



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
FINAL DECISION

CONSENT DATE: September 8, 2007

PROJECT NUMBER: VAR 07-08-600

**APPLICANTS/
OWNER:** Jimmie McGuire
726 NW Claypool
Prineville OR 97754

REQUEST: The applicant is requesting a Major Variance to exceed the minimum lot coverage of 35% in order to expand an existing residence with an existing detached garage, creating lot coverage of 41%. The application was applied for **07/24/07** and deemed complete **07/26/07**.

LOCATION: The proposed Variance is located at 726 NW Claypool. Crook County Assessor's Map # 14-16-31DD tax lot 12300. The site is located in the R-4 Zone.

STAFF: Joshua Smith
Associate Planner

HEARING SUMMARY:

The hearing for VAR-07-08-600 commenced on August 21, the Planning Commission approved VAR-07-08-600 by a vote of 5 to 0 with the conditions listed below. The Commission expressed concern over setting a precedent for lot coverage variances and reiterated that this would not set precedent. An applicant looking for a variance of this type would need to come before the commission in a public hearing and receive approval or denial on a case by case basis.

Conditions of approval: Based on the findings incorporated in the staff report dated August 21, 2007 and the record of proceedings from the public hearing on August 21, 2007 the following conditions of approval shall be applied to approval of Application No. VAR-07-08-600.

The following conditions of approval shall apply:

1. The applicant shall not deviate more than illustrated in the tentative plan
2. Any construction on said properties shall go through the sight plan review process with the City of Prineville.

VAR-07-08-600
Jimmy McGuire

3. Any additional improvements to the property shall adhere to the regulations of the applicable zone at that time. This includes but is not limited to, setbacks, lot coverage and use.
4. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances.

FINAL DECISION:

Based on the foregoing Findings and conditions, approval of the proposed use, Application No. VAR-06-07-600 is approved.

DURATION of APROVAL: The applicant/owner shall meet all conditions of this approval within 1 year following the date of this decision, or obtain an extension of time pursuant to the appropriate criteria.

THIS DECISION BECOMES FINAL TWELVE (12) DAYS FOLLOWING THE DATE OF THIS MAILING UNLESS APPEALED BY A PARTY OF INTEREST.

Date: September 8, 2007

Marty Bailey
Planning Commission Vice Chair

Mailed By: _____ Date: _____