

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, January 16th, 2018

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: None

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

Provided Testimony: Keith Wooden, Dennis Elder, Jerry Edwards, Tom Kemper

Regular Meeting (6:30)

SELECTION OF OFFICERS:

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

PUBLIC HEARING:

A. Cu-2017-109 for a 30 unit MH Park

Staff: Staff gave a brief presentation describing the project, summarized the requirements for manufactures home parks and the requirements in the City's code. Staff ended the presentation with a list of discussion points for the Commission to consider.

Applicant: A representative of Housing Works Keith Wooden began by explaining who Housing works is, the purpose of the project and the level of income that they will be serving. He expressed Housing Work's desire to be a good neighbors and construct a project that is compatible with the neighborhood. He explained that Housing Works will own and manage the property as they do with the Rivers Edge apartments and will do with the Ochoco School conversion. He also briefly explained the rules of the financing through a federal tax credit, the 30 to 60 year commitment and the yearly audits that require them to be strictly managed.

After public comment another representative of Housing Works Tom Kemper addressed some of the concerns from neighbors. He reassured neighbors of their track record with other municipalities on managing properties better than most managed properties. He explained that the project was specifically designed to be more compatible with a single family housing development than a more intrusive two story multifamily development. He stated that the types of housing they will choose will be more attractive than the ones shown, such as having steeper pitched roofs. He also said he would like to proceed with the required fencing but is open to negotiations with neighbors and will provide contact information if needed. He closed with discussing the management of the site. He stated that they have not decided whether to have a live in manager or to share the position with the converted school site. Either way there will be management presence onsite on a regular basis to ensure compliance with Park and City regulations.

Public Comment in opposition: Two people spoke in opposition of the project.

Dennis Elder stated he was opposed to the development of rentals behind his property but understood that the plan is meeting the City's code requirements and doesn't want to be an obstructionist. He mentioned that he has owned rentals himself. His primary concern with the project will be management but also the type of fencing and the privacy that it provides.

Jerry Edwards stated that he agreed with the comments made by Dennis Elder and added concerns about traffic and types of fencing. He stated he would like as much privacy from the fence as possible. He stated that his development requires cedar fences even though some homes have wire. He would prefer cedar and would rather have some type of sound reducing fence. Staff stated that the condition

as written requires the proposed black vinyl wrapped and slated chain link fence but allows the neighbors to negotiate with the applicant based on type and size of fence.

Commission Deliberations: The Commission expressed that they were impressed with the design and understood the need for more housing of this type and income level. They also thought the level of management provided by Housing Works would address most concerns. On the fencing issue the Commission took no issue with the proposed fence but stated no fence should be removed without neighbor consent and that if the neighbors desired more privacy they could always provide additional screening on their side.

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

Planning Commission Matters: Fill Planning Commissioner Vacancies.

The Planning Commission had previously interviewed Anne Hoffman on December 5th 2017 and Erika Montgomery and Richard Phay on January 2nd, 2018. One more applicant, Brett Nelson was interviewed at this meeting on January 16th, 2018. Due to the fact that Erika was present at this meeting, two of the Commissioners who were not present during her interview asked to hear from her.

During deliberations the Commissioners expressed their opinions of each applicant and ultimately voted for their top two choices. These votes generated majority votes for two applicants. Erika Montgomery was recommended as the first choice by all the Commissioners. Brett Nelson was recommended by four Commissioners, with one vote going to Anne Hoffman.

Decision: Erika Montgomery and Brett Nelson will be recommended by the Planning Commission, however; all applicants may be considered by the Council.

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

Meeting Adjourned: 8:40 P.M.