



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

HEARING DATE: July 6th, 2021

PROJECT NUMBER: SUB-2021-100

OWNER/APPLICANT: Wade and Angela Rogers
9608 Happy Days Ln
Powell Butte OR 97753

ENGINEER: Parametrix- Dave Munsell
150 NW Pacific Park Lane Ste. 110
Bend OR 97701

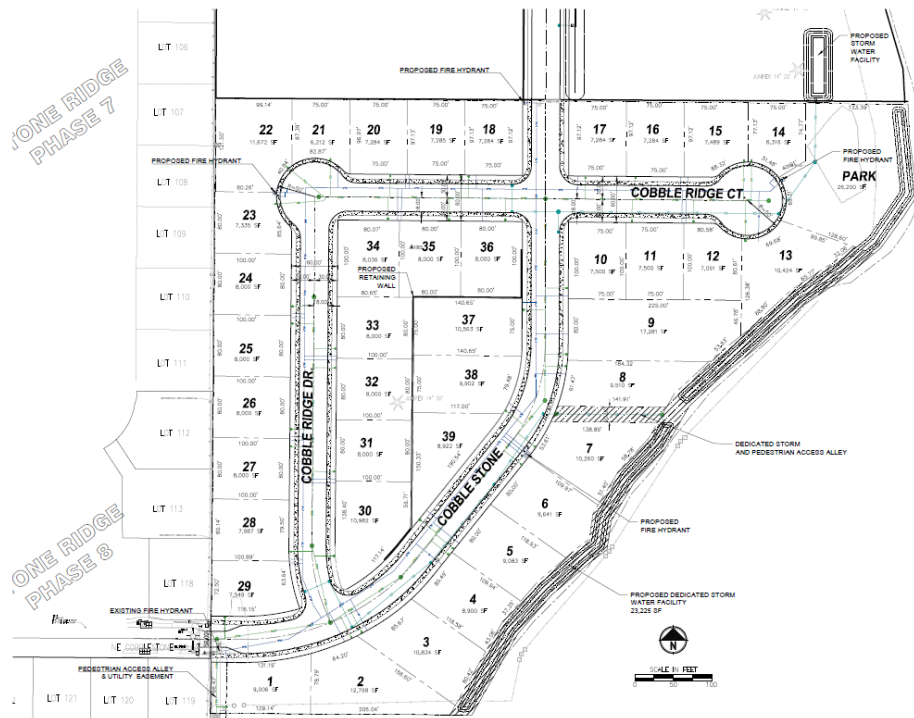
PROJECT REVIEWERS: Joshua Smith
Planning Director
Casey Kaiser
Senior Planner

APPLICABLE CRITERIA:

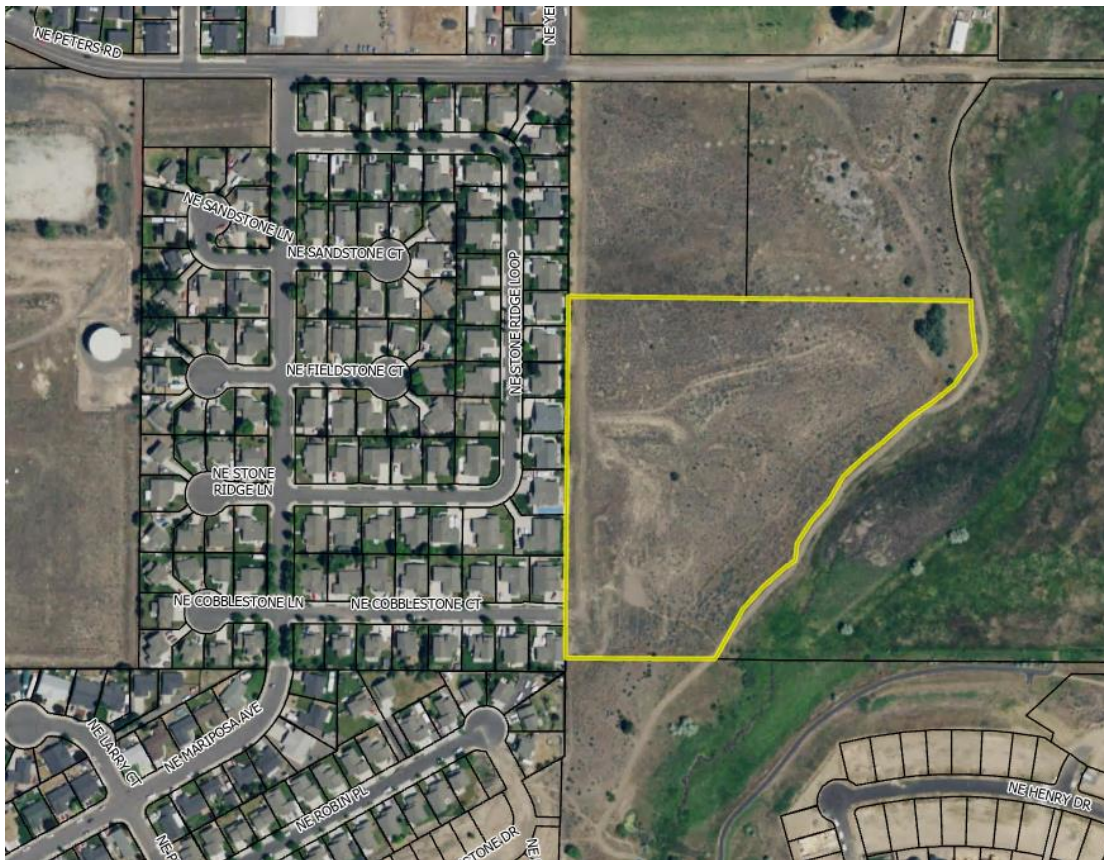
(1) City of Prineville Code of Ordinances, Title XV, Sections – 153.009, 153.014, 153.035, 153.036, 153.046, 153.051, 153.080 – 153.096, 153.135 - 153.138, 153.155 – 153.157, 153.159, 153.164, 153.190 – 153.200.

FINDINGS OF FACT:

- PROPOSAL:** The applicant is proposing a 39 lot single-family residential subdivision built to City standards. The subdivision will have a drainage area, park and trail connection dedicated to the City. An image from the applicant's submitted plan set is shown below.



2. **LOCATION:** East of the Stone Ridge Subdivision at the end of Cobblestone Ct. Further identified as Map and Tax lot 14-16-32AB 00100.
3. **LOT OF RECORD:** The property is a legal lot of record as a portion of parcel 1 of PP. 2004-15 through two boundary adjustments: Planning Applications BA-06-507 & BA-06-510, County Surveys 2467 & 2592 respectively.
4. **ZONING:** The subject property is zoned R2 (General Residential).
5. **SITE DESCRIPTION:** The property is vacant and vegetated with a sagebrush upland plant community that slopes to the southeast down to what is known as the Hudspeth wetland/drainage. A City pedestrian trail follows the southeastern boundary between the property and the wetland. See 2020 aerial image with the property highlighted below.



6. **COMMENTS:** Written notice was provided to neighboring property owners, plus all of the residences on NE Cobblestone Ct. Notice was provided to other agencies and departments electronically, through the development review committee (DRC) e-mail list. Notice was published in the local newspaper 10-days prior to the hearing. No written or verbal comments were received prior to the completion of the staff report or Planning Commission hearing held on July 6th, 2021.

7. **FINDINGS SUMMARY:** The tentative plans submitted by the applicant and the improvements depicted therein are the foundation of this approval. The applicant shall complete the project in a manner consistent with the plans and documents submitted as part of this application or as modified in the conditions of the final decision and in compliance with the requirements of the City's standards and specifications and land use code. The proposal is compatible with the Comprehensive Plan by providing for needed housing, orderly development and economic growth. All 39 proposed lots meet frontage requirements, minimum lot size and minimum density standards of the zone. All Public infrastructure including streets, water, sewer and other utilities such as power, phone, cable, gas etc., shall be constructed "to and through" each lot in the subdivision 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. Cobblestone Ct. shall be extended north through City property to provide the required two access points for a subdivision of this size. A small "pedestrian alley" shall be dedicated as right-of-way in the SW corner of the subdivision that will provide a paved trail connection and access for the off-site sewer connection. The applicant shall obtain a minimum 20' sewer easement for this sewer connection to the benefit of the City, that will connect the subdivision south across the neighboring property to an existing sewer line. The applicant shall dedicate the proposed park area, drainage swale and eastern paved trail connection as a separate lot to the City. At a minimum the applicant shall provide a uniform fence along the eastern boundary of the proposed lots as approved by the Planning Commission. The applicant is proposing a 4 foot black vinyl chain link fence. An engineered grading plan shall be provided to ensure all lots are buildable prior to signing the final plat. Stormwater drainage will be reviewed again during the construction drawing phase. It is the City's desire to maintain all drainage within the proposed swale along the City trail and not develop any drainage facilities in the proposed park area or City property to the north as depicted on the tentative plans. Unless requested differently by emergency services due to the improper street extension (Ct.), Cobblestone Ct. shall continue through to Peters Road as currently named. Cobble Ridge Drive shall be re-named to "Cobble Ridge Loop".

8. **HEARING SUMMARY:**

Staff: The Senior Planner Casey Kaiser gave a presentation of the proposed Parkview Estates subdivision in the R2 General Residential zone including an overview of the subdivision, a description of how the project fits within the current land use code, details of the placement of public infrastructure, details of the dedications to the City, a description of the key points and suggested conditions for consideration.

Applicant: Dave Munsell from Parametrix provided brief testimony on behalf of the applicant. Dave provided a few additional details of the project, how they are planning on dealing with the challenges created by steeply sloping terrain on portions of the site, and an explanation of some of the design features.

Public Comment: Four people spoke in opposition to the project. The four people in opposition had a range of concerns. These concerns included issues with individual pump stations, traffic congestion on the existing Cobblestone Court, disruption of their views of Barnes Butte, park placement, quality of the homes, potential excessive lighting from the street lights. Staff responded to questions as they were asked and the applicant responded in rebuttal by providing some explanation on the quality of homes they were planning for in the proposed subdivision.

Staff & Applicant response summary:

Staff commented on concerns throughout the hearing, summarized as follows:

- The proposed pump stations would be private and part of the cost of the home.
- Cobblestone Ct. would remain as is with through traffic; however, the new subdivision would provide a through street and be design to today's standard which provides wider streets with parking on both sides.
- The grading would not significantly lower the property adjacent to the Stone Ridge subdivision. The applicant's representative stated it was possible because they need extra material; however, it is dependent on other factors such as street grade and sewer grade. Staff stated that two story homes are allowed in the zone.
- The park space was placed at staff's request to enhance the Barnes Butte Recreation area by preserving trees and providing trail access to a future parking lot and trail head on property owned by the City to the north.
- The intent of the housing type is to be similar to the Stone Ridge subdivision, but it is dictated by the zone so there is no guarantee. The applicant's builder stated that he was anticipating building homes on the site starting at ~\$500,000.00 and indicated a level of quality and features similar to the homes they have been building in the Ironhorse subdivision.
- Street lights are required by the City to be paid for and installed by the applicant; however, the type and brightness is based on City standards. The issue of the street lights would not be something related to any criteria the applicant would be responsible for as the developer of a subdivision.

Planning Commission Deliberations: The commission had asked questions throughout the meeting about public utilities, the fencing along the wetland area, the park area, and the northern street connection. A commission member commented during deliberations that the proposed Cobblestone Court running through the subdivision would likely improve the traffic & congestion issues on the existing section that some members of the public expressed concern with. No member of the Commission raised objection to the project meeting the City standards.

Decision: Bob Orlando made a motion to approve the application as written with the recommended conditions as presented. Erika Montgomery seconded the motion and the motion passed with 4 in favor and none opposed.

DECISION

Application **SUB-2021-100** for a 39 unit subdivision in the R2 zone is hereby **APPROVED.** Such an approval is subject to the submitted plans, findings stated in the staff report, those conditions contained within and the following conditions of approval set forth below.

CONDITIONS OF APPROVAL

General Conditions:

1. The tentative plans submitted by the applicant and the improvements depicted therein are the foundation of this approval. The applicant shall complete the project in a manner consistent with the plans and documents submitted as part of this application or as modified in the conditions of the final decision and in compliance with the requirements of the City's standards and specifications and land use code.
2. The development and any future use shall comply with the Fire Department requirements for access, 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 utilities shall be placed underground.
4. 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:

5. All Public infrastructure including streets, water, sewer and other utilities such as power, phone, cable, gas etc., shall be constructed "to and through" each lot in the subdivision 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.
6. The owner/applicant shall dedicate the street rights-of-way as shown on the tentative plan. This includes a small pedestrian alley dedication in the SW corner and the preparation of a legal description and map of the right-of-way for the extension of Cobblestone Ct. on City property. This legal description will be used by the City to record a dedication of that street right-of-way.
7. Utility extensions to the north along the off-site extension of Cobblestone Ct. will likely terminate at the City property unless there is a need for the subdivision to extend utilities in this street to Peters Road. The City or other utility companies may determine they have a need to extend services to Peters Road at their own cost.

8. The extension of Peters Road was required with a different application currently under construction (Cu-2019-114). Should this project fail for some unforeseen reason, additional improvements to Peters Road would be required to make the connection to Cobblestone Ct.
9. The applicant shall construct the proposed off-site sewer connection to the south and obtain a sewer easement to the benefit of the City of at least 20'.
10. The owner/applicant shall dedicate the proposed park area, drainage swale and eastern trail connection as a separate lot to the City. The owner shall sign a deed of dedication prepared by the City to facilitate this transfer. The City will record this deed once the final subdivision plat is recorded.
11. The proposed pedestrian access alley to the south and pedestrian access to the east shall have a minimum 10' paved width.
12. The applicant at a minimum shall provide a uniform fence along the eastern boundary of the proposed lots. The applicant is proposing a 4 foot black vinyl chain link fence.
13. The applicant shall construct drainage facilities to City standards. Stormwater drainage will be reviewed again during the construction drawing phase. It is the City's desire to maintain all drainage within the proposed swale along the City trail and not develop any drainage facilities in the proposed park area or City property to the north as depicted on the tentative plans.
14. The applicant shall provide an engineered grading plan of the subdivision including each lot to ensure the proposed lots are buildable, particularly on the lots that slope to the east.
15. Unless requested differently by emergency services due to the improper street extension (Ct.), Cobblestone Ct. shall continue through to Peters Road as currently named. Cobble Ridge Drive shall be re-named to "Cobble Ridge Loop".

Prior to building permit:

16. Applicant shall secure any and all City, County & State permits required for the proposed development prior to use.
17. All future development shall pay applicable system development charges (SDCs) and connect to the City's sewer and water system.

On-going/Future Responsibilities:

18. The applicant shall comply with all relevant portions of the City of Prineville Code of Ordinances.

Parkview Estates Subdivision
SUB-2021-100

THIS DECISION BECOMES FINAL AT 5:00 P.M. August 3rd, 2021 TWELVE (12) DAYS FOLLOWING THE MAILING OF THIS DECISION ON July 21st, 2021 UNLESS APPEALED TO THE CITY COUNCIL BY A PARTY OF INTEREST. A WRITTEN APPEAL MUST BE SUBMITTED TOGETHER WITH THE APPEAL FEE TO THE CITY OF PRINEVILLE PLANNING DEPARTMENT LOCATED AT 387 NE 3RD ST PRINEVILLE, OR 97754

Marty Bailey: _____ Date: _____
Planning Commission Chair