

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, November 20th, 2018

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

Commission Members Present: Marty Bailey, Priscilla Smith, Brett Nelson, Ron Cholin, Erika Montgomery, Bob Orlando

Commission Members Not Present: Corey Engstrom

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

Provided Testimony: Hayes McCoy (Applicant Representative), Tony Lejsek, Jim Waetjen, Jack Moore, Deborah Moore, Ron Richardson

Regular Meeting (6:30)

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

PUBLIC HEARING:

A. Cu-2018-106 Big Pete's Place RV Park

Staff: The Associate Planner gave a presentation of the proposed 31 space RV park including an overview of the project, details of the design review of the project, a description of the key points for consideration in deciding the approval or denial of the project, and a description of how the project fits within the current land use code.

Applicant: Hayes McCoy provided testimony on behalf of the applicant. Hayes provided additional details of the project and an explanation of some of the design features of the project.

Agency Comments: There were no agencies present to comment on the project. Agencies were given an opportunity to review and comment on the project prior to the hearing during the pre-application and application review process. Agency comments were considered in the design review process.

Public Comments: Several members of the public appeared and relayed concerns about the development creating excess traffic down Buena Villa Drive due to motorists missing the turn to the RV park. Additional concerns relayed by the members of the public included the potential impact to the value of their properties, noise that may be created by the occupants of the proposed RV Park, and the potential for the RV park to be poorly managed and degrade in appearance.

The public comments also included concerns about several issues not directly related to the development including drug use in the surrounding area, children and teens trespassing on properties in the neighborhood, the speeds that automobiles travel on HWY 26/3rd Street, and the potential development of additional properties in the neighborhood.

Two neighboring property owners also appeared together to express concerns about the property boundary issues in the neighborhood.

Staff, Applicant & Commission Responses: Staff responded to concerns regarding traffic destined for the RV park turning down Buena Villa Drive by reporting they had requested public works to place a No Outlet sign at the beginning of Buena Villa Drive. Staff further relayed that issues of potential noise, junk and debris, speeding, and trespassing were all issues that could be dealt with via code enforcement if and when they became issues. Staff briefly explained the City's nuisance ordinances and how they were a mechanism for enforcing those types of issues.

The applicant provided clarification on several of the questions asked by the members of the public, and offered they were willing to restrict the age of the RVs allowed in the park to no more than 15 years old in attempt to maintain a high quality RV park.

The planning commission responded to the issues of drug use in the neighborhood, speeding on 3rd street, etc. by relaying those weren't issues related to the land use decision on the proposed development. The commission was sympathetic to those issues and suggested they were issues that should be reported when and if they arise.

Planning Commission Deliberation: The Commission asked several questions of staff and the applicant during the presentation. They asked about the lighting of the RV park, the fire access, the dimensions of the internal drives, and asked for clarification on the landscaping and open spaces.

After all questions were answered the Commission closed the hearing. During deliberations the Planning Commission acknowledged that many of the concerns voiced from the public would ultimately be determined by the management of the RV park. There was discussion regarding the proposed development meeting the intent of the code, and in many aspects exceeding the minimum standards set forth in the code. They briefly discussed adding a condition limiting the age of the RVs allowed in the park to not more than 15 years old, but ultimately decided against conditioning for that. The commission spent time weighing the concerns of the members of the public with the applicant's rights to develop the property within the intent of the code.

Decision: Bob Orlando made a motion to approve the application as presented in the staff report. Ron Cholin seconded the motion and the motion passed with 6 in favor and none opposed.

Consent Agenda:

A. None

Planning Commission Matters:

A. The Commission briefly discussed truck parking in the community, where it was currently located, some of the issues drivers face in finding safe parking, and possibilities for additional truck parking in Prineville.

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

Meeting Adjourned: 8:02 P.M.