



Planning Commission Meeting Brief

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

Members Present: Chair - Marty Bailey, Erika Montgomery, Priscilla Smith, Brian Samp, Jason York

Staff Present: Joshua Smith (Planning Director), Casey Kaiser (Public Works Director)

Provided Testimony: Patrick Lane, Autumn Cosgrove, Anna Tracy

Regular Meeting (5:30 P.M.)

I. Call to order: Chair called the meeting to order.

II. Public Hearing: The Planning Commission will review and consider action for the following items:

A) CU-2023-100 – Conditional use application for a 14-unit RV Park in the C5 zone.

Staff: The Planning Director gave a presentation of the proposed development that described how the development meets with the City's land use criteria and described; the layout, appearance and functionality of the project. The presentation also identified subjective criteria for the Commission to discuss and provided recommended conditions.

Applicant: The applicant provided further explanation of the project and addressed the criteria and recommended conditions in the staff report. They addressed how they would mark spaces, maintain the frontage and type of fencing they were considering.

Commission Questions: The Commission made several comments and asked several questions of staff and the applicant. They commented on fencing, landscaping, parking and duration of stay.

Public Comments: One member of the public asked whether the park would allow children and pets. The applicant answered that they would not restrict age or pets, but may need to generate rules around pets.

Planning Commission Deliberations: Once all questions had been answered the Commission Chair closed the hearing. During deliberations the Commission requested 3 changes to the recommended conditions. First, they felt in this situation with a large ROW dedication and no street improvements it was not necessary to dictate landscaping along the frontage. They preferred to leave it to the applicant's discretion, but still maintained the standard condition that the park be maintained in good condition and appearance. Second, they wanted to alter the fencing condition to allow for the type of corrugated metal fencing the applicant is considering and that has been used on other projects around town. Finally, they wanted a condition added to ensure the RV park does not use the ROW area dedication as an additional parking area.

Decision: Priscilla Smith made a motion to approve the application with amended conditions. Erika Montgomery seconded the motion, and the motion passed with 6 in favor and none opposed.

B) ANX-2023-100 for the annexation of property into the R2 zone.

Staff: The Planning Director explained that this annexation was due to the need to connect to City Sewer. The Comprehensive Plan designates this area for residential zoning and the surrounding City zone is General Residential R2.

Planning Commission: The Commission asked questions about island annexations and how this may affect future annexations. Staff clarified that this subdivision was unique in that it has City services in the street, but was not originally annexed into the City. As people connect the City is requiring annexation for service.

Decision: Priscilla Smith made a motion to recommend City Council annex the property into the R2 zone. Joe Becker seconded the motion, and the motion passed with 6 in favor and none opposed.



III. Planning Commission Matters:

- A) Discussed e-mail migration, Commission asked a few questions about projects around town.

IV. Planning Director's Report: Staff updated the Commission on various City projects.

Meeting adjourned: 6:45 P.M.

Next Meeting March 21st 5:30 P.M.