

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, November 15th, 2016

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

Commission Members Present: Marty Bailey, Bob Orlando, Ron Cholin, Kim Kambak, Deb Harper

Commission Members Not Present: Corey Engstrom

Staff Present: Phil Stenbeck (Director), Josh Smith (Senior Planner)

Provided Testimony: Jesse Toomey

Regular Meeting (6:30)

CALL TO ORDER: Planning Commission Chair Marty Bailey called the Commission to order.

PUBLIC HEARING:

A. Cu-2016-108 for a change of use

Staff gave a presentation of the proposed change of use showing images of the property and existing building. Staff also discusses the interior renovations, proposed parking area and existing infrastructure. The applicant was there to answer questions about the project but did not have a formal presentation. The Planning Commission asked questions about parking, seating capacity and access. During deliberations the Commissioners had no concern with serving alcohol but did express some concern with lack of parking but understood that the City code makes exceptions for existing buildings in the downtown C1 zone.

Decision – Kim Kambak made a motion to approve the application and conditions as written. Bob Orlando seconded the motion and the motion passed with 5 in favor and none opposed.

B. ANX-2016-100 for the annexation of two properties.

Staff gave a brief presentation of the proposed annexation explaining that it was made necessary by the need to connect the existing home to City water. The owner also owned the property to the north and decided to annex it at the same time making it ready for City development. Staff explained that the property should be annexed into the City as General Residential (R2) to be consistent with the surrounding area and the City/County urban growth management agreement.

During Commission deliberations there were no concerns with the annexation of these properties but there was a brief discussion about the annexation process.

Decision - Ron Cholin made a motion to recommend approval of the Annexation to City Council. Deb Harper seconded the motion and the motion passed with 5 in favor and none opposed.

Consent Agenda:

A. None

Planning Commission Matters:

A. Staff asked for the Commission's opinion in regard to the lot frontages for the McKay Meadows and Colleen Subdivisions. Both subdivisions were originally approved to have their front yards face North Main St. The original developer has long since lost the property and the addresses have since been changed to be addressed off the alley. With these changes owners are resistant to face Main St. and are building homes that face the alley and building false fronts that face Main St. Staff provided three options moving forward and stated that the second item was preferred.

- Continue as is with the official front yard being Main St.
- Continue with setbacks and architectural features but consider Main St. the rear yard for fencing and other purposes.
- Continue with setbacks but make Main Street the rear yard with no required design features or other restrictions.

There was general consensus that the second option was preferable as many homes along Main St. have already been approved in that way. Staff was directed to determine what type of change would need to be made to make the change.

Director's Report: The Planning Director updated the Commission on the wetland project, smith Landing project, Code updates for the next meeting and staffs FEMA training.

Meeting Adjourned: 7:57 P.M.