



Planning Commission Meeting Brief

This brief is not intended to be a full account of the meeting.

The video is normally available on the City Web site; however, the audio failed to record

www.Cityofprineville.com

Members Present: Marty Bailey, Jason York, Priscilla Smith, Brian Samp, Ron Cholin, Joe Becker

Staff Present: Joshua Smith (Planning Director), Tasha Brackin (Associate Planner)

Provided Testimony: Robin Hayakawa (COLW)

Regular Meeting (5:30 P.M.)

I. Call to order: The Chair called the meeting to order.

II. Public Hearing: The Planning Commission reviewed and considered action for the following item:

A) None Scheduled

III. Planning Commission Matters:

A) The Planning Director provided final drafts of the Economic Opportunities Analysis (EOA) and updated comprehensive plan Chapters 2 & 5. These documents will go directly to City Council for a hearing on April 14th with final adoption by Ordinance sometime after.

The Director explained that the executive summary in the EOA provides the information that most will be interested in, with the rest of the document including appendices providing the justification. The Director explained that the primary change from the previous version that went to hearing last year; is an increase in the projected land need. This updated version justifies the need for three (3) large lot sites averaging ~251 acres versus the two (2) sites from the previous year's version. This is due to rapid development in the industrial area and removal of the "Apple" site (~200 acres) from the vacant site inventory.

The Director stated that the update to Chapter 2 of the Comprehensive Plan remains largely unchanged and that Chapter 5 has been updated to reflect the new executive summary, but otherwise remains unchanged.

B) The Planning Commission discussion:

The commission asked questions about past zone changes and others that have been discussed like the Studebaker area. Staff said the zone changes from the previous few years have had a positive impact particularly with financing. The zone change for the Studebaker area is on hold until the City can update its land use code to address the State's changes to residential development laws.

The Commission asked if staff could recall how many applications have been approved but not developed in the past few years. Staff could recall 3 projects, an RV park, manufactured home park and a 5-plex.

A member of the public asked questions about the EOA, to which the Director responded.

IV. Planning Director's Report:

The Director updated the Commission on various ongoing City projects and developments.

- Two potential grant projects to that would replace the Ochoco booster pump station and provide an off-street path along Lynn Blvd from the Highschool to Combs Flat Road and;
- Looking into potential routes for the Peters Road extension that would be part of a much larger residential development in the NW of town, that would also include zone changes from industrial to residential and;
- Main St. paving project should happen this summer.

Meeting adjourned: 6:10 P.M.

Next Meeting March 17th 5:30 P.M.