

## **CITY PLANNING COMMISSION MEETING BRIEF**

**Tuesday, September 18<sup>th</sup>, 2018**

Full audio is available on the City Web site [www.Cityofprineville.com](http://www.Cityofprineville.com)

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**Commission Members Present:** Marty Bailey, Priscilla Smith, Ron Cholin Corey Engstrom, Brett Nelson

**Commission Members Not Present:** Erika Montgomery, Bob Orlando

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

**Provided Testimony:** Bruce Branlund, Neil Amundson

### **Regular Meeting (6:30)**

#### **SELECTION OF OFFICERS:**

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

#### **PUBLIC HEARING:**

A. None

#### **Consent Agenda:**

A. None

#### **Planning Commission Matters:**

##### **A. EXT-2018-100**

**City Staff:** Staff gave a presentation describing the project and providing background on the activity related to the original application. Staff relayed that the applicant submitted a site plan with application EXT-2018-100 showing the relocation of the temporary worker housing RV park site from the upper R2 zone portion of the parcel to the lower M1 zoned portion of the parcel. Staff relayed that change could be treated as a minor modification. Staff indicated the move to the lower portion of the parcel would in fact reduce the impact of the development to surrounding properties.

Staff recommended that if the extension is granted commission should consider requiring an updated traffic analysis. Over the past two years since the initial approval of CU-2016-106 there has been substantial development in the surrounding area potentially changing the traffic patterns on North Main and at the Peters Road intersection.

**Applicant:** The applicant gave an overview of the project in its most current state of planning and the events related to the project over the two years since approval. The applicant discussed some of the difficulties in funding the project and the effect of the ebb and flow of large numbers of data center workers since the project was originally approved. The applicant stated that most recently the volume of workers was high enough to justify the construction of the project. The applicant indicated he had been in direct communication with representatives from contractors at the data center project and they have communicated a likely future demand for 100 RV spaces given the number of workers involved in the data center expansion projects.

The applicant also informed the commission of their intent to develop the temporary RV park on the lower M1 zoned portion of the parcel instead of the upper R2 zoned portion of the parcel as originally anticipated.

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A representative of the applicant also spoke indicating the need for approximately a 5 year time frame to make the project financially feasible. Both the applicant and the representative indicated a 1 year extension to their initial approval would be sufficient to provide them time to complete their due diligence and begin construction of the temporary workforce housing RV park on the parcel.

Planning Commission: In reviewing application EXT-2018-100 Planning Commission considered several options.

1. Approve the extension only based on the original design on the upper portion of the property and require the applicant apply for a modification application or an entirely new application.
2. Approve the extension based on both the original and modified plan, essentially allowing the modified plan as a minor modification but also leaving the option of the original plan.
3. Approve only the modified plan as part of the extension, essentially abandoning the idea of a temporary RV park on the upper portion of the property.
4. Deny the extension request.

The commission also discussed options for addressing the need of the developer for a 5 year time frame for the operation of the temporary RV park. Commission was supportive of providing a timeframe that would allow developers to profitably develop such projects and indicated interest in reviewing changes to the Temporary Worker Housing Code Chapter 153C that would allow for this.

Decision: Corey Engstrom made a motion to approve the extension application adding the conditions as discussed. Priscilla Smith seconded the motion and the motion passed with 6 in favor and none opposed.

**B. Review Second draft updates to the Temp Worker Housing Code.**

Staff presented a second draft of text changes to section 153.083(G) and Chapter 153C, dealing with temporary worker housing. The Commission were comfortable with the majority of the changes but had a lengthy discussion about the imposed time limit and extension process. The Commission ultimately instructed staff to eliminate the arbitrary time limits and just concentrate on limiting the temporary housing to the completion of the construction project. The Commission understood that developers of such projects are already taking a risk that the construction projects may not keep demand high enough to warrant the temporary worker housing and that they didn't need another potential pitfall of the City not renewing their permit on a yearly basis. The Commission felt that limiting the temporary RV park to just workers of the construction project was enough to prevent negative influence on the normal housing market. The Commission also felt strongly that they didn't want to get too involved in determining ongoing demand for the worker housing once it was approved. They would instead prefer to allow it to continue through the completion of the construction project and in that period let the supply and demand of workers dictate whether it is equitable to continue to operate.

**B. Reviewed the use change adding Crematorium to the C2 zone as a Type 2 conditional use.**

Staff briefly explained the addition of text to the land use tables adding Crematorium to the C2 zone as a Type II conditional use. The Commission agreed with the text change and had no further comment.

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

Meeting Adjourned: 8:36 P.M.