

**CITY OF PRINEVILLE PLANNING COMMISSION HEARING BRIEF**  
**Tuesday, June 2, 2009 at 7:00 p.m.**  
**The complete minutes are available by digital recording**

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**City Commission Members Present:** Marty Bailey, Seth Crawford, Linda Chadwick, Don Wood, Will Van Vactor, Deb Harper, Al Baensch

**Commission Members Not Present:** None

**Staff Present:** Scott Edelman, Josh Smith

**Provided Testimony in support:**

Parks Staff: Maureen Crawford, Jeannie Searcy

Parks Board Members: Forest Carbaugh, Donna White

**Provided Written Testimony:**

Parks Board Member: Jerry Coale

Business Owners: Jim and Peg Petersen

**CALL TO ORDER:**

Chairman Marty Bailey called the Commission to order.

**Public Hearing:**

**A. The City Council has asked the Planning Commission to review and recommend action on an application for the vacation of a portion of NE 4<sup>th</sup> St. adjacent to the pool.**

**Staff:** Staff gave a brief presentation of the proposal as well as a history of the overall site and how the existing transportation plan impacts this area of town.

**Parks Staff & Board Members:**

Members of the Parks and Recreation Staff and Board members spoke about the preliminary plans for this area and the need for the additional room whether the office is built there or not.

They discussed the deed restriction placed on the existing parks property when the City deeded it to Parks & Recreation in 1985. This restriction requires that the property be use for parks and recreation purposes only or the property will revert back to the City.

They fielded many questions from the Commission on alternative locations for the pool, office and maintenance yard. Parks staff went through each site explaining the issues with each and discussed the feasibility study that was done for the proposed pool sites as well as the community survey that was conducted.

**Commission & Staff Discussion:**

Several concerns were brought up during Commission deliberations as listed below:

- There was a concern that because the property south of the pool site is zoned commercial. The concern was that parks may use the property to lease commercial businesses. However the deed restriction should prevent this.
- There was a concern that although current transportation plans do not call for 4<sup>th</sup> St. to continue through to Juniper St., members of the Commission expressed that the City may decide it is a necessity for a local east west connection.

- There was a concern that allowing 4<sup>th</sup> St. to continue through would put additional traffic on 4<sup>th</sup> St. that would have a negative impact on Ochoco Creek Park due to increased noise and higher risk of children and vehicle accidents.
- There was a concern that the Commission may not be considering future forms of transportation that do not revolve around the automobile; especially in the downtown area of Prineville. Thereby reducing the need to continue 4<sup>th</sup> St. to Juniper.
- There was a concern that the property currently vacated should never be left vacant or used for parking only. The commission did not want to see a new office built on the proposed vacated area just to see the rest of the area unused. Thereby blocking the street for the sole purpose of a single office.

**Decision:**

Seth Crawford made a motion to recommend approval of the proposed vacation provided the recommendation also includes the following concerns for the City Council to consider:

- 1) The property south of the pool site is zoned commercial. The concern was that parks may use the property to lease commercial businesses. However the deed restriction should prevent this.
- 2) Although current transportation plans do not call for 4<sup>th</sup> St. to continue through to Juniper St., members of the Commission expressed that the City may decide it is a necessity for a local east west connection.
- 3) Overall the Planning Commission determined that the value of this property for community recreational purposes outweighs the benefits of 4<sup>th</sup> St. continuing through the site. However concern was expressed that the site may end up vacant or used for a parking lot rather than a recreational facility. In such a case the benefit of 4<sup>th</sup> St. as a through street would take precedent.

Don Wood seconded the motion, the motion passed unanimously.

**CONSENT AGENDA ITEMS:**

A. None

**NEW BUSINESS ITEMS:**

A. None

**Planning Commission Matters:**

- The Planning Commission discussed changing the time of their meetings from 7:00 to 6:30 to match the City Council meetings. The Commission agreed and therefore all Planning Commission meetings will begin at 6:30.

**Meeting Adjourned:**