



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT PLANNING COMMISSION STAFF REPORT

APPLICATION RECEIVED: April 14th, 2023

HEARING DATE: June 6th, 2023

PROJECT NUMBER: CU-2023-101

APPLICANT: High Desert Christian Academy
P.O. Box 1453
Prineville, OR 97754

OWNER: John Evanski III
2884 S. cherry Avenue
Fresno, CA 93706

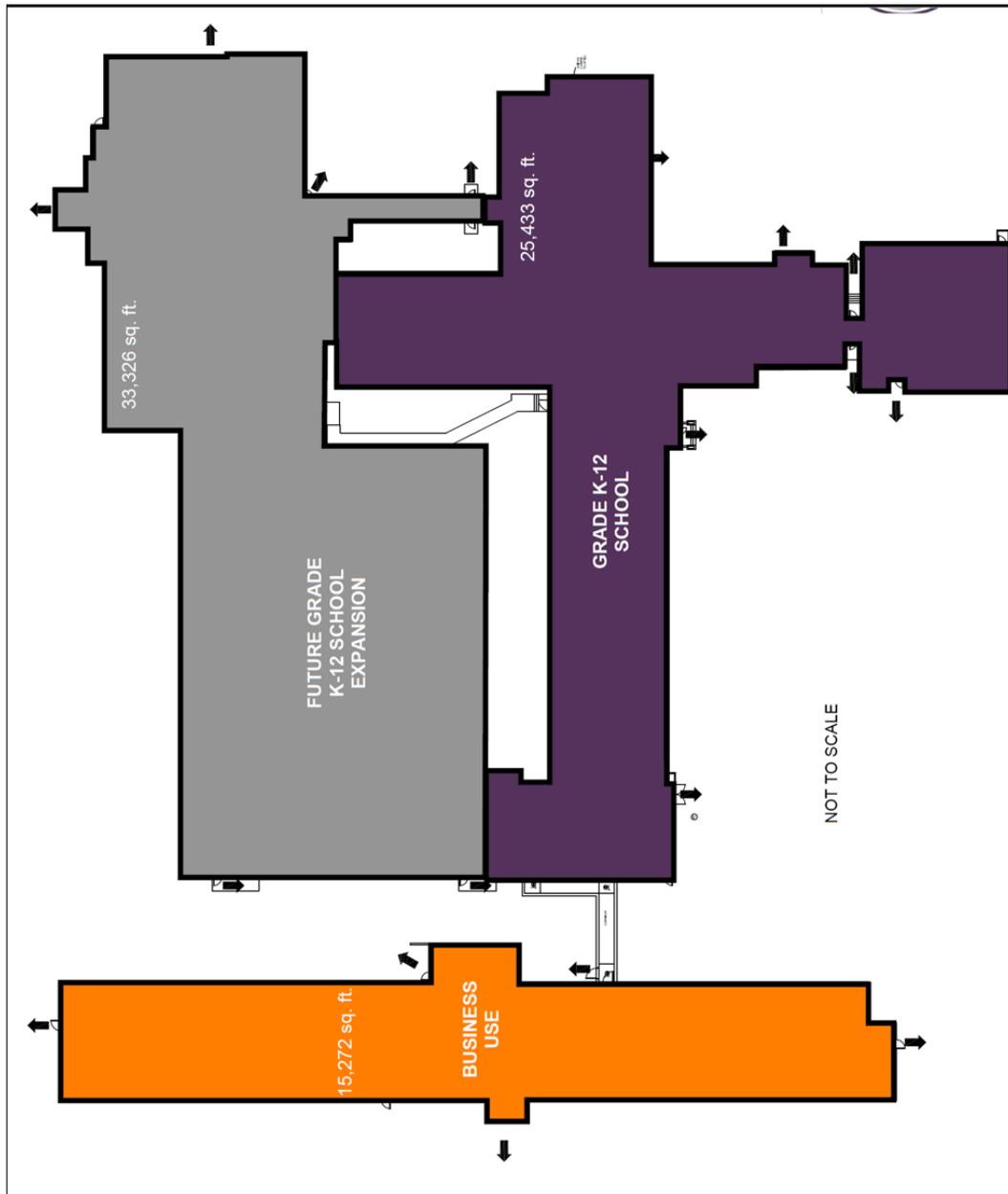
PROJECT REVIEWER: Joshua Smith
Planning Director

APPLICABLE CRITERIA:

(1) City of Prineville Code of Ordinances, Title XV – 153.009, 153.014, 153.035, 153.036, 153.046, 153.081, 153.082, 153.085-153.087, 153.135-153.138, 153.190- 153.200

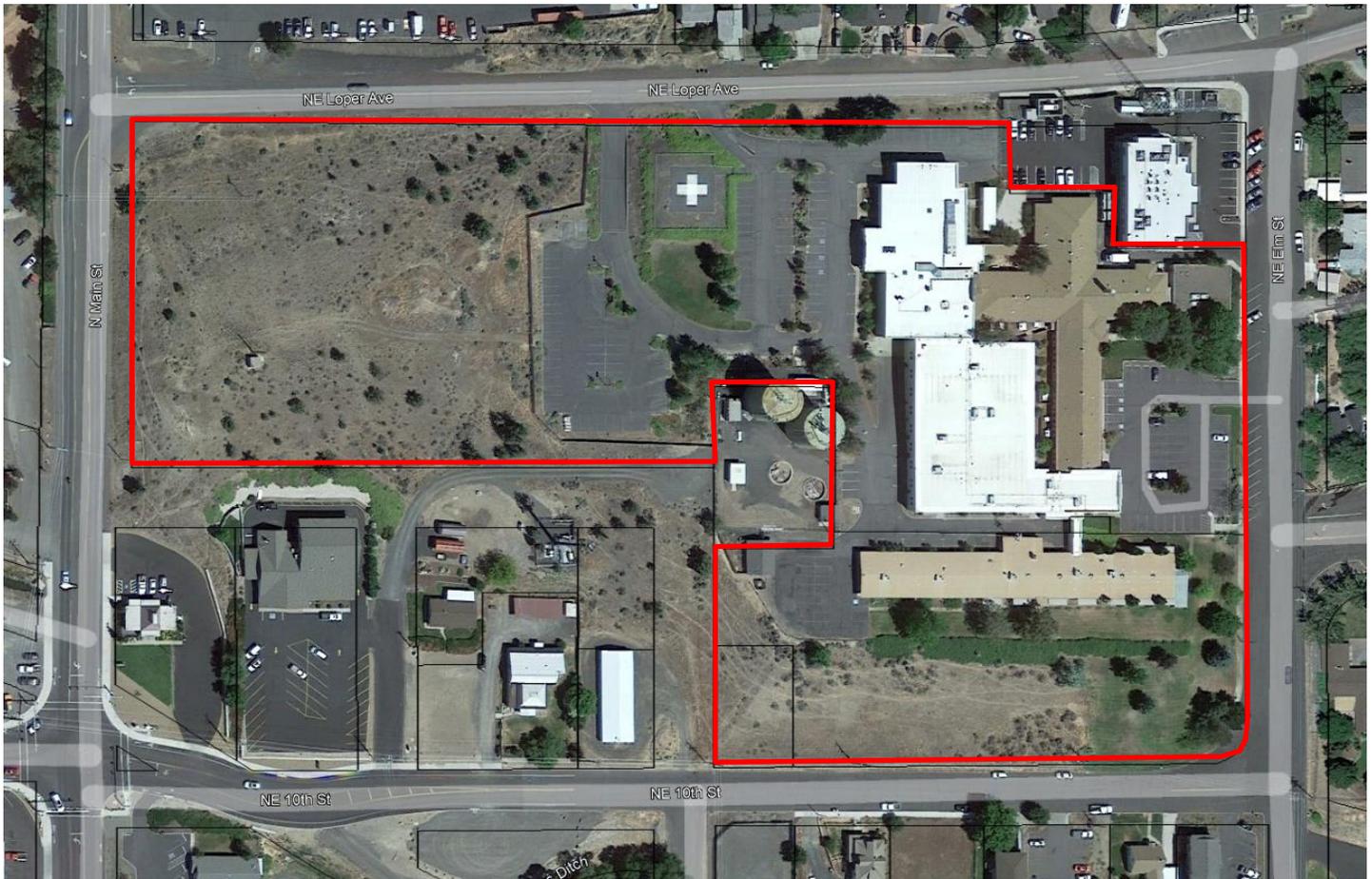
FINDINGS OF FACT:

1. **LOCATION:** The proposed Change of use is located at 1201 NE Elm Street. Also described as map & tax lot 141632CB00100, 101, 102.
2. **ZONING:** The property is currently zoned Limited Residential (R1). This application is contingent upon approval of AM-2023-100 for a zone change to General Residential (R2). The property is already designated residential on the Comprehensive Plan map.
3. **LOT OF RECORD:** The properties are legal lots of record by deed.
4. **RELATED APPLICATION:** AM-2023-100
5. **PROPOSAL:** Change of use to operate a private school (High Desert Christian Academy), potential trade school, daycare and continued use of professional commercial within the old Pioneer Memorial Hospital. A drawing showing the conceptual use of the site is on the next page.



- SITE DESCRIPTION:** The property is the site of the old Pioneer Memorial Hospital that has been mostly vacant since 2014. The site is surrounded by City streets and is almost entirely developed other than a portion of property on a hill to the west of the parking lot. The City Police Department and City water tanks are adjacent to the site. A 2022 image of the site is shown on the next page.

High Desert Christian Academy



7. **COMMENTS:** Notice was sent on May 1st, 2023. No comments were received from noticed neighboring property owners. City Planning and Public Works staff had an opportunity to comment and provided guidance.

8. **FINDINGS SUMMARY:** The proposal is compatible with the Comprehensive Plan by meeting the City's zoning regulations. This application is contingent upon the approval of zone change application AM-2023-101 changing the zone from R1 to R2.

The applicant is proposing to repurpose the existing facility; no new structures are proposed. Staff finds the change of use is of equal or lessor impact and is therefore exempt from most design review standards. It is the intent of design review to ensure that site improvements do not unreasonably degrade the scenic values of the community or the functionality of the site. This is primarily done through appropriate design of access and circulation as well as landscape design and limiting excessive and loud colors, excessive signage, overt lighting and other visual aspects of the facility.

The repurposing of the old hospital is not expected to exceed resources carrying capacities. The proposed uses will not be assessed system development charges (SDC) for water, sewer, transportation at this time. The applicant has submitted a trip generation assessment outlining the previous and new uses. That assessment shows the site has a credit of 147 P.M. peak trips and will utilize ~70 P.M. Peak trips with the school and daycare, leaving 77 trips for other auxiliary uses. The site shall be capped at 147 trips. If exceeded a new traffic study will be needed.

As a conditional use the Planning Commission may approve signage standards that differ from the sign code. The old hospital has existing sign cabinets that could be utilized as well as areas that may make sense for auxiliary uses.

Professional Commercial uses and those related to the previous use that are allowed in the R2 zone shall be allowed within the existing facility without further review.

Criteria: 153.009 COMPLIANCE WITH OTHER RULES AND REGULATIONS.

(A) Approval of any use or development proposal pursuant to the provisions of this chapter shall require compliance with and consideration of all applicable city, county, state and federal rules and regulations.

(B) The compliance shall be evident prior to the final approval of any affected land use or development proposal; for example, the compliance may be set forth as a condition of final approval.

(C) Specific city, county, state and federal rules and regulations that may affect a specific land use or development for which compliance therewith is required if applicable include, but are not necessarily limited to the following.

(1) Air quality standards administered by the State Department of Environmental Quality (DEQ) and/or the Federal Environmental Protection Agency (EPA).

(2) Noise pollution standards administered by DEQ and/or EPA.

(3) Water quality standards administered by DEQ, state Water Resources Department (WRD) and/or EPA.

(4) Sewage disposal regulations administered by DEQ, County Environmental Health and/or EPA.

(5) Solid waste disposal regulations administered by DEQ and/or EPA, including those applicable to hazardous wastes.

(6) Uniform Building Code administered by the City-County Building Department and State Building Codes Agency.

(7) Surface and ground water withdrawals regulated by WRD.

(8) Scenic area rules administered by the State Highway Division (OSHD), state parks and/or other state or federal agencies.

(9) Access control and management regulations administered by OSHD and/or the County Road Department.

(10) Surface mining regulations administered by the State Department of Geology and Mineral Industries (DOGAMI), DEQ and other state or federal agencies.

(11) Wild and scenic river regulations administered by the State Parks and Recreation Department (OPRD), the U.S. Bureau of Land Management (BLM) or other state and federal agencies.

(12) Cut and fill, and wetland regulations administered by the Division of State Lands (DSL).

(13) Fish and wildlife habitat protection rules administered by the State Department of Fish and Wildlife (ODFW) and/or the U.S. Fish and Wildlife Department (USFW).

(14) Applicable City and/or County ordinances, resolutions, agreements, regulating master plans or other land use decisions.

Finding 1: There may be rules and regulation at a State and Federal level that the applicant is required to comply with. City approval of this project does not supersede those requirements.

Criteria: 153.014 GENERAL CRITERIA.

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

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

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

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

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

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

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

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

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

Finding 2:

A) The proposal is compatible with the Comprehensive Plan by meeting the City's zoning regulations. This application is contingent upon the approval of zone change application AM-2023-101 changing the zone from R1 to R2.

B) The proposal can comply with the newly designated R2 zone as a conditional use. The natural features overlay district is not affected by this proposal. The proposal is meeting or can meet applicable provisions through conditions of approval. Specific standards for professional commercial uses are discussed later in Finding 9.

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

D) There are specific standards for professional commercial uses listed in section 153.083 that are addressed in Finding 9.

E) The repurposing of the old hospital is not expected to exceed resources carrying capacities. The proposed uses will not be assessed system development charges (SDC) for water, sewer, transportation at this time. City water and sewer connections are expected to remain the same or possibly be reduced. The old hospital with its various clinics, pharmacy and offices had a significant impact on the transportation system. The proposed uses are not expected to exceed the trip generation of the old hospital facility. The applicant has submitted a trip generation assessment outlining previous and new uses. That assessment shows the site has a credit of 147 P.M. peak trips and will utilize ~70 P.M. Peak trips with the school and daycare, leaving 77 trips for other auxiliary uses. The site shall be capped at 147 trips. If exceeded a new traffic study will be needed.

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

Criteria: 153.035 RESIDENTIAL USE TABLE

Conditional Type I use in R2 zone: (Child Care Center)

Conditional Type II use in R2 zone: (Public or Private school), (Professional commercial)

153.046 GENERAL RESIDENTIAL R-2 ZONE.

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

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

Finding 3: The three proposed uses are all conditional uses in the R2 zone, as was the previous use of a hospital. No new development is being proposed. All uses will utilize the existing structures, utilities, access, parking and landscaping.

Criteria: 153.046 (I) Signs. *In an R-2 Zone, signs are permitted in accordance with the provisions set forth in Chapter 152 as amended.*

Finding 4: The City's sign code does not address this situation. The code states that signs for commercial uses in residential zones shall not exceed one 32 s.f. wall sign or ground mounted sign. As a conditional use the Planning Commission may approve signage standards that differ from the sign code. In this case using sign code is not logical and inadequate. The facility needs to be signed so it functions well, but not overly signed as to become garish or distracting. The old hospital has existing sign cabinets that could be utilized as well as areas that may make sense for auxiliary uses. The applicant has submitted a concept showing proposed signage.

Criteria: 153.020 SITE PLAN AND DESIGN REVIEW PROVISIONS.

(A) Purpose.

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

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

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

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

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

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

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

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

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

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

(C) Exemptions. *The following are exempt from the site and building design review process.*

(4) *Changes of uses that occupy an existing building or site that is either similar to the previous use or of equal or lesser impact to the site with regard to water, sewer and traffic as determined by the Planning Director and City Engineer. A change of use application may be required to make this determination (converting a residence to a commercial use is always considered a greater impact). Conditional use procedures still apply for those applications that require it. As a conditional use improvements may be required that are exempted in this section.*

Finding 5: The applicant is proposing to repurpose the existing facility; no new structures are proposed. Staff finds the change of use is of equal or lessor impact and is therefore exempt from most design review standards. As a conditional use some items shall be adhered to. The renovation of the facility shall adhere to the design review standards above, as well as those in section (G)(2). It is the intent of this section to ensure that site improvements do not unreasonably degrade the scenic values of the community or the functionality of the site. This is primarily done through appropriate design of access and circulation as well as landscape design and limiting excessive and loud colors, excessive signage, overt lighting and other visual aspects of the facility.

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

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

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

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

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

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

Finding 6: As stated above this application is exempt from most design review standards. No public infrastructure will be required, such as the continuation of sidewalks on the north and south sides or extensions of utilities, however; infrastructure to meet fire or building code standards shall be met. The applicant shall continue to maintain existing or new landscaped areas. All access, maneuvering and parking areas shall be paved and continue to meeting required dimensional standards and in accordance with City code. All drainage shall be maintained on site in accordance with the City requirements as described in the City Standards & Specifications

Criteria: 153.081 CLEAR VISION AREAS.

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

(A) Measurement of clear vision areas. *A clear vision area shall consist of a triangular area, two sides of which are measured from the corner intersection of the street curb or location where street*

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

Finding 7: Clear vision areas shall be maintained at all times and may be enforced at any time based on the requirements above or as amended. The applicant will be using existing access points that currently meet these standards.

Criteria: 153.082 ONSITE LIGHTING.

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

Finding 8: Lighting shall be shielded and focused downward to prevent light from directly shining onto adjoining properties or public rights-of-way. Additional shielding may be required to accomplish this.

Criteria: 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.

(S) Professional commercial uses. Professional commercial uses such as offices for accountants, bookkeepers, attorneys, engineers, architects, doctors, dentists, real estate and insurance and medical or dental clinics in an R-2, R-3 or R-4 Zone subject to the following conditions and limitations.

(1) Uses shall be located within a preexisting residential structure. An applicant may rebuild a structure if it is determine that the existing structure is in such a condition as not to be economically viable to restore. Any new structure shall be residential in design and will be subject to design review by the reviewing authority.

(2) Have frontage on an existing designated or future planned arterial and/or major collector street.

(3) Access to and from the proposed use is not required solely to pass through a residentially zoned and developed area on a minor collector or lower classified street.

(4) Traffic and parking generated and/or required by the proposed use will adversely affect the overall residential character of the area.

(5) The proposed use is found to result in a general improvement of the physical appearance and aesthetics of the subject property and the general area.

(6) In reviewing and approving such a use, the reviewing authority may consider the following factors.

(a) The need for screening, landscaping and other factors that will minimize the impact of the proposed use on adjoining residential uses.

(b) The need for, and availability of, off-street parking.

(c) Limitations on hours and days of operations, signing and other factors deemed necessary to preserve and protect the residential character of the neighborhood.

Finding 9: Professional commercial uses may be proposed within the facility. Conceptually the plan would be to use the detached building to the south, however; there are no specific uses being proposed at this time. The idea behind approving a general use category for the existing facility is to prevent the need for excessive conditional uses applications. The facility is already developed and has been used for professional commercial in the past. These types of uses even if occupying the entire facility would have an equal or lesser impact than the

previous use. Professional Commercial uses and those related to the previous use that are allowed in the R2 zone shall be allowed within the existing facility without further review.

- 1) Due to the nature of the facility, it cannot meet the standard of being located in a preexisting residential structure; however, it is an existing structure. Staff finds that due to the unique situation and previous professional commercial uses that were part of the old hospital, an exception should be made regarding this criterion.
- 2) The property does front Main Street to the West that is an aerial street; however, access to the site is off Loper Ave (Local street) and Elm Street (Major/Minor collector).
- 3) Access to and from the site does pass through residential zones; however, Elm Street is a Major Collector up to the corner of this property at 10th street and the Loper Street access points are where the commercial zoning ends.
- 4) The applicant's trip generation assessment demonstrates that the proposed uses will be similar if not less than the previous use as a hospital. Parking areas are existing and will remain as is.
- 5) The old hospital has been mostly vacant since 2014, with very little maintenance being done on the buildings or the grounds. Having a stable use maintaining and occupy the facility will help improve the physical appearance of the property.
- 6) Due to the location and nature of the existing facility, staff does not believe additional landscaping, off-street parking or limitations on hours of operations are warranted.

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

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

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

Nursery (Daycare), Kindergarten	1 space per employee and adequate off-street parking and loading areas for pickup.
High school	8 spaces per class room
Trade School	1 space per employee plus 1 space per student
Professional Office	1 space per 600 s.f. of customer service area, plus 1 space per employee during peak shifts.

Finding 10: The existing facility has ~180 spaces in four distinct areas, another 16 on-street spaces and a helicopter pad just in case. There is room to expand on the west side of the property if needed. At this time there is no practical reason to require additional parking.

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

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

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

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

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

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

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

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

Finding 11: All vehicle access, parking spaces and drive isles are paved and shall continue to be maintained as such and as indicated above.

Criteria: 153.136 SPECIFIC CONDITIONS.

In addition to the standards and conditions set forth in a specific zone, this subchapter, this chapter and other applicable local, county, state and/or federal regulations, additional conditions may be imposed which are found to be necessary to avoid a detrimental impact on adjoining properties, the general area or the city as a whole, and to otherwise protect the general welfare and interests of the surrounding area, the city as a whole and the general public. No condition may be imposed which violates federal or state law with regard to needed housing. The conditions may include, but are not limited to, the following.

(A) *Limiting the manner in which the use is conducted, including restricting the time an activity may take place, and restrictions to minimize environmental impacts such as noise, vibration, air or water pollution, glare and odor.*

(B) *Establishing a special setback or other open space requirements, and increasing the required lot size or other dimensional standards.*

(C) *Limiting the height, size or location of a building or other structure or use.*

(D) *Increasing street width and/or requiring improvements to public streets and other public facilities serving the proposed use, even including those off-site but necessary to serve the subject proposal.*

(E) *Designating the size, number, improvements, location and nature of vehicle access points and routes, and requiring pedestrian and/or bicycle ways.*

(F) *Limiting or otherwise designating the number, size, location, height and lighting of signs and outdoor or security lighting, and the intensity and/or direction thereof.*

(G) *Requiring diking, screening, fencing or other improvements or facilities deemed necessary to protect adjacent or nearby properties, and establishing requirements or standards for the installation and maintenance thereof.*

(H) *Protecting and preserving existing trees, other vegetation and water, scenic, historic, archaeological, unique, landmark or other natural or manmade significant resources.*

Finding 12: The above criteria lists additional conditions that may be imposed on the project. City staff is not proposing any additional conditions based on the above criteria.

Criteria: 153.138 TIME LIMIT ON A CONDITIONAL USE PERMIT.

(A) Authorization of a conditional use permit shall be null and void after one year or such other time as may be specified in the approval thereof unless substantial development, compliance and/or investment is clearly evident.

(B) Issuance of a conditional use permit shall confer no right to the applicant beyond the time period for which it was issued.

(C) If the conditions applicable to a conditional use permit are not fulfilled within a reasonable time, the Commission may revoke the permit after giving notice to the applicant, affected property owners and other affected persons or parties, and upon holding a public hearing to make the determination.

Finding 13: As stated above, the applicant shall be aware that a conditional use permit is void after one year unless substantial development, compliance or investment is clearly evident. This is generally established by evidence of a building permit, but may include other site work. Should development cease and not continue in a reasonable manner the permit may be revoked as described above.

Recommended Conditions of Approval: If approved the following conditions are recommended for application **CU-2023-101** to allow the existing facility to operate a private school (High Desert Christian Academy), potential trade school, daycare and continued use of professional commercial within the old Pioneer Memorial Hospital in the R2 zone. Such an approval is subject to the submitted plans, findings stated in the staff report, those conditions contained within and the following conditions of approval set forth below:

RECOMMENDED CONDITIONS OF APPROVAL:

GENERAL CONDITIONS:

1. This approval is contingent upon the approval of zone change application AM-2023-101 for a zone change from Limited Residential (R1) to General Residential (R2).
2. The applicant shall comply with the Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs, Knox Box locks and all other UFC requirements.
3. Based on the applicant's Trip Generation Assessment, the site has a credit of 147 P.M. Peak hour trips. The site shall be capped at this trip amount. If a use exceeds this trip amount an additional traffic study will be required and study may require mitigating measures.
4. The applicant shall maintain the appropriate number of parking spaces for the proposed uses. All vehicle access, parking and maneuvering areas shall be paved in accordance with City Standards.
5. Due to the nature of the facility Professional Commercial uses and those related to the previous use that are allowed in the R2 zone, shall be allowed within the existing facility without further review.
6. The applicant shall place all utilities underground.

7. The applicant shall maintain the existing landscaped areas of the facility, to ensure the site is meeting the City's landscaping and buffering and screening standards. It is understood that landscaping may change over time, but the general purpose of the landscaping to screen parking, buildings and provide drainage areas shall remain.
8. Signs for commercial uses in residential zones is limited to one sign not exceeding 32 s.f. Due the nature of the facility the applicant may use the existing wall sign cabinets and existing monument signs as shown in the application. Additional signage may be needed and approved by City staff; however, it is not the intent of this approval to allow strip commercial signage for any and all uses within the facility.

On-going Responsibilities

9. All stormwater drainage shall be maintained on-site per the applicant's drainage plan and not flow onto neighboring properties or rights-of-way.
10. No storage of materials is allowed in a manner which may cause a nuisance. The applicant shall not store unused vehicles, junk or debris within view of persons on a public street or adjacent properties. All outdoor storage and any equipment on site shall be screened from adjacent public rights-of-way.
11. Site improvements shall not unreasonably degrade the scenic values of the community or the functionality of the site. This is primarily done through appropriate design of access and circulation as well as landscape design and limiting excessive and loud colors, excessive signage, overt lighting and other visual aspects of the facility.
12. All exterior lighting shall be shielded and focus light downward onto the site and shall not shine onto adjacent rights-of-way or properties or cause a hazard to vehicles or aircraft. Additional shielding may be required to accomplish this.
13. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances and secure any permits required by the Crook County Building Department or State and Federal agencies.

MOTION IN FAVOR

The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Favor of this Application. I Move that the application be **APPROVED**, subject to the Conditions of Approval as they have been finalized, and based upon the Findings of Fact in favor of the application.

MOTION IN OPPOSITION

The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Opposition to this Application. I Move that the request be **DENIED** based upon Findings of Fact in opposition to the application.

Written By:


Joshua Smith
Planning Director