



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
FINAL DECISION

HEARING DATE: May 6, 2008

PROJECT NUMBER: Cu-07-08-301

OWNER: Crook County
300 NE 3rd St.
Prineville OR 97754

APPLICANT: Bend Broadband
63090 Sherman Rd.
Bend OR 97701

REQUEST: A site plan review for placement of pre-fabricated communications building (12'x20') to house switching equipment for fiber optic services to Prineville.

LOCATION: The building is proposed to be located approximately 240 ft. east of Highway 126 near the top of the grade prior to descending into Prineville. Map and tax lot 15-15-01 TL300.

PROJECT REVIEWER: Joshua Smith
Associate Planner

APPLICABLE CRITERIA:
(1) City of Prineville Code of Ordinances, Title XV – Chapters 150-153, inclusive.

PLANNING COMMISSION DECISION: APPROVAL WITH CONDITIONS

HEARING SUMMARY: The Planning Commission discussed the location and did not see a problem. They agreed with using existing vegetation to the greatest extent possible but determined that transplanted vegetation would have difficulty surviving. The consensus was to use a larger dirt mound 3-4ft. high with fewer but larger rocks to mask the building. A condition was added addressing ODOT's comments about not having access from the Hwy.

Jim McMillin made a motion in favor of the application with changes to the conditions, Linda Chadwick seconded the motion and the application was approved unanimously.

Conditions of Approval:

Based on the Findings in the Staff Report, those conditions contained within, and the following Conditions of Approval, application No. CU-07-08-301 is **Approved**.

1. The applicant shall comply with all necessary Fire Department requirements. The applicant shall coordinate with the Crook County Rural Fire and Rescue. Should the Crook County Fire and Rescue determine additional conditions necessary the applicant shall complete those requirements prior to operation.
2. All Drainage from structures and impervious surfaces shall be maintained on site and not flow onto adjacent properties.
3. The applicant shall adhere to the dimensional standards as set forth in the submitted site plan. The applicant shall not encroach on any easements and is responsible for relocating other utilities if made necessary by this application.
4. The applicant shall utilize existing vegetation as much as possible to help mask the building. In addition, the applicant shall provide additional screening by installing a berm between three and four feet in height and placing large rocks on top of the berm that blend with the surrounding landscape. So long as the property remains park reserve the building shall maintain a color similar to its natural surroundings.
5. The applicant shall secure any and all City and County permits prior to operation.
6. The applicant shall comply with all applicable requirements of the PR zone and relevant portions of the City of Prineville Code of Ordinances.
7. The use shall be accessed through County property only from existing public streets within Baldwin Industrial Park unless an ODOT access permit is granted from the Highway.

Date this 6th day of May 2008

Paul Cuddy _____
PLANNING COMMISSION CHAIR