

CITY PLANNING COMMISSION HEARING BRIEF

Tuesday, December 3rd, 2013 at 6:30 p.m.

Full audio is available on the City Web site www.Cityofprineville.com

Commission Members Present: Marty Bailey, Bob Orlando, Tim Harris , Robert Spaulding, Deb Harper

Commission Members Not Present: Kim Kambak, Ron Cholin

Staff Present: Josh Smith

Provided Testimony: Dale Van Valkenburg, Mark Anderson, Tracy Anderson, Norm Forgey

CALL TO ORDER:

Planning Commission Chair Marty Bailey called the Commission to order.

PUBLIC HEARING:

A. MOD-2013-101, Modification of application SUB-05-707 for the IronHorse Outline Development Plan.

Staff presented a detailed presentation of the modifications being proposed as well as changes to the recommended conditions in the staff report regarding open space and the proposed senior housing project. The Planning Commission asked several questions about the proposal and the modified conditions of approval.

The applicant provided an overview of the proposed changes and fielded many questions from the Commission. The questions were primarily directed at traffic concerns and the proposed 4.5 acres of new multifamily designated for the senior housing project.

During public comment Mark and Tracy Anderson had concerns about the senior housing project regarding traffic and the ability to have public comment during site review. Staff answered that traffic is reviewed with the site plan submittal and public comment will be available during site review and any application can be called up to the Commission. Norm Forgey lives next to the proposed IronHorse Dr. and had questions about construction traffic and design of IronHorse Dr. Staff answered that construction traffic will utilize the existing gravel road that will someday be the extension of Combs Flat Rd. and displayed the proposed cross section for IronHorse Dr. Written comments consisted of some e-mail correspondence concerned about the new 4.5 acres of multifamily designation and a letter in opposition to the new 4.5 acre multifamily designation. In their correspondence the applicant and Pacific Crest Affordable Housing (the entity proposing the senior housing project) provided visuals and an explanation of their project.

Commission deliberations primarily focused on the senior housing project with some discussion of street cross sections, civic uses and a few conditions that had been deleted from the original approval. The Commission understood the concerns with the new multifamily designation on the development map and decided to limit that property to the senior housing project presented by Pacific Crest Affordable Housing or revert back to a residential designation.

During deliberations the following changes were made to the conditions of approval:

- In Condition 2 & 10 the open space requirement needed to be changed to 295.8 to reflect the actual open space required by the previous approval.

- In Condition 2 the 2.8 acres for civic uses was re-established but on an as needed basis and would expire if no uses are requested prior to full build out.
- Condition 33 from the previous approval was re-established to allow for the height limit exceptions of 45ft. for apartments and 40ft. for townhomes approved with the previous decision.
- A condition was added to designate the 4.5 acres of newly proposed multifamily as residential only. This area would then be reserved to specifically allow the Pacific Crest senior housing project for up to 3 years.

After deliberations the hearing was closed. Deb Harper made a motion to approve the application, Robert Spaulding seconded the motion and the motion passed unanimously.

CONSENT AGENDA ITEMS:

A. AM-2013-101, Ochoco Lumber Regulating Master Plan.

The decision was approved and signed as written.

NEW BUSINESS ITEMS:

A. None

PLANNING COMMISSION MATTERS:

A. None

DIRECTORS REPORT:

A. Update on City projects and upcoming meetings.

Meeting Adjourned:

Next meeting will be held on December 17th at 6:30 p.m.