



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
FINAL DECISIONS

CONSENT DATE: February 5, 2008

PROJECT NUMBER: SUB-07-08-703

APPLICANT: Cliff Curry
471 SE High St., Ste 10
Salem OR 97301

OWNER: Prineville Residential LLC/Prineville Commercial LLC
471 SE High St., Ste 10
Salem OR 97301

ENGINEER: Keith D'Agostino
231 Scale House Loop, Ste 203
Bend OR 97702

ATTORNEY: Laura Cooper
15 SW Colorado, Ste. 3
Bend OR 97702

REQUEST: The applicant is requesting tentative approval for Phase 1, of the Anglers Canyon Outline Development Plan (ODP). Phase 1 consists of 166 lots for single family residential development and two development tracts. Phase 1 encompasses 73.5 acres of the total 232 acre Anglers Canyon ODP.

LOCATION: The property is identified as Map & Tax lots 15-16-08 100, 109 and 110 and is located south of the Fairgrounds and High school and East of Les Schwab fields.

PROJECT REVIEWER: Joshua Smith
Associate Planner

PLANNING COMMISSION DECISION: APPROVAL WITH CONDITIONS

HEARING SUMMARY:

The ODP SUB-06-07-702 was approved on 4/17/2007. The first hearing for SUB-07-08-703 commenced on November 20, 2007 it was continued to December 18, 2007 and again to January 15, 2008 in order to give the applicant additional time to address concerns expressed by the Planning Commission. At the continuation of the hearing on January 15, 2007, the Planning Commission approved SUB-07-08-703 by a vote of 6 in favor 0 against with the Amendments to the ODP and the conditions listed below.

Amendments to ODP (SUB-06-07-702):

1. **The revised ODP approved with the first phase of SUB-07-08-703 shall amend the original ODP, SUB-06-07-702, approved on 4/17/2008.**
2. **The original ODP, SUB-06-07-702, shall be amended to require 30% open space in lieu of 31%.**
3. **The original ODP, SUB-06-07-702, shall be amended to require a 10' ROW dedication to Hwy. 27. The dedicated area shall not be counted toward the 30% open space requirement.**

Conditions of Approval:

Based on the findings incorporated in the staff reports and records of the public hearings on November 20, 2007, December 18, 2007 & January 15, 2008 SUB-07-08-702 is hereby **approved** subject to the following conditions of approval.

The following is a list of the conditions of approval:

1. Recommendations are based on the submitted plan, and the improvements and physical conditions depicted thereon. Any substantial alteration to those plans, other than those that may be required by this decision, will require a new application. Any public improvement proposed by the Applicant on the submitted plan or other submitted Staff has relied upon documents in formulating recommendations for Phase 1 of the PUD Outline Development Plan approval. Additional conditions of approval and required performance measures are contained in the text of the above staff analysis and findings.
2. This Approval shall be null and void after one year from the date of final approval unless substantial progress has been made as determined by the City of Prineville.
3. The Applicant shall, within one year after the date of approval of this tentative plan, prepare and submit the final plat that is in conformance with the tentative plan as approved and with all conditions applicable thereto.
4. Approval is limited to Phase 1 of the PUD Outline Development Plan identified as the Anglers Canyon Development, consisting of 73.45 acres and a maximum 166 single family dwellings and 2 future development tracks. The applicant shall adhere to the SUB 07-08-703

submitted documents and any changes made by the conditions of this report.

5. The applicant shall adhere to all 41 conditions of the Outline Development Plan (SUB-06-07-702) approved on 04/17/2007 except as amended by these conditions.

6. All proposed lots shall adhere to the dimensional standards as proposed in the applicant's Burden of Proof and be connected to city water and sewer as each lot develops.

Prior to signing final plat:

7. The applicant shall engineer & construct all sewer, water, drainage and transportation system requirements in coordination with City Engineering and Public Works Departments. All infrastructure improvements shall be constructed or bonded for prior to signing the final plat. Other forms of improvement assurance may be used at the City's discretion. Infrastructure requirements are listed in the attached Engineers Report. A maintenance surety bond or equivalent not to exceed 20% of all improvements shall be required and held for not less than one year from the date the City accepts the improvements.

8. All storm water management shall be handled on-site. Specific engineering and storm water management concepts shall be addressed before the signing of the final plat. The applicant shall coordinate with the City of Prineville Engineering and Public Works Departments in this endeavor. All storm water management techniques shall adhere to DEQ standards and specifications.

9. The applicant shall plat all alleys within the subdivision as private with public access easements, **unless determined by the City that the alleys shall be public.**

10. **The applicant shall design and construct streets to meet the minimum dimensional standards in the table submitted by the applicant on November 19, 2007 and attached below, with the exception that all proposed 50 ft. ROW's shall be widened to 52 ft.**

11. **The applicant's planter strips shall be constructed between the street and the sidewalk as shown in the original ODP cross sections.**

12. **The applicant shall construct Road 'O' with a 45' ROW to include a 5' sidewalk on the East side, two 6' planter strips, 28' of pavement, and no parking on the west side. Pedestrian crossings shall be marked at the intersection of Road 'O' and Road 'F'. Illustration is attached below.**

13. **The applicant shall construct curb extensions only when deemed appropriate and functional by the City Engineer and Public Works.**

14. **Street medians at the entrances to the subdivision shall be in addition to the approved ROW for the street.**

15. The applicant shall provide a 10 foot Public utility Easement outside the right-of-way unless otherwise stated by the utility company during construction drawing review.

16. The applicant shall dedicate 10 feet of additional right-of-way to upgrade South Main Street to Collector status. The proposed path along S. Main shall be located property tight with in the ROW after dedication. The path shall be paved and constructed or bonded for prior to signing the final plat. **The applicant shall landscape the additional ROW to City standards and maintain it through the HOA until such time that it is needed by the City of Prineville for street improvements. This dedicated area shall not be included as part of the required 30% open space for the ODP.**

17. The applicant shall comply with all the Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs, and Knox Box locks and all other pertinent IFC requirements.

18. The City of Prineville reserves the right to perform maintenance on any necessary easements (i.e. storm water treatment facility, sewer, **private alleys etc.) and charge the HOA if the HOA fails to perform required maintenance.** The City shall also have immediate access **without prior notice** when necessary **to address a maintenance issue.**

19. The City reserves the right to require such technical and legal services as deemed necessary in the review of final requests regarding the review of CCR's and actual construction and inspections of sewer, water, storm drainage, street improvements, and to any other situations and/or conditions that may arise as the development progresses as provided for in Section 153.100 of the City of Prineville Code of Ordinance.

20. **All common open space use designations shall be shown or listed on the final plat.**

21. **All lots shall meet the minimum frontage requirement of 50' or 35' on a curvilinear street.**

Prior to building permit:

22. The applicant shall apply for Site Plan Review prior to any development and obtain all necessary permits as required from the Crook County Building Department and any other state or federal agency. All new utility services shall be placed underground. Overhead electrical lines or electrical drops are prohibited.

23. **Any cutting, filling or grading of the site shall be in compliance with the current land use code at the time of building permit.**

24. The applicant shall have all double frontage lots be accessed from the lower order street. **No lot shall directly access S. Main St.** This will be enforced during site plan review.

25. All applicable off-street parking requirements shall be met for streets and individual lots. Off-street parking for individual lots will be addressed during site plan review.

26. The applicant shall pay all SDC's in accordance with the most recent City of Prineville Ordinance regarding SDC's at the time of development to assist in meeting resource and public facility carrying capacities. SDC's shall be paid prior to issuance of a building permit for each lot. The applicant is entitled to SDC reimbursements only as City of Prineville Code of Ordinances allow.

Ongoing land owner responsibility:

27. The applicant shall comply with all other applicable requirements of the R-2 zone, other than those exceptions made in this approval through the PUD process or as established in the ODP/PUD.

28. The applicant shall comply with all relevant portions of the City of Prineville Code of Ordinances and the Comprehensive Plan.

29. Initial open space development will be suitably improved for its intended use by the applicant as each phase of the tentative plan develops.

30. The exception to the 35-foot height limitation, as proposed by the Applicant for apartments and townhomes, shall be limited to the locations proposed by the Applicant in the Outline Development Plan.

Date this 5th Day of February, 2008

Paul Cuddy _____
Planning Commission Chair



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Amended Engineer's Report

Memo To: Joshua Smith

Memo From: Mike Wilson

Date: 12/10/07

RE: Anglers Canyon Phase 1 sewer, water, & transportation requirements.

Josh,

Having reviewed the information provided by ACE Consultants, Inc. and Kittleson & Associates, Inc. I have the following preliminary infrastructure improvement requirements necessary to accommodate the first phase of Anglers Canyon. These requirements are based upon the information currently available and may change as designs for the infrastructure improvements become more complete.

Sewer:

The connection of 166 dwelling units to the existing sewer collection system will require the completion of the Rimrock Park Sewer Pump Station project and the following sewer master plan improvements. These improvements must be complete prior to the physical connection to the existing system. All improvements shall be built to City of Prineville Master Plan specifications, City of Prineville Standards and Specifications and must meet City engineering approval.

1. Design and construct the Rimrock Park Sewer Pump Station, sited in such a way to serve the Anglers Canyon, Rivergate and River Steppes developments. The pump station shall include a wet well for 2,000 edu's separated into 2 compartments with backup power generation.
2. Design and construct a force main sewer pipe from the Rimrock Park Sewer Pump Station to an interim connection point located at the intersection of SW Rimrock Rd and SW Park Dr. The force main shall be of 12" minimum diameter and shall connect to MH 568.
3. Design a gravity sewer pipe to connect the existing sewer system at the corner of S. Main St. and SW Lynn Blvd to the new Rimrock Park Sewer Pump Station. Design shall be submitted with the pump station construction drawings for engineering review.
4. Pump station construction drawings must be accompanied by an initial operational plan for the pump station that meets City engineering and Department of Environmental Quality approval.
5. Construct all portions of the gravity sewer pipe mentioned in requirement 3 that boarder or cross the Anglers Canyon Development.

Water:

With the new airport well #2 online in July, additional source water is available to the City's water system. The estimated 335 gpm additional source equates to roughly 600 EDU's maximum daily demand. Considering the land use approvals from January 2006 that the City

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Anglers Canyon

has committed water to, source water is available to the 166 EDU's average daily demand (38gpm). To meet the required maximum daily demand (94 gpm), additional storage will be necessary. Based upon the March 2006 Water System Master Plan Update, the following improvements need to be completed prior to physical connection to the existing system.

1. Design & construct approximately 10,000 lineal feet of 16" transmission water pipe and required pressure reducing valves. All shall be built to City of Prineville Master Plan specifications, City of Prineville Standards and Specifications and must meet City engineering approval.
2. Construct to the City of Prineville's design, Airport Tank No. 2.
3. Design and construct a 16" transmission line and required pressure reducing valves to connect the new water lines and water storage tank to the existing water network on S. Main St.

Transportation:

The same conditions that applied to Angler's Canyon Outline Development Plan for the following intersections are also true for the Phase 1 of the project. When these intersections reach the trip counts as outlined below the intersection shall be improved whether by the City of Prineville or the developers. Therefore the following conditions shall apply to the Rivergate project.

1. Based on the trip debiting letter required of the applicant with each project phase, prior to generation of the 580th weekday p.m. peak hour trip the applicant shall re-analyze the intersection of 3rd Street/Main Street to determine the timing and potential need for additional right-turn lanes. The analysis shall be coordinated and reviewed by City and ODOT staff, with the design and provision of the new turn lanes provided by the applicant as deemed necessary.
2. Prior to generation of the 1,032nd weekday p.m. peak hour trip, the applicant shall review the intersections of Main Street/2nd Street and Main Street/1st Street to determine the need and timing for signalization, as identified in the City of Prineville TSP. The applicant shall be responsible for signalization of the intersection and related roadway signing and striping improvements, when warranted, as determined by the City traffic engineer. Based on the identification of a signal at the intersection of Main Street/2nd Street in the City of Prineville TSP, all costs associated with signalization of the Main Street/2nd Street intersection shall be SDC creditable, subject to law and City policy.
3. Prior to generation of the 1,327th weekday p.m. peak hour trip, the applicant shall work with City of Prineville staff to determine the timing for signalization of the Main Street/Lynn Boulevard intersection and all related roadway signing and striping improvements. A traffic signal shall be installed at the Main Street/Lynn Boulevard intersection by the applicant, when warranted, as determined by the City traffic engineer. As a traffic signal is not identified within the City of Prineville TSP, installation of a traffic signal at the Main Street/Lynn Boulevard intersection is not SDC creditable. Accordingly, a non-creditable latecomer's fee will be established and executed by the City of Prineville to reimburse the applicant for the proportion of signalization costs associated with future development in the intersection vicinity.

Anglers Canyon
Prineville Project Number SUB-07-08-703
Street Cross Sections Comparison
November 19, 2007

All Proposed 50' ROW's shall equal 52' per Land use decision

Outline Development Plan						Tentative Plan			
Road	Designation	R/W	Paved width	Bike Lanes	Parking	R/W	Paved width	Bike Lanes	Parking
A	Primary	60'	36'	yes	no	60'	36'	yes	no
B	Neighborhood	55'	28'	no	yes	50'	28'	no	yes
C	Neighborhood	45'	20'	no	no	50'	28'	no	yes
D	Not Identified					50'	28'	no	yes
E	Not Identified					50'	28'	no	yes
F	Not Identified					50'	28'	no	yes
G	Primary	60'	36'	yes	no	60'	36'	no	yes
I	Neighborhood	45'	20'	no	no	50'	28'	no	yes
J	Neighborhood	45'	20'	no	no	50'	28'	no	yes
K	Neighborhood	55'	28'	no	yes	50'	28'	no	yes
L	Neighborhood	55'	28'	no	yes	60'	36'	no	yes
M	Neighborhood	60'	40'	no	yes	60'	36'	no	yes
N	Neighborhood	60'	40'	no	yes	60'	36'	no	yes

