



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
FINAL DECISION

HEARING DATE: August 26, 2008

PROJECT NUMBER: SUB-07-08-705

**APPLICANTS/
OWNERS:** Glenn Kotara
P.O. Box 52
Powell Butte, OR 97753

ENGINEER: Armstrong Surveying & Engineering
267 NE 2nd Street Suite 100
Prineville OR 97754

REQUEST: Tentative plat for a 68-lot residential subdivision in two phases.

LOCATION: The subject site is located on the east side of N. Main Street, approximately 450 ft. north of Peters Rd. The property is described on the Crook County Tax Assessor's map as 1416290002100.

PROJECT REVIEWER: Scott Edelman
Senior Planner

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

EXHIBITS:
Exhibit A – Comments from City Engineer
Exhibit B – Tentative Plan

PLANNING COMMISSION DECISION: APPROVAL WITH CONDITIONS

HEARING SUMMARY:

The hearing for SUB-07-08-706 commenced on August 26, 2008. After hearing testimony from the applicant as well as three neighboring property owners, the Planning Commission discussed the proposed subdivision. The Planning Commission determined additional conditions of approval were necessary, beyond those proposed in the staff report, to ensure the proposed subdivision would be in compliance with the Prineville Code of Ordinances and to mitigate against potential impacts on neighboring properties. These additional conditions, reflected in conditions 8 through 12, include:

- A 6-foot landscape buffer shall be required on the subject property along the Main Street frontage. A landscape buffer easement shall be shown on the final plat. The landscape plan for this buffer shall be subject to review and approval by the Planning Commission and shall be installed or bonded for prior to platting.
- A 6-foot high, site obscuring fence shall be installed along the northern and eastern boundary of the subject site. The fence shall be constructed of cedar or vinyl material and shall be installed prior to platting the subdivision.
- Prior to platting this subdivision, a drainage plan shall be prepared by the applicant/owner. The engineering of the drainage plan shall be subject to review and approval of City staff. The landscape plan for any proposed drainage swales and/or ponds shall be subject to review and approval by City staff and the Planning Commission. Any drainage facilities proposed on neighboring property shall require a notarized letter from the owner of the neighboring property.
- The applicant/owner shall provide a legal mechanism to enforce the private maintenance of the 6-foot landscape buffer and any ponds, swales or other drainage facilities. The legal mechanism (such as a homeowner's association agreement) shall be subject to review and approval of the City. Should the applicant/owner fail to maintain the fence, landscape buffer and drainage facilities, the City reserves the right to provide maintenance and charge the current property owners.

Based on these conditions in addition to those recommended in the staff report, the Planning Commission approved SUB-07-08-705 with conditions by a vote of 3 in favor and 2 against.

Conditions of Approval:

Based on the findings incorporated in the staff report and record of the public hearing on August 2nd, 2008 SUB-07-08-705 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 City date stamped June 4, 2008 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 Improvements proposed by the Applicant on the

submitted plan or other submitted documents have been relied upon by Staff in formulating recommendations for this Tentative Plat Subdivision approval.

2. The City reserves the right to require such technical services as deemed necessary in the review of final requests regarding the actual construction 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.

3. The City of Prineville reserves the right to perform maintenance on any necessary easements (i.e. storm water treatment facility, sewer, etc.).

4. Phase 1 of the subdivision shall be platted within one year from the day of approval or an extension of time shall be applied for or the approval shall be void. After Phase 1 is platted, continual progress shall be made toward platting Phase 2 or the approval shall be void unless an extension is granted. Continual progress shall be defined as having no period of more than 12 months in which no progress (engineering, infrastructure construction, etc) is made.

Modifications to Tentative Plan:

5. The applicant/owner shall indicate the actual area of each lot on a revised tentative Plan. No lot shall be sized to allow the development of more than one unit (5,000 to 7,499 s.f.) with the following exceptions:

- a. Duplex lots (7,500 to 8,999 s.f.) – lots 11, 16, 31, 43, 48 & 59
- b. Triplex lots (9,000 to 10,499 s.f.) – lots 23, 47 & 60
- c. Fourplex lot (10,500 to 11,999 s.f.) – lot 57
- d. Fiveplex lot (12,000 to 13,499 s.f.) – lot 46

6. The tentative plan shall show the OID easement along the northern boundary of the subject site.

7. All street names shall be subject to review and approval by the Crook County Building Department.

8. A 6' wide landscape buffer easement shall be shown for the entire length of frontage along NE Main Street that shall be restricted from any development other than what is approved in a landscape plan

Prior to signing final plat for each phase:

9. A 6-foot landscape buffer shall be required on the subject property along the Main Street frontage. A landscape buffer easement shall be shown on the final plat. The landscape plan for this buffer shall be subject to review and approval by the Planning Commission and shall be installed or bonded for prior to platting.

10. A 6-foot high, site obscuring fence shall be installed along the northern and eastern boundary of the subject site. The fence shall be constructed of cedar or vinyl material and shall be installed prior to platting the subdivision.

11. Prior to platting this subdivision, a drainage plan shall be prepared by the applicant/owner. The engineering of the drainage plan shall be subject to review and approval of City staff. The landscape plan for any proposed drainage swales and/or ponds shall be subject to review and approval by City staff and the Planning Commission. Any drainage facilities proposed on neighboring property shall require a notarized letter from the owner of the neighboring property.

12. The applicant/owner shall provide a legal mechanism to enforce the private maintenance of the 6-foot landscape buffer and any ponds, swales or other drainage facilities. The legal mechanism (such as a homeowner's association agreement) shall be subject to review and approval of the City. Should the applicant/owner fail to maintain the fence, landscape buffer and drainage facilities, the City reserves the right to provide maintenance and charge the current property owners.

13. The applicant/owner shall obtain a signed letter of agreement and all necessary easements or right-of-way from the neighboring property owner to the south/southeast (currently Vern Palmer) through which public utilities will be installed.

14. The applicant/owner shall construct 20 foot wide, all-weather surface extensions to Blacktail Street, Buckboard Lane and Moose Street with emergency hammerhead turn-arounds centered on the proposed manholes on the future location of Black Bear Street on the adjacent property to the south/southeast. The applicant/owner shall obtain signed consent from the neighboring property owner to complete such improvements.

15. The applicant shall include all applicable modifications described in conditions 5 through 8 on the Final Plat.

16. The applicant/owner shall dedicate 10 feet of right-of-way along N. Main Street. A cash deposit shall be submitted in lieu of constructing sidewalks along N. Main Street.

17. The applicant/owner shall complete all public improvements associated with the phase as described on the tentative plan and as required in these conditions and the attached comments from the City Engineer (Exhibit A).

18. The crossing of Colleen Street over the OID canal shall be designed and constructed in accordance with City and OID standards.

19. The applicant/owner shall provide a performance bond equal to the estimated value of required improvements as set forth in the tentative plan and conditions of approval of this report or the applicant shall construct all improvements subject to City of Prineville Public Works inspection, review and approval prior to signing the final plat.

20. All engineered plans shall meet the City of Prineville standards and specifications as adopted. The applicant shall submit engineered plans for water, sewer, street, grading and drainage for public improvements to the City engineer for review and approval. This includes, but is not limited to, the submittal of the Final Plat Map in a computer mapping format that is compatible with the City's computer mapping system

as provided for in Section 153.157 (J) (1) (d) of the City of Prineville Code of Ordinances. The applicant shall coordinate all development affecting the City of Prineville's public facilities with the Prineville Public Works Department and give 48 hours notice prior to construction.

21. All public facilities shall be constructed in compliance with the standards and specifications of the City of Prineville. The drainage of public right-of-way shall be managed per the applicant's engineered drawings of the street improvements as approved by Public Works and Engineering. Individual lots shall maintain their own storm water on site.

22. The City reserves the right to require such technical services as deemed necessary in the review of final requests regarding the actual construction 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.

23. The applicant/owner shall provide all required easements as deed restrictions on each individual lot and shall plot said easements on the Final Plat.

24. All lots shall conform to the lots as presented in the proposed Tentative Plan Map or as otherwise changed by conditions of the Planning Commission.

Prior to building permit

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

26. The applicant/owner 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 UFC requirements as specified at the conclusion of this review and decision.

27. The applicant/owner shall pay all application fees, connection fees and applicable SDC's in accordance with City of Prineville Ordinance 1111 to assist in meeting resource and public facility carrying capacities.

28. The applicant/owner shall obtain all necessary local, state, and federal permits required and comply with all necessary improvement procedures set forth in Section 153.190 et seq. of the City of Prineville Code of Ordinances.

Ongoing land owner responsibility

29. No cutting, filling or grading of the lot shall be in excess of an average of three feet without Planning Commission approval. Prior to any site alteration submit grading plans to City of Prineville Public Works for review and approval.

30. Any on-site lighting shall be designed, located, shielded or deflected, so as not to shine into off-site structures on adjoining properties, impair the vision of the driver of any vehicle.

31. The applicant/owner shall comply with all nuisance ordinances, requirements of the R-2 zone and all the City of Prineville Code of Ordinances and the Crook County Comprehensive Plan.

32. The City of Prineville reserves the right to perform maintenance on any necessary easements (i.e. storm water treatment facility, sewer, etc.).

THIS DECISION BECOMES FINAL TWELVE (12) DAYS FOLLOWING THE DATE OF THIS MAILING UNLESS APPEALED BY A PARTY OF INTEREST.

Date this 2nd day of September 2008

PAUL CUDDY: _____
PLANNING COMMISSION CHAIR

DATE: _____



City of Prineville

387 NE THIRD STREET ♦ PRINEVILLE, OREGON 97754

DEPARTMENT OF PUBLIC WORKS ENGINEERING DEPARTMENT

Phone: (541)447-2357 FAX: (541) 447-5628

EMAIL: eklann@cityofprineville.com Website: www.cityofprineville.com

Water and Sewer Impact Analysis

Re: Glen Kotara Sub-07-08-705
Date: 7/25/08
Owner's Address: 56875 Nest Pine Drive
Bend, OR 97707
Owner's Phone Number: 541-480-7752
Project Location: N. Main St & Peters Rd
Tax Lot 1416 29 2100
Project Description: Residential (68 units)
Contact Engineer: Armstrong Surveying & Engineering
267 NE Second St, STE. 100
Prineville, OR 97754
Engineer's Phone Number: 541-447-7791 (David Armstrong)

General Description

The Kotara property is a proposed residential subdivision located near the intersection of N. Main St and Peters Rd. The site covers a total of 14.76 acres and will total 68 lots. The subdivision has been segmented into two phases. Phase 1 consists of 6.64 acres (31 lots) and is located on the west side of the property. Phase 2 consists of 8.08 acres (37 lots) and is on the northeast portion of the development.

Water System

Water Transmission

Fire flow requirements for this development will be that of a typical residential development. Based upon the International Building Code and the Crook County Fire Department requirements, the development must provide a minimum of 1000 gallons per minute (gpm) from at least one fire hydrant. To insure strength and reliability of the City of Prineville water transmission infrastructure, it is important to connect to the existing water transmission infrastructure at multiple points (looped water lines). Looped water lines are fed from two directions in such a way that a line break at any point along the looped line does not result in shutting off the water supply. Looped lines are important in a fire situation because a water main break could result in loss of a building or group of buildings if a second source of supply is not available.

By connecting to the existing 12 inch diameter water main located on Main St at NE Rolla Rd to the west, the 8 inch water main at Colleen Rd to the north and the 8 inch water main in NE Black Bear to the east, the City water system is capable of supplying 1000 gpm to the development with acceptable residual pressure. The applicant will be required to make these connections to the existing water mains and construct water mains within the development to distribute these flows. Easements for these connections, where needed, must be obtained prior to start of construction. No offsite water transmission line upgrades will be required.

Water Storage

The area in which this property is located is served by the 1,000,000 gallon American Pine water storage tank and associated booster pump system. Review of diurnal curves has shown that current water storage volumes are sufficient to support this development. No water storage improvements will be required.

Sewer System

Sewer Transmission

Drawing number 05-3009tent titled Tentative Plan for Prairie Meadows Subdivision, Phases 1 and 2 states that the "Sanitary sewer main will be gravity flow to the southwest corner of this project for all phases. Easements to connect sewer lines in phases 1 and 2 will be obtained from Palmer Homes." This drawing shows the development connecting to the existing sewer collection system at Manhole 7057 near the intersection of NE Rolla Road and N Main St, as well as four connections to the 8" sewer main on the Palmer Homes property. Easements for these connections must be obtained prior to start of construction. No offsite sewer transmission improvements will be required.

Wastewater Treatment Plant

The design capacity of the current partially aerated facultative lagoon treatment plant is nominally 1.67 mgd. The wastewater treatment plant is currently treating approximately 1.10 mgd of influent. For projecting the timing future wastewater treatment plant expansions, an Average Daily Flow has been projected to be 260 gallons per day per edu. Taking this projected Average Daily Flow into consideration, it is estimated that the wastewater treatment plant has the capacity to serve an additional 2190 edu's. Through the land use process, the City of Prineville has made commitments to 1841 edu's, leaving an additional capacity of approximately 350 edu's at the wastewater treatment plant.