



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

NOTICE: *Meeting audio failed twice. Meeting was stopped and audio stitched together. Minor issues at time stamp 33:29 and 52:54*

Members Present:

Marty Bailey, Priscilla Smith (virtual), Brian Samp, Jason York, Ron Cholin, Joe Becker, Erika Montgomery

Staff Present:

Joshua Smith (Planning Director), Tasha Brackin (Associate Planner), Casey Kaiser (Assistant City Manager)

Provided Testimony: Kelsey Lucas (EDCO), Robin Hayakawa (COLW), Ken Smith (property owner), Clay Allen (property owner), Casey Kaiser (City), Rob Broberg (Biomass)

Regular Meeting (5:30 P.M.)

I. Call to order: Chair called meeting to order

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

- A)** AM-2025-101 & 102 Legislative updates to the City's Comprehensive Plan and Map, including:
- Economic opportunities Analysis (EOA)
 - Update to chapter 2 (Zoning)
 - Update to Chapter 5 (Economy)
 - Urban Growth Boundary (UGB) Expansion

City Staff/Applicant: The Planning Director gave a presentation explaining the purpose of the meeting, describing the various documents involved and the process used to create them.

Public: Several members of the public attended the meeting in-person and one virtually. Five individuals provided testimony as described below:

Public Agencies: The City is the applicant. No other public agencies provided testimony at this hearing.

Support: Kelsey Lucas with Economic Development of Central Oregon (EDCO) spoke in favor of the applications based on several factors such as the benefits of biomass, need for industrial land and job creation.

Opposition: Robin Hayakawa from Central Oregon Land Watch (COLW) spoke in opposition to the applications, based on several factors including the proposed need for land, perceived lack of public involvement developing the EOA and desire for the City to use the Regional Large Lot Industrial (LLI) Program.

Neutral and general questions:

- Ken Smith began to speak in opposition, but clarified that he was not opposed to the UGB expansion, but had lots of questions about the biomass facility.
- Clay Allen, a property owner included in the UGB expansion area, had concerns about how this would affect the restoration plans of the existing gravel mining operation. He wanted to ensure that the requirements of the mining operation would still apply even if annexed into the City. Staff responded saying in summary that this would be the case; however, if the property were to develop in the City that could change.
- Rob Broberg associated with the biomass project was introduced by Assistant City Manager Casey Kaiser at the City's request. Rob provided testimony in response to questions being asked about the biomass facility.



City Staff/Applicant: During the public comment period staff provided answers to general questions and provided final rebuttal of opposition testimony. In summary, Staff responded to questions from Ken Smith by having Rob Broberg speak about the proposed biomass facility. Staff responded to Clay Allen by affirming that existing requirements of the gravel mining operation would remain, but could change with future development in the City. These changes would be reviewed during the site plan review process. Staff responded to opposition comments from COLW by providing context for the land need and community involvement and reasons for not using the Regional LLI program.

Planning Commission: The Commission had some clarifying questions during the presentation and testimony. They had no further questions once the hearing was closed. During deliberations the Commission acknowledged that if the biomass facility moves forward, mitigating factors required by the gravel mining operation should be honoured.

Decision: Joe Becker made a motion recommending the applications to City Council for approval, Priscilla Smith seconded the motion, and the motion passed with 7 in favor and none opposed. A roll call vote was used during the hearing.

III. Consent Agenda:

- A) None

IV. Planning Commission Matters:

- A) None Discussed

V. Planning Director's Report:

- A) Staff reminded the Commission of the final TAC/PAC meeting on March 20th at 3:00, for the draft Transportation Systems Plan (TSP), should they want to attend. Staff updated the Commission on the Combs Flat Extension, Multifamily developments and various commercial and industrial developments.

Meeting adjourned: 7:02 P.M.

Next Meeting April 15th 5:30 P.M.