



**City of Prineville**  
**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**  
**FINAL DECISION**

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**HEARING DATE:** September 02, 2008

**PROJECT NUMBER:** SUB-07-08-706

**APPLICANT:** Living Water Development LLC.  
P.O. Box 902  
Redmond, Oregon 97756

**OWNER:** Gary Blake  
20240 Rock Canyon Road  
Bend, Oregon 97701

**ENGINEER:** Bussard Williams  
389 scale Horse Loop  
Bend, Oregon 97702

**REQUEST:** The applicant is requesting tentative plan approval to subdivide a 158.95 acre parcel into 102 lots and a future development tract over 5 phases.

**LOCATION:** Located on the west side of George Millican Road to the west of the Les Schwab Warehouses on the southwestern edge of the UGB. Map & Tax Lot 15-15-00 1224.

**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 hearing for SUB-07-08-706 commenced on August 26, 2008. The Planning Commission approved SUB-07-08-706 with conditions by a vote of 5 in favor and 0 against.

**Conditions of Approval:**

Based on the findings incorporated in the staff report and record of the public hearing on August 2nd, 2008 SUB-07-08-706 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 dated July 07, 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 applicant shall refer to the City's Water and Sewer Impact Analysis for infrastructure requirements dated 08/08/08.
3. The first phase shall be platted within two years starting 12 days after the date of approval. If substantial development does not occur within the allotted time, the applicant shall apply for an extension or reapply for a conditional use.

**Prior to signing Final Plat for each phase:**

4. The applicant shall construct the proposed property tight sidewalks and drainage swales as shown on the submitted plans. The applicant shall provide a legal mechanism to enforce the private maintenance of the swales. Should the applicant not maintain the swales the City reserves the right to maintain the swales and charge the current property owners.
5. 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.
6. The applicant shall submit engineered plans for water, sewer, street, grading and drainage for public improvements to the City Engineer for review and approval. Engineered plans shall meet the City of Prineville's Standards and Specifications and the Crook County Fire requirements. 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.
7. Non-public utilities such as power, phone and cable shall be provided by the developer and shown on construction review plans.
8. The applicant shall comply with access improvements as required by the access permits from the Crook County Road Department for George Millican Road. Crook County does reserve the right to reassess these access permits during individual site plan review and may require additional improvements.
9. The applicant shall comply with applicable ODOT regulations for traffic mitigation at the intersection of George Millican Road and Hwy 126 to comply

with section 153.157 (I)(4) of the City of Prineville code of ordinance. The applicant shall provide written documentation from ODOT that the proposed methodology meets their satisfaction for guaranteed proportional share mitigation for the future impacts to the Hwy 126/Millican Road intersection, generated from the proposed development and other traffic impacts identified by ODOT.

10. The applicant shall comply with the improvement procedures listed in 153.196 of the City's land use code. If in conflict the City's Standards and Specifications shall apply.
11. The applicant/owner shall provide all required easements as deed restrictions on each individual lot and shall plot said easements on the Final Plat.
12. The applicant shall submit 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.
13. The applicant shall provide a performance bond equal to the estimated value of required City improvements as set forth in the approved construction drawings based on 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.

**Prior to Building permit**

14. The applicant shall pay all SDC's in accordance with City of Prineville Ordinance 1111 to assist in meeting resource and public facility carrying capacities.
15. The proposed development shall comply with the design and improvement standards and requirements set forth in Section 153.190 et seq.
16. 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. All new utility services shall be placed underground unless otherwise approved by the City of Prineville. Overhead electrical lines or electrical drops are prohibited.
17. 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.

18. The applicant shall obtain all necessary local, state, and federal permits required.

**Ongoing Owner responsibilities**

19. The applicant shall comply with all applicable requirements of the M-1 zone and all relevant portions of the City of Prineville Code of Ordinances.
20. All storm water on individual lots shall be maintained on site.
21. The applicant shall have all on-site lighting 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 or be a hazard to aircraft operations in the area.
22. 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 UFC requirements as specified at the conclusion of this review and decision.

**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

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### Water and Sewer Impact Analysis

Re: 3 Springs Business and Industrial Park Sub-07-08-706

Date: 8/08/08

Owner's Address: Living Water Development (Gary Blake)  
20240 Rock Canyon Road  
Bend, OR 97701

Owner's Phone Number:

Project Location: Geo. Millican Road  
Tax Lot 15-15-00TL 1224

Project Description: Commercial (158.9 acres)

Contact Engineer: Bussard Williams  
389 SW Scalehouse Court, Suite 100  
Bend, OR 97702

Engineer's Phone Number: 541-389-4656 (John Kahlie)

#### General Description

The Three Springs Business Park is located on the west side of Geo. Millican Rd near its intersection with Hwy 126. The project is zoned Limited Industrial M-1 Zone which allows for a wide range of industrial uses. In an effort to avoid large infrastructure improvements by individual lots within the development, the developer has proposed estimated demands for all lots to ensure that large infrastructure improvements are spread over the entire development. The project master plan includes 102 lots on approximately 159 acres. Lot sizes vary between 0.25 acres and 2 acres with the majority of the lots falling in the ½ acres size. The project will be developed in five phases. Phases 1 through 4 will consist of 102 lots on approximately 90 acres. Phase 5 will consist of a future development tract on the remaining 69 acres. To accommodate this staged development, the City of Prineville has staged infrastructure improvement requirements where possible.

#### Water System

##### Water Transmission

Fire flow requirements for this development will be that of a typical commercial development. Based upon the International Building Code and the Crook County Fire Department requirements, it is likely that the development will be required to provide a fire flow of 2000 (1500+500) gallons per minute (gpm) for 2 hours with a residual pressure not below 20 psi. It is important to note that this assumed fire flow (2000 gpm) is based upon the use of approved automatic sprinkler systems. Any portion of this development not utilizing automatic sprinkler systems would require a new water usage analysis. By connecting to the existing 16 inch diameter main located near the Les Schwab warehouse, the City water system is capable of supplying adequate fire flow volumes (2000 gpm), including the peak hour demands (428 gpm), with acceptable residual pressures. 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. It is unlikely that offsite water transmission line upgrades will be required.

##### Water Storage

SUB-07-08-706

3 Springs Business Park

## **Exhibit “A”**

The area in which this property is located is served by the 1,000,000 gallon Airport water storage tank and the associated Les Schwab booster pump station. As discussed in the proposed estimated demands letter dated 6/20/2008, the required water storage for this development at build out is estimated to be 803,420 gallons. The developer is proposing to reduce the storage requirement for this project to account for source flow into the system. They propose that the minimum storage required would be the storage required to meet fire flow or peak hour demand, whichever is greater.

Source water and associated water rights to pump that water to mitigate storage is not currently available. There is no excess storage in the existing Airport tank. The City of Prineville has made the commitment to development to provide source with the development being responsible for storage and transmission of water. However, the City of Prineville would consider this proposal based upon the amount of permitted water the development can provide to the system.

In order to provide water storage for this project, the applicant will be required to construct Airport Reservoir #2. This 900,000 gallon welded steel tank will be located next to the existing Airport Reservoir. As this is a master plan identified project, it will be eligible for SDC reimbursement. Bid documents and plans for this reservoir have been prepared and will be provided by the City of Prineville for submittal to Oregon Health Division.

### **Sewer System**

#### **Sewer Transmission**

As shown on the tentative subdivision plan drawing, the developer proposes to direct all sewage flows via gravity to the western edge of the project and a future sewer pump station. These forced flows will then be directed to the existing 8” gravity sewer (MH 508) near the northeast corner of the property. As this pump station is not shown in the adopted Wastewater Master Plan, nor was it used in the development of the current Wastewater SDC methodology, the pump station will not be SDC reimbursable. All improvements shall be built to City of Prineville Standard Specifications and must meet City engineering approval.

#### **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 of 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.

The 2005 expansion of the wastewater treatment plant was phase one of a two phase, 1.14 million gallon per day (mgpd) expansion. The City of Prineville Community Development team is developing plans to complete the final 0.57 mgpd expansion within the next 4 years. It is planned that design will take place fiscal year 2009-2010 and construction will start fiscal year 2010-2011, with completion in year 2012. The City of Prineville is diligently tracking approved developments and proactively planning infrastructure improvements to provide service to all future customers.