

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, July 17th, 2018

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

Commission Members Present: Marty Bailey, Bob Orlando, Ron Cholin, Priscilla Smith, Corey Engstrom, Erika Montgomery

Commission Members Not Present: Brett Nelson

Staff Present: Joshua Smith (Planning Director), Casey Kaiser (Associate Planner)

Provided Testimony: Ann Beier, Jason Carr, Amy Berg Pickett, Garrett Hollingsworth, Mike Cibelli

Regular Meeting (6:30)

SELECTION OF OFFICERS:

CALL TO ORDER: The Planning Commission Chair called the Commission to order.

PUBLIC HEARING:

A. Cu-2018-101 & LP-2018-100 for a transmission line, substation, and land partition.

City Staff: Staff gave a presentation describing the three phases of the project from the Gen-tie, to the substation and land partition. There were no questions from the Planning Commission at this point.

County Staff: Ann Beier offered to answer questions about the County approval and explained that the County and City have been working together to develop some policies on placement of future power lines. She explained the applicant worked well with the County to avoid the Airport overlay zone, to not cross over roads, to follow existing power lines and property lines. She closed expressing the County's support of the project.

Applicant: A representative of the applicant (Jason Carr) gave an overview of what the Cypress Creek Company does. He explained the cost of utility scale solar has dropped significantly in the last 5 years making it competitive in the market place and in turn they are seeing higher demand from utilities and businesses for solar power. He also explained there are power constraints on the system that make locating here desirable due to high demand from datacenters.

A second representative of the applicant (Amy Berg Pickett) added to the presentation by showing some renderings of the transmission lines in the area. She also commented on maintaining as much natural vegetation as possible around the substation and they would re-vegetate after construction. The representative stated they have a safety management plan in place for the Solar Facility that will encompass the substation as well. She also stated they will maintain vegetation around the facility at a low height and provide a 24 hour hotline number for emergencies that will be provided to the Fire Chief and posted on the fence of the facility.

After Public comments and Commission questions the applicant explained the difficulty of co-locating on existing poles and the cost of undergrounding. They also agreed to place the proposed above ground line between poles one and two underground.

Public Comment in opposition: One person spoke in opposition of the project.

Mike Cibelli read a prepared statement that was submitted into the record along with pictures of the area. The statement basically stated his opposition to the number of powerlines in the area that are above ground. After questions and comments, Mr. Cibelli stated he would be happy if the applicant would underground the line between proposed poles 1 and 2.

Commission Questions: Through the presentations and public comments the Commission asked several questions. For the applicant the primary questions were about the size of the facility, wildfire planning, location of the industrial park, distance between poles and cost of undergrounding. For Mike Cibelli they asked about where the property was and what it was zoned and if he had offers to purchase the property.

Commission Deliberations: Several Commissioners stated their only concern was the loss of value on private property; however, with the concession made by the applicant to further underground the line between proposed poles one and two they were comfortable approving the proposal. Other Commissioners stated they would prefer to see it all underground; however, if the Airport is comfortable with the proposal they are satisfied.

Decision: Ron Cholin made a motion to approve the application adding the condition as discussed to place the line between proposed poles one and two underground. Bob Orlando seconded the motion and the motion passed with 6 in favor and none opposed.

Planning Commission Matters: The Planning Commission had a brief candid conversation about the difficulties of communication with the public.

Director's Report: The Planning Director briefly updated the Commission on community projects.

Meeting Adjourned: 7:31 P.M.
