

**CITY PLANNING COMMISSION HEARING BRIEF**  
**Tuesday, November 6<sup>th</sup>, 2012 at 6:30 p.m.**

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**Commission Members Present:** Marty Bailey, Bob Orlando, Ralph White, Deb Harper, Ron Cholin, Kevin Poole

**Commission Members Not Present:** None

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

**Provided Testimony:** Myles Conway, Sherri Miyazaki, Ron Hand, Adam Lint

**CALL TO ORDER:**

Planning Commission Chair Marty Bailey called the Commission to order.

**Public Hearing:**

A. ANX-2012-100 Annexation of the Lawnae Hunter property.

*The Commission Chair opened the public hearing:*

- Staff gave a brief presentation showing the location of the property in relation to the urban growth boundary and other City zoned properties and their respective zones. Staff acknowledged the airport approach zone that covers half the property and explained that this would be addressed with any proposed development but it should not preclude development. Staff explained that the property is zoned light industrial in the comprehensive plan and is currently zoned light industrial in the County. There is no plan to expand the industrial park (IP) zone; therefore, staff recommended that the property be assigned the light industrial (M1) zone.

- The applicant's attorney Myles Conway spoke briefly about the property explaining the reasons for annexing the property and concurred with staff's recommendation to assign the M1 zone.

*Commission Deliberations:*

- The Commission had no further questions, Bob Orlando made a motion to recommend the annexation and zone assignment as presented to the City Council, Deb Harper seconded the motion and the motion passed unanimously.

B. DL-2012-100 Declaratory ruling; declaring water testing laboratories as a Professional Commercial use rather than a Laboratory for Research.

*The Commission Chair opened the public hearing:*

- The declaratory ruling was initiated by the Planning Commission; therefore, there was no staff report. Staff simply presented the findings from the previous meeting that prompted the Commission to hold a public hearing.

- The applicant Sheri Miyazaki was available for questions and did not present any information as she felt everything had already been explained.

*Commission Deliberations:*

- The Commission had no further questions, Ron Cholin made a motion to approve the declaratory ruling as written, Bob Orlando seconded the motion and the motion passed unanimously.

### C. Cu-2012-101 Pacific Power Substation

*The Commission Chair opened the public hearing:*

- Staff gave a presentation explaining location, size, function and purpose of the substation that will eventually be partitioned off as a separate property owned by Pacific Power.
- The applicant's consultant Ron Hand, as well as an entourage of Pacific Power employees were available for questions. The Commission asked about any conflicts with FAA and whether they needed a letter of approval in order to continue. It was clarified that the substation was outside of the airport approach zone and should not require FAA approval; however, the applicant explained that they had notified them and staff mentioned that the airport manager is also noticed. The Commission also asked for clarification on where the new lines would be and where they are coming from.

*Commission Deliberations:*

- The Commission had no further questions, Deb Harper made a motion to approve the substation with conditions as written, Bob Orlando seconded the motion and the motion passed unanimously.

**CONSENT AGENDA ITEMS:** None

**NEW BUSINESS ITEMS:** None

**PLANNING COMMISSION MATTERS:**

A. A Commissioner asked if the Commission should take a position on whether a business license is right for Prineville. Staff said they would gather some more information and discuss it at our next meeting in December.

B. A Commissioner explained his desire to have the local newspaper involved in the next Transportation System Plan (TSP) meeting. He mentioned that he talked with the newspaper about attending and that staff should expect a call. Staff did receive a call and will coordinate with the local paper to make sure they are involved.

C. A Commissioner brought up some complaints about process and was very argumentative with staff and other Commissioners.

**DIRECTORS REPORT:**

Mentioned that there will be no meeting on November 20<sup>th</sup> and the November 29<sup>th</sup> TSP meeting will replace it. The December 4<sup>th</sup> meeting will consist of another annexation application, a review of the City's standards and specifications and a discussion about sidewalk awnings in the right-of-way.

**Meeting Adjourned:**

Next scheduled meeting for the City Planning Commission will be on December 4<sup>th</sup>, at 6:30 p.m.