

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, November 7th, 2017

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

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

Commission Members Not Present: Corey Engstrom, Kim Kambak

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

Provided Testimony: None

Regular Meeting (6:30)

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

PUBLIC HEARING:

A. Second review of 3rd Street Redevelopment Plan

Staff: Staff presented an update to the draft 3rd Street Plan that added a street tree policy.

Commission: The Commission had several issues with including street trees in the plan. Their concerns included the following:

- Who would be responsible for maintenance?
- How do we prevent trees from blocking signage and store fronts?
- Will they interfere with parked cars?
- What will the tree well be covered with and is it ADA compliant.
- Is it worth the Cost?

One solution was to incorporate movable planters with decorative bushes or flowers that would complement the hanging baskets on the light poles. These would also have a cost and have to be maintained but would eliminate the interference issues listed above and could be changed from time to time to change the look of the downtown.

Public Comment: There was no additional public comment at this meeting.

Decision: The Commission agreed to recommend the plan to the City Council including their concerns about street trees and the idea of using movable planters. However, if the Council decides to move forward with street trees, the Commission recommends a policy be outlined by staff.

Planning Commission Matters:

A. Discussed whether the approval for the Stoneridge Terrace subdivision requires lots 1-16 to be constructed as townhomes or if they can be built as detached single family. Staff stated that the impact of the development would remain the same and that it should not be an issue. The code allows any two lots to be built as townhomes so staff felt it should also work the other way. Staff also stated that during the hearings process there was the impression that lots 1-16 would be townhomes, and examples were submitted. Due to this staff felt the Commission should weigh in on whether to allow either type of dwelling or bring it back to a public hearing on that one item. Of the 4 Commissioners present, two had no issue with allowing either type of dwelling without re-noticing and two felt it should go back to hearing for the sake of transparency.

B. Applications to fill the vacant Commission seat were handed out. Interviews will be done on December 5th.

Director's Report: The Commission was briefly updated on the Jail development, Tom McCall intersection and Fairview project.

Meeting Adjourned: 7:40 P.M.
