



# City of Prineville

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT FINAL DECISION (APPROVAL)

**CONSENT DATE:** December 6<sup>th</sup>, 2016  
**HEARING DATE:** November 15<sup>th</sup>, 2016

**PROJECT NUMBER:** Cu-2016-108

**APPLICANT:** Jesse Toomey  
770 NE Holly St.  
Prineville OR 97754

**OWNER:** Ronald Storey  
420 N Main St.  
Prineville OR 97754

**PROJECT REVIEWER:** Joshua Smith  
Senior Planner

### APPLICABLE CRITERIA:

(1) City of Prineville Code of Ordinances, Title XV Land Usage – 153.009, 153.014, 153.020, 153.037, 153.050, 153.080 – 153.096, 153.135 – 153.138 & 153.190 – 153.200

### FINDINGS OF FACT:

1. **PROPOSAL:** A change of use converting an old auto shop/retail building to a Brew/Pub (Crooked River Brewing)
2. **LOCATION:** The proposed change of use is located at 420 N Main St. Map and Tax lot 15-16-05BB 01200.
3. **SITE DESCRIPTION:** The property has an old existing building that has had many uses ranging from the historic use as a Heavy truck sales and service (Towner motors & Inland motor) to the current use as an antique shop. The building is built up to the side lot lines and has a rear access to a paved parking area. Below is a 2014 aerial view.



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 all of Lots 4 & 9 and the north 8.5' of lots 5 & 8 of block 1 of the First Addition to Prineville.
6. **AGENCY COMMENTS:**  
Fire Department: Since this is a change of use for the building, they need to follow the building code/building official for requirements.  
City Engineer: Provided the applicant paper work stating the limitations on discharging to the City Sewer.
7. **FINDINGS SUMMARY:** A Brew/Pub is a conditional use within the C1 zone due to the inclusion of a bar. The proposed use is a significant change from an antique store and therefore triggers design review criteria, although the building has had higher intense uses in the past including Heavy truck sales and service. With a change of use in an existing building it is difficult to meet all the requirements associated with parking, landscaping and site drainage. City has reviewed the proposal and found the existing site improvements such as sidewalks and paved parking to be worn down but adequate. The parking area will require striping of the proposed spaces including a handicap space. The City has not received any written comments from neighboring properties.
8. **HEARING SUMMARY:** Staff gave a presentation of the proposed change of use showing images of the property and existing building. Staff also discusses the interior renovations, proposed parking area and existing infrastructure. The applicant was there to answer questions about the project but did not have a formal presentation. The Planning Commission asked questions about parking, seating capacity and access. During deliberations the Commissioners had no concern with serving alcohol but did express some concern with lack of parking but understood that the City code makes exceptions for existing buildings in the downtown C1 zone.

Decision – Kim Kambak made a motion to approve the application and conditions as written. Bob Orlando seconded the motion and the motion passed with 5 in favor and none opposed.

**DECISION:**

Based on the foregoing Findings, those conditions contained within and the following conditions of approval; application C-2016-108 for the conversion of an existing building in the downtown to a Brew/Pub (Crooked River Brewing) is approved.

**CONDITIONS OF APPROVAL**

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.

