

**CITY OF PRINEVILLE PLANNING COMMISSION HEARING BRIEF**

**Tuesday, April 6th, 2010 at 6:30 p.m.**

**The complete minutes are available by digital recording**

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**City Commission Members Present:** Marty Bailey, Seth Crawford, Don Wood, Deb Harper, Al Baensch, Bob Orlando

**Commission Members Not Present:** Linda Chadwick

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

**Provided Testimony:** Lisa Baker, Mark Harding, Todd Catterson, Dave Armstrong

**CALL TO ORDER:**

Chairman Marty Bailey called the Commission to order.

**Public Hearing:**

**A. Continuation of SUB-2009-100 Lisa's Corner Subdivision from the February 2<sup>nd</sup> meeting:**

Staff gave a brief introduction of where the project stood and that the applicant has a proposal to present for the Commissions consideration.

**Applicant:** The applicant introduced a reconfiguration of the previously proposed subdivision based on the original 5 lot design. This design would eliminate 2 of the skinny lots leaving 4 new buildable lots, 1 lot with an existing home and common open space area. This design was used to satisfy the issues from the previous Commission hearing.

**PC:** The Planning Commission discussion revolved primarily around the setback distance to the garage. The primary concern was that even if you provide a space along the side of the house people would still have a tendency to park in front of the garage and hang out over the sidewalk. The applicant was provided the option or redrawing the proposal showing how a shorter front setback could work or accepting the 20ft. garage setback and making the house fit. The applicant indicated that they could make the setback work before the hearing was closed.

The Planning Commission closed the hearing and deliberated briefly on the setback requirements. Due to the nature of a cluster development, the substandard lots and the wetland behind the lots; staff recommended that the Commission give some leeway on the remaining setbacks. Providing setbacks similar to other cluster developments. The Commission agreed to a 10ft. front and 5ft. rear and side setbacks. The garage setback would remain at 20ft. to provide parking.

**Motion:** Seth Crawford made a motion to approve the subdivision with the conditions as discussed Bob Orlando seconded the motion. The motion passed unanimously.

**CONSENT AGENDA ITEMS:**

A. None

**NEW BUSINESS ITEMS:**

A. None

**Planning Commission Matters:**

A. None

**Meeting Adjourned:**

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