



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT FINAL DECISION (APPROVAL)

CONSENT DATE: October 4th, 2016
HEARING DATE: September 20th, 2016
PROJECT NUMBER: SUB-2016-100
OWNER/APPLICANT: Porfily Ventures
P.O. Box 672
Prineville OR 97754
PROJECT REVIEWER: Joshua Smith
Senior Planner

APPLICABLE CRITERIA:

(1) City of Prineville Code of Ordinances, Title XV, Sections – 153.009, 153.014, 153.035, 153.036, 153.046, 153.051, 153.080 – 153.096, 153.135 - 153.138, 153.155 – 153.157, 153.159, 153.164, 153.190 – 153.200.

FINDINGS OF FACT:

- 1. PROPOSAL:** 14 lot residential subdivision with two additional non-buildable lots near Ochoco creek being dedicated to the City of Prineville for public purpose.
- 2. LOCATION:** The SE Corner of NE Juniper Street and Laughlin Road, Map and Tax lots 14-16-32DC 05800, 05900, 06000, 06100 & Map and tax lots 15-16-05AB 00800, 00900.
- 3. ZONING:** The subject property is zoned R2 (General Residential).
- 4. SITE DESCRIPTION:** The property is mostly vacant with two small rental houses that are proposed to be torn down. The property is also partially divided by the old railroad tracks near Ochoco Creek. This small portion of property near Ochoco Creek is the property that is proposed to be dedicated to the City.



5. **COMMENTS:** Notice was provided to neighboring property owners and all potentially interested agencies and departments in accordance with City Code 153.255. Comments were received verbally from noticed agencies with no issues.
6. **FINDINGS SUMMARY:** All buildable lots meet or exceed the minimum requirements. There are 14 buildable lots with 2 non-buildable lots near Ochoco creek being dedicated to the City of Prineville for public purpose. The proposed cul-de-sac and Juniper Street frontage along the buildable lots shall be built to City standards along with City water and sewer extensions and other public utilities. City water shall be extended “to and through” the buildable lots on Juniper Street. The applicant shall dedicate 20 feet of right-of-way to Laughlin Rd. and construct a 6 foot bike lane and curb to the existing street. Street drainage will be directed to an existing City stormwater detention area across Juniper Street.

7. **HEARING SUMMARY:**

Staff – Staff gave a presentation describing the proposed subdivision and explaining why the re-alignment of Juniper Street and Hudspeth Road is no longer a viable option. This re-alignment was pursued with the applicant several years ago. At that time it was discovered during a preliminary design that the bridge would have to be modified to allow the appropriate curves on the alignment. This escalate the costs and it was determined that the cost out weight the benefit and the project was discontinued but remained in the City’s TSP. Staff continued by summarizing the infrastructure improvements that with be required and stated that lots 15 and 16 would be dedicated to the City for open space preservation and public purpose.

Applicant – The applicant briefly mentioned the effort to re-align the road and stated that the timing is right to move forward and develop the property. There was one question from the Commission about whether the property was in the floodplain. Staff stated that it was not in a regulated floodplain and sowed a map of the project with the floodplain boundaries.

Public Comments – Don Berman, a neighboring property owner asked questions about maintaining the right-of-way (ROW) and whether the property would be filled. Staff stated that the City would maintain the newly dedicated ROW and the applicant stated that the property would not be filled.

Commission – During Commission deliberations they agreed that it was a good use of the property and that all questions had been addressed.

Decision – Ron Cholin made a motion to approve the application as written. Kim Kambak seconded the motion and the motion passed with 6 in favor and none opposed.

DECISION: Application SUB 2016-100 for a 14 lot residential subdivision with two additional non-buildable lots near Ochoco creek being dedicated to the City of Prineville for public purpose is **approved** subject to the “standard” conditions of approval relevant to Subdivisions, those conditions outlined in the findings section of the staff report and those conditions of approval set forth below:

General Conditions

1. The applicant shall plat the proposed subdivision as shown in the tentative plan or as modified by the Planning Commission during the public hearing.
2. The development and any future use 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. The applicant shall coordinate with the Crook County Rural Fire and Rescue in this endeavor.
3. All stormwater drainage within the subdivision and portions of Juniper Street and Laughlin Road shall be directed to the City’s stormwater drainage pond on the west side of Juniper Street.
4. All utilities shall be placed underground.
5. The development and any future use shall comply with all local, state and federal laws and any required permits shall be obtained by the applicant.

Prior to signing final plat:

6. All Public infrastructure shall be constructed to City Standards and Specifications. All infrastructure shall be reviewed and approved by the City Engineer and constructed or bonded for prior to signing the final plat.
7. The applicant shall dedicate the right-of-way as shown on the tentative plan and construct Crista Court including curb and sidewalk to City standards. This includes extensions of City water and sewer and all other utilities such as power, phone, cable, gas etc.
8. The applicant shall dedicate 20 feet of right-of-way along Laughlin road as indicated on the tentative plan and construct a curb and 6 foot bike lane along Laughlin Road to City standards.
9. The applicant shall construct a 5 foot sidewalk, curb and bike lane along the frontage of the buildable lots on Juniper Street.
10. The applicant shall construct a drainage system and re-construct portions of an existing system to direct the drainage of Crista Court and portions of Juniper Street and Laughlin Road to the City’s existing stormwater retention area.
11. The applicant shall sign a deed prepared by the City to deed lots 15 and 16 of the “Skate Park” subdivision to the City of Prineville.

