



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
STAFF REPORT

Prineville City Council Staff Report

Date: 8/9/16
File No.: AM-2016-101
Applicant/Owner: City of Prineville
Location: Light Industrial (M1) and Industrial Park (IP) Zones with City
Notice to DLCD: 6/15/16
Newspaper Notice: Planning Commission Notice – 6/28/16 and 7/1/16
Public Hearing: Planning Commission - 7/5/16 and 7/19/16
Staff: Phil Stenbeck, Planning Director
Proposal: Addition of Chapter 153C, Temporary Worker Housing Site to the City of Prineville Land Use Code.

Background

The Prineville City Council takes seriously the economic conditions within the City. To this end, the City Council wants to ensure that economic investment and development of businesses within Prineville are supported by land use regulations which help them achieve their goals. The City Council also takes seriously the quality of life in Prineville and to this end wishes to create land use regulations which combine local business opportunities and quality of life in a harmonious manner and at the same time preserves the history of Prineville.

The rental housing market in Prineville appears to not be able to keep up with the demand for housing which appears to be brought on by a regional economic upturn and significant business investment in Prineville by new and existing businesses. This is evidenced by written communications from Fortis Construction and Rosendin Electric explaining the situation and raising awareness about the concern which was entered into the Planning Commission record. Exhibit A is a recommendation by the Prineville Planning Commission to adopt the proposed Chapter 153C "Temporary Worker Housing Site" as presented. The Prineville Planning Commission held two public hearings at which time they heard testimony in support of the proposed Code and refined the attached proposal.

Currently, millions of dollars in new construction are occurring within the City of Prineville, including but not limited to over 700,000 square feet of data center development alone. This construction activity is the catalyst for approximately 600 construction jobs with more construction jobs anticipated in the near future. Prineville's and the regions rental housing market is struggling to accommodate the influx of employees in the construction industry with local workers staying in rental housing as far away as LaPine, Oregon.

In response to this urgent identified need, and at the request of the City Council, the Planning Commission worked with staff in developing Land Use Code aimed at providing relief to the current housing code crisis.

Attached please find Exhibit B, which is a proposed Ordinance and land use code amendment (Chapter 153C) aimed at providing relief in the current housing crisis.

Consistency with the Comprehensive Plan

The proposal before the City Council flows from a request by the City Council to make changes to the City Land Use Code which address the emergency worker housing crisis in Prineville. Oregon laws require that proposed changes to the land use code are consistent with the City's Comprehensive Plan. The Planning Commission believes the citations shown below show how the new proposed Chapter 153 C appears to be consistent with the City's Comprehensive Plan.

Chapter 2 - Urban Land Use and Zoning Designations

Industrial Zone Values and Policies

- Industrial areas that are served by adequate community transportation, convenient connections to highway access, workforce housing, water, and sewer, communication, power and gas systems will have a competitive advantage in the Central Oregon Region.
- Industrial activities should include buffers to protect any nearby neighborhoods and/or workforce housing from the negative effects of industrial activities. Heavy industrial uses should be located away from residential neighborhoods.
- Industrial areas that provide a wide choice of parcel sizes including workforce housing options are highly desirable.

City Council Finding #1 – The Prineville City Council finds that there is an emergency worker housing crisis occurring in Prineville. The Council finds that Exhibit A and Exhibit B and the Planning Commission staff reports are evidence of the worker housing crisis.

City Council Finding #2 – The Prineville City Council finds that proposed Chapter 153 C, titled Temporary Worker Housing Site, is consistent with the City of Prineville's Comprehensive Plan Industrial Land Use Policies as shown by the Policies from Chapter 2 of the City's Comprehensive Plan found written in this staff report.

City Council Finding #3 – The Prineville City Council further finds that proposed Chapter 153 C, titled "Temporary Worker Housing Site", creates additional housing opportunities which were previously not available in the M1 and IP zones and may help address the identified worker housing crisis by opening up worker housing opportunities within Prineville.

Recommendation

The Planning Commission makes a recommendation of adoption to the City Council.

ORDINANCE NO. 1223

AN ORDINANCE AMENDING THE CODE OF PRINEVILLE (“CODE”) TO ALLOW TEMPORARY WORK HOUSING SITES TO BE LOCATED IN CERTAIN AREAS OF THE CITY OF PRINEVILLE

WHEREAS, the City of Prineville (“City”) staff was directed to research and take steps to allow temporary worker housing sites within the City to allow construction workers to be able to live within the City while working on large projects within the City; and

WHEREAS, the City Planning Commission held public hearings on proposals for a temporary worker housing site ordinance on July 5, 2016, and July 19, 2016; and

WHEREAS, the City Planning Commission approved an addition to the Code to help alleviate the lack of temporary worker housing sites; and

WHEREAS, the recommended addition to the Code is shown on Exhibit A attached to this Ordinance; and

WHEREAS, the City Planning Commission on July 19, 2016, voted unanimously in favor of recommending approval of the proposed addition to the Code; and

WHEREAS, on August 9, 2016, the City Council held a public meeting on the proposed addition to the Code;

NOW, THEREFORE, the people of the City of Prineville ordain as follows:

1. Chapter 153C: Temporary Working Housing Ordinance of 2016 is approved and shall be made a part of the Code.
2. An emergency is deemed to exist and this Ordinance shall go into effect immediately after its second passage by the City Council.

Passed by the City Council this _____ day of August, 2016.

Betty J. Roppe, Mayor

Attest: _____
Lisa Morgan/Recorder



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
PLANNING COMMISSION RECOMMENDATION

File No.: AM-2016-101 (Exhibit A)
Applicant/Owner: City of Prineville
PC Public Hearings: 07/5/16, 07/19/16
Staff: Phil Stenbeck, Planning Director

Proposal: Addition of Chapter 153C, Temporary Worker Housing Site to the City of Prineville Land Use Code.

Planning Commission Summary

The Planning Commission held two Planning Commission Public Hearings on July 5, 2016 and on July 19, 2016. The Planning Commission thoroughly discussed the protocol and requirements now found in the proposed Code. The Commission found the proposed code addresses the amount of relief needed in the current housing crisis, and at the same time not hurt the City's commercial housing industry by creating an excess of housing within in the City.

The Planning Commission found it important to also require that this proposed code be revisited two years after adoption. The Commission believes that in two years the circumstances surrounding the current housing crisis may not exist at which time it may be appropriate to sunset the current code.

The Commission asked several questions about the code but primarily focused on where this could happen, enforcement and what types of housing would be allowed. A citizen comment was made about weatherization for the winter months that may determine what type of homes would work. Another citizen spoke in support of the application stating that this type of code could help jump start future development of his property.

Motion – Ron Cholin made a motion to recommend the code amendment to the City Council for approval. Deb Harper seconded the motion and the motion passed with 5 in favor and none opposed. That recommendation will be presented to City Council on August 9, 2016.

Conclusions and Recommendation

The Planning Commission voted unanimously in favor of recommending approval to the City Council. All commissioners stated a desire to keep the job creation and growth in the economy moving forward. Two Commissioners were absent.

EXHIBITS

Exhibit A - The proposed Chapter 153C Land Use Code for Temporary Worker Housing Site.

Marty Bailey W M Bailey Date: 7-25-16
Planning Commission Chair

Exhibit B

(AM- 2016-101)

CHAPTER 153C: TEMPORARY WORKER HOUSING SITE

153C.001

This chapter shall be known as the TEMPORARY WORKER HOUSING SITE Ordinance of 2016 for the City of Prineville, Oregon.

153C.002 PURPOSE.

The Prineville City Council takes seriously the economic conditions within the City. To this end, the City Council wants to ensure that economic investment and development of businesses within Prineville are supported by land use regulations which help them achieve their goals. The City Council also takes seriously the quality of life in Prineville and to this end wishes to create land use regulations which combine local business opportunities and quality of life in harmonious manner and at the same time preserves the history of Prineville. The rental housing market in Prineville appears to not be able to keep up with the demand for housing which appears to be brought on by a regional economic upturn and significant business investment in Prineville by new and existing businesses. Currently, millions of dollars in new construction are occurring within the City of Prineville, including but not limited to over 700,000 square feet of data center development alone.

This construction activity is the catalyst for approximately 600 construction jobs with more construction jobs anticipated in the near future. Prineville's and the regions rental housing market is struggling to accommodate the influx of employees in the construction industry with local workers staying in rental housing as far away as LaPine, Oregon.

In response to this urgent identified need, the City of Prineville has developed the following Temporary Worker Housing Site land use code.

153C.003 EVIDENCE AND GENERAL CRITERIA.

(A) Evidence required in addition to application.

- (1) The City of Prineville must be provided a written request for development of a Temporary Worker Housing Site.
- (2) The written request shall come from either the land owner, the company for whom the project is being built, or from the primary general contractor for a project.

(B) Applicable criteria.

- (1) A Temporary Worker Housing Site request is only available for a project:
 - (a) in the Light Industrial (M1) and Industrial Park (IP) zones;
 - (b) valued at \$10,000,000.00 or greater as calculated by the Building Official, not including land value and has a valid land use approval and building permit for the project;
 - (c) For a project which currently employs more than 200 construction workers at the project site;
- (2) The Temporary Worker Housing Site:

- (a) is limited to 100 spaces;
- (b) Each space at the site shall be occupied by at least one worker employed by the landowner of the project, the company for whom the project is being built, or from the primary general contractor for the project being built;
- (c) Each space shall be served by a road, electricity, water and sewer as approved by the City Engineer, in accordance with Oregon Building Code requirements as approved by the Building Official, in accordance with the Oregon Fire Code as approved by the Fire Marshall and Recreational Vehicle Park requirements as found in Oregon Revised Statute;
- (d) The Temporary Worker Housing Site shall be served by weekly trash removal service;
- (e) Shall pay a room tax equal to and using the same process as the City's transient room tax requirements for hotels and motels.

(3) Only one Temporary Worker Housing Site is allowed per project:

- (a) The Temporary Worker Housing Site shall be located on a parcel of land at least six acres in size;
- (b) And shall be located on a property where the Temporary Worker Housing Site is located no closer than 600 hundred feet from an industrial structure already built or being built unless approved otherwise by the Fire Marshall.
- (c) The Temporary Worker Housing Site shall comply with City, County and State access permit requirements as applicable;
- (d) The Temporary Worker Housing Site applicant shall pay City System Development Charges (SDC's) as determined by the City Engineer. All paid SDC dollars are available as dollar credit (not EDU credit) in the future and run with the property.
- (e) Temporary Worker Housing Site approval is limited to two years, at which time the infrastructure for water, sewer and electrical shall be removed or capped if not designed for a future development allowed outright or by conditional use permit in the zone. Future development of the site shall be a consideration in placement of infrastructure on the site.
- (f) The Temporary Worker Housing Site approval can be extended one time for up to 1 year with good cause by applying at least thirty days prior to the expiration of the approval. The Planning Director shall have the authority to approve the one year extension of the Temporary Worker Housing Site approval.

(C) Approval process.

- (1) The approval process for a Temporary Worker Housing Site shall follow the Type 2 Conditional Use Permit process and fee structure found in the City of Prineville Land Use Code Chapter 153 and the City of Prineville adopted fee structure. (The Type 2 Conditional Use Permit requires Planning Commission review and approval.)