

CITY PLANNING COMMISSION HEARING BRIEF

Tuesday, April 7th, 2015 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, Deb Harper

Commission Members Not Present: Kim Kambak, Robert Spaulding, Tim Harris

Staff Present: Phil Stenbeck (Director), Josh Smith (Senior Planner)

Provided Testimony: Keith Brown, Rob Forbes, John Webber

Public Hearing (6:30)

CALL TO ORDER:

Planning Commission Chair Marty Bailey called the Commission to order.

Public Hearing: SUB-2015-100 Black Bear Subdivision.

Staff – Provided a brief presentation of the 12 lot subdivision, explaining the proposed phasing, density and public improvements. The Commission asked questions about the dedicated park area from the previous subdivision and about whether the size of the cul-de-sac was adequate. Staff clarified how the park was dedicated and explained that the size of the cul-de-sac meets City and Fire Department standards.

Applicant – Keith Brown provided his own summary of the subdivision including lot size, flag lots and the size of the cul-de-sac. He confirmed the park dedication, and answered public questions about access to power lines and that he would be building a fence where there currently is none.

Public Testimony –

Rob Forbes asked about how the existing power lines at the rear of the subdivision would be accessed and commented on an existing drainage area. Staff explained that the power company gets notice of the applications and did not comment. The power companies also have a basic right to access their facilities and generally deal with the access issues when they become necessary. The applicant also confirmed this statement. Staff then explained that the drainage is from the County road and if it becomes a problem should be addressed by the County Road Department.

John Weber asked whether a fence would be installed along property lines that have no fence. Staff explained that the Planning Commission does have the ability to require the applicant to build fences and that that should be a discussion point during deliberations. The applicant stated that he would be building a fence.

Planning Commission – After the public hearing was closed the commission briefly discussed the flag lots and stated they were comfortable with the way the decision was written.

Motion – Ron Cholin made a motion to approve the subdivision with conditions as written. Deb Harper seconded the motion and the motion passed with a 4 to 0 vote.

Planning Director's Report – The planning director updated the Commission on the recreational marijuana, discussed the medical marijuana vote by council, the air quality plan, planned developments, public works projects and progress on the justice center proposal.

Meeting Adjourned: