

CITY PLANNING COMMISSION HEARING BRIEF

Tuesday, November 19th, 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, Kim Kambak, Robert Spaulding, Deb Harper

Commission Members Not Present: Tim Harris

Staff Present: Josh Smith

Provided Testimony: Donna Barnes, Joe Bessman, Laura Cooper, Devin Hearing

CALL TO ORDER:

Planning Commission Chair Marty Bailey called the Commission to order.

PUBLIC HEARING:

A. AM-2013-101, Continuation of the November 5th hearing regarding the Ochoco Lumber Regulating Master Plan.

Staff provided an abbreviated presentation outlining 7 discussion items to resolve prior to approval. Those items were: proposed uses, Neighborhood Compatibility, Open Space/Central Park, Ochoco Creek trail (paved vs. unpaved), Internal Sidewalk widths, Combs Flat improvements and any other item brought up by the Commission or public. A representative from ODOT then spoke in favor of the application but recommended that an approval be delayed until a complete design of Combs Flat Rd. has been approved. ODOT feels the design should remain within the public process and provided a letter for the record explaining their position. The applicant's traffic engineer also provided a memo for the record demonstrating the proposed design to date. The engineer then spoke about the public process that led to this point, citing the Transportation System Plan update that had recently been adopted and specifically addressed these design issues. The applicant's engineer felt that the public process has been met and saw no reason for the Planning Commission to continue the hearing until the City, ODOT and the applicant had worked out the details. Staff agreed with the applicant and recommended the conditions regarding highway improvements be approved as written. The applicant's attorney then spoke about the various other items mentioned in the staff presentation before the Commission went into deliberations. There was no additional public comment at this hearing. The meeting was left open through deliberations so the Commission could continue to ask questions. Staff went through each item in the presentation asking the Commission if they had any changes. Several changes were made to the conditions as follows:

Condition 9: The paved trail option in was eliminated leaving the requirement for a soft surface trail.

Condition 10: A requirement to include the additional buffer detail in the plan was added.

Condition 11: 12 % was changed to 11.4% to reflect the actual open space calculation.

Condition 12: 8ft. sidewalks were changed to 6ft. and flexibility for the required 12ft. sidewalks was added during site review.

Condition 15: "owner" and bonding option were added.

After deliberations the hearing was closed. Deb Harper made a motion to approve the application, Bob Orlando seconded the motion and the motion passed unanimously.

CONSENT AGENDA ITEMS:

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

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

Both items were approved and signed as written.

NEW BUSINESS ITEMS:

A. None

PLANNING COMMISSION MATTERS:

A. Robert Spaulding gave an update on the first meeting about the Airport Master Plan.

B. Kim Kambak discussed the desire to do more site visits with the Commission on various issues or concerns of the City. She also discussed the possibility of having a representative of the Commission be at Council meetings for significant projects.

DIRECTORS REPORT:

A. None

Meeting Adjourned:

Next meeting will be held on December 3rd at 6:30 p.m.