



Planning Commission Meeting Brief

This brief is not intended to be a full account of the meeting.

Full Audio of this meeting is available on the City Web site www.Cityofprineville.com

Members Present: Marty Bailey, Priscilla Smith, Brian Samp, Jason York, Ron Cholin, Joe Becker, Erika Montgomery

Staff Present: Joshua Smith (Planning Director), Tasha Brackin (Associate Planner)

Provided Testimony: None

Regular Meeting (5:30 P.M.)

I. Call to order: Planning Director called meeting to order

A) Elect officers for 2025: Officers were unofficially chosen at the November 2024 meeting for the new year. No changes were made to those selections. Erika Montgomery made a motion to approve officers as follows: Chair - Marty Bailey, Vice Chair – Priscilla Smith, Second Vice Chair – Joe Becker. Ron Cholin seconded the motion and the motion passed with 5 in favour and 2 abstentions. The abstentions were the Chair and Vice chair choosing not to vote for themselves. After the vote; Chair Bailey took control of the meeting.

II. Public Hearing: The Planning Commission reviewed and considered action for the following items:

A) AM-2025-100 to amend the Comprehensive Plan Map designation of a single property at the end of NW 2nd St.

Staff/Applicant: The Planning Director presented the proposal as it was noticed to the individual property owner. A brief presentation explained the issue of the zone designations in the Comprehensive plan not aligning with the zoning map and proposed use on the ground. The presentation also provided some background on the City's two-map system and history of why the issue exists.

Public: No members of the public were attended the meeting in-person or telephonically.

Commission Deliberations: The Commission had some clarifying questions during the presentation. They had no further questions once the hearing was closed.

Decision: Priscilla Smith made a motion to recommend the application to City Council for approval. Erika Montgomery seconded the motion, and the motion passed with 7 in favour and none opposed.

III. Consent Agenda:

A) None

IV. Planning Commission Matters:

A) A Commissioner asked about food trucks in the Baldwin Industrial Park. Staff stated that transient food trucks are allowed, but permanent food courts are not. The purpose is to prevent using industrial property for general commercial use. Staff also stated that a new service commercial zone is being developed on the other side of the Hwy and it is possible that a second could be built on the Baldwin side south of the Hwy.

B) A Commissioner asked about a potential commercial adult care facility in a residential zone at 1387 NE Ochoco Ave. Some research indicated that it is likely a residential care facility, which is allowed. Staff is looking into it further.

V. Planning Director's Report:

A) Staff updated the Commission on the Combs Flat Extension, Multifamily developments and various commercial and industrial developments. Staff also noted potential agenda items for February and March around UGB expansion for the biomass project.

Meeting adjourned: 6:02 P.M.

Next Meeting February 18th 5:30 P.M.