



## Planning Commission Meeting Brief

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

**Members Present:** Chair -Marty Bailey, Vice Chair - Ron Cholin, Jason York, Erika Montgomery, Priscilla Smith

**Members Not Present:** Corey Engstrom, Robert Orlando

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

**Provided Testimony:** None

### Regular Virtual Meeting (5:30 P.M.)

#### **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) Application CU-2020-108**

Staff: Senior Planner Casey Kaiser gave a presentation of the proposed residential use in a commercial zone 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.

Agency Comments: There were no agencies present to comment on the project.

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 proposed existing access and parking. Staff relayed that while proposed access from the adjacent privately owned property it is believe the access is legal and likely to continue. Additionally should the access become contested the applicant can provide access to the proposed residence directly from W. 1<sup>st</sup> Street. Staff relayed the proposed project can meet the intent and requirements of the applicable land use code as applied for with the suggested conditions of approval.

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



b) Application AM-2020-100

Staff: The Commission had already discussed the proposed changes twice before, so staff did not go through the amendments line by line. The Planning Director gave a presentation summarizing the background and purpose of the proposed amendments due to the changes in State law based on HB2001. The presentation called out specific changes required by law and changes to other sections that needed to be altered or clarified due to the legislation. In addition to the required changes, Staff also presented some general updates to the land use code that re-organize and clarify several sections.

Agency Comments: Staff read a letter from the Fair Housing Council in support of the changes and stated that DLCD may still submit comment before the City Council hearing but that they would most likely be questions and not substantive changes.

Public Comments: No members of the public commented or were present on the call in line.

Commission Comments: The Commission had some clarifying questions about the parking standards and Subdivision review process. Staff stated that the parking standards were re-organized, but that the only change to the standards were those required by state law. Staff also clarified that replacing “Planning Commission” with “reviewing authority” in the subdivision section does not change the reviewing body that approves subdivisions. That is determined by the use tables that have not changed.

Planning Commission Deliberation: After all questions were answered the Commission closed the hearing. During deliberations there were no further questions or comments.

Decision: Priscilla Smith made a motion to recommend the text amendments as written & presented in the staff report to City Council for approval. Erica Montgomery seconded the motion, and the motion passed with 5 in favor and none opposed. The Council hearing is preliminarily set for December 8th, 2020 at 6:30pm.

### III. Planning Commission Matters:

- a) A Commissioner asked about our street width standards, with concerns about Black Bear St. Staff stated that it was built 36 feet wide to allow parking on both sides. The Commissioner acknowledged that it may just be the construction containers that are making it feel narrower.

### IV. Planning Director's Report:

Staff updated the Commission on various City projects and happenings.

***Meeting adjourned: 6:37 P.M.***

***Next Meeting November 17<sup>th</sup> 5:30 P.M.***