



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
FINAL DECISION

CONSENT DATE: November 19th, 2013

HEARING DATE: November 5th, 2013

PROJECT NUMBER: C-2013-105

APPLICANT: St. Charles Health System
c/o Kirk Schueler
2500 NE Neff Road
Bend, OR 97701

OWNER: Ochoco Lumber Company
c/o Donna Barnes
PO Box 668
Prineville, OR 97754

ARCHITECT: The Neenan Company, LLLP
c/o Adam Ritchey, Joe Ashcraft,
Johnny Walston
2607 Midpoint Dr.
Fort Collins, CO 80525

PLANNER: Ron Hand
WHPacific, Inc
123 SW Columbia St
Bend, OR 97702

CIVIL ENGINEER: Steve Hannas, PE
WHPacific, Inc
123 SW Columbia St
Bend, OR 97702

TRAFFIC CONSULTANT: Joe Bessman, PE, PTOE
Kittelson & Associates, Inc.
354 SW Upper Terrace Dr. Suite 101
Bend, OR 97702

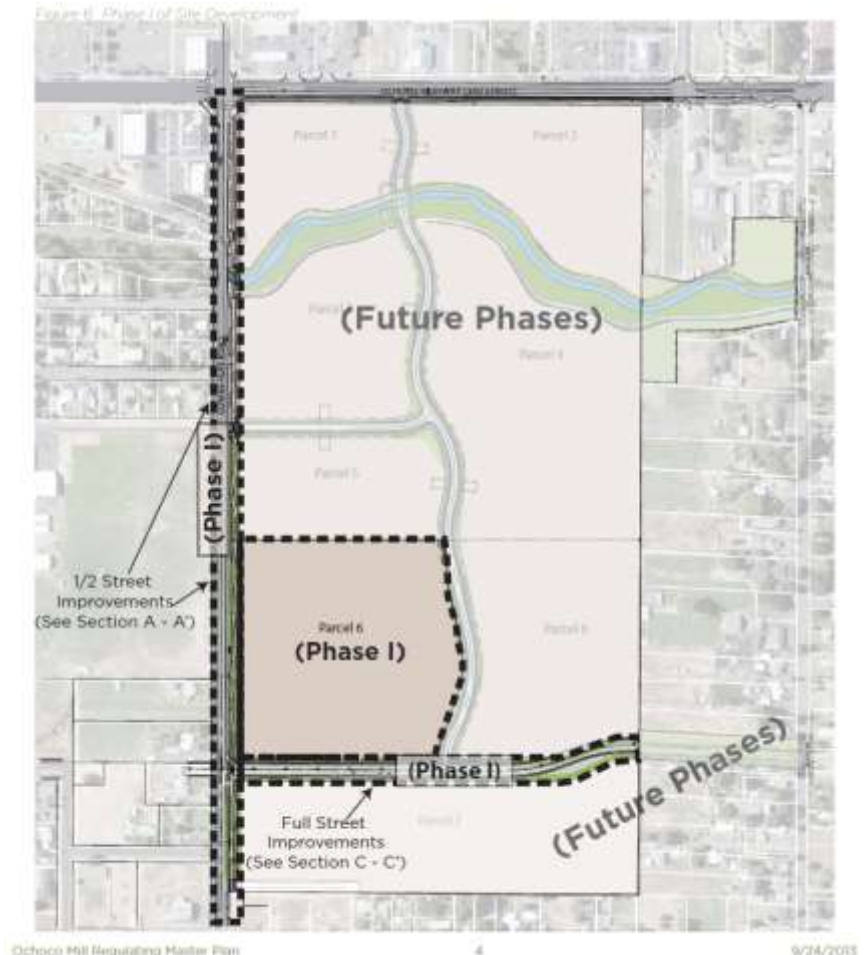
PROJECT REVIEWER: Joshua Smith
Senior Planner

APPLICABLE CRITERIA:

(1) City of Prineville Code of Ordinances, Title XV – Chapters 153.014, 153.020, 153.063, 153.080-097, 153.190-200 & Ochoco Mill Regulating Master Plan.

FINDINGS OF FACT:

- 1. **LOCATION:** The subject site is indicated as a portion of TL 7200, on tax map T15S, R16E, located in the Northwest One-Quarter (NW1/4) of section 4. Tax Lot 15-16-04B0 07200, along with tax Lots 07202, 07100 and 07300 and TL 15-16-04C0 02900 are currently being reviewed for a Partition Plat – LP 2013-101. The St Charles site will be Parcel 2 with the approval and recording of the Partition. Parcel 2 is approximately 20 acres in size. Combs Flat Road borders the property on the west side. The property is bordered on the north side by, Highway 26.
- 2. **ZONING:** The property was rezoned to Commercial Mixed Use (CMU) on August 27th, 2013 by Ordinance 1199.
- 3. **SITE DESCRIPTION:** The site is a portion of the former Ochoco Lumber Mill Site located at 200 SE Combs Flat Road, approximately 9 +/- acres to be developed. Below is a 2011 aerial of the site and a draft view of future master plan parcels.



4. **PROPOSAL:** St. Charles Health System (SCHS) requests approval of a Site Plan for a replacement hospital along Combs Flat Road and an extension SE 5th Street. The proposed project relocates the existing Pioneer Memorial Hospital from the current location on NE Elm Street. The site includes the primary hospital, associated parking numbering 250+/- spaces including 17 ADA spaces, a heli-stop, an outdoor equipment area, and a 4 unit housing building for visiting physicians.
5. **RELATED DOCUMENTS:** AM-2013-101, LP-2013-101 & ENG-2013-100
6. **LOT OF RECORD:** The site will be a legal lot of record once the approved land partition application LP-2013-101 is platted. The conditions of approval will require the platting of LP-2013-101.
7. **AGENCY COMMENTS:** Ochoco Irrigation District - Our main comments stem around the easement for the buried 60" RCP on the west side of Combs Flat road. Any modifications to the road, or utility crossings that interfere with that pipe, will have to be approved by the Bureau of Reclamation Bend Field Office and by the Ochoco Irrigation District. Our other comment has to do with the Industrial water right that is appurtenant to this property. This right shall be addressed as to how it will be divided as the property is developed.
8. **FINDING SUMMARY:** The proposed hospital is located on the Ochoco Lumber property which is concurrently being reviewed for the approval of a regulating master plan. This master plan will include 20 acres owned by St. Charles Health System. 10 acres of which, along Combs Flat Rd., is the site of this application. As a requirement of the hospital's approval, all improvements associated with the approved land partition LP-2013-101 shall be constructed as well as those improvements recommended in the submitted transportation impact analysis. These improvements include the extension of water and sewer lines to and through the site, street improvements along Combs Flat Rd., including an off street path and the construction of the 5th St. extension through the Mill site. The hospital is proposing extensive landscaping, which sufficiently addresses the City's primary concern with buffering along public rights-of-way and landscaping within the parking lots. The proposal is expected to comply with all state and federal rules as well as local planning, building and fire department requirements.
9. **HEARING SUMMARY:** Staff gave a brief presentation describing the hospital proposal and the infrastructure improvements that go with it. All of the hospital improvements and some of the site considerations were also discussed with the master plan presentation. Bob Gomes, CEO of Prineville Memorial and St. Charles Redmond discussed the reasons for selecting the site and the design of the hospital. He also answered questions involving the floodplain, mentioning that the hospital will be elevating the building above the 500 year floodplain as a precaution.

The Planning Commission asked questions about the floodplain and possible noise from HVAC units as well as questions about services the hospital will provide.

Several people spoke in support of the application with none in opposition. Kim Kambak made a motion to approve the hospital contingent upon the Ochoco Lumber regulating master plan being approved, as well as adding language that the fill required to elevate the structure out of the floodplain not count against the height limit. Deb Harper seconded the motion and the motion passed unanimously.

Conditions of Approval: Application C-2013-105 to allow the construction of a hospital in a Commercial mixed use (CMU) zone is approved, subject to the findings stated in the staff report, those conditions contained within and the following conditions of approval set forth below:

General Conditions

1. The approval of this application is contingent upon the approval of the Regulating Master Plan for the Ochoco Lumber site, which is a part of application AM-2013-101.
2. The applicant shall comply with the Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs, fire lanes and Knox Box locks and all other UFC requirements. The applicant shall coordinate with the Crook County Rural Fire and Rescue in this endeavor.
3. The applicant shall construct all public improvements in accordance with the City's standards and specification and ODOT specifications as applicable. These improvements are based on the submitted site plans, completed water and sewer analysis and construction drawing review. They include public water, sewer, and streets including the off street trail along Combs Flat Rd. and other associated utilities placed in the city or state right-of-way.
4. The applicant shall complete all recommended traffic improvements for the construction of the hospital as outlined in the submitted traffic impact analysis or as may be modified by the approval of the regulating master plan.
5. This approval is contingent upon platting and recording of the approved land partition (LP-2013-101) and the construction of all public improvements associated with that approval.
6. The applicant shall construct additional onsite infrastructure associated with the submitted site plan and based on construction drawings to satisfy Building and Fire Department review.
7. The applicant shall maintain all stormwater drainage on-site in accordance with the submitted site plan. Major alterations to the submitted grading and drainage plan shall be reviewed by the City Engineer to ensure compliance with cut and fill criteria and drainage calculations.
8. The applicant shall place all utilities underground excluding existing poles along Combs Flat Rd.
9. The applicant shall adhere to the general concept of the submitted landscape plan, specifically the buffering along the public rights-of-way and within the parking lots. In no case shall the landscaping be less than 12% as required by the regulating master plan.

