

CITY OF PRINEVILLE PLANNING COMMISSION HEARING BRIEF

Tuesday, August 26th, 2008 at 5:15 p.m.

The complete minutes are available by digital recording

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

Commission Members Not Present: Al Baensch

Staff Present: Scott Edelman, Josh Smith, Ricky Sites, Kay Thompson

Provided Testimony: Arnie Farabaugh, Jon Weber, Ken Waltjen, Glenn Kotara, Dave Armstrong, Deborah McMahon, Jeff Fuchs

CALL TO ORDER:

Chairman Paul Cuddy called the Commission to order.

Public Hearing:

A. SUB-07-08-705 Kotara Subdivision

Staff: Gave a brief presentation summarizing the proposal. Also discussed water and Sewer capacities.

Applicant: Talked about the history of the project to get to this point. The applicants engineer provided insight into the design of the subdivision and answered related Commission questions.

Public:

- **John Weber:** Expressed concerns about existing drainage patterns and how this development will affect them. Expressed concern over the City's cut and fill standards that allow 3ft. on average. Finally discussed the lack of parks and whether a fence will be required along bordering properties.
- **Ken Waltjen:** Expressed the same concerns about drainage, and spoke about poor fire access off of Colleen Road.
- **Arnie Farabaugh:** Expressed concerns about parking due to multifamily and no parks for kids to play.

Commission & Staff Discussion:

- Lengthy discussion over street standards and whether to make the streets match the existing streets to the north that are much smaller. Staff recommended that the Commission use the street standards as proposed that meet the City's standards and specifications.
 - There was a discussion on whether to add planter strips to the street layout. The majority did not support this.
 - Drainage of the subdivision was discussed. This included how it is going to affect neighboring properties and whether Kotara has an agreement to drain onto the Palmer property to the South. This agreement is a condition of approval.
 - The Commission agreed to require a fence on the northern and eastern boundaries of the property.
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- Fencing along North Main was discussed. It was determined that a landscape easement along the street would be more appropriate to screen any 6 foot fences that may be built by home owners.

Motion:

Jim McMillin made a motion seconded by Seth Crawford. This motion did not pass due to the requirement of planter strips. Seth Crawford made the same motion without the planter strips seconded by Marty Bailey that passed 3 in favor and 2 against.

B. SUB-07-08-706 3 Springs Business Industrial Park

Staff: Gave a brief presentation summarizing the proposal.

Applicant: Gave a brief overview of the project and agreed with the changes to conditions as recommended by staff except one. The applicant made the case for placing drainage swales between the sidewalk and curb as proposed instead of putting the sidewalk curb tight. The applicant also asked for two years to plat the first phase.

Public: None

Commission & Staff Discussion:

- Commission agreed with the applicant on the placement of the swales provided the applicant maintains these swales and provides a legal mechanism to enforce it.
- The Commission also agreed to allow two years prior to platting the first phase.

Motion:

Jim McMillin made a motion to approve with staff recommended conditions, Marty Seconded the motion. The motion passed 5 in favor and 0 against.

CONSENT AGENDA ITEMS:

A. None

NEW BUSINESS ITEMS:

A. None

Planning Commission Matters:

- None.

Meeting Adjourned: