

CITY PLANNING COMMISSION HEARING BRIEF

Tuesday, November 5th, 2013 at 6:30 p.m.

Full audio is available on the City Web site www.Cityofprineville.com

Commission Members Present: Marty Bailey, Bob Orlando, Ron Cholin, Tim Harris, Kim Kambak, Robert Spaulding, Deb Harper

Commission Members Not Present:

Staff Present: Scott Edelman, Josh Smith

Provided Testimony: Donna Barnes, Christine McKelvey, Joe Bessman, Laura Cooper, Bob Gomes, Russ Deboodt, Travis Garner, Ken Fahlgren, Karen Reed, Maggie King, Dan Schuette

CALL TO ORDER:

Planning Commission Chair Marty Bailey called the Commission to order.

PUBLIC HEARING:

A. AM-2013-101, for the review of the Ochoco Lumber Regulating Master Plan.

Staff provided a in depth presentation describing the master plan proposal and calling out several items for discussion by the Planning Commission. Donna Barnes from Ochoco Lumber provided a brief history of the mill and discussed the process that got them to where they are today. Christine McKelvey, a representative from the design team presented the master plan in detail from the applicant's perspective and addressed the items presented by staff. Joe Bessman, the applicant's traffic engineer discussed the improvements to Combs Flat Rd. and 5th St. extension, as well as access points, signalization on 3rd St. and the trail system. Laura Cooper, the applicant's attorney asked for approval and closed the applicant's presentation and opened the floor for the Commission to ask questions of the team.

Planning Commission questions consisted of questions about trip generation, highway crossing, open space calculation, trail connection, flood issues, whether the office would stay and if the plan considered architectural elements to recognize the mill site.

Several people spoke in support of the application with none in opposition. Ron Cholin made a motion to continue the hearing to November 19th, Kim Kambak seconded the motion and the motion passed unanimously.

B. C-2013-105, for the review of the St. Charles Hospital proposed within the Ochoco Lumber site.

Staff gave a brief presentation describing the hospital proposal and the infrastructure improvements that go with it. All of the hospital improvements and some of the site considerations were also discussed with the master plan presentation. Bob Gomes, CEO of Prineville Memorial and St. Charles Redmond discussed the reasons for selecting the site and the design of the hospital. He also answered questions involving the floodplain, mentioning that the hospital will be elevating the building above the 500 year floodplain as a precaution.

The Planning Commission asked questions about the floodplain and possible noise from HVAC units as well as questions about services the hospital will provide.

Several people spoke in support of the application with none in opposition. Kim Kambak made a motion to approve the hospital contingent upon the Ochoco Lumber regulating master plan being approved. Deb Harper seconded the motion and the motion passed unanimously.

C. Cu-2013-101, a change of use regarding the relocation of the Barney Prines Steak House and Saloon.

Staff gave a brief presentation of the proposed change of use describing the site improvements and building upgrades.

The Planning Commission had a few questions regarding the layout, but didn't make any changes. There was also no public comment. Ron Cholin made a motion to approve the application as written, Bob Spaulding seconded the motion and the motion passed unanimously.

CONSENT AGENDA ITEMS:

A. None

NEW BUSINESS ITEMS:

A. None

PLANNING COMMISSION MATTERS:

A. Staff discussed a proposal to change the use of the Arctic Circle fast food restaurant to a Dutch Brothers coffee house. Staff's primary purpose of this discussion was to inform the Planning Commission of the possible project and make them aware of how staff was proposing the application be processed. If the Planning Commission disagreed with the intent of the code to allow this change of use then staff would need to inform the applicant that the project is not possible. If the Commission agreed to the project but wanted to be the reviewing authority then staff would also want to inform the potential applicant. Staff recommended that the application be processed administratively. The Planning Commission agreed with staff, provided the site was improved as described and ODOT approves of the access points or at least acknowledges no additional traffic impact.

DIRECTORS REPORT:

A. The Planning Director spoke briefly about the Airport Master Plan and the Commission appointed Bob Spaulding and Ron Cholin to the project advisory committee.

The Director informed the Commission that this would be his final meeting and expressed appreciation for getting to work with such a fine group of Commissioners.

Meeting Adjourned:

Next meeting will be held on November 19th at 6:30 p.m.