



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

FINAL DECISION

CONSENT DATE: August 20th, 2013

HEARING DATE: August 6th, 2013

PROJECT NUMBER: SUB-2013-100

OWNER/APPLICANT: Keith Brown
4715 NW Charles Rd.
Prineville OR 97754

PROJECT REVIEWER: Joshua Smith
Senior Planner

APPLICABLE CRITERIA:

(1) City of Prineville Code of Ordinances, Title XV, Sections - 153.014, 153.036, 153.038, 153.046, 153.080 – 153.097, 153.135 - 153.139, 153.155 – 153.157, 153.159, 153.190 – 153.200.

FINDINGS OF FACT:

- PROPOSAL:** A 21-lot phased subdivision of lots 1 & 2 of the Buckhorn Acres Subdivision. Phase 1 will consist of 5 lots served by an alley and phased 2 will consist of 16 lots served by the extension of Colleen Rd.
- LOCATION:** NE Corner of the intersection of NE Peters Rd. and N. Main, Map and Tax lots 14-16-29CC 100 & 101.
- ZONING:** The subject property is zoned R2 (General Residential).
- SITE DESCRIPTION:** The proposal will subdivide lots 1 & 2 of the Buckhorn Acres Subdivision. The site is currently vacant with rolling terrain consisting of a juniper upland plant community. The applicant has initiated some grading of the site.



5. **COMMENTS:** Notice was provided to neighboring property owners and all potentially interested agencies and departments in accordance with City Code 153.255. Agency comments from Crook County Fire and OID were received and corrections were made in the revised tentative plan.
6. **STAFF REPORT FINDINGS SUMMARY:** This subdivision is an extension of the Buckhorn Acres Subdivision as envisioned when that subdivision was approved. All lots meet or exceed the minimum requirements. The Planning Commission shall determine whether flag lots are appropriate in this situation. There are 21 lots total being divided into two phases. Phase I will consist of 5 lots along N. Main St. served only by a 24 ft. alley with 20 ft. of pavement. This alley will not connect to the private McKay Meadows alley for various reason outlined in Finding 6. Phase I will also require the construction of a sidewalk along N. Main St. and the extension of Colleen Rd. and water service across the OID pipe and through the alley access. Water service for Phase I will then be extended down the alley in coordination with public works. Phase II consists of 15 lots and will complete Colleen Rd., including associated utilities and drainage system.
7. **HEARING SUMMARY:** Staff gave a presentation of the subdivision including specific items the Commission would need to discuss such as flag lots, building orientation and an issue with the OID easement. The applicant (Keith Brown) gave a brief summary of his proposed subdivision. He explained his position on the OID easement and his desire not to orient buildings to N. Main St. There was no other public comment. The Commission chair closed the public hearing and the Commission deliberated at length about building orientation, flag lots and lot sizes. Deb Harper made a motion to approve the recommended conditions as written, adding a condition to reference the easement agreement for the OID pipe. The motion is also contingent upon resolution with OID of the access issue to lot 14 prior to the next meeting when the decision will be finalized. Bob Orlando seconded the motion and the motion passed unanimously.

Conditions of Approval: Based on the findings incorporated in the staff report, "standard" conditions of approval relevant to subdivisions and the record of the public hearings on August 6th, 2013 *SUB-2013-100 is hereby **approved** subject to the following conditions of approval.*

General Conditions

1. The applicant shall comply with the conditions of this report and applicable conditions set forth within the approval for the Buckhorn Acres Subdivision.
2. The applicant shall plat the proposed subdivision as shown in the tentative plan or as modified by the Planning Commission during the public hearing.
3. The development and any future use shall comply with the Fire Department requirements for the proposed temporary hammer head, fire flows, sprinkler systems, fire hydrants, address signs and Knox Box locks and all other UFC requirements. The applicant shall coordinate with the Crook County Rural Fire and Rescue in this endeavor.

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4. All storm water drainage shall be maintained within the subdivision or through a common drainage system proposed in the Buckhorn Aces Subdivision.
5. All utilities shall be placed underground.
6. Lots 6-10 shall have their driveway and garage access oriented in the same direction either served from the alley or Colleen St. Lots 2-5 shall have future homes oriented so that the front of the homes face N. Main St.
7. The development and any future use shall comply with all local, state and federal laws and any required permits shall be obtained by the applicant.
8. The applicant shall eliminate lot 14 of the tentative plan and adjust the remaining lots accordingly to meet City standards. No access shall be allowed to any of the lots in this subdivision over the OID easement unless they are specifically permitted to do so by the Irrigation district. This will resolve the OID access issue discussed at the hearing on August 6th.

Prior to signing final plat Phase I:

9. All Public infrastructure shall be constructed to City Standards and Specifications. All infrastructure shall be reviewed and approved by the City Engineer and constructed or bonded for prior to signing the final plat.
10. The applicant shall dedicate a 24 ft. alley as shown on the revised tentative plan. The alley shall be paved 20 ft. wide with 2 ft. shoulders on either side for stormwater drainage.
11. The applicant shall construct a 5 ft. sidewalk with 6 inch curb along N. Main St. for the length of the property.
12. The applicant shall construct the extension of Colleen Rd. across the OID irrigation pipe and through the alley access, including curb and sidewalk and the extension of City water and sewer and all other public utilities such as power, phone, cable, gas etc. to each lot line.
13. The applicant shall coordinate with the Ochoco Irrigation District prior to the extension of Colleen Road and public utilities across the OID irrigation pipe.
14. The applicant shall dedicate lot 9 of the Buckhorn Acres Subdivision to Parks and Recreation which shall include a stormwater easement capable of retaining the stormwater of all streets dedicated in the Buckhorn Acres Subdivision as required in the approval of that subdivision.

Prior to signing final plat Phase II:

15. All Public infrastructure shall be constructed to City Standards and Specifications. All infrastructure shall be reviewed and approved by the City Engineer and constructed or bonded for prior to signing the final plat.
16. The applicant shall complete the extension of Colleen Rd. "to and through" lot 21. This includes part of the drainage system envisioned in the Buckhorn Acres Subdivision that will drain to the dedicated park area. This also includes curb and

