

DATE:

01/30/2023

330 SE Lynn Blvd. Cosgrove RV Park (14 Spaces)

Burden of Proof Statement Land Use Application

REQUEST: Requesting approval of a 14-space RV Park at 330 Lynn Blvd

LOCATION: The site is identified as: Tax Lot 12101, Map 151605C0

PROPERTY OWNER: Patrick J. Lane

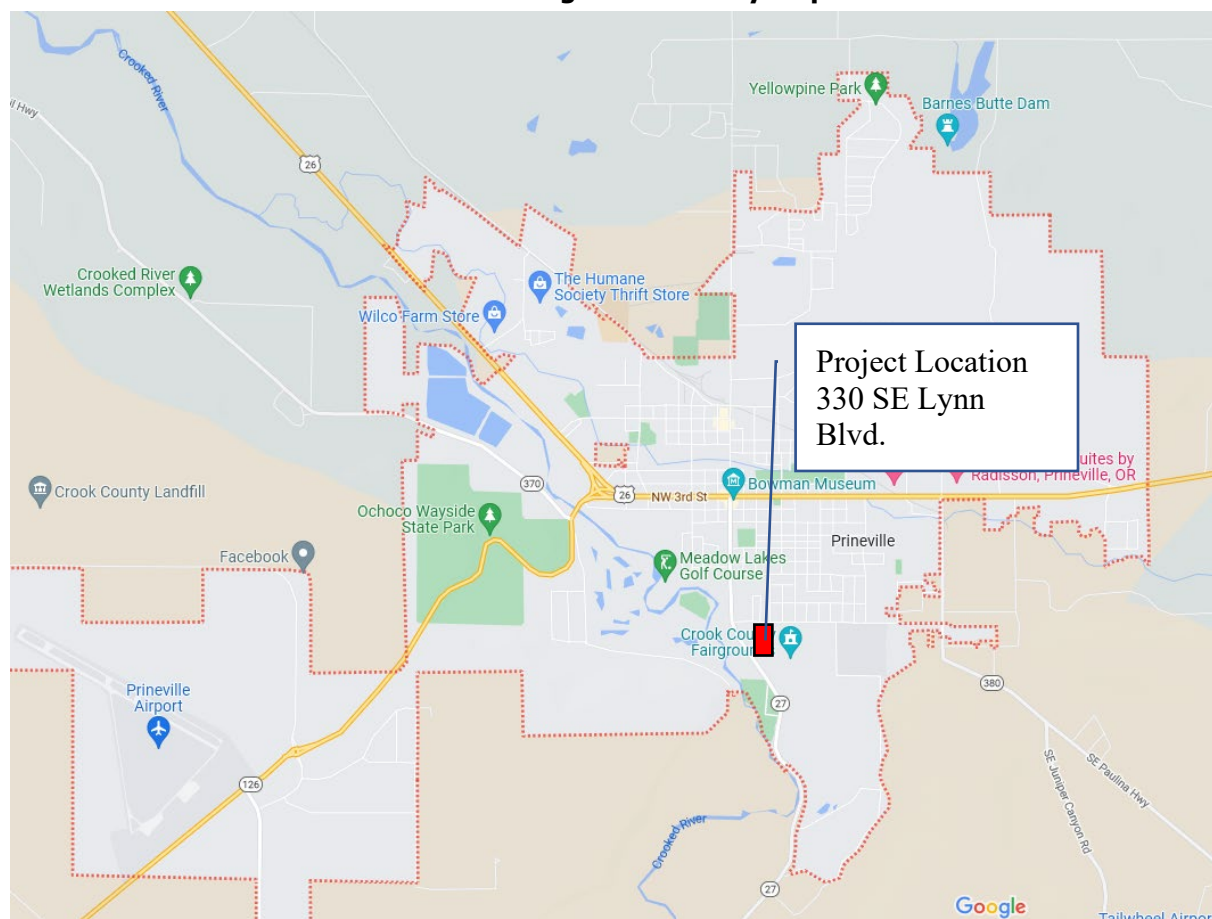
APPLICANT: Patrick J. Lane

Applicable Criteria: PDC Section 153.083 (J), Pre-Application Summary from City Planning Department

Zoning Code Designation: C-5

Vicinity Map

Figure 1: Vicinity Map



1. **Location:** The site is identified as Tax Lot 4800, Map 151604B

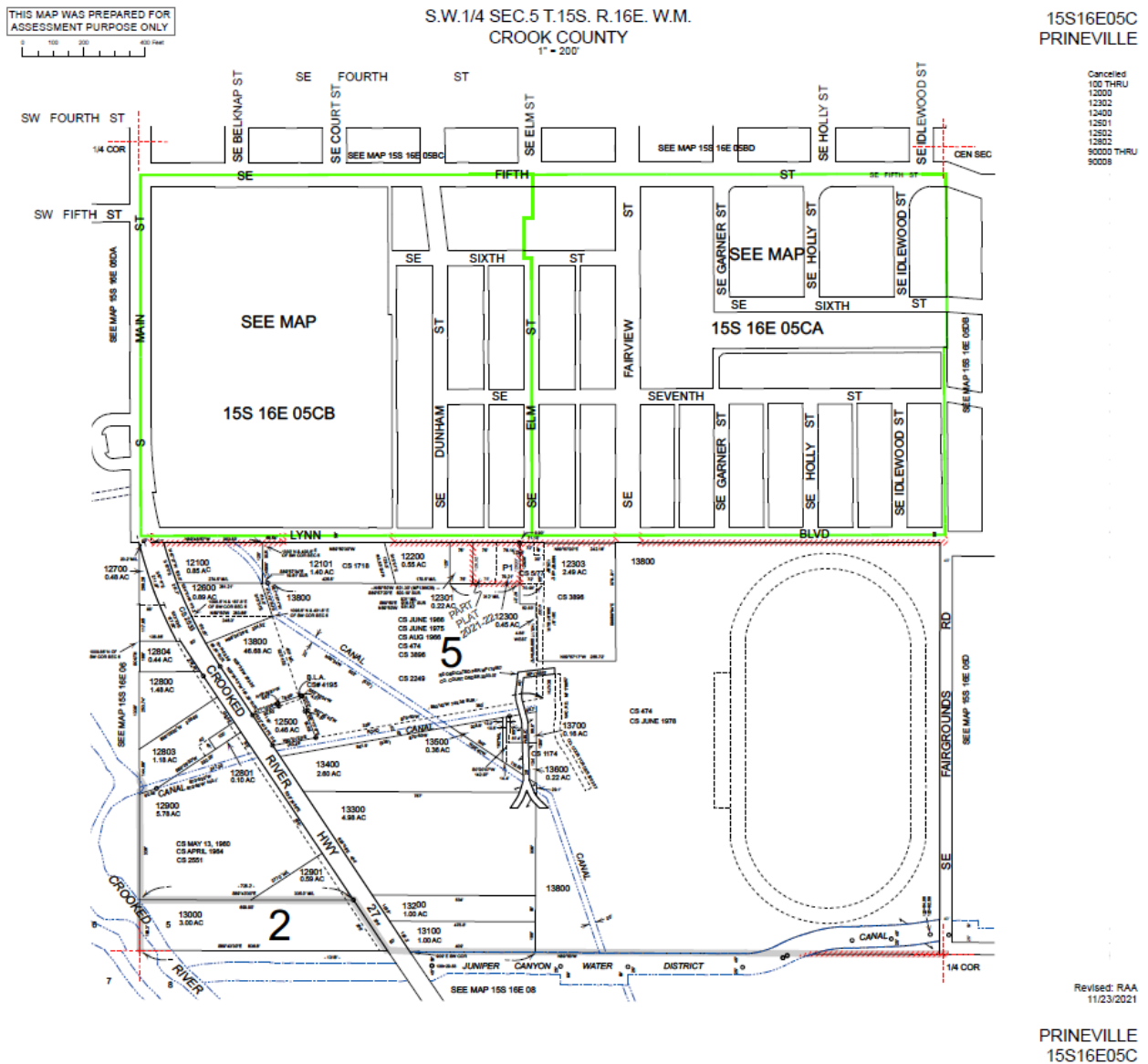


Figure 2: Tax Map 151604B

2. **Zone and Comprehensive Plan Designation:** The subject property is zoned and planned C-5 General Commercial on the Prineville Comprehensive Plan and Zone map.
3. **Proposal:** The applicant is requesting approval of a 14-space RV park

CONCLUSIONARY FINDINGS

(J) *Recreation vehicle parks.* A recreation vehicle park shall be constructed, maintained and operated in accordance with applicable state standards and regulations, and shall also comply with the standards and conditions set forth herein. (ORS Chapter 446 and OAR 333-31).

(1) Water supply service to each camping space is not required, but at least one water supply service shall be provided on site.

Response: *Full hookups (including water) will be provided at each RV space.*

(2) In lieu of individual sewer connections, at least one sewage disposal station shall be provided on site for the park.

Response: *Full hookups (including sewer) will be provided at each RV space.*

(3) All solid waste shall be stored in individual garbage containers, storage bins or storage vehicles. All such containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, watertight, rodent-proof and be readily washable. All solid waste shall be collected for disposal at regular intervals not to exceed seven days.

Response: *A screened trash enclosure has been provided. Waste collection service will be handled by Prineville Disposal.*

(4) Liquefied petroleum gas storage tanks on site shall be approved by the City Fire Chief and/or the State Fire Marshal as applicable.

Response: *No LPG storage tanks are proposed.*

(5) Toilet, hand washing and bathing facilities shall be maintained to meet the requirements set forth by the Building Official and the County and/or State Health Division.

Response: *The applicant understands and will comply.*

(6) Eating and drinking establishments, commissaries, mobile units and vending machines operated in conjunction with the park shall be approved in accordance with applicable provisions of this chapter and in accordance with applicable regulations administered by the County and/or State Health Division.

Response: *None of the above establishments are proposed.*

(7) All swimming pools, spa pools and wading pools in a recreation park shall comply with the applicable rules of the County and/or State Health Division.

Response: *No swimming, spa or wading pools are proposed.*

(8) The owner and/or management of a recreation park shall maintain all buildings, grounds, rental units, spaces and furnishings in good repair and appearance, and in clean condition at all times.

Response: *The applicant understands and will comply.*

(9) 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, except as otherwise approved by the city.

Response: *The applicant understands and will comply.*

(10) Each camping space shall be identified by number, letter or name.

Response: *The applicant understands and will comply.*

(11) Each camping space shall be large enough to accommodate the parked camping vehicle, tent vehicle or tent as the case may be and for which the space was intended or designed, and to maintain at least ten feet separation from any other camping vehicle or tent, ten feet from any building, 20 feet from a boundary line abutting a public street or highway and ten feet from any other boundary line. Only one camping vehicle, tent vehicle or tent is permitted per space.

Response: *The applicant understands and will comply.*

(12) Each recreation park shall have direct access to either an arterial or major collector street. Each access road intersecting a public street or highway shall have a surface width of not less than 30 feet, and driveways within the park shall be at 20 feet in width or if parking is permitted thereon, 30 feet in width. All roads and driveways shall be well-drained and hard-surfaced as approved by the city and the City Superintendent of Streets.

Response: *The proposed RV park is accessed from SE Lynn Blvd, which is designated as an arterial in Prineville's TSP. Access roads within the park are proposed with a minimum of 20' width with minimum 10' parallel parking. Two paved access 30' in width within the public ROW are proposed to SE Lynn Blvd.*

(13) Each space in the park shall have direct access to a park driveway or road.

Response: *All proposed spaces have direct access to park access roads.*

(14) Except as approved otherwise in those parks providing independent sewer and water services to individual spaces, toilet facilities shall be provided in recreation vehicle parks in the following ratios:

Number of Spaces	Number of Toilets
1 - 15	2
16 - 30	3
31 - 60	5
61 - 100	7

Response: *The applicant has proposed spaces with individual sewer and water hookups; therefore, no restrooms are required.*

(15) The density of RV parks shall not exceed 20 campsites per acre except as otherwise approved by the Commission; the Commission may adjust the density downward in the case of limitations necessary by steep slopes, geologic or natural features or impacts on adjacent areas.

Response: *The RV Park proposed 14 spaces on 0.96 acres, for a density of 14.6 units per acre.*

(16) Each recreation vehicle space shall be a minimum of 200 square feet.

Response: *Each RV space has a minimum of 1600 square feet available for parking and private open space.*

(17) Each RV space shall contain no more than 33% paving or concrete.

Response: *Sites contain ~53% gravel and 47% landscaping. No paving or concrete is proposed for the RV Space.*

(18) Landscaped or open space areas shall be a minimum of 20% of the project site, and may include nature trails, buffers, landscaping, common picnic or recreation areas, wetlands or streams.

Response: *The project utilizes 0.96 acres of the subject property; therefore 0.19 acres of open space is required within the project. 0.35 acres are supplied.*

(19) Accessory uses may include an owner's/manager's office/residence, restroom and bathing facilities, laundry, mini market with limited gasoline and propane gas services, swimming pool and other small-scale recreational facilities such as tennis courts, miniature golf, and playgrounds for the use of park customers only.

Response: *No accessory uses are proposed for this application*

(20) One additional parking space for each four campsites shall be provided in convenient locations throughout the park, except that this requirement may be reduced where individual RV spaces are of such dimensions to permit at least one additional parking space on site.

Response: *14 RV spaces are proposed; therefore 4 parking spaces are required. 8 parking spaces are proposed.*

(21) The reviewing authority may exempt certain temporary recreation vehicle facilities from the on-site improvement requirements, requirements for toilets, water supply, sewage disposal and spacing if such temporary facilities are for the purpose of accommodating a camping vehicle rally or other groups of camping vehicles assembled for the purpose of traveling together or for special events such as fairs, rodeos, races, derbies, community event celebrations and the like and the reviewing authority finds that the public health will not be endangered. The period of operation shall be designated by the reviewing authority as shall other conditions such as solid waste collection and disposal found necessary to protect the public health and general welfare. In no case shall the temporary facilities be approved in conjunction with private commercial activities, except as temporary RV locations for highway or building construction or forestry projects, and in no case shall a temporary facility for the projects be approved if other alternatives for housing the employees associated with such projects are found to be available.

Response: *The proposed RV park is intended to be a permanent facility; therefore this standard is not applicable.*

(22) Recreational vehicle (RV) parks within the General Residential (R-2) Zone shall comply with the above requirements as well as the following:

(a) RV parks within the R-2 Zone shall only be allowed on properties with direct frontage on an arterial street as identified by the City of Prineville Transportation Systems Plan (TSP). In no case shall a local

street or minor collector be used for ingress or egress from the site. If a site has access to both a major collector and an arterial, access shall be determined by the City Engineer.

(b) Arterial streets provide the entrances into our community. Therefore, an applicant shall take careful consideration to the appearance of the entrance to the park. In review of any RV park proposal, the Planning Commission shall be responsible for the design review of the entrance.

(c) As part of the 20% landscaping and open space, screening from neighboring properties and public streets shall take priority.

Response: *The proposed RV park is not located within the R-2 General Residential Zone; therefore this standard does not apply.*

Pre-Application Criteria

Land-Use: The zoning of the property is C5 recreational Commercial. This zone allows for RV Parks as a Type II conditional use, which requires a hearing and approval by the Planning Commission for approval. Once applied for the city is required to provide a 20-day notice to neighbors and hold a hearing at the next available Commission meeting. The City's Planning Commission typically meets on the 3rd Tuesday of the month. The next meeting will be January 17th and then February 14th. Preliminary review of the proposal appears to meet the standards of the city. The building code may also have additional standards not defined in our code.

Response: *This section is procedural.*

Frontage: As discussed previously Lynn Blvd is an arterial street that requires an 80' ROW. The current ROW is only 50' that was dedicated in the past from the properties to the north. An additional 30' dedication is required at the time of development to ensure the future expansion of Lynn Blvd and alignment to the east. With this dedication no street improvements such as curb and sidewalk will be required. These improvements will be completed with the future buildout of Lynn Blvd. The applicant will provide a legal description and exhibit map and the City will cover attorney and recording fees.

Response: *The applicant understands and will comply.*

Landscaping: The site is required to have 20% landscaping that can be a combination of vegetation and decorative hardscape such as pavers or rock. It can also include drainage areas and recreational space. Buffering and screening is also important particularly adjacent to the road and residential uses. Trees and some ground cover along the edge of ROW should provide an adequate buffer and would likely remain even with the future widening of Lynn.

Response: *The project has proposed landscaping and buffering the site adjacent to Lynn Blvd. The project proposes 35% the site after ROW dedication to be landscaped.*

Utilities: City sewer is easily accessible on the south side of Lynn. The applicant may use an existing manhole rather than pour a new one as the preliminary drawing shows. City water is on the north side of Lynn, or it could be extended from Main St. An extension from Main would likely be cost prohibitive. Applicant will be allowed to cut Lynn if the cut is done prior to a scheduled chip seal of the road in summer of 2023. The applicant may bore the road at any time. Power will need to be coordinated with Pacific Power but will likely be brought in underground from existing above ground power along Lynn. All utilities shall be placed underground.

Response: *A 6" sanitary sewer service is proposed to connect to the existing manhole on Lynn Blvd. The project proposes a 2" water service connection with a 1.5" water meter. The applicant understands the water service will need to be bored across Lynn Blvd it not completed prior to the City's chip seal project in 2023. Dry utilities to serve the site are proposed underground.*

Access: Access shall be a minimum 30' wide meeting clear vision standards with radial curves to the street. At a minimum the access shall be paved from the street and at least 10' into the property. It is recommended for maintenance and operational purposes that all access and parking areas be paved to the paved as shown in the preliminary design.

Response: *Two paved access 30' in width within the public ROW are proposed to SE Lynn Blvd.*

Fire: Fire Marshal stated that he has already signed off on the plan; however, if there are significant changes that alter the path of travel, space design or turning radius a new sign-off will be required.

Response: *The applicant understands and will comply.*

System Development Charges: Water and sewer SDCs are based on the size of the water meter. An upgrade to a larger water meter will trigger additional water and sewer SDCs. Traffic SDCs will be charged for each RV space based on the 11th edition of the ITE manuals at a trip rate of 0.27. the city fee schedule will change beginning July 1, 2023. SDC and connection fees will be based on the fees at the time of land use application is made.

Response: *The applicant understands and will comply.*