



Planning Commission Meeting Brief

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

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

Commission Members Not Present: Corey Engstrom

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

Provided Testimony: Lloyd Johnston, Erika Gallardo, Kelly Thrasher, Thomas Hunzikel, David Tanori, Curt Ashton, Joyce Waible

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) Cu-2019-110 for a 59 unit RV Park

Staff: The Associate Planner gave a presentation of the project including zoning criteria, notice requirements, site plan, key findings and recommended conditions.

Applicant: The applicant's Engineer provided a brief overview of the project and addressed grading, groundwater and drainage concerns discussed in written comments to the commission.

The applicant spoke in rebuttal to public comments that he does want to clean up the existing park and provide a clean attractive development. He was confident that drainage concerns could be addressed by his Engineer and expressed a desire to work with neighbors on alternative types of fencing. An issue during public comment was also raised about the timing of Phase II and what to do with existing manufactured homes in Phase I of the existing park. The applicant expressed a desire to potentially leave Phase II as a manufactured home park and relocate the manufactured homes in Phase I to Phase II.

Public Comment: Public comments included questions and/or concerns about effects the development would have on groundwater on neighboring properties, the impact of flooding on the development, how the development would be accessed, traffic on neighborhood streets, and the overall appearance and character of the park. While not necessarily relevant to the development application, several neighbors living on the property who potentially would be displaced by the construction of the RV park voiced concerns about being relocated.

Staff response summary: Staff provided clarity to concerns regarding flooding, drainage and groundwater impacts to neighboring properties by explaining the applicant is required to manage stormwater on site and not negatively impact surrounding properties. Staff further communicated that the applicant would be required to submit a grading and drainage plan to be reviewed and approved by the City Engineer prior to construction. Staff also clarified the location of the public and emergency access points to the park and explained that access from Studebaker Road was not being proposed or considered for the development.

Based on the applicant expressing indecision about how to relocate existing tenants whose homes would be removed in order to construct the RV park and a potential conflict with what was being proposed and the applicant's intent, staff recommended the Planning Commission consider continuing the hearing to allow time for staff to meet with the applicant. Staff felt that meeting with the applicant would provide an opportunity to gain a better understanding of the applicant's long term goal with Phase II, how to accomplish those goals and the most efficient way towards accomplishing those goals within the confines of the City's land use code.



Planning Commission: The Planning Commission agreed with staff's recommendation to continue the hearing due to a potential conflict with what was being proposed and the applicant's intent.

Decision: Priscilla Smith made a motion to continue the hearing to September 3rd. Bob Orlando seconded the motion and the motion passed with 5 in favor and none opposed.

- b) AM-2019-101 for a Legislative Text Amendment to Chapter 7 (Housing) of the Comprehensive Plan.

Staff/Applicant: Staff provided a brief presentation of the proposed update to Chapter 7. The presentation included notice dates, an explanation of documents, purpose and intent of the update and reference to the previous workshop where staff provided more detail on the proposed update.

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

Commission/Staff Discussion: The discussion with the Commission revolved entirely around a section of the proposed Chapter update that listed potential housing strategies for future reference. While these strategies are not intended to create policy several of the Commissioners expressed concern that recommending the document for approval was in affect endorsing strategies they do not agree with. Staff explained that the strategies are there for reference and still exist as strategies for Council to consider whether they are in the document or not. Understanding that the Commissioners agreed to recommend the Chapter update as written so long as their recommendation reflected their concern.

Decision: Priscilla Smith made a motion to recommend the updated Chapter 7 as written to City Council including a notation in the recommendation that 3 Commissioners have concerns with the City Council pursuing potential housing strategies 7 & 8. Bob Orlando seconded the motion, and the motion passed with 5 in favor and none opposed.

III. Planning Director's Report

- a) Update on City projects.

Meeting adjourned: 8:20 P.M.