

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, September 19th, 2017

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

Commission Members Present: Marty Bailey, Bob Orlando, Ron Cholin, Priscilla Smith, Corey Engstrom

Commission Members Not Present: Kim Kambak

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

Provided Testimony: Scott Ramsay, Dale Van Valkenburg

Regular Meeting (6:30)

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

PUBLIC HEARING:

A. AM-2017-101 (joint City/County Planning Commission item)

Staff: The City Planning Director provided a staff report and presentation of the proposed UGB expansion. He discussed the industrial lands inventory, coordination with the County, and explained why the area is being brought into the UGB. The County Planning Director conferred with the City staff report and presentation adding comments about meeting the statewide planning goals and mentioning that there has been no opposition from state agencies.

Planning Commissions: There was no public comment. The Commission asked about how much land is needed in industrial lands inventory and wanted clarification on whether this should be heavy or light industrial. Staff stated that there would still be a need for more industrial lands and that the zone designation on the Comprehensive plan should be heavy industrial even though it is zoned light industrial on the city zoning map.

Decision: County Planning Commission approved the application unanimously. Bob Orlando of the City Planning Commission made a motion to approve the application as written, Ron Cholin seconded the motion and the motion passed with 6 in favor and none opposed.

B. Cu-2017-106 for a change of use (Foundry Four Distillery)

Staff: Staff gave a presentation describing the change of use including images of the building before and after the re-model. Staff explained that the impact of the new use does not exceed the impact of previous uses and therefore does not trigger design review improvements. Staff explained that as a conditional use the Commission could impose additional conditions they felt were necessary.

Applicant: The applicant explained the project and was very clear that this use is not a bar. He stated there is heavy federal oversight of this type of use in order to obtain a license. The purpose of the tasting room is to eventually sell distilled spirits from this location. The applicant acknowledged that they would not have a distillery at this location.

Commission: There was no public comment. The Commission asked questions about the use on the other side of the building and possible contamination of the building due to its age and previous uses. The Commission also asked whether the business would be allowed to sell the finished product from this location. The applicant explained the other use, stated that there is no contamination and that it is legal as part of their federal license to sell the finished product at this location. The applicant also stated that they would be selling other merchandise associated with the product.

Decision: Bob Orlando made a motion to approve the change of use as written, Corey Engstrom seconded the motion and the motion passed with 5 in favor and none opposed.

C. MOD-2017-100 for the modification of the Ironhorse ODP

Staff: Staff gave a presentation of the proposed modifications showing specific comparisons from the 2013 map update and the proposed 2017 map update. Staff also explained the text changes to the map as well as the expanded use list specific to the Hudspeth House.

Applicant: The applicant explained the reason for the changes in greater depth, specifically focusing on the issues with the Hudspeth House and their intent to find a private owner. The applicant also stated that their intent with phase two of the senior housing project would be single family homes if the project does not go forward.

Commission: There was no public comment. The Commission asked several questions of the applicant and staff. One commissioner asked whether Ironhorse drive was still needed and staff answered that it was not needed nor wanted by the City. Another Commissioner questioned whether the City should allow the senior housing project to go forward with another company if Pacific Crest doesn't develop. Staff acknowledged that the condition could be changed to allow that.

Decision: Bob Orlando made a motion to approve the application amending condition #2 as stated by staff to allow someone other than Pacific Crest to develop the designated senior housing. Priscilla Smith seconded the motion and the motion passed with 5 in favor and none opposed.

Planning Commission Matters: The Planning Commission discussed adding a member of the Commission to the Barnes Butte Focus Committee. Priscilla Smith volunteered and will update the Commission on the committee's discussions. There was also a brief discussion about progress made on the ADA parking issue and additional steps that need to be taken.

Director's Report: The Planning Director briefly updated the Commission on potential projects.

Meeting Adjourned: 8:07 P.M.