

CITY OF PRINEVILLE PLANNING COMMISSION HEARING BRIEF
Tuesday, November 17th, 2009 at 6:30 p.m.
The complete minutes are available by digital recording

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

Commission Members Not Present: None

Staff Present: Scott Edelman, Josh Smith

Provided Testimony: Myles Conway

CALL TO ORDER:

Chairman Marty Bailey called the Commission to order.

Public Hearing:

A. Ordinance revising TSP traffic study requirements:

Staff presented the Planning Commission with a draft proposal to update a portion of the City's Transportation System Plan referring to traffic studies, expressing that the new method is used by ODOT and other Central Oregon communities. Currently traffic studies are required to study 1000 feet out from a development. The new language will look at intersections that are effected by 200 plus trips per day or 20 P.M. peak trips. Staff also mentioned that a full update of the TSP is being worked on at this time.

The Planning Commission discussed the proposal and agreed that the proposed method is more appropriate and would produce more accurate traffic studies.

Motion: Don Wood made a motion to recommend the proposal to the City Council as written; Seth Crawford seconded the motion. The motion passed unanimously.

B. Ordinance revising land use extension requirements:

Staff presented the Planning Commission with three draft proposals that would add language to the City's Land Use procedures allowing additional extensions. Currently the City allows up to three extensions with conditions.

The Planning Commission discussed the proposals expressing that they understood why such a change is needed and that it would rarely be used. In the discussion the Commission determined that the third option was the most appropriate; however because the issue is more of an economic issue and not a land use issue they determined that it would be more appropriate for City Council be the ones to review the extensions.

Motion: Seth Crawford made a motion to recommend the third option but changing the reviewing body to the City Council, Don Wood seconded the motion. The motion passed unanimously.

CONSENT AGENDA ITEMS:

A. None

NEW BUSINESS ITEMS:

A. Review of Industrial annexation:

Staff presented the Planning Commission with a proposed annexation and zone change from county zoning to the comparably City zone. Staff noted that the property would be split zoned if it followed the Comprehensive plan leaving most of the parcel light industrial with a narrow strip along Tom McCall road as heavy industrial. When developing the majority zone will rule.

Applicant: Myles Conway representing the applicant expressed concern with a single zone annexation that would not match the Comprehensive Plan. He understood that it makes more sense to annex as a single zone because the site will develop under the majority zone but still preferred to match the Comprehensive Plan.

The Planning Commission acknowledged that the property is within the UGB, contiguous to City limits and has services reasonably available. The Commission determined that it is appropriate to annex the property into the City and the zoning should match the Comprehensive plan. If the City determined it wanted to remove the heavy industrial along Tom McCall it could do so at a later date under a Comprehensive Plan amendment.

Motion: Seth Crawford made a motion to recommend annexation of the property to the City Council and that that annexation should be consistent with the Comprehensive Plan. Don Wood seconded the motion and the motion passed unanimously.

Planning Commission Matters:

A. None

Meeting Adjourned: