



# City of Prineville

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### PLANNING COMMISSION STAFF REPORT

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<b>File No.:</b>	AM-2024-102
<b>Applicant:</b>	City of Prineville
<b>Notice to DLCD:</b>	4/23/2024
<b>PC Review:</b>	Initial review 1/30/2024, Final review 3/19/2024
<b>PC Public Workshop:</b>	4/16/2024
<b>Public Notice:</b>	Newspaper Notice – 5/7/2024 Mailed Notice – 4/25/2024
<b>Public Hearing:</b>	Planning Commission – 5/21/2024
<b>Staff:</b>	Joshua Smith, Planning Director
<b>Proposal:</b>	Legislative Amendments to amend the City’s Comprehensive Plan Map and Zoning Map. The primary purpose of these amendments is to reconcile discrepancies between the Comprehensive Plan Map designations, the Zoning Map and existing uses of multiple properties within City limits.
<b>Applicable Criteria:</b>	ORS – 227 & 197, OAR – 660-015 (Goal 2 & 10), City Comprehensive Plan, Land use Code Chapter 153 sections 153.230 – 153.236 & 153.252, 153.256.030

#### **Background:**

City zoning works on a two-map system, the Comprehensive Plan Map (Comp Plan) and a Zone Map. The Comprehensive Plan Map provides basic zone designations (base zone) of residential, commercial, industrial and open space. The zoning map refines these designations into multiple zones within each designation. In 2007 the City adopted its first Comprehensive plan and map, separating itself from the County. At that time an existing County map from 1984 was used as the base map for the plan, with the zoning map at the time filling in the rest of the Urban Growth Boundary. This created discrepancies where not all zones align with their Comprehensive Plan designations. This was a known issue. At the time a zone error map was also created to identify zones that may need to change. The intent was to amend these errors as they became necessary or appropriate. Many of the areas have already been amended. This proposal focuses on an area with conflicting designations and zones where the current residential and commercial uses of the properties are clear.

#### **Findings:**

The following addresses goal 10 and describes each exhibit and the reason for the change.

**Statewide Planning Goal 10, *To provide for the housing needs of citizens of the state.*** These proposed changes will have a positive impact on the housing capacity of the City. The purpose of these changes is to reconcile discrepancies between the comprehensive plan designation, zoning and existing uses. These discrepancies have created problems with lending, primarily for residential uses. The amendments will have little effect on the City’s Housing needs analysis. The changes are on properties with existing residential or commercial developments. The amendment on Exhibit C, will allow additional residential development where the current designation prohibits it.

AM-2024-100

Amending Zoning and Comp Plan maps

**Exhibit A** – The properties outlined in yellow on this exhibit, are currently designated as “Light Industrial” on the Comprehensive Plan Map. The area is currently zoned Commercial (C2) and is almost entirely developed as commercial with a multi-family development on the south end. The Comprehensive Plan designation, is proposed to change from “Light Industrial” to “Outlying Commercial”. This change in designation aligns with the current Commercial (C2) zoning. The current zoning of this area is not proposed to change. Changing the designation will help maintain a commercial zoning buffer between the light industrial zoning to the east and proposed residential zoning to the west as shown on Exhibit D.

**Exhibit B** – The properties outlined in yellow on this exhibit, are currently designated “Residential” on the Comprehensive Plan Map. The area is currently zoned Commercial (C2) with half of the area consisting of commercial uses. At the workshop on April 16<sup>th</sup>, it was requested that this area remain commercially zoned. The Planning Commission acknowledged this request as a natural extension of the commercial zoning to the east. The Comprehensive plan designation, is proposed to change from “Residential” to “Outlying Commercial”. This change in designation aligns with the current Commercial (C2) zoning. The current zoning of this area is not proposed to change.

**Exhibit C** – The properties outlined in yellow on this exhibit, are currently designated “Light Industrial” on the Comprehensive Plan Map. The area is entirely residential and currently zoned Commercial (C2). The Comprehensive plan designation, is proposed to change from “Light Industrial” to “Residential”. The Zoning is proposed to change from “Commercial (C2)” to “Residential (R4)” as shown on Exhibit D.

**Exhibit D** – The properties outlined in yellow on this exhibit, are currently zoned “Commercial (C2)”, but are entirely developed as residential. The Comprehensive Plan designation, is proposed to change as described in Exhibit C. The Zoning is proposed to change from “Commercial (C2)” to “Residential (R4)”, to align with the current and proposed Comprehensive Plan designation and current residential uses.

**Staff Conclusions and Recommendation:**

Based on the findings stated above, Staff finds these changes to be necessary to preserve the integrity of our zoning maps and to prevent any unnecessary hardships for property owners. Staff supports recommending these changes to City Council for approval.

**EXHIBITS**

Exhibit A, B, C & D showing existing plan designations and zoning and stating the proposed change.

**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 **RECOMMENDED** to City Council for approval, 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 **RECOMMENDED** to City Council for Denial, based upon Findings of Fact in opposition to the application.