



**City of Prineville**  
**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**  
**FINAL DECISION**

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**CONSENT DATE:** November 19<sup>th</sup>, 2013

**HEARING DATE:** November 5<sup>th</sup>, 2013

**PROJECT NUMBER:** Cu-2013-101

**APPLICANT/OWNER:** Joe Litzinger  
524 Martingale Rd.  
Prineville OR 97754

**PROJECT REVIEWER:** Joshua Smith  
Senior Planner

**APPLICABLE CRITERIA:**

(1) City of Prineville Code of Ordinances, Title XV Land Usage – 153.014, 153.020, 153.037, 153.050, 153.080 – 153.097, 153.135 – 153.139 & 153.190 – 153.200

**FINDINGS OF FACT:**

1. **PROPOSAL:** A change of use converting a previous laundromat into a restaurant/bar (Re-location of Barney Prines).
2. **LOCATION:** The proposed change of use is located at 389 NW 4<sup>th</sup> St. Map and Tax lot 15-16-06AA 10000.
3. **SITE DESCRIPTION:** The property has an existing building previously used as a laundromat (Sunshine Laundry). The building and site are in disrepair. The site and building are currently being improved in preparation for the proposed use.



4. **ZONING:** The subject property is zoned Central Commercial (C-1) and designated Core Commercial on the Comprehensive Plan Map.
5. **LOT OF RECORD:** The property has been determined to be a legal lot of record. It is Lot 4 of block 16 of the Monroe Hodges Subdivision.
6. **AGENCY COMMENTS:** Prineville Disposal is concerned that there is no designated trash and recycling area.
7. **FINDINGS SUMMARY:** A restaurant with bar is a conditional use within the C1 zone due to the inclusion of a bar. The proposed use is a significant change from a laundromat that triggers design review criteria. As a change of use with an existing building it is difficult to meet all the requirements associated with parking, landscaping and site drainage. The city has reviewed and approved of the proposed site improvements. The City has not received any written comments from neighboring properties but has received positive verbal comments.
8. **HEARING SUMMARY:** Staff gave a brief presentation of the proposed change of use describing the site improvements and building upgrades.  
The Planning Commission had a few questions regarding the layout, but didn't make any changes. There was also no public comment. Ron Cholin made a motion to approve the application as written, Bob Spaulding seconded the motion and the motion passed unanimously.

**CONDITIONS OF APPROVAL:** Application C-2013-101 for the conversion of a laundromat to a restaurant with bar (Barney Prines) is approved subject to the findings stated in the staff report, those conditions contained within and the following conditions of approval set forth below:

1. The applicant shall comply with all necessary Fire Department requirements. The applicant shall coordinate with the Crook County Rural Fire and Rescue. Should Crook County Fire and Rescue determine that additional conditions are necessary the applicant shall meet the necessary conditions.
2. The applicant shall pave and stripe the parking area and use wheel stops where appropriate per city standards prior to occupancy.
3. The applicant shall eliminate the access point onto Deer St. and the access point on 4<sup>th</sup> St. nearest the intersection. One 35 ft. access shall be constructed to city standards as shown in the submitted site plan.
4. The applicant shall construct a 10 ft. sidewalk along the frontage of the property along Deer St. and 4<sup>th</sup> St. to city standards. This sidewalk shall include spaces for 3 street trees along Deer St. and 1 street tree along 4<sup>th</sup> St. to City standards. The species of tree shall be approved by the City. Sidewalks and trees shall be installed prior to occupancy.

