



# City of Prineville

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### STAFF REPORT

---

**APPROVAL DATE:** October 3<sup>rd</sup>, 2017

**PROJECT NUMBER:** CU-2017-107

**APPLICANT:** Slater Investment Group LLC.  
240 NW Claypool St.  
Prineville OR 97754

**OWNER:** James Hayes  
P.O. Box 418  
Redmond OR 97756

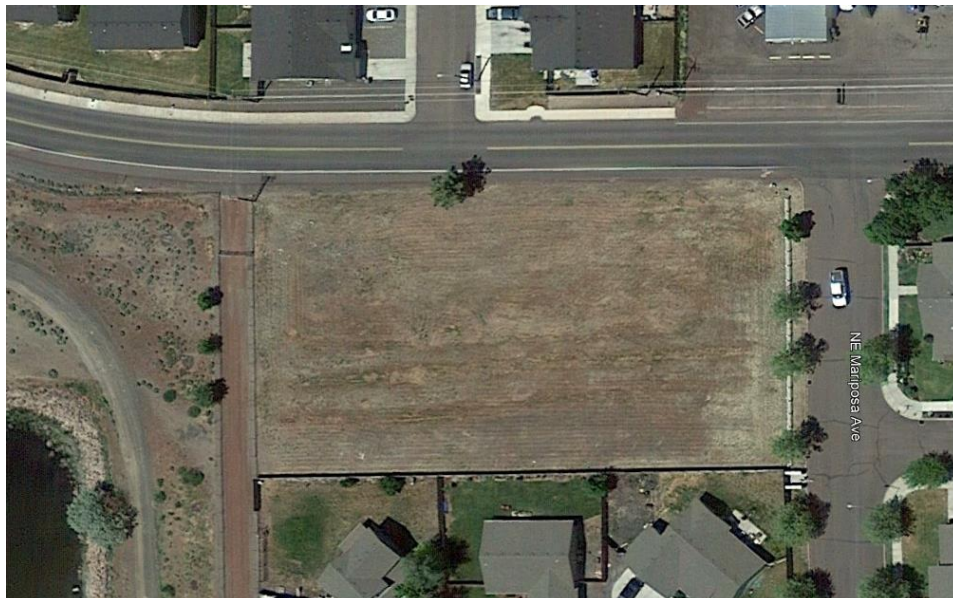
**PROJECT REVIEWER:** Joshua Smith  
Senior Planner

**APPLICABLE CRITERIA:**

(1) City of Prineville Code of Ordinances, Title XV – 153.009, 153.014, 153.020, 153.035, 153.036, 153.046, 153.081, 153.082, 153.083, 153.085-153.087, 153.135 -153.138, 153.094.

**FINDINGS OF FACT:**

1. **LOCATION:** The proposed multifamily complex will be located at the corner of NE Peters Road and Mariposa Avenue. Map and Tax lot 14-16-32BA 01900
2. **ZONING:** At the time of this application the property was zoned Light Industrial (M1). An application to amend the zone from M1 to General Residential (R2) has been applied for (AM-2017-102) and is running concurrently with this application.
3. **SITE DESCRIPTION:** The property is a vacant 1 acre parcel that is relatively flat and vegetated with various types of grasses. The property is shown below in a 2017 aerial view.



4. **PROPOSAL:** Applicant requests Site Plan and Design Review approval for a 14 unit multifamily development.
5. **LOT OF RECORD:** The property is a legal lot of record as parcel 1 of partition plat 1991-31.
6. **Related Documents:** AM-2017-102 Zone change from M1to R2.
7. **COMMENTS:** Notice was sent on September 12<sup>th</sup>, 2017. Development review meeting was held on September 14<sup>th</sup>, 2017

Neighbor – The City did not receive any comments from property owners in the notice area or otherwise.

Fire Department – The Fire Department commented that a hydrant would be needed internal to the site.

Public Works – Public Works discussed right-of-way dedication and sidewalk placement, various ways to serve the development with water and sewer, stormwater drainage and access to the proposed storage units off of the proposed parking area.

8. **FINDINGS SUMMARY:** The plans submitted by the applicant are the foundation of this application. This property is currently zoned for light industrial. The plan is to change the zone to residential and build a multifamily complex that is compatible with the surrounding single family residential neighborhood. The buildings were purposely setback from existing homes to provide less of an impact and the proposed one-way ingress and egress should help split traffic along Peters Road and Mariposa Avenue. The Complex will be assessed system development charges (SDC) for water, sewer, traffic and parks. The applicant is meeting all setback, lot coverage and height requirements. Staff believes the proposed design as submitted is meeting the intent of the City's design review code. The proposed design is fairly typical for the area. Open space areas are proposed along the street to provide an attractive look and feel to the site. A 10 foot dedication to Peters Road shall be required as a condition of approval. The applicant shall construct curb, sidewalk and street improvements to City standards. The applicant shall connect the buildings to City water and sewer and other utilities. The applicant shall also provide a fire hydrant and easement internal to the site per Fire Department requirements. All access, maneuvering and parking areas shall be paved in accordance with City standards and all stormwater drainage shall be maintained on site. Clear vision areas shall be maintained at all times and may be enforced at any time. The applicant is meeting the standards for multifamily complexes as well as the minimum landscaping standards of at least 20% and exceeding parking standards by providing 2 spaces per dwelling.

**Criteria: 153.014 GENERAL CRITERIA.**

*In determining whether or not any application shall be approved or denied, it shall be determined that the following criteria are either met or can be met through compliance with specific conditions of approval.*

*(A) The proposal is compatible with the City Comprehensive Plan and applicable policies set forth thereby.*

*(B) The proposal is in compliance with the requirements set forth by the applicable primary zone, by any applicable combining or overlay zone, and other provisions set forth by this chapter that are determined applicable to the subject use.*

*(C) That, for a proposal requiring approvals or permits from other local, state and/or federal agencies, evidence of the approval or permit compliance is established or can be assured prior to final approval.*

*(D) The proposal is in compliance with specific standards, conditions and limitations set forth for the subject use in the applicable zone, this section and this chapter.*

*(E) That no approval be granted for any use which is or expected to be found to exceed resource or public facility carrying capacities.*

*(F) For any use which is found to require compliance with air, water, land, solid waste and/or noise pollution standards, that the compliance be a condition of approval and compliance therewith shall be a continuing condition.*

*(G) As applicable, a city business license shall be required, and if a requirement, the continual maintenance of the license shall be a continuing condition of approval and failure to maintain the compliance shall constitute grounds for permit revocation.*

*(H) Boats, trailers, travel trailers, pick-up campers, recreational vehicles, motor homes and similar recreational vehicles and equipment that is operational and licensed as required may be stored on a lot owned by the same person or family member, but shall not be used for permanent occupancy other than that permitted in 153.095 (D)(E)(F).*

**Finding 1:**

A) The plans submitted by the applicant are the foundation of this application. The proposal is compatible with the Comprehensive Plan by meeting the City's zoning regulations and housing needs.

B) The proposal is in compliance with the applicable zone as a conditional use. The natural features overlay district is not affected by this use. The proposal is meeting or can meet applicable provisions through conditions of approval.

C) The City is not aware of any required approvals or permits from state or federal agencies that pertain to the land use approval. The applicant shall obtain occupancy permits from the Crook County Building Department.

D) Specific standards related to this application are listed in section 153.083(H). Specific standards are discussed further in Finding 10.

E) The Complex will be assessed system development charges (SDC) for water, sewer, traffic and parks. Water and sewer SDCs are based on the size of the water meter, which is determined by the Crook County Building Department. A Parks SDC per unit is required by the Parks and Recreation District as calculated below. Traffic SDCs are calculated on a per unit basis at 0.62 of the rate for a single family home. The transportation SDC is also calculated below.

**Parks SDC = \$1,654.00 x 14 = \$23,156.00**

**Traffic SDC = \$3,991.95(Traffic SDC) x 0.62 (trip rate) x 14 (#of units) = \$34,650.12**

F) All uses are required to comply with local, state or federal pollution standards. If it is identified that such standards are being exceeded, measures shall be taken to come back into compliance.

**Criteria:**

**153.035 RESIDENTIAL USE TABLE**

*Conditional Type II use in R2 zone: Multi-family dwelling or complex, of more than ten dwelling units*

**153.036 RESIDENTIAL DIMENSIONAL STANDARDS**

**Carport/Garage entrance**

**to Public street/Alley:** 20 ft. to property line, 25ft. to sidewalk

**Front setbacks:** 10ft.

**Rear corner lot:** 5ft.

**Side off street:** 10ft.

**Landscaping:** 20%

**Building Height:** 35ft.

**Street Frontage:** 50ft.

**Lot Coverage:** 35%

**153.046 GENERAL RESIDENTIAL R-2 ZONE.**

*In an R-2 Zone, the following regulations shall apply.*

**(A) Purpose.** *It is the purpose of the R-2 Zone to provide for residential areas which permit a mixture of a variety of housing types at various densities in a more planned type of development design, including a minimum of nonresidential commercial convenience and service type uses in more accessible proximities for the purposes of providing for conveniences and services to the dominant intended residential users of the area.*

**Finding 2:** A proposed use is a conditional use within the R2 zone. In review of the submitted site plan the applicant is meeting all setback, lot coverage and height requirements. The rear of the structures will front onto Peters Road because no parking is allowed on Peters Road and the applicant wants a more neighborly feel within the interior of the complex. Setbacks are at the minimum (10ft.) to the proposed patio, allowing the potential to cover these areas and still meet the standard setback from the street. The buildings were purposely positioned away from the existing homes to the south to provide less of a conflict. Requirements within the R2 zone for parking, landscaping, public improvements, signs, use limitations and specific conditions are addressed in the findings below.

**Criteria: 153.020 SITE PLAN AND DESIGN REVIEW PROVISIONS.**

**(A) Purpose.**

**(1)** *The purpose of the design review provisions of this chapter is to ensure that development within the city complies with standards and limitations set forth within the applicable zoning regulations, other city standards and requirements, and with applicable county, state and federal regulations. It is also the intent of these provisions that some level of review be exercised regarding the aesthetics of developments for the goal of maintaining the desirable character and living quality of the community or of specific areas within the community. The overall community character and living quality is defined by the following: keeping buildings in scale; honoring the beauty and ecology of the city's natural setting; and recognizing that historical and natural features are an integral part of the community's overall character.*

**(2)** *This broad purpose is furthered by the following specific purposes of design review.*

**(a)** *To implement the goals and policies of the Comprehensive Plan.*

**(b)** *To foster development that is designed, arranged and constructed in a manner that provides a safe, efficient and aesthetically pleasing community asset.*

(c) *To encourage originality and creativity in site design, architecture and landscape design.*

(d) *To ensure required public and site improvements and ensure that the arrangement of all functions, uses and improvements of a development reflect the natural amenities, capabilities and limitations of its site and adjacent areas.*

(e) *To encourage development where the various structures, use areas and site elements are integrated in a manner that is visually harmonious within the development and the surrounding area.*

(f) *To encourage development and landscape design that complements the natural landscape and setting, improves the general appearance of the community and enhances specific elements of the manmade environment, both presently and historically.*

**(B) Applicability.** *The following uses and developments shall be subject to the provisions of this section:*

(1) *All new development and changes of use. A building permit shall not be issued prior to approval by the City. Site clearance activities such as grading, excavation or filling shall not be permitted unless specifically allowed by the City prior to approval.*

**Finding 3:** The plans submitted by the applicant are the foundation of this application. The improvements and services required under the City's standards and specifications and land use code are anticipated to be constructed and may not be called out directly in this report.

The proposed use is subject to design review. Staff believes the proposed design as submitted is meeting the intent of the City's design review code. The proposed design is fairly typical for the area. Open space areas are proposed along the street to provide an attractive look and feel to the site and access design should help split traffic between Peters road and Mariposa Avenue.

**Criteria: (D)** *Improvements Required. Uses requiring a design review application shall be subject to public improvements and or site improvements. Improvement requirements and standards are found in section 153.194 and the City's Standards and Specifications. Public improvements and site improvements include but are not limited to the following:*

(1) *Streets. Right of Way dedication, street extensions, sidewalks, access management. Double frontage lots may require improvements on both frontages.*

(2) *Utilities. Connection to municipal water and sewer and other utilities as necessary.*

(3) *Landscaping. Per standards set forth in section 153.087.*

(4) *Paved parking including access and maneuvering areas as set forth in section 153.085 and 153.086.*

(5) *Storm Water Drainage. Per the City's Standards and Specifications.*

**Finding 4:**

1) A 10 foot dedication to Peters Road shall be required as a condition of approval. The City's attorney will provide the documentation for the applicant to sign and be recorded on the property at no cost to the applicant. Curb sidewalk and street improvements shall be constructed to City standards. Curb and sidewalk shall be provided along Peters Road and a portion of Mariposa from Peters to the egress point of the complex. No sidewalk is necessary south on the egress on Mariposa because no sidewalk exists on that side of the street.

2) The applicant shall connect the buildings to City water and sewer and other utilities as necessary, such as power, phone, cable, gas etc. Connecting to the City's water and sewer system shall be coordinated through the Building Department to determine water meter size and Public Works Department for appropriate connections and service lines. A fire Hydrant

shall also be installed internal to the site per Fire Department requirements. Since the hydrant will be public and easement for the water line and hydrant location shall be required.

3) Landscaping is discussed in Finding 13.

4) All access, maneuvering and parking areas are proposed to be paved and shall be paved in accordance with City code.

5) Stormwater drainage shall be maintained on site.

**Criteria: (G)** Design review criteria. *To ensure that the stated purposes of the design review process are met the reviewing authority shall be governed by the following criteria as it evaluates and renders a decision on a proposal.*

(2) Site design evaluation criteria. *A development shall make the most effective use possible of the site topography, existing landscaping and building placement so as to preserve existing trees and natural features, preserve vistas and other views from public ways, minimize visibility of parking, loading and storage areas from public ways and neighboring residential uses and to minimize intrusion into the character of existing developments and land uses in the immediate area. The following are additional criteria that shall be used in evaluating site development plans.*

(a) *The arrangement of all functions, uses and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.*

(b) *In terms of setback from streets or sidewalks, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.*

(c) *The design incorporates existing features, such as streams, rocks, slopes, vegetation and the like, (for example, making use of a small stream rather than placing it in a culvert).*

(d) *Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscape/open space in order to create a pedestrian/bike pathway and/or open system that connects several properties or uses.*

(e) *The arrangement of the improvements on the site does not unreasonably degrade the scenic values of the community and the surrounding area in particular.*

(f) *Where appropriate, the design includes a parking and circulation system that encourages a pedestrian and bicycle.*

(g) *The design shall screen all storage, mechanical equipment, utilities and/or waste collection facilities from view, both from within and from outside the site.*

(h) *Any proposed building with a footprint over 40,000 square feet located in a commercial zone or a building with over 40,000 square feet of retail area in an industrial zone shall comply with the special requirements as specified in 153.021.*

**Finding 5:** The applicant has provided an example of an existing neighborhood elsewhere in Oregon and design examples of the proposed buildings. The site location, landscaping and design is appropriate for the location and is meeting the intent of the design review code.

**Criteria: (I)** Signs. *In an R-2 Zone, signs are permitted in accordance with the provisions set forth in Chapter 152 as amended.*

**Finding 6:** Signs for multifamily dwellings shall not exceed 32 s.f. Signs meeting the City's sign code are considered approved as part of this application. Sign proposals shall be submitted for review and code compliance and made a part of this application.

**Criteria: 153.046 (J) Limitations on Use.** *No structure or land shall be occupied or used for any purpose which creates or causes to be created any public nuisance, including but not limited to excessive odor, dust, noise, vibration, flashing light or any hazard to the general health, safety and welfare of the area. Domestic livestock are permitted, but only in compliance those provisions set forth in 153.096 of this chapter. No animal is permitted to run at large, animals shall be confined to an individual owner's property. Any animals permitted to run at large are hereby declared a nuisance and may be abated as such.*

**Finding 7:** This property is currently zoned for light industrial (M1). The plan is to change the zone to residential and build a multifamily complex that is compatible with the surrounding single family residential neighborhood. The buildings were purposely setback from existing homes to provide less of an impact and the proposed one-way ingress and egress should help split traffic along Peters Road and Mariposa Avenue. This project is not expected to create any public nuisance.

**Criteria: 153.081 CLEAR VISION AREAS.**

*In all zones, a clear-vision area shall be maintained at the intersection of two streets, a street and a bike or pedestrian way and a street and an alley. A clear- vision area shall contain no plantings, sight-obscuring fences, walls, structures or temporary or permanent obstructions exceeding 2 ½' feet in height measured from the grade of the street centerline, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to a height of 8 feet above the grade, and trunk diameter does not exceed 18 inches.*

**(A) Measurement of clear vision areas.** *A clear vision area shall consist of a triangular area, two sides of which are measured from the corner intersection of the street curb or location where street curb would be located if the right-of-way were developed to full City standards (ignoring any corner radius) for a distance of 25 feet. The third side is a line across the corner of the lot adjoining the non-intersecting ends of the other two sides. The vertical clear vision area is the area above the triangle, between 2 ½' and 8' in height (10' if located along a designated school bus route). In the case of an intersection of a street with an alley or bike/pedestrian way, the measurement shall be made along the nearest edge of the alley or bike/pedestrian way to the intersection for a distance of 15'.*

**Finding 8:** Clear vision areas shall be maintained at all times and may be enforced at any time based on the requirements above or as amended. The applicant's site plan is showing open landscaped areas at the egress to the complex that should exceed the clear vision requirement.

**Criteria: 153.082 ONSITE LIGHTING.**

**(A)** *As part of any application for a development or any use within the City, all on-site lighting shall be designed, located, shielded or deflected, so as not to shine directly onto adjoining properties, impair the vision of a driver of any vehicle or be a hazard to aircraft operations within the area.*

**Finding 9:** Lighting shall be shielded and focused downward to prevent light from directly shining onto adjoining properties or public rights-of-way.

**Criteria: 153.083 STANDARDS FOR SPECIFIC USES**

**(H) Multi-family dwelling complex.** *A multi-family dwelling complex permitted as a conditional use shall comply with the following standards and conditions, and the compliance shall be evident prior to occupancy except as may otherwise be approved by the city.*

**(1)** *All such complexes with more than 20 dwelling units shall be so located as to have direct access onto an improved arterial or major collector street unless approved otherwise by the city.*

**(2)** *All such complexes shall provide both an improved ingress and egress.*

(3) *Each access road permitting two-way traffic and intersecting a public street shall have a minimum surface width of not less than 30 feet, and not less than 16 feet in width for single-lane, one-way traffic. Interior complex driveways shall not be less than 24 feet in width for two-way traffic, and not less than 12 feet in width for single-lane traffic. For interior driveways providing on-street parking, an additional eight feet of width shall be added for each parking lane or area. All access roads, driveways and parking facilities shall be improved and maintained with "durable and dustless surfaces" as defined in 153.086, and as approved by the City Superintendent of Streets.*

(4) *Sidewalks, walkways, bicycle paths and other pedestrian ways may be required. The walks, paths and ways shall not be less than four feet in width and shall be surfaced with concrete, asphalt, asphaltic concrete or paving bricks as approved by the City Superintendent of Streets.*

(5) *The complexes may be required to provide storage facilities and/or extra parking spaces as deemed necessary to provide for tenant storage of household goods, equipment, extra furnishings and/or recreation vehicles.*

(6) *Each complex, and each individual unit contained therein, shall be serviced with public water and sewer, electrical power, receptacles for garbage disposal and collection service, and fire hydrants shall be installed as deemed necessary by the City Fire Department.*

(7) *Facilities for incoming and outgoing mail shall be installed in accordance with the requirements of the U.S. Postal Service.*

(8) *The overall density of the complex shall not exceed the dimensional standards set forth by the applicable zone, except as approved otherwise by the city in accordance with the following factors.*

(a) *An increase of 5% in the maximum allowable density for dedicated and improved open space equaling 25% or more of the total land area of the development.*

(b) *An increase of 5% in the maximum allowable density for the development and maintenance of an approved recreation and/or common use building or other indoor facility.*

(c) *An increase of 5% for a developed playground area*

(d) *An increase of 5% for a developed recreation area including a covered picnic area, basketball and/or tennis court facilities and the like.*

(e) *As an incentive for development excellent, a total increase of 25% may be permitted if three or more of the foregoing are provided.*

(9) *A complex shall provide recreational space of at least 2,500 square feet plus 50 square feet for each unit in the complex. The recreational space shall be improved with landscaping to provide open recreation and shall be secured from driveways and parking areas. Facilities such as picnic tables, barbecues and playground equipment are recommended.*

(10) *For any complex permitting tenants to have recreation vehicles, camp trailers, boats and similar recreational equipment, there shall be provided a separate, designated parking area for such uses at a ratio of one space per each three units in the complex.*

(11) *If each unit in the complex is not provided with clothes washing and drying facilities, and there is not a private commercial coin-operated laundry facility within a reasonable walking distance, then there shall be provided within the complex a separate laundry facility providing not less than one washer and one dryer for each six units in the complex.*

(12) *The total land area of the complex may be required to be surrounded, except at entry and exit locations, by a sight-obscuring fence or hedge not less than six feet in height.*

#### **Finding 10:**

(H)(1,2) – The applicant is proposing 14 units; therefore, direct access onto Peters (the higher order street) is not necessary. The applicant is proposing a paved one way ingress off of Peters Road and egress onto Mariposa Avenue. This provides more room within the development for other amenities and may help to split traffic flow on Peters and Mariposa.

(H)(3) – The applicant is proposing a 20 foot one-way access drive internal to the complex. This has been reviewed by the Fire Department and exceeds the 12 foot minimum; therefore, this criteria is met.



(H)(4) – The applicant’s plan calls for concrete walkways from the required public sidewalks along the frontage of each unit. Additional sidewalks may be provided between the parking area and storage units, if space permits.

(H)(5,10) – No additional storage for recreational vehicles such as boats or RV’s is proposed; however, additional parking and storage units are proposed. The storage units are intended for tenant storage of household goods. Some units may be large enough for some types of recreational vehicles such as four-wheelers. The applicant is exceeding the required number of parking spaces by providing two spaces per unit with a garage and driveway for each unit. The proposed parking off of the access drive is considered extra.

(H)(6,7) – All public and private utilities listed in this section are planned and shall be provided to each individual unit. An additional fire hydrant shall be installed internal to the site to City and Fire Department standards. Garbage disposal shall be coordinated with Prineville Disposal and either be on an individual basis or provided in common within a screened enclosure. As stated in section 7 above, facilities for incoming and outgoing mail shall be installed in accordance with the requirements of the U.S. Postal Service.

(H)(8) – With 1 acre of property the maximum density based on square footage could be 26 units with the potential for more if additional amenities are provided. The applicant is only proposing 14 units.

(H)(9) – The applicant is providing at least 2,600 s.f. of landscaped recreational space plus 300 sq. ft. per unit of private patio and back yard space. There is also an additional 5,900 s.f. of landscaped areas, of which some could be used for passive recreation.

(H)(11) – The applicant is proposing that each unit have its own laundry facilities.

(H)(12) – The property is already fenced (cedar fence) along the southern border adjacent to existing residential homes. The applicant is proposing to fence the back yards of the residences along Peters Road and potentially upgrade or repair the existing chain link fence along the western boundary adjacent to the mill property. Other landscaped areas near the entrances are proposed to remain open for a more attractive development.

**Criteria: 153.085 OFF-STREET PARKING AND LOADING: PROVISIONS AND REQUIREMENTS.**

**(A)** The provision and maintenance of off-street parking and loading facilities are continuing obligations of the property owner. No building permit shall be issued until plans are submitted and approved by the city that show property that is and will remain available for exclusive use as off-street parking and loading facilities as required by this section and this chapter. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the required parking and loading facilities set forth by this section and this chapter. It is not, however, the intent of these provisions to require off-street parking and loading facilities in a manner as to unreasonably limit improvements to existing structures and uses, particularly in that area identified as the downtown core commercial area.

**(B)** Applicability. Unless exempted by this section, all construction, reconstruction, enlargement of a structure or at the time a use is changed in any zone off-street parking facilities shall be provided in accordance with the requirements set forth by this section and section 153.086

Multi-family complex	1.5 spaces per unit from 5 to 8 units; 1.25 spaces per each unit thereafter, plus 2 spaces for owner/manager.
----------------------	---

**Finding 11:** A 14 unit multifamily complex would require 19.5 parking spaces. The applicant is providing 28 spaces per unit with a single car garage of at least 20 ft. deep and a 20 ft. driveway. Spaces have to be at least 8.5 ft. wide and 20 ft. deep to count as a space. The applicant is also proposing 5-10 additional spaces along the access way. These spaces may be provided parallel, angled or perpendicular to the access way. The applicant is meeting this criteria.

**Criteria: 153.086 OFF-STREET PARKING AND LOADING: DESIGN/IMPROVEMENT STANDARDS**

**(F)** *The following off-street parking development standards shall apply.*

**(1)** *Parking areas, aisles and turnarounds shall be paved with concrete, asphaltic or comparable durable and dustless surfaces as defined in division (E) of this section, or as otherwise approved by an authorized official of the City.*

**(2)** *Approaches to driveways providing ingress and egress to parking areas shall be paved with asphalt, asphaltic concrete or concrete surfacing and inspected by the City Street Superintendent. In the event that a serving street is not paved, the approach may be maintained to the same standard as the street until the street is paved.*

**(3)** *Parking areas, aisles and turnarounds shall have provisions made for the onsite collection of drainage waters to filter contaminants and eliminate sheet flow of the waters onto or across sidewalks and other pedestrian ways, bike paths, public rights-of-ways and abutting private property.*

**(4)** *In areas that are duly designated for parking, parking spaces shall be permanently and clearly marked except as otherwise approved by the city.*

**(5)** *Wheel stops and bumper guards shall be provided where appropriate for parking spaces abutting a property line or building and no vehicle shall overhang a public right-of-way or other property line. Unless otherwise approved, parking spaces along the outer boundaries of a parking lot shall be contained by a curb which is at least 4 inches high and set back a minimum of 4.5 feet from the property line or by a bumper rail.*

**(6)** *Artificial lighting for parking areas which may be provided or required shall be shielded or deflected so as not to shine directly into adjoining properties, dwellings or businesses and so as not to create a hazard to the public use of a street.*

**Finding 12:** All vehicle access, parking spaces and drive isles shall be paved as indicated above and shown in the applicant's submittal.

**Criteria: 153.087 LANDSCAPING REQUIREMENTS.**

*The following minimum landscape requirements are established for all developments subject to design review plan approval, unless approved otherwise by the reviewing authority.*

**(A)** *Landscaping defined. Required landscaping may include, but is not limited to, a combination of any of the following materials: living plant material such as trees, shrubs, groundcover, flowers and lawn (including native vegetation); and nonliving materials such as benches, walkways and courtyards, consisting of brick, decorative rock or other decorative materials.*

**(B)** *Existing vegetation. Existing site vegetation may be utilized to the maximum extent possible consistent with building placement and the applicable proposed landscape plan.*

**(C)** *Area required. Minimum area requirements may include requirements for landscaping around buildings, along fence lines, in parking and loading areas, outdoor recreational use areas and screening and buffering areas. Except as approved otherwise by the reviewing authority, the area required for landscaping is expressed as a percentage within the zone dimensional tables and/or the following:*

**(1)** *Multifamily dwellings & complexes: 20%.*

**(2)** *Downtown Enhancement Plan C-1 Zone.*

**(3)** *Parking lots. Parking areas shall be required to be landscaped in accordance with the following minimum requirements:*

**(a)** *In commercial and residential developments, parking areas shall be divided into bays of 12 spaces and between or at the end of each parking bay a curbed planter*

*containing at least 16 square feet shall be required. Parking areas less than 12 spaces may require curbed planters as part of the landscape standard.*

*(b) Each planter should contain at least 1 tree and ground cover. An applicant may submit alternate plans for review and approval.*

*(c) The areas shall be designed to be protected from being damaged by vehicles using the parking area.*

*(d) Clear vision at the intersection within a parking area shall be maintained to provide adequate vision of vehicles and pedestrians.*

*(e) Unless sidewalks are provided adjacent to a structure, customer or resident parking areas should be separated from the exterior wall of a commercial or residential structure by a minimum 4 foot strip of landscaping.*

*(f) Where a parking, loading or driveway area serving a multi-family, commercial, industrial or government use abuts a public right-of-way of a collector or arterial street or a local street across from a residential zone, or abuts a residential zone, a screen planting or other approved landscaped planter strip may be required between the parking area and the right-of-way without encroaching into a clear vision area or sidewalk.*

*(4) Buffering and screening. Requirements for buffering and screening may exceed the area requirement listed above. When required, buffering and screening areas shall conform to the following minimum requirements.*

*(a) Purpose. The purposes of buffering and screening requirements are to reduce the impacts of a proposed use on adjacent uses and zones which provide for different types of uses. The reviewing authority may waive or reduce the requirements where existing topography or vegetation is appropriate or otherwise negates the effectiveness or intended purpose or benefits of the buffering and screening.*

*(D) Plant material installation standards. Except as otherwise approved by the city, the following standards shall apply to plant materials and the installation thereof as provided in accordance with the provisions of this section.*

*(1) Landscape plant materials shall be properly guyed and staked, and shall not interfere with vehicular or pedestrian traffic or parking and loading.*

*(2) Trees shall be a minimum size of 8 feet in height and be fully branched at the time of planting.*

*(3) Shrubs shall be supplied in 1 gallon containers or 6 inch burlap balls with a minimum spread of 12 inches.*

*(4) Rows of plants should be staggered to provide for more effective coverage.*

*(E) Maintenance and plant survival. All landscaping approved or required as a part of a development plan shall be continuously maintained, including necessary watering, weeding, pruning and replacement of plant materials. Except where the applicant proposes landscaping consisting of drought-resistant plantings and materials that can be maintained and can survive without irrigation, landscaped areas shall be irrigated. If plantings fail to survive, it is the responsibility of the property owner to replace them.*

**Finding 13:** Multifamily complexes are required to provide at least 20% landscaping. The property is dedicating 2,840 s.f. of right-of-way along Peters Road; therefore the 20% will be based on the remainder of the parcel requiring ~8,100 s.f. In review of the applicant's site plan, the applicant is providing ~8,500 s.f. of landscaping. The City understands that this landscape plan is conceptual and there may be a desire to change the plan as the project is constructed to better accommodate a recreational area. Changes to the proposed plan shall be submitted in writing or map form for an informal City review and approval to ensure the plan is meeting City's landscaping standards.

**Criteria: 153.089 CUTTING AND FILLING.**

*(A) Grading, cutting and filling of building lots or sites. Grading, cutting and filling of building lots or sites shall conform to the following standards unless physical conditions warrant other standards as demonstrated by a licensed engineer; in such a case, the documentation justifying such other standards shall be set forth in writing thereby.*

*(1) The city may require a grading plan by a licensed engineer for any new construction or proposed alteration of a site.*

*(2) Alterations greater than three feet from the natural pre-existing grade or any alteration greater than one foot within ten feet of a property line shall require a grading permit from the City Engineer; at the discretion of the City Engineer the applicant may be required to submit a plan prepared by a licensed engineer and public notice of neighboring properties.*

*(3) A grading plan, if required, shall demonstrate construction feasibility, and the engineer shall attest to such feasibility and shall certify an opinion that construction on the cut or fill will not be hazardous to the development of the property or to surrounding properties.*

**Finding 14:** Grading of the site will be necessary to create a level construction site and drainage retention areas. The proposed grading and fill will not be detrimental to neighboring properties, therefore; no additional permits are required.

**RECOMMENDED CONDITIONS OF APPROVAL:** If approved the following conditions are recommended for application **Cu-2017-107** for a 14 unit multifamily complex. 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:

**General Conditions Prior to Occupancy**

1. The plans submitted by the applicant and the improvements depicted therein are the foundation of this approval to meet the requirements of the City's standards and specifications and land use code.
2. The applicant shall comply with the Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs, fire lanes and Knox Box locks and all other UFC requirements.
3. The applicant shall dedicate 10 feet of right-of-way along the frontage of Peters Road.
4. The applicant shall construct all public improvements in accordance with the City's standards and specification. This includes but is not limited to sidewalks along Peters Road and a portion of Mariposa Avenue from Peters to the egress, City water and sewer and other public utility connections, internal fire hydrant and driveway access points.
5. The applicant shall provide an easement to City standards for any internal public facilities such as the required fire line and hydrant.
6. The applicant shall provide a 20 foot one-way paved access from Peters Road to Mariposa Avenue with appropriate signage at the ingress and egress as shown in the applicant's site plan.

7. The applicant shall provide 5ft. internal sidewalks that connect to the required public sidewalks as shown in the submitted site plan.
8. The applicant shall provide two parking spaces per dwelling to City standards that includes the proposed garages. Additional parking areas proposed shall be paved and appropriately marked to City standards.
9. The applicant shall maintain all stormwater drainage on-site. Grading and drainage plans shall be reviewed by the City Engineer to ensure compliance with cut and fill criteria and drainage calculations.
10. The applicant shall place all utilities underground.
11. The applicant shall meet the required landscaping percentage for multifamily complexes (20%). The applicant shall adhere to the general concept of the submitted landscape plan. The City understands that this landscape plan is conceptual and there may be a desire to change the plan as the project is constructed. Major changes to the proposed plan as determined by the City, shall be submitted in map form or writing for an informal City review and approval to ensure the plan is meeting the City's landscaping and buffering standards.
12. The applicant shall provide a recreational space of at least 2,500 s.f. plus 50 s.f. for each unit in the complex. The recreational space shall be improved with landscaping or other amenities to provide open recreation. The recreational area has been generally located in the submitted site plan and each unit has a 300 s.f. patio and yard space that counts toward the 50 s.f. for each unit. The recreational area may change based on final design of parking and storage area; however, in no case shall the recreational area be less than 2,500 s.f.
13. The applicant shall comply with required setbacks and height requirements set forth for the applicable zone and as shown on the submitted site plan.
14. The applicant shall provide connections for clothes washing and drying within each dwelling or provide an onsite laundry facility with one washer and dryer per each 6 units.
15. The applicant shall provide postal service facilities in accordance with the requirements of the U.S. Postal Service.
16. Signs for multifamily dwellings shall not exceed 32 s.f. Signs meeting the City's sign code are considered approved as part of this application. Sign proposals shall be submitted for code compliance and made a part of this application.

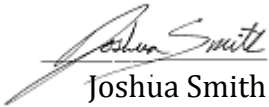
**Prior to Building Permit**

17. The applicant shall pay all applicable system development charges and connections fees prior to issuance of a building permit.

**On-going Responsibilities**

18. All stormwater drainage shall be maintained on-site per the applicant's drainage plan.
19. No storage of materials is allowed in a manner which may cause a nuisance. The applicant shall not store unused vehicles, junk or debris within view of persons on a public street or adjacent properties. All outdoor storage and any equipment on site shall be screened from adjacent public rights-of-way.
20. All exterior lighting shall be shielded and focus light downward onto the site and shall not shine onto adjacent rights-of-way or properties or cause a hazard to vehicles or aircraft.
21. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances and secure any permits required by the Crook County Building Department or State and Federal agencies.

Written by:

  
Joshua Smith  
Senior Planner





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED AND IS NOT INTENDED FOR SURVEY OR ENGINEERING PURPOSES OR THE AUTHORITY OF AND/OR PRECISE LOCATION OF BOUNDARIES, EXISTING HUMAN WORKS, AND/OR THE SHAPE AND CONTOUR OF THE EARTH. NO REPRESENTATION IS MADE CONCERNING THE LEGAL STATUS OF ANY APPARENT ROUTE OF ACCESS IDENTIFIED IN DIGITAL OR HARDCOPY MAPPING OF GEOSPATIAL INFORMATION OR DATA. DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE CURRENT. DATA IS UPDATED AS SCHEDULED AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY GIS OF ANY ERRORS (541) 416-3930.

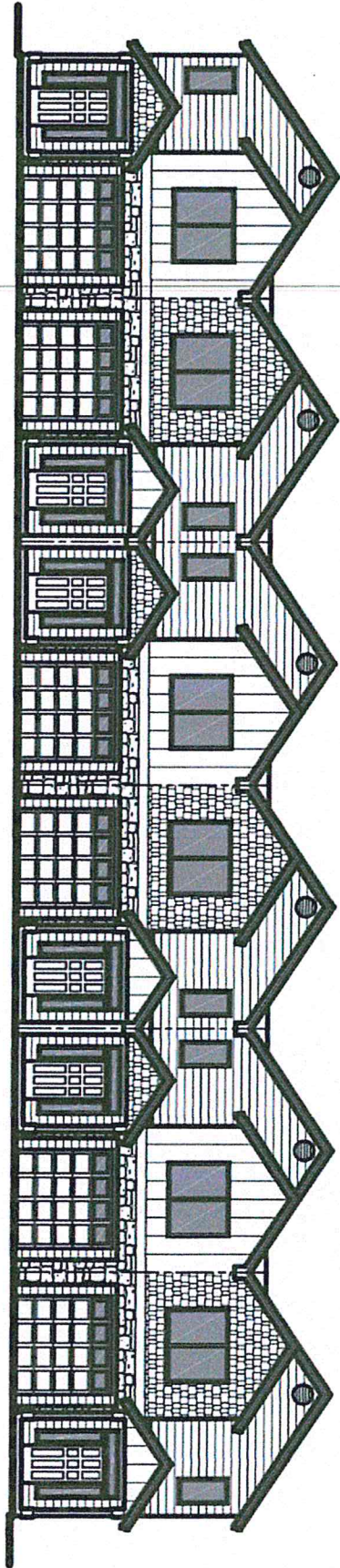
Cu-2017-107 Location Map

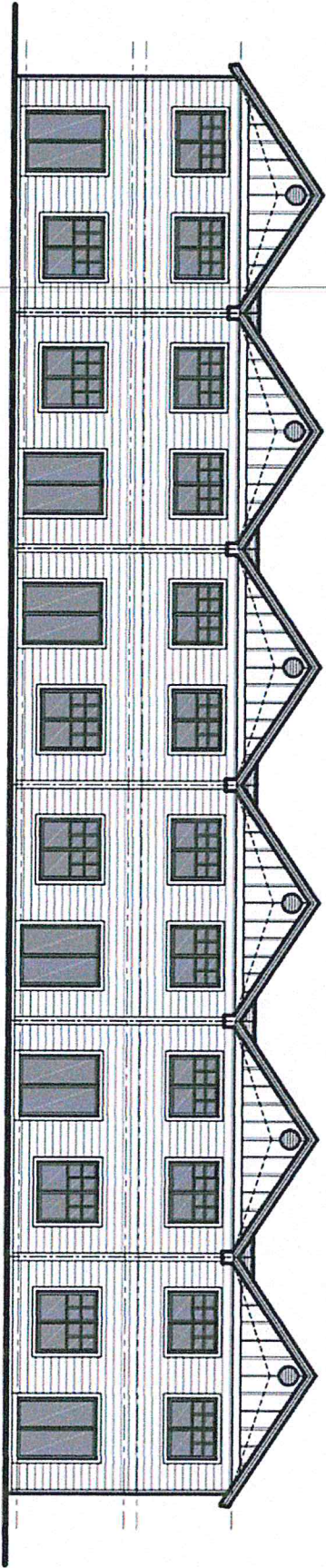


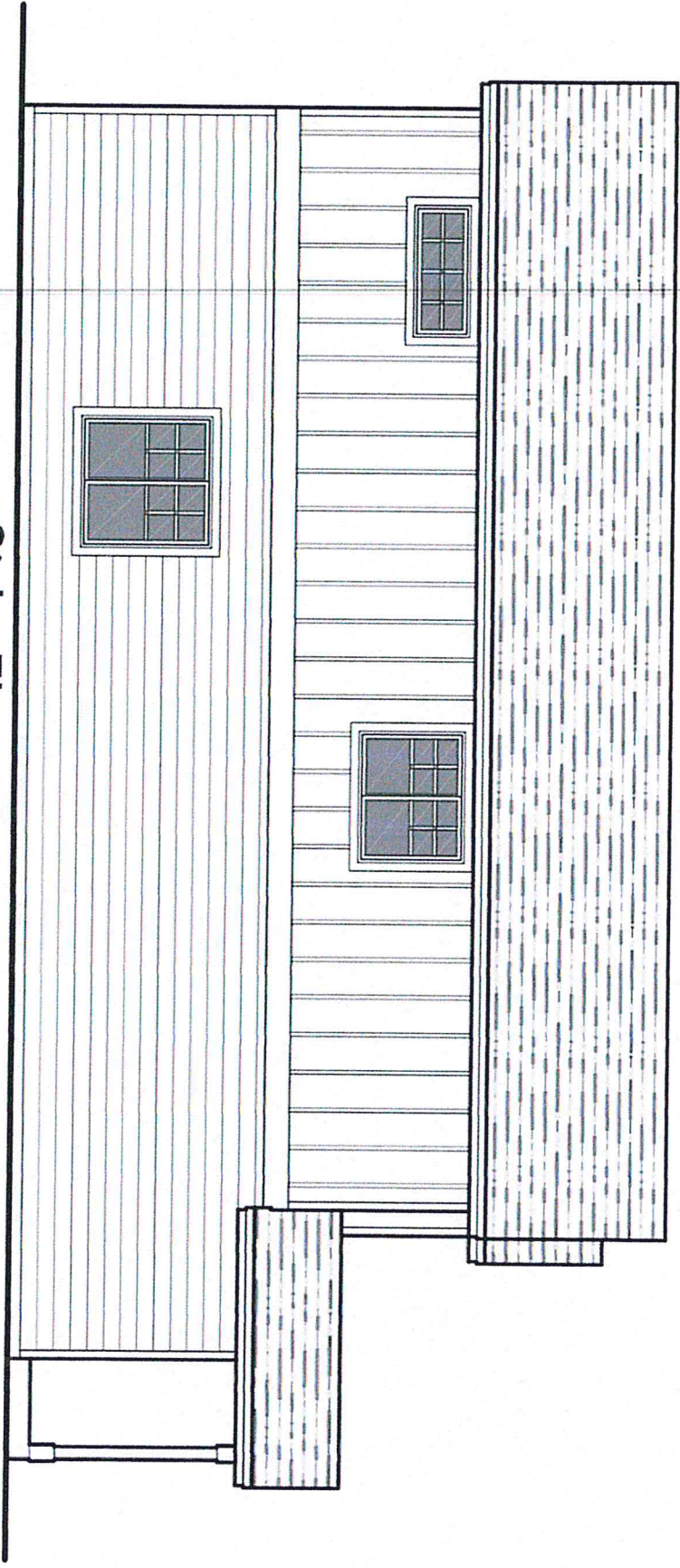












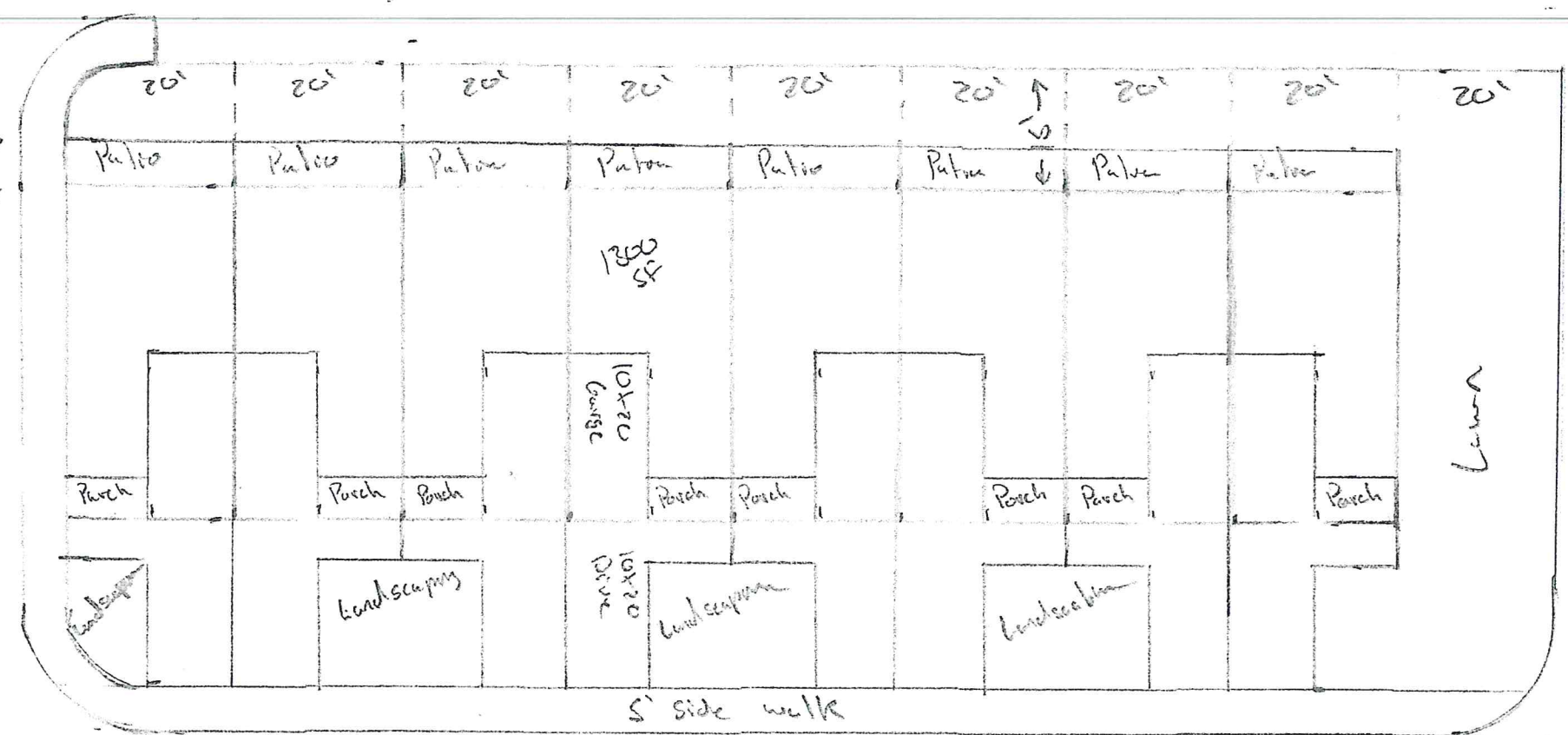
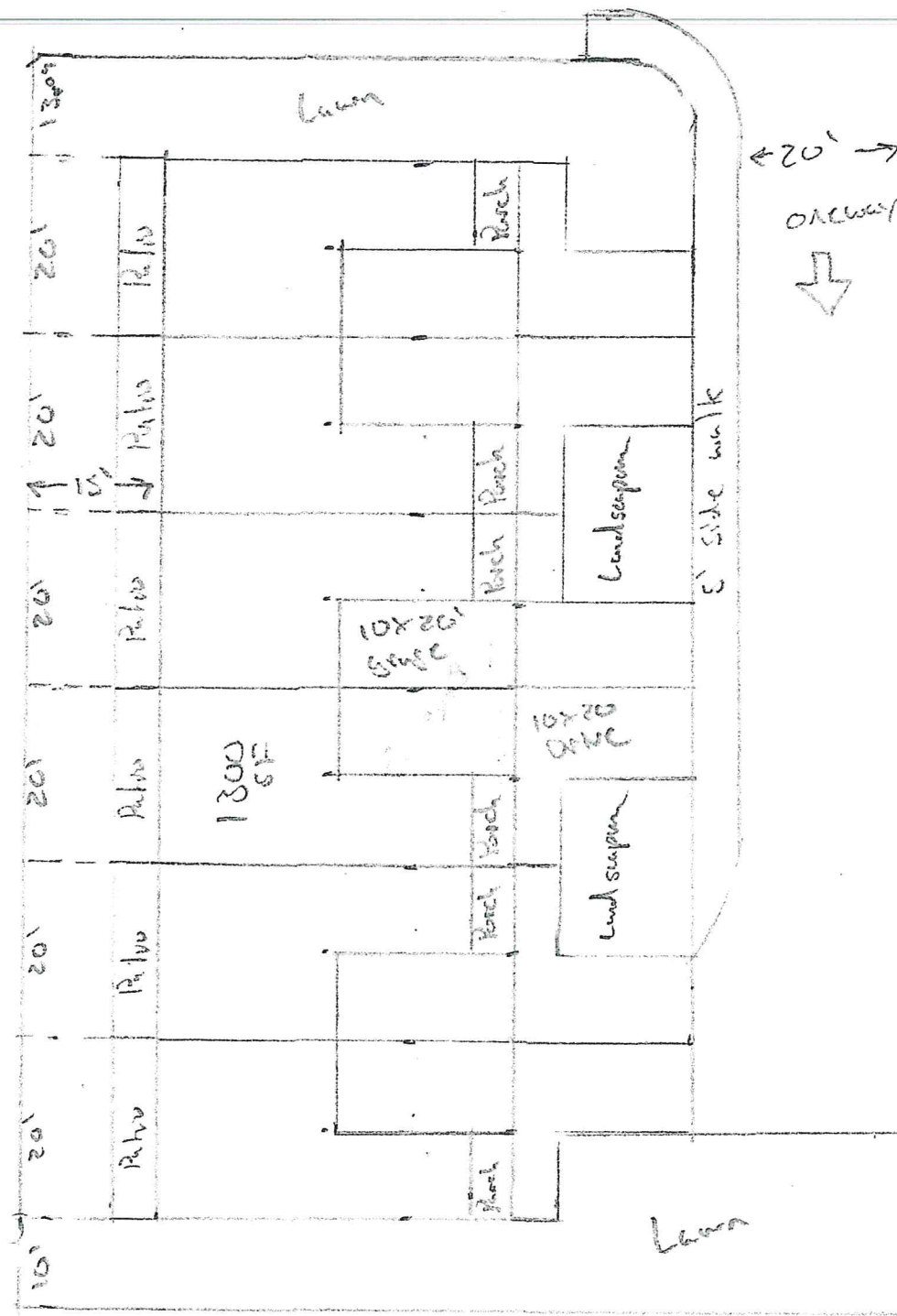
Side Elevation



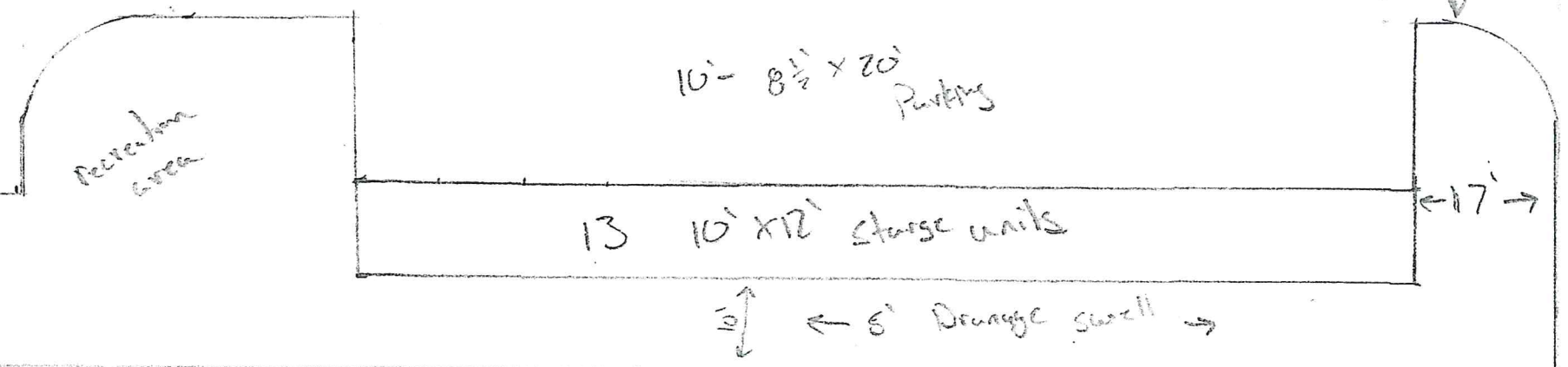
284.77'

Peters Rd

143.04'



143.04'



284.73'

← 5' Drange swell →