



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
STAFF REPORT

APPLICATION DATE: July 26, 2023

HEARING DATE: August 15th, 2023

PROJECT NUMBER: CU-2023-102

APPLICANT: Brody Porterfield
P.O. Box 178
Prineville OR, 97754

OWNER: Donna Standley
873 SE 7th St.
Prineville OR 97754

ENGINEER: H.A. McCoy Engineering (Jeff Hurd)
1180 SW Lake Road, suite 201
Redmond OR 97756

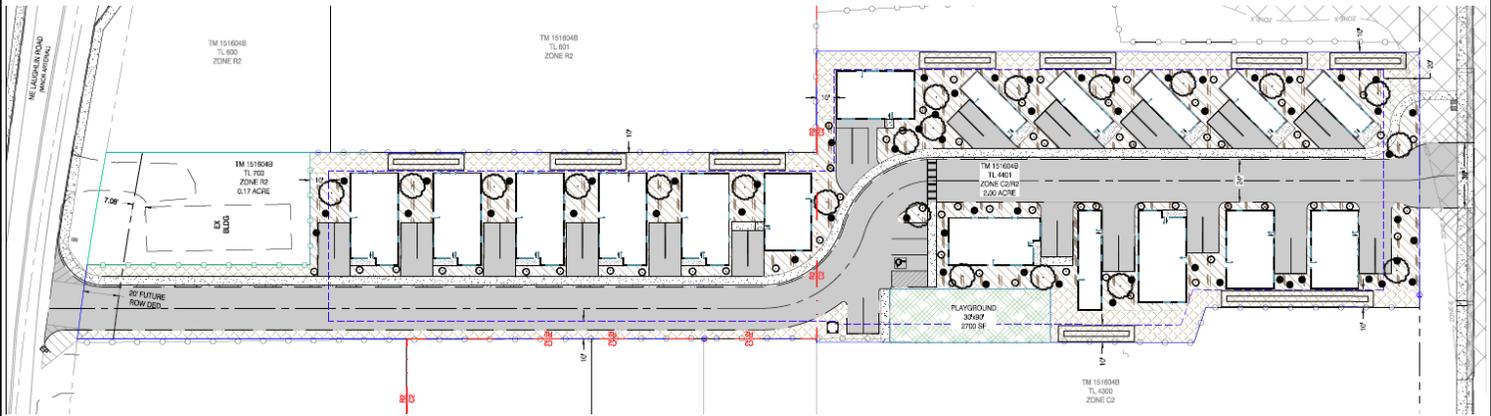
PROJECT REVIEWER: Joshua Smith,
Planning Director

APPLICABLE CRITERIA:

City of Prineville Code of Ordinances, Title XV – Chapter 153 – Including Sections: 153.009, 153.014, 153.020, 153.035, 153.037, 153.046, 153.051 153.081 -153.095, 153.135 – 153.138, 153.190 – 153.200.

FINDINGS OF FACT:

- 1. LOCATION:** 2121 NE Laughlin Rd. Map & Tax Lot 151604B004401 & 00700.
- 2. ZONING:** The subject property is within City limits. The properties are in two zones. Tax lot 4401 is zoned General Commercial C2, tax lot 700 is zoned General Residential R2. Once the lots are consolidated the property will be split zoned. The comprehensive plan also has the properties identified as outlying commercial and residential respectively.
- 3. LOT OF RECORD:** The property has been determined to be a legal parcel by deed records.
- 4. RELATED DOCUMENTS:** PA-2022-102 (Pre-application)
- 5. PROPOSAL:** The applicant is proposing a 17 space Manufactured Dwelling Park, further referred to as “Park”. This Park will replace the previous ~20-unit manufacture home park on tax lot 4401 and expand it onto tax lot 700. Through a lot consolidation, the two lots will be combined and reconfigured leaving the single-family home on its own lot. The plan will include all the associated improvement requirements of the City’s code; such as paved access, water, sewer, parking, landscaping and pedestrian improvements.



- 6. SITE DESCRIPTION:** The properties combined are ~2.19 acres. The original park was on the lot zoned commercial, the expansion area is zoned residential. The entire area has been cleared, the lots will be re-configured as a condition of approval, leaving the existing home on its own lot. A 2023 aerial image of the site is shown below.



- 7. COMMENTS:** No written comments were received from a neighboring property owners. Crook County Fire and Rescue will work with the applicant's Engineer on hydrant spacing, path of travel and roadway widths. There were no other comments received from neighboring properties prior to the staff report.
- 8. FINDINGS SUMMARY:** The applicant is proposing a 17 space Manufactured Dwelling Park. This Park will replace the previous ~20-unit park on tax lot 4401 and expand it onto tax lot 700. The two lots will be consolidated and the single-family home will be partitioned off as a separate lot. The plan will include all the associated improvement requirements of the City's code, such as; access, water, sewer, parking, landscaping and pedestrian improvements. Manufactured Dwelling Parks are allowed in the R2 zone as a Type II conditional use. In the C2 zone the Park is allowed to be replaced based on the City's non-conforming use criteria. The project is meeting or can meet the requirements of the zone and specific requirements in section 153.083(F) through conditions of approval.

The project is not expected to exceed resource carrying capacities. System Development Charges will be credited from the previous park. The applicant shall provide garbage service and connect the Park to power, water and sewer. Any public infrastructure improvements necessary to connect to sewer and water shall be constructed by the applicant to City standards, including any infrastructure required by the Fire Department for fire protection purposes.

The access road and parking spaces shall be paved with drainage facilities and meet Fire Department standards. The applicant shall dedicate 20' of ROW to Laughlin Road prior to receiving a building permit. The applicant shall provide sight obscuring fencing around the perimeter of the project. Landscaping shall be provided in the areas identified in the site plan and in accordance with conditions of approval. All stormwater and drainage shall be maintained onsite. Any modification of the submitted site plans shall be reviewed by the City for consistency with the intent of the original plan.

Staff finds the applicant's proposal is meeting or can meet the requirements of the City of Prineville through the recommended conditions.

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.

Finding 2:

A) The proposal is compatible with the Comprehensive Plan by meeting the zoning criteria and providing a specific type of housing identified as a need in the community.

B) The properties are currently zoned General Commercial (C2) and General Residential (R2). The proposal is intended to replace the previous manufactured dwelling park in the C2 zone and expand it north into the R2 zone. The applicant is required to consolidate the lots. The existing home may be separated on its own lot provided easements are made to accommodate a sewer connection. The City finds the proposal is meeting or can meet applicable provisions of the Land use code through conditions of approval.

C) The City is not aware of any other required approvals or permits from other local, state or federal agencies other than the Crook County Building Department and Crook County Fire and Rescue. These permits are acquired during the building process.

D) There are specific standards for Manufactured Dwelling Parks discussed further in Finding 7.

E) The facility is not expected to exceed resource carrying capacities for sewer, water or transportation. The proposed park will utilize the existing water and sewer connections. The water connection is currently a 2" meter. If the owner needs a larger meter, additional fees for water and sewer will be due. The previous park had at least 20 manufactured dwellings. The current proposal is for 17 dwellings. Due to the lower dwelling count the single-family home will be allowed to connect to sewer without charge. City water will require a separate meter. No additional traffic SDCs will be assessed. The applicant has submitted a trip generation statement demonstrating the lesser impact.

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: 153.046 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.

153.051 GENERAL COMMERCIAL C-2 ZONE.

In a C-2 Zone, the following regulations shall apply.

(A) Purpose. The purpose of the C-2 Zone is to provide for those commercial uses which are considered more desirable to be located in an area outside of the downtown commercial core area, that are more dependent upon and create the highest volumes of vehicular traffic, are considered the heaviest or most intensive type of commercial uses, which actually involve a combination of heavy commercial and light industrial type uses, which commonly involve expansive areas of outside storage and displays of products and are more traveler oriented.

153.036 RESIDENTIAL USE TABLE

Type II: Manufactured Dwelling Park

153.037 COMMERCIAL AND INDUSTRIAL USE TABLE

Type II: Replacement Manufactured Dwelling Park – Non-conforming use criteria

Finding 3: This Manufactured Dwelling Park will be split zoned between commercial C2 and residential R2. Manufactured Dwelling Parks are allowed as a Type II conditional use in the R2 zone, but are not allowed in the C2 zone. The original park was in the C2 zone fronting along the Hwy and is being replaced based on the City's non-conforming criteria discussed further in Finding 4. At this time, it is more appropriate to leave the C2 zone as it is; due to the surrounding zoning pattern and potential for commercial redevelopment in the future. Manufactured Dwelling Parks have specific requirements listed in section 153.083(F), as discussed further in Finding 7.

Criteria: 153.115 NONCONFORMING USES.

(A) Purpose. It is the intent of this code to facilitate new development that is consistent with the goals and policies of the City of Prineville while making reasonable accommodations for existing uses and structures. Over time increased consistency with this code is the desired result.

It is not the intent of this code to remove existing structures and uses. This code aims to see that new development is consistent with goals and policies while allowing existing development to remain as long as existing structures continue to be viable. Those who invest in this area would like a reasonable expectation that new development, consistent with this code, will compliment and reinforce their investment.

(B) For the purpose of this subchapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

NON CONFORMING USE. *A lawful existing use or structure at the time this chapter or any amendments hereto become effective which does not conform to the requirements of the zone in which it is located or to any other specific requirements of this chapter applicable thereto.*

(C) The lawful use of any building, structure or land in existence at the time of enactment or amendment of this chapter may continue in the same use and form until substantial modification as determined by the Planning Director, occurs or is requested. A change of ownership or occupancy shall be permitted. When any modification occurs whether deemed substantial or not, section (D) of this subsection shall apply.

Finding 4: The previous Manufactured Dwelling Park was a non-conforming use in the C2 zone. As stated in the criteria above, this use is allowed to continue until a substantial modification is made. Initially the plan was to convert to an RV park and expand on the residentially zone property to the north. In this area, RV parks are allowed in both zones. The plan then moved back to just replacing the units in the Park and expanding later. The City recognized that the existing park does not function well and simply replacing the units would just perpetuate a problem and likely cause issues when they wanted to expand to the north. The City suggested that the entire park and expansion be redesigned together and in turn the City would not consider the development in the C2 zone to be a substantial modification.

Criteria: Use limitations. *In R2 and C2 Zones shall be subject to the following limitations and standards.*

153.051 (K) *Use limitations. In a C-2 zone, permitted uses shall be subject to the following limitations and standards:*

(1) *Except for drive-in service windows and/or as approved otherwise by the city, all business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building. Display of merchandise along the outside wall of the building shall only be permitted on private property, and shall not in any case preclude pedestrian use of walkways, sidewalks or other pedestrian facilities; these limitations do not apply to the outside display of merchandise during a merchants or community sponsored promotional sale, or to the outside display of merchandise confined to an area or facility designed for such purpose and approved by the city.*

(2) *All nonresidential uses permitted in this zone shall be screened from abutting residential uses by a sight-obscuring fence except as otherwise approved by the city.*

(3) *Nuisance. No structure or land shall be occupied or used for any purpose which creates or causes to be created any public nuisance, including but not limited to excessive odor, dust, noise, vibration, flashing light or any hazard to the general health, safety and welfare of the area.*

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

Finding 5:

- 1) Commercial uses do not apply to a manufactured dwelling park.
- 2) Much of the property is already fenced with sight obscuring fencing. A portion to the SE adjacent to the single-family residence is not fenced. A sight obscuring fence is required in the specific standards for manufactured dwelling parks, section 153.083(F)(14)
- 3) The use itself is not expected to create a nuisance in either zone. Future operations of the Park may create nuisances that will be managed on a case by case basis.

Criteria: 153.020 SITE PLAN AND DESIGN REVIEW PROVISIONS.

(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.*

(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:

1) As a new development; design review is applicable to this application. The applicant will not be constructing any public streets internal to the development. Paved access is shown on the submitted plan as required by the City. Laughlin Road is a minor arterial street that requires a 100' total right-of-way (ROW) per City standards. To meet this standard the ROW would need to be 50' from centerline. The current ROW from centerline on this side of the street is presumed to be 30'. An additional 20' dedication is required to meet the standard prior to obtaining a building permit. This dedication shall be made on the face of the partition plat; that consolidates the lots. Curb and sidewalk has already been developed along the Hwy. The sidewalk along Laughlin Road connects to the property at the NE corner. To provide full pedestrian connectivity to the street network. The sidewalk along Laughlin shall be extended along the frontage of the lot and the internal sidewalk of the development shall connect to both public sidewalks in Laughlin and the Hwy, as shown on the site plan. Drainage considerations on Laughlin shall be coordinated with the City's Street Superintendent.

2) The applicant shall connect the park to the appropriate utilities such as power, water, sewer as well as phone, cable and fiber if available. There are already existing connections for City water and sewer. The existing home shall connect to City sewer due to the reduced property size that will not support a septic system. This may occur via easement through the Park or pressure line in Laughlin Road. They may continue to use an existing well, though City water is available in Laughlin Road.

3) The City has landscape standards outlined in 153.087 that require landscape buffers in specific situations that do not apply to this project. There are also landscape design evaluation criteria in 153.020(G)(3) that applies and will be discussed along with the specific standards for Manufactured Dwelling Parks in section 153.083(F)(9), discussed further in Finding 7.

4) Manufactured Dwelling Parks have specific criteria under 153.083(F) for paved access and parking, that is discussed further in Finding 7.

5) All stormwater drainage shall be managed onsite and not flow onto adjacent properties or rights-of-way. The applicant is showing drainage swales with in the 10ft. setbacks around the property, but does not show how the stormwater is conveyed.

Criteria: 153.083 STANDARDS FOR SPECIFIC USES.

(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.

(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.

(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.

(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.

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

(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

(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.

(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%.

(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.

(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.

(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.

(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.

(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.

(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 7:

1) The Park will have two ingress and egress locations. Both are proposed to be at least 30' in width. The access road is 24' wide with a mountable curb and 5' sidewalk. No parking is permitted on the access road. Roadway shall be widened to 26' around a fire hydrant if one is required.

2) The access road and parking spaces are proposed to be paved as required.

3) The applicant is proposing a sidewalk on the east side of the access road to serve the development. A pedestrian walkway that connects to the public sidewalk system is appropriate and a recommended condition of approval.

4) Garbage service and connections to water, sewer, power is required and a condition of approval. An internal Fire hydrant may be required by the Fire department. This is a standard condition of approval.

5) Facilities for incoming and outgoing mail shall be installed in accordance with the requirements of the U.S. Postal Service. It is the owner's responsibility to make contact.

6) This section is intended to provide some outdoor developed living space. Each unit has room to provide such a space and may be refined when the units are actually placed. The site plan indicates some concrete patios associated with the parking area and entrance to the units.

7) This section is referring to the entire area; inclusive to the unit space including the parking area, not just the building itself. Each space is meeting this dimensional standard.

8) After excluding the single-family home, the manufactured dwelling park will be ~2 acres. This would allow up to 24 units. The applicant is proposing 17. This criterion is met.

9) Each space is proposed to have at least 50 s.f. of landscaped open space adjacent to the unit. An additional 2,700 s.f. playground is also proposed for the residence. As proposed this criterion is met.

10) As proposed the required dimensional standards are being met.

11,12) This section is referring to the definition of a manufactured dwelling in section 153.004. Older units were referred to as "trailers" or "mobile homes", but are no longer manufactured. There are no designated RV spaces proposed, therefore; only "Manufactured Homes" as defined shall be permitted.

13) All units in the park shall have continuous skirting. This will be reviewed during placement approval as well.

14) The proposal includes perimeter fencing, for the park and playground area. The majority of the park is already fenced except for the south east side. As required the applicant shall install 6ft. sight-obscuring fencing to complete the perimeter fencing.

15) The park is not providing 20 or more units. This criterion is not applicable.

16) this criterion has to do with management of the park. Typically, the City will contact the park manager or owner first to resolve any issue. If needed the City reserves the right to contact individual space occupants.

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: No on-site lighting is proposed at this time. Any on-site lighting shall be full cut-off lighting that is shielded and deflected to achieve the criteria 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 10: Planning Commission may impose additional conditions based on the above criteria. Staff does not recommend any additional conditions that has not already been stated in the findings.

Recommended Conditions of Approval: If approved the following conditions are recommended for application **CU-2023-102** to allow the replacement and expansion of a Manufactured Dwelling Park. 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. The plans submitted by the applicant and the improvements depicted therein are the foundation of this approval to meet the requirements of the City's standards and specifications and land use code. The applicant shall construct all onsite improvements as shown or described in the submittal or required through conditions of approval. Any modifications of the site plan after approval shall be reviewed by City staff for compliance with City code and this approval. Major modifications as determined by the City will require a modification application.
2. The application is predicated on the completion of a lot consolidation to combine the manufacture dwelling park onto one lot and the single-family home on its own lot.
3. The proposal is for City defined Manufactured homes only. Park models built to RV standards are not allowed in the proposed development.
4. The applicant shall comply with all Fire Department requirements for fire flows, sprinkler systems, fire hydrants, address signs and Knox Box locks and all other UFC requirements including access surfaces meet the minimum Fire Department weight rating standards.
5. The applicant shall provide garbage service, connect individual units with power, City water and sewer and construct any public or private infrastructure necessary to City Standards. The applicant shall submit construction drawings for any public infrastructure for review and approval.
6. The applicant shall extend the sidewalk along the frontage with Laughlin Road to City Standards. A 5ft. internal sidewalk shall be constructed as shown on the east side of the access road connecting north and south to the public sidewalk system
7. The applicant shall construct a 6ft. sight obscuring fence along the eastern portion of the lot that does not currently have fencing. Perimeter fencing shall be maintained at all times.
8. All parking spaces shall be delineated and clearly marked at all times. No parking signs shall be provided along the access road to maintain a clear path for emergency vehicles.
9. The applicant shall construct 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.
10. All signs shall meet the code requirements of the City's sign code found in Chapter 152. A plan for a sign including location and dimensions shall be submitted to the City for review. A sign meeting the criteria of the City's sign code shall be approved and made part of this application.

Prior to Building Permit

11. The owner shall dedicate 20ft. of ROW along the frontage of Laughlin Road to accommodate the future widening of that road to 50' off centerline. The applicant shall do this on the face of the partition plat that is required to consolidate the lots.
12. The applicant shall pay all applicable water, sewer and transportation system development charges (SDCs) prior to issuance of a building permit.
13. Applicant shall secure any and all city, county and state permits required for the proposed development, including, but not limited to all Crook County Building Department permits.

On-going Responsibilities

14. The applicant, owner and/or manager of the Manufactured Dwelling Park shall meet the placement requirements for manufactured homes, maintain all buildings, fences, landscaping, grounds, units, spaces and furnishings in good repair and appearance, and in clean condition at all times.
15. No structure or land shall be occupied or used for any purpose which creates or causes to be created any public nuisance, including but not limited to excessive odor, dust, noise, vibration, flashing light or any hazard to the general health, safety and welfare of the area. Should a nuisance be declared the owner shall correct the issue in order to bring the development back into compliance with City Ordinances.
16. The applicant shall not allow onsite lighting to shine directly onto adjoining properties or public rights-of-way.
17. The applicant shall maintain all stormwater drainage on site and not allow it to flow onto neighboring properties or public rights-of-way. Should drainage become a problem the owner is responsible for mitigating the issue.
18. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances

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 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 the request be **DENIED** based upon Findings of Fact in opposition to the application.

Written By:


Joshua Smith
Planning Director