

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, September 15th, 2015 at 6:30 p.m.

Full audio is not available for this meeting due to technical problems with recording.

Commission Members Present:

Marty Bailey, Bob Orlando, Ron Cholin, Robert Spaulding, Deb Harper, Kim Kambak

Commission Members Not Present: None

Staff Present: Phil Stenbeck (Director), Josh Smith (Senior Planner)

Provided Testimony: Donna Barnes, Ron Hand

Public Hearing (6:30)

CALL TO ORDER:

Planning Commission Chair Marty Bailey called the Commission to order.

Public Hearing: SUB-2015-101 for a 6 phase subdivision "Ochoco Mill"

Staff – Staff gave a presentation of the proposed subdivision. The presentation provided a brief history of the project and described the role of the previously approved regulating master plan. The presentation further explained that the purpose of this subdivision is to better market and encourage buildout of the Ochoco Mill site. The concept of the subdivision is to provide the maximum number of lots reasonably possible with the understanding that lots may be consolidated prior to the final plat based on development need. An increase in lots would require a modification to the subdivision approval. The presentation also highlighted the proposed private streets. Staff explaining that the proposed public streets meet the City's transportation system plan and that these additional streets are not needed to serve the greater public. Private streets also reduce the maintenance costs to the City and provide the owners association with more control of these areas.

Applicant - The applicant and representative answered questions about access points, building design, open space setbacks, parking lots and signage. The applicant explained that each phase will be design to function as a whole, sharing parking, access, drainage etc. The design will further be reviewed by the City during the site plan review process.

Public Testimony – There was no testimony presented other than the applicant and representative.

Planning Commission - The Planning Commission asked several questions throughout the course of the staff presentation and public testimony. They asked questions about access, building design, open space setbacks, parking lot configurations and signage. Several Commissioners commented that it was a well thought out plan and had no additional requirements.

Motion – Kim Kambak made a motion to approve the application with conditions as written. Deb Harper seconded the motion and the motioned passed with a 6 to 0 vote.

Planning Commission Matters: Two applicants were interviewed for the vacant Planning Commission seat. The Planning Commission voted 4 to 2 to recommend to the City Council that Corey Engstrom complete the term vacated by Tim Harris.

Planning Director's Report: The Planning Director briefly updated the Commission on training opportunities and City projects.

Meeting Adjourned:
