



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
FINAL DECISION

DATE: January 24th, 2014

PROJECT NUMBER: MOD-2013-100

APPLICANT: John Snyder

BUSINESS OWNER: John Snyder
1568 NE Alabama Way
Prineville, OR 97754

BUSINESS LOCATION: 280 NE 13th St.
Prineville, OR 97754

STAFF: Joshua Smith
Senior Planner

APPLICABLE CRITERIA: City land use code, Ordinance 1180, section 153.259.030

FINDINGS OF FACT:

1. **LOCATION OF BUSINESS:** 280 NE 13th St.
2. **ZONING:** Previous zoning M1 (light industrial), current zoning C2 (general commercial).
3. **RELATED:** MISC-2013-100, SPR-95-116 as amended in 1997 (attached).
4. **PROPOSAL:** The applicant is requesting the modification of the approved conditional use permit for a dog kennel SPR-95-16 issued in 1995 and amended in 1997. The applicant is specifically requesting modifications to conditions 3 & 4 of the 1997 decision and the elimination of Planning Commission review of initial noise complaints.
5. **SITE DESCRIPTION:** The site is shown in the image below. It sits in a valley along the Hudspeth drainage bordered by an old batch plant and County Road Department to the north, commercial property and homes to the south, a few homes far to the east and a single home to the west.



6. **HEARING SUMMARY:** Staff gave a brief presentation of the purpose of the modification and the proposed changes to the previously amended decision in 1997. The Commission asked a few questions of staff to clarify the purpose of one of the conditions and then asked for the applicant's presentation.

The applicant's attorney (Lisa Klemp) also gave a brief presentation of the purpose of the modification application and generally agreed with staff's recommended conditions. However, Lisa did express some concern with the vagueness of the proposed condition 4 with regard to what constitutes harassment. She felt that harassment should be defined and interference with business practices should be part of that definition. She then asked the Commission for a decision at this meeting before leaving the podium.

There were no comments in support or opposition. The hearing was then closed for Commission deliberations. During deliberations the Commission discussed making clarification changes to conditions 2, 3 and 4. At the end of deliberations condition 3 was changed to clarify that a supervisor shall be on site during walking and exercise times.

Ron Cholin made a motion to approve the modification with the changes as discussed, Tim Harris seconded the motion and the motion passed unanimously.

