

## CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, December 6<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, Bob Orlando, Ron Cholin, Kim Kambak, Deb Harper, Corey Engstrom, Priscilla Smith

**Commission Members Not Present:** None

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

**Provided Testimony:** Bruce Branlund, Tammy Dalton, Chuck Dalton

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

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

### **PUBLIC HEARING:**

#### **A. AM-2016-104**

**Staff:** Staff began the presentation describing the application, required notice and applicable criteria. Staff then provided some background on the project explaining how the City's Comprehensive Plan Supports the proposed change and discussed the previous approval of the workforce housing project on this property. Staff then discussed staff report and infrastructure requirements. Finally staff addressed the letters received from DLCD and the Fair Housing Council. Staff submitted into the record an addendum to the staff report that staff believes answers the questions in the letters. At this time the Planning Commission asked several questions about the exhibits in the staff report, how the City addresses goal 10, previous history of desired zoning on this property and whether this change would be increasing pressure on neighboring industrial lands by putting residential closer to them.

**Applicant:** Bruce Branlund the owner of Smith Landing LLC. Then spoke on his behalf. The applicant explained that he has been sitting on this property for 11 years trying to find an industrial use but hasn't been able to primarily due to the residential to the north. He also expressed his desire keep the lower portion of the property industrial for RV storage and to act as a buffer from neighboring industrial. The applicant presented the potential plan of how the property would be partitioned with the light industrial zoning remaining on a portion of the property. After a few questions about future development and the extension of Peters Rd. the applicant explained that he is just the land owner and that his development partners will not invest until the land is changed to a zone that would allow the aforementioned RV Park.

**Opposition:** Tammy and Chuck Dalton expressed concern with traffic impact at the intersection with Main Street, impacts to neighboring industrial land, property value and high density development. They requested that a lower density zone in the City be used to be more compatible with the County zoning to the north.

**Discussion:** A discussion began between the applicant, public and staff about types of zoning, what they allow, how future developments are reviewed and the use of transportation studies to determine appropriate access.

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Commission deliberations: After the hearing was closed some comments were made about the potential of an industrial use in the future and whether existing homes would rather look at industrial or residential development. Another comment was made about how the City going forward will meet Goal 10 (housing) of the State wide planning goals. A motion was made to approve the application but no second was offered siting the need to think about the public comments and read the addendum to the staff report that was presented that night.

Decision – Ron Cholin made a motion to continue the hearing to the December 20th meeting. Kim Kamback seconded the motion and the motion passed with 6 in favor and 1 opposed.

**B. AM-2016-100 Housekeeping code text amendments.**

Staff gave a lengthy presentation of the proposed changes to the Land Use Code. There was some discussion about the multifamily definition, other language changes and grammatical corrections. There was no public comment and the City is the applicant so the Planning Commission closed the public hearing. Staff stated that that they did not expect a decision that night. The Commission was comfortable with the proposed changes but wanted to see a final draft prior to recommending them to City Council.

Decision – Corey Engstrom made a motion to continue the hearing to the December 20<sup>th</sup> meeting. Deb Harper seconded the motion and the motion passed with 7 in favor and none opposed.

**Consent Agenda:**

**A. Cu-2016-108 for a Change of use.**

The final decision was reviewed and signed by the Planning Commission Chair.

**Planning Commission Matters:**

**A. Re-appointments of Planning Commissioners.**

The terms for Marty Bailey and Ron Cholin expire on January 1<sup>st</sup>, 2017. Both Commissioners expressed the desire to remain on the Commission. Kim Kamback made a motion to recommend to the City Council that both Commissioners be re-appointed to 4 year terms. Deb Harper seconded the motion and the motion past with 5 in favor and none apposed.

**Director's Report:** The Planning Director gave a general update on City projects including the jail and what to expect in 2017.

**Meeting Adjourned: 8:50 P.M.**