

DATE:

8/08/2018

NE 3rd St. Prineville RV Park (31 Spaces)

Burden of Proof Statement Land Use Application

REQUEST: Requesting approval of a 31-space RV Park at 2240 NE 3rd St

LOCATION: The site is identified as: Tax Lot 4800, Map 151604B

PROPERTY OWNER: Dennis and Linda Tribby

APPLICANT: Big Pete's Place

Applicable Criteria: PDC Section 153.083 (J), Pre-Application Summary from City Planning Department

Zoning Code Designation: C-2

Vicinity Map

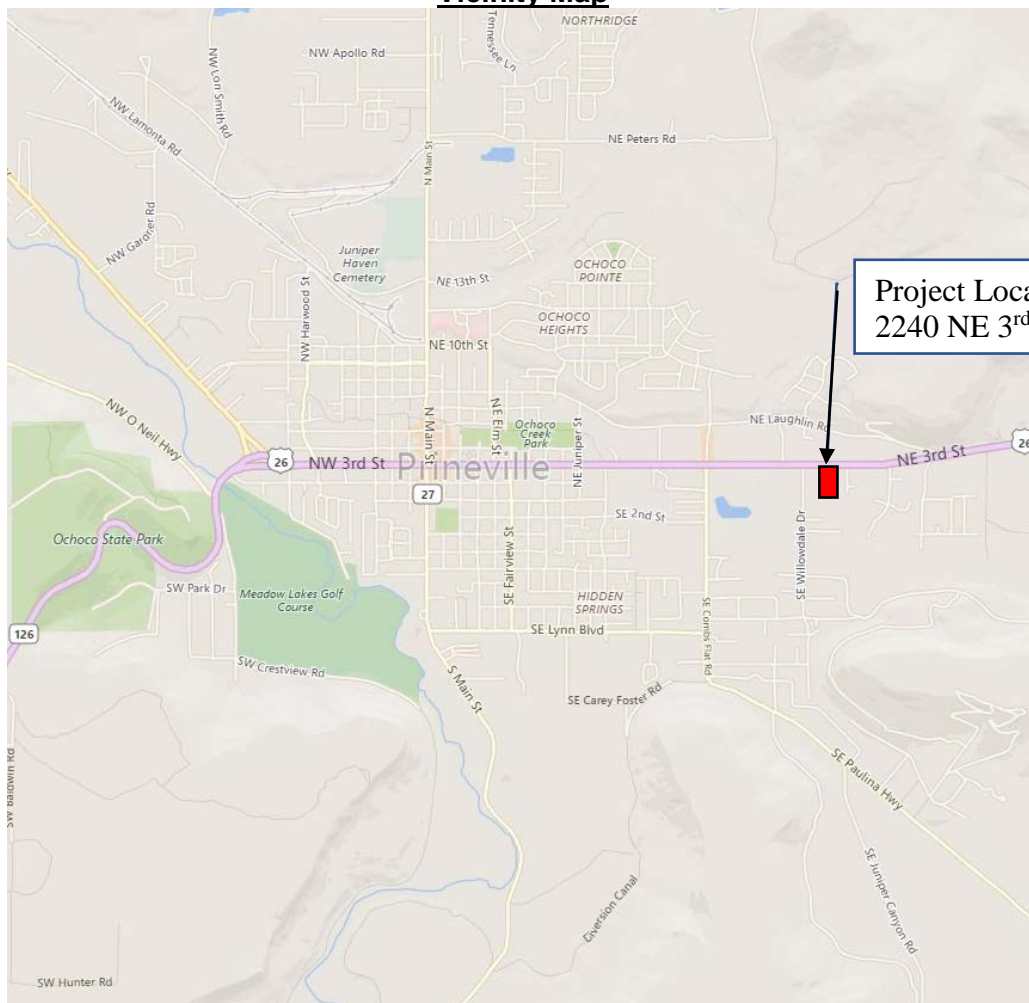


Figure 1: Vicinity Map

1. **Location:** The site is identified as Tax Lot 4800, Map 151604B

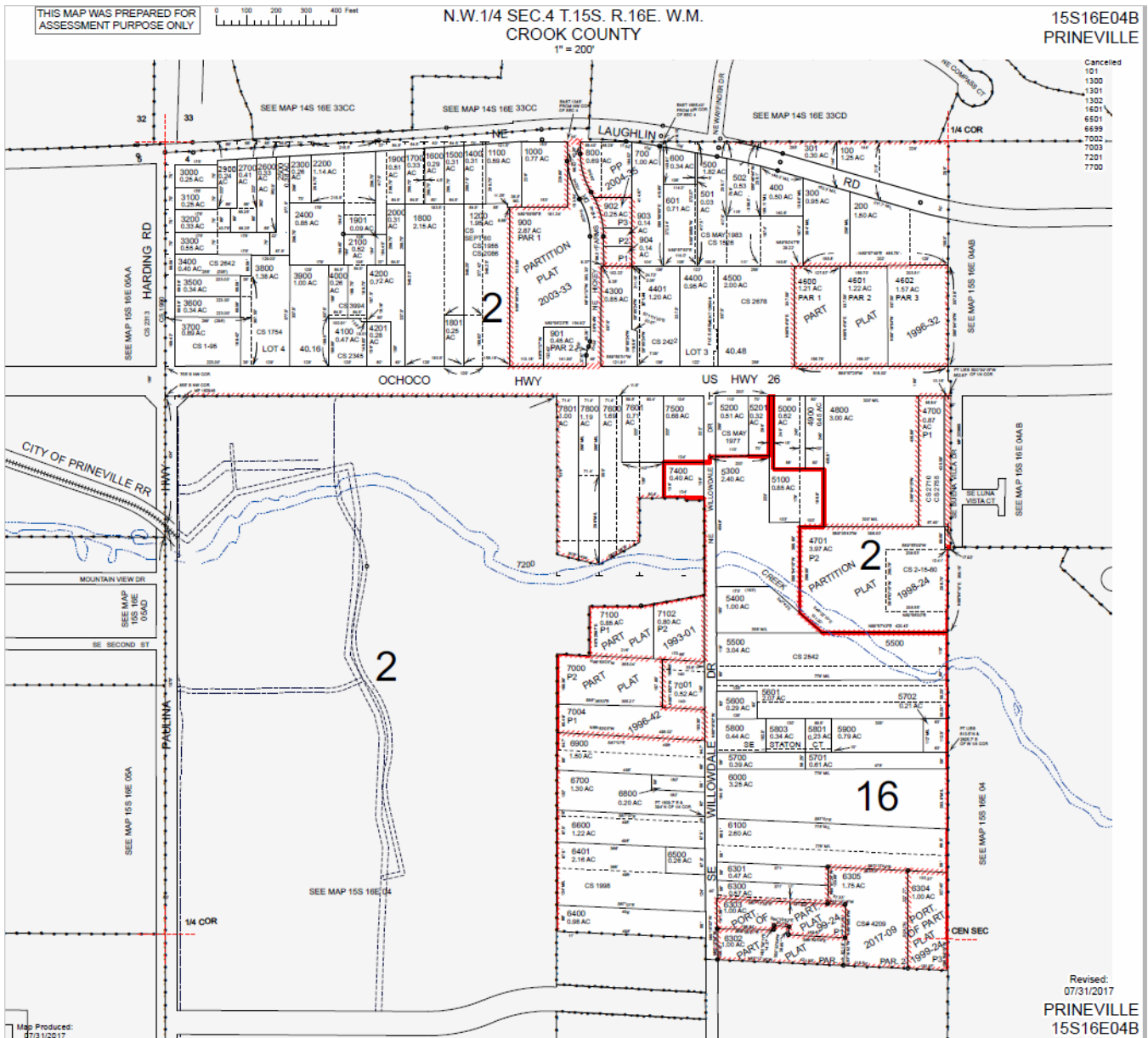


Figure 2: Tax Map 151604B

2. **Zone and Comprehensive Plan Designation:** The subject property is zoned and planned C-2 General Commercial on the Prineville Comprehensive Plan and Zone map.
3. **Proposal:** The applicant is requesting approval of a 31-space RV park

CONCLUSIONARY FINDINGS

(J) *Recreation vehicle parks.* A recreation vehicle park shall be constructed, maintained and operated in accordance with applicable state standards and regulations, and shall also comply with the standards and conditions set forth herein. (ORS Chapter 446 and OAR 333-31).

(1) Water supply service to each camping space is not required, but at least one water supply service shall be provided on site.

Response: Full hookups (including water) will be provided at each RV space.

(2) In lieu of individual sewer connections, at least one sewage disposal station shall be provided on site for the park.

Response: Full hookups (including sewer) will be provided at each RV space.

(3) All solid waste shall be stored in individual garbage containers, storage bins or storage vehicles. All such containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, watertight, rodent-proof and be readily washable. All solid waste shall be collected for disposal at regular intervals not to exceed seven days.

Response: A screened trash enclosure has been provided. Waste collection service will be handled by Prineville Disposal.

(4) Liquefied petroleum gas storage tanks on site shall be approved by the City Fire Chief and/or the State Fire Marshal as applicable.

Response: No LPG storage tanks are proposed.

(5) Toilet, hand washing and bathing facilities shall be maintained to meet the requirements set forth by the Building Official and the County and/or State Health Division.

Response: The applicant understands and will comply.

(6) Eating and drinking establishments, commissaries, mobile units and vending machines operated in conjunction with the park shall be approved in accordance with applicable provisions of this chapter and in accordance with applicable regulations administered by the County and/or State Health Division.

Response: None of the above establishments are proposed.

(7) All swimming pools, spa pools and wading pools in a recreation park shall comply with the applicable rules of the County and/or State Health Division.

Response: No swimming, spa or wading pools are proposed.

(8) The owner and/or management of a recreation park shall maintain all buildings, grounds, rental units, spaces and furnishings in good repair and appearance, and in clean condition at all times.

Response: The applicant understands and will comply.

(9) Either the owner, an operator, resident manager or other supervisor shall be available on the premises of a recreation park at all times while it is open for use, except as otherwise approved by the city.

Response: The applicant understands and will comply.

(10) Each camping space shall be identified by number, letter or name.

Response: The applicant understands and will comply.

(11) Each camping space shall be large enough to accommodate the parked camping vehicle, tent vehicle or tent as the case may be and for which the space was intended or designed, and to maintain at least ten feet separation from any other camping vehicle or tent, ten feet from any building, 20 feet from a boundary line abutting a public street or highway and ten feet from any other boundary line. Only one camping vehicle, tent vehicle or tent is permitted per space.

Response: The applicant understands and will comply.

(12) Each recreation park shall have direct access to either an arterial or major collector street. Each access road intersecting a public street or highway shall have a surface width of not less than 30 feet, and driveways within the park shall be at 20 feet in width or if parking is permitted thereon, 30 feet in width. All roads and driveways shall be well-drained and hard-surfaced as approved by the city and the City Superintendent of Streets.

Response: The proposed RV park is accessed from NE 3rd St/Ochoco Highway, which is designated as a major arterial in Prineville's TSP. Access roads within the park are proposed with a minimum of 20' width, with pavement widening at roadside parking locations.

(13) Each space in the park shall have direct access to a park driveway or road.

Response: All proposed spaces have direct access to park access roads.

(14) Except as approved otherwise in those parks providing independent sewer and water services to individual spaces, toilet facilities shall be provided in recreation vehicle parks in the following ratios:

Number of Spaces	Number of Toilets
1 - 15	2
16 - 30	3
31 - 60	5
61 - 100	7

Response: The applicant has proposed 31 spaces, therefore five toilets are required. Restroom facilities have been proposed that meet these minimum requirements.

(15) The density of RV parks shall not exceed 20 campsites per acre except as otherwise approved by the Commission; the Commission may adjust the density downward in the case of limitations necessary by steep slopes, geologic or natural features or impacts on adjacent areas.

Response: The RV Park proposed 31 spaces on 2.07 acres, for a density of 14.5 units per acre.

(16) Each recreation vehicle space shall be a minimum of 200 square feet.

Response: Each RV space has a minimum of 950 square feet available for parking and private open space.

(17) Each RV space shall contain no more than 33% paving or concrete.

Response: Sites contain ~37% concrete and 63% landscaping. Although this is above the specified 33% ratio, additional efforts have been made to screen the development appropriately, including sight obscuring fencing and providing additional trees around the perimeter of the development as a barrier between the park and the adjacent properties. The ratio could have been met by adjusting the concrete parking space to gravel; however, concrete surfacing is a far more aesthetically pleasing surface material.

(18) Landscaped or open space areas shall be a minimum of 20% of the project site, and may include nature trails, buffers, landscaping, common picnic or recreation areas, wetlands or streams.

Response: The project utilizes 2.07 acres of the subject property, therefore 0.41 acres of open space is required within the project. 0.77 acres are supplied.

(19) Accessory uses may include an owner's/manager's office/residence, restroom and bathing facilities, laundry, mini market with limited gasoline and propane gas services, swimming pool and other small-scale recreational facilities such as tennis courts, miniature golf and playgrounds for the use of park customers only.

Response: A manager's office, restroom and bathing facilities have been proposed for park residents.

(20) One additional parking space for each four campsites shall be provided in convenient locations throughout the park, except that this requirement may be reduced where individual RV spaces are of such dimensions to permit at least one additional parking space on site.

Response: 31 RV spaces are proposed; therefore 38 parking spaces are required. 46 parking spaces are proposed.

(21) The reviewing authority may exempt certain temporary recreation vehicle facilities from the on-site improvement requirements, requirements for toilets, water supply, sewage disposal and spacing if such temporary facilities are for the purpose of accommodating a camping vehicle rally or other groups of camping vehicles assembled for the purpose of traveling together or for special events such as fairs, rodeos, races, derbies, community event celebrations and the like and the reviewing authority finds that the public health will not be endangered. The period of operation shall be designated by the reviewing authority as shall other conditions such as solid waste collection and disposal found necessary to protect the public health and general welfare. In no case shall the temporary facilities be approved in conjunction with private commercial activities, except as temporary RV locations for highway or building construction or forestry projects, and in no case shall a temporary facility for the projects be approved if other alternatives for housing the employees associated with such projects are found to be available.

Response: The proposed RV park is intended to be a permanent facility, therefore this standard is not applicable.

(22) Recreational vehicle (RV) parks within the General Residential (R-2) Zone shall comply with the above requirements as well as the following:

(a) RV parks within the R-2 Zone shall only be allowed on properties with direct frontage on an arterial

street as identified by the City of Prineville Transportation Systems Plan (TSP). In no case shall a local street or minor collector be used for ingress or egress from the site. If a site has access to both a major collector and an arterial, access shall be determined by the City Engineer.

(b) Arterial streets provide the entrances into our community. Therefore, an applicant shall take careful consideration to the appearance of the entrance to the park. In review of any RV park proposal, the Planning Commission shall be responsible for the design review of the entrance.

(c) As part of the 20% landscaping and open space, screening from neighboring properties and public streets shall take priority.

Response: The proposed RV park is not located within the R-2 General Residential Zone, therefore this standard does not apply.

Pre-Application Criteria

Property: As discussed at the meeting a full survey of the property will be needed to show where the actual property lines are. There seems to be a discrepancy in the property lines, tax maps and fence lines.

Response: A boundary survey was performed on the subject property. Surveyed locations of all property corners, fence and building locations are shown in the enclosed site plan.

Phases: It was discussed that the applicant may want to show a second phase where the existing homes are so it can be approved all at once. The first phase will need to meet the necessary code requirements as a stand-alone development; however the second phase could utilize extra amenities of the first, such as additional parking, landscaping over 20% and drainage areas.

Response: The applicant does not intend to develop the remainder of the site at this time and understands that further development of the tract will require a separate approval.

Streets: Improvements will be required on Hwy 26 (3rd St.) to ODOT standards for the length of the property. ODOT will likely require similar improvements to those on the east side of the property constructed by the Buena Villa Estates Subdivision. Traffic SDCs will be calculated out of the ITE manuals at a rate of 0.37/space or a trip study may be submitted that could show a reduced rate. Traffic SDC is currently \$3,991.95 but will increase July 1st to \$4,326.67.

Response: Street widening, sidewalk and curb similar to what was required for Buena Villa Estates has been proposed along the property's frontage with Ochoco Highway.

Water & Sewer: The property is currently being served by a 1½" water meter which may be large enough to serve the proposed park as well as the existing homes. Billing shows two of the existing units are connected to sewer while the others are unknown and may be connected to a pressure system. The City believes there is or was a septic system to the rear of the property where the RV park is proposed. Sewer connections will need to be determined in order to calculate the appropriate sewer system development charge (SDC) if any. If the size of the water meter is increased the difference in SDC cost for water and sewer will be assessed.

Response: Sewer service reconfiguration has been proposed in the enclosed site plans. The existing site is currently served by a grinder pump. The proposed development shall be served by a 6" gravity collection main, which will drain to a proposed wet-well and grinder pump and be transported to the city main on 3rd St. via a 2" pressure line for final collection. The development proposes to connect to an existing 1-1/2" water meter on the property that is served by a city main on Ochoco Highway.

Floodplain: The SW corner of the property is within the floodplain. The floodplain in this area is allowed to be filled though it will remain in the floodplain unless a Letter of Map Revision (LOMR) is submitted and approved by FEMA. Filling of the property may also create drainage issues. All drainage shall remain on site and not flow onto adjacent property. Large amounts of fill near property lines may also require retaining walls. RVs are allowed in this flood hazard area but shall be fully licensed and ready for Hwy use, attached to the site only by quick disconnect type utilities, have no permanent attached structures, and be on site fewer than 180 days. The proposed shower structure will need to meet flood code requirements or be re-located outside the designated floodplain.

Response: The proposed shower structure is located outside of the AE floodplain, but partially within the X floodplain. The structure will be constructed to meet floodplain requirements.

Fire Department: 541-447-5011 (Fire – Russ Deboodt) The Fire Department stated that the proposed paved drive isles are adequate. They also confirmed that there are no specific distance requirements for Rv's and fire hydrants, but there are for structures. To avoid placing a fire hydrant internal to the site, the proposed shower structure shall be re-located to an area that meets the Fire Departments distance requirements.

Response: The proposed restroom structure is located ~330' from the nearest fire hydrant to the NE of the site. This is within the 400' distance requirement.

Parking: Parking appeared to be adequate for the proposal except around the office. It was discussed that ADA and employee parking should be provided by the office as well as a sidewalk connecting the office to the public sidewalk on the Hwy. A pull-out area for vehicles checking in should also be provided so they don't block the access.

Response: Additional parking space has been provided in front of the office, including the required ADA space.

Open space/Landscaping: Rv parks require 20% landscaping, which is usually provided along public roads and neighboring properties and doubles as a drainage area. The proposed plan shows RV pads abutting adjacent properties which could cause drainage issues onto neighboring properties and possibly neighbor conflicts depending on what gets built on adjacent properties.

Response: The project utilizes 2.07 acres of the subject property, therefore 0.41 acres of open space is required within the project. 0.77 acres are supplied.

Fencing: Fencing is usually required and generally preferred to be sight obscuring such as slated chain-link especially near residential areas that may be affected by lights shining through the fence such as on the east side of the property.

Response: Chain link fencing with privacy slats has been proposed.