



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

PC Hearing Date:	April 3rd, 2018
File No.:	AM-2018-101
Applicant/Owner:	City of Prineville/Crook County
Location:	Citywide
Notice to DLCD:	February 23 rd , 2018
Newspaper Notice:	Planning Commission Notice – March 20 th & March 27 th
Staff:	Joshua Smith, Planning Director
Proposal:	Amend the City's Comprehensive Plan map and zoning map to be consistent with the zoning of the Airport Master Plan adopted by Ordinance 1232 on October 24 th , 2017.

Finding 1: Applicable State Wide Planning Goals include: 1 (public involvement), 2 (Land Use Planning), 9 (Economic Development) & 12 (Transportation). The first step in meeting these goals was to have the City Airport Manager (Kelly Coffelt) go through an extensive process with the FAA to update the Airport Master Plan on behalf of the City and County. This process dates back to the year 2013 when a consultant was chosen to administer the update and a Planning Advisory Committee (PAC) was formed. The PAC was comprised of a cross section of the community and representatives of the Oregon Department of Aviation (ODA) and the Federal Aviation Administration (FAA). The PAC members served as community liaisons and participated in 4 work sessions that were followed by 4 public open houses. Public meeting dates were as follows:

- November 6, 2013 - PAC meeting #1 and open house.
- May 14, 2014 - PAC meeting #2 and open house.
- July 9, 2014 - PAC meeting #3 and open house.
- July 30, 2014 – PAC meeting #4 and open house.
- October 10, 2017 – CC First hearing of Ordinance 1232, Adopting Airport Master Plan.
- October 24, 2017 – CC Second hearing of Ordinance 1232, Adopting Airport master Plan.

The second step, in this amendment is to update the City's zoning and comprehensive plan maps to match the adopted zones in the Master Plan. The City's zoning map will slightly change with the expansion of the AC zone along Tom McCall Rd. and the expansion of the AO zones to include the runways. The Comprehensive plan map will change more significantly. At the public hearing the Planning Commission decided to move to a single airport zone to be more constant with how the City displays its other zones on the Comprehensive Plan and then breaks them down further on the City zoning map. The AA zone will also be removed from the Comprehensive Plan map and only displayed on the zoning map. This is because it is not a true zone but an overlay zone that should be displayed with true zone designations underneath. The zone definitions and purpose of each zone or overlay in the City's Land Use Code will not change.

Finding 2: By definition this proposed zone change and plan amendment is quasi-judicial proceeding. Based on the land use criteria below in 153.256.030, The Council shall, in the absence of an appeal or review initiated by the Council, adopt the Planning Commission decision. No argument or further testimony will be taken by the Council.

***Quasi-judicial.** Zone change or plan amendment generally refers to a plan amendment or zone change affecting a single or limited group of property owners and that involves the application of existing policy to a specific factual setting. (The distinction between legislative and quasi-judicial changes must ultimately be made on a case-by-case basis with reference to case law on the subject.)*

153.256.030 Decision on plan amendments and zone changes.

(A) Except as set forth herein, the Planning Commission when acting as the Hearings Body shall have authority to make decisions on all quasi-judicial zone changes and plan amendments. Prior to becoming effective, all quasi-judicial plan amendments and zone changes shall be adopted by the City Council.

(B) In considering all quasi-judicial zone changes and those quasi-judicial plan amendments on which the Planning Commission has authority to make a decision, the City Council shall, in the absence of an appeal or review initiated by the Council, adopt the Planning Commission decision. No argument or further testimony will be taken by the Council.

Planning Commission Recommendation

Based on the staff report and public hearing held on April 3rd, 2018, the Planning Commission voted 7 in favor and none opposed to recommend this zoning and plan amendment be approved by City Council as follows. The City zoning map shall be amended to match the zoning approved in the Airport Master Plan adopted by Ordinance 1232 and the Comprehensive plan map shall be amended to a single zone that represents the specific individual airport zones, excluding the Airport Overlay zone (AA) that should only be displayed separately as an overlay on either map.

Marty Bailey: W M Bailey Date: 4-4-18
Planning Commission Chair

WHPacific
 9755 SW Barlow Rd. Suite 300
 503-836-0455 Fax: 503-538-0775
 www.whpacific.com

CROOK COUNTY, OR
 300 NE 3RD ST. ROOM 10
 PRINEVILLE, OR 97754

CITY OF PRINEVILLE, OR
 387 NE 3RD ST.
 PRINEVILLE, OR 97754

SHEET INFO		REVISIONS	
DESIGNED	SLD/M	NO	BY
DRAWN	HTT/WAC	1	CC
CHECKED	MDA	2	CC
APPROVED	MDA	3	CC
LAST EDIT	8/4/2011		
PLOT DATE	8/4/2011		
	SUBMITAL		

LAND USE PLAN
 PRINEVILLE, OR
 CROOK COUNTY AIRPORT LAYOUT PLAN

PROJECT NUMBER: 037648 / 0495W
 DRAWING FILE NAME: 037648-C-LU01

SCALE: AS NOTED

SHEET NUMBER: 12

LEGEND

CROOK COUNTY, OR

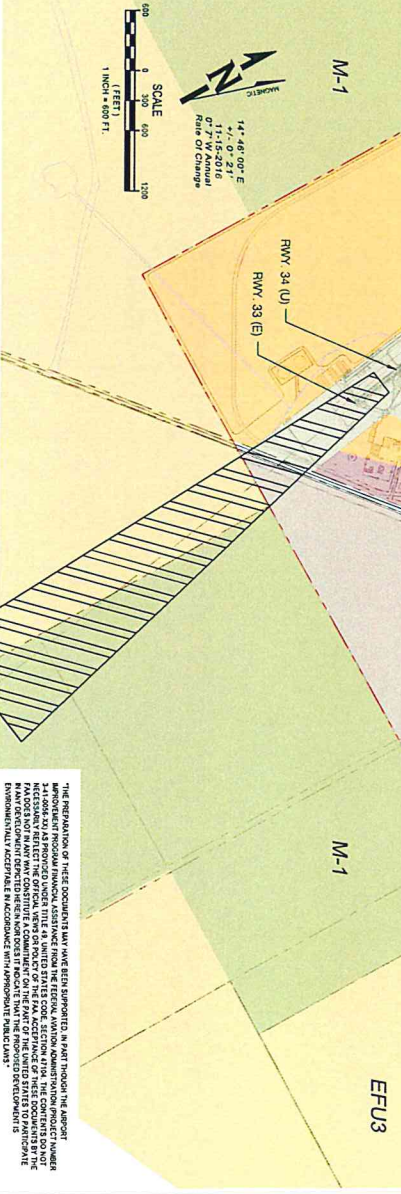
- EFU**
Exclusive Farm Uses (EFU2, EFU3)
- HM**
Heavy Industrial
- LM**
Light Industrial
- R5**
Rural Residential
- SR1**
Suburban Residential
- PR**
Public Reserve

LEGEND

CITY OF PRINEVILLE, OR

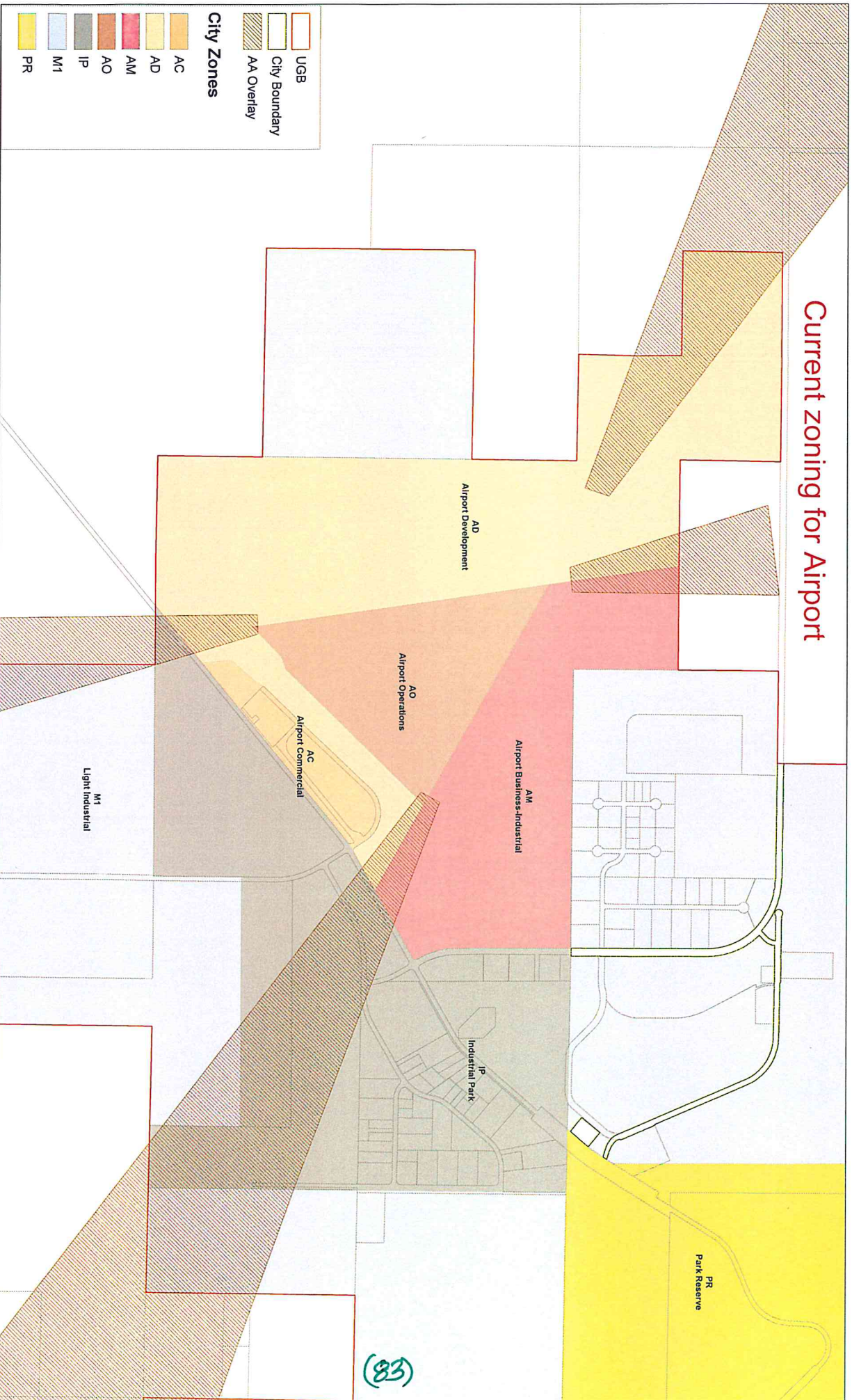
City Limits

- AD**
Airport Development
- AO**
Airport Operations
- AC**
Airport Commercial
- AM**
Airport Approach Overlay
- M**
Manufacturing (M-1, M-3)
- IP**
Industrial Park
- C**
Commercial (C-2, etc)
- PR**
Public Reserve
- R**
Residential

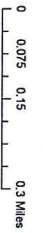


"THE PREPARATION OF THESE DOCUMENTS HAS BEEN SUPPORTED, IN PART THROUGH THE AIRPORT IMPROVEMENT PROGRAM FINANCIAL ASSISTANCE FROM THE FEDERAL AVIATION ADMINISTRATION PROJECT NUMBER 037648. THE AIRPORT IMPROVEMENT PROGRAM IS A FEDERAL AVIATION ADMINISTRATION PROGRAM WHICH PROVIDES FINANCIAL ASSISTANCE TO AIRPORTS TO IMPROVE AIRPORT FACILITIES. THE AIRPORT IMPROVEMENT PROGRAM IS A FEDERAL AVIATION ADMINISTRATION PROGRAM WHICH PROVIDES FINANCIAL ASSISTANCE TO AIRPORTS TO IMPROVE AIRPORT FACILITIES. THE AIRPORT IMPROVEMENT PROGRAM IS A FEDERAL AVIATION ADMINISTRATION PROGRAM WHICH PROVIDES FINANCIAL ASSISTANCE TO AIRPORTS TO IMPROVE AIRPORT FACILITIES."

Current zoning for Airport



Zoning - City Airport Area 2017



- UGB
 - City Boundary
 - AA Overlay
- City Zones**
- AC
 - AD
 - AM
 - AO
 - IP
 - M1
 - PR

Map Symbols: This document is intended to provide a general overview of the zoning for the City of Peoria. It is not intended to be used as a legal document. The City of Peoria is not responsible for any errors or omissions in this document. The City of Peoria is not responsible for any damages, including consequential damages, arising from the use of this document. The City of Peoria is not responsible for any damages, including consequential damages, arising from the use of this document.

(83)

