

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, August 1st, 2017

Full audio is available on the City Web site www.Cityofprineville.com

Commission Members Present: Marty Bailey, Bob Orlando, Ron Cholin, Priscilla Smith, Kim Kambak, Corey Engstrom

Commission Members Not Present: Ron Cholin, Kim Kambak (left early)

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

Provided Testimony: Jesse Toomey, Rolin Atkinson, Steve Uffelman, Cody Lacy, Robert Erhardt, David Eggers, David Schwab, Michael Ben-Judah, Kathy Erikson, Cathy Moore, Randal Cowley, Jeff Halverson, Andrea Wilson, Cathy Clay, Doug Doring

Regular Meeting (6:30)

CALL TO ORDER: The Planning Commission Chair called the Commission to order.

PUBLIC HEARING:

A. Continuation of Cu-2017-105 for a Men's Homeless Shelter.

Staff explained that the hearing was closed so no new testimony would be heard. Staff gave a brief presentation of the changes made to the conditions and how those changes related to the issues that were discussed at the July 18th hearing. The Commission asked for two minor changes to the conditions. First that the proposed side and rear fencing be inward facing and two that a sign be posted on the front fence with hours of operation and phone number for shelter management.

Decision: Kim Kambak made a motion to approve the application with the stated changes to conditions, Bob Orlando seconded the motion and the motion passed with 4 in favor and 1 opposed.

B. Review of Cu-2016-108 for the Crooked River Brewery.

Staff gave a presentation describing the access issues with the neighboring property owner and the expanded outdoor seating area that was originally approved for parking. The neighboring property owner did not show for the meeting and no easement for access has been provided. The applicant explained that the expansion of the outdoor seating area was organic as the business grew to accommodate the demand. They eventually stopped expanding and fenced off the area approximately 50ft. from the rear of the building. The Commission asked if there was a parking standard for the business. Staff responded that there is; however, in the downtown parking standards are relaxed for existing buildings. Staff also mentioned the work by the Downtown Strategic Planning Committee that found relaxed parking standards that allow more use of the property contributes to a more vibrant downtown. The Commission also asked about ADA parking and staff stated that it should be provided as previously approved.

Decision: Corey Engstrom made a motion to approve the new outdoor seating area as it is currently built with the condition that a van accessible ADA space is provided in the remaining parking area. Priscilla Smith seconded the motion and the motion passed with 4 in favor and none opposed.

C. SUB-2017-100 for the modification of Stone Ridge Terrace Phase II

Staff: Staff gave a lengthy presentation starting with the history of the project and describing what has already been approved and constructed based on the 2005 decision. Staff showed the differences in the plans from the initial tentative plan submittal to what was ultimately approved in 2005 and then the modification being proposed by this application. Staff also explained a letter of concern from a neighbor worried about the stability of the hillside, stating that a condition should be added that requires engineering review and approval of any disturbance to that hillside. Staff went on to explain what a cluster development is, why it is used and described the type of things the Commission can approve and the factors to consider. Examples of existing and proposed structures were shown. Staff finally ended the presentation with a list of discussion points for the Commission to consider.

Applicant: The initial presentation by the applicant was brief. The applicant stated that he wanted to leave the street standards as they were approved and constructed in the first phase and maintain the old 20 foot garage door setback from property line versus the current 25 foot setback from a garage door to a sidewalk. The applicant also stated that they would build some type of wall along the hillside and that they would have their engineer's look at the hillside and may even lose a lot during engineer review.

After public comment the applicant rebutted some of the comments made about building quality and affordability. He spoke about how the CC&Rs were worded, that the engineering should fix issues with hillside and believes this subdivision design is an improvement over the existing subdivision approval.

Public Comment in support: Two people associated with the project spoke in favor of the project stating the need for affordable housing and entry level homes.

Public Comment in opposition: Ten people from the neighboring properties spoke in opposition to the project. The primary concern was the increase in density from the original approval and how that would affect traffic and parking. There were comments about the poor quality of the developer's townhomes that he is building in the first phase of Stone Ridge Terrace and comments that he purposely ignored the recorded CC&Rs of the neighborhood. There were additional comments about the impact to the wetland, the need for engineering on the hillside and the need for wider streets. Some acknowledged that they were ok with the density of the previous approval but not the proposed increases in density.

Commission Deliberations: During Commission deliberations staff clarified and corrected some statements made by the applicant and the public and asked the Commission if they needed more information to help them make a decision. One Commissioner inquired about a traffic study and another stated that they needed to visit the site and think about all the information that was presented prior to making a decision. Other Commissioners expressed agreement.

Decision: No request for more information was made at this time. Priscilla Smith made a motion to continue the hearing to August 22nd, Bob Orlando seconded the motion and the motion passed with 4 in favor and none opposed.

Director's Report: The Planning Director briefly updated the Commission on potential projects.

Meeting Adjourned: 9:31 P.M.