



Planning Commission Meeting Brief

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

Members Present: Marty Bailey, Ron Cholin, Erika Montgomery, Corey Engstrom, Robert Orlando

Members Not Present: Priscilla Smith

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

Provided Testimony: Russ Deboodt

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-2019-111 for an exception to the industrial height limit in the M1 zone.

Staff: The Planning Director gave a presentation of the proposal including key findings, preliminary drawings and photos; on and off site.

Applicant: The applicant felt the staff presentation explained the proposal adequately and did not have more to present unless there were questions.

Public Comment: The Commission asked the representative of the Fire Department that was present to provide comment. The representative stated that the Fire Department was in support of the project and had no issues with the proposal.

Planning Commission: The Planning Commission asked staff questions about the required setback to the rim and visuals from the City center or Court House. Staff explained that the property itself is not within the required 200 foot setback and is in fact proposed to be 1,150 feet away and will not be seen from the City Center or Court House. There were no questions for the applicant.

Decision: Bob Orlando made a motion in favor of approving application CU-2019-111, Corey Engstrom seconded the motion, and motion passed with 5 in favor and none opposed.

III. Consent Agenda:

- a) Cu-2018-108 approval of site plan based on conditions of approval.

Staff: Staff presented the site plan explaining that this was required to meet condition (1) of the approval to site a home in the commercial (C2) zone. Staff drafted a typical approval for a single family home for the Chair to sign if approved.

Commission/Staff Discussion: The applicant was not present as it was not necessary. Staff explained that it can meet the required setbacks and that this is just the first step in moving toward construction as there are other steps still required in the conditions of approval. There was little discussion among the Commissioners.

Decision: Ron Cholin made a motion approving the site plan for application CU-2018-108, Bob Orlando seconded the motion, and motion passed with 5 in favor and none opposed.



IV. Planning Commission Matters:

- a) Update to the accessory dwelling unit (ADU) code.

Staff: Staff updated the Commission on the need to change our ADU code to coincide with the County's requirement to allow ADUs in the UGB connected to existing well and septic. Staff explained that the current City rules require City connections but if the County is required to allow ADUs on well and septic the City should also. If we don't the City will create a gap in the system where properties that are within City limits but don't have City services can't have ADUs.

Commission: The Commission agreed with the update and instructed staff to proceed with the process to update the land use code.

V. Planning Director's Report:

- a) Update on City projects.

Meeting adjourned: 7:20 P.M.