chadwick seconded. The motion passed with 4 in favor, 1 abstention and 0 against.

**CONSENT AGENDA ITEMS:**

- None

**NEW BUSINESS ITEMS:**

**A. C-SPR-07-08-122 placement of a modular at the High School**

- Being in a residential zone, the High School is a conditional use that was reviewed by the Planning Commission. Zoning code criteria 153.098 requires that modifications to a site plan must be determined to be either major or minor by the original reviewing authority. If deemed major the Planning Commission would be required to review the application. If deemed minor staff could proceed with the review. The Planning Commission determined this to be a minor modification, therefore staff will proceed with the review.

**Planning Commission Matters:**

- None.

**Meeting Adjourned:**