



# City of Prineville

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### STAFF REPORT

**APPLICATION DATE:** January 30, 2023

**HEARING DATE:** February 21<sup>st</sup>, 2023

**PROJECT NUMBER:** CU-2023-100

**APPLICANT/OWNER:** Patrick Lane  
231 N. Main St. Ste 204  
Prineville OR 97754

**ENGINEER:** H.A. McCoy Engineering (Jeff Hurd)  
1180 SW Lake Road, suite 201  
Redmond OR 97756

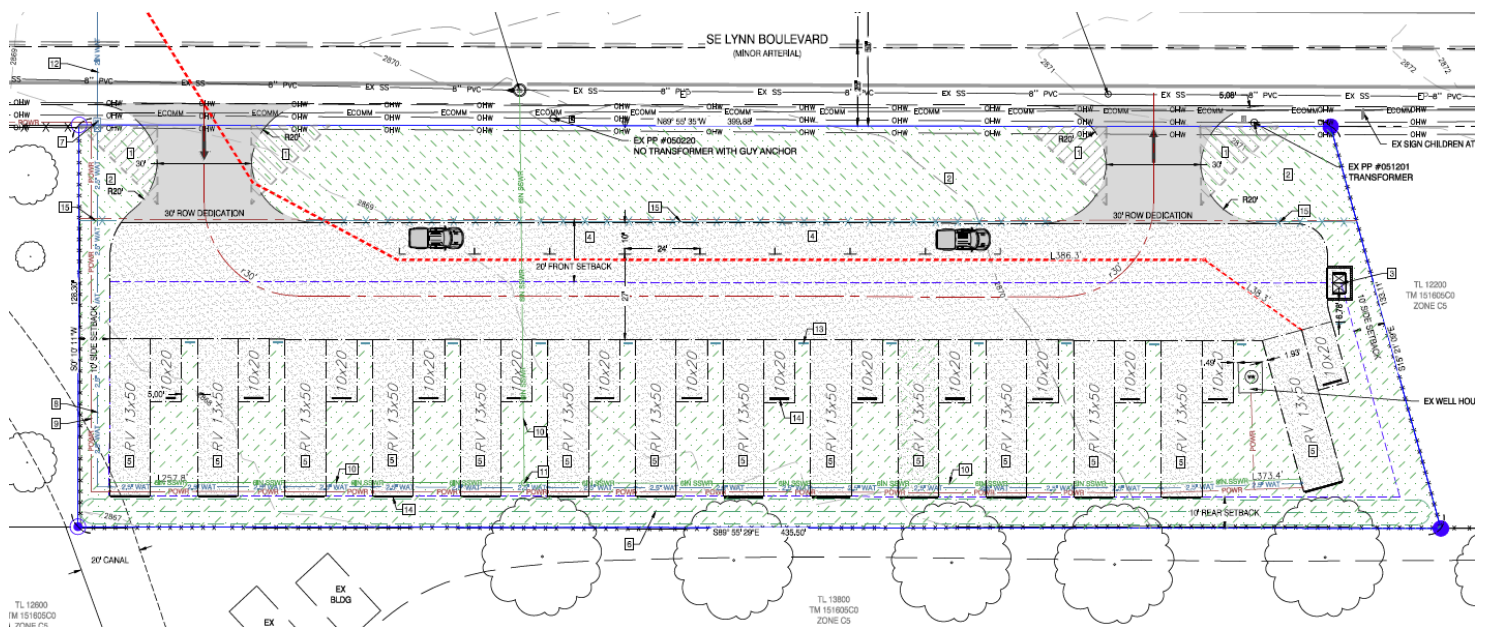
**PROJECT REVIEWER:** Joshua Smith,  
Planning Director

#### APPLICABLE CRITERIA:

City of Prineville Code of Ordinances, Title XV – Chapter 153 – Including Sections: 153.009, 153.014, 153.020, 153.037, 153.038, 153.054, 153.081 -153.095, 153.135 – 153.138, 153.190 – 153.200.

#### FINDINGS OF FACT:

- LOCATION:** 160 SE Lynn Blvd, Map & Tax Lot 151605C012101.
- PROPOSAL:** The applicant is proposing a 14 space RV Park with associated site improvements, parking, landscaping, and sight obscuring fencing. See site plan image below.



3. **ZONING:** The subject property is within City limits. The property was annexed into the City by Resolution 766 in 1994 at the owner's request. The property was zone recreational commercial in the County and therefore annexed into the City as Recreational Commercial (C5). The Comprehensive plan designates the property with a zoning error. The appropriate Comprehensive Plan designation should be Outlying Commercial consistent with previous County zoning and the Fairgrounds area South of Lynn Blvd.
4. **LOT OF RECORD:** The property has been determined to be a legal parcel by deed records.
5. **RELATED DOCUMENTS:** PA-2022-104 (Pre-application)
6. **SITE DESCRIPTION:** The property is ~1.4 acres that was originally part of a larger parcel extending to the east. This area was divided into several parcels by deed and sold separately. The property had a residence at some point as evidenced by an old well and City sewer connection. The proposed RV park development will occupy approximately 0.96 acres, as 30ft. of the property is required to be dedicated to Lynn Blvd for the future expansion of that arterial street. A 2022 aerial image of the site is shown below.



7. **COMMENTS:** No written comments were received from a neighboring property owners. Crook County Fire and Rescue worked with the applicant's Engineer on hydrant spacing and path of travel. Crook County Environmental Health asked questions about the existing well, and sewer connections, with no objection. There were no other comments received from neighboring properties prior to the staff report.

- 8. FINDINGS SUMMARY:** The applicant is proposing a 14 space Recreational Vehicle (RV) Park. The proposal is for City defined recreational vehicles (RVs) only. This proposal is intended to be transient and used temporarily for recreation, vacation, seasonal or emergency purpose, but not permanent residential purposes. RV parks are allowed in the C5 zone as a Type II conditional use provided they meet the requirements of the zone, section 153.083(J) and specific conditions of approval.

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 power, City water and sewer. Any public 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 hard surfaced, well drained and meet Fire Department standards. The applicant shall dedicate 30' of ROW to Lynn Blvd. prior to receiving a building permit. The applicant shall landscape and provide sight obscuring fencing in the areas identified in the site plan and in accordance with conditions of approval. All stormwater and drainage 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.

Staff finds the applicant's proposal is meeting or can meet the requirements of the City of Prineville through the recommended conditions.

**Criteria: 153.009 COMPLIANCE WITH OTHER RULES AND REGULATIONS.**

**(A) Approval of any use or development proposal pursuant to the provisions of this chapter shall require compliance with and consideration of all applicable city, county, state and federal rules and regulations.**

**(B) The compliance shall be evident prior to the final approval of any affected land use or development proposal; for example, the compliance may be set forth as a condition of final approval.**

**(C) Specific city, county, state and federal rules and regulations that may affect a specific land use or development for which compliance therewith is required if applicable include, but are not necessarily limited to the following.**

**(1) Air quality standards administered by the State Department of Environmental Quality (DEQ) and/or the Federal Environmental Protection Agency (EPA).**

**(2) Noise pollution standards administered by DEQ and/or EPA.**

**(3) Water quality standards administered by DEQ, state Water Resources Department (WRD) and/or EPA.**

**(4) Sewage disposal regulations administered by DEQ, County Environmental Health and/or EPA.**

**(5) Solid waste disposal regulations administered by DEQ and/or EPA, including those applicable to hazardous wastes.**

**(6) Uniform Building Code administered by the City-County Building Department and State Building Codes Agency.**

**(7) Surface and ground water withdrawals regulated by WRD.**

**(8) Scenic area rules administered by the State Highway Division (OSHD), state parks and/or other state or federal agencies.**

**(9) Access control and management regulations administered by OSHD and/or the County Road Department.**

**(10) Surface mining regulations administered by the State Department of Geology and Mineral Industries (DOGAMI), DEQ and other state or federal agencies.**

**(11) Wild and scenic river regulations administered by the State Parks and Recreation Department (OPRD), the U.S. Bureau of Land Management (BLM) or other state and federal agencies.**

*(12) Cut and fill, and wetland regulations administered by the Division of State Lands (DSL).*

*(13) Fish and wildlife habitat protection rules administered by the State Department of Fish and Wildlife (ODFW) and/or the U.S. Fish and Wildlife Department (USFW).*

*(14) Applicable City and/or County ordinances, resolutions, agreements, regulating master plans or other land use decisions.*

**Finding 1:** There may be rules and regulation at a State and Federal level that the applicant is required to comply with. City approval of this project does not supersede those requirements.

**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.*

**Finding 2:**

A) The proposal is compatible with the Comprehensive Plan by acknowledging the appropriate zone designation and providing for economic development.

B) The property is currently zoned Recreational Commercial (C5). The proposal is for City defined recreational vehicles (RVs) only, not manufactured homes or manufactured home park models that are built to RV standards. This proposal is intended to be transient and used temporarily for recreation, vacation, seasonal or emergency purpose, but not permanent residential purposes. The City finds the proposal is meeting or can meet applicable provisions of the Land use code through conditions of approval.

C) The City is not aware of any other required approvals or permits from other local, state or federal agencies other than the Crook County Building Department.

D) There are specific standards for RV Parks discussed further in Finding 8.

E) The facility is not expected to exceed resource carrying capacities for sewer, water or traffic, however; SDCs are required to be paid prior to issuance of a building permit. Sewer and water SDCs are based on the size and number of water meters needed to serve the development. The applicant is proposing a 2" service line and a 1.5" water meter. Any additional meters will be charged applicable SDCs and connection fees. Traffic SDCs will be assessed based on the 11<sup>th</sup> edition to the ITE trip generation manuals for RV parks, code (416). This provides an average trip generation of 0.27 P.M. peak hour trips per site. One base traffic SDC and sewer SDC will be credited during the final calculation of the SDCs to account for the pervious single wide manufactured home that was on the property years ago.



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: 153.054 RECREATION COMMERCIAL C-5 ZONE.**

*In a C-5 Zone, the following regulations shall apply.*

*(A) Purpose. The purpose of the Recreation Commercial C-5 Zone is to provide for those commercial uses which are most closely related to the recreation tourism resources of the area in which the zone is located. The recreation tourism resources of the one area to which this zone is initially designated include the County Fairgrounds, the Crooked River, the Crooked River-Les Schwab Fields complex and Highway 27 providing access to the Prineville Reservoir and the Crooked River Back Country Area which includes significant geological features such as Chimney Rock and the Palisades. Uses permitted in this zone are to be limited in retail floor space in order to minimize the competitive level with the Downtown Core Commercial area of the city.*

**153.037 COMMERCIAL AND INDUSTRIAL USE TABLE**

**Type II: Recreational Vehicle Park**

**Finding 3:** Recreational Vehicle Parks are allowed as a Type II conditional use in the C5 zone, provided they meet the requirements of the zone and section 153.083(J), as discussed further in Finding 8.

**Criteria: (K) Use limitations. In a C-5 Zone, permitted uses shall be subject to the following limitations and standards.**

*(1) Except as approved otherwise by the city, particularly as such is common to a specific use type, all business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building or other approved enclosure, except for drive-in windows. Display of merchandise along the outside wall of the building shall not extend more than 3 feet from the wall, and be on private property only, except during a city approved merchants, community, fairgrounds, parks or other nonprofit organizational sponsored promotional sale or event; the sales and/or events occurring on a regular annual basis need not be approved annually, but may be approved by the city on an ongoing basis as annual events.*

*(2) All nonresidential uses permitted in this zone shall be screened from abutting properties in a residential zone by a sight-obscuring fence except as otherwise approved by the city.*

*(3) Nuisance. 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.*

**Finding 4:**

1) All operational aspects of the RV park shall be within an approved building, such as storage of materials for maintenance and repair, well houses and trash receptacles. At this time no buildings are proposed. There is an existing well house that may be used for irrigation purposes and a trash enclosure will be constructed to screen trash receptacles or dumpsters. The trash enclosure shall be a minimum of 6ft. high, with gated access and made of attractive sight obscuring materials such as block, cedar or black chain-link with slats.

2) Sight obscuring fencing is proposed at the front of the facility along the new property line. Fencing shall also be provided along the sides of the property in coordination with adjacent property owners. The rear fencing has already been established by the Crook County RV Park. Fencing shall be made of attractive sight obscuring materials such as cedar fencing, or black chain-link with slats.

3) The use itself is not expected to create a nuisance. The future operations of the park may create nuisances that will be managed on a case by case basis.

**Criteria: (L)** *Use criteria. In addition to the standards and regulations set forth by this section relative to a permitted use under this section, and in addition to standards and regulations that may be set forth by 153.135 et seq. or other sections of this chapter relative to a specific use, the following criteria shall be considered by the city in approving or denying an application for a use permitted under this section.*

(1) *An application for a use permitted by this section may be denied if, in the findings of the city, the proposed use is not related to or beneficial to the recreation-tourism resources or industry, or the overall economic and social amenities of the community, the city and the county.*

(2) *An application for a use permitted by this section may be denied if the applicant fails to demonstrate that the proposed location is beneficial relative to the recreation-tourism sector and/or the overall economic and social amenities to be served, and to the benefit of the general public relative to the full development of the recreation-tourism resources of the community, the city and the county.*

**Finding 5:** Future management of the RV Park will determine if the use is meeting the criteria above. An RV Park is intended to be transitory and not for permanent residence. It directly relates to recreational-tourism; particularly in the C5 zone that caters to the Fairgrounds. Staff finds the use can meet the criteria if managed appropriately.

**Criteria: (M)** *Additional standards and requirements. In approving a nonresidential use in a C-5 Zone, the city may require additional standards and requirements considered necessary to protect the best interests of the surrounding and adjacent area. Such may include, but is not limited to the following.*

(1) *Additional lot size or setback requirements.*

(2) *Limitations on the placement of structures and the heights thereof.*

(3) *Limitations on vehicular parking areas and ingress and egress.*

(4) *Limitations on the placement and type of signs.*

(5) *Require additional landscaping and screening.*

**Finding 6:**

1) Space sizes are adequate for the proposed use. Staff finds additional setback requirements are not necessary to protect the best interests of the adjacent area. The adjacent properties are in the same zone and the residential zone is across Lynn Blvd.

2) No structures are proposed other than the trash enclosure that has already been discussed in finding 4.

3) Ingress and Egress as proposed has been reviewed and approved by the City's Street Superintendent. Parking areas are acceptable as proposed; however, they need to be delineated permanently marked in some fashion.

4) A plan for a 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. Due to the ROW dedication and need to maximize space, a monument sign may be approved in the ROW at the entrance to the RV park. It shall be understood that such a sign will need to be relocated for future utilities and/or the widening of Lynn Blvd. Signs shall not be placed in clear vision areas. A sign may best be displayed on the fence line facing Lynn Blvd.

5) The applicant is proposing a decorative rock landscape within the park and nothing exterior to the park along the street frontage. Staff recommends at a minimum; along the street frontage within the 30' ROW dedication, the applicant develop a no-water landscape that provides an attractive ground cover with larger decorative elements on the surface. This will provide an attractive frontage while also delineating the area, so as not to be used for public parking.

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

**(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.*

**(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 7:**

1) As a new development; design review is applicable to this application. Lynn Blvd is a minor arterial street that requires an 80' ROW. The current ROW is only 50' that was originally dedicated from the properties to the north. An additional 30' dedication is required prior to obtaining a building permit 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; however, all property owners must maintain their frontage including any required landscaping. The applicant shall provide a legal description and exhibit map. The City attorney will generate a document for signature and have it properly recorded.

The applicant will not be constructing any public streets internal to the development. A paved access apron as shown on the submitted plan is required by the City.

2) The applicant shall connect the park to power and City water and sewer. Other public utilities may be connected as deemed necessary by the applicant. City water is on the opposite side of Lynn Blvd. The applicant may be required to bore the street to provide a water service line or any other utility if Lynn is paved prior to development.

3) The City has landscape standards outlined in 153.087 and specific landscaping evaluation criteria under Design Review 153.020. This will be discussed further in Finding 8 under specific standards for RV Parks, section (18).

4) RV parks have specific criteria under 153.083(J) that does not necessarily require paved parking and maneuvering areas, although paving is recommended to reduce long term maintenance and provided delineation of the spaces. The criteria does require well-drained and hard-surfaced driveways and parking areas. The City also requires street ingress and egress aprons to be paved as shown in the site plan. All driveway surfaces shall meet the minimum Fire Department weight standards. Parking is discussed further in Finding 8.

5) All stormwater and groundwater drainage shall be managed onsite and not flow onto adjacent properties or rights-of-way.

**Criteria: 153.083 STANDARDS FOR SPECIFIC USES.**

**(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. (O.R.S. 446 and O.A.R. 333-31).

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

(2) In lieu of individual sewer connections, at least 1 sewage disposal station shall be provided on-site for the park.

(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.

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

(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.

(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.

(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.

(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.

(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.

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

(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 1 camping vehicle, tent vehicle or tent is permitted per space.

(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.

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

(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

(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.

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

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

(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.



*(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.*

*(20) 1 additional parking space for each 4 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 1 additional parking space on site.*

*(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.*

#### **Finding 8:**

- 1,2) The applicant is proposing water and sewer connections to each space.
- 3) The applicant is proposing to have a screened trash enclosure on site, served by the local garbage service (Republic).
- 4) The applicant is not proposing to have fuel tanks on site, however; if tanks are installed at a later date they shall be approved by the Fire Chief or State Fire Marshall as applicable.
- 5) The applicant is proposing individual water and sewer connections at each site, therefore restroom and bathing facilities are not required. Any future proposed bathrooms, washing stations or bathing facilities shall meet Building regulations and/or State Health Division standards.
- 6) Eating and drinking establishments, commissaries, mobile units and vending machines operated in conjunction with the park are not proposed at this time. If proposed in the future, each item shall meet applicable provisions of the land use and building regulations.
- 7) No swimming pools, spas or wading pools are proposed at this time. If proposed in the future the applicant shall comply with County or State Health Division regulations.
- 8) As a condition of approval, 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.
- 9) The applicant is not proposing an RV park manager to be on-site at all times. The Planning Commission may require an on-site manager, or other type of management who is not physically on-site. At a minimum staff recommends a contact number for the park be available and visible at the entrance to the park.
- 10) Each site shall be identified by a number, letter or name.
- 11) Based on the submitted site plan the applicant meets the required dimensional standards and setbacks between each site and from property boundaries.
- 12) The proposed RV park is accessed from SE Lynn Blvd. which is designated as a minor arterial street in Prineville's TSP. The applicant is proposing a one-way graveled driveway to accommodate access and additional parking. The access is 30 feet in width as it enters the site and decreases to a 27 ft. drive isle with 10' parking stalls to the north for additional guest parking.

13) The submitted site plan shows each RV space with direct access to the proposed driveway.

14) The applicant is proposing individual connections for sewer and water to each site, therefore; bathroom facilities are not required.

15) The proposed RV park is 0.96 acres after ROW dedication. The applicant is proposing 14 spaces for a density of 14.6 units per acre.

16) All individual RV parking spaces are proposed to be a minimum of 650 sq. ft.

17) The applicant is not proposing any paving. If the RV pad and parking space are paved the overall area designated for that RV space would likely still meet the 33% standard.

18) At least 20% of the project site shall be landscaped. The primary purpose for landscaping is to provide buffering and screening from the street and neighboring properties. The proposed development is 0.96 acres after the ROW dedication. The minimum required landscaping is 8,276 s.f. Based on the submitted site plan the applicant is proposing approximately 14,655 s.f. The applicant is proposing a decorative rock landscape with no screening vegetation within the park and nothing exterior to the park; along the street frontage other than a sight obscuring fence. Due to the properties location sight obscuring fencing may be adequate to screen the development from neighboring properties. From the street, staff recommends at a minimum, within the 30' ROW dedication; the applicant develop a no-water landscape that provides an attractive ground cover with larger decorative elements on the surface. This will provide an attractive frontage while also delineating the area, so as not to be used for public parking.

19) No accessories are proposed.

20) In addition to 1 auto + RV space for each designated space the applicant is proposing 8 additional parallel parking spaces incorporated on the north side of the access isle. This is exceeding the requirement for additional parking spaces. There are also parking standards for RV parks listed in section 153.085 however the standards in this section (153.083(J)) are being used as they are specific to RV parks and of a higher standard. All parking spaces shall be delineated and clearly marked.

21) The applicant is not proposing a temporary recreational vehicle facility.

**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:** No on-site lighting is proposed at this time. Any on-site lighting shall be full cut-off lighting that is shielded and deflected to achieve the criteria above.

**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.*

(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 10:** Planning Commission may impose additional conditions based on the above criteria. Staff has already discussed and recommended additional sight obscuring fencing and landscaping along the street frontage in the preceding findings.

**Recommended Conditions of Approval:** If approved the following conditions are recommended for application **CU-2023-100** to allow an RV park in the C5 zone. 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:

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **General Conditions**

1. The plans submitted by the applicant and the improvements depicted therein are the foundation of this approval to meet the requirements of the City's standards and specifications and land use code. The applicant shall construct all onsite improvements as shown or described in the submittal or required through conditions of approval. These improvements include but are not limited to access and drive isles, guest parking, landscaping, screening, drainage, water, sewer, power and graveled areas. 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
2. The proposal is for City defined recreational vehicles (RVs) only. Manufactured homes or manufactured home park models built to RV standards are not allowed in the proposed development. This proposal is intended to allow occupancy of RVs for transient and temporary recreation, vacation, seasonal or emergency use. Not permanent residential purposes.
3. The applicant shall comply with all Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs and Knox Box locks and all other UFC requirements including access surfaces meet the minimum Fire Department weight rating standards.

4. The applicant shall connect to power, City sewer and Water and construct any public or private infrastructure necessary to City Standards. The applicant shall submit construction drawings for any public infrastructure for review and approval.
5. The applicant shall construct an attractive sight obscuring fence, such as cedar or black chain-link with slats along the street frontage as depicted in the site plan. The same or other equivalent fencing may be used on the sides in coordination with neighboring property owners.
6. The trash enclosure shall be a minimum of 6ft. high, with gated access and made of attractive sight obscuring materials such as block, cedar or black chain-link with slats.
7. All parking spaces for RVs, vehicles and guest parking shall be delineated and clearly marked at all times.
8. All signs shall meet the code requirements of the City's sign code found in Chapter 152. A plan for a 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. Due to the ROW dedication and need to maximize space, a monument sign may be approved in the ROW at the entrance to the RV park. It shall be understood that such a sign will need to be relocated for future utilities and/or the widening of Lynn Blvd. Signs shall not be placed in clear vision areas. A park sign may best be displayed on the fence line facing Lynn Blvd.

### **Prior to Building Permit**

9. The applicant shall dedicate 30' of ROW to Lynn Blvd. prior to obtaining a building permit. The applicant shall provide a legal description and exhibit map. The City attorney will generate a document for signature and have it properly recorded.
10. The applicant shall pay all applicable water, sewer and transportation system development charges (SDCs) prior to issuance of a building permit.
11. Applicant shall secure any and all city, county and state permits required for the proposed development, including, but not limited to all Crook County Building Department permits.

### **On-going Responsibilities**

12. The applicant, owner and/or management of a recreation park shall maintain all buildings, fences, landscaping, grounds, rental units, spaces and furnishings in good repair and appearance, and in clean condition at all times.
13. 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. Should a nuisance be declared the owner shall correct the issue in order to bring the development back into compliance with City Ordinances.

14. The applicant shall not allow onsite lighting to shine directly onto adjoining properties or public rights-of-way.
15. The applicant shall maintain all stormwater and groundwater drainage on site and not allow it to flow onto neighboring properties or public rights-of-way. Should drainage become a problem the owner is responsible for mitigating the issue.
16. The owner, operator, resident manager or other supervisor shall be available at all times while the RV park is open for use. A contact number visible to the public shall be provided at the entrance to the park.
17. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances

#### **MOTION IN FAVOR**

The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Favor of this Application. I Move that the application be **APPROVED**, subject to the Conditions of Approval as they have been finalized, and based upon the Findings of Fact in favor of the application.

#### **MOTION IN OPPOSITION**

The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Opposition to this Application. I Move that the request be **DENIED** based upon Findings of Fact in opposition to the application.

Written By:

  
Joshua Smith  
Planning Director