



# City of Prineville

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

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**CONSENT DATE:** October 17<sup>th</sup>, 2017  
**HEARING DATE:** October 3<sup>rd</sup>, 2017  
**PROJECT NUMBER:** CU-2017-107  
**APPLICANT:** Slater Investment Group LLC.  
240 NW Claypool St.  
Prineville OR 97754  
**OWNER:** James Hayes  
P.O. Box 418  
Redmond OR 97756  
**PROJECT REVIEWER:** Joshua Smith  
Senior Planner

**APPLICABLE CRITERIA:**

(1) City of Prineville Code of Ordinances, Title XV – 153.009, 153.014, 153.020, 153.035, 153.036, 153.046, 153.081, 153.082, 153.083, 153.085-153.087, 153.135 -153.138, 153.094.

**FINDINGS OF FACT:**

- LOCATION:** The proposed multifamily complex will be located at the corner of NE Peters Road and Mariposa Avenue. Map and Tax lot 14-16-32BA 01900
- ZONING:** At the time of this application the property was zoned Light Industrial (M1). An application to amend the zone from M1 to General Residential (R2) has been applied for (AM-2017-102) and is running concurrently with this application.
- SITE DESCRIPTION:** The property is a vacant 1 acre parcel that is relatively flat and vegetated with various types of grasses. The property is shown below in a 2017 aerial view.



4. **PROPOSAL:** Applicant requests Site Plan and Design Review approval for a 14 unit multifamily development.
5. **LOT OF RECORD:** The property is a legal lot of record as parcel 1 of partition plat 1991-31.
6. **Related Documents:** AM-2017-102 Zone change from M1to R2.
7. **COMMENTS:** Notice was sent on September 12<sup>th</sup>, 2017. Development review meeting was held on September 14<sup>th</sup>, 2017

Neighbor – The City did not receive any comments from property owners in the notice area or otherwise.

Fire Department – The Fire Department commented that a hydrant would be needed internal to the site.

Public Works – Public Works discussed right-of-way dedication and sidewalk placement, various ways to serve the development with water and sewer, stormwater drainage and access to the proposed storage units off of the proposed parking area.

8. **FINDINGS SUMMARY:** The plans submitted by the applicant are the foundation of this application. This property is currently zoned for light industrial. The plan is to change the zone to residential and build a multifamily complex that is compatible with the surrounding single family residential neighborhood. The buildings were purposely setback from existing homes to provide less of an impact and the proposed one-way ingress and egress should help split traffic along Peters Road and Mariposa Avenue. The Complex will be assessed system development charges (SDC) for water, sewer, traffic and parks. The applicant is meeting all setback, lot coverage and height requirements. Staff believes the proposed design as submitted is meeting the intent of the City's design review code. The proposed design is fairly typical for the area. Open space areas are proposed along the street to provide an attractive look and feel to the site. A 10 foot dedication to Peters Road shall be required as a condition of approval. The applicant shall construct curb, sidewalk and street improvements to City standards. The applicant shall connect the buildings to City water and sewer and other utilities. The applicant shall also provide a fire hydrant and easement internal to the site per Fire Department requirements. All access, maneuvering and parking areas shall be paved in accordance with City standards and all stormwater drainage shall be maintained on site. Clear vision areas shall be maintained at all times and may be enforced at any time. The applicant is meeting the standards for multifamily complexes as well as the minimum landscaping standards of at least 20% and exceeding parking standards by providing 2 spaces per dwelling.

## 9. HEARING SUMMARY:

Staff: Staff gave a presentation explaining how the development will function and how it meets the criteria of the land use code. Staff explained that the additional parking, storage buildings and recreational space are not completely planned but shall meet minimum standards in the code. Staff also explained that as a conditional use the Commission could impose additional conditions they felt were necessary.

Applicant: The applicant explained the vision of the project and his desire to provide needed housing for the community while also building an attractive place to live. The applicant discussed his ideas for the open space, parking and storage buildings as well as the individual back yards.

Commission: There was no public comment. The Commission mentioned that it was a good use of the property. The Commission asked questions about site drainage, fencing along the southern boundary and dwelling size. The applicant's contractor discussed the drainage plan, staff stated that a cedar fence already exists along the southern property line that was built by the previous development and the applicant stated that the dwellings will be 1300s.f., 3 bedroom, 2½ baths.

Decision: Corey Engstrom made a motion to approve the application as written, Bob Orlando seconded the motion and the motion passed with 5 in favor and none opposed.

**DECISION:** Application **Cu-2017-107** for a 14 unit multifamily complex is hereby **APPROVED** subject to the submitted plans, findings stated in the staff report, those conditions contained within and the following conditions of approval set forth below:

### **General Conditions Prior to Occupancy**

1. The plans submitted by the applicant and the improvements depicted therein are the foundation of this approval to meet the requirements of the City's standards and specifications and land use code.
2. The applicant shall comply with the Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs, fire lanes and Knox Box locks and all other UFC requirements.
3. The applicant shall dedicate 10 feet of right-of-way along the frontage of Peters Road.
4. The applicant shall construct all public improvements in accordance with the City's standards and specification. This includes but is not limited to sidewalks along Peters Road and a portion of Mariposa Avenue from Peters to the egress, City water and sewer and other public utility connections, internal fire hydrant and driveway access points.
5. The applicant shall provide an easement to City standards for any internal public facilities such as the required fire line and hydrant.

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6. The applicant shall provide a 20 foot one-way paved access from Peters Road to Mariposa Avenue with appropriate signage at the ingress and egress as shown in the applicant's site plan.
7. The applicant shall provide 5ft. internal sidewalks that connect to the required public sidewalks as shown in the submitted site plan.
8. The applicant shall provide two parking spaces per dwelling to City standards that includes the proposed garages. Additional parking areas proposed shall be paved and appropriately marked to City standards.
9. The applicant shall maintain all stormwater drainage on-site. Grading and drainage plans shall be reviewed by the City Engineer to ensure compliance with cut and fill criteria and drainage calculations.
10. The applicant shall place all utilities underground.
11. The applicant shall meet the required landscaping percentage for multifamily complexes (20%). The applicant shall adhere to the general concept of the submitted landscape plan. The City understands that this landscape plan is conceptual and there may be a desire to change the plan as the project is constructed. Major changes to the proposed plan as determined by the City, shall be submitted in map form or writing for an informal City review and approval to ensure the plan is meeting the City's landscaping and buffering standards.
12. The applicant shall provide a recreational space of at least 2,500 s.f. plus 50 s.f. for each unit in the complex. The recreational space shall be improved with landscaping or other amenities to provide open recreation. The recreational area has been generally located in the submitted site plan and each unit has a 300 s.f. patio and yard space that counts toward the 50 s.f for each unit. The recreational area may change based on final design of parking and storage area; however, in no case shall the recreational area be less than 2,500 s.f.
13. The applicant shall comply with required setbacks and height requirements set forth for the applicable zone and as shown on the submitted site plan.
14. The applicant shall provide connections for clothes washing and drying within each dwelling or provide an onsite laundry facility with one washer and dryer per each 6 units.
15. The applicant shall provide postal service facilities in accordance with the requirements of the U.S. Postal Service.
16. Signs for multifamily dwellings shall not exceed 32 s.f. Signs meeting the City's sign code are considered approved as part of this application. Sign proposals shall be submitted for code compliance and made a part of this application.

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**Prior to Building Permit**

17. The applicant shall pay all applicable system development charges and connections fees prior to issuance of a building permit.

**On-going Responsibilities**

18. All stormwater drainage shall be maintained on-site per the applicant's drainage plan.
19. No storage of materials is allowed in a manner which may cause a nuisance. The applicant shall not store unused vehicles, junk or debris within view of persons on a public street or adjacent properties. All outdoor storage and any equipment on site shall be screened from adjacent public rights-of-way.
20. All exterior lighting shall be shielded and focus light downward onto the site and shall not shine onto adjacent rights-of-way or properties or cause a hazard to vehicles or aircraft.
21. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances and secure any permits required by the Crook County Building Department or State and Federal agencies.

**THIS DECISION BECOMES FINAL ON October 29<sup>th</sup>, 2017, TWELVE (12) DAYS FOLLOWING THE SIGNING OF THIS DECISION UNLESS APPEALED TO CITY COUNCIL BY A PARTY OF INTEREST.**

Marty Bailey: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Commission Chair