



## Planning Commission Meeting Brief

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

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

**Commission Members Not Present:** Bret Nelson, Erika Montgomery

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

**Provided Testimony:** Lori Murphy, Laura Miner, Aaron White, Mike Cibelli

### Regular Meeting (6:30)

#### **I. Call to order: Chair Called the meeting to order**

#### **II. Public Hearing: The Planning Commission will review and consider action for the following items:**

##### **a) MOD-2019-100 for the re-location of a previously approved transmission line.**

Staff: The Planning Director gave a presentation of the proposal that included images of the proposal and on-site images of the location of the proposed line. The presentation discussed several points including zoning, undergrounding, co-location, visual impacts, alternative routes and Airport Approach zone.

Applicant: Three representatives of the applicant were present at the hearing, attorney Lori Murphy, and company representatives Laura Miner and engineer Aaron White.

Laura Miner gave a brief history of the project explaining that from 2015 there have been multiple commercial arrangements, but have finally settled on a power purchase agreement with Pacific Corps who has a partnership with Facebook to provide renewable power. She stated that their construction schedule is to start in the fall of 2019 and be providing power by the end of 2020.

Lori Murphy argued that this project is a better location than the previous application because the line is shorter by half a mile, located in the same corridor as other lines, provides some co-location on four of the poles, is on public property so it does not divide private and won't interfere with extension of Baldwin road right-of-way.

Aaron White answered a staff question about the need for two extra poles in order to co-locate. Aaron explained that if the line was constructed in the same path the outage would be over a month versus approximately 6 days using an alternative path with the extra poles. A Planning Commissioner asked about line noise and what causes that. Aaron explained why and how that can occur and stated that 115kV lines do not typically have a large audible noise.

Public Comment: Mike Cibelli spoke in opposition to the proposal as presented. Mike provided images of the substation and existing power poles behind his property and read a prepared statement. The statement provided a history of his property and asked questions about why some lines are buried and others are not and why this line can't co-locate on existing poles. The statement also discussed the aesthetics of the area and property values. The underlying opinion was that the increased number of power lines in the area was hurting the value of his property and others. Mike asked if the Commission would consider requiring the applicant to bury the lines from pole 7 to the substation.

Staff response summary: Staff stated that the rules for power lines have not changed and that there is difference between distribution lines and transmission lines. Staff agreed that the City would rather not see the lines either but understood the reasons for not burying transmission lines. One of those reasons concerns the safety of Public Works staff and other utility providers that will need to work around the power



line, specifically in the area along Baldwin Road. Staff acknowledged that FAA has not approved the line and will not until a route for the line is determined. As a condition of approval an FAA "No Hazard" determination shall be provided. Staff also stated that development in the area is happening because of the availability of power and does not believe power lines would discourage someone wanting to purchase industrial property.

Planning Commission Deliberations: During deliberations the Commission commented that they understood the concerns of Mr. Cibelli, but also acknowledged that this is an industrial area not residential where transmission lines may be a factor in purchasing property. They asked again about the voltage difference between the smaller 34.5kV that was approved to be buried with a different application and commented that they liked the fact that a portion of the line will co-locate on Pacific Corps poles.

Decision: Ron Cholin made a motion to approve the application as written. Priscilla Smith seconded the motion and the motion passed with 5 in favor and none opposed.

b) Cu-2019-105 for the placement of a manufactured home in a C2 zone.

Staff: The Associate Planner gave a presentation of the proposed manufactured home placement including an overview of the project, details of the placement of a residence in a commercial zone, 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: The applicant was not present to comment.

Public Comments: No members of the public commented or were present at the hearing.

Staff, Applicant & Commission Responses: Staff responded to questions from the commission regarding the age and condition of the manufactured home being proposed in the project. Staff relayed that manufactured homes produced after 1978 are considered built to current HUD standards. Staff also relayed the applicant has placed another used manufactured home at another location in the community and in that case painted and upgraded the home to a more attractive standard.

Planning Commission Deliberation: After all questions were answered the Commission closed the hearing. During deliberations the Planning Commission acknowledged the proposed project would be consistent with the predominance of residential homes in the surrounding neighborhood, the area was not well suited to commercial development, and the project was providing much needed housing for the community. The commission determined the proposed project fit within the intent of the code that allows a residence to be placed in a commercial zone as a conditional use under certain circumstances.

Decision: Ron Cholin made a motion to approve the application as presented in the staff report. Priscilla Smith seconded the motion, and the motion passed with 5 in favor and none opposed.

### III. Planning Director's Report

a) Update on City projects and training opportunity.

*Meeting adjourned: 8:08 P.M.*