

## CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, October 3<sup>rd</sup>, 2017

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, Corey Engstrom

**Commission Members Not Present:** Priscilla Smith

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

**Provided Testimony:** Paul Slater, Curtis Peebles

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

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

### **PUBLIC HEARING:**

#### **A. AM-2017-102 for a Comprehensive Plan and zone map amendment.**

Staff: The City Planning Director provided a staff report and presentation of the proposed map amendment. He commented that the property's zone has been identified in the City's Comprehensive Plan as needing to be changed based on the "zone errors map". He then demonstrated the reasoning for changing the designation to residential by showing the surrounding area and commenting on other zone changes that have taken place adjacent to the property. The Director explained that the intent is to develop multifamily housing and that these applications are running simultaneously, one to change the zone and the other to develop a multifamily complex if the zone is approved.

Applicant: The applicant explained that he is looking to purchase this property if the zone can be changed and that his intent is to construct a multifamily development which he will discuss in the following application if the zone change is approved.

Planning Commissions: There was no public comment and the Commission did not have any questions about the zone change.

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

#### **B. Cu-2017-107 for a 14 unit multifamily complex.**

Staff: Staff gave a presentation explaining how the development will function and how it meets the criteria of the land use code. Staff explained that the additional parking, storage buildings and recreational space are not completely planned but shall meet minimum standards in the code. Staff also explained that as a conditional use the Commission could impose additional conditions they felt were necessary.

Applicant: The applicant explained the vision of the project and his desire to provide needed housing for the community while also building an attractive place to live. The applicant discussed his ideas for the open space, parking and storage buildings as well as the individual back yards.

Commission: There was no public comment. The Commission mentioned that it was a good use of the property. The Commission asked questions about site drainage, fencing along the southern boundary and dwelling size. The applicant's contractor discussed the drainage plan, staff stated that a cedar fence already exists along the southern property line that was built by the previous development and the applicant stated that the dwellings will be 1300s.f., 3 bedroom, 2½ baths.

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

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**Consent Items:**

**A. Cu-2017-106** for Foundry Four distillery was approved and signed by the Commission Chair.

**B. MOD-2017-100** for the modification of the Ironhorse ODP was approved and signed by the Commission Chair.

**Planning Commission Matters:** None

**Director's Report:** The Planning Director briefly updated the Commission on the Jail development. Barnes Butte project, Tom McCall intersection, Airport Master Plan and Downtown Strategic Plan.

**Meeting Adjourned: 7:40 P.M.**

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