

FOR OFFICE USE ONLY

Application #: Cu-2017-109

Date Received: 12/15/17

Zone: R2



**City of Prineville
Conditional Use Permit**

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY OWNER AND APPLICANT INFORMATION

CENTRAL OREGON REGIONAL HOUSING AUTHORITY -

Applicant Name HOUSING WORKS Phone 541 / 323-7412

Address 405 SW Sixth Street City Redmond State OR Zip Code 97756

Email Kwooden@housing-works.org

Property Owner SAME AS APPLICANT Phone — / —

Address — City — State — Zip Code —

Email —

Business Name N/A Phone /

Address — City — State — Zip Code —

Email —

PROPERTY DESCRIPTION

Property address: None Assigned as yet.

Map # - Township 14S Range 16E Section 32 Tax Lot AB00300

Present Zoning R2 Total Land Area 422,968 (Square Ft.)

Present Land Use VACANT

PROPOSED USE

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Multi-Family Dwelling | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Enlargement | <input type="checkbox"/> Industrial |

Brief Description of Proposed Use:

TO COMPLETE THIS APPLICATION, PLEASE SUBMIT THE FOLLOWING:

- ☐ Completed Application Form
- ☐ Burden of Proof
- ☐ Statement or general vicinity map indicating geographical location of property.
- ☐ Dimensioned Site Plan, drawn to scale, showing:
 - ☐ Actual shape and dimensions of property
 - ☐ The location and intended use of each building or structure.
- ☐ Building Setbacks
- ☐ Roads, streets or alleys bordering the property, and any easements to or on the property.
- ☐ Landscaping
- ☐ Parking

By signing this application, the undersigned certifies that he/she has read and understands the submittal requirements stated above. Please note: submission of false or misleading information could lead to the denial of this application request.

Applicant: _____ Date: _____
Signature

Property Owner: _____ Date: _____
Signature

Please note: additional information may be required by the Planning Department prior to the application being deemed complete.

PROPOSED USE

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Residential |
| <input type="checkbox"/> Multi-Family Dwelling | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Enlargement | <input type="checkbox"/> Industrial |

Brief Description of Proposed Use: *MANUFACTURED DWELLING PARK*

TO COMPLETE THIS APPLICATION, PLEASE SUBMIT THE FOLLOWING:

- ☒ Completed Application Form
- ☒ Burden of Proof
- ☒ Statement or general vicinity map indicating geographical location of property.
- ☒ Dimensioned Site Plan, drawn to scale, showing:
- ☒ Actual shape and dimensions of property
- ☒ The location and intended use of each building or structure.
- ☒ Building Setbacks
- ☒ Roads, streets or alleys bordering the property, and any easements to or on the property.
- ☒ Landscaping
- ☒ Parking

By signing this application, the undersigned certifies that he/she has read and understands the submittal requirements stated above. Please note: submission of false or misleading information could lead to the denial of this application request.

Applicant:  Date: 12-6-17
Signature

Property Owner:  Date: 12-6-17
Signature

Please note: additional information may be required by the Planning Department prior to the application being deemed complete.

BURDEN OF PROOF STATEMENT

FILE NUMBERS:

APPLICANT/

PROPERTY OWNER: Central Oregon Regional Housing Authority (aka Housing Works)
405 SW Sixth Street
Redmond OR 97756

PLANNING and ENGINEERING:

D'Agostino Parker LLC
Attn. Keith Dagostino PE
185 SW Shevlin Hixon Drive Suite 101
Bend OR 97702

PROPOSAL:

The Applicant requests Conditional Use and Site Plan and Design Review approval to develop a 30 home Manufactured Dwelling Park on a 9.7 acre Parcel in the R2 Zone.

LOCATION:

The subject property is Parcel 2 of Partition Plat (PP) 2008-19, located at the Southeast corner of the Peters Road/Yellow Pine Road intersection. The property is also identified as Crook County Tax Assessor Parcel 141632AB00300.

I. STANDARDS AND APPLICABLE CRITERIA

1. City of Prineville Land Use Code- Chapter 153: LAND DEVELOPMENT

General Provisions

153.008 Zoning/other development permit approval

153.012 Consolidated permit procedure

153.014 General criteria

153.017 Permit Processing, Outright, Type I & II

Site and Building Design Review

153.020 Site plan and building design review provisions

Zoning Tables

153.035 Residential Uses

153.036 Residential Dimensional Standards

Specific Zone Requirements

153.046 General Residential R-2 Zone

Supplementary Provisions

153.083 Standard for Specific Uses

153.085 Off-street parking and loading: requirements and provisions

153.086 Off-street parking and loading: design/improvements standards

153.087 Landscaping requirements

153.089 Cutting and Filling

153.090 Fences

153.095 Manufactured Dwellings & RV's

Conditional Uses

153.137 Application for conditional use

Design and Improvement Standards/Requirements

153.090 Compliance required

153.192 Easements

153.194 Streets and other public facilities

153.195 Access management

Administration and Enforcement

153.251 General Provisions

2. City of Prineville Standards and Specifications

Chapter I- DEVELOPMENT PROVISIONS

03 TO AND THROUGH REQUIREMENT

04 PLANS AND SPECIFICATIONS

II. BASIC FINDINGS:

- A. LOCATION:** The subject property is Parcel 2 of Partition Plat 2008-19, located at the Southeast corner of the Peters Road/Yellow Pine Road intersection. The property is also identified as Crook County Tax Assessor Parcel 141632AB00300.
- B. LOT OF RECORD:** The subject property is a legal lot of record via its creation per Partition Plat 2008-19, and prior Partition Plat 2004-15.
- C. ZONING:** The subject property is zoned General Residential R-2 per adopted City Zoning Map, May 24, 2011.
- D. SITE DESCRIPTION:** The subject Site is the westerly 4.4 acres of the 9.7 acre legal parcel. The entire parcel is undeveloped and generally covered with native grasses and shrubs. Portions of the Site were subject to some wood waste disposal in the past. Peters Road public right-of-way per Partition Plat 2008-19 forms the northern boundary of the Site. The westerly and southerly boundaries of the Site are the westerly and southerly lines of the legal parcel (Parcel 2, PP 2008-19). The Site topography slopes easterly at gradients from 1% to 10% +/- . The majority of the Site slopes at approximately 3% +/- . There are no mature trees on the site.
- E. SURROUNDING LAND USES:** As noted above Peters Road public right-of-way(r/w) abuts the northern boundary of the Site. North of the Peters Road r/w is tax lot 141629DC01100 (5.4 acres) with a single family residence. Undeveloped, vacant land (tax parcel 141632AB00100) abuts the southern boundary of the Site. The Stone Ridge single family residential home subdivision abuts the western boundary of the Site. Stone Ridge lots abutting the Site vary from 7005 sf to 11,352 sf in size, with the majority in the 7005 sf to 8,010 sf size. The remainder 5.2 acres of the subject legal parcel abuts the east boundary of the Site.

III. CONCLUSIONARY FINDINGS:

153.008 ZONING/OTHER DEVELOPMENT PERMIT APPROVAL.

Prior to the construction, alteration, reconstruction, expansion or change of use of any structure, lot or parcel for which a permit or other land development approval is required by this chapter, the permit or approval shall be obtained from the city or the designated official thereof prior to the construction, alteration, reconstruction, expansion or change of use.

153.012 CONSOLIDATED PERMIT PROCEDURE.

All applications or permit processes required by this chapter and other city planning ordinances, documents or regulations for a specific single land use development or use may be consolidated into a single permit processing procedure, including the public hearings, public notices and City and/or County Planning Commission(s) and/or City Council and/or County Court action requirements. For example, for a

specific land use development proposal which may require a zone change (map or text amendment), a conditional use permit, a dimensional or area variance and a partitioning, all of these required permits and the respective hearing and notice requirements therefore may be consolidated into a single public hearing process, a single public notice and a single decision and order action record. Notice of the consolidated process option shall be given to the applicant, and upon request thereby, such a process shall be utilized.

FINDING: The Applicant has concurrently submitted the Conditional Use and Site Plan and Design Review applications required for the proposal, for consolidated processing.

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.**

FINDING: The proposal is for a use conditionally allowed in the R-2 zone, and as shown on the Site Plans and documented throughout this Burden of Proof Statement, the proposal is compliant with all applicable Development Code, which demonstrates compatibility with the City Comprehensive Plan and applicable policies, which are implemented via the Development Code.

- (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.**

FINDING: Proposal compliance with requirements of the primary R-2 zone are addressed later in this Statement under the applicable criteria.

- (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.**

FINDING: The proposal does not require approvals or permits from other local, state, or federal agencies.

- (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.**

FINDING: Findings addressing these criteria are included later herein under applicable code sections.

153.017 PERMIT PROCESSING: OUTRIGHT, TYPE I & II.

Uses set forth by this chapter may be classified as an Outright use or a Type I or II conditional use. If the classification is not set forth and the use is not classified as a similar use by the Planning Director, all such uses shall be processed in accordance with the type II processing requirements set forth hereinafter. Per section 153.245.020 any land use action may be referred to the Planning Commission by the Planning Director.

(A) Outright. Uses marked by an “O” in the City’s use tables. Outright uses are processed in 4 different ways as follows:

- (1) Similar use.** Outright uses that comply with similar use criteria in 153.015.
- (2) Counter review and sign off.** The Planning Director has discretion on how to process outright uses that are considered inconsequential. The Director may choose to provide an over the counter review and sign off on a building permit with no application. A planning number shall be assigned with plans attached. A sign off worksheet may be developed for implementation. Developments considered inconsequential include, but are not limited to the following:
 - (a) Small structures** such as breeze ways, architectural projections, solar panels or covered patios and similar structures well within setback and lot coverage standards.
 - (b) Small structures** considered insignificant to the use as a whole, such as small storage or utility buildings on a large manufacturing sites.
- (3) Application without notice.** As defined in 153.250.020 the following uses when identified as outright in a zone are considered development actions and, therefore; not subject to the notice requirements: Sign permits, single family homes, duplexes, residential additions and accessory structures, boundary line adjustments, lot consolidations and similar applications.
- (4) Application with notice.** The City Planning Official shall, within 5 working days of the receipt of a completed application for an outright use, provide individual written notice of the application in accordance with the administrative notice requirements of 153.255.

(B) Type I conditional use. Uses marked by a “T1” in the City’s use tables. The City Planning Official shall, within 5 working days of the receipt of a completed application for a type I conditional use provide individual written notice of the application in accordance with the administrative notice requirements of 153.255. If no objection is received within the response period the Planning Official may take action on the subject proposal for approval, approval with amendments, modifications and/or conditions for denial or may refer the subject application to the Planning Commission for public hearing. If one or more objections are received within the response period, the subject application shall be referred to the Commission for public hearing. The applicant shall be required to pay any additional hearing fees prior to scheduling the public hearing.

(C) Type II conditional use. Uses marked by a “T2” in the City’s use tables. An application for a type II conditional use shall be subject to review by the Planning Commission in accordance with the public hearing requirements of 153.255.

FINDING: The proposed Manufactured Dwelling Park is noted as a “T2” use in the Residential Use Table 153.035.

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.

FINDING: The submitted Site Plan and this Statement demonstrate a well-planned proposed residential community development that is harmonious with the neighboring residential areas and subdivisions, with respect to size of home sites, uses, aesthetics, and landscaping. Home sites are a minimum of 70 feet in width, comparable to the 70 and 80 foot lot widths in the abutting Stone Ridge subdivision. Building envelope areas for each individual home site space are comparable to those in adjacent subdivisions. The internal private road designs, curbed roadways, walkways, recreational amenities and site boundary fencing will provide a safe and efficient development. The Site Grading Plan demonstrates a proposal that follows the natural terrain as much as practical, to minimize earthwork, and provide a finish

Site that blends with the natural topography. The Landscape Plan indicates plantings that complement the natural vegetation, and will improve the general appearance with numerous new trees and enhanced landscaped areas. Required Public and Site improvements are addressed later herein under applicable code sections.

(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: Findings addressing these criteria are included later herein under applicable code sections, 153.194, 153.085, 153.086, and 153.087.

(F) Design review procedure. The following procedure shall be used in reviewing site and building design plans.

- (1) Pre-application conference.** Prior to applying for design review plan approval, applicants are encouraged to meet with the city Planning Official, City Engineer, and Superintendents of Streets and Public Works, or designees thereof, and present a preliminary plan which shall contain, in an approximate manner, the information required on a design review plan application.

FINDING: The Applicant attended a Pre-application conference with City staff on November 16, 2017.

(3) Application. A property owner or authorized representative thereof may initiate a request for design review plan approval by filing an application with the city using forms prescribed by the city together with the required filing fee. In addition to the application form, the applicant shall submit the following information.

(a) Requirements for information submitted. Information provided on the design review plan shall conform to the following.

- 1. Drawings depicting the proposal shall be presented on sheets not larger than 24 inches by 36 inches in the number of copies directed by the city, but in no case less than 5.**
- 2. To facilitate public reviews and notice, at least 1 copy of the proposal shall be provided on a sheet of paper not larger than 11 inches by 17 inches.**

3. Drawings shall be at a scale sufficiently large enough to enable all features of the design to be clearly discerned.

4. The city may require that a digital copy of the drawing, development plan or other information be provided to the city in a format adaptable to the city's computer systems.

FINDING: The Application package provided by the Applicant conforms to the above criteria.

(b) Site analysis diagram. If required by the reviewing authority, this element of the design review plan, which may be in schematic or free hand form to scale, shall indicate the following site characteristics.

1. Location and species of existing trees greater than 6 inches in diameter when measured 4 feet above the natural grade, and an indication of which trees are proposed to be removed.

FINDING: There are no existing trees within the subject Site that are of the minimum size of this criterion.

2. On sites that contain steep slopes, potential geological hazard or unique natural features that may affect the proposed development, the city may require contours mapped at 5-foot intervals.

FINDING: The subject Site is devoid of steep slopes or any unique natural features. There are no known geological hazards on the Site, nonetheless the submitted Grading Plan shows one-foot existing contours from a site Survey.

3. Natural drainage ways, depths of any ground water tables less than 12 feet, any areas of surface water accumulations and any other significant natural features.

FINDING: A shallow swale that may reflect a natural drainage way exists in the far northeast portion of the site near and abutting Peters Road r/w. The swale receives drainage from an existing storm drain pipe outfall in the Peters Road r/w as shown on the Site Grading and Utility Plans. There are no known areas of surface water accumulation within the Site. Based on well logs in the vicinity, geotechnical test pits excavated on the site, and the Site topography, ground water tables within the Site are anticipated to be well below 12 feet from ground surface.

4. All buildings, roads, retaining walls, curb cuts and other manmade features, both existing and proposed.

FINDING: There are no existing man-made features on the Site at this time. Proposed roads, curbs, and other features are indicated on the submitted Site, Grading, and Utility Plans.

5. Natural features, including trees, riparian habitat and stream channels and structures on-site or on adjoining properties that have or may have a visual impact or other significant relationship with the site and the proposed development thereon.

FINDING: As noted above the proposed Site is devoid of any such natural features, with the possible exception of the drainage swale described above.

(d) Site development plan. This element of the design review plan shall indicate the following.

- 1. Legal description of the property.**
- 2. Boundary dimensions and site area.**
- 3. Location of all existing and proposed structures, including distances from the property lines.**

FINDING: The submitted Site Plan includes the above criteria.

4. Area and percent of the site to be covered by structures, existing and proposed.

FINDING: As noted above there are no existing structures on the Site. The Applicant has identified at least three potential home models for the Park at this time, The Loft Unit, The Bay View I unit , and the D River unit. Typical unit space layouts for each model type are shown on the Site plan. As shown on the Site Pan, Loft Units are planned on interior spaces #23 through #30. Based on an estimated mix of 75% Bay View, and 25 % D River units on the remainder of the spaces, the Site Coverage calculation would be as follows:

1. The Loft style homes: 8 ea. @ 1140 sf= 9,120 sf
 2. Bay View style homes: 16 ea. @1188 sf= 19,008 sf
 3. D River style homes: 6 ea. @972 sf= 5,832 sf
 4. Attached carports/garages: 30 ea. @ 288 sf = 8,640 sf
- Total Structures = 42,600 sf = 0.98 acres
Total Site Area = 4.42 acres
Proposed Structure Coverage = $0.98/4.42 = 22.1 \%$

Note the Applicant seeks flexibility in the proposed design and size of home structures for the project, similar to any residential development, to allow for refinement and enhancement of the designs, and to accommodate market forces that may impact the availability of the current indicated home plans.

5. All external dimensions of existing and proposed buildings and structures.

FINDING: External dimensions of the proposed models are provided on the submitted model home floor plans (Appendix B). External dimensions for typical carport structures attached to each unit type are shown on the Site Plan. Note the Applicant seeks flexibility in the proposed design and size of home structures for the project, similar to any residential development, to allow for refinement and enhancement of the designs, and to accommodate market forces that may impact the availability of the current indicated home plans.

6. Location of building entrances and exits.

FINDING: Locations are shown on the model home floor plans (Appendix B).

7. Parking and circulation areas, including their dimensions.

FINDING: Access drives/private roads within the Park are shown on the Site Plan with their dimensions. All proposed drives/roads are at least 22 feet in paved width. Parking areas with dimensions, are identified on the Site Plan as well.

8. Service areas, for such uses as the loading and delivery

FINDING: Such criteria not generally applicable to this proposal.

9. Locations, descriptions and dimensions of any easements

FINDING: As no subdivision of the subject Site is proposed, need for easements within the Site is unlikely, and/or unknown at this time. If public utility easements within the Site are necessary for franchise utility services they would be most likely implemented across the home space frontages-along the private drives/roads, as indicated on the Typical Drive Road Sections shown on the Site Plan. Likewise, based on discussions with City staff it is anticipated on-site water and sewer infrastructure will be privately owned and maintained, and thus easements for such utilities are not anticipated. If City desires access easements to fire hydrants within the site, the Applicant is agreeable to a condition of approval to that effect.

10. Grading and plans, including spot elevations and contours at 5-foot intervals

FINDING: The submitted Grading Plan includes the information required of the above criterion, as well as approximate finish grades for each home site area.

11. Location of areas to be landscaped, including existing trees and natural landscaping to be retained.

12. Outdoor recreation and/or play areas.

FINDING: The submitted Landscape Plan includes the information required of the above criterion.

13. Pedestrian and bicycle circulation and amenities.

FINDING: The Site Plans indicate proposed concrete walkway along one side of all internal roads, as well as a soft surface trail connection between spaces 3/4 and 15/16 for more direct pedestrian connectivity to public facilities to the west, and the vacant remainder parcel to the east. Bicycle circulation is provided within the private drives/roads as typical for such low-volume vehicular traffic ways.

14. Location of mechanical equipment not enclosed within a building, garbage disposal areas, utility appurtenances and similar structures.

FINDING: None anticipated, expect for typical residential heat pump units for each home.

15. Exterior lighting.

FINDING: None anticipated, expect for typical porch/deck lights for homes.

16. Location, size and method of illumination of signs.

FINDING: None proposed at this time. A Site Identification Sign may be pursued at a later date.

17. Provisions for ADA compliance.

FINDING: The site plans show proposed walkways and ADA compliant curb ramps throughout the site.

18. Other site elements which will assist in the evaluation of site development.

FINDING: The topography of the Site and the legal parcel slopes downward significantly to the east away from available public sanitary sewer infrastructure at the Peters Road/Yellow Pine Road intersection, and towards low-lying wetland areas east of the legal parcel. To minimize adverse impacts to the land, avoid excessive site grading and filling, avoid adverse impacts to adjacent wetlands, and improve site infrastructure efficiencies, site development on the westerly portion of the legal parcel is pursued as opposed to extending site development easterly.

19. Location, names, surface and right-of-way widths and improvement standards of all existing and proposed streets within or adjacent to the proposed development.

FINDING: Peters Road public right-of-way (r/w) abuts the northern boundary of the Site and legal parcel. The existing roadway is a graveled surface approximately 15 feet in width, with roadside swales. The existing r/w is 60 feet in width, 30 feet north of the Section 29/32 line, and 30 feet south. The southern r/w was increased from 20 to 30 feet with a dedication on Partition Plat 2008-19. The City Transportation Plan classifies Peters Road as a Major Collector Roadway. No other roads exist adjacent the Site. The applicant proposes to improve Peters Road adjacent the Site in accordance with the Major Collector standards specified in City Standard Dwg. 2-3. The improvements and a typical section of the improvements, are depicted in the Site Plans.

Within the proposed development private drives/roads are proposed for compliance with City standards for Manufactured dwelling Park's per section 153.083(F) of the City Development Code. The private drives are proposed to be improved with a paved surface width of 22 feet, with a minimum of 3" inches ac pavement over a minimum of 6" agg. base,

Concrete low-profile mountable curbs on both sides, and a 5 foot wide concrete walkway on one side of all drives. The improvements and typical sections of the private drive improvements, are depicted in the Site Plans. As no subdivision of the Site is proposed, a formal r/w width does not apply to the internal private drives.

(e) Accompanying written summary. In addition to the foregoing site development plan requirements, a written summary of the proposal shall be required showing the following, (unless such is shown on the site development plan).

2. Residential development:

a. The total square footage of the lot or parcel.

FINDING: This Burden of Proof Statement serves in part as the required written summary of this criteria. The total land area of the Site (192,487 square feet (4.42 acres) and the legal parcel (9.7 acres) are provided on the Site Plans.

b. The total square footage of all structures in the development.

c. The number of dwelling units in the development.

FINDING: 30 dwelling units are proposed within the development. At least three home plans have been identified in the application materials, ranging from 978 to 1188 square feet in floor area, exclusive of attached carports/garages, decks or patios. As shown on the Site Plan, home spaces #23 through #30 are planned for “The Loft” style- 1140 sf unit. The balance of the Site spaces can accommodate either of the Bay View, or D River, home styles. Based on an estimated mix of 75% Bay View homes and 25% D River homes on the remaining site spaces, the total square footage of structures in the development would be as follows:

1. The Loft style homes: 8 ea. @ 1140 sf= 9,120 sf
2. Bay View style homes: 16 ea. @1188 sf= 19,008 sf
3. D River style homes: 6 ea. @972 sf= 5,832 sf
4. Attached carports/garages: 30 ea. @ 288 sf = 8,640 sf

Total Structures = 42,600 sf

Note as indicated earlier herein, the Applicant seeks flexibility in the proposed design and size of home structures for the project, similar to any residential development, to allow for refinement and enhancement of the designs, and to accommodate market forces that may impact the availability of the current indicated home plans.

d. Percentage of lot coverage by structures, parking /driveway areas, recreation areas and landscaping.

FINDING: Structure calculations are provided above. Each home space is planned to include 2 parking spaces, at least one of which will be covered with carport or enclosed in garage,

and the other parking space will be part of the driveways for each home space. Summary of Site Coverage data is:

Total Site Area: 4.4 acres/192,487 sf

Site Structure coverage: 42,600 sf / 192,487 sf= 22.1%

Parking and Driveway Areas (excluding carports included in structures above): (22@ 25' x 12') + (8 @ 24' x 10') = 8,520 sf/192,487= **4.4%**

Recreation Areas: 5,300 sf /192,487 sf= 2.7%

Private drives/roads (incl. curbs): 28,270 sf/192,487= 14.7%

Road/Drive walkways: 5,030 sf/ 192,487= 2.6%

Landscaping (incl. recreation areas):108,067 sf/192,487=56.1%

(f) Landscape plan. A landscape plan shall be submitted and shall indicate the following:

- 1. The size, species and locations of plant materials to be retained or placed on site.**
- 2. The layout of irrigation facilities.**
- 3. Location and design details of walkways, plazas, courtyards and similar areas.**

FINDING: The submitted Landscape Plan addresses this criteria. A variety of plant and tree species are identified to provide a palette for variation, flexibility, and creativity within the Park. All landscaped areas will include underground irrigation systems, a detailed layout of such is premature at this stage. Walkways are shown on the Site Plan and typical home site layout plans.

- 4. Location, type and intensity of outdoor lighting.**

FINDING: No particular outdoor lighting is proposed. Individual homes may have exterior porch/deck lights as typical.

- 5. Location and design details of proposed fencing, retaining walls and trash collection areas.**

FINDING: As per Section 153.083(F) (14) of the Development Code fencing a sight-obscuring 6-foot high fence is proposed along the north, west, and south, boundaries of the site. The Applicant proposes fencing constructed of chain link materials with earth-tone vinyl slats filling void spaces.

(g) Architectural drawings. This element of the design review plan, if required by the reviewing authority, shall indicate the following:

- 1. A plan specifying the building footprint and dimensions, including all points of access. Floor plans of interior spaces to the extent required to clarify access functions and the relationship of the spaces to decks, porches, balconies and stairs or other features shown on the building elevations. The floor plans shall be provided for all building floors and shall include appropriate dimensions.**

2. Exterior elevations showing building heights, windows, doors, exterior light fixtures, stairways, balconies, decks and other architectural details. These elevations shall be provided for every exterior wall surface, including those which are completely or partially concealed from view by overlapping portions of the structure. Existing and finished grades at the center of all walls shall be shown with elevations of floors indicated and a dimension showing compliance with height limitations.

FINDING: Architectural plans for three different home styles/units providing the information to address this criteria are provided in Appendix B.

(h) Property survey. A survey of the property by a licensed land surveyor shall be required and shall clearly delineate property boundaries and show the location of the corners of proposed buildings and other significant features proposed for the site. The requirement for a survey of the exterior boundaries of a site may be waived where it is found that there is a recent survey that can be used to clearly establish the applicant's property boundaries.

FINDING: The boundaries of the subject property are clearly established by survey and its creation via Partition Plat 2008-19, as parcel 2, recorded November 13, 2008. There have been no subsequent events to alter the subject boundary. The relationship of proposed buildings (homes) to the property boundaries are shown on the Site Plans and/or demonstrated by specified setbacks.

(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 pedestrian and bicycle traffic.

FINDING: The Site design does well to balance the needs and requirements of the residences and development with the goals of effective use of the topography and minimization of impacts to surrounding land and neighboring community. As noted earlier herein, development of the westerly portion of the subject legal parcel and preservation of the easterly portion, makes most efficient use of the topography and minimizes impacts on adjacent lands by minimizing earthwork to the extent possible, and maximizing efficiency of infrastructure such as the sanitary sewer system. Landscape recreation areas, trail connections through the site, and internal walkways and paths provide a circulation system that encourages pedestrian and bicycle use.

(3) Landscape design evaluation criteria. The following criteria shall be used in evaluating landscape plans.

(a) The overall design substantially complements the natural environment of the city and the character of the site and the surrounding area.

(b) The design acknowledges the growing conditions for this climatic zone, and the unique requirements that its specific site location makes upon plant selection.

(c) Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.

(d) The design contributes to the stabilization of slopes and the protection of other natural features and resources where applicable.

(e) The design delineates and separates use areas, where it is desirable to do so.

FINDING: The Landscape Plan indicates plant and tree species indigenous and /or commonly used in the central Oregon area, and thus species known for their compatibility with the growing conditions and climate. Permanent irrigation will be provided to ensure the survivability of plantings. Maintenance of the Park landscape will be ensured through the common ownership and management of the Park.

ZONING TABLES

153.035 RESIDENTIAL USE TABLE

<u>Use Classifications</u>	R1	R2	R3	R4	R5	Comments:
<u>EXISTING USES</u>						
Expansion of existing public use	0	0	0	0	0	
Replacement of an existing dwelling	0	0	0	0	0	
Expansion of an existing conditional use	T1	T1	T1	T1	T1	
<u>RESIDENTIAL / ACCESSORY USES</u>						
Child Care Home	0	0	0	0	0	
Single family dwelling, excluding manufactured dwellings	0	0	0	0	0	
Single family dwelling, including double and multi-sectional manufactured home with carport or garage		0	0	0		153.095
Manufactured dwellings in an approved manufactured dwelling park including single-section manufactured homes		0		0		153.095
Two-family dwelling or duplex		0		0	0	153.084
Triplex or four-plex, including condominiums, apartments or townhouses		T1		0	0	153.084
Townhouse multiplex					0	153.084
Multi-family dwelling or complex of five to ten units		T1		T1	0	153.083(H)
Multi-family dwelling or complex, of more than ten dwelling units		T2		T2	0	153.083(H)
Accessory structure	0	0	0	0	0	See definition
Guest house	T1	T1	T1	T1	0	
Accessory Dwelling	T1	T1	T1	T1	0	153.080
Manufactured dwelling park		T2		T2		153.083(F)
Home occupation - Only employees of the immediate resident family, limited retail sales.	T1	T1	T1	T1	T1	153.083(E)
(RV) Recreational Vehicle Park, Public or Private		T2				153.083(J)
<u>PUBLIC / SEMI-PUBLIC/NONPROFIT USES</u>						
Houses of Worship, including buildings and accessory uses essential to the operation thereof	T2	T2	T2	T2		153.083(O)
Public or private school, including buildings and other uses essential to the operation thereof		T2	T2	T2		
Publicly or privately owned kindergarten or preschool, provided the residential character of the area is maintained	T2	T1		T1	T1	
Park, Public or Private for less intensive uses including, picnic area, playground, and grass covered play areas, not including a recreation facility.	T1	T1	T1	T1	T1	
Recreation Facility (non-profit or publicly owned)	T2	T2	T2	T2	T2	
Other Government structure or land use not limited to a public park, playground, recreation building, fire station, library or museum	T2	T2	T2	T2	T2	
Community building or use owned and operated by a public or nonprofit agency or organization	T2	T2	T2	T2	T2	
Bikeways, footpaths and recreation trails	0	0	0	0	0	

FINDING: The subject property is in the R-2 Zone, and the proposed Manufactured dwelling Park use is a T2 Conditional use. The Applicant has submitted the required conditional use application and addressed the applicable conditional use criteria herein.

153.036 RESIDENTIAL DIMENSIONAL STANDARDS

	R-1	R-2	R-3	R-4	R-5
	Limited	General	Low Density	Redevelopment	High Density
Minimum lot area (public water and sewer required)^{1,2}					
single family dwelling	6,500 sf	5,000 sf	10,000sf	4,000sf	Zone Standards
Two-family dwelling	N/A	7,500 sf	N/A	6,500 sf	Zone Standards
Duplex Lot (not for density purposes)	N/A	3,750 sf	N/A	3,250 sf	Zone Standards
Triplex	N/A	9,000 sf	N/A	8,000 sf	Zone Standards
Fourplex	N/A	10,500 sf	N/A	9,500 sf	Zone Standards
Additional area for each unit over 4	N/A	+1,500 sf	N/A	+1,250 sf	Zone Standards
Townhouse Lot (not for density purposes)	N/A	3,000 sf	N/A	2,500 sf	Zone Standards
Townhouse Multiplex Lot (not for density purposes)	N/A	N/A	N/A	N/A	Zone Standards
Non-residential uses	N/A	Based on requirements of use and preservation of residential character of neighborhood	N/A	Based on requirements of use and preservation of residential character of neighborhood	Zone Standards
Min. Net Density for Subdivision ³	3/acre	4/acre	2/acre	6/acre	12/acre
Max. Net Density for Land Division	Calculated based on "Net Density" definition				

Minimum lot area (no public water or sewer available)⁴					
single family dwelling	N/A	As required	As required	As required	N/A

¹ Must have public water and sewer in R-1, R-2, R-4 and R-5 zones but may be community system(s) in R-3 zone.

² Unless classified as a multi-family dwelling complex, minimum lot area shall be calculated as the cumulative total square footage required for each type of building on the site.

³ The City may grant an exception to the minimum density standards based on site specific issues that make such density infeasible such as: steep slopes, floodplain, and wetlands.

⁴ As necessary to comply with approved sewage disposal system. (Existing lots only)

FINDING: The proposal is for a Manufactured Home Park without subdivision of the land, subject to the criteria of 153.083(F) of the Code. Public water and sewer service is proposed and available to the boundary of the Park as required. Maximum density of a Manufactured dwelling Park project is governed and addressed under 153.083(F).

	R1	R2	R3	R4	R5
Minimum Setbacks (ft.):	<i>See 153.117 for exceptions to setbacks.</i>				
Front yard (local street)	10	10	10	10	0
Front yard (Collector or Arterial) ⁵	10	10	10	10	0
Carport/Garage entrance to Public street/Alley	20	20	20	20	20
Carport/Garage entrance to Public sidewalk	25	25	25	25	25
Side yard	5	5	5	5	0/ 5
Side yard corner lot (street side)	10	10	10	10	0
Side yard multi-story attached homes	10	10	10	10	0/ 5
Rear yard	10	10	10	5	0/ 20 ⁷
Rear yard corner lot	5	5	5	5	0 / 20 ⁷
Rear yard adjacent to alley	10	5	5	5	0
Accessory (no building permit)	3	3	3	3	3
Projections into setback ⁶	2	2	2	2	2

⁵ Plus that which is necessary to meet street and sidewalk right-of-way standards.

⁶ May project 2 feet into a setback provided the projection is not closer than 3 feet to a property line.

⁷ If the rear property line is adjacent to a residential zone, the setback is 20 feet.

Minimum Street Frontage (ft.):	<i>See 153.191(C) for exceptions.</i>				
Standard Street	50	50	100	40	Zone Standards
Cul-de-sac	35	35	50	35	Zone Standards
Duplex Lot (each)	25	25	N/A	25	Zone Standards
Flag Lot	N/A	20	N/A	20	20
Townhouse Lots	N/A	As Approved	N/A	As Approved	Zone Standards

Maximum Building Coverage (%):	<i>Open air covered porches are excluded from lot coverage.</i>				
All Buildings (percentage of lot) ⁸	30%	35%	30%	35% (40% replacing dilapidated structure)	Determined by parking, landscaping, drainage

⁸ The calculation for lot coverage excludes up to 500sq.ft. of a garage or attached carport

	R1	R2	R3	R4	R5
Maximum Height (ft.): <i>Measured to the highest point from the natural grade, grade is averaged on sloped properties.</i>					
All Buildings	30 ft.	35 ft.	35 ft.	35 ft.	Design approval above 35ft.
Multi-family/Townhomes (side & rear setbacks)	N/A	Additional 1ft setback for every 1ft above 25ft	N/A	Additional 1ft setback for every 1ft above 25ft	Determined by adjacent use
Exceptions to height limit	Hospitals, churches and public schools may be increased to 45 feet	Hospitals, churches and public schools may be increased to 45 feet	Hospitals, churches and public schools may be increased to 45 feet	Hospitals, churches and public schools may be increased to 45 feet	Adjacent to Street or commercial zone 45ft.
Clear Vision - street intersection (measured from curb)	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Clear Vision - alley or pedestrian path (measured from curb or edge)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.

FINDING: The Site Plan demonstrates compliance with the above setbacks criteria. All rear yards exceed 10 feet. An increased minimum 20 foot rear yard setback, is provided for spaces #4 through #10 abutting the adjacent Stone Ridge neighborhood. As there is no proposed subdivision of the home spaces/sites, minimum street frontage criteria is not applicable. As noted earlier herein under 153.020(F) (3)(e) 2.d. proposed building coverage (inclusive of carports), is 22%, well under the 35% maximum allowed. As shown on the submitted architectural home plans (Appendix B) all buildings are well less than 35 feet in height.

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.

(B) Specific Conditions. Section 153.083 contains a list of uses with specific conditions that may apply to specific types of uses.

(C) Design Review. Provisions set forth in 153.020. Except single family and two-family/duplex dwellings and their accessory structures.

(D) Off-street parking and loading. Provisions set forth in 153.085 and 153.086.

(E) Minimum landscaping requirements. When design review is required a minimum level of landscaping in accordance with 153.087 shall be required.

(F) Streets & Public Facilities. When design review is required streets and public

facilities shall be required in accordance with section 153.194 and the City's Standards and Specifications. These improvements include but are not limited to right-of-way dedication, streets, stormwater management, sidewalks, waterlines, sewer lines, access management and the like.

FINDING: The above criteria is addressed under the pertinent referenced code sections; 153.083, 153.02, 153.085, 153.086, 153.087, and 153.194.

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'.

(B) Exceptions to clear vision standards. Buildings constructed in the C-1 zone shall be exempt from clear vision requirements.

FINDING: The Site Plan demonstrates compliance with this criterion.

153.083 STANDARDS FOR SPECIFIC USES.

A use shall comply with the standards of the zone in which it is located, with the specific standards that may be applicable thereto as set forth by this section, with any additional standards and conditions that may be set forth by the reviewing authority and with any other applicable local, state and/or federal regulations.

(F) Mobile home or manufactured dwelling park. In addition to the standards and conditions set forth herein, the development shall be in compliance with applicable state regulations, and with any additional conditions set forth in the approval thereof, and such compliance may be required prior to the occupancy of the development. (O.R.S. 446 and O.A.R. 814-28).

(1) Each access road intersecting a public street shall have a surface width of not less than 30 feet, and driveways within the park shall be at least 20 feet in width, or if parking is permitted thereon shall be at least 36 feet in width.

FINDING: As shown on the Site Plan proposed drives/private roads within the Park are proposed to have 22 foot wide paved surfaces, satisfying this criteria.

(2) All public roads and driveways shall be well-drained and hard-surfaced as approved by the City Superintendents of Streets and Public Works and/or the City Engineer in accordance with city standards and/or with the “durable and dustless surface” definition set forth in 153.086.

FINDING: All road and drives within the Park will be private, thus this criteria is not necessarily applicable. Nonetheless all proposed drives/private roads are hard –surfaced, with cross slopes and longitudinal grades meeting public road standards, and thus are sufficient to be considered “well-drained”.

(3) Walkways, bicycle paths or other pedestrian ways may be required, and if required, shall not be less than 5 feet in width and hard- surfaced in accordance with the foregoing referenced, “durable and dustless surface” definition.

FINDING: The project proposes concrete walkways 5 feet in width along one side of all internal drives/roads, as well as additional trail/pedestrian ways between home spaces 3 and 4 , and home spaces 15 and 16, for pedestrian connectivity to the neighborhood and surrounding areas.

(4) Each space within the park shall be serviced with public water and sewer facilities and electrical power receptacles for solid wastes shall be provided, and fire hydrants shall be installed as deemed necessary by the City Fire Department.

FINDING: As shown on the Site Plans, public (City of Prineville) water and sewer facilities are extended to the Park to provide water and sewer service to all spaces within the Park. Electrical power and franchise utilities are planned to be installed as typical for any residential home. Solid waste (trash collection) service will be established for all spaces.

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

FINDING: The Site Plan indicates a proposed location for a standard cluster mailbox delivery station near the Park entrance. The Applicant will coordinate the location and requirements with the USPS.

(6) There shall be constructed on each unit space, adjacent and parallel thereto, 1 or more wooden decks or slabs or patios of concrete, asphalt, flagstone or the equivalent, which singularly or in combination total at least 120 square feet.

FINDING: This criteria appears intended for mobile home parks, as opposed to a manufactured Home Park, nonetheless the Site Plan shows carports, paved driveways, and/or decks on each unit space that exceed this requirement.

(7) In no case shall an individual unit space be permitted that is less than 30 feet in width or less than 40 feet in length.

FINDING: All of the proposed unit spaces are much larger in width and length dimensions required of this criteria. All spaces are at least 70 feet in width, with exception of space #3 which is approximately 60 feet wide at the center of the space. All spaces are at least 70 feet in length (depth).

(8) Except as provided otherwise herein, in no case shall the overall density exceed 12 units per acre. An increase in density may be approved by the city in accordance with the following standards.

(a) An increase of 10% in the maximum allowable density for dedicated and improved open space equaling 30% 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 10% for a developed recreation area including a covered picnic area, basketball and/or tennis court facilities and the like.

(e) In no case, however, shall the total of density increases provided for herein exceed 25%.

FINDING: The overall density of the proposal is 7.9 units per acre. Calculated as follows, from the City Net Density definition:

Site Area= 4.42 acres - Area of private drives and roads (0.65 acres) = 3.77 net acres.

Density= 30 units/3.77 acres = 7.9 units per acre.

(9) All parks shall provide recreational space of at least 2,500 square feet plus 50 square feet for each unit within the park. 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.

FINDING: The Site and Landscape Plans indicate two separate improved, landscaped, recreational space areas totaling 5,300 sf, with picnic tables, gas bbq, and play equipment. The required recreational space based on above criteria is: 2500 sf + (30 units x 50 sf) = 4,000 sf. Thus this criteria is met.

(10) No dwelling unit in the park shall be located closer than 15 feet from another unit or from a general use building in the park. No dwelling unit, other building or

structure shall be located within 25 feet of a public street right-of-way line, or within 10 feet of any other property boundary line.

FINDING: The Site Plans and architectural plans for the contemplated homes demonstrate that the above criteria can be easily satisfied. The Applicant seeks some flexibility in the placement of individual units, but in all cases, the setbacks shown on the Site Plan and required of this criteria will be met, and the Applicant is agreeable to a condition of approval in that regard.

(11) No unit shall be permitted in a park as a residence that does not meet the definition set forth by 153.004.

(12) No recreation vehicle shall be permitted to be located within a park and occupied as a residence, and no such vehicle shall be permitted within a park unless spaces for such RV use are designated therefore in the park design and approval.

(13) A unit permitted in a park shall be provided with continuous skirting within 30 days of placement.

FINDING: The Applicant is agreeable to conditions of approval requiring the above.

(14) The total land area used for park purposes shall be required to be surrounded, except at entry and exit places, by a sight-obscuring fence or hedge not less than 6 feet in height.

FINDING: A sight-obscuring 6-foot high fence is proposed along the north, west, and south, boundaries of the site, and reflected on the Site and Landscape Plans. The Applicant proposes fencing constructed of chain link materials with earth-tone vinyl slats filling void spaces. The Applicant owns the land abutting the Site to the east, and prefers not to install sight-obscuring fence on the east line to preserve home views to the east. A fence could be required/installed when Applicant or any successor pursues a land use on the easterly property that might generate the need for such.

(15) If a park provides spaces for 20 or more units, each vehicular way in the park shall be named and marked with signs which are similar in appearance and location to those used to identify public streets in the city. A map of the entire development showing named vehicular ways shall be provided to the City Fire Department, other service agencies, the City Police Department and the City Planning Official.

FINDING: The Site Plan indicates stop and street name signs at all intersections. Tentative names for the private drives are shown and will be coordinated with the Prineville/Crook County street name authority.

(16) An updated listing of the names and addresses of the occupants of each space in the park shall be maintained at all times and a copy thereof provided to the city upon request.

FINDING: The Applicant is agreeable to a condition of approval to this criteria effect.

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.

(D) Specific Parking Requirements by Zone.

(1) R-1, R-2, R-3 and R-4 Zones.

(a) No specific requirements; the number of spaces required are listed in the table below; spaces shall meet City standards.

<i>Use Description</i>	<i>Minimum Requirements</i>
<i>Residential</i>	
Single Family Dwelling & Duplex (includes townhomes)	2 spaces per unit, including driveways and garage approaches.

FINDING: The Site Plan shows that all dwelling unit spaces include two parking spaces; some with carport structures, some without, and some within driveways on each unit space.

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

(E) Unless otherwise approved by the City Planning Commission, all areas used for parking and maneuvering of vehicles when required by section 153.085 shall have durable and dustless surfaces maintained adequately for all weather use as herein defined. **DURABLE AND DUSTLESS SURFACES** shall mean to be surfaced with asphaltic concrete, concrete or equivalent material. Exceptions include the following when the use is determined not to cause a nuisance and are approved by the reviewing authority:

(1) Parking in conjunction with single and two family dwellings

FINDING: All proposed parking and maneuvering areas are proposed to be surfaced with ac pavement or concrete.

(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.

FINDING: The Site Plan demonstrates that all such areas are proposed to be surfaced with ac pavement or concrete.

(M) For those uses which require off-street parking, a plan drawn to scale indicating how the off-street parking and loading requirements are to be fulfilled shall accompany the application for site plan review or conditional use permit. The plan shall show all those elements necessary to indicate that these requirements are being fulfilled and shall include, but not be limited to the following.

- (1) Delineation of individual parking spaces.**
- (2) Circulation area necessary to serve spaces.**
- (3) Access to streets, alleys and properties to be served.**
- (4) Proposed curb cuts, locations and widths.**
- (5) Dimensions, continuity and substance of screening.**
- (6) Landscape, lighting and signage plans.**
- (7) Grading, drainage, surfacing and sub-grading details.**
- (8) Delineations of all structures or other obstacles to parking and circulation on the site.**

FINDING: The Site Plans and the Preliminary Grading Plans demonstrate compliance with this criteria. Low-profile mountable curbs are proposed along all drives/private roads, and will provide drainage control as well as eliminating the need for curb cuts.

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.

(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:

FINDING: There is no landscape area requirement stipulated in the applicable Residential zone dimensional tables, nor is the proposal subject to the provisions above. As noted earlier herein approximately 56% of the Site area will be landscape area.

(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.

(b) An aesthetic and/or noise reducing landscaped buffer may be required between land uses as follows.

(4) Manufactured or mobile dwelling subdivision or park abutting a residentially zoned parcel that is limited to single family residential use, public recreation area, scenic resource, institutional use or public right-of-way.

(c) A buffer or screening area may only be occupied by screening utilities and landscaping materials, but the same may be located within the required yard or setback requirements provided vision clearance requirements are complied with.

(d) In lieu of the foregoing requirements, an applicant may provide for landscaping and screening, including plantings, fences, walls, walks and other features designed to afford the same degree of buffering as the standards above. A plan and specifications for an alternative shall be reviewed and approved by the reviewing authority with jurisdiction over the approval of the applicable use.

FINDING: In the event the reviewing authority requires an aesthetic and/or noise reducing landscape buffer as described above, the proposal has sought to address any such requirement with the following measures; the inclusion of the 6 foot high sight-obscuring fence along the north, south, and west boundaries of the site as required of the Manufactured Home Park, increased rear setbacks, beyond the minimums required in the R-2 zone along those boundaries, and landscaping of those rear yard areas, in accordance with this section and as indicated on the Landscape Plan.

(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.

FINDING: The Landscape plan notes compliance with this criteria.

(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: The Applicant is agreeable to a condition of approval to ensure compliance with this criteria. As the entire Park is planned to be retained under single ownership, management and maintenance of landscape areas can be readily coordinated and accomplished.

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 3 feet from the natural pre-existing grade or any alteration greater than 1 foot within 10 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.

(4) The City Engineer's decision on the proposal shall be based on the following considerations.

(a) That based on the engineer's report, that construction on the cut or fill will not be hazardous or detrimental to development of the property or to surrounding properties.

(b) That construction on such a cut or fill will not adversely affect the views or privacy of any adjacent property beyond that which could reasonably be expected without the cut or fill based on the provisions of the underlying zone; or that modifications to the design and/or placement of the proposed structure would be sufficient to minimize such adverse impact.

(c) That the proposed grading and/or filling will not have an adverse impact on the drainage on adjacent properties, or other properties down slope.

(d) That the characteristics of soil to be used for fill, and the characteristics of lots made usable by fill shall be suitable for the use intended.

FINDING: Grading will be required to develop the project. A Preliminary Grading Plan has been provided indicating preliminary grades and slopes for all drives/roads, and for each home site. The Plan demonstrates intent by the Applicant to minimize cuts and fills to the extent practical, while still providing for appropriate drainage control and gravity sanitary sewer service to home sites where possible. The Preliminary plan shows that cuts and fills across the Site are generally limited to less than 3 feet in height, except for the extreme east portion of the site (the rear of spaces #14- #19 and space #20, where the sloping existing topography necessitates fills up to 6 feet in depth. Based on a preliminary geotechnical report for the site, the on-site soils are expected to be suitable for site fills, albeit some import of additional soils may be necessary to supplement site generated material. Additionally it is noted that some easterly portions of the site have been subject to historic wood waste disposal. Site grading will include the removal and remediation of such wood waste, to ensure proper engineered fills for the proposed uses. The Applicant will address such issues, and final grading design and details in Construction Plans for the project, prepared by a licensed civil engineer, and reviewed/approved by City, prior to development.

153.95 MANUFACTURED HOMES; MOBILE HOMES; RV'S.

(A) Manufactured home placement. The provisions set forth by this subsection govern the placement of manufactured homes in the city and the urban area thereof.

(1) Purpose. This subsection (A) is designed to comply with the provisions of O.R.S. Ch. 197.307 governing the placement of manufactured homes, as herein defined, within the city and the urban area thereof.

(2) Manufactured Home minimum size. For the purposes of these regulations, manufactured home sizes are permitted as follows

(a) Individual lots or parcels. Shall have more than 750 square feet of living space in a double or multi-sectional unit.

(d) Manufactured home parks. Have no specific size requirement unless required by the State of Oregon building code.

FINDING: As shown in the submitted home plans, all proposed homes will have greater than 750 sf of living space.

CONDITIONAL USES

153.135 AUTHORIZATION TO GRANT OR DENY.

Uses designated in this chapter as conditional uses may be permitted, enlarged or otherwise altered when authorized in accordance with the standards and procedures set forth in this chapter. In the case of a use existing prior to the effective date of this chapter, a change in use, enlargement or alteration of such use shall conform to the provisions of a conditional use if so classified. An application for a conditional use may be approved, modified, approved with conditions or denied by the designated reviewing authority.

153.137 APPLICATION FOR CONDITIONAL USE.

A property owner or duly authorized agent may initiate a request for conditional use or the modification of an existing conditional use by filing an application with the city using forms prescribed therefore by the city. The standard application form shall be completed in its entirety and shall be accompanied by a site plan, drawn to scale, and showing the dimensions, arrangement and intended use of the proposed development. The application shall also be accompanied by a vicinity map showing the subject property, all properties within 100 feet and the names and addresses of all property owners within 100 feet as reported by the current County Assessor's records. If an application is submitted by any person or persons other than the property owner or authorized agent thereof, the application shall be jointly signed by the owner or agent, or there shall be submitted an accompanying certified statement from the owner or agent attesting to the knowledge and approval of the submittal. An application shall not be deemed complete unless accompanied by the required filing fee established by the City Council by ordinance or resolution.

FINDING: The Applicant has provided the required application, filing fee, and supporting information of this criteria.

DESIGN AND IMPROVEMENT STANDARDS/REQUIREMENTS

153.190 COMPLIANCE REQUIRED.

Any land division or development and the improvements required therefore, whether by subdivision, PUD, partitioning, creation of a street or other right-of-way, zoning approval or other land development requiring approval pursuant to the provisions of this chapter, shall be in compliance with the design and improvement standards and requirements set forth in this subchapter, in any other applicable provisions of this chapter, in any other provisions of any other applicable city ordinance, in any applicable provisions of county ordinances or regulations or in any applicable state statutes or administrative rules.

153.192 EASEMENTS.

(A) Utility lines. Easements for sewer lines, water mains, electric lines or other public utilities shall be as required by the serving entity, but in no case be less than 12 feet wide and centered on a rear and/or side lot line unless approved otherwise by the city. Utility pole anchor or guy wire easements may be reduced to 6 feet in width.

FINDING: The Applicant is agreeable to a condition of approval in accordance with this criteria , as the need for such easements is identified either in the land use application review process, or the construction plan review and approval process.

(B) Water courses. If a lot is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of the water course, and such further widths as deemed necessary.

FINDING: The subject property is impacted by the discharge of stormwater/drainage from a public stormwater pipe located in the Peters Road r/w approx. 250 feet east of the Peters

Road/Yellow Pine Road intersection. Based on the Title Report for the subject property (Appendix A) there does not appear to be an easement or document of record consenting to the acceptance of this discharge of developed drainage. As shown on the Site and Preliminary Grading and Stormwater control Plans, the applicant proposes to extend the public storm drain in the Peters Road r/w and create a new discharge point onto the subject property, easterly of the proposed Manufactured Home Park. The Applicant is agreeable to a condition of approval to grant a drainage easement related to this facility.

(D) Sewer and water lines. Easements may also be required for sewer and water lines, and if so required, shall be provided for as stipulated to by the City Department of Public Works.

FINDING: In accordance with request from the City for water and sanitary sewer infrastructure within the Park to be privately owned and maintained, the Site and Preliminary Utility Plans reflect facilities to accomplish the segregation of those utilities, essentially at the south r/w of Peters Road. Thus there is no apparent need for sewer and water easements within the Park.

153.194 STREETS AND OTHER PUBLIC FACILITIES.

(A) Duties of developer. It shall be the responsibility of the developer to construct all streets, curbs, sidewalks, sanitary sewers, storm sewers, water mains, electric, gas, telephone cable, and other utilities necessary to serve the use or development in accordance with the Standards and Specifications of the city and/or the serving entity.

FINDING: The Applicant agrees to construct such facilities.

(B) Underground installation of utility lines. All electrical, telephone or other utility lines shall be underground unless otherwise approved by the city.

FINDING: The Applicant agrees to construct utility lines underground.

(C) Location, width, and grade of streets. The location, width and grade of streets shall be considered in their relationship to existing and planned streets, to topographical conditions, to public convenience and safety and to the proposed use or development to be served thereby.

(D) Traffic circulation system. The overall street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain of the development and the area, per the City's Standards and Specifications.

(E) Street location and pattern. The proposed street location and pattern shall be shown on the development plan, and the arrangement of streets shall:

(1) Provide for the continuation or appropriate projection of existing principal streets to surrounding areas; or adjacent lots.

(2) Conform to a plan for the general area of the development approved by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical; and

(3) Conform to the adopted urban area transportation system plan as may be amended.

(F) Minimum right-of-way and roadway widths. Unless otherwise approved in the tentative development plan, street, sidewalk and bike rights-of-way and surfacing widths shall not be less than the minimum widths set forth in the City's Standards and Specifications. Whenever existing rights-of-way adjacent to or within a tract are of less than standard width, additional rights-of-way shall be dedicated at the time of land division or development."

(G) Alignment. All streets, as far as practicable, shall be in alignment with existing streets by continuations of the center lines thereof. Necessary staggered street alignment resulting in intersections shall, wherever possible, leave a minimum distance of 200 feet between the center lines of streets of approximately the same direction, and in no case shall the off-set be less than 100 feet.

(H) Future street extensions. Where necessary to give access to or permit future subdivision or development of adjoining land, streets shall be extended to the boundary of the proposed development or subdivision.

(I) Intersection angles. Streets shall be laid out to intersect at angles as near to right angles as practicable, and in no case shall an acute angle be less than 80 degrees unless there is a special intersection design approved by the City Engineer. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection, and the intersection of more than two streets at any one point will not be approved.

(J) Inadequate existing streets. Whenever existing streets, adjacent to, within a tract or providing access to and/or from a tract, are of inadequate width and/or improvement standards, additional right-of-way and/or improvements to the existing streets may be required.

(P) Streets. All street design criteria shall conform to the City's Standards and Specifications and State design Standards as determined by the City Engineer.

FINDING: There are no existing-planned streets affecting the proposed Site, other than the extension of Peters Road abutting the north boundary, which is indicated as an existing street (Major Collector classification) in the City Urban Area Transportation Plan. Peters Road abutting the Site is currently under-developed with an approximate 16 foot wide gravel surface, and a 12 " storm drain pipe within a portion of the southern r/w. As shown on the Site Plans the applicant proposes to improve Peters Road abutting the site in accordance with City standards and Specifications, and as described in more detail later herein. The Site and Preliminary Grading Plans demonstrate that the width and grade of Peters Road and all internal private drives/streets have been considered with respect to the existing topography, and with respect to relationship to adjacent lands, to minimize impacts and accommodate service to the project and adjacent lands.

Land to the south of the subject Site (tax parcel 141632AB 00300) is vacant and undeveloped. This land was previously tentatively approved as the Stone Ridge residential subdivision phases 9-11. That Tentative Subdivision approval has subsequently expired. That prior approval however had included a planned extension of Cobblestone Court, from the east boundary of Stone Ridge across tax parcel 141632AB 00300 and extending to the south boundary of the subject legal parcel, approximately 154 feet easterly of the east boundary of this proposed Manufactured Home Park. Thus the general plan for future extension of Cobblestone street to connect to Peters Road to the north, can be accommodated through the easterly portion of the subject legal parcel.

The submitted Site Plans demonstrate compliance with the City Standards and Specifications for all streets. The Site Plan indicates an additional 10 foot wide r/w dedication along Peters Road to reach the 40 foot half width required for the Major Collector street classification.

(U) Curbs. Curbs shall be required on all streets in all developments and with all new commercial and multifamily construction. Curbs shall be installed by the developer in accordance with the City's Standards and Specifications unless otherwise approved by the city.

(V) Sidewalks. Unless otherwise required in this chapter or other city ordinances or other regulations, sidewalks shall be required as set forth hereinafter on all streets in all developments and with all new commercial and multifamily construction. In lieu of these requirements, however, the reviewing authority may approve a development without sidewalks if alternative pedestrian routes and facilities are provided.

(1) All streets. In general all streets shall have sidewalks at a minimum of 5 feet in width in residential and industrial areas and 8 feet in width in commercial areas unless otherwise provided for in the applicable zone or conditional use approval.

FINDING: Proposed improvements to Peters Road are in accordance with City Standards and Specifications. Although not required, the Applicant proposes to provide mountable curbs, and 5 foot wide sidewalk along all private drives and roads within the Park as shown on the Site Plans.

(W) Bike lanes. Unless otherwise required in this chapter or other city ordinances or other regulations, bike lanes shall be required as follows, except that the Planning Commission may approve a development without bike lanes if it is found that the requirement is not appropriate to or necessary for the extension of bicycle routes, existing or planned, and may also approve a development without bike lanes in the streets if alternative bicycle routes and facilities are provided.

(1) Local streets. Bike lanes may be required on local streets, and if required shall not be less than 5 feet in width for one-way bike lanes and 8 feet in width for two-way bike lanes.

(2) Collector streets. Bike lanes are required on both sides of major collector streets, and shall not be less than 6 feet in width.

(3) Arterial streets. Bike lanes are required on both sides of arterial streets, and shall not be less than 6 feet in width.

FINDING: The proposed improvements to Peters Road accommodate the planned 6 foot wide bike lane on the south side of the street. The future north side improvements will provide the north side bike lane. Bike lanes are unnecessary and impractical on the Park private drives.

(Y) Utilities. The developer shall make necessary arrangements with the serving utility companies for the installation of all proposed or required utilities, which may include electrical power, natural gas, telephone, cable television and the like.

FINDING: The Applicant agrees to coordinate with all serving utility companies for the installation of utilities. Such arrangements are not possible until after development entitlement approval.

(Z) Drainage facilities. Drainage facilities shall be provided as required by the City's Standards and Specifications.

FINDING: The Preliminary Grading and Stormwater Control Map shows proposed grades and routing for drainage and stormwater flows within the project. All drainage runoff from the site will be contained and conveyed within the private drives and roads to discharge locations.

In the southern end of the site, a sag in the private drive/road adjacent spaces #15-#16 will be provided with drainage catch basins and storm piping to convey storm flows to a drainage swale easterly of spaces #15-#16. The drainage swale will be sized to accommodate the Detention and Water Quality Storms as prescribed by the City Stormwater Master Plan.

There is an existing 10"-12" storm drain pipe, within the Peters Road r/w abutting the Site, that conveys drainage from roads and development north and west of the Peters/Yellow Pine intersection. The storm drain currently terminates approximately 250 feet east of the Peters/Yellow Pine intersection. As shown on the Site Plans and to accommodate the required street improvements to Peters Road, the storm drain will be extended easterly to the end of the proposed street improvements, and directed to discharge toward the existing drainage swale traversing the subject legal parcel to the southeast. The extension of this storm drain is included in the City Stormwater Master Plan (Exhibit 4.2)

The elevation of Peters Road at the primary access connection (intersection with Parkside Drive) is the lowest point of the road/drive system. A small portion of the north/northeasterly portion of the Site will drain to this location. Thus catch basins, storm drain piping, and stormwater manholes are shown and proposed to drain the intersection, and convey flows via the storm drain in Peters Road easterly as described.

153.195 ACCESS MANAGEMENT.

(A) General. Access management restrictions and limitations consist of provisions managing the number of access points and/or providing traffic and facility improvements that are designed to maximize the intended function of a particular street, road or highway. The intent is to achieve a balanced, comprehensive program which provides reasonable access as new development occurs while maintaining the safety and efficiency of traffic movement.

(B) Access management techniques and considerations. In the review of all new development, the reviewing authority shall consider the following techniques or considerations in providing for or restricting access to certain transportation facilities.

(1) Access points to arterials and collectors may be restricted through the use of the following techniques.

(a) Restricting spacing between access points based on the type of development and the speed along the serving major collector or arterial.

(b) Sharing of access points between adjacent properties and developments.

(c) Providing access via a local order of street; for example, using a collector for access to an arterial, and using a local street for access to a collector.

(C) General access management guidelines. In the review and approval of new developments, the reviewing authority shall consider the following guidelines.

(1) Minimum spacing between driveways and/or streets:

Major arterial 500 feet

Minor arterial 300 feet

Major Collector 50 feet

Minor Collector access to each lot

Local streets access to each lot

(2) Minimum spacing between street intersections:

Major arterial 1/4 mile

Minor arterial 600 feet

Collector 300 feet

Local streets 300 feet

FINDING: The Site Plan demonstrates compliance with the above criteria. Proposed Parkside Drive is the primary and sole access to the project, connecting to Peters Road, a classified - Major Collector. Although Parkside Drive is a private road/drive accessing the Park, it will function similar to a local road connection to Peters Road. The Site Plan indicates the connection proposed intersection is 330 feet easterly of the Peters/Yellow Pine intersection meeting the spacing criteria above.

153.251 GENERAL PROVISIONS

153.251.005 Pre-application conference

A pre-application conference is encouraged for complex applications or for applicants who are unfamiliar with the land use process. The purpose of the conference shall be to acquaint the applicant with the substantive and procedural requirements of the applicable land use ordinances, to provide for an exchange of information regarding applicable requirements of the comprehensive plan, zoning ordinance or land division ordinance and to identify issues likely to arise in processing an application. The applicable zoning ordinance may require that a pre-application conference be held for particular types of applications.

FINDING: The Applicant attended a Pre-application conference with City staff on November 16, 2017.

City of Prineville Standards and Specifications
Chapter I – DEVELOPMENT PROVISIONS

03 TO AND THROUGH REQUIREMENT

Streets and City utilities shall be extended for the full length of the property frontage being developed. This requirement shall be fulfilled unless it is not practical to extend a street or utility because of topography or being adjacent to a boundary prohibiting development (e.g. UGB, public lands, etc.) as determined by the City Engineer at their sole discretion.

FINDING: As shown on the submitted Site Plans, the Applicant has proposed street and City water utility improvements the full length of the property frontage being developed (The Site). The extension of gravity sewer easterly in Peters Road is not possible or feasible due to the elevation (depth) of gravity sewer at Peters Road/Yellow Pine, and the downward topography of Peters Road east of the intersection. Additionally all of the land immediately east of the subject legal parcel is currently owned by the public (City), and there are no current development plans for such lands.

04 PLANS AND SPECIFICATIONS

A traffic study is required if the development consists of 20 or more lots or it is estimated to have 20 or more PM peak trips.

FINDING: As indicated earlier herein the proposal does not include any subdivision of the land and thus the Site property remains as a single “lot”. From the current ITE Trip Generation Manual, 9th Edition, each occupied dwelling unit in the Park is estimated to generate 0.60 trips in the PM peak hour. Thus the project is estimated to generate $30 \times 0.60 = 18$ PM peak trips and no traffic study is required.

***Central Oregon Regional Housing Authority
Parkside Place Manufactured Dwelling Park
Prineville, Oregon***

***Conditional Use and Site- Design Review
Applications***

APPENDIX LIST

December 12, 2017

Appendix A Public Record/Title Report Nov. 2, 2017

Appendix B Typical Home Model- Floor Plans and Elevations/Photos

Appendix C Surrounding Properties Owners/Mailing lists

***Central Oregon Regional Housing Authority
Parkside Place Manufactured Dwelling Park
Prineville, Oregon***

***Conditional Use and Site- Design Review
Applications***

Appendix A

Public Record/Title Report Nov. 2, 2017



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

City of Redmond, Housing Works
Phone No.: (999)999-9999

Date Prepared: November 2, 2017
Effective Date: October 27, 2017 / 05:00 PM
Charge: \$200.00
Order No.: WT0149103
Reference:

The information contained in this report is furnished to the Customer by Western Title & Escrow Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Crook, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0149103

EXHIBIT "A"
(Land Description)

Parcel 2 of Partition Plat No. 2008-19, recorded November 13, 2008, Recording No. 2008-231529, Records of Crook County, Oregon, located in Crook County, Oregon.

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0149103

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 19144 as well as Tax/Map ID(s) 141632-AB-00300

Western Title & Escrow Company
Public Record Report for New Subdivision or Land Partition
Order No. WT0149103

EXHIBIT "C"
(Vesting)

Central Oregon Regional Housing Authority dba Housing Works, an Oregon Housing Authority

EXHIBIT "D"
(Liens and Encumbrances)

1. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 19144
Map No.: 141632-AB-00300
2. City Liens, if any, in favor of the City of Prineville.
3. Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the Ochoco Irrigation District.
4. Ochoco Irrigation Canal along the Easterly boundary as disclosed by Partition Plat No. 2008-19.
5. Easements, conditions, restrictions and notes as disclosed on Partition Plat Nos. 1997-02, 2004-15, and 2008-19.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

***Central Oregon Regional Housing Authority
Parkside Place Manufactured Dwelling Park
Prineville, Oregon***

***Conditional Use and Site- Design Review
Applications***

Appendix B

Typical Home Model- Floor Plans and Elevations/Photos



The Bay View I

4P44S09

1,188
SQFT

3
BEDROOMS

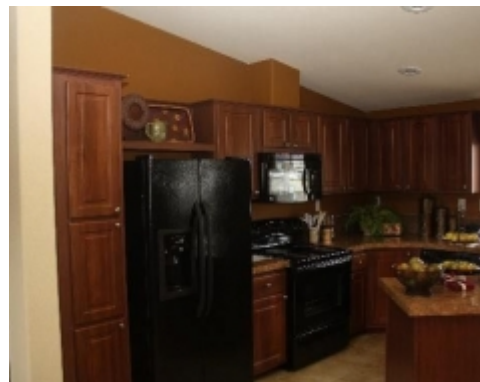
2
BATHROOMS

27x44
AREA

2
SECTIONS

1
LIVING AREA

1
DINING AREA



Homes Direct
info@thehomesdirect.com
1-800-450-0157



The Loft

HD1576

1,140
SQFT

2
BEDROOMS

2
BATHROOMS

15x76
AREA

1
SECTION

1
LIVING AREA

1
DINING AREA



Homes Direct
info@thehomesdirect.com
1-800-450-0157



D River

N4P36S57

972
SQFT

2
BEDROOMS

1
BATHROOM

27x36
AREA

2
SECTIONS

1
LIVING AREA

1
DINING AREA



APPROVAL: 20-4P36S57



Homes Direct
info@thehomesdirect.com
1-800-450-0157

***Central Oregon Regional Housing Authority
Parkside Place Manufactured Dwelling Park
Prineville, Oregon***

***Conditional Use and Site- Design Review
Applications***

Appendix C

Surrounding Properties Owners/Mailing Lists

Quick Report

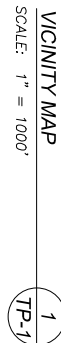
MAPTAXLOT	OWNER NAME	ADDI	CITY	STATE	MAILING	ZONE
141629CD00900	FUENTES KATHERINE B	1107 SW CANYON DR	REDMOND	OR	97756	R2
141629CD01000	MARTINEZ MARTHA	921 SE ALGONQUIAN CT	PRINEVILLE	OR	97754	R2
141629CD01100	GRUBBE GERRY G	2161 NE YELLOWPINE RD	PRINEVILLE	OR	97754	R2
141629CD01200	SCHONING RANDALL S	61387 SE KING JEHU WAY	BEND	OR	97702	R2
141629CD01300	CONLEY LARRY DEAN	6740 CREEKSIDE ST	REDDING	CA	96001	R2
141629CD01400	GREEN NATHANIEL T	2125 NE YELLOWPINE RD	PRINEVILLE	OR	97754	R2
141629CD01500	FAWBUSH RALPH E	600 NW 3RD ST	PRINEVILLE	OR	97754	R2
141629DC01000	OCHOCO MINT GROWERS INC	PO BOX 1364	PRINEVILLE	OR	97754	R2
141629DC01100	LENT STEVEN	PO BOX 482	PRINEVILLE	OR	97754	R2
141632AB00100	CLARK ROBERT E & MURIEL J	65081 HIGHLAND RD	BEND	OR	97701	R2
141632BA00100	EDWARDS ELLEN M	875 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA00200	KANEASTER SOPHIA S	PO BOX 1346	PRINEVILLE	OR	97754	R2
141632BA00300	EVANS TIMOTHY ALAN	831 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA00400	BRINKLEY BRENT L & JESSIC	819 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA00500	WILSON RANDY W	777 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA00600	FISCHER MATTHEW S	298 SE IDLEWOOD ST	PRINEVILLE	OR	97754	R2
141632BA00700	TURNER SHIRALEE J	722 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA00800	NEELANDS BRUCE R	701 BE STONERIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA01600	ORR BOBBY R TRUST	1347 KAELYN CT	ORLAND	CA	95963	R2

MAPTAXLOT	OWNER NAME	ADDI	CITY	STATE	MAILING	ZONE
141632BA01700	MOFFITT RICHARD E	909 NE STONERIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA01800	STIGALL HERBERT & JEAN	911 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02200	STORM DWAIN	1009 NE STONERIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02251	NELSON DARLENE A	923 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02252	DUTT JAMES	PO BOX 1193	PRINEVILLE	OR	97754	R2
141632BA02253	HISCOCK ROBERT E	947 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02254	MAYERS RICHARD T	959 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02255	BELTZ BRIAN L	961 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02256	SPENCER GARY L	973 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02257	THE CAVANAUGH FAMILY RE	985 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02258	TODD JAMES & KELLY	1023 NE STONE RIDGE LOOP	PRINEVILLE	OR	97754	R2
141632BA02263	KREBS RONALD D & JULIANN	899 NE COBBLESTONE CT	PRINEVILLE	OR	97754	R2
141632BA02264	RICHARDS JAMES & LINDA	892 NE COBBLESTONE CT	PRINEVILLE	OR	97754	R2

BELTZ BRIAN L 961 NE STONE RIDGE LOOP PRINEVILLE, OR 97754	BRINKLEY BRENT L & JESSICA L 819 NE STONE RIDGE LOOP PRINEVILLE, OR 97754	CLARK ROBERT E & MURIEL J CO-T 65081 HIGHLAND RD BEND, OR 97701
CONLEY LARRY DEAN 6740 CREEKSIDE ST REDDING, CA 96001	DUTT JAMES PO BOX 1193 PRINEVILLE, OR 97754	EDWARDS ELLEN M 875 NE STONE RIDGE LOOP PRINEVILLE, OR 97754
EVANS TIMOTHY ALAN 831 NE STONE RIDGE LOOP PRINEVILLE, OR 97754	FAWBUSH RALPH E 600 NW 3RD ST PRINEVILLE, OR 97754	FISCHER MATTHEW S 298 SE IDLEWOOD ST PRINEVILLE, OR 97754
FUENTES KATHERINE B 1107 SW CANYON DR REDMOND, OR 97756	GREEN NATHANIEL T 2125 NE YELLOWPINE RD PRINEVILLE, OR 97754	GRUBBE GERRY G 2161 NE YELLOWPINE RD PRINEVILLE, OR 97754
HISCOCK ROBERT E 947 NE STONE RIDGE LOOP PRINEVILLE, OR 97754	KANEASTER SOPHIA S PO BOX 1346 PRINEVILLE, OR 97754	KREBS RONALD D & JULIANNA L 899 NE COBBLESTONE CT PRINEVILLE, OR 97754
LENT STEVEN PO BOX 482 PRINEVILLE, OR 97754	MARTINEZ MARTHA 921 SE ALGONQUIAN CT PRINEVILLE, OR 97754	MAYERS RICHARD T 959 NE STONE RIDGE LOOP PRINEVILLE, OR 97754
MOFFITT RICHARD E 909 NE STONERIDGE LOOP PRINEVILLE, OR 97754	NEELANDS BRUCE R 701 BE STONERIDGE LOOP PRINEVILLE, OR 97754	NELSON DARLENE A 923 NE STONE RIDGE LOOP PRINEVILLE, OR 97754
OCHOCO MINT GROWERS INC PO BOX 1364 PRINEVILLE, OR 97754	ORR BOBBY R TRUST 1347 KAEALYN CT ORLAND, CA 95963	RICHARDS JAMES & LINDA 892 NE COBBLESTONE CT PRINEVILLE, OR 97754
SCHONING RANDALL S 61387 SE KING JEHU WAY BEND, OR 97702	SPENCER GARY L 973 NE STONE RIDGE LOOP PRINEVILLE, OR 97754	STIGALL HERBERT & JEAN 911 NE STONE RIDGE LOOP PRINEVILLE, OR 97754
STORM DWAIN 1009 NE STONERIDGE LOOP PRINEVILLE, OR 97754	THE CAVANAUGH FAMILY REVOCABLE 985 NE STONE RIDGE LOOP PRINEVILLE, OR 97754	TODD JAMES & KELLY 1023 NE STONE RIDGE LOOP PRINEVILLE, OR 97754

TURNER SHIRALEE J
723 NE STONE RIDGE LOOP
PRINEVILLE, OR
97754

WILSON RANDY W
777 NE STONE RIDGE LOOP
PRINEVILLE, OR
97754



LOCATED ON A PORTION OF PARCEL 2 OF PARTITION PLAT 2008-19
IN THE NW 1/4 OF THE NE 1/4 OF SECTION 32
TOWNSHIP 14 S RANGE 16 E W. M.
CITY OF PRINEVILLE, CROOK COUNTY, OREGON
JANUARY 2018

SITE DEVELOPMENT DATA:

CENTRAL OREGON REGIONAL

CENTRAL OREGON REGIONAL

LEGAL DESCRIPTION
PARCEL 2 OF PARTITION PLAT 2008-19
RECORDED NOVEMBER 13, 2008

**PLANNING
ENGINEERING &
SURVEYING:**
D'AGOSTINO PARKER, LLC
185 SHEVLIN HIXON DR., SUITE 101
BEND, OR 97702
503.686.1100

14-16-32-AB-300

R-2

9.7 - ACRES

30 - MANUFACTURED HOME SITES

MANUFACTURED DWELLING PARK

PRIVATE DRIVES

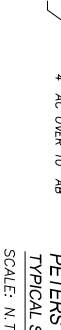
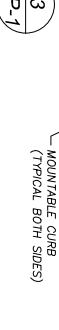
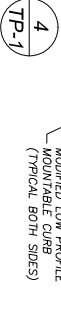
CITY OF PRINEVILLE

CITY OF PRINEVILLE

PACIFIC POWER

CASCADENA IURAL GAS

CONCLUSIONS



1. MOUNTAINABLE CURB NOTES:
 1. CONCRETE SHALL BE 4000 PSI MIN., IN ACCORDANCE WITH
 2. THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION
 3. 02050 AND SHALL NOT ADDITIVES TO CAUSE RAPID SETTING,
 4. 45-75% AIR ENTRAINED, UNLESS OTHERWISE REQUIRED.
 5. CONSTRUCTION JOINTS REQUIRED AT 15' INTERVALS, WITH
 6. EXPANSION JOINTS SPACED NO GREATER THAN 150'. (45' MAX. ON
 7. HARD FORMED CURB) AND AT BEGIN AND ENDS OF CURB RETURNS
 8. LIGHT BROOM FINISH ON EXPOSED CURB FACES.
 9. TRANSITION LOW PROFILE CURB AT PEDESTRIAN WALKWAY RAMP
 10. LOCATIONS TO 0" REVEAL.

SCALE: N.T.S.

REGISTERED PROFESSIONAL
ENGINEER
19,558
OREGON
JAN 20, 1998
KEITH S. DAGOSTINO
EXPIRES 12/31/17

PRINEVILLE
SCALE: VARIES

PROJECT NO.
HSW-01

DRAWING FILE NAME:
tent plan base.dwg



COPYRIGHT 2018 - D'AGOSTINO PARKER, LLC
ANY REPRODUCTION OR USE IN ANY FORM OF THESE DOCUMENTS WITHOUT
THE EXPRESS WRITTEN CONSENT OF D'AGOSTINO PARKER, LLC IS UNLAWFUL.
ALL RIGHTS RESERVED.

SITE AREA COVERAGE DATA SUMMARY:

TOTAL PROJECT SITE AREA:	4.40 ACRES
APPROX. STRUCTURE AREAS: (INCL. CARPORTS)	0.96 ACRES
BUILDING ENVELOPE AREAS:	2.00 ACRES
TOTAL ROADWAY AREAS: (INCL. WALKS AND CURBS)	0.76 ACRES

- ① PRIVATE INTERNAL DRIVE IMPROVEMENTS PER TYPICAL SECTIONS 3/TP-1 AND 4/TP-1.
- ② PARTIAL MAJOR COLLECTOR STREET IMPROVEMENTS PER TYPICAL SECTION 5/TP-1 (IN GENERAL ACCORDANCE WITH CITY OF PRINEVILLE STANDARD DRAWING 2-3).
- ③ ADA COMPLIANT CURB RAMPS (TYPICAL).
- ④ STOP AND STREET NAME SIGNS.
- ⑤ SAWCUT EXISTING PAVEMENT AND BEGIN NEW ROAD CONSTRUCTION. MATCH EXISTING SURFACE ELEVATIONS AT JOIN LOCATION.
- ⑥ END COLLECTOR ROAD TYPICAL SECTION CONSTRUCTION.
- ⑦ PROPOSED NEW 12" STANDARD CONCRETE CURB PER CITY OF PRINEVILLE DWG 2-6.
- ⑧ PROPOSED NEW MOUNTABLE CONCRETE CURB PER DETAIL 6/TP-1.

PROPOSED AC PAVEMENT SURFACING

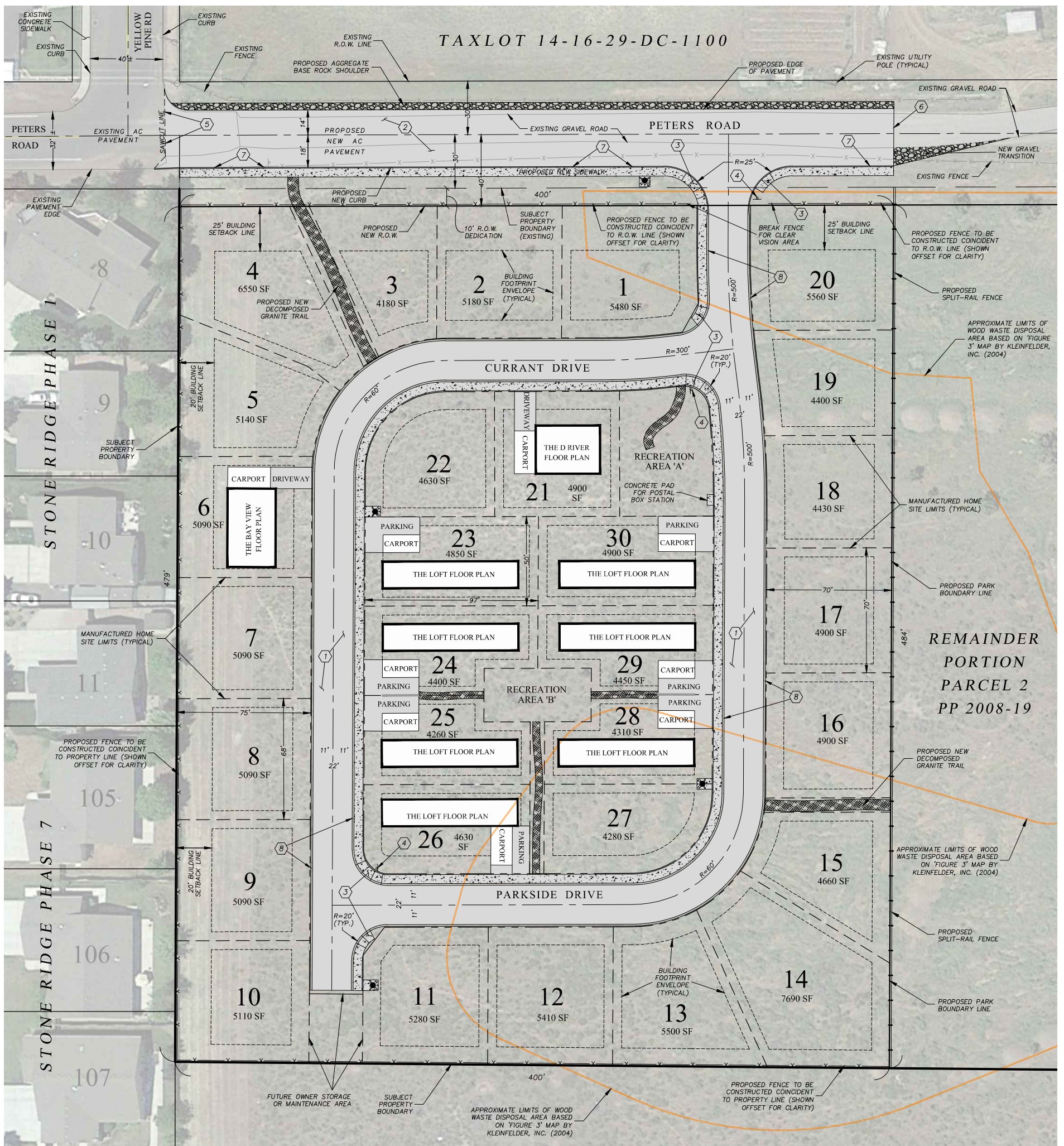
PROPOSED CONCRETE WALKWAY SURFACING

PROPOSED DECOMPOSED GRANITE TRAIL

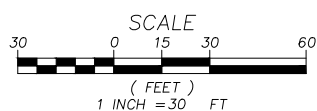
— — — — TYPICAL MANUFACTURED HOME SITE LIMITS

—X—X— PROPOSED NEW 6-FOOT SIGHT OBSCURING FENCE

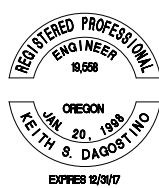
5560 SF HOME SITE / SPACE AREA (TYPICAL)



SITE PLAN
SCALE: 1" = 30'

$$\frac{1}{P-2}$$


SHEET
TP-2

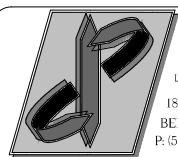
[illegible]

HOUSING WORKS
PARKSIDE PLACE MANUFACTURED DWELLING PARK
SITE PLAN

PRINEVILLE
SCALE: 1" = 30'

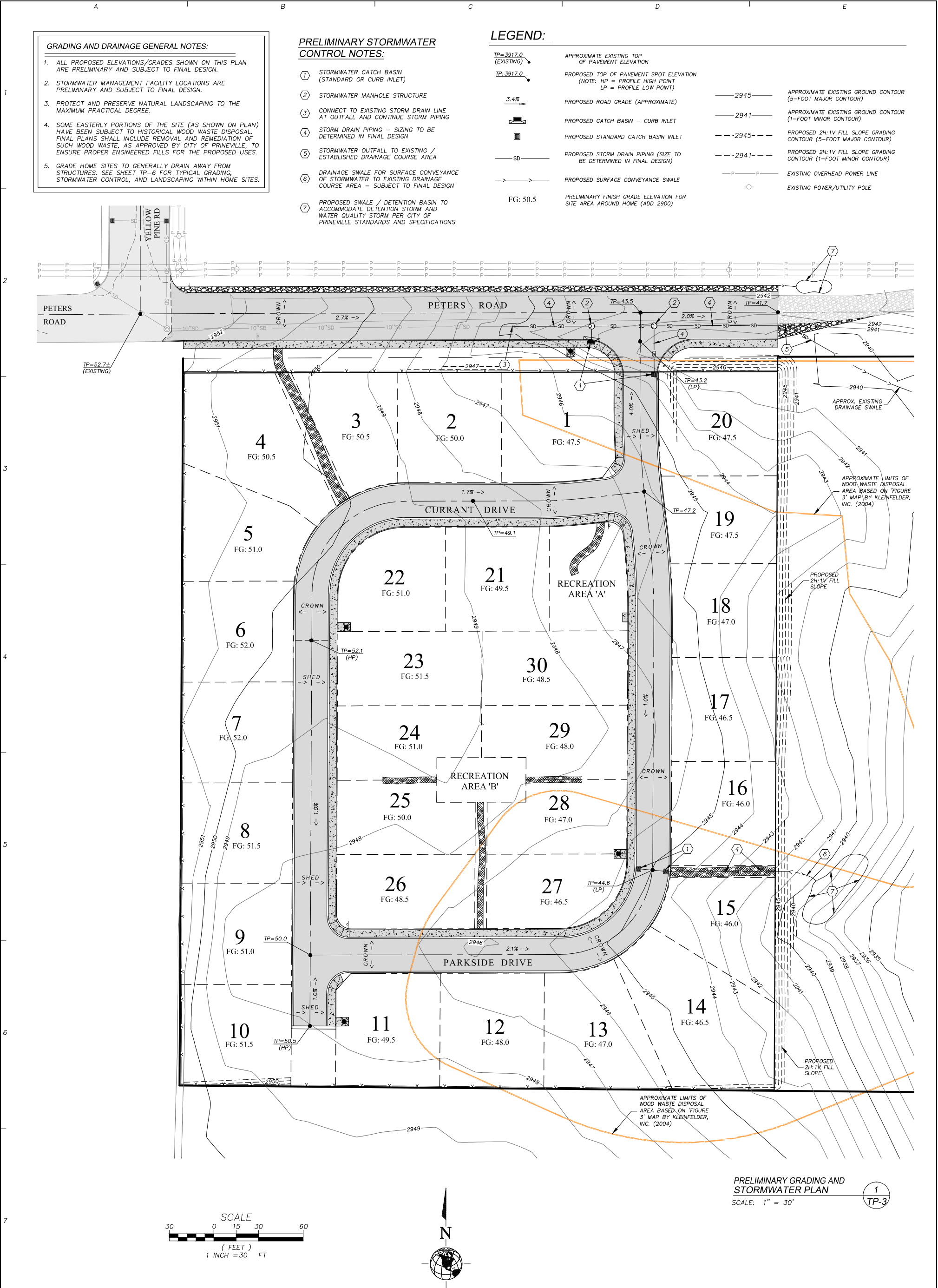
PROJECT NO.	HSW-01
-------------	--------

DRAWING FILE NAME:	tent plan base.dwg
--------------------	--------------------



D'Agostino Parker, LLC
CIVIL ENGINEERING / PLANNING /
LAND SURVEYING / CONSTRUCTION MANAGEMENT
5 SHEVLIN HIXON DR. SUITE #101
IND. OR 97702
(41) 693-4134

COPYRIGHT 2018 - D'AGOSTINO PARKER, LLC
ANY REPRODUCTION OR USE IN ANY FORM OF THESE DOCUMENTS WITHOUT
THE EXPRESS WRITTEN CONSENT OF D'AGOSTINO PARKER, LLC IS UNLAWFUL.
ALL RIGHTS RESERVED.



TP-3
SHEET

DESIGNED BY:	CAB	CHECKED BY:	KSD
DRAWN BY:	CAB	APPROVED:	KSD
LAST EDIT:	12/14/2017	PLOT DATE:	12/14/2017
DATE:	BY	REV#	REVISION
			CK'D APPR
			INITIAL
			INITIAL
			INITIAL
			INITIAL
			INITIAL
			INITIAL

REGISTERED PROFESSIONAL
ENGINEER
18,858

OREGON
JAN 20, 1998
KEITH S. D'AGOSTINO
EXPIRES 12/31/17

HOUSING WORKS
PARKSIDE PLACE MANUFACTURED DWELLING PARK
PRELIMINARY GRADING PLAN
AND STORMWATER CONTROL PLAN

PRINEVILLE
SCALE: 1" = 30'

PROJECT NO.
HSW-01

DRAWING FILE NAME:
tent plan base.dwg

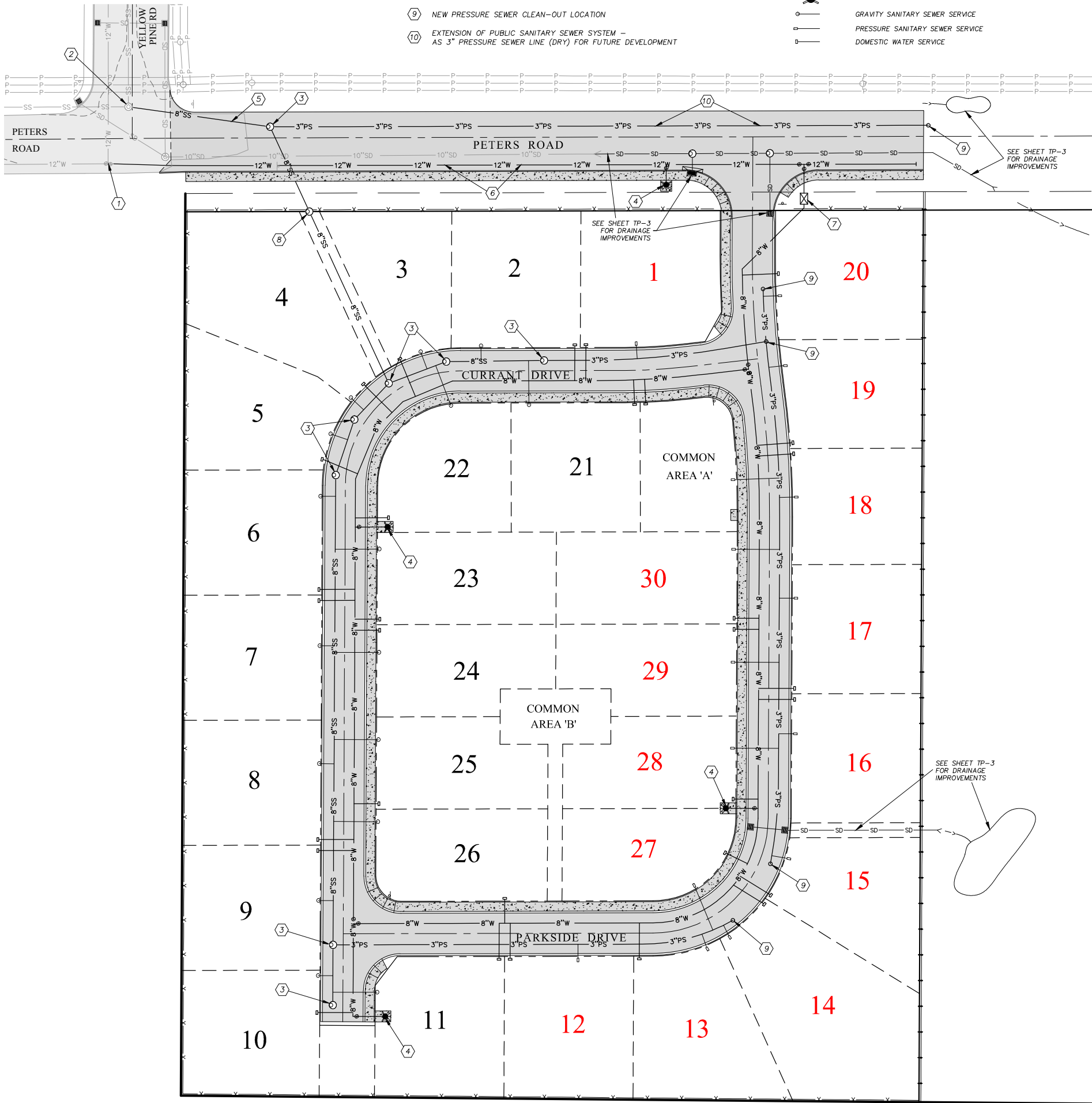
OREGON

D'Agostino Parker, LLC
CIVIL ENGINEERING / PLANNING /
LAND SURVEYING / CONSTRUCTION MANAGEMENT
185 SHEVLIN HIXON DR. SUITE #101
BEND, OR 97702
P: (541) 693-4134
COPYRIGHT 2017 - D'AGOSTINO PARKER, LLC
ANY REPRODUCTION OR USE IN ANY FORM OF THESE DOCUMENTS WITHOUT
THE EXPRESS WRITTEN CONSENT OF D'AGOSTINO PARKER, LLC IS UNLAWFUL.
ALL RIGHTS RESERVED.

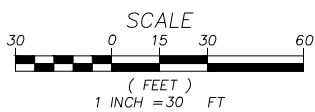
SEWER SERVICE NOTE:
 SITE NUMBERS IN RED REQUIRE PRESSURE
 SANITARY SEWER SERVICES. SITE NUMBERS
 IN BLACK ARE PLANNED TO BE SERVED
 BY ALL GRAVITY SANITARY SEWER.

- 1) CONNECT TO EXISTING WATER MAIN AND BEGIN CONSTRUCTION OF NEW WATER IMPROVEMENTS
- 2) CONNECT TO EXISTING SANITARY SEWER MANHOLE AND BEGIN CONSTRUCTION OF NEW SEWER MAIN LINE
- 3) NEW SANITARY SEWER MANHOLE
- 4) NEW FIRE HYDRANT AND CONCRETE PAD LOCATION
- 5) EXTENSION OF 8" PUBLIC SANITARY SEWER LINE
- 6) EXTENSION OF 12" PUBLIC WATER MAIN LINE
- 7) PUBLIC / PRIVATE WATER SYSTEM ISOLATION VALVING / METER. PRELIMINARY 6" DCVA AND 4" MASTER TURBINE METER IN VALVE.
- 8) NEW 8" SANITARY SEWER MANHOLE AT PUBLIC/PRIVATE SANITARY SEWER DELINEATION (COINCIDENT WITH R.O.W.)
- 9) NEW PRESSURE SEWER CLEAN-OUT LOCATION
- 10) EXTENSION OF PUBLIC SANITARY SEWER SYSTEM – AS 3" PRESSURE SEWER LINE (DRY) FOR FUTURE DEVELOPMENT

	EXISTING SANITARY SEWER LINE (SIZE AS NOTED)
	EXISTING WATER LINE (SIZE AS NOTED)
	EXISTING STORM DRAIN LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING POWER/UTILITY POLE
	EXISTING CATCH BASIN INLET
	PROPOSED 8" GRAVITY SANITARY SEWER LINE
	PROPOSED 3" PRESSURE SANITARY SEWER LINE
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEAN-OUT
	PROPOSED FIRE HYDRANT ASSEMBLY
	GRAVITY SANITARY SEWER SERVICE
	PRESSURE SANITARY SEWER SERVICE
	DOMESTIC WATER SERVICE

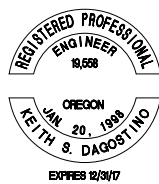


PRELIMINARY UTILITY PLAN 1
SCALE: 1" = 30' TP-4



SHEET
TP-4

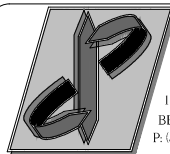
DESIGNED BY:		CAB	CHECKED BY:		KSD
DRAWN BY:		CAB	APPROVED:		KSD
LAST EDIT:		1/8/2018	PLOT DATE:		1/8/2018
DATE:	BY	REV#	REVISION		CK'D/APPR
					HAND INITIAL
					HAND INITIAL
					HAND INITIAL



PRINEVILLE
SCALE: 1" = 30'

PROJECT NO.	HSW-01
-------------	--------

DRAWING FILE NAME:
tent plan base.dwg



D'Agostino Parker, LLC
CIVIL ENGINEERING / PLANNING /
LAND SURVEYING / CONSTRUCTION MANAGEMENT
5 SHEVLIN HIXON DR, SUITE #101
IND, OR 97702
(41) 693-4134


COPYRIGHT 2018 - D'AGOSTINO PARKER, LLC
ANY REPRODUCTION OR USE IN ANY FORM OF THESE DOCUMENTS WITHOUT
THE EXPRESS WRITTEN CONSENT OF D'AGOSTINO PARKER, LLC IS UNLAWFUL.
ALL RIGHTS RESERVED.

A B C D E


PRELIMINARY LANDSCAPE PLAN NOTES:

- HOME SITES #6, 21, 23-26, AND 28-30 SHOW TYPICAL FLOOR PLAN LAYOUTS WITH CARPORT AND PARKING AREAS. OTHER SITES WILL CONTAIN SIMILAR CONFIGURATIONS, WITH STRUCTURES CONTAINED IN BUILDING ENVELOPE AREAS. SEE SHEET TP-6 FOR TYPICAL SITE LAYOUT DETAILS.
- ALL LANDSCAPE PLANT MATERIALS SHALL BE PROPERLY GUYED AND STAKED, AND SHALL NOT INTERFERE WITH TRAFFIC OR PARKING.
- ALL SHRUBS SHALL BE SUPPLIED IN 1 GALLON CONTAINERS OR 6-INCH BURLAP BALLS WITH A MINIMUM SPREAD OF 12 INCHES.
- ROWS OF PLANTS SHALL BE STAGGERED TO PROVIDE FOR MORE EFFECTIVE COVERAGE.
- ALL LANDSCAPING SHALL BE PROPERLY AND CONTINUOUSLY MAINTAINED, IRRIGATED, AND REPLACED AS NECESSARY.
- HOME SITE LAYOUTS, PATHS, RECREATION FACILITIES, AND LANDSCAPING (INCLUDING TREES) ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.

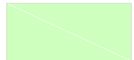
LEGEND:



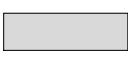
TYPICAL BUILDING ENVELOPE (WITH SETBACKS). ALL STRUCTURES ON EACH HOME SITE TO BE CONTAINED WITHIN THE AREAS SHOWN.




MANUFACTURED HOME SITE AREAS TO BE FULLY LANDSCAPED WITH NATIVE LANDSCAPING MATERIALS. SEE SHEET TP-6 FOR TYPICAL HOME SPACE LANDSCAPING DETAILS.




RECREATION AREAS - TURF AREAS WITH PLAYGROUND EQUIPMENT, PICNIC TABLES OR BENCHES, GAS BBQ, PATHS OR WALKWAYS, AND LANDSCAPING FEATURES INCLUDING PLANTERS, ROCKS, AND DECIDUOUS OR EVERGREEN TREES. TOTAL RECREATION AREA = 5300± SF




PROPOSED AC PAVEMENT SURFACING




PROPOSED CONCRETE WALKWAY SURFACING



PROPOSED DECOMPOSED GRANITE TRAIL




APPROXIMATE AREA OF PROPOSED FILL SLOPE. LANDSCAPE WITH EROSION CONTROL GROUND COVER PLANTINGS.



PROPOSED EVERGREEN TREE

- PONDEROSA PINE (PINUS PONDEROSA)
- AUSTRALIAN PINE (PINUS NIGRA)
- SCOTS PINE (PINUS SYLVESTRIS)
- SUBALPINE FIR (ABIES LASIOCARPA)



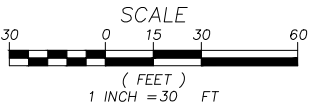
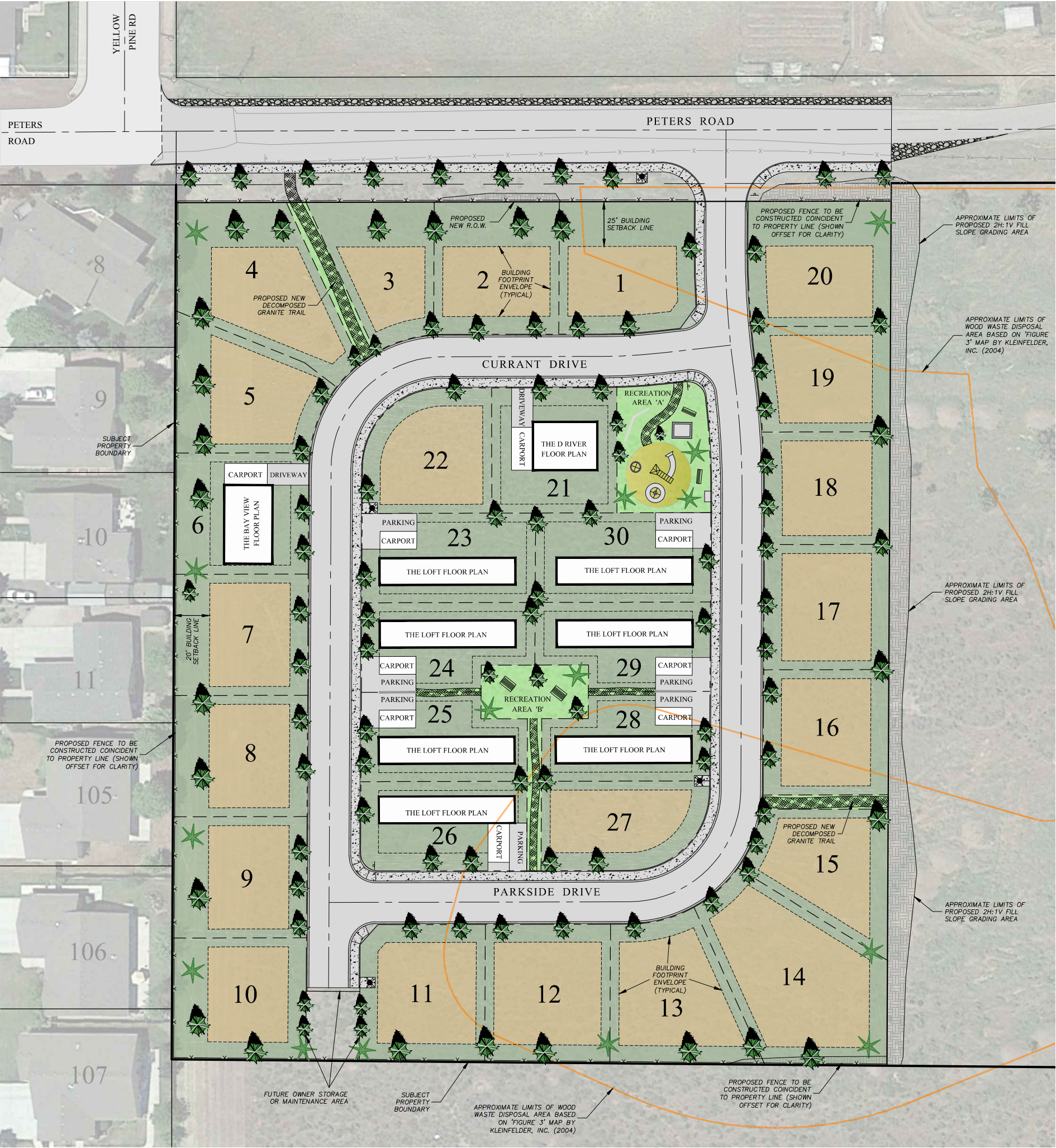
PROPOSED DECIDUOUS TREE

(MINIMUM 4"-6" HEIGHT, 2" DBH)

- PIN OAK (QUERCUS PALUSTRIS)
- FLAME AMUR MAPLE (ACER GINNALA "FLAME")
- BIRCH (BETULA)

TREE NOTES:

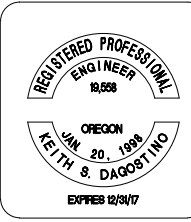
- TREES SHALL BE A MINIMUM SIZE OF 8 FEET IN HEIGHT AND BE FULLY BRANCHED AT TIME OF PLANTING.
- STREET TREES SHALL BE APPROVED DECIDUOUS SPECIES, AND BE PLANTED AT A MINIMUM AVERAGE SPACING OF 25'



PRELIM. LANDSCAPE PLAN 1
SCALE: 1" = 30' TP-5

TP-5
SHEET

DESIGNED BY: CAB	CHECKED BY: KSD
DRAWN BY: CAB	APPROVED: KSD
LAST EDIT: 12/14/2017	PLOT DATE: 12/14/2017
DATE: BY REV#	REVISION CK'D APPR



HOUSING WORKS
PARKSIDE PLACE MANUFACTURED DWELLING PARK
PRELIMINARY LANDSCAPE PLAN

PRINEVILLE
SCALE: 1" = 30'

PROJECT NO.
HSW-01

DRAWING FILE NAME:
tent plan base.dwg

OREGON

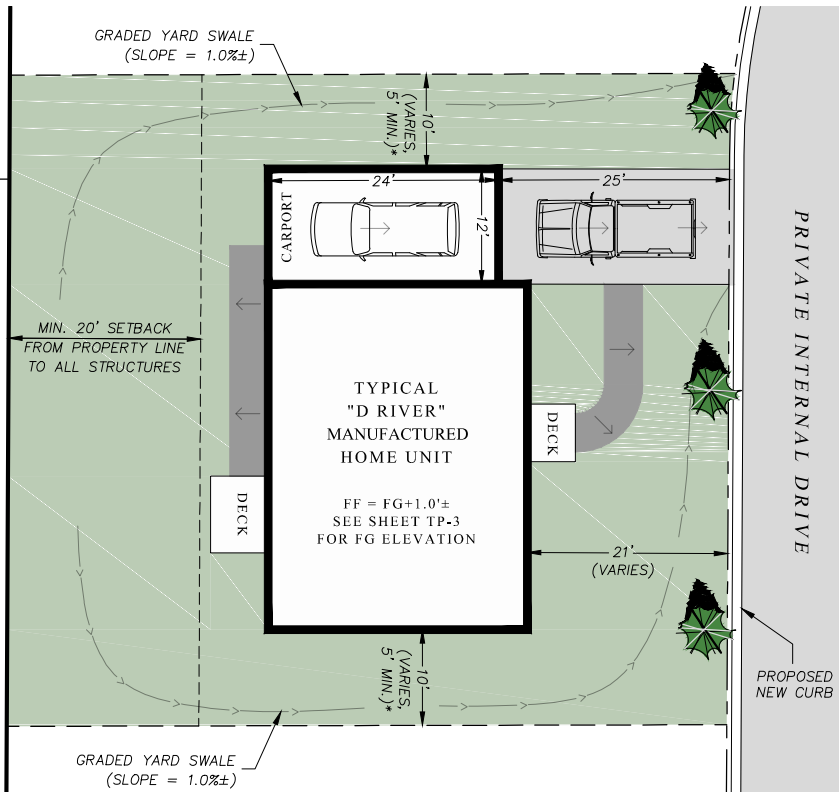
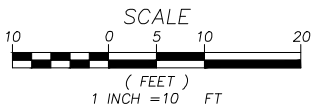


D'Agostino Parker, LLC
CIVIL ENGINEERING / PLANNING /
LAND SURVEYING / CONSTRUCTION MANAGEMENT
185 SHEVLIN HIXON DR. SUITE #101
BEND, OR 97702
P: (541) 693-4134

COPYRIGHT 2017 - D'AGOSTINO PARKER, LLC
ANY REPRODUCTION OR USE IN ANY FORM OF THESE DOCUMENTS WITHOUT
THE EXPRESS WRITTEN CONSENT OF D'AGOSTINO PARKER, LLC IS UNLAWFUL.
ALL RIGHTS RESERVED.

TYPICAL HOME SPACE / LANDSCAPING GENERAL NOTES:

1. CONFIGURATIONS SHOWN ARE TYPICAL FOR EACH HOME FLOOR PLAN MODEL, AND ARE GENERALLY REPRESENTATIVE OF THE CONFIGURATIONS TO BE USED ON ALL HOME SITES.
2. ALL LANDSCAPE PLANT MATERIALS SHALL BE PROPERLY GUYED AND STAKED, AND SHALL NOT INTERFERE WITH TRAFFIC OR PARKING.
3. ALL TREES SHALL BE A MINIMUM SIZE OF 8 FEET IN HEIGHT AND BE FULLY BRANCHED AT TIME OF PLANTING.
4. STREET TREES SHALL BE APPROVED DECIDUOUS SPECIES, AND BE PLANTED AT A MINIMUM AVERAGE SPACING OF 25 FEET.
5. ALL SHRUBS SHALL BE SUPPLIED IN 1 GALLON CONTAINERS OR 6-INCH BURLAP BALLS WITH A MINIMUM SPREAD OF 12 INCHES.
6. ROWS OF PLANTS SHALL BE STAGGERED TO PROVIDE FOR MORE EFFECTIVE COVERAGE.
7. ALL LANDSCAPING SHALL BE PROPERLY AND CONTINUOUSLY MAINTAINED, IRRIGATED, AND REPLACED AS NECESSARY.
8. HOME SITE LAYOUTS (INCLUDING FLOOR PLANS, DECKS, CARPORTS AND PARKING, PATHS, TREES, AND TURF AND SHRUB AREAS) ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
9. SEE LANDSCAPE PLAN (TP-5) FOR GENERAL SITE LANDSCAPING REQUIREMENTS.
10. GRADE CARPORTS AND DRIVEWAYS TO DRAIN AWAY FROM MANUFACTURED HOMES. SEE GRADING/STORMWATER PLAN (TP-3) FOR PRELIMINARY HOME SITE ELEVATIONS.



TYPICAL SITE LAYOUT #1

SCALE: 1" = 10'

1
TP-6

LEGEND:



LANDSCAPE HOME SITES WITH NATIVE VEGETATION, MAY INCLUDE SHRUBS (GOLDEN CURRANT, PURPLE SAGE, BITTERBRUSH, GRAY RABBITBRUSH, LUPINE), BUNCH GRASSES (IDAHO FESCUE, INDIAN RICEGRASS, PRAIRIE JUNEGRASS), APPROVED EVERGREEN OR DECIDUOUS TREE SPECIES (SEE SHEET TP-5) AND DECORATIVE ROCK IN EARTH TONE COLORS.



PROPOSED STREET TREE - SEE LANDSCAPE PLAN

FG: XX.X

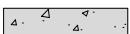
HOME SITE PRELIMINARY FINISH GRADE ELEVATIONS - SEE SHEET TP-3. ELEVATIONS LISTED ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN TO ENSURE DRAINAGE TO PRIVATE DRIVES



GENERAL SURFACE GRADING DIRECTION (GRADE TO DRAIN AWAY FROM HOMES)



PROPOSED AC PAVEMENT SURFACING



PROPOSED CONCRETE WALKWAY SURFACING



PROPOSED INTERNAL WALKS OR PATHS (CONCRETE, AC PAVEMENT, OR PAVERS)



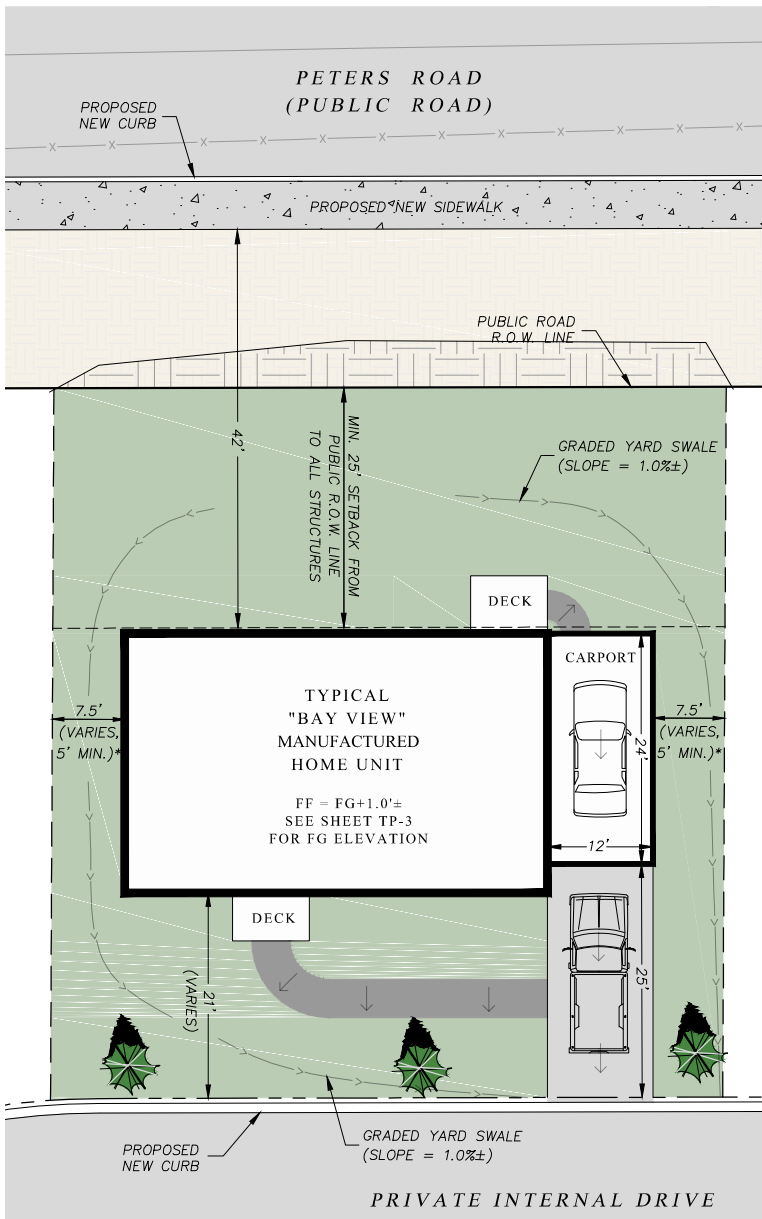
GRADED YARD SWALE (TYPICAL SLOPE = 1.0%±)



PRELIMINARY HOME FINISH FLOOR ELEVATIONS (FF) ARE ANTICIPATED TO BE 1.0'± ABOVE FINISH GRADE AS LISTED ON SHEET TP-3 (SUBJECT TO FINAL DESIGN)

* NOTE:

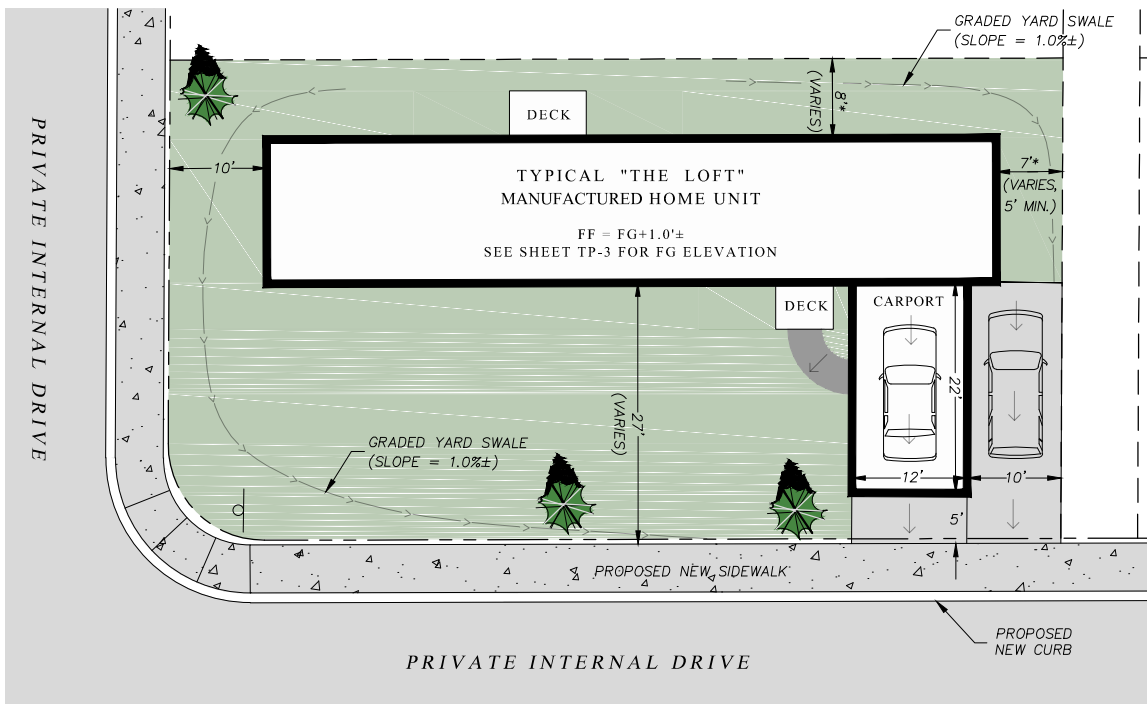
MINIMUM 15' SEPARATION BETWEEN HOMES/STRUCTURES IS REQUIRED



TYPICAL SITE LAYOUT #2

SCALE: 1" = 10'

2
TP-6



TYPICAL SITE LAYOUT #3

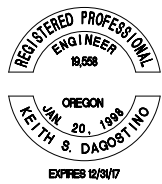
SCALE: 1" = 10'

3
TP-6

TP-6

SHEET

DESIGNED BY:	CAB	CHECKED BY:	KSD
DRAWN BY:	CAB	APPROVED:	KSD
LAST EDIT:	12/14/2017	PLOT DATE:	12/14/2017
DATE:	BY	REV#	REVISION
			CK'D APPR
			INITIAL
			HAND
			INITIAL
			HAND
			INITIAL



HOUSING WORKS

PARKSIDE PLACE MANUFACTURED DWELLING PARK

TYPICAL HOME SPACE CONFIGURATION

PRINEVILLE

SCALE: 1" = 10'

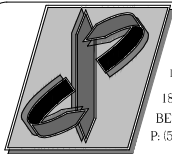
PROJECT NO.

HSW-01

DRAWING FILE NAME:

tent plan base.dwg

OREGON



D'Agostino Parker, LLC

CIVIL ENGINEERING / PLANNING / LAND SURVEYING / CONSTRUCTION MANAGEMENT

185 SHEVLIN HIXON DR, SUITE #101
BEND, OR 97702
P: (541) 693-4134

COPYRIGHT 2017 - D'AGOSTINO PARKER, LLC
ANY REPRODUCTION OR USE IN ANY FORM OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF D'AGOSTINO PARKER, LLC IS UNLAWFUL.
ALL RIGHTS RESERVED.