



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, Brian Samp, Jason York, Ron Cholin, Joe Becker, Priscilla Smith (remotely)

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

Provided Testimony: Rob Broberg (Applicant), Jenn Andrews (property owner), Michael Johnson (property owner)

Regular Meeting (5:30 P.M.)

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

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

SUB-2025-100 for a 27-lot infill subdivision completing a portion of the Ironhorse development.

Staff: The Planning Director presented the proposal as it was noticed to the individual property owners. A brief presentation explained the proposed subdivision layout, lot frontage configurations, streetscape improvements, fencing, landscaping, and future road and alley extensions.

Applicant: the applicant reiterated the purpose of the project and was there to answer any questions.

Public: Four members of the public attended the meeting in-person and two spoke regarding the subdivision. Two neighboring property owners asked about the elevation of the future lots and whether there could be stormwater drainage issues created on their properties. The Planning Director explained the review process will include construction drawings that staff will review to assure drainage is properly addressed in the plans.

Commission Deliberations: The Commission had some clarifying questions once the hearing was closed.

Decision: Priscilla Smith made a motion to approve the application. Brian Samp seconded the motion, and the motion passed with 6 voting in favor and none opposed.

III. Consent Agenda:

A) None

IV. Planning Commission Matters:

- A) A Commissioner asked about status of a bill in the legislature that may change the rules for Child care facilities. The Director stated that he knew about it, but did not recall specific details. The Director briefly explained how the City processes Child care uses.
- B) Commissioners asked about the status of the UGB expansion for the potential biomass project. The Director provided a status update on the hearings process with the City Council and mentioned some of the issues.
- C) A Commissioner asked about future improvements to the intersection of Hwy 126 and O'Neil Hwy/370. Staff explained which project triggered the re-striping project, and noted that the median/acceleration lane eastbound from Hwy 370 will not work until additional ROW width is available.

V. Planning Director's Report:

- A) Staff updated the Commission on the Combs Flat Extension, multifamily developments and various potential land use applications that may be submitted to City Planning in the near future. Staff also noted potential agenda items for future meeting agendas, including the updated City Transportation Systems Plan (TSP).

Meeting adjourned: 6:28 P.M.

Next Meeting May 20th 5:30 P.M.