



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

FINAL DECISION (APPROVAL)

SECOND HEARING DATE: October 4th, 2016
FIRST HEARING DATE: September 20th, 2016

PROJECT NUMBER: CU-2016-104

APPLICANT: Deidre Stenbeck
1394 NE Ochoco Ave.
Prineville OR 97754

OWNER: Michael Hightower
427 SE Combs Flat Rd.
Prineville OR 97754

PROJECT REVIEWER: Joshua Smith
Senior Planner

APPLICABLE CRITERIA:

City of Prineville Code of Ordinances, Title XV – Chapter 153 – Sections: 153.009, 153.014, 153.020, 153.035, 153.036, 153.046, 153.080 -153.096, 153.135 – 153.138, 153.190 – 153.200.

FINDINGS OF FACT:

- 1. LOCATION:** 427 SE Combs Flat Rd. Map & Tax Lot 15-16-05DA 00100.
- 2. PROPOSAL:** The applicant is proposing a 30 space RV Park.
- 3. ZONING:** The subject property is within the County and zoned Suburban Residential (SRM1) and is designated as Residential in the City's Comprehensive Plan. If approved the property would be required to annex into the City as General Residential (R2), consistent with the surrounding properties already annexed.
- 4. LOT OF RECORD:** The property has been determined to be a legal parcel by deed.
- 5. SITE DESCRIPTION:** The property is 1.29 acres with a single family home and some out buildings. Below is a 2014 aerial view.



6. COMMENTS: During the notice period the City received comments from the neighboring property owner requesting a site obscuring fence, preferably chain link with slats. Also during the City's development review meeting the following comments were made:

- ODOT will need to be consulted about access and access improvements.
- The BOR irrigation pipe runs along the Hwy and will create additional requirements when extending water and sewer to the site.
- A Fire Department turn around and hydrant will be required on site.

Prior to the meeting on September 20th the applicant informed staff to postpone the hearing to the next meeting on October 4th due to lack of information with regard to the BOR pipe. The application had already been notice for the 20th, therefore; the Planning Commission opened the hearing to hear any comments from people that may be present. Hearing none, the Planning Commission voted to continue the hearing to October 4th.

7. FINDINGS SUMMARY: The applicant is proposing a 30 space RV Park. RV parks are allowed in the R2 zone as a Type II conditional use so long as the property has direct frontage onto an arterial street. The project is not expected to exceed resource carrying capacities. System Development Charges shall be paid for sewer, water and transportation. The applicant shall connect the RV Park to City water and sewer. Any infrastructure improvements necessary to connect to sewer and water shall be constructed by the applicant to City standards, including any infrastructure required by the Fire Department for fire protection purposes. All access isles shall be paved and appropriately marked. Improvements to the Hwy shall be constructed as required by ODOT including ROW dedication. The applicant shall landscape the areas identified in the site plan. All stormwater shall be maintained onsite. Any modification of the submitted site plans shall be reviewed by the City for consistency and intent of the original plan.

8. HEARING SUMMARY:

Staff – Staff gave a presentation starting with an overview of the property and then describing the submitted site plan. Staff explained that the property would need to annex into the City as evidenced by submitting the appropriate applications. Staff also explained the need for ODOT access approval as well as approval from BOR to extend utilities over or under their irrigation pipe in Combs Flat Road. Staff explained that the application meets the criteria for an RV Park with the exception of the density requirement. The applicant is asking for 4 additional spaces than would normally be allowed by code. Staff stated that the density requirement was most likely there to prevent overly dense parks but that in this case, 4 additional spaces seems reasonable and works with the design of the park. After the presentation the Commission asked questions about additional parking, landscaping on the west side, recreational areas, permanent residences and potential use of a cul-de-sac instead of a hammer-head turnaround to reduce conflicting movements. Staff responded to each question as asked, primarily demonstrating how the proposal meets the land use code with the understanding that as a conditional use the Commission can modify the proposal.

Applicant – The applicant provided some background into their experience with RV Parks and the reasons for developing this proposal. The applicant then began to answer the questions asked of staff and later answered questions raised during the public comment period. The applicant stated they had no problem landscaping the west side of the property and mentioned that there is room not shown on the plan. The applicant stated that they would need to control the parking on site and considered making the drive isle 30' wide to accommodate additional parking at each space instead of the 5 additional spaces by the office. The applicant agreed with staff that drainage should not be a problem and also agreed that they would need to correct any problems that may arise. The applicant stated that the choice of the hammer-head turn around versus the cul-de-sac was preferred by the Fire Department because it was wider and longer than the standard and provides for full backing movements. The applicant stated that they planned to make part of the existing home a recreation room for the park and that the open space around the office would be open to the park guests. The applicant mentioned that they don't intend to have permanent residences, stating that parks are more profitable when people are moving in and out. Finally they discussed their reasoning for exceeding the density standard, which was primarily economical. The applicant inferred that the extra spaces are compensation for the large expense of bringing water and sewer service to the other side of the Combs Flat Road that could be used by others.

Public Comments – Dennis Jordan the property owner to the south stated that he was not against the proposal but had some questions. He asked if he would be required to annex, how the park would function (yearly, monthly, daily), will they build a fence, is my livestock still allowed, will City services affect my property and how would noise be controlled. Staff stated that he would not be required to annex, that there is no restriction on how the park would be rented, the applicant is required to build a fence, he would not have to remove his livestock, City services would not affect his property and that noise is managed by the City noise Ordinance.

Commission Deliberations – During deliberations there was a little more discussion about parking, the recreation area and extra spaces, however; the Commission was essentially satisfied with the proposal and the answers they received from staff and the applicant. The Commission did ask for a change to the conditions to require a recreational area within the existing home as the applicant stated they intended to do.

Decision – Bob Orland made a motion to approve the application with stated changes. Deb Harper seconded the motion and the motion passed with 5 in favor and none opposed.

Decision: Application **Cu-2016-104** to allow an RV park in the R2 zone is approved. Such an approval is subject to the submitted plans, findings stated in the staff report, those conditions contained within and the following conditions of approval set forth below:

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall comply with the Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs and Knox Box locks and all other UFC requirements.

2. The applicant shall comply with the site plan as submitted and any alteration to them through the public hearings process. Any modifications of the site plan after approval shall be reviewed by City staff for compliance with City code and this approval. Major modifications as determined by the City will require a modification application.
3. The applicant shall annex the property into the City of Prineville as evidenced by the submittal of an annexation application with a valid legal description and application fee.
4. The applicant shall demonstrate access approval from ODOT and comply with BOR requirements for constructing utilities over or under their irrigation pipe.
5. Either the owner, an operator, resident manager or other supervisor shall be available on the premises of a recreation park at all times while it is open for use.
6. The applicant shall identify each site with a number, letter or name.
7. All signs shall meet the code requirements of the City's sign code found in Chapter 152. A plan for the sign including location and dimensions shall be submitted to the City for review. A sign meeting the criteria of the City's sign code shall be approved and made part of this application.
8. The applicant shall pay all applicable water, sewer and transportation system development charges (SDCs) prior to issuance of a building permit. The SDC for traffic is based on the applicant's traffic study. Water and sewer SDCs will be based on the number and size of the water meters needed to serve the development.
9. The applicant shall construct all onsite improvements as shown or described in the submittal prior to occupancy. These improvements include but are not limited to, paved access and drive isles, paved guest parking, landscaping, water, sewer and graveled areas.
10. The applicant shall connect to City Sewer and Water and construct any public or private infrastructure necessary to do so, to City Standards.
11. The applicant shall submit construction drawings for public infrastructure for review and sign off by the City Engineer per the City's Standards and Specifications and pay the appropriate fee for the review.
12. The applicant shall landscape the areas identified in the site plan per the submitted landscape plan. Modifications shall be reviewed by the City for consistency and intent of the original plan.
13. The applicant shall provide paved access and parking as proposed, that is properly marked including designated ADA spaces. This includes 1 auto and RV space for each designated space and 5 additional guest parking spaces adjacent to the office

