

CITY OF PRINEVILLE PLANNING COMMISSION HEARING BRIEF
The complete minutes are available on tape
Tuesday, December 18, 2007 at 7:00 p.m.

Public Hearing
Tuesday, December 18, 2007 at 7:00 p.m.

Commission Members Present: Paul Cuddy, Marty Bailey, Jim McMillin, Don Wee, Linda Chadwick, Harry Maxwell

Commission Members Not Present: Seth Crawford

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

Others Present: Laura Cooper

SUB-07-08-703 Phase 1, of the Anglers Canyon Outline Development Plan (ODP) designed as a Planned Unit Development (PUD) consisting of 73.5 acres and 166 proposed units.

OPENING OF PUBLIC HEARING:

- Chair Cuddy read the opening statement and asked the Planning Commissioners to disclose any ex parte contacts. There were no challenges.

STAFF AND AGENCY COMMENTS:

- Joshua Smith presented the update to the staff report which included an explanation of conditions of approval to be amended as well as a summary of issues raised by the Commission and the developer.
- Eric Klann (City Engineer), Explained the changes to the engineer's report.

APPLICANT PRESENTATION:

- Laura Cooper (applicant's attorney) agreed with the staff recommendation to continue the hearing until January 15 and agreed to toll the clock for an additional 28 days.

Laura had the following comments:

- Generally agreed with staff's conditions.
 - Expressed that the 10' Row dedication should count toward open space. It was not mentioned nor conditioned in the ODP and that maybe the condition should be modified to say 30% open space required rather than 31%.
 - Use of irrigation water can be addressed at next hearing.
- Commissioner Questions: Commissioners had some questions of staff, Commissioner Paul Cuddy made a comment that changing the wording of the open space condition may be a good idea and that the Commission should discuss it. The Commissioners chose to reserve their discussion until the next meeting.

PROJECT PROPONENTS: NONE

PROJECT OPPONENTS: NONE

GENERAL QUESTIONS/STATEMENTS: NONE

COMMISSION DISCUSSION: NONE

COMMISSION DECISION:

- The applicant agreed to toll the 120 day clock from December 18, 2007 to January 15, 2008. Commissioner McMillin made a motion to continue the hearing to January 15, 2008; the motion was seconded by Commissioner Chadwick. The Commission voted 6-0 in favor of the motion.