



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
FINAL DECISION (APPROVAL)

CONSENT DATE: December 6th, 2016
HEARING DATE: November 15th, 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.

2. The applicant shall stripe the parking area as shown in the submitted layout per city standards prior to occupancy.
3. The applicant shall pay all applicable System Development Charges (SDCs) prior to occupancy. The City has determined that the use as proposed will not be accessed additional SDCs, however; if at any time the water meter size is increased, additional water and sewer SDCs shall be required.
4. The signs approved as part of this application shall maintain compliance with the City's sign code and not impede pedestrian walkways. As proposed, the maximum wall signage for the front and rear facades shall not exceed 97 sq. ft.
5. The applicant shall secure any and all required city, county and state permits and comply with the required conditions of those permits prior to occupancy.
6. The applicant shall comply with all applicable requirements of the C-1 zone and relevant portions of the City of Prineville Code of Ordinances and Crook County Building Department.

THIS DECISION BECOMES FINAL December 19th, TWELVE (12) DAYS FOLLOWING THE SIGNING OF THIS DECISION UNLESS APPEALED BY A PARTY OF INTEREST.

Marty Bailey:


Planning Commission Chair

Date: 12-6-16

