

## CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, September 20<sup>th</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, Ron Cholin, Bob Orlando, Kim Kambak, Deb Harper, Corey Engstrom

**Commission Members Not Present:** Robert Spaulding

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

**Provided Testimony:** Patrick Brady, Tess Jeuck, Scott Porfily, Bruce Brandlin, Donna Finucane, Bruce Smith, Andrew Randle

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

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

#### **PUBLIC HEARING:**

**A.** Cu-2016-104 for a 30 space RV Park.

Staff – Staff informed the Planning Commission that this project has been postponed to the next meeting on October 4<sup>th</sup>. Due to the application being noticed for this meeting, staff instructed the Planning Commission Chair to open the meeting and ask if there is any comments from the public and then vote to continue the meeting to October 4<sup>th</sup>. The meeting was opened, there were no comments and the Planning Commission voted 6 to 0 to continue the meeting to October 4<sup>th</sup>.

**B.** Cu-2016-105 for a 12 room Boarding House.

Staff - Staff gave a presentation describing the proposal and explaining that the project was reviewed under the “motel” category because it did not meet the definition of a Boarding House, which is no more than 10 persons. Staff addressed comments and questions received during review and explained the impacts this proposal could have to the area with regard to water, sewer, traffic and parking. Staff emphasized the parking issue as the primary issue but also discussed the benefits of having residences in the downtown. Staff also explained that residences have different parking patterns than a commercial uses that will likely cause fewer issues than a commercial business in the same location. Finally Staff ended the presentation explaining to the Commission that while the C1 zone allows redevelopment of second floors without parking, as a conditional use the Planning Commission has the ability to limit the proposal such as the number of rooms or number of persons.

Applicant - The applicant presented his proposal as a 12 room Boarding House with the intent of renting to only 12 persons. The initial purpose would be to rent to Data Center workers, which he stated he had a list of people ready to move in. At a later date when demand falls he would re-evaluate the market and make changes accordingly. He commented that he does not want a low rent building now or in the future and sees an economic benefit to bringing high wage earners into the downtown. He believes that the separation of uses is more beneficial to the parking issue versus using the second floor for a commercial use that would compete for parking at the same time as other businesses.

Public Comments – Tess Jeuck, a neighboring property owner was at the meeting to comment. She made a general statement that the project was a good idea. She was primarily concerned with leaving daytime parking available for businesses. She suggested some type of signage on 4<sup>th</sup> St. that would limit parking times. She also made the comment that second floor office space is difficult to rent. In context this was a reference to her own experience renting office space in her building. She inferred that while an office use could need just as many parking spaces as this proposal it was unlikely due to the difficulty of renting that type of space.

Planning Commission – Several questions were asked during the presentations and applicant's testimony. Questions pertaining to building code were asked referring to ADA access and whether rooms were required to have a window. Staff stated that any use of the building will require approval from the Building Department. A question was asked about how garbage service would be managed. The applicant stated that there would be a maid service and garbage would be managed in the utility room and put out on the curb along with the garbage from the downstairs business. Another question was asked about parking alternatives and whether the applicant had considered using the vacant lot to the northwest or requiring tenants to use Beaver St. The applicant essentially stated that he would advise tenants not to use parking near businesses but had not considered using other private property for parking. The applicant mentioned again that he believes the separation of use types will limit many parking issues. During deliberations after the hearing was closed one Commissioner thought a site visit would be appropriate. The Commissioner was primarily concerned with the potential of poor living conditions and with the current housing problem it may force people to live in conditions they wouldn't normally choose. Other Commissioners were concerned as well but felt the renters still have a choice and that it is a business decision on how to operate the proposal. Several Commissioners mentioned that they thought it was a good idea. Commissioners also mentioned that parking was their primary concern and felt that the issue had been adequately addressed based on the separation of uses, residential versus commercial.

Decision – Kim Kambak made a motion to approve the application for a 12 person motel on the second floor of an existing building downtown, and that the applicant will follow the instructions of the Building Department and the Fire Department with regard to the safety of that building for tenants. Bob Orlando seconded the motion and the motion passed with 6 in favor and none opposed.

C. SUB-2016-100 or a 14 lot subdivision.

Staff – Staff gave a presentation describing the proposed subdivision and explaining why the re-alignment of Juniper Street and Hudspeth Road is no longer a viable option. This re-alignment was pursued with the applicant several years ago. At that time it was discovered during a preliminary design that the bridge would have to be modified to allow the appropriate curves on the alignment. This escalated the costs and it was determined that the cost outweighed the benefit and the project was discontinued but remained in the City's TSP. Staff continued by summarizing the infrastructure improvements that will be required and stated that lots 15 and 16 would be dedicated to the City for open space preservation and public purpose.

Applicant – The applicant briefly mentioned the effort to re-align the road and stated that the timing is right to move forward and develop the property. There was one question from the Commission about whether the property was in the floodplain. Staff stated that it was not in a regulated floodplain and showed a map of the project with the floodplain boundaries.

Public Comments – Don Berman, a neighboring property owner asked questions about maintaining the right-of-way (ROW) and whether the property would be filled. Staff stated that the City would maintain the newly dedicated ROW and the applicant stated that the property would not be filled.

Commission – During Commission deliberations they agreed that it was a good use of the property and that all questions had been addressed.

Decision – Ron Cholin made a motion to approve the application as written. Kim Kambak seconded the motion and the motion passed with 6 in favor and none opposed.

**D. Cu-2016-106 for a 100 space worker housing RV park.**

Staff – Staff gave a presentation describing the worker housing proposal as well as the plan for the future development of a commercial RV park. This plan included the future location of Peters road extension although one of the proposed conditions is to coordinate with neighbors on the exact location. Staff discussed comments that were received in writing, access off of Main Street, right-of-way dedication, irrigation rights, State law requirements and building code.

Agency Comments – Eric Klann the City Engineer expressed his concerns about the temporary use of work force housing. His primary concern was to ensure that the infrastructure required for the temporary use is constructed with the ultimate goal of building out the full RV park.

Applicant – The applicant Bruce Brandlin was present and addressed the Planning Commission. He began by stating that he was present and spoke in favor of the worker housing Ordinance when the Planning Commission reviewed and ultimately recommended it to the City Council. The applicant stated that his intent is to develop the property as a 160 unit RV Park and is beginning with the end in mind. He is using the Worker Housing code to essentially jump start the construction of the RV Park while he goes through the Plan Amendment and Zone Change process to change the zoning of the property from industrial to residential. He commented that a traffic engineer has review the intersection at Main Street and submitted that to the City. He also addressed some of the concerns of the neighbors regarding fences, buffers and the location of Peters road extension.

Public Comments –

Donna Finucane spoke in favor of the application saying it would be nice to put the property to good use and there is a need for RV spaces as they are becoming a new type of housing. She also mentioned she would like to see the Peters road extension along the northern portion of the property.

Bruce Smith stated that he is not apposed or in favor of the project but want to understand what is going to be permanent. He acknowledged that the extension of Peters road would help develop their property in the future. He also stated that when the family provided easement for a City sewer line that they were guaranteed sewer capacity.

Andrew Randle had no problem with the proposal but stated that he would like a privacy fence and surety that they will keep the dust down when developing.

Commission – The Planning Commission was asked by the Planning Director to close the public hearing and continue the meeting to October 4<sup>th</sup>. At that meeting he is hoping to have all the questions answered that were brought up at this meeting.

Decision – Kim Kambak made a motion to continue the hearing to October 4<sup>th</sup>. Deb Harper seconded the motion and the motion passed with 6 in favor and none opposed.

**Consent Agenda:**

**A.** LP-2016-100 for a 3 parcel partition on commercially zoned property previously used as a 7 unit trailer park, for the purposes of building duplexes on each parcel.

Commission - The Planning Commission review the final decision with no comments and the Planning Commission Chair signed the decision.

**Directors Report:** The Planning Director updated the Commission on housing issues.

**Meeting Adjourned: 8:43 P.M.**