

CITY OF PRINEVILLE PLANNING COMMISSION HEARING BRIEF

Tuesday, November 20, 2007 at 7:00 P.m.

Complete minutes available on tape

Commission Members Present:

Paul Cuddy, Chairman | Marty Bailey, Vice-Chairman
Jim McMillin, Seth Crawford, Linda Chadwick, Harry Maxwell

Commission Members Present: Paul Cuddy, Marty Bailey, Jim McMillin, Seth Crawford, Linda Chadwick, Harry Maxwell

Commission Members Not Present: Don Wee

Staff Present: Ricky Sites, Josh Smith, Scott Edelman, Eric Klann, Deborah McMahon

Others Present: Chris Piercey, Cliff Curry, Keith D'Agostino, Laura Cooper, Mike Gregory, Tucker Mayberry, Mark Rust, Shelly Petersen

Public Hearing

Tuesday, November 20, 2007 at 7:00 p.m.

1. Comprehensive Plan Remand:

- Deborah McMahon Opened with a brief staff report explaining the amendments to the Comprehensive Plan required by DLCD.
- Decision:
 - Jim McMillin made a motion to recommend approval of the proposed comprehensive plan amendments to City Council.
 - Harry Maxwell seconded the motion.
 - Motion passed by a vote of 6 to 0.

2. SUB-07-08-703 Phase 1, of the Anglers Canyon Outline Development Plan

- Joshua Smith Opened with staff report explaining the concerns staff had with the application.
 - Discussed DSL concurrence e-mail.
 - Discussed eliminating condition 7 of the staff report due to clarified information about the open space conditions in the original ODP approval.
 - Discussed street cross sections comparing the proposed with original ODP.
 - Discussed changes in the layout from the original ODP
- Cliff Curry provided a summary of the development explaining some of the changes due to the new wetland delineation such as an additional active park, wetland buffers and the reason for the alley frontage for lots 59-64.
- Keith D'Agostino provided an engineers perspective on the development explaining that the Boulevard has not been taken out of the plan it is just not a part of this phase. Street cross sections were discussed, the applicant mentioned they would prefer planter strips and curb extensions as shown in the ODP. Bike lanes will be on the primary streets and on street parking is provided for but not stripped.

- Laura Cooper further explained the open space Declaration of Restrictive Covenant that was required with the ODP rendering condition 7 of the staff report irrelevant. Concerns were expressed about line item 3 of the Engineers Report under sewer requirements. Laura mentioned this may be more than the City can require. Planning staff mentioned it was included by mistake, but was corrected by engineering. This issue needs to be clarified prior to the next hearing. Laura also expressed that the engineers report should not be part of the conditions and that the original ODP condition 6 is adequate,
- Commission Discussion: The following were topics of discussion.
 - Whether to grant lots 59-64 to access only onto an alley including fire approval
 - The purpose of development tracts H & G
 - Wetland Delineation concurrence letter from DSL
 - Walking trails location and surface
 - Development entry street widths
 - Lot frontage width for some of the lots
 - Applicant should provide overall view of how they see the ODP connecting with phase 1 and revised cross sections. - Staff needs to clarify item 3 of the engineers report and get fire approval of - proposed alley.

Decision: The Planning Commission voted unanimously to continue the hearing until December LB, 2007. In such time the applicant and staff shall gather the requested information. The applicant did agree to toll the 120 day clock for 28 days.

3. CONSENT AGENDA ITEMS: None

4. NEW BUSINESS ITEMS:

- Workshop on Procedural Code Amendments:
 - Marty Bailey recommended three changes to correct typos
 - No other Commissioners proposed changes
 - Scott Edelman indicated that the public hearing on the proposed code amendments is scheduled for December 4.

5. PLANNING DIRECTOR'S REPORT:

- Staff distributed a copy of the weekly planning activity summary.
- Staff distributed a table of population estimates for Central Oregon
- Staff informed the Commission of the upcoming hearings schedule and indicated that there would be a group site visit to the River Steppes site on December 4 with participants to meet at 3:00 at City Hall.
- Planning Commissioners decided to have a 6:00 workshop on December 4 prior to the public hearing.

6. ADJOURNMENT:

- The meeting adjourned at approximately 9:30 P.M.