



**City of Prineville**  
**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**  
**STAFF REPORT**

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**Date:** November 21, 2007  
**To:** Prineville City Council  
**From:** Scott Edelman, Senior Planner  
**Through:** Ricky Sites, Community Development Director  
**Subject:** State Mandated Comprehensive Plan Revisions

**Summary:** In April of 2007 the Prineville City Council approved the *City of Prineville Urban Area Comprehensive Plan*. The approved version was subsequently forwarded to the State of Oregon Department of Land Conservation and Development (DLCD) for final review and approval. In October, the City received a partial approval from DLCD which included two items in the plan that need to be corrected (Exhibit C). These items are described in Exhibit A. Staff considers these to be minor textual changes that do not affect the substance of the plan and agrees with DLCD that these items should be amended.

The City of Prineville Planning Commission held a public hearing on November 20, 2007 to consider the proposed changes. There were no members from the general public who spoke either in favor of or against the proposal. The Planning Commission voted to recommend the proposed amendments to the City Council by a vote of 6 to 0 with one member absent (Exhibit B).

**Recommendation:** Staff agrees with the DLCD order and the recommendation of the Planning Commission and, therefore, recommends the City Council approve the proposed amendments to the City of Prineville Urban Area Comprehensive Plan as described in Exhibit A.

**Council Action:**

Approved by the City Council on the 27<sup>th</sup> day of November, 2007.

Signed by the Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mike Wendel, Mayor

ATTEST:

\_\_\_\_\_  
Robb Corbett, City Manager/Recorder

# EXHIBIT A: DLCD Order Changes

Page 36

Goal # 2: Update the UGB boundary when necessary.

## Urban Growth Boundary and Policies

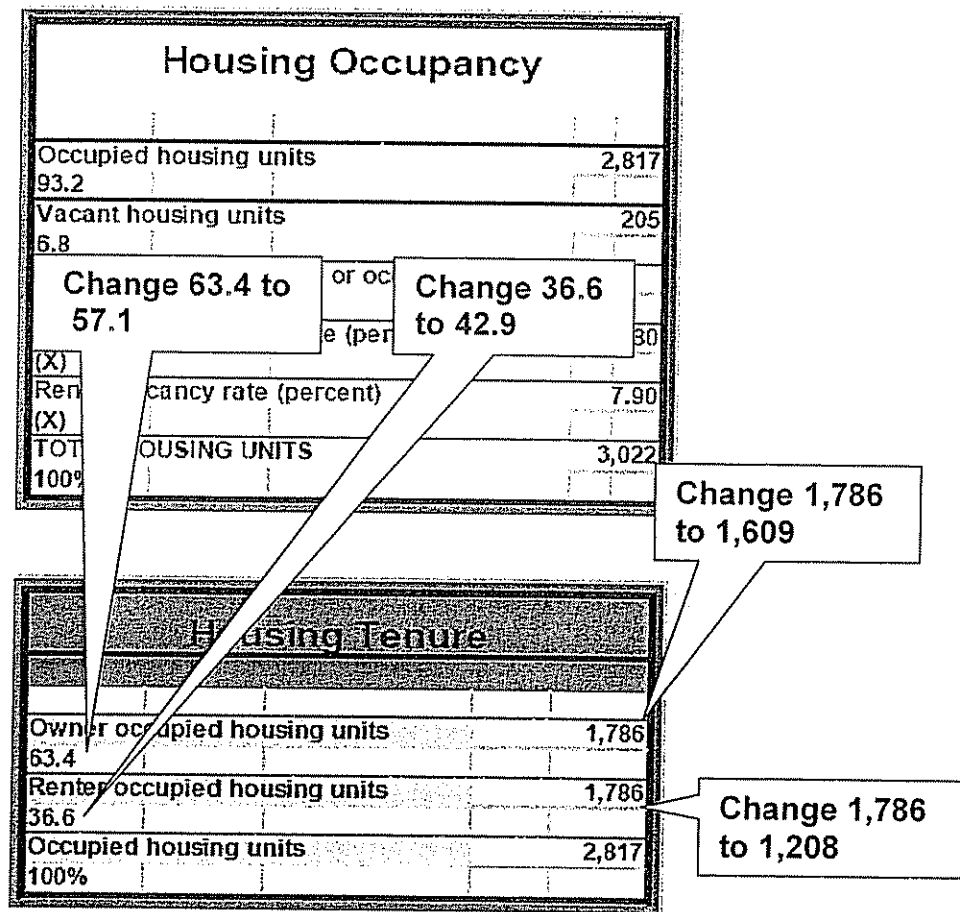
- The UGB must include all of the land needed for residential, industrial, and commercial development for ~~at least~~ a 20-year period.

Programs:

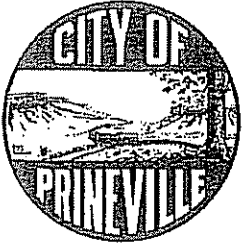
The City shall:

- Maintain adequate levels of residential, commercial, industrial, and recreation lands for ~~at least~~ a 20-year period.

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Average household size of owner-occupied units 2.57 (X)  
 Average household size of renter-occupied units 2.51 (X)  
 - Represents zero or rounds to zero. (X) Not applicable.  
 Source: U.S. Census Bureau, Census 2000



**City of Prineville**  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
FINAL RECOMMENDATION TO CITY COUNCIL

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**Prineville Planning Commission**  
**November 20, 2007**

**Topic: State Mandated Comprehensive Plan Revisions**

**Departments: Planning**

**Staff: Ricky Sites, D. McMahon, Scott Edelman, Joshua Smith**

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**Overview:** DLCD completed its review of Prineville's Comprehensive Plan and ordered that two changes be made to the document as attached in Exhibit A. These changes are minor textual amendments and have no substantive effect on the overall document or its intent.

**Planning Commission Recommendation:** By a vote of 6 to 0, the Planning Commission concurs with DLCD and recommends that the Prineville City Council approve the proposed changes as indicated in Exhibit A.

Handwritten signature of Paul Cuddy in cursive script.

Paul Cuddy  
Planning Commission Chair

Handwritten date "11/20/07" in cursive script.

Date



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2524

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October 19, 2007



Mike Wendel, Mayor  
City of Prineville  
387 N.E. Third Street  
Prineville, Oregon 97754

**RE: Partial Approval and Partial Remand of Periodic Review Work Task 2  
(Order 001731)**

Dear Mayor Wendel,

On June 21, 2007, the City of Prineville submitted Periodic Review Task 2 regarding Update of the Comprehensive Plan to the Department of Land Conservation and Development (DLCD). The task addresses the requirements for Statewide Planning Goal 2.

The department has conducted a review of the task submittal pursuant to Oregon Administrative Rule (OAR) 660-025-0140(6) and address the following deficiencies.

1. The department's review has uncovered a discrepancy between the owner/renter ratio used in the Housing chapter (see page 122), and the owner/renter ratio used in the state's Housing Model. In developing the Housing chapter, the city fully utilizes the state Model. In the Housing chapter, a 63.4% owner and 36.6% renter ratio is reported. However, in the city's use of the state's Housing Model, a 57.1% owner and 42.9% renter ratio is used for both the first year and forecast 20th year. This discrepancy is large enough to affect the city's planned housing need and related mix of housing types. The city will therefore need to revisit and rectify this discrepancy.
2. Statewide Planning Goal 14: Urbanization and statutes and rules governing the supply of urbanizable land within an urban growth boundary (UGB) require a 20-year supply for all urban uses. The 20 years is fixed and not a minimum or maximum. However, in Chapter 2 Urban Land Uses and Zoning Designations, there are several provisions that suggest that a 20-year supply is a minimum amount for Prineville, and that there is no maximum amount. Therefore, in Goal No. 2: Update the UGB Boundary when necessary (page 36), the city needs to remove the words "at least" from all text that reads "for at least a 20-year period."

For the reasons stated in the above paragraphs, the department remands those portions of the task in order to allow the city to address the discrepancy findings and to correct the time period for which the city must provide an adequate supply of buildable urbanizable land within its UGB. Pursuant to OAR 660-025-0150(1)(b), the city needs to resubmit the amended work task by **January 23, 2008**.

The remainder of Task 2 is acknowledged pursuant to OAR 660-025-0150(1)(d).

The city may appeal the department's order to the Land Conservation and Development Commission. Appeals must be in writing and received by the department's office in Salem by **November 9, 2007**. Appeals to the commission are governed by OAR-660-025-0150(3).

If you have any questions please feel free to contact your periodic review team leader and regional representative, Mark Radabaugh at (541) 318-2899 or email [mark.radabaugh@state.or.us](mailto:mark.radabaugh@state.or.us).

Yours truly,



Rob Hallyburton  
Acting Deputy Director

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cc: Ricky Sites, City of Prineville Community Development Director  
Bill Zelenka, Crook County Planning Director  
Debra McMahon, City of Prineville Planning Consultant  
Larry French, DLCD Periodic Review Specialist  
Rob Hallyburton, Planning Services Manager  
Darren Nichols, Community Services Manager  
Mark Radabaugh, *Regional Representative (email)*  
*State Periodic Review Assistance Team (email)*