



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

SECOND HEARING DATE: October 4th, 2016
HEARING DATE: September 20th, 2016

PROJECT NUMBER: CU-2016-104

APPLICANT: Deidre Stenbeck
1394 NE Ochoco Ave.
Prineville OR 97754

OWNER: Michael Hightower
427 SE Combs Flat Rd.
Prineville OR 97754

PROJECT REVIEWER: Joshua Smith
Senior Planner

APPLICABLE CRITERIA:

City of Prineville Code of Ordinances, Title XV – Chapter 153 – Sections: 153.009, 153.014, 153.020, 153.035, 153.036, 153.046, 153.080 -153.096, 153.135 – 153.138, 153.190 – 153.200.

FINDINGS OF FACT:

- 1. LOCATION:** 427 SE Combs Flat Rd. Map & Tax Lot 15-16-05DA 00100.
- 2. PROPOSAL:** The applicant is proposing a 30 space RV Park.
- 3. ZONING:** The subject property is within the County and zoned Suburban Residential (SRM1) and is designated as Residential in the City's Comprehensive Plan. If approved the property would be required to annex into the City as General Residential (R2), consistent with the surrounding properties already annexed.
- 4. LOT OF RECORD:** The property has been determined to be a legal parcel by deed.
- 5. SITE DESCRIPTION:** The property is 1.29 acres with a single family home and some out buildings. Below is a 2014 aerial view.



6. COMMENTS: During the notice period the City received comments from the neighboring property owner requesting a site obscuring fence, preferably chain link with slats. Also during the City's development review meeting the following comments were made:

- ODOT will need to be consulted about access and access improvements.
- The BOR irrigation pipe runs along the Hwy and will create additional requirements when extending water and sewer to the site.
- A Fire Department turn around and hydrant will be required on site.

Prior to the meeting on September 20th the applicant informed staff to postpone the hearing to the next meeting on October 4th due to lack of information with regard to the BOR pipe. The application had already been notice for the 20th, therefore; the Planning Commission opened the hearing to hear any comments from people that may be present. Hearing none, the Planning Commission voted to continue the hearing to October 4th.

7. FINDINGS SUMMARY: The applicant is proposing a 30 space RV Park. RV parks are allowed in the R2 zone as a Type II conditional use so long as the property has direct frontage onto an arterial street. The project is not expected to exceed resource carrying capacities. System Development Charges shall be paid for sewer, water and transportation. The applicant shall connect the RV Park to City water and sewer. Any infrastructure improvements necessary to connect to sewer and water shall be constructed by the applicant to City standards, including any infrastructure required by the Fire Department for fire protection purposes. All access isles shall be paved and appropriately marked. Improvements to the Hwy shall be constructed as required by ODOT including ROW dedication. The applicant shall landscape the areas identified in the site plan. All stormwater shall be maintained onsite. Any modification of the submitted site plans shall be reviewed by the City for consistency and intent of the original plan.

Criteria: 153.009 COMPLIANCE WITH OTHER RULES AND REGULATIONS.

(A) Approval of any use or development proposal pursuant to the provisions of this chapter shall require compliance with and consideration of all applicable city, county, state and federal rules and regulations.

(B) The compliance shall be evident prior to the final approval of any affected land use or development proposal; for example, the compliance may be set forth as a condition of final approval.

(C) Specific city, county, state and federal rules and regulations that may affect a specific land use or development for which compliance therewith is required if applicable include, but are not necessarily limited to the following.

(1) Air quality standards administered by the State Department of Environmental Quality (DEQ) and/or the Federal Environmental Protection Agency (EPA).

(2) Noise pollution standards administered by DEQ and/or EPA.

(3) Water quality standards administered by DEQ, state Water Resources Department (WRD) and/or EPA.

(4) Sewage disposal regulations administered by DEQ, County Environmental Health and/or EPA.

(5) Solid waste disposal regulations administered by DEQ and/or EPA, including those applicable to hazardous wastes.

- (6) *Uniform Building Code administered by the City-County Building Department and State Building Codes Agency.*
- (7) *Surface and ground water withdrawals regulated by WRD.*
- (8) *Scenic area rules administered by the State Highway Division (OSHD), state parks and/or other state or federal agencies.*
- (9) *Access control and management regulations administered by OSHD and/or the County Road Department.*
- (10) *Surface mining regulations administered by the State Department of Geology and Mineral Industries (DOGAMI), DEQ and other state or federal agencies.*
- (11) *Wild and scenic river regulations administered by the State Parks and Recreation Department (OPRD), the U.S. Bureau of Land Management (BLM) or other state and federal agencies.*
- (12) *Cut and fill, and wetland regulations administered by the Division of State Lands (DSL).*
- (13) *Fish and wildlife habitat protection rules administered by the State Department of Fish and Wildlife (ODFW) and/or the U.S. Fish and Wildlife Department (USFW).*
- (14) *Applicable City and/or County ordinances, resolutions, agreements, regulating master plans or other land use decisions.*

Finding 1: There may be rules and regulation at a State and Federal level that the applicant is required to comply with. City approval of this project does not supersede those requirements. The Bureau of Reclamation (BOR) has an irrigation pipe that runs parallel to Combs Flat Road along the frontage of this property. BOR has regulations that the applicant is required to follow when crossing utilities over or under their infrastructure. The Oregon Department of Transportation (ODOT) shall approve of the access point or points on to Combs Flat Road. This property will also be required to annex into the City of Prineville as evidenced by the submittal of an annexation application with a valid legal description and application fee.

Criteria: 153.014 GENERAL CRITERIA.

In determining whether or not any application shall be approved or denied, it shall be determined that the following criteria are either met or can be met through compliance with specific conditions of approval.

- (A) *The proposal is compatible with the City Comprehensive Plan and applicable policies set forth thereby.*
- (B) *The proposal is in compliance with the requirements set forth by the applicable primary zone, by any applicable combining or overlay zone, and other provisions set forth by this chapter that are determined applicable to the subject use.*
- (C) *That, for a proposal requiring approvals or permits from other local, state and/or federal agencies, evidence of the approval or permit compliance is established or can be assured prior to final approval.*
- (D) *The proposal is in compliance with specific standards, conditions and limitations set forth for the subject use in the applicable zone, this section and this chapter.*
- (E) *That no approval be granted for any use which is or expected to be found to exceed resource or public facility carrying capacities.*
- (F) *For any use which is found to require compliance with air, water, land, solid waste and/or noise pollution standards, that the compliance be a condition of approval and compliance therewith shall be a continuing condition.*

Finding 2:

A) The plans submitted by the applicant are the foundation of this approval. The proposal is compatible with the Comprehensive Plan by providing for needed housing and economic development.

B) The property is currently zoned Suburban Residential Mobile (SRM1) in the County and will be required to annex into the City to as General Residential (R2), consistent with the City's Comprehensive plan and zoning in the surrounding area. The City finds the proposal is in compliance with the applicable R2 zone as a conditional use. The Natural Features Overlay District is not affected by this project. The proposal is meeting or can meet applicable provisions through conditions of approval.

C) As a condition of approval the applicant shall demonstrate access approval from ODOT and comply with BOR requirements for constructing utilities over or under their irrigation pipe. The City is not aware of any other required approvals or permits from other local, state or federal agencies other than the Crook County Building Department.

D) There are specific standards listed in section 153.083(J) that are discussed further in Finding 5.

E) The facility will not exceed resource carrying capacities for sewer, water or traffic, however; SDCs are required to be paid prior to issuance of a building permit. Sewer and water SDCs are based on the size and number of water meters needed to serve the development. Traffic SDCs will be based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The manual shows a trip generation of 0.27 per occupied site. This rate will be used to calculate traffic SDCs unless a traffic study is submitted by a licensed traffic engineer and reviewed and approved by the City Engineer.

F) All uses are required to comply with local, state or federal pollution standards. If it is identified that such standards are being exceeded, measures shall be taken to come back into compliance.

Criteria: 153.046 GENERAL RESIDENTIAL R-2 ZONE.

In an R-2 Zone, the following regulations shall apply.

(A) Purpose. *It is the purpose of the R-2 Zone to provide for residential areas which permit a mixture of a variety of housing types at various densities in a more planned type of development design, including a minimum of nonresidential commercial convenience and service type uses in more accessible proximities for the purposes of providing for conveniences and services to the dominant intended residential users of the area.*

153.035 RESIDENTIAL USE TABLE

Type II: Recreational Vehicle Park

Finding 3: Recreational Vehicle Parks are allowed as a Type II conditional use in the R2 zone provided they met the requirements of 153.083(J)(22), as discussed further in Finding 5.

Criteria: 153.020 SITE PLAN AND DESIGN REVIEW PROVISIONS.

(B) Applicability. *The following uses and developments shall be subject to the provisions of this section:*

(1) All new development and changes of use. *A building permit shall not be issued prior to approval by the City. Site clearance activities such as grading, excavation or filling shall not be permitted unless specifically allowed by the City prior to approval.*

(D) Improvements Required. *Uses requiring a design review application shall be subject to public improvements and or site improvements. Improvement requirements and standards are found in section 153.194 and the City's Standards and Specifications. Public improvements and site improvements include but are not limited to the following:*

- (1) Streets.** *Right of Way dedication, street extensions, sidewalks, access management. Double frontage lots may require improvements on both frontages.*
- (2) Utilities.** *Connection to municipal water and sewer and other utilities as necessary.*
- (3) Landscaping.** *Per standards set forth in section 153.087.*
- (4) Paved parking including access and maneuvering areas as set forth in section 153.085 and 153.086.**
- (5) Storm Water Drainage.** *Per the City's Standards and Specifications.*

Finding 4:

- 1) Design review is applicable to this application. The applicant shall provide evidence of access approval from ODOT and dedicate 10 feet of right-of-way to Combs Flat Road as was required with the Ochoco Lumber Development across the road. Unless required by ODOT typical street improvements such as sidewalks will not be required at this time, due to the lack of full ROW and a comprehensive design for this side of the Highway. All improvements to the Hwy would also be SDC reimbursable so it will most likely be part of a larger project at some point in the future, much like the east side of the Combs Flat Road.
- 2) The applicant shall connect the park to power and City water and Sewer. Other public utilities may be connected as deemed necessary by the applicant.
- 3) The applicant shall provide 20% landscaping as depicted in the site plan and further discussed in Finding 5.
- 4) The applicant shall pave access and maneuvering areas including a minimum amount of parking spaces as discussed further in Finding 6.
- 5) All stormwater drainage shall be managed onsite and not flow onto adjacent properties or rights-of-way.

Criteria: 153.083 STANDARDS FOR SPECIFIC USES.

- (J) Recreation Vehicle Parks.** *A recreation vehicle park shall be constructed, maintained and operated in accordance with applicable state standards and regulations, and shall also comply with the standards and conditions set forth herein. (O.R.S. 446 and O.A.R. 333-31).*
- (1) Water supply service to each camping space is not required, but at least 1 water supply service shall be provided on-site.**
 - (2) In lieu of individual sewer connections, at least 1 sewage disposal station shall be provided on-site for the park.**
 - (3) All solid waste shall be stored in individual garbage containers, storage bins or storage vehicles. All such containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, watertight, rodent-proof and be readily washable. All solid waste shall be collected for disposal at regular intervals not to exceed seven days.**
 - (4) Liquefied petroleum gas storage tanks on-site shall be approved by the City Fire Chief and/or the State Fire Marshall as applicable.**
 - (5) Toilet, hand washing and bathing facilities shall be maintained to meet the requirements set forth by the Building Official and the County and/or State Health Division.**
 - (6) Eating and drinking establishments, commissaries, mobile units and vending machines operated in conjunction with the park shall be approved in accordance with applicable provisions of this chapter and in accordance with applicable regulations administered by the County and/or State Health Division.**

(7) All swimming pools, spa pools and wading pools in a recreation park shall comply with the applicable rules of the County and/or State Health Division.

(8) The owner and/or management of a recreation park shall maintain all buildings, grounds, rental units, spaces and furnishings in good repair and appearance, and in clean condition at all times.

(9) Either the owner, an operator, resident manager or other supervisor shall be available on the premises of a recreation park at all times while it is open for use, except as otherwise approved by the city.

(10) Each camping space shall be identified by number, letter or name.

(11) Each camping space shall be large enough to accommodate the parked camping vehicle, tent vehicle or tent as the case may be and for which the space was intended or designed, and to maintain at least ten feet separation from any other camping vehicle or tent, ten feet from any building, 20 feet from a boundary line abutting a public street or highway and ten feet from any other boundary line. Only 1 camping vehicle, tent vehicle or tent is permitted per space.

(12) Each recreation park shall have direct access to either an arterial or major collector street. Each access road intersecting a public street or highway shall have a surface width of not less than 30 feet, and driveways within the park shall be at 20 feet in width or if parking is permitted thereon, 30 feet in width. All roads and driveways shall be well-drained and hard-surfaced as approved by the city and the City Superintendent of Streets.

(13) Each space in the park shall have direct access to a park driveway or road.

(14) Except as approved otherwise in those parks providing independent sewer and water services to individual spaces, toilet facilities shall be provided in recreation vehicle parks in the following ratios.

Number of Spaces	Number of Toilets
1-15	2
16- 30	3
31- 60	5
61-100	7

(15) The density of RV parks shall not exceed 20 campsites per acre except as otherwise approved by the Commission; the Commission may adjust the density downward in the case of limitations necessary by steep slopes, geologic or natural features or impacts on adjacent areas.

(16) Each recreation vehicle space shall be a minimum of 200 square feet.

(17) Each RV space shall contain no more than 33% paving or concrete.

(18) Landscaped or open space areas shall be a minimum of 20% of the project site, and may include nature trails, buffers, landscaping, common picnic or recreation areas, wetlands or streams.

(19) Accessory uses may include an owner's/manager's office/residence, restroom and bathing facilities, laundry, mini market with limited gasoline and propane gas services, swimming pool and other small-scale recreational facilities such as tennis courts, miniature golf and playgrounds for the use of park customers only.

(20) 1 additional parking space for each 4 campsites shall be provided in convenient locations throughout the park, except that this requirement may be reduced where individual RV spaces are of such dimensions to permit at least 1 additional parking space on site.

(21) The reviewing authority may exempt certain temporary recreation vehicle facilities from the on-site improvement requirements, requirements for toilets, water supply, sewage disposal and spacing if such temporary facilities are for the purpose of accommodating a camping vehicle rally or other groups of camping vehicles assembled for the purpose of traveling together or for special events such as fairs, rodeos, races, derbies, community event celebrations and the like and the reviewing authority finds that the public health will not be endangered. The period of operation shall be designated by the reviewing authority as shall other conditions such as solid waste collection and disposal found necessary to protect the public health and general welfare. In no case shall the temporary facilities be approved in conjunction with private commercial activities, except as temporary RV locations for highway or building construction or forestry projects, and in no case shall a temporary

facility for the projects be approved if other alternatives for housing the employees associated with such projects are found to be available.

(22) Recreational Vehicle (RV) Parks within the General Residential (R-2) zone shall comply with the above requirements as well as the following:

(a) RV parks within the R-2 zone shall only be allowed on properties with direct frontage on an arterial street as identified by the City of Prineville transportation systems plan (TSP). In no case shall a local street or minor collector be used for ingress or egress from the site. If a site has access to both a major collector and an arterial, access shall be determined by the City Engineer.

(b) Arterial streets provide the entrances into our community. Therefore an applicant shall take careful consideration to the appearance of the entrance to the park. In review of any RV park proposal the Planning Commission shall be responsible for the design review of the entrance.

(c) As part of the 20% landscaping and open space, screening from neighboring properties and public streets shall take priority.

Finding 5:

- 1,2) The applicant is proposing water and sewer connections to each space.
- 3) The applicant is proposing to have a dumpster on site, served by the local garbage service, currently (Prineville Disposal).
- 4) The applicant is not proposing to have fuel tanks on site, however; if there are existing tanks or tanks installed at a later date they shall be approved by the Fire Chief or State Fire Marshall as applicable.
- 5) The applicant is not proposing public bathrooms or bathing facilities, however; the restroom in the existing house could be used for emergency situations. Any public bathrooms, and washing stations or bathing facilities shall meet Building regulations and/or State Health Division standards.
- 6) Eating and drinking establishments, commissaries, mobile units and vending machines operated in conjunction with the park are not proposed at this time. If proposed in the future, each item shall meet applicable provisions of the land use and building regulations.
- 7) No swimming pools, spas or wading pools are proposed at this time. If proposed in the future the applicant shall comply with County or State Health Division regulations.
- 8) As a condition of approval, the owner and/or management of a recreation park shall maintain all buildings, grounds, rental units, spaces and furnishings in good repair and appearance, and in clean condition at all times.
- 9) Unless approved otherwise by the Planning Commission, either the owner, an operator, resident manager or other supervisor shall be available on the premises of a recreation park at all times while it is open for use.
- 10) Each site is proposed to be identified by a number, letter or name.
- 11) Based on the submitted site plan the applicant meets the required setbacks between each site, from buildings and from property boundaries.
- 12) The proposed park does access an arterial street (Combs Flat Road). The applicant is proposing one paved access road to accommodate both vehicles and pedestrians within the park. The access road is 30 feet in width as it enters the site and will be a minimum width of 28 feet onsite.
- 13) The submitted site plan shows each space with direct access to the proposed driveway.
- 14) The applicant is proposing individual connections for sewer and water to each site, therefore; toilet facilities are not required.

- 15) The property is 1.29 acres, which would allow up to 25.8 spaces or 26 rounding up. The applicant is asking for 30 spaces. The Commission has the authority to authorize a higher or lower density based on impacts to the surrounding area. In this case there are no natural features and only one adjacent residential neighbor. The comment from the neighbor was a request for a site obscuring fence and was not against the proposal or the proposed density.
- 16, 17) Each space is proposed to be 760 sq. ft. and not proposed to contain more than 33% paving.
- 18) Landscaped or open space areas shall be at least 20% of the project site. At 1.29 acres that would require at least 11,238 sq. ft. of landscaping or open space. Based on scaling the submitted site plan the project appears to be providing approximately 9000 sq. ft. outside the spaces and an additional 5700 sq. ft. on each space for a total of 14,700 sq. ft. The landscape buffer along the north and south property lines will consist of low maintenance river rock and trees spaced 20 feet apart. The landscaping in each space is proposed to have grass and a shade tree.
- 19) The only accessory use will include a manager's office and residence.
- 20) The applicant is proposing to have an additional parking space on each RV space. Based on this, the applicant does not need to provide 1 space per 4 sites but shall meet the parking code discussed in Finding 6.
- 21) The applicant is not proposing any temporary recreational vehicle facilities.
- 22) The proposed park has direct access onto an arterial street.

Criteria: 153.085 OFF-STREET PARKING AND LOADING: PROVISIONS AND REQUIREMENTS.

(B) Applicability. *Unless exempted by this section, all construction, reconstruction, enlargement of a structure or at the time a use is changed in any zone off-street parking facilities shall be provided in accordance with the requirements set forth by this section and section 153.086*

(D) Specific Parking Requirements by Zone.

(1) R-1, R-2, R-3 and R-4 Zones.

(a) No specific requirements; the number of spaces required are listed in the table below; spaces shall meet City standards.

RV Park (Public or Private)	1 auto + RV space for each designated place and 5 guest spaces.
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Finding 6: The applicant is providing 1 auto and RV space for each designated space and proposing 5 additional vehicle spaces adjacent to the office area and entrance to the front of the property. This is a condition of approval.

Criteria: 153.136 SPECIFIC CONDITIONS.

In addition to the standards and conditions set forth in a specific zone, this subchapter, this chapter and other applicable local, county, state and/or federal regulations, additional conditions may be imposed which are found to be necessary to avoid a detrimental impact on adjoining properties, the general area or the city as a whole, and to otherwise protect the general welfare and interests of the surrounding area, the city as a whole and the general public. No condition may be imposed which violates federal or state law with regard to needed housing. The conditions may include, but are not limited to, the following.

(A) Limiting the manner in which the use is conducted, including restricting the time an activity may take place, and restrictions to minimize environmental impacts such as noise, vibration, air or water pollution, glare and odor.

(B) Establishing a special setback or other open space requirements, and increasing the required lot size or other dimensional standards.

(C) Limiting the height, size or location of a building or other structure or use.

(D) Increasing street width and/or requiring improvements to public streets and other public facilities serving the proposed use, even including those off-site but necessary to serve the subject proposal.

(E) Designating the size, number, improvements, location and nature of vehicle access points and routes, and requiring pedestrian and/or bicycle ways.

(F) Limiting or otherwise designating the number, size, location, height and lighting of signs and outdoor or security lighting, and the intensity and/or direction thereof.

(G) Requiring diking, screening, fencing or other improvements or facilities deemed necessary to protect adjacent or nearby properties, and establishing requirements or standards for the installation and maintenance thereof.

(H) Protecting and preserving existing trees, other vegetation and water, scenic, historic, archaeological, unique, landmark or other natural or manmade significant resources.

Finding 7: Due to comments from the neighboring property, staff recommends a site obscuring fence be built along the southern property line between the park and the neighboring residential use. With additional testimony or written comments at the hearing the Commission may impose conditions such as those stated above to mitigate the impact.

Recommended Conditions of Approval: If approved the following conditions are recommended for application **Cu-2016-104** to allow an RV park in the R2 zone. Such an approval is subject to the submitted plans, findings stated in the staff report, those conditions contained within and the following conditions of approval set forth below:

RECOMMENDED CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall comply with the Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs and Knox Box locks and all other UFC requirements. Both buildings are proposed to be sprinkled. If not sprinkled other infrastructure may be needed to provide adequate fire flows and building uses may be limited.
2. The applicant shall comply with the site plan as submitted and any alteration to them through the public hearings process. Any modifications of the site plan after approval shall be reviewed by City staff for compliance with City code and this approval. Major modifications as determined by the City will require a modification application.
3. The applicant shall annex the property into the City of Prineville as evidenced by the submittal of an annexation application with a valid legal description and application fee.
4. The applicant shall demonstrate access approval from ODOT and comply with BOR requirements for constructing utilities over or under their irrigation pipe.

RV Park
CU-2016-104

5. Either the owner, an operator, resident manager or other supervisor shall be available on the premises of a recreation park at all times while it is open for use.
6. The applicant shall identify each site with a number, letter or name.
7. All signs shall meet the code requirements of the City's sign code found in Chapter 152. A plan for the sign including location and dimensions shall be submitted to the City for review. A sign meeting the criteria of the City's sign code shall be approved and made part of this application.
8. The applicant shall pay all applicable water, sewer and transportation system development charges (SDCs) prior to issuance of a building permit. The SDC for traffic is based on the applicant's traffic study. Water and sewer SDCs will be based on the number and size of the water meters needed to serve the development.
9. The applicant shall construct all onsite improvements as shown or described in the submittal prior to occupancy. These improvements include but are not limited to, paved access and drive isles, paved guest parking, landscaping, water, sewer and graveled areas.
10. The applicant shall connect to City Sewer and Water and construct any public or private infrastructure necessary to do so, to City Standards.
11. The applicant shall submit construction drawings for public infrastructure for review and sign off by the City Engineer per the City's Standards and Specifications and pay the appropriate fee for the review.
12. The applicant shall landscape the areas identified in the site plan per the submitted landscape plan. Modifications shall be reviewed by the City for consistency and intent of the original plan.
13. The applicant shall provide paved access and parking as proposed, that is properly marked including designated ADA spaces. This includes 1 auto and RV space for each designated space and 5 additional guest parking spaces adjacent to the office area or entrance to the front of the property.
14. The applicant shall construct a 6 foot sight obscuring fence on the southern border of the property as requested by the neighbor unless a different agreement is reached and acknowledged by both property owners.
15. Applicant shall secure any and all city, county and state permits required for the proposed development, including, but not limited to all Crook County Building Department permits.

On-going Responsibilities

16. The applicant, owner and/or management of a recreation park shall maintain all buildings, grounds, rental units, spaces and furnishings in good repair and appearance, and in clean condition at all times.
17. All landscaping approved or required as a part of a development plan shall be continuously maintained, including necessary watering, weeding, pruning and replacement of plant materials. If plantings fail to survive, it is the responsibility of the property owner to replace them.
18. No structure or land shall be occupied or used for any purpose which creates or causes to be created any public nuisance, including but not limited to excessive odor, dust, noise, vibration, flashing light or any hazard to the general health, safety and welfare of the area. Should a nuisance be declared the owner shall correct the issue in order to bring the development back into compliance with City Ordinances.
19. The applicant shall not allow onsite lighting to shine directly onto adjoining properties or public rights-of-way.
20. The applicant shall maintain all stormwater drainage on site and not allow it to flow onto neighboring properties or public rights-of-way. Should stormwater become an issue additional drainage basins or swales shall be provided to retain runoff.
21. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances.

MOTION IN FAVOR

The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Favor of this Application. I Move that the application be **APPROVED**, subject to the Conditions of Approval as they have been finalized, and based upon the Findings of Fact in favor of the application.

MOTION IN OPPOSITION

The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Opposition to this Application. I Move that the request be **DENIED** based upon Findings of Fact in opposition to the application.

Written By:


Joshua Smith
Senior Planner

Applicant: Deidre/Phil Stenbeck
 1394 NE Ochoco Avenue
 Prineville, OR 97754
 (541) 680-4343

BURDEN OF PROOF – KRYPTOS RV PARK

UGMA

In accordance with the City of Prineville/Crook County Urban Growth Management Agreement, an SRM1 Residential County Zone would be annexed into the City of Prineville as an R2 zone. The request from the applicant is for the conditional use permit to require annexation as a condition of approval for the conditional use permit.

City of Prineville Land Use Code - CHAPTER 153.

As shown below, an RV Park in the R2 zone requires a conditional use permit and compliance with 153.083(J).

153.035 RESIDENTIAL USE TABLE

RESIDENTIAL/ACCESSORY USES

Use	T1	T2	T3	T4	T5	Code
Home occupation - Only employees of the immediate resident family, limited retail sales.	T1	T2	T1	T1	T1	153.083(C)
(RV) Recreational Vehicle Park, Public or Private		T2				153.083(J)

PUBLIC / SEMI-PUBLIC/NONPROFIT USES

Houses of Worship, including buildings and accessory uses essential	T2	T2	T2	T2		153.083(D)
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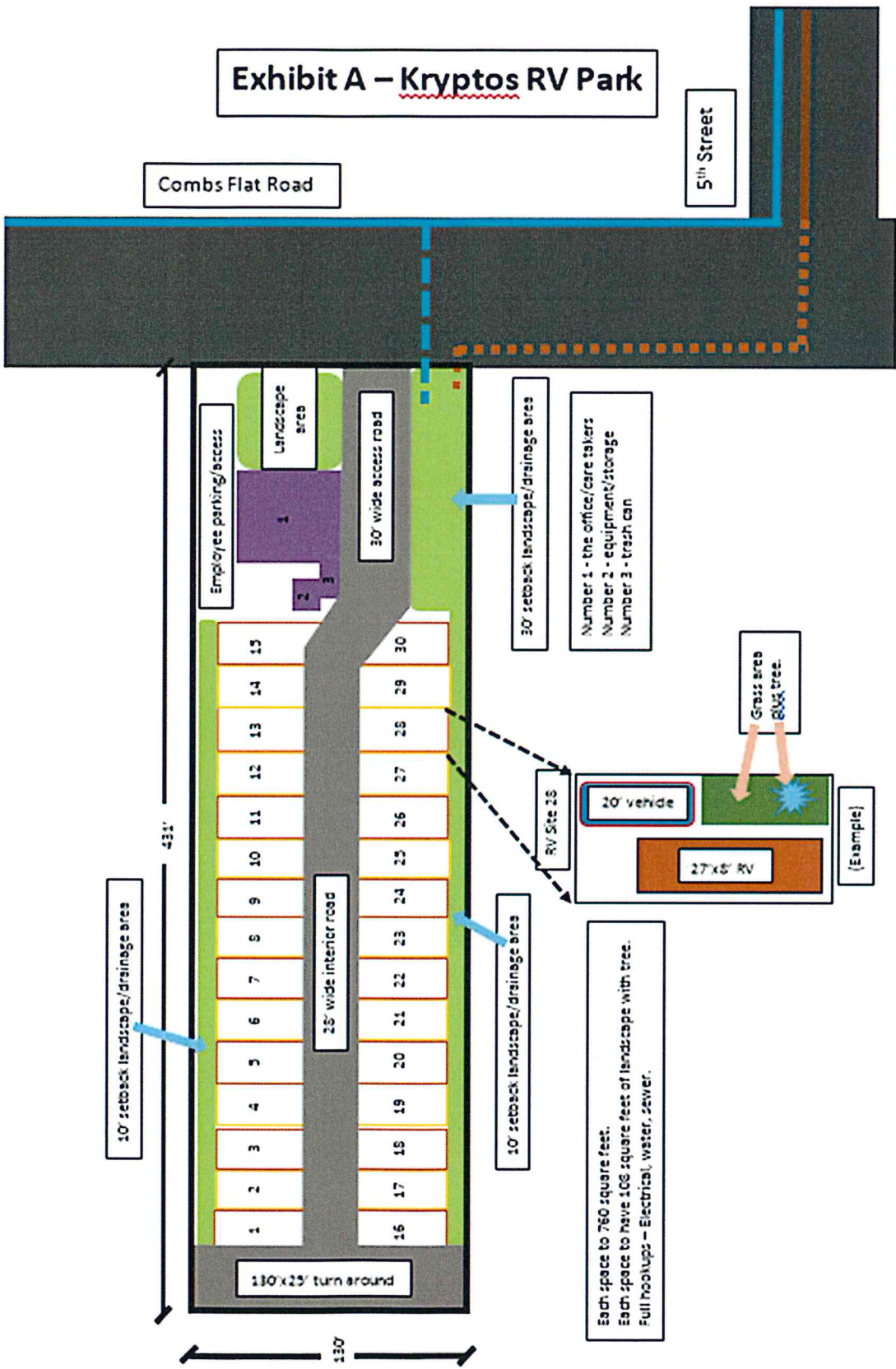
The TYPE 2 conditional use permit process requires going before the Planning Commission.

Section 153.083(J) outlines requirements for an RV park in an R2 zone. The applicant's exhibit attached shows how the requirements in Section 153.083(J) have been met via a diagram. Please see Exhibit A on page 2.

VICINITY MAP



Exhibit A – Kryptos RV Park



AERIAL PHOTOGRAPH OF SITE.



KRYPTOS RV PARK – Traffic Impact Assessment (TIA)

The purpose of this information is to document the trip generation for the proposed RV park development on the west side of Combs Flat Road in Prineville, Oregon. The applicant requests, that the following information suffice as a Transportation Impact Assessment (TIA). If requested, the applicant will provide a TIA from a traffic engineer (Kittelson and Associates) at least seven days prior to the Planning Commission meeting.

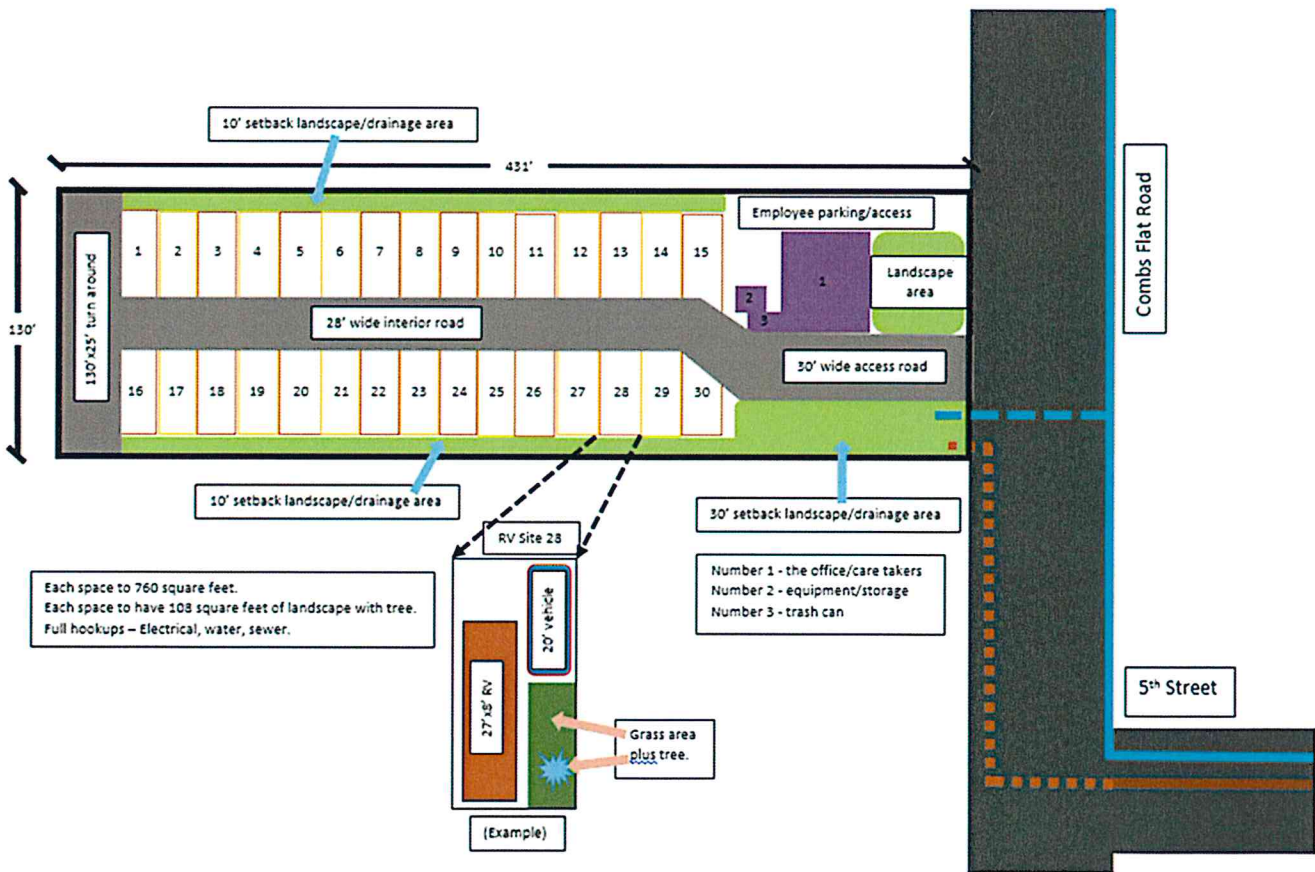
BACKGROUND

The developer is planning to develop a Recreational Vehicle (RV) Park on approximately 1.29 acres located on the west side of Combs Flat Road in Prineville, Oregon. The proposed development of the RV Park will consist of ~~27~~ ³⁰ RV sites with individual water, sewer, and electrical hookups. The site location is shown below.

SITE ACCESS

The proposed development will take access from Combs Flat Road, just north of 5th Street, as shown below.

Kryptos RV Park – Site Plan



Combs Flat Road is classified as a major arterial in the City of Prineville’s Transportation System Plan and has a posted speed limit of 35 miles per hour (mph). The access point should be design to ensure intersection sight distance meets minimum requirements identified in the standard reference A Policy on Geometric Design of Highways and Streets, 6th Edition, published by the American Association of State Highway and Transportation Officials (AASHTO) in 2011 (commonly referred to as the Green Book). This reference provides the recommended sight distances as measured from

a height of 3.5 feet 14.5 feet from the edge of the travel way, based on the speed of the roadway. The minimum sight distance for left-turning vehicles from the access point is 390 feet. The flat terrain does not restrict the minimum sight distance from being met, as shown below. The access point design should ensure that landscaping and other potential obstructions are not placed within the sight lines.



ESTIMATED TRIP GENERATION

Estimates of weekday p.m. peak hour vehicle trip ends for the proposed development were developed based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The Table below summarizes the resulting trip generation potential for the Recreational Vehicle Park (ITE 416). There are limited studies conducted for this particular land use.

Kryptos RV Park is proposing to develop 30 RV sites. An average occupancy of 80 percent was assumed to account for year round variability. The average rate per occupied site is 0.27 trips/site for the p.m. peak hour, with 65 percent of trips inbound and 35 percent of trips outbound. The proposed development is estimated to generate 6 new weekday p.m. peak hour trips (4 in, 2 out), as summarized below.

Estimated Trip Generation

Land Use ¹	ITE Code	Independent Variable	Occupied Sites	Weekday PM Peak Hour		
				Total	In	Out
Campground/ RV Park	416	Occupied Camp Site	24	6	4	2

¹ ITE Trip Generation 9th Edition

TRIP DISTRIBUTION

Based on the site's location on the east end of the city, it was assumed that 80 percent of the trips will travel north on Combs Flat Road toward Third Street in town. The remaining 20% are expected to head south on Combs Flat Road toward Juniper Canyon and ultimately Prineville Reservoir.

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Addendum to the application:

- 1) Area 3 is the location of the trash container that will be picked up weekly.

- 2) Each RV site (760 square feet) will be:
 - ¾ gravel (570 square feet); and
 - ¼ grass (190 square feet) of the site, which will also include one tree from three different tree species.

- 3) The landscape buffer along the fence will be river rock with trees at a density of one tree per 20 feet between the RV space and the fence line.

- 4) 5 visitor parking spaces will be provided adjacent to the office area and entrance in the front of the property.

KRYPTOS RV PARK – Traffic Impact Assessment (TIA)

The purpose of this information is to document the trip generation for the proposed RV park development on the west side of Combs Flat Road in Prineville, Oregon. The applicant requests, that the following information suffice as a Transportation Impact Assessment (TIA). If requested, the applicant will provide a TIA from a traffic engineer (Kittelson and Associates) at least seven days prior to the Planning Commission meeting.

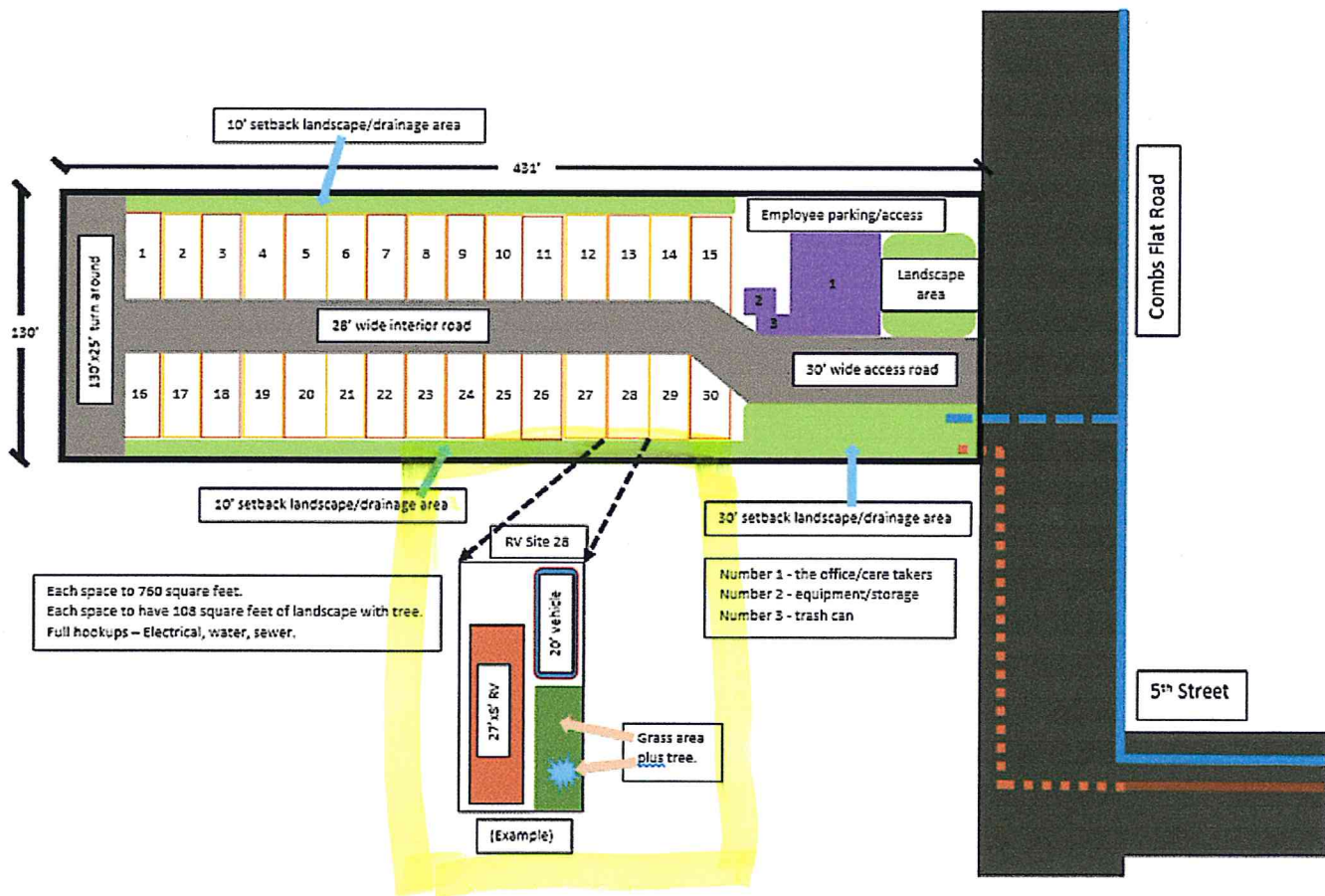
BACKGROUND

The developer is planning to develop a Recreational Vehicle (RV) Park on approximately 1.29 acres located on the west side of Combs Flat Road in Prineville, Oregon. The proposed development of the RV Park will consist of 30 RV sites with individual water, sewer, and electrical hookups. The site location is shown below.

SITE ACCESS

The proposed development will take access from Combs Flat Road, just north of 5th Street, as shown below.

Kryptos RV Park – Site Plan



Combs Flat Road is classified as a major arterial in the City of Prineville’s Transportation System Plan and has a posted speed limit of 35 miles per hour (mph). The access point should be design to ensure intersection sight distance meets minimum requirements identified in the standard reference A Policy on Geometric Design of Highways and Streets, 6th Edition, published by the American Association of State Highway and Transportation Officials (AASHTO) in 2011 (commonly referred to as the Green Book). This reference provides the recommended sight distances as measured from