



# City of Prineville

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### STAFF REPORT

---

**HEARING DATE:** January 7<sup>th</sup>, 2019

**PROJECT NUMBER:** CU-2019-114

**APPLICANT/OWNER:** Central Oregon Regional Housing Authority  
(Housing Works)  
405 SW 6<sup>th</sup> St.  
Redmond OR 97756

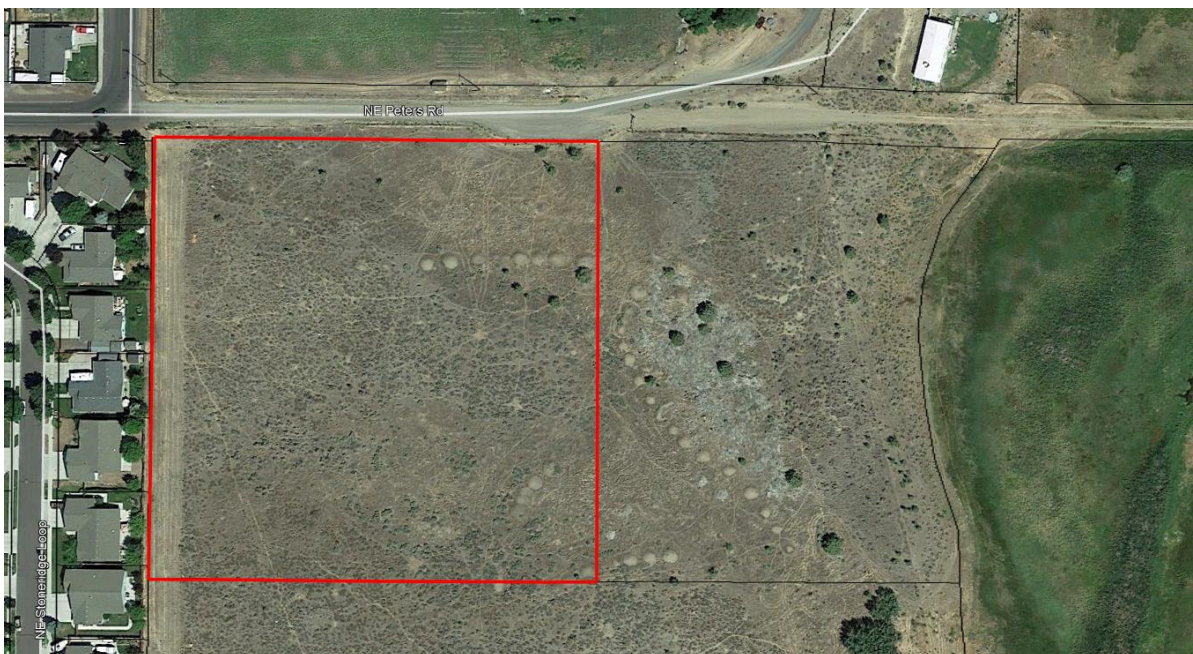
**PROJECT REVIEWER:** Joshua Smith  
Planning Director

#### **APPLICABLE CRITERIA:**

(1) City of Prineville Code of Ordinances, Title XV – 153.009, 153.014, 153.020, 153.035, 153.036, 153.046, 153.080–153.096, 153.135–153.138. City of Prineville standards and specifications.

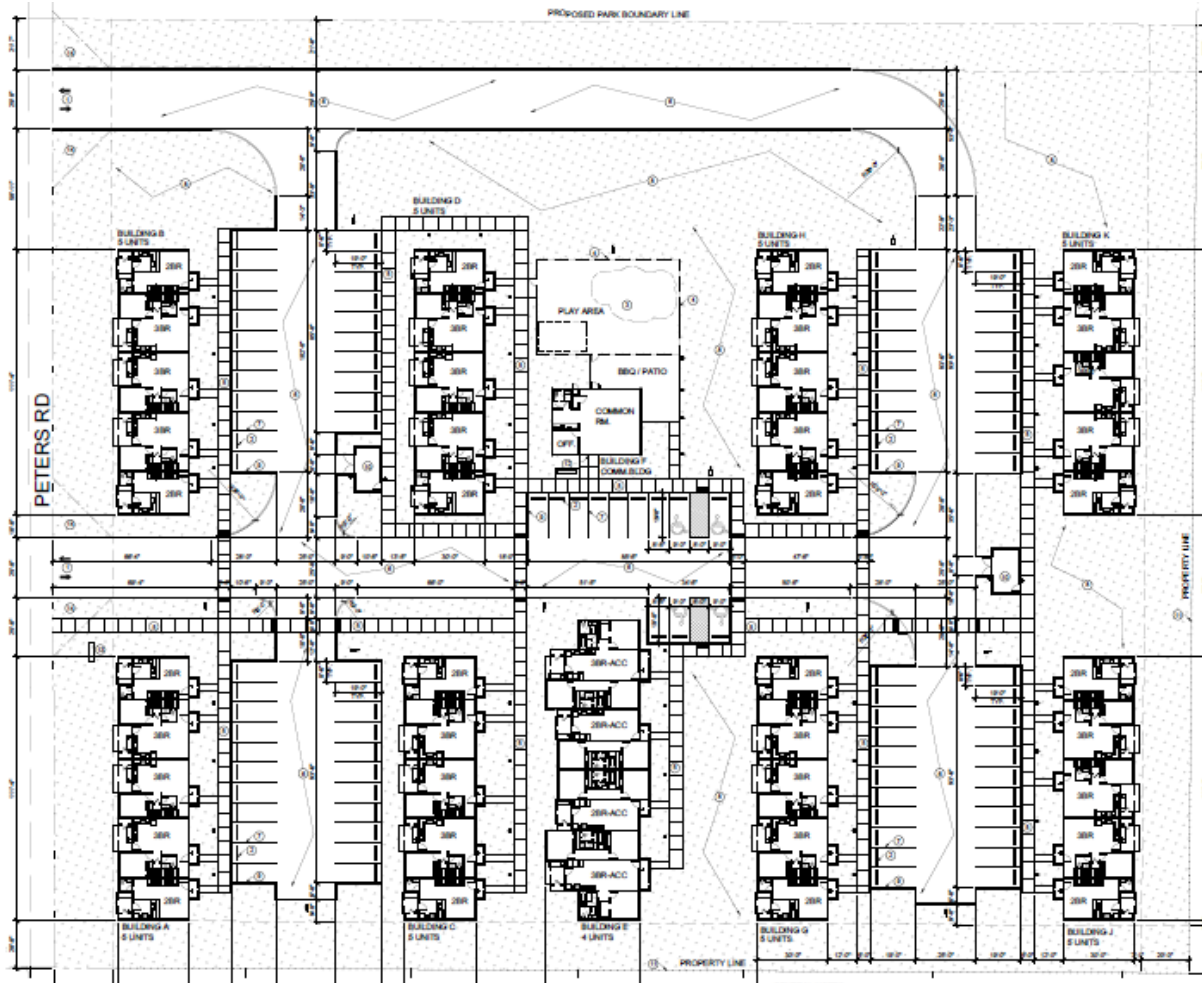
#### **FINDINGS OF FACT:**

1. **LOCATION:** The proposed multifamily development is located at the SE corner of NE Peters Road and Yellow Pine Road. Map and Tax lot 14-16-32AB 00300
2. **ZONING:** The property is zoned General Residential (R2) and designated residential on the Comprehensive Plan.
3. **SITE DESCRIPTION:** The property is a vacant 9.7 acre parcel beginning at the end of the paved section of Peters Road. The initial 200 feet of property is relatively flat and then slopes off to the Hudspeth Wetland at about a 6% grade. The property is shown below in a 2018 aerial view with the area of the proposed development outlined in red.



Housing Works Multifamily Complex  
CU-2019-114

4. **PROPOSAL:** The applicant is proposing to construct a 44 unit multi-family townhome style apartment complex with associated site improvements including access, driveways, utilities, and landscaping.



5. **LOT OF RECORD:** The property is a legal lot of record as parcel 2 of partition plat 2008-19.
6. **RELATED DOCUMENTS:** LP-06-07-413 (PP. 2008-19)
7. **COMMENTS:** A Development Review meeting was held on December 12<sup>th</sup>, 2019. Neighboring property owners notice was sent on December 12<sup>th</sup>, 2019.

Neighbor – The City did not receive any written comments from property owners in the notice area.

Fire Department – Has a property tax exemption policy that requires projects of 6 million or more that don't pay property tax to pay an in lieu of fee based on the formula in the policy. They were also satisfied with hydrant locations and roadway widths, however the FDC locations should be with hydrants.

Housing Works Multifamily Complex

CU-2019-114

Public Works – Peters road will require a 10 foot dedication to match the Stoneridge subdivision. Peters road will need to be constructed curb to curb. A minimum 3” pressure sewer line will need to be extended in Peters road to serve sewer to the east. If desired to be public, on-site fire lines and hydrants shall be placed in an easement to the City. The City is still interested in providing access to the property south of your project. This can be resolved through dedication of right-of-way, property or agreement as we conditioned previously.

DEQ – Commented via email that given the project location close to the drainage coming from Barnes Butte Reservoir, and that the project is more than one acre, the project will need to get a 1200-C stormwater construction permit from DEQ.

8. **FINDINGS SUMMARY:** The plans submitted by the applicant are the foundation of this application. This property is zoned for residential use, and allows multi-family developments. The applicant is purposely using the western portion of the property due to slope issues on the eastern portion. The applicant is well below the density maximum and is meeting all setbacks, lot coverage, height requirements and dimensional standards specific to Multi-Family developments. The proposal is meeting parking, open space and landscaping standards.

The applicant shall construct all public infrastructure to City standards including the extension of Peters Road, and City water and sewer lines. The applicant shall dedicate 10 feet of right-of-way along the entire frontage of the property and construct all landscaping, recreational areas and buffering areas as proposed. Internal private drives shall be constructed as proposed with paved parking, vehicular accesses and internal vehicle circulation routes.

The applicant shall dedicate property or right-of-way or execute and record an agreement with the City to provide a future north-south right-of-way dedication outside of the proposed multifamily development to serve the property south of the proposed development. This right-of-way would connect the southern property to the proposed extension of Peters Road. This connection is necessary to provide a secondary ingress and egress for the southern property to develop.

The Complex will be assessed system development charges (SDC) for water, sewer, and traffic impacts. Additionally connection fees will be assessed by the City of Prineville related to the costs of connecting the project to the City’s water and wastewater system. The City of Prineville will also collect from the applicant Parks SDC fees assessed by the Crook County Parks and Recreation District. Water and Sewer SDCs will be charged based on the size of the meter and service. Traffic SDC’s have been calculated based on the applicant’s submitted trip generation letter. All SDCs shall be paid prior to issuance of a building permit.

Water and wastewater SDC & connection fees will be calculated upon determining the size of the water meter to serve the development. Traffic and CCPRD Parks SDC fees shall be paid as follows.

Traffic SDC - \$4,545.80 x 25 total trips	\$113,645.00
CCPRD Parks SDC - \$1,654.00 x 44 units	\$72,776.00

**Criteria: 153.014 GENERAL CRITERIA.**

*In determining whether or not any application shall be approved or denied, it shall be determined that the following criteria are either met or can be met through compliance with specific conditions of approval.*

*(A) The proposal is compatible with the City Comprehensive Plan and applicable policies set forth thereby.*

*(B) The proposal is in compliance with the requirements set forth by the applicable primary zone, by any applicable combining or overlay zone, and other provisions set forth by this chapter that are determined applicable to the subject use.*

*(C) That, for a proposal requiring approvals or permits from other local, state and/or federal agencies, evidence of the approval or permit compliance is established or can be assured prior to final approval.*

*(D) The proposal is in compliance with specific standards, conditions and limitations set forth for the subject use in the applicable zone, this section and this chapter.*

*(E) That no approval be granted for any use which is or expected to be found to exceed resource or public facility carrying capacities.*

*(F) For any use which is found to require compliance with air, water, land, solid waste and/or noise pollution standards, that the compliance be a condition of approval and compliance therewith shall be a continuing condition.*

*(G) As applicable, a city business license shall be required, and if a requirement, the continual maintenance of the license shall be a continuing condition of approval and failure to maintain the compliance shall constitute grounds for permit revocation.*

*(H) Boats, trailers, travel trailers, pick-up campers, recreational vehicles, motor homes and similar recreational vehicles and equipment that is operational and licensed as required may be stored on a lot owned by the same person or family member, but shall not be used for permanent occupancy other than that permitted in 153.095 (D)(E)(F).*

**Finding 1:**

A) The plans submitted by the applicant are the foundation of this application. Policies 1 and 2 of the Housing section of the City's Comprehensive plan addresses providing a variety of housing and multifamily near services and major transportation corridors. A recent housing inventory analysis performed by the City also identified a need for additional units of affordable housing in the community. In consideration of these policies and the potential for the area staff believes the proposal is compatible with the Comprehensive Plan and applicable current City policy. The site is along a major transportation corridor (Peter's road) with a planned connection to Combs Flat road that will provide access to existing schools and commercial services. The site is also adjacent to the Barnes Butte Recreation area and potential commercial development along Peters road that can provide additional services when residential density warrant development.

B) The proposal is in compliance with the applicable zone as a conditional use. The natural features overlay district is not affected by this proposal. The proposal is meeting or can meet applicable provisions through conditions of approval.

C) Other than a 1200-C stormwater permit from DEQ the City is not aware of any required approvals or permits from state or federal agencies. The applicant shall obtain occupancy permits from the Crook County Building Department.

D) Specific standards related to this application are listed in section 153.083(H) and are discussed further in Finding 10.

E) The Multifamily Development will be assessed system development charges (SDC) for water, sewer, traffic and parks. Water and sewer SDCs are based on the size of the water meter, which is determined by the Crook County Building Department. A Parks SDC of \$1,654.00 per unit is required by the Crook County Parks and Recreation District. Traffic

Housing Works Multifamily Complex

CU-2019-114

SDCs are based on the trip study from Transight Consulting showing a total of 25 P.M. Peak trips. All SDCs shall be paid prior to issuance of a building permit.

F) All uses are required to comply with local, state or federal pollution standards. If it is identified that such standards are being exceeded, measures shall be taken to come back into compliance.

**Criteria:**

**153.035 RESIDENTIAL USE TABLE**

*Conditional Type II use in R2 zone: Multifamily Complex – More than 10 units*

**153.036 RESIDENTIAL DIMENSIONAL STANDARDS**

<b>Public street:</b>	30ft. <i>see 153.083(H)</i>
<b>Property Boundary:</b>	10ft. <i>see 153.083(H)</i>
<b>Building Height:</b>	35ft.
<b>Lot Coverage:</b>	35%

**153.046 GENERAL RESIDENTIAL R-2 ZONE.**

*In an R-2 Zone, the following regulations shall apply.*

**(A) Purpose.** *It is the purpose of the R-2 Zone to provide for residential areas which permit a mixture of a variety of housing types at various densities in a more planned type of development design, including a minimum of nonresidential commercial convenience and service type uses in more accessible proximities for the purposes of providing for conveniences and services to the dominant intended residential users of the area.*

**Finding 2:** The proposal is a conditional use within the R2 zone. In review of the submitted site plan the applicant is within all setbacks and lot coverage standards. Each of the buildings in the proposed development is below the maximum height requirement. The proposed setback adjacent to the Stone Ridge subdivision is twice the requirement at 20 feet, which will provide more of a buffer between the uses. A new 6 foot site obscuring fence is also proposed. Requirements within the R2 zone for parking, landscaping, public improvements, signs, use limitations and specific conditions are addressed in the findings below.

**Criteria: 153.020 SITE PLAN AND DESIGN REVIEW PROVISIONS.**

**(A) Purpose.**

**(1)** *The purpose of the design review provisions of this chapter is to ensure that development within the city complies with standards and limitations set forth within the applicable zoning regulations, other city standards and requirements, and with applicable county, state and federal regulations. It is also the intent of these provisions that some level of review be exercised regarding the aesthetics of developments for the goal of maintaining the desirable character and living quality of the community or of specific areas within the community. The overall community character and living quality is defined by the following: keeping buildings in scale; honoring the beauty and ecology of the city's natural setting; and recognizing that historical and natural features are an integral part of the community's overall character.*

**(2)** *This broad purpose is furthered by the following specific purposes of design review.*

**(a)** *To implement the goals and policies of the Comprehensive Plan.*

**(b)** *To foster development that is designed, arranged and constructed in a manner that provides a safe, efficient and aesthetically pleasing community asset.*

**(c)** *To encourage originality and creativity in site design, architecture and landscape design.*

**(d)** *To ensure required public and site improvements and ensure that the arrangement of all functions, uses and improvements of a development reflect the natural amenities, capabilities and limitations of its site and adjacent areas.*

*(e) To encourage development where the various structures, use areas and site elements are integrated in a manner that is visually harmonious within the development and the surrounding area.*

*(f) To encourage development and landscape design that complements the natural landscape and setting, improves the general appearance of the community and enhances specific elements of the manmade environment, both presently and historically.*

*(B) Applicability. The following uses and developments shall be subject to the provisions of this section:*

*(1) All new development and changes of use. A building permit shall not be issued prior to approval by the City. Site clearance activities such as grading, excavation or filling shall not be permitted unless specifically allowed by the City prior to approval.*

**Finding 3:** The plans submitted by the applicant are the foundation of this application. The improvements and services required under the City's standards and specifications and land use code are anticipated to be constructed, though they may not be called out directly in this report.

The proposed use is subject to design review. Staff believes the proposed design as submitted is meeting the intent of the City's design review code while also following specific requirements for Multifamily Complexes. Some specific aspects of the design such as fencing and screening may be altered by the Commission. The proposed design is less than half the allowable density of a 4.4 acre site. A doubling of the setback along the Stone Ridge subdivision and proposed landscaping and site obscuring fences provides additional buffers to the Stone Ridge Subdivision.

**Criteria: (D) Improvements Required.** *Uses requiring a design review application shall be subject to public improvements and or site improvements. Improvement requirements and standards are found in section 153.194 and the City's Standards and Specifications. Public improvements and site improvements include but are not limited to the following:*

*(1) Streets. Right of Way dedication, street extensions, sidewalks, access management. Double frontage lots may require improvements on both frontages.*

*(2) Utilities. Connection to municipal water and sewer and other utilities as necessary.*

*(3) Landscaping. Per standards set forth in section 153.087.*

*(4) Paved parking including access and maneuvering areas as set forth in section 153.085 and 153.086.*

*(5) Storm Water Drainage. Per the City's Standards and Specifications.*

**Finding 4:**

1) A 10 foot right-of-way dedication to Peters Road shall be required as a condition of approval. The applicant shall dedicate property or right-of-way or execute and record an agreement with the City to provide a future 60 foot north-south right-of-way dedication outside of the proposed multifamily development to serve the property south of the proposed development. This area was initially planned as phases 9, 10 & 11 of the Stone Ridge Subdivision and will require a secondary access to allow development. With a provided legal description, the City's attorney can provide the documentation for the applicant's signature and record the documents at no cost to the applicant. All improvements shall be constructed to City Standards and Specifications. The extension of Peters Road shall be built curb to curb with a sidewalk only on the development side.

2) The applicant shall connect the buildings to City water and sewer and other utilities as necessary, such as power, phone, cable, gas etc. Connecting to the City's water and sewer system shall be coordinated through the Public Works Department for appropriate connections and service lines. Water and sewer lines, including pressure sewer lines shall be



Housing Works Multifamily Complex

CU-2019-114

constructed “to and through” the development. Fire Hydrants shall also be installed internal to the site per Fire Department requirements and easements provided to the City for the fire lines and hydrant locations.

3) Landscaping is discussed in Finding 13.

4) All access, maneuvering and parking areas are proposed to be paved and shall be paved in accordance with City code.

5) Stormwater drainage shall be maintained on site. The City may allow off-site drainage if the eastern portion of the property is dedicated to the City.

**Criteria: (G)** Design review criteria. *To ensure that the stated purposes of the design review process are met the reviewing authority shall be governed by the following criteria as it evaluates and renders a decision on a proposal.*

**(2)** *Site design evaluation criteria. A development shall make the most effective use possible of the site topography, existing landscaping and building placement so as to preserve existing trees and natural features, preserve vistas and other views from public ways, minimize visibility of parking, loading and storage areas from public ways and neighboring residential uses and to minimize intrusion into the character of existing developments and land uses in the immediate area. The following are additional criteria that shall be used in evaluating site development plans.*

**(a)** *The arrangement of all functions, uses and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.*

**(b)** *In terms of setback from streets or sidewalks, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.*

**(c)** *The design incorporates existing features, such as streams, rocks, slopes, vegetation and the like, (for example, making use of a small stream rather than placing it in a culvert).*

**(d)** *Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscape/open space in order to create a pedestrian/bike pathway and/or open system that connects several properties or uses.*

**(e)** *The arrangement of the improvements on the site does not unreasonably degrade the scenic values of the community and the surrounding area in particular.*

**(f)** *Where appropriate, the design includes a parking and circulation system that encourages a pedestrian and bicycle.*

**(g)** *The design shall screen all storage, mechanical equipment, utilities and/or waste collection facilities from view, both from within and from outside the site.*

**(h)** *Any proposed building with a footprint over 40,000 square feet located in a commercial zone or a building with over 40,000 square feet of retail area in an industrial zone shall comply with the special requirements as specified in 153.021.*

**Finding 5:** Based on the proposed submittal, Staff believes the application is meeting the design review criteria or can meet it through conditions of approval necessary to abate issues expressed by neighboring property owners.

**a)** The development has been arranged to minimize the impact to the adjacent subdivision, by providing larger setbacks, and a new site obscuring fencing.

**b)** The development will be setback 25 feet from Peters Road with no access to individual units from Peters Road. Fencing is proposed to be 6 foot chain-link with vinyl slats along the western and southern boundaries. Landscaping will also be provided along Peters Road for improved aesthetic value.

**c)** There are no existing natural features.

**d)** There is no existing landscaping to adjoin too, though the developer will be providing their own. The Development will be extending Peters Road that will also extend bike and pedestrian facilities.

Housing Works Multifamily Complex

CU-2019-114

- e) This section is intended to prevent unreasonable views of the proposed development not current views of the landscape. The applicant is proposing an attractive development using a design and materials that are similar to homes in the area. The R2 zone allows for Multifamily Complexes and the proposed project is an attractive design. This development will also be surrounded by a sight obscuring fence and landscaping along the Peters Road and the neighboring properties. Staff does not believe this development will unreasonably degrade the scenic values of the community and the surrounding area in particular.
- f) The extension of Peters Road will include a sidewalk and bike lanes. Sidewalks will also be provided within the development to access all units and park areas.
- g) Storage, mechanical equipment, utilities and waste collection shall be shielded from view from within and from outside the development.
- h) This criteria does not apply.

**Criteria: (I) Signs.** *In an R-2 Zone, signs are permitted in accordance with the provisions set forth in Chapter 152 as amended.*

**Finding 6:** One ground mounted sign per entrance, no larger than 32 s.f. is permitted under the City's sign code. Signs meeting the City's sign code are considered approved as part of this application. Sign proposals shall be submitted for review and code compliance and made a part of this application.

**Criteria: 153.046 (J) Limitations on Use.** *No structure or land shall be occupied or used for any purpose which creates or causes to be created any public nuisance, including but not limited to excessive odor, dust, noise, vibration, flashing light or any hazard to the general health, safety and welfare of the area. Domestic livestock are permitted, but only in compliance those provisions set forth in 153.096 of this chapter. No animal is permitted to run at large, animals shall be confined to an individual owner's property. Any animals permitted to run at large are hereby declared a nuisance and may be abated as such.*

**Finding 7:** The project itself is not expected to create a public nuisance, however; as with any residential area individuals may create a nuisance that can be enforced through the City nuisance ordinances.

**Criteria: 153.081 CLEAR VISION AREAS.**

*In all zones, a clear-vision area shall be maintained at the intersection of two streets, a street and a bike or pedestrian way and a street and an alley. A clear- vision area shall contain no plantings, sight-obscuring fences, walls, structures or temporary or permanent obstructions exceeding 2 ½' feet in height measured from the grade of the street centerline, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to a height of 8 feet above the grade, and trunk diameter does not exceed 18 inches.*

**(A) Measurement of clear vision areas.** *A clear vision area shall consist of a triangular area, two sides of which are measured from the corner intersection of the street curb or location where street curb would be located if the right-of-way were developed to full City standards (ignoring any corner radius) for a distance of 25 feet. The third side is a line across the corner of the lot adjoining the non-intersecting ends of the other two sides. The vertical clear vision area is the area above the triangle, between 2 ½' and 8' in height (10' if located along a designated school bus route). In the case of an intersection of a street with an alley or bike/pedestrian way, the measurement shall be made along the nearest edge of the alley or bike/pedestrian way to the intersection for a distance of 15'.*

**Finding 8:** Clear vision areas shall be maintained at all times and may be enforced at any time based on the requirements above or as amended. The applicant's site plan is showing open landscaped areas at the entrances to the complex that should meet the clear vision requirement.



**Criteria: 153.082 ONSITE LIGHTING.**

(A) *As part of any application for a development or any use within the City, all on-site lighting shall be designed, located, shielded or deflected, so as not to shine directly onto adjoining properties, impair the vision of a driver of any vehicle or be a hazard to aircraft operations within the area.*

**Finding 9:** Lighting shall be shielded and focused downward to prevent light from directly shining onto adjoining properties or public rights-of-way.

**Criteria: 153.083 STANDARDS FOR SPECIFIC USES**

(H) **Multi-family dwelling complex.** *A multi-family dwelling complex permitted as a conditional use shall comply with the following standards and conditions, and the compliance shall be evident prior to occupancy except as may otherwise be approved by the city.*

(1) *All such complexes with more than 20 dwelling units shall be so located as to have direct access onto an improved arterial or major collector street unless approved otherwise by the city.*

(2) *All such complexes shall provide both an improved ingress and egress.*

(3) *Each access road permitting two-way traffic and intersecting a public street shall have a minimum surface width of not less than 30 feet, and not less than 16 feet in width for single-lane, one-way traffic. Interior complex driveways shall not be less than 24 feet in width for two-way traffic, and not less than 12 feet in width for single-lane traffic. For interior driveways providing on-street parking, an additional eight feet of width shall be added for each parking lane or area. All access roads, driveways and parking facilities shall be improved and maintained with "durable and dustless surfaces" as defined in 153.086, and as approved by the City Superintendent of Streets.*

(4) *Sidewalks, walkways, bicycle paths and other pedestrian ways may be required. The walks, paths and ways shall not be less than four feet in width and shall be surfaced with concrete, asphalt, asphaltic concrete or paving bricks as approved by the City Superintendent of Streets.*

(5) *The complexes may be required to provide storage facilities and/or extra parking spaces as deemed necessary to provide for tenant storage of household goods, equipment, extra furnishings and/or recreation vehicles.*

(6) *Each complex, and each individual unit contained therein, shall be serviced with public water and sewer, electrical power, receptacles for garbage disposal and collection service, and fire hydrants shall be installed as deemed necessary by the City Fire Department.*

(7) *Facilities for incoming and outgoing mail shall be installed in accordance with the requirements of the U.S. Postal Service.*

(8) *The overall density of the complex shall not exceed the dimensional standards set forth by the applicable zone, except as approved otherwise by the city in accordance with the following factors.*

(a) *An increase of 5% in the maximum allowable density for dedicated and improved open space equaling 25% or more of the total land area of the development.*

(b) *An increase of 5% in the maximum allowable density for the development and maintenance of an approved recreation and/or common use building or other indoor facility.*

(c) *An increase of 5% for a developed playground area*

(d) *An increase of 5% for a developed recreation area including a covered picnic area, basketball and/or tennis court facilities and the like.*

(e) *As an incentive for development excellent, a total increase of 25% may be permitted if three or more of the foregoing are provided.*

(9) *A complex shall provide recreational space of at least 2,500 square feet plus 50 square feet for each unit in the complex. The recreational space shall be improved with landscaping to provide open recreation and shall be secured from driveways and parking areas. Facilities such as picnic tables, barbecues and playground equipment are recommended.*

(10) *For any complex permitting tenants to have recreation vehicles, camp trailers, boats and similar recreational equipment, there shall be provided a separate, designated parking area for such uses at a ratio of one space per each three units in the complex.*

(11) *If each unit in the complex is not provided with clothes washing and drying facilities, and there is not a private commercial coin-operated laundry facility within a reasonable walking distance, then there shall be provided within the complex a separate laundry facility providing not less than one washer and one dryer for each six units in the complex.*

*(12) The total land area of the complex may be required to be surrounded, except at entry and exit locations, by a sight-obscuring fence or hedge not less than six feet in height.*

**Finding 10:**

- (1, 2, 3) – The proposed development will have direct access onto Peters road which is classified as a Major Collector. Improved ingress and egress are proposed with all internal roads meeting the City’s standards for a Multifamily Complex.
- (4) – Peters Road will provide pedestrian ways as part of the standard street cross section. Internally the applicant is providing 6 foot sidewalks accessing each building and park area.
- (5) – Enclosed storage is proposed for bicycles and other items for each unit.
- (6) – The complex and each unit therein are proposed to be served with City water and sewer, and electric power. Solid waste disposal will be provided by Prineville Disposal and collected at two screened trash enclosures within the complex.
- (7) – A cluster mailbox is proposed adjacent to the recreation area and common room. This criteria is met.
- (8) – The development is proposed on 192,521 sq. ft. (4.42 acres). The maximum number of units allowed is 125 units. The applicant is proposing 44 units which is less than half of the allowable density.
- (9) – The applicant site plan shows 7,267 s.f. of improved recreational space including a play area, BBQ/patio area, and common room. This area exceeds the 4,700 s.f. area required for the proposed 44 unit multifamily dwelling complex.
- (10) – The applicant is not proposing to allow recreational vehicles.
- (11) – Each unit in the complex is being provided with washer/dryer connections.
- (12) – The applicant is proposing a 6 foot slated chain-link fence on the southern and western boundaries of the property. There is not a requirement for the applicant to fence the entire perimeter of the property, unless conditioned by the Planning Commission.

**Criteria: 153.085 OFF-STREET PARKING AND LOADING: PROVISIONS AND REQUIREMENTS.**

*(A) The provision and maintenance of off-street parking and loading facilities are continuing obligations of the property owner. No building permit shall be issued until plans are submitted and approved by the city that show property that is and will remain available for exclusive use as off-street parking and loading facilities as required by this section and this chapter. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the required parking and loading facilities set forth by this section and this chapter. It is not, however, the intent of these provisions to require off-street parking and loading facilities in a manner as to unreasonably limit improvements to existing structures and uses, particularly in that area identified as the downtown core commercial area.*

*(B) Applicability. Unless exempted by this section, all construction, reconstruction, enlargement of a structure or at the time a use is changed in any zone off-street parking facilities shall be provided in accordance with the requirements set forth by this section and section 153.086*

Multi-family Complex	1.5 spaces per unit from 5 to 8 units; 1.25 spaces per each unit thereafter, plus 2 spaces for owner/manager.
----------------------	---------------------------------------------------------------------------------------------------------------

**Finding 11:** A 44 unit multifamily dwelling complex is required to have 53.5 parking spaces including 2 spaces for the owner/manager of the complex. The applicant's proposal shows 100 parking spaces, 96 standard spaces at 8'-6" x 19' and 4 accessible parking spaces at 9' x 19'. This exceeds the minimum parking requirements providing ample parking for residents, guests, and two spaces for the owner/manager of the complex.

**Criteria: 153.086 OFF-STREET PARKING AND LOADING: DESIGN/IMPROVEMENT STANDARDS**

*(F) The following off-street parking development standards shall apply.*

*(1) Parking areas, aisles and turnarounds shall be paved with concrete, asphaltic or comparable durable and dustless surfaces as defined in division (E) of this section, or as otherwise approved by an authorized official of the City.*

*(2) Approaches to driveways providing ingress and egress to parking areas shall be paved with asphalt, asphaltic concrete or concrete surfacing and inspected by the City Street Superintendent. In the event that a serving street is not paved, the approach may be maintained to the same standard as the street until the street is paved.*

*(3) Parking areas, aisles and turnarounds shall have provisions made for the onsite collection of drainage waters to filter contaminants and eliminate sheet flow of the waters onto or across sidewalks and other pedestrian ways, bike paths, public rights-of-ways and abutting private property.*

*(4) In areas that are duly designated for parking, parking spaces shall be permanently and clearly marked except as otherwise approved by the city.*

*(5) Wheel stops and bumper guards shall be provided where appropriate for parking spaces abutting a property line or building and no vehicle shall overhang a public right-of-way or other property line. Unless otherwise approved, parking spaces along the outer boundaries of a parking lot shall be contained by a curb which is at least 4 inches high and set back a minimum of 4.5 feet from the property line or by a bumper rail.*

*(6) Artificial lighting for parking areas which may be provided or required shall be shielded or deflected so as not to shine directly into adjoining properties, dwellings or businesses and so as not to create a hazard to the public use of a street.*

**Finding 12:** All required vehicle access, parking spaces and drive isles shall be paved as required and as shown in the applicant's submittal. Wheel stops are being proposed for each parking space and each space is proposed to be clearly marked. The applicant's submittal included a stormwater control plan showing provisions being made for the onsite management of the stormwater drainage from impervious surfaces.

**Criteria: 153.087 LANDSCAPING REQUIREMENTS.**

*The following minimum landscape requirements are established for all developments subject to design review plan approval, unless approved otherwise by the reviewing authority.*

*(A) Landscaping defined. Required landscaping may include, but is not limited to, a combination of any of the following materials: living plant material such as trees, shrubs, groundcover, flowers and lawn (including native vegetation); and nonliving materials such as benches, walkways and courtyards, consisting of brick, decorative rock or other decorative materials.*

*(B) Existing vegetation. Existing site vegetation may be utilized to the maximum extent possible consistent with building placement and the applicable proposed landscape plan.*

*(C) Area required. Minimum area requirements may include requirements for landscaping around buildings, along fence lines, in parking and loading areas, outdoor recreational use areas and screening and buffering areas. Except as approved otherwise by the reviewing authority, the area required for landscaping is expressed as a percentage within the zone dimensional tables and/or the following:*

- (1) Multifamily dwellings & complexes: 20%.*
- (2) Downtown Enhancement Plan C-1 Zone.*

(3) *Parking lots. Parking areas shall be required to be landscaped in accordance with the following minimum requirements:*

(a) *In commercial and residential developments, parking areas shall be divided into bays of 12 spaces and between or at the end of each parking bay a curbed planter containing at least 16 square feet shall be required. Parking areas less than 12 spaces may require curbed planters as part of the landscape standard.*

(b) *Each planter should contain at least 1 tree and ground cover. An applicant may submit alternate plans for review and approval.*

(c) *The areas shall be designed to be protected from being damaged by vehicles using the parking area.*

(d) *Clear vision at the intersection within a parking area shall be maintained to provide adequate vision of vehicles and pedestrians.*

(e) *Unless sidewalks are provided adjacent to a structure, customer or resident parking areas should be separated from the exterior wall of a commercial or residential structure by a minimum 4 foot strip of landscaping.*

(f) *Where a parking, loading or driveway area serving a multi-family, commercial, industrial or government use abuts a public right-of-way of a collector or arterial street or a local street across from a residential zone, or abuts a residential zone, a screen planting or other approved landscaped planter strip may be required between the parking area and the right-of-way without encroaching into a clear vision area or sidewalk.*

**Finding 13:** The applicant is proposing landscaping over 45% (106,20f s.f.) of the site exceeding the minimum requirement of 20%. The Landscape Plan indicates plant and tree species indigenous and /or commonly used in the central Oregon area, and known for their compatibility with the growing conditions and climate. Permanent irrigation is proposed to ensure the survivability of plantings. The application states that "Maintenance of the landscape areas will be ensured by the management of the project".

**Criteria: 153.087 LANDSCAPING REQUIREMENTS (Cont.)**

(4) *Buffering and screening. Requirements for buffering and screening may exceed the area requirement listed above. When required, buffering and screening areas shall conform to the following minimum requirements.*

(a) *Purpose. The purposes of buffering and screening requirements are to reduce the impacts of a proposed use on adjacent uses and zones which provide for different types of uses. The reviewing authority may waive or reduce the requirements where existing topography or vegetation is appropriate or otherwise negates the effectiveness or intended purpose or benefits of the buffering and screening.*

(b) *An aesthetic and/or noise reducing landscaped buffer may be required between land uses as follows.*

(4) *Manufactured or mobile dwelling subdivision or park abutting a residentially zoned parcel that is limited to single family residential use, public recreation area, scenic resource, institutional use or public right-of-way.*

(c) *A buffer or screening area may only be occupied by screening utilities and landscaping materials, but the same may be located within the required yard or setback requirements provided vision clearance requirements are complied with.*

(d) *In lieu of the foregoing requirements, an applicant may provide for landscaping and screening, including plantings, fences, walls, walks and other features designed to afford the same degree of buffering as the standards above. A plan and specifications for an alternative shall be reviewed and approved by the reviewing authority with jurisdiction over the approval of the applicable use.*

(D) *Plant material installation standards. Except as otherwise approved by the city, the following standards shall apply to plant materials and the installation thereof as provided in accordance with the provisions of this section.*

(1) *Landscape plant materials shall be properly guyed and staked, and shall not interfere with vehicular or pedestrian traffic or parking and loading.*

(2) *Trees shall be a minimum size of 8 feet in height and be fully branched at the time of planting.*

(3) *Shrubs shall be supplied in 1 gallon containers or 6 inch burlap balls with a minimum spread of 12 inches.*

(4) *Rows of plants should be staggered to provide for more effective coverage.*

(E) *Maintenance and plant survival. All landscaping approved or required as a part of a development plan shall be continuously maintained, including necessary watering, weeding, pruning and replacement of plant materials. Except where the applicant proposes landscaping consisting of drought-resistant plantings and materials that can be maintained and can survive without irrigation, landscaped areas shall be irrigated. If plantings fail to survive, it is the responsibility of the property owner to replace them.*

**Finding 14:** The proposed development abuts the Stone Ridge Subdivision that is residentially zoned and developed with single family homes. The applicant is proposing trees as a buffer around the entire site as well as a sight obscuring fence along the western and southern boundaries. In addition to the trees, a combination of ornamental grasses and shrubs are utilized to provide visual appeal and additional buffering of the buildings. Large open areas of lawn are being provided internally to the site and along the eastern boundary. Native hydro-seed is being proposed along Peters road and the eastern boundary of the site. An increase in building setback from 10 feet to 20 feet is proposed along the existing subdivision.

**Criteria: 153.089 CUTTING AND FILLING.**

*(A) Grading, cutting and filling of building lots or sites. Grading, cutting and filling of building lots or sites shall conform to the following standards unless physical conditions warrant other standards as demonstrated by a licensed engineer; in such a case, the documentation justifying such other standards shall be set forth in writing thereby.*

*(1) The city may require a grading plan by a licensed engineer for any new construction or proposed alteration of a site.*

*(2) Alterations greater than three feet from the natural pre-existing grade or any alteration greater than one foot within ten feet of a property line shall require a grading permit from the City Engineer; at the discretion of the City Engineer the applicant may be required to submit a plan prepared by a licensed engineer and public notice of neighboring properties.*

*(3) A grading plan, if required, shall demonstrate construction feasibility, and the engineer shall attest to such feasibility and shall certify an opinion that construction on the cut or fill will not be hazardous to the development of the property or to surrounding properties.*

**Finding 15:** The applicant has provided a preliminary grading plan developed by a licensed engineer. The proposal indicates the applicant will be performing minor cutting and filling within the parameters of the applicable code.

**Criteria: 153.136 SPECIFIC CONDITIONS.**

*In addition to the standards and conditions set forth in a specific zone, this subchapter, this chapter and other applicable local, county, state and/or federal regulations, additional conditions may be imposed which are found to be necessary to avoid a detrimental impact on adjoining properties, the general area or the city as a whole, and to otherwise protect the general welfare and interests of the surrounding area, the city as a whole and the general public. No condition may be imposed which violates federal or state law with regard to needed housing. The conditions may include, but are not limited to, the following.*

*(A) Limiting the manner in which the use is conducted, including restricting the time an activity may take place, and restrictions to minimize environmental impacts such as noise, vibration, air or water pollution, glare and odor.*

*(B) Establishing a special setback or other open space requirements, and increasing the required lot size or other dimensional standards.*

Housing Works Multifamily Complex

CU-2019-114

*(C) Limiting the height, size or location of a building or other structure or use.*

*(D) Increasing street width and/or requiring improvements to public streets and other public facilities serving the proposed use, even including those off-site but necessary to serve the subject proposal.*

*(E) Designating the size, number, improvements, location and nature of vehicle access points and routes, and requiring pedestrian and/or bicycle ways.*

*(F) Limiting or otherwise designating the number, size, location, height and lighting of signs and outdoor or security lighting, and the intensity and/or direction thereof.*

*(G) Requiring diking, screening, fencing or other improvements or facilities deemed necessary to protect adjacent or nearby properties, and establishing requirements or standards for the installation and maintenance thereof.*

*(H) Protecting and preserving existing trees, other vegetation and water, scenic, historic, archaeological, unique, landmark or other natural or manmade significant resources.*

**Finding 16:** The above list includes considerations the Planning Commission may make to avoid impact to adjoining properties and protect the general welfare of the surrounding area and City as a whole. Staff recommends adding the following condition.

1. The applicant shall dedicate property or right-of-way or execute and record an agreement with the City to provide a future 60 foot north-south right-of-way dedication outside of the proposed multifamily development to serve the property south of the proposed development. This right-of-way would connect this property to the future extension of Peters Road. This connection is necessary to provide a secondary ingress and egress for that property.

**RECOMMENDED CONDITIONS OF APPROVAL:** If approved the following conditions are recommended for application **Cu-2019-114** for a 44 unit Multifamily Complex. 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:

**General Conditions Prior to Occupancy**

1. The plans submitted by the applicant and the improvements depicted therein are the foundation of this approval. The applicant shall complete the project in a manner consistent with the plans and documents submitted as part of this application or as modified as part of this decision and in compliance with the requirements of the City's standards and specifications and land use code.
2. The applicant shall comply with the Fire Department tax exempt policy and requirements for fire flows, sprinkler systems, fire hydrants, address signs, fire lanes and Knox Box locks and all other UFC requirements.
3. The applicant shall dedicate 10 feet of right-of-way along frontage of Peters Road for the entire property including the portion of the property not being improved with the proposed multifamily complex.
4. The applicant shall dedicate property or right-of-way or execute and record an agreement with the City to provide a future 60 foot north-south right-of-way dedication outside of the proposed multifamily development to serve the property south of the proposed development. This right-of-way would connect this property to the future extension of Peters Road. This connection is necessary to provide a secondary ingress and egress for that property.



5. The applicant shall construct all public improvements in accordance with the City's standards and specification. This includes but is not limited to, the extension of Peters Road curb to curb with sidewalk on development side, City water and sewer extensions including a dry pressure sewer line, other public utility connections, internal fire hydrants and Private drives and parking areas.
6. The applicant shall provide an easement to City standards for any internal public facilities or meet the standards for private facilities.
7. The applicant shall construct a 6 foot fence site obscuring fence on the western and southern boundaries of the property. At a minimum the fence shall be chain-link with vinyl slates. The applicant shall also be allowed to increase the height to a maximum of 8 feet and or modify the type of fence on the west side if desired by the Neighboring property owners.
8. The applicant shall maintain all stormwater drainage on-site. Grading and drainage plans shall be reviewed by the City Engineer to ensure compliance with cut and fill criteria and drainage calculations. Off-site drainage may be allowed if property is dedicated to the City.
9. The applicant shall place all utilities underground.
10. The applicant shall adhere to the general concept of the submitted landscape plan. The City understands that this landscape plan is conceptual and there may be a desire to change the plan as the project is constructed. Major changes to the proposed plan as determined by the City, shall be submitted in map form or writing for an informal City review and approval to ensure the plan is meeting the intent of the City's landscaping and buffering standards.
11. The applicant shall provide the recreational spaces with proposed amenities. The City understands that these recreational areas are conceptual and the final design may change. In no case shall recreational areas total less than 4,700 s.f.
12. The applicant shall provide postal service facilities in accordance with the requirements of the U.S. Postal Service.
13. Signs for multifamily dwellings shall not exceed 32 s.f. Signs meeting the City's sign code are considered approved as part of this application. Sign proposals shall be submitted for code compliance and made a part of this application.

### **Prior to Building Permit**

17. The applicant shall pay all SDCs prior to issuance of a building permit.

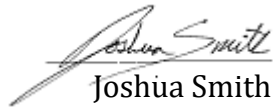
### **On-going Responsibilities**

18. The applicant shall provide addressing and unit numbers in coordination with the Crook County Building Department.
19. All stormwater drainage shall be maintained on-site per the applicant's drainage plan. Off-site drainage may be allowed if property is dedicated to the City.

Housing Works Multifamily Complex  
CU-2019-114

20. All landscaping shall be well maintained with plantings replaced as needed to maintain a clean and attractive appearance.
21. No storage of materials is allowed in a manner which may cause a nuisance. The applicant shall not store unused vehicles, junk or debris within view of persons on a public street or adjacent properties. All outdoor storage and any equipment on site shall be screened from adjacent public rights-of-way.
22. All exterior lighting shall be shielded and focus light downward onto the site and shall not shine onto adjacent rights-of-way or properties or cause a hazard to vehicles or aircraft.
23. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances and secure any permits required by the Crook County Building Department or State and Federal agencies.

Written by:



Joshua Smith  
Planning Director