



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT FINAL DECISION (APPROVAL)

CONSENT DATE: October 4th, 2016
HEARING DATE: September 20th, 2016
PROJECT NUMBER: CU-2016-105
APPLICANT: Patrick Brady
706 SW Industrial Way
Bend OR 97702
OWNER: Maria Brady
347 Black Butte Dr.
Sisters OR 97759
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, 153.037, 153.050, 153.083(R), 153.085, 153.135 – 153.138, 153.190 – 153.200.

FINDINGS OF FACT:

- 1. LOCATION:** 395 N. Main St. Map & Tax Lot 15-16-06AA 05301.
- 2. PROPOSAL:** The applicant is proposing a 12 room Boarding House on the second floor of the building located at 395 N. Main Street above the Vintage Cottage. The purpose at this time is to accommodate the current demand for worker housing.
- 3. ZONING:** The subject property is zoned Central Commercial (C1).
- 4. LOT OF RECORD:** The property has been determined to be a legal lot of record as a portion of lot 1 & 2 of Block 11 of the Monroe Hodges (town of Prineville) subdivision.
- 5. SITE DESCRIPTION:** The property is completely covered by an existing two story building. The first floor is currently a retail business, while the second floor has been primarily offices space with potentially some previous residential use.



- 6. COMMENTS:** During the notice period the City received agency comments with no opposition to the proposal, however; building and fire code will need to be met. City staff also discussed concerns about available parking for guests and existing businesses in that area.

Staff did discuss the proposal with one of the neighboring property owners who wanted more information. The property owner asked what the future use of the property will be when it's not being rented for workers of the data centers, how large are the rooms, is it co-ed, how many bathrooms, is there on site laundry and is there a parking plan. Staff received information from the applicant that states the rooms range from 100 to 200 square feet, all rooms will have locks, it is not limited to men only, that there will be a gym style restroom for men and a private restroom and shower for women if needed, at least one washer and dryer and parking will be on street or in the City's parking lot a block away. It is unknown at this time what the boarding house will become when it is not being used for datacenter workers.

- 7. FINDINGS SUMMARY:** The applicant is proposing a 12 room Boarding House to accommodate the current demand for worker housing at this time. The city's definition of a boarding house is no more than 10 persons. While it may be called a boarding house, 12 rooms more closely matches the definition of a motel. Each type of use is allowed in the C1 zone as a Type II conditional use. The review for each use is relatively the same including parking standards and traffic impact. The primary issue with such a proposal will be parking. The project is not expected to exceed resource carrying capacities. System Development Charges (SDCs) for water and sewer will only be required if the proposal requires an increase in the water meter size. Traffic impact for the proposed 12 room boarding house/motel is roughly the same as the previous use of office space, therefore Traffic SDCs will not be required. Staff understands that the second floor has not been utilized in any significant way for a long time, so any significant change in use of the second floor will have an impact on traffic in the area. It just may not have the traffic counts to warrant additional traffic SDCs. All necessary improvements to meet building and fire code shall be required and the applicant shall meet all applicable City of Prineville Ordinances including the Transient Lodging tax.

8. HEARING SUMMARY:

Staff - Staff gave a presentation describing the proposal and explaining that the project was reviewed under the "motel" category because it did not meet the definition of a Boarding House, which is no more than 10 persons. Staff addressed comments and questions received during review and explained the impacts this proposal could have to the area with regard to water, sewer, traffic and parking. Staff emphasized the parking issue as the primary issue but also discussed the benefits of having residences in the downtown. Staff also explained that residences have different parking patterns than a commercial uses that will likely cause fewer issues than a commercial business in the same location. Finally Staff ended the presentation explaining to the Commission that while the C1 zone allows redevelopment of second floors without parking, as a conditional use the Planning

Commission has the ability to limit the proposal such as the number of rooms or number of persons.

Applicant - The applicant presented his proposal as a 12 room Boarding House with the intent of renting to only 12 persons. The initial purpose would be to rent to Data Center workers, which he stated he had a list of people ready to move in. At a later date when demand falls he would re-evaluate the market and make changes accordingly. He commented that he does not want a low rent building now or in the future and sees an economic benefit to bringing high wage earners into the downtown. He believes that the separation of uses is more beneficial to the parking issue versus using the second floor for a commercial use that would compete for parking at the same time as other businesses.

Public Comments - Tess Jeuck, a neighboring property owner was at the meeting to comment. She made a general statement that the project was a good idea. She was primarily concerned with leaving daytime parking available for businesses. She suggested some type of signage on 4th St. that would limit parking times. She also made the comment that second floor office space is difficult to rent. In context this was a reference to her own experience renting office space in her building. She inferred that while an office use could need just as many parking spaces as this proposal it was unlikely due to the difficulty of renting that type of space.

Planning Commission - Several questions were asked during the presentations and applicant's testimony. Questions pertaining to building code were asked referring to ADA access and whether rooms were required to have a window. Staff stated that any use of the building will require approval from the Building Department. A question was asked about how garbage service would be managed. The applicant stated that there would be a maid service and garbage would be managed in the utility room and put out on the curb along with the garbage from the downstairs business. Another question was asked about parking alternatives and whether the applicant had considered using the vacant lot to the northwest or requiring tenants to use Beaver St. The applicant essentially stated that he would advise tenants not to use parking near businesses but had not considered using other private property for parking. The applicant mentioned again that he believes the separation of use types will limit many parking issues. During deliberations after the hearing was closed one Commissioner thought a site visit would be appropriate. The Commissioner was primarily concerned with the potential of poor living conditions and with the current housing problem it may force people to live in conditions they wouldn't normally choose. Other Commissioners were concerned as well but felt the renters still have a choice and that it is a business decision on how to operate the proposal. Several Commissioners mentioned that they thought it was a good idea. Commissioners also mentioned that parking was their primary concern and felt that the issue had been adequately addressed based on the separation of uses, residential versus commercial.

