

CITY OF PRINEVILLE PLANNING COMMISSION HEARING BRIEF
Tuesday, May 15th, 2012 at 6:30 p.m.

City Commission Members Present: Marty Bailey, Deb Harper, Nick Brown, Don Wood, Ralph White, Bob Orlando, Kevin Poole

Commission Members Not Present:

Staff Present: Scott Edelman, Joshua Smith, Jerry Brummer, Eric Klann, Carl Dutli

Provided Testimony: Keith Brown, Arnald Favabaugh, Ronnie Ralls

The recording system was not functional for this meeting

CALL TO ORDER:

Planning Commission Chair Marty Bailey called the Commission to order.

Public Hearing:

A. SUB-2012-100 Buckhorn Acres (Continued from April 17th)

Staff gave a presentation on the revised proposal from the April 17th meeting. Staff restated the purpose of the proposal and discussed the code language that makes it possible. The presentation showed the revised right-of-way extensions to the north and the increased park area dedication from 1.5 acres to 2 acres. The presentation also went through the difference between right-of-way and easements, citizen concerns from the previous meeting as well as different development scenarios from single family homes to additional subdivisions and what improvements would be required with each. Staff finished the presentation explaining the Planning Commission options to either: agree that remaining lots are of sufficient size to defer public improvements and approve the subdivision as written, approve with additional conditions or deny the application.

The applicant explained that his reasoning for the proposal was to make lots more affordable in today's environment for individual investors. He also admitted that these lots could end up single family home sites for quite some time before future subdivisions would be viable, which was a concern of City staff. The applicant did not object to dedicating the right-of-way with this proposal although he said he would prefer not to.

Two citizens from the neighborhood to the north spoke:

Arnald Favabaugh spoke in general terms about how he sees this property developing out and cited a few verbal guarantees about how this area would develop that were never truly guaranteed. In this way he was in favor of the right-of-way dedication and believed someday this area would just be another postage stamp subdivision.

Ronnie Ralls spoke in opposition to extending the right-of-way north to Buckboard lane

The Planning Commission had very little debate after all questions had been answered. Don Wood made a motion to approve as revised and written in the staff report. Deb Harper seconded the motion and the motion passed 6 for and 1 against.

CONSENT AGENDA ITEMS: None

PLANNING COMMISSION MATTERS: Appointment of TSP Advisory Committee members. Kevin Poole was nominated for the TSP Committee and Bob Orlando volunteered for the bicycle and pedestrian representative.

DIRECTORS REPORT: Staff update regarding TSP update and UGB modification.

Meeting Adjourned:

Next scheduled meeting will be a workshop on May 29th at 12:00 noon for a training session.
