

CITY PLANNING COMMISSION MEETING BRIEF

Tuesday, July 19th, 2016

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

Commission Members Present: Marty Bailey, Robert Spaulding, Ron Cholin, Kim Kambak, Deb Harper, Corey Engstrom

Commission Members Not Present: Bob Orlando

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

Provided Testimony: Keith Wooden, Peter Baer, Darcy Bedortha, George Heinz, Don Wood, Bruce Branland

Regular Meeting (6:30)

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

PUBLIC HEARING:

A. Cu-2016-101 for the conversion of Ochoco elementary to a 29 unit multifamily complex.

Staff - Staff gave a presentation describing the project with its various improvements and how the proposal meets the City's land use code. Staff was asked about the size of the apartments, which staff differed to the applicant. Staff was also asked if pedestrian access to 6th St. was going to be closed. Staff clarified an earlier statement that vehicle access points were closing on 6th St. not pedestrian access.

Applicant - The applicant stated that they were there to answer questions about the proposal. The applicant answered questions from the Commission about the size of the apartments, asbestos abatement, environmental impacts, on-site managers, lease agreements, funding and time line for construction. The applicant closed with a statement about working with the City to create a solid proposal that they believe will work.

Citizen comments: Two citizens spoke in favor of the application, stating the need for affordable housing in Prineville.

Commission Deliberations - During deliberations a comment was made about maintaining a residential zone in the surrounding area of this proposal so it is not isolated by commercial uses. Another comment was made in support of the proposal and some grammatical corrections were made to the staff report.

Decision - Ron Cholin made a motion to approve the application as written. Bob Spaulding seconded the motion and the motion passed with 6 in favor and none opposed.

B. Continuation of AM-2016-101 for a workforce housing text amendment.

Staff/Applicant - Staff gave a verbal update of the changes from the previous meeting on July 5th.

Commission - The Commission asked several questions about the code but primarily focused on where this could happen, enforcement and what types of housing would be allowed.

Citizen Comments – A comment was made about weatherization for the winter months that may determine what type of homes would work. Another citizen spoke in support of the application stating that this type of code could help jump start future development of his property.

Decision – Ron Cholin made a motion to recommend the code amendment to the City Council for approval. Deb Harper seconded the motion and the motion passed with 6 in favor and none apposed.

Directors Report: The Planning Director updated the Commission on various happenings within the City.

Meeting Adjourned: 7:58 P.M.