

## **CITY PLANNING COMMISSION MEETING BRIEF**

**Tuesday, December 20<sup>th</sup>, 2016**

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

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**Commission Members Present:** Marty Bailey, Bob Orlando, Ron Cholin, Kim Kambak, Priscilla Smith

**Commission Members Not Present:** Deb Harper, Corey Engstrom

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

**Provided Testimony:** Bruce Branlund

### **Regular Meeting (6:30)**

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

Chair Bailey disclosed that he had spoken to a neighboring property owner (Tammy Dalton) who had provided testimony at the December 6<sup>th</sup> hearing. He spoke to her at her place of work and the discussion involved issues stated at the prior hearing.

### **PUBLIC HEARING:**

#### **A. Continuation of AM-2016-104**

**Staff:** Staff stated that this application is a continuation from the December 6<sup>th</sup> hearing and is also a continuation of the workforce housing proposal. The zone change was discussed during the workforce housing proposal as the next step in continuing the workforce housing as a full RV Park. Staff then discussed the letter from the Fair Housing Council and responded to questions from the Commission.

**Commission deliberations:** The Commission asked if Staff had heard from the Fair Housing Council and Staff stated that they had not. A Commissioner stated their concern over using old data to justify zone changes, indicating a need to update our inventories and Comprehensive Plan. Staff acknowledged the issue but also mentioned that the Comprehensive plan has a 20 year horizon and was adopted in 2007. Staff also mentioned that this particular zone change would be much harder if the property were not specifically called out in the City's Comprehensive Plan for re-zoning.

The hearing was closed at the previous meeting. The Chair re-opened the hearing to allow the applicant to speak.

**Applicant:** The applicant reiterated that the property is not suited for industrial and read an excerpt from the City Comprehensive plan that supported the zone change to residential.

**Public Comment:** The Chair provided opportunity for public comment. There was no public comment so the hearing was closed.

**Decision** – A motion was immediately made by Bob Orlando to recommend approval of the zone change to City Council at the January 10<sup>th</sup> meeting. Ron Cholin seconded the motion and the motion passed with 4 in favor and 1 abstention.

**B. Continuation AM-2016-100 Housekeeping code text amendments.**

Staff: Staff presented the changes made from the previous hearing on December 6<sup>th</sup>. There was some discussion and one grammatical correction.

Public Comment: There was no public comment.

Decision – Kim Kambak made a motion to recommend approval of the text amendments to City Council. Priscilla Smith seconded the motion and the motion passed with 5 in favor and none opposed.

**Planning Commission Matters:**

**A.** There was a discussion about ADA standards and enforcement of private parking areas.

**B.** There was a brief discussion about the end of the year application list.

Director's Report: The Planning Director gave a general update on City projects including the jail, Comprehensive Plan update, FEMA training and Air Quality.

**Meeting Adjourned: 7:27 P.M.**

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