

## CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, June 21<sup>st</sup>, 2016

Full audio is available on the City Web site [www.Cityofprineville.com](http://www.Cityofprineville.com)

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### **Commission Members Present:**

Marty Bailey, Bob Orlando, Robert Spaulding, Ron Cholin, Kim Kambak, Deb Harper

### **Commission Members Not Present:** Corey Engstrom

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

**Provided Testimony:** Scott Porfily

### **Regular Meeting (6:30)**

**CALL TO ORDER:** Planning Commission Chair Marty Bailey called the Commission to order.

**PUBLIC HEARING:** VAR-2016-100 for a variance to the City sign code.

**Staff** - Staff gave a presentation about the school district's proposal of a variance to the sign code to angle a 96 sq. ft. sponsor sign off the back of the baseball scoreboard that was donated to the school district by the sponsor. Staff explained that this type of sign would be considered an off premise sign because it does not face inward toward the respective athletic field. Off premise signs are prohibited by the City's sign code. An exception to that prohibition are signs within athletic fields that face inward toward the respective field and do not extend above the fence. Staff explained that this sign would not face the field and would extend above the fence. In order to approve the sign the Planning Commission would have to find that the proposal meets the variance criteria.

**Applicant** - Joe Becker a member of the Booster Club represented the School District. Joe acknowledged that the school missed a step in promising the sign prior to approval. Joe explained that the sign will be slightly smaller than the scoreboard and angled as to be seen from Combs Flat Rd. The primary purpose of this sign versus one that typically faces the field was to better represent the amount of money and commitment they made to the school district. In looking at the building donated by Les Schwab the School District did not anticipate a problem.

**Commission Deliberations** - The Commissioners acknowledged the importance and need of the monetary donations that sponsors give to the School District. Some Commissioners felt the sign was appropriate and not detrimental to the surrounding homes and that attaching it to the scoreboard would better represent the donation of the scoreboard. Other Commissioners felt that the proposal did not meet the variance criteria of an "exceptional or extraordinary circumstance" or that there was a "hardship or practical difficulty". Some Commissioners felt that there were other opportunities that could either meet the sign code or be a more appropriate place for a variance. There was also a concern that this sign would set a precedent for other signs and put the City in a situation where they are lobbied to grant a variance based on the size of the donation.

**Decision** - Kim Kambak made a motion to deny the application based on the finding that the variance criteria was not met. Bob Spaulding seconded the motion and the motion passed with 2 in opposition and four in favor.

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**PLANNING COMMISSION MATTERS:**

A. AM-2016-101 workforce housing text amendment.

Staff discussed a potential text amendment to address the current housing shortage for construction workers. The amendments would create a new chapter in the land use code (153C) called "Temporary Worker Housing". This amendment would allow some type of temporary housing such as RV spaces preferably onsite or adjacent to the data center developments. A hearing on the proposed amendment is set for July 5<sup>th</sup> at 6:30.

B. AM-2016-100 Housekeeping Changes text amendment.

Staff discussed potential text amendments to the land use code that would clarify language, correct errors and potentially add code language for repurposed structures such as container homes. No hearing date is set for these changes.

**Meeting Adjourned:**