

# DRAFT Prineville Urban Renewal Plan

If adopted, the date and ordinance number will be listed here.  
If Amendments are made to the Plan, the resolution or ordinance number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

This document remains draft until the City Council adoption of the Prineville Urban Renewal Plan.

Adopted by the City of Prineville  
Date  
Ordinance No.





## **Acknowledgements**

### ***Mayor and City Council***

Mayor Jason Beebe

Council President Steve Uffelman  
Councilor Shane Howard  
Councilor Janet Hutchison  
Councilor Gail Merritt  
Councilor Scott Smith  
Councilor Marv Sumner

### ***Prineville Urban Renewal Agency***

Jason Beebe  
Steve Uffelman  
Shane Howard  
Janet Hutchison  
Gail Merritt  
Scott Smith  
Marv Sumner

### ***Planning Commission***

Chair Marty Bailey  
Joe Becker  
Ron Cholin  
Priscilla Smith  
Jason York  
Brian Samp  
Erika Montgomery

### ***City of Prineville Project Team***

Steve Forrester, City Manager  
Casey Kaiser Public Works Director  
Eric Klann, City Engineer  
Lori Hooper-Antram, Finance Director  
Josh Smith, Planning Director

### ***Prineville Downtown Association***

Amy Berlin, President  
Bryan Iverson, Past President  
Amanda Mitchell, Secretary

### ***Consulting Team***

Elaine Howard Consulting, LLC  
Elaine Howard  
Scott Vanden Bos

Tiberius Solutions LLC  
Nick Popenuk  
Ali Danko  
Margaret Raimann

## TABLE OF CONTENTS

I. DEFINITIONS	1
II. BACKGROUND	3
III. MAXIMUM INDEBTEDNESS	4
IV. GOALS AND OBJECTIVES	5
V. URBAN RENEWAL PROJECTS	8
VI. PROPERTY ACQUISITION AND DISPOSITION	9
VII. RELOCATION METHODS	10
VIII. TAX INCREMENT FINANCING OF PLAN	10
IX. FUTURE AMENDMENTS TO PLAN	12
X. ANNUAL REPORT	14
XI. RELATIONSHIP TO LOCAL OBJECTIVES	14

## I. DEFINITIONS

This plan contains statutory references to ORS 457 as it reads in 2024.

**“Annual report”** means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457. 460.

**“Area”** means the properties and rights of way located within the Prineville urban renewal boundary.

**“Blight”** is defined in ORS 457. 010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

**“City”** means the city of Prineville, Oregon.

**“City Council”** or **“Council”** means the City Council of the city of Prineville.

**“Commission”** means the Crook County Commission.

**“Comprehensive Plan”** means the city of Prineville Urban Area Comprehensive Plan and its implementing ordinances, policies and standards.

**“County”** means Crook County.

**“Fiscal year”** means the year commencing on July 1 and closing on June 30.

**“Frozen base”** means the total assessed value including all real, personal, manufactured and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

**“Increment”** means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

**“Maximum indebtedness”** means the amount of the principal of indebtedness included in a plan pursuant to ORS 457. 190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

**“ORS”** means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

**“Planning Commission”** means the Prineville Planning Commission.

**“Revenue Sharing”** means sharing tax increment proceeds as defined in ORS 457. 470.

**“PDA”** means the Prineville Downtown Association. The PDA funded and guided the feasibility study and the preparation of the Prineville Urban Renewal Plan and Report Accompanying the Prineville Urban Renewal Plan. Those members are identified on the acknowledgement page of the urban renewal plan.

**“Report”** means the Report Accompanying the Prineville Urban Renewal Plan.

**“Tax increment financing (TIF)”** means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

**“Tax increment revenues”** means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

**“Urban renewal agency” or “Agency”** means an urban renewal agency created under ORS 457. 035 and 457. 045. This agency is responsible for administration of the urban renewal plan. This Agency is responsible for administration of the urban renewal plan. In Prineville, the Agency has the same members as the Prineville City Council and two members from the Prineville Downtown Association.

**“Urban renewal area”** means an area included in an urban renewal plan boundary.

**“Urban renewal plan” or “Plan”** means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457. 085, 457. 095, 457. 105, 457. 115, 457. 120, 457. 125, 457. 135 and 457. 220.

**“Urban renewal project” or “Project”** means any work or undertaking carried out under ORS 457. 170 and 457. 180 in an urban renewal area.

**“Urban renewal report” or “Report”** means the official report that accompanies the urban renewal plan pursuant to ORS 457. 087.

## II. BACKGROUND

The Prineville Downtown Association (“PDA”) conducted a Prineville Urban Renewal Feasibility Study (“Feasibility Study”) in 2023 to determine whether urban renewal is a tool that could effectively be used to help bolster downtown Prineville. The Feasibility Study was initiated, guided and funded by the PDA and coordinated with city of Prineville staff. The PDA and consultant team presented the Feasibility Study to the Prineville City Council (“City Council”) on April 23, 2024. The City Council reviewed the Feasibility Study and agreed with the PDA to have them proceed with the preparation of the Prineville Urban Renewal Plan (“Plan”) for the City Council’s consideration. At that same meeting, the City Council voted on an ordinance to form a Prineville Urban Renewal Agency (“Agency”).

The PDA met on **DATE** to review components of the Plan and Report Accompanying the Plan (“Report”), specifically the goals and objectives, projects, amendment procedures, duration of the Plan, funding, and financial tables in the Report. The PDA voted \_\_\_\_\_ of those present to \_\_\_\_\_.

The Plan contains goals, objectives, and projects for the development of the Prineville Urban Renewal Area (“Area”). The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the Area.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Area has infrastructure needs as identified in the Report and specifically cited in the ordinance for adoption of the Plan.

Urban renewal allows for the use of tax increment financing (“TIF”), a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to repay borrowed funds. The funds borrowed are used to pay for urban renewal projects.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Section V.

Urban renewal is put into effect when the local government (the City of Prineville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, encompasses 173.75 acres including 108 acres in tax lots and includes a projected \$70,136,980 in assessed value for fiscal year end (FYE) 2025 using FYE 2024 data from the Crook County Assessor and inflating it six percent.

The Plan will be administered by the Agency. Changes to the Plan must be approved by the Agency or City Council as outlined in Section IX of this Plan.

The Plan is accompanied by an Urban Renewal Report (“Report”) that contains additional information, as required by ORS 457.087. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

It is projected that the Plan will take 30 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$47,900,000.

Future amendments will be listed numerically in this section of the Plan and then incorporated into the Plan document and noted by footnote as to amendment number and date adopted.

### **III. MAXIMUM INDEBTEDNESS**

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is Forty-Seven Million Nine Hundred Thousand Dollars (\$47,900,000). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond or loan proceeds.



## **IV. GOALS AND OBJECTIVES**

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Section V of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not ranked by priority.

### **Goal 1: PUBLIC INVOLVEMENT**

Maintain a public involvement program that ensures the opportunity for residents to be involved in all phases of the urban renewal implementation process.

#### Objectives:

1. Provide opportunities for public input throughout the implementation process of this Plan.
2. Establish and maintain coordination with the Prineville Downtown Association to assist the Urban Renewal Agency Board in decisions regarding plan implementation.

### **Goal 2: ECONOMY**

Encourage the economic growth of the Area as the commercial, cultural and civic center for Prineville.

#### Objectives:

1. Support development in the Area by assisting in the financing and provision of transportation and public infrastructure improvements.
2. Assist existing businesses and support the creation of new business and employment opportunities in the Area.
3. Work with property owners to promote the development and redevelopment of properties within the Area. Develop programs and incentives that encourage economic development in the Area.
4. Partner with public and private entities to leverage public investment and generate private investment.
5. Remove barriers to development and redevelopment in the Area.

### **Goal 3: ENCOURAGE A UNIQUE DISTRICT IDENTITY**

Enhance the physical appearance of the Area, create a pedestrian environment that encourages the development and redevelopment of active uses such as shopping and entertainment, and support commercial, civic, and business activity.

The downtown commercial core should be a destination as well as the commercial center for the citizens of Prineville. Its identity should enhance and preserve the qualities of the downtown, including its historic heritage, that make it an economically healthy, attractive, and unique environment for people to live, work, shop, and socialize.

Objectives:

1. Extend common streetscape features and signage throughout the Area so the streetscape design is consistent and ties the Area together visually. Such improvements could include, but are not limited to, gateways and directional signage, landscaping and street tree improvements, street lighting and traffic signal standards, and public use amenities, including benches, bike racks, fountains, restrooms, shelters, kiosks, mid-block crossings, and crosswalk and street improvements.
2. Create public spaces and recreational facilities that provide a venue for formal and informal community activities.
3. Encourage the incorporation of public art into the Area.
4. Underground the overhead utilities.

**Goal 4: TRANSPORTATION**

Encourage development of a transportation network that provides for safe and efficient multi-modal transportation for vehicles, pedestrians, and bicyclists, and encourages the redevelopment and development of parcels within the Area.

1. Provide transportation improvements to support a multi-modal transportation network in the Area.
2. Provide sidewalk and streetscape improvements that enhance the Area and provide access and safety.
3. Connect the downtown to the adjacent residential areas.
4. Develop a parking plan for the Area.

**Goal 5: RECREATION FACILITIES**

Provide recreational and commercial opportunities in and around the Ochoco Creek Park and the trail system.

Objectives:

1. Construct improvements to enhance recreation facilities.

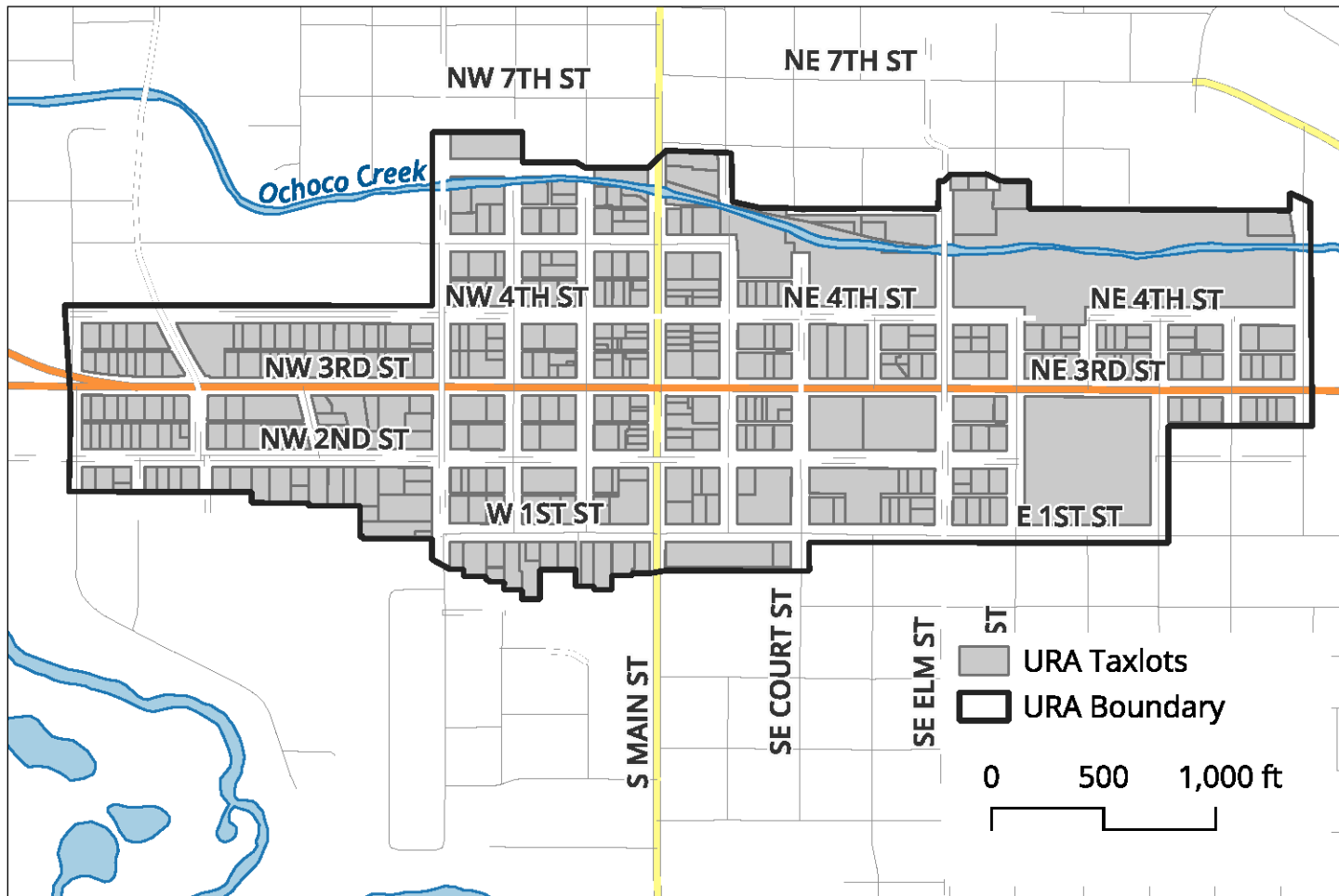
**GOAL 6: HISTORIC PRESERVATION**

Enhance sites and structures of historical, cultural, and/or architectural significance.

Objectives:

1. Encourage the preservation of historic properties in the Area.

Figure 1. Prineville Urban Renewal Plan Area Boundary



Source: Tiberius Solutions

## **V. URBAN RENEWAL PROJECTS**

Urban renewal projects authorized by the Plan are described below. This list may be amended as shown in Section IX Amendments of this Plan.

### ***A. Phase I***

#### **1. Sidewalks**

Replacement project on North Main from 3rd Street to District Boundary. North 4th Street from Court Street to Deer Street, and North 5th from Beaver to Belknap streets.

#### **2. Streetscape**

Including but not limited to trees, benches, trash receptacles and artwork along the same group of streets as sidewalks in project 5.1.1.

#### **3. Lighting**

New light poles and conduits put into the ground on both sides of the street for the same northern streets identified for sidewalks in item 1 above.

#### **4. Banners and Baskets for Light Fixtures**

Install capital improvements necessary for providing banners and flower baskets that can be attached to the light fixtures identified in item 3 above.

#### **5. Storefront Loan/Grant Program**

Establish and implement a grant/loan program to help with improvements to building storefronts.

### ***B. Phase II***

#### **1. Pocket Parks**

Purchase and re-development of one or two pocket parks in downtown which require low to zero maintenance. Potential sites include Claypool and 5th, 3rd and Main, 2nd and Belknap, 4th and Beaver. Other sites may be considered.

#### **2. Southside streetscape**

New sidewalks and streetscape as identified in Phase 1; including but not limited to lighting, benches, trees, trash receptacles on the Southside of 3rd Street. Focus will be on Main Street south to the District Boundary and 2nd Street from Court Street to Beaver Street.

**3. Artwork**

Commission and install major artwork on Main Street corners. Other sites may be considered. This is a public building project and must receive taxing district approval per ORS 457. 010 and ORS 457. 089.

**4. Redevelopment**

Establish a major grant/loan project for building redevelopment opportunities.

**5. Ochoco Creek Park**

Provide recreational and commercial opportunities in and around the Ochoco Park and trail system.

**6. Seasonal Lighting**

Purchase equipment for seasonal lighting on buildings, trees and light pole wraps.

***C. Phase III***

**1. Expansion of sidewalk development**

Finish construction of all the sidewalks and streetscape projects in Area.

**2. ADA and Building Code**

Provide financial aid to upgrade buildings for the American with Disability Act (ADA) access and to meet building codes.

**3. Second Floor Economic Development**

Provide assistance through grants, loans or other assistance to projects to activate existing second floor spaces including for business or residential uses.

**4. Business Recruiting**

Provide incentives for target businesses to locate downtown.

***D. Phase IV***

**1. Multi-level economic development**

Provide assistance through grants, loans or other assistance for the development of multi-story buildings.

***E. Debt Service and Plan Administration***

This project will allow for the repayment of costs associated with the initial development of the Plan and ongoing implementation of the Plan. It includes ongoing administration and any financing costs associated with issuing long- and short-term debt, relocation costs and other administrative costs as identified by the Agency.

**VI. PROPERTY ACQUISITION AND DISPOSITION**

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease,

easements, licenses, or other rights to use. If property is acquired, it will be identified in the Plan through a Minor Amendment. Identification of property to be acquired and the anticipated disposition of the property is required by ORS 457.085(g).

#### ***A. Property acquisition for public improvements***

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means.

#### ***B. Property acquisition – from willing sellers***

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

#### ***C. Land disposition***

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

### **VII. RELOCATION METHODS**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified, however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area.

### **VIII. TAX INCREMENT FINANCING OF PLAN**

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (“GO”) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### ***A. General description of the proposed financing methods***

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) preparation of this urban renewal plan including the feasibility study conducted for the review of the City Council (2) planning or undertaking project activities, or (3) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### ***B. Tax increment financing***

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

## **IX. FUTURE AMENDMENTS TO PLAN**

The Plan may be amended as described in this section. The references to Oregon Revised Statutes reflect those statutes in 2024.

### ***A. Substantial Amendments***

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, presentation to the Agency, consultation with taxing districts, presentation to the County and the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Prineville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

- Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

### ***B. Minor Amendments***

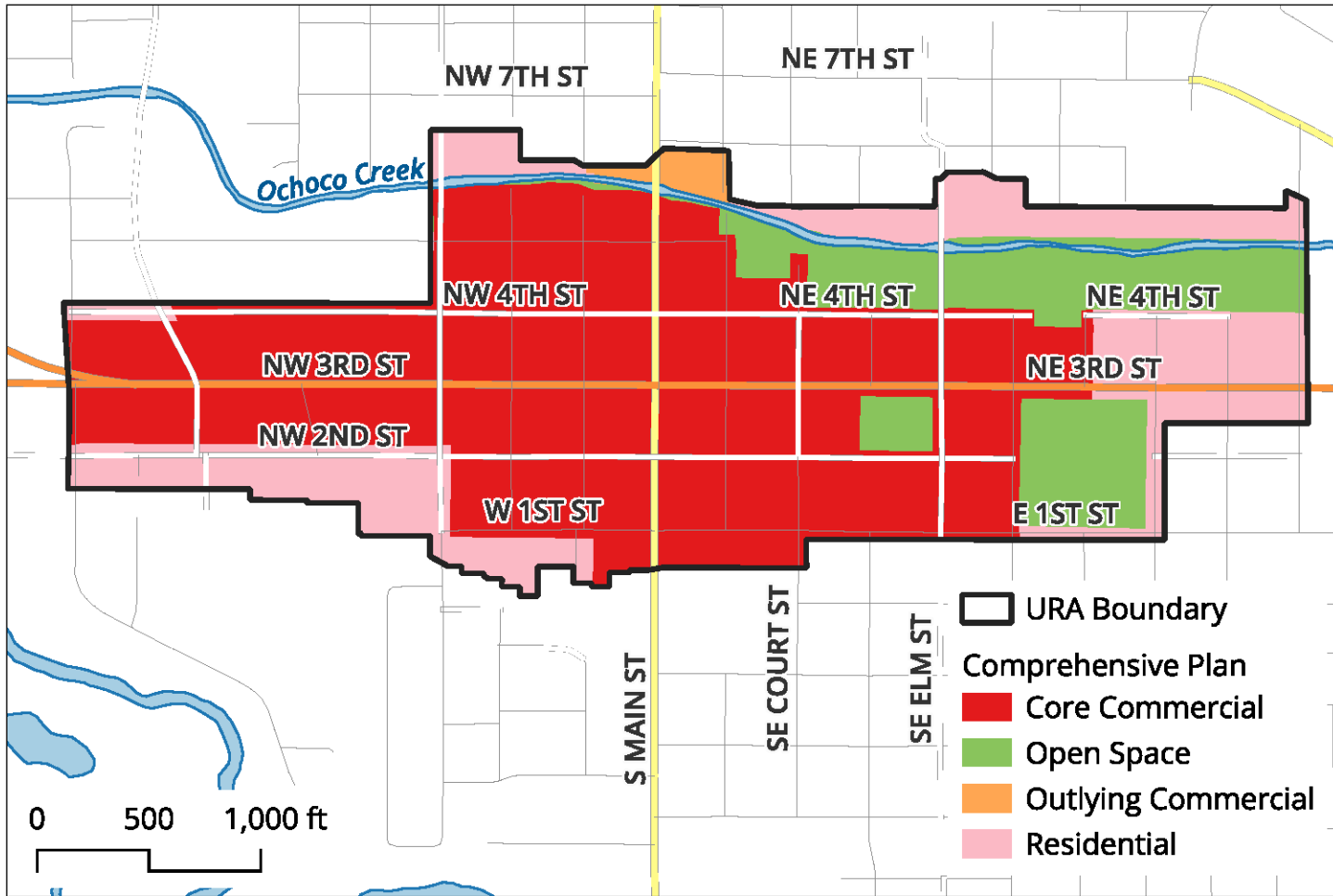
Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

### ***C. Amendments to the Prineville Comprehensive Plan and/or Prineville Zoning Ordinance***

Amendments to the Prineville Comprehensive Plan and/or Prineville Zoning Ordinance that affect the Urban Renewal Plan and/or the Urban Renewal Area shall be incorporated automatically within the Urban Renewal Plan without any separate action required by the Agency or the City Council



Figure 2. Comprehensive Plan Designations



## **X. ANNUAL REPORT**

The Agency shall file Annual Reports in compliance with ORS 457.460.

## **XI. RELATIONSHIP TO LOCAL OBJECTIVES**

The Plan relates to local planning and development objectives contained within the City of Prineville Urban Area Comprehensive Plan, Chapter 153 Land Development of the City Code and the Prineville Transportation System Plan. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original planning document.

The Comprehensive Plan designations are shown in Figure 2. The maximum densities and building requirements are contained in Chapter 153 Land Development of the City Code and shown in Figure 3.

This is not a comprehensive list of all parts of the Prineville Comprehensive Plan that are supported by this Plan. This list includes the major Goals and Policies from the Comprehensive Plan that are in conformance with the urban renewal plan however, there may be other Goals and Policies that are not listed but are still in conformance with this Plan.

### **A. Comprehensive Plan**

#### **Community Characteristics**

*Goal # 1: Improve the function and appearance of the community's residential neighborhoods, commercial and industrial areas.*

*Goal # 2: Improve and strengthen the function and appearance of the community's downtown central business district.*

#### **Local Business Incentives, Values and Policies**

*Any project in the downtown central business district area may receive expedited City review and processing for any required land use procedure.*

*A downtown revitalization program shall be researched and developed to include incentives and other features desired by the community. These may include the following:*

- *Use of urban building materials that are compatible with historic structures and reduce energy consumption.*
- *Use of multiple-story building architecture for maximum utilization of land. Coordinate with the Crook County Fire and Rescue Department on building heights.*
- *Improved signage techniques.*
- *Street tree programs.*
- *Pedestrian amenities and improved crossing corners.*
- *Pocket parks and pedestrian rest areas.*
- *Improved lighting systems to improve nighttime commerce, (pedestrian scaled lighting), safety, and reduced impact on abutting neighborhoods.*
- *Opportunities for public art and expression.*

- *Parking district programs and other techniques to improve parking supplies for patrons.*
- *Placing overhead utilities underground shall be a priority.*
- *Improve outdoor trash storage and removal systems.*
- *Identify links to nearby neighborhoods and make sidewalk improvements.*
- *Establish consistent design standards for downtown streets, sidewalks, and pedestrian amenities.*
- *Encouraging a full spectrum of local businesses – i.e. hardware stores, theater, etc.*

*Support the formation and continued operation of a business association and designate a staff liaison to attend Chamber of Commerce meetings*

**FINDING 1:** The Plan contains projects that will improve the commercial and residential neighborhoods through improved multi-modal transportation, improved storefronts and signage, added streetscape including lighting, trees, benches, trash receptacles, banners, artwork and pocket parks. The Plan also includes funding for the rehabilitation of buildings, improved storefronts and multiple-story buildings. The Plan is in conformance with the Community Characteristics Chapter of the Comprehensive Plan.

### ***Tourism and Visitor Values and Policies***

*Downtown central business district areas and the community in general can benefit from strong tourism and other visitor attraction strategies. These strategies include, but are not limited to the following:*

- *Improve and enhanced community entry areas.*
- *Examine strategies for improving choices in restaurants and entertainment options.*
- *Encourage key anchor stores in the downtown core, including businesses that encourage nighttime activities (i.e. movie theaters, quality sit-down restaurants, etc.)*

**FINDING 2:** The Plan contains projects for improving the overall atmosphere of the central business district through enhanced areas including streetscape improvements, pocket parks and improvements to buildings. Building improvements will provide opportunities for improving the choice in restaurants and entertainment options and could encourage key anchor stores in the downtown core. These projects will support increased tourism and visitors to the city. The Plan is in conformance with the Tourism and Visitor Values and Policies Chapter of the Comprehensive Plan.

### ***Parks and Recreation***

*Goal #1: In collaboration with the Crook County Parks and Recreation District and other partners, provide public parks, recreational facilities, trails, programs and events that meet the diverse needs of users and that enhance the health, livability, and quality of life of the community.*

*Policy 3. Enhance existing parks and facilities and develop new opportunities to provide engaging community recreation and social spaces that meet the needs of residents, workers, and visitors now and into the future.*

**FINDING 3:** The Plan contains two projects for adding to the parks and recreation options for visitors and residents of Prineville: pocket parks in the Area and development in and around Ochoco Creek Park. The Plan is in conformance with the Parks and Recreation Chapter of the Comprehensive Plan.

## **Economy**

*Goal # 2: Develop an “Economic Development Strategic Plan” and other mechanisms necessary for supporting and enhancing the local economy.*

### **Economic Values and Policies**

- *Successful economic development strategies require cooperation with a variety of agencies and other groups to develop a plan that best meets the requirements of a growing community.*
- *Successful economic opportunities rely upon the communities’ ability to support and connect various elements of the economic development into an integrated framework.*
- *Promoting an entrepreneurial climate for existing and new businesses is a key factor in strategic planning.*
- *Providing a strong public partnership with local businesses is key to successful economic development.*
- *Ensuring a high quality of life and the small town atmosphere is essential to addressing citizen concerns about growth and economic development.*
- *The adoption and implementation of a Downtown Enhancement Plan will help to ensure the long-term success of the urban core area.*

**FINDING 4:** The entire focus of this urban renewal plan is on the downtown business district and improving the capital assets of the Area to support economic activity in the Area. These activities range from streetscape improvements, multi-modal transportation improvements, storefront loans or grants, redevelopment loans or grants, improvements to the parks and addition of pocket parks. The Plan is in conformance with the Economy Chapter of the Comprehensive Plan.

### **Transportation and Circulation**

*Goal # 1: Create a functional transportation system to maximize and extend the life of transportation facilities and improve livability throughout the Prineville community.*

#### *Transportation Choices and Vehicle Alternative Values and Policies*

##### *General Transportation Street Network*

- *A transportation system that includes alternate modes in addition to vehicle needs is a State requirement. The term “Alternate Mode” includes anything, besides single occupant vehicles, capable of moving people and goods such as rail, pedestrian facilities, bike lanes, air transport, transit, and the like.*
- *Alternate mode use is essential for providing a full complement of transportation choices and that land use regulations need to include an analysis of transportation impacts, needs, and mitigation options.*
- *Traffic calming measures in core commercial areas and residential neighborhoods can reduce vehicular speeds on roadways and create a safe pedestrian/bicycle environment.*
- *The vitality of the community is dependent upon a fully functional transportation system that provides a variety of mobility options and consolidates multiple transportation modes in a way that encourages multi-modal travel.*
- *The community, as a whole, will benefit from transportation systems that provide sidewalks, trails, open spaces, connections between open space, bike lanes, land uses that support transit, transit amenities, alternatives to signals or stop signs, pedestrian amenities, and protected sidewalks to encourage alternate mode use and promote a high level of livability.*
- *Safe streets, particularly for pedestrians, children, seniors, and the disabled are essential to addressing all community transportation needs.*

- *Street trees, pedestrian amenities, separated sidewalks; curb extensions, traffic calming, and other related devices can be useful design elements especially when supported by a cost benefit analysis showing they are appropriate.*
- *The Prineville community desires to maximize the Rights-of-way (ROW) for the use of pedestrians, shoppers, parking where appropriate, and add public directional signage including but not limited to streets, alleys and canal right-of-ways.*

### **Bicycle and Pedestrian Policies**

- *Encourage pedestrian and bicycle movement as a safe, feasible alternative to the automobile.*
- *Avoid conflicts (combining intersections) among differing transportation modes.*
- *Preserve space along existing and proposed principal and minor arterials and require at least one combined bicycle and pedestrian path.*
- *Require all proposed activity centers generating large amounts of traffic to provide safe and convenient off-street bicycle parking space and routes in their design.*
- *Insure neighborhoods and activity centers, including public loading and pickup areas, are served by pedestrian and bicycle routes.*
- *Provide curb cuts at all corners, intersections, or locations where bicycle and pedestrian routes and paths intersect with streets.*
- *Provide for paving of pedestrian and bicycle ways where appropriate.*
- *Improve signs, markings, and safety features on existing bicycle and pedestrian paths.*

**FINDING 5:** These projects in the Plan include multi-modal transportation improvements to encourage all modes of transportation in the Area. These projects include construction and replacement of new sidewalks and lighting that provide a safe path of travel, enhance sightlines for vehicles and shorten crossing distances for pedestrians at intersections. The goal is to also enhance the connection between the downtown and the City’s off-street trail network. The Plan is in conformance with the Transportation Chapter of the Comprehensive Plan.

### **Housing**

*Housing Goal: Provide opportunities for a wide range of housing types that meet the needs of residents with a full range of incomes and circumstances.*

#### *Policies*

2. *The City shall encourage development of higher density and multifamily housing in close proximity to services and major transportation corridors or other areas designated for this use and limit low-density housing in these locations.*
7. *The City shall allow for a mix of residential uses with other compatible uses in appropriate locations.*
15. *The City shall support and encourage multi-modal transportation designs and provide access internally and adjacent to new and existing developments.*

**FINDING 6:** These projects in the Plan will help provide an atmosphere that may attract redevelopment and development of housing in the Area. These projects include placemaking projects such as construction and replacement of new sidewalks, adding streetscape, lighting, banners, hanging baskets, upper floor redevelopment and development of new multi-story buildings. This future development will be in close proximity to the services and a multi-modal transportation network in downtown. The Plan is in conformance with the Housing Chapter of the Comprehensive Plan.

## **B. Prineville Land Development Code Chapter 153**

The following zones are in the Area. All projects will be in conformance with the Prineville Land Development Code, Chapter 153 and will be reviewed in the normal city process.

### **1. R2 GENERAL RESIDENTIAL**

*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.*

### **2. R4 RESIDENTIAL REDEVELOPMENT**

*In an R-4 Zone, the following regulations shall apply.*

*(A) Purpose. The purpose of the R-4 Zone is to encourage redevelopment and rehabilitation of existing housing characterized by older, deteriorating housing needing replacement by permitting higher densities, increased lot coverage's, decreased setbacks and other incentives for redevelopment efforts.*

### **3. C1 Central Commercial**

*In a C-1 Zone, the following regulations shall apply.*

*(A) Purpose. The purpose of the C-1 Zone is to preserve and enhance the dominant characteristics of that area of the city identified as the Downtown Core Commercial Area with emphasis on pedestrian shopper convenience and safety, the enhancement of historic features, downtown improvement needs and designs and to enhance the area's economic importance as a commercial center of the community.*

### **4. C2 General Commercial**

*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. R4 Residential Redevelopment.*

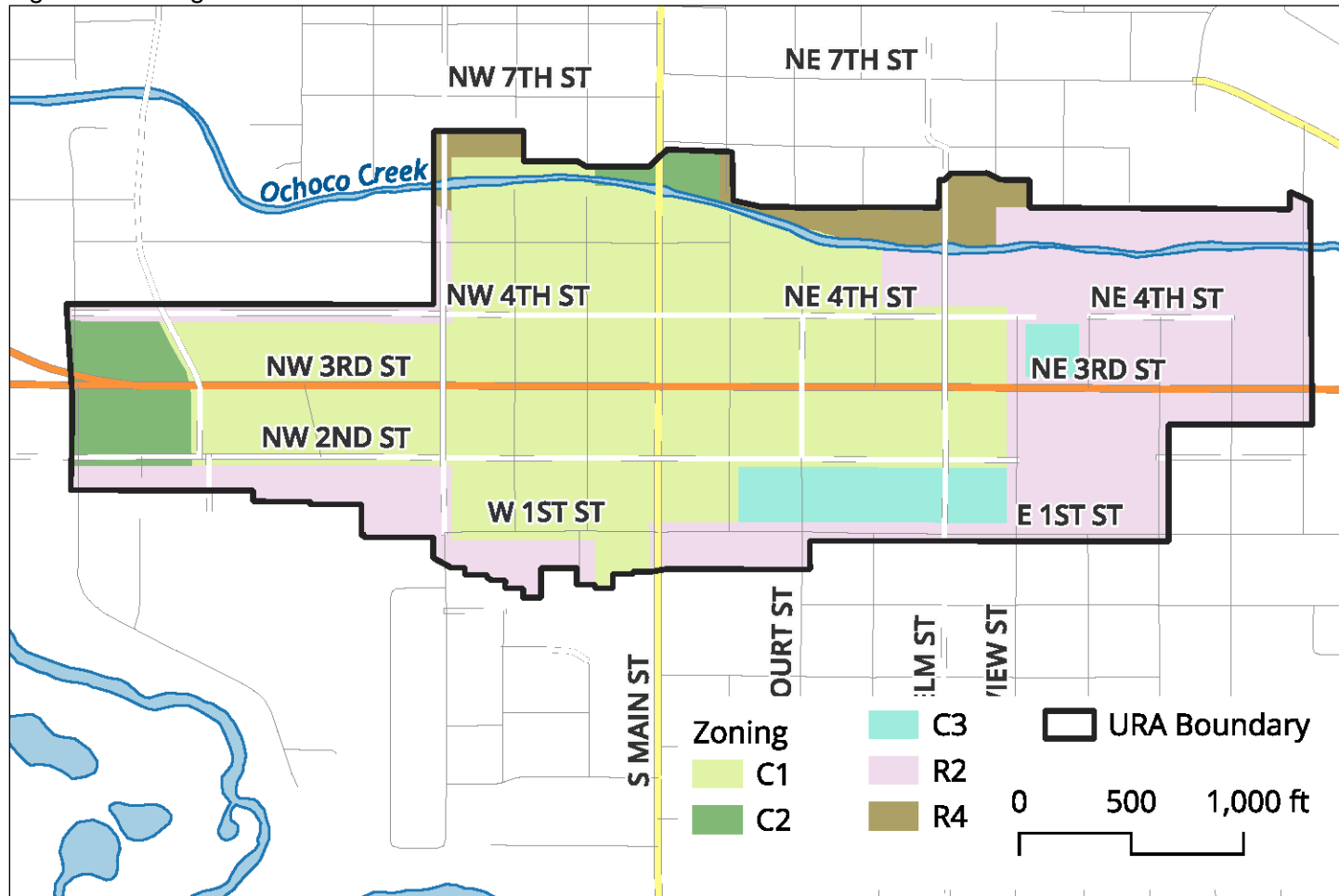
### **5. C3 Professional Commercial**

*In a C-3 zone, the following regulations shall apply.*

*(A) Purpose. It is the purpose of the C-3 Zone to provide for a transitional area between the dominate commercial areas of the city that occur along major transportation routes and dominate residential areas by providing for a commercial area that is limited to uses which are most compatible with residential uses and which also complement the commercial uses to which the zone is adjacent.*

**FINDING 7:** The Plan is in conformance with the Prineville Development Code Chapter 153: Land Development as all projects will comply with the Prineville Development Code and the planning review process of the city.

Figure 3. Zoning in the Area



Source: Tiberius Solutions

## **APPENDIX A: LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR AN URBAN RENEWAL AGENCY BOUNDARY LOCATED IN THE CITY OF PRINEVILLE OF SECTION 31 AND 32, T.14S., R.16E., AND 5 AND 6 T.15S., R.16E., W.M., CROOK COUNTY, OREGON

### **LEGAL DESCRIPTION – URA BOUNDARY**

LEGAL DESCRIPTION FOR THE URA BOUNDARY, LOCATED IN THE CITY OF PRINEVILLE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 14 OF THE SKATE PARK SUBDIVISION, RECORDS OF CROOK COUNTY, OREGON, THENCE SOUTH ALONG THE EAST RIGHT OF WAY OF NORTH JUNIPER STREET A DISTANCE OF 995.487 FEET; THENCE WEST ALONG THE NORTH LINE OF LOTS 7, 8, 9, 10, 11, 12 BLOCK 11 AND BLOCK 10 OF FOURTH ADDITION TO THE CITY OF PRINEVILLE A DISTANCE OF 640.20 FEET TO THE NORTHWEST CORNER OF PARCEL 1 PARTITION PLAT NO. 2007-14; THENCE SOUTH ALONG THE EAST SIDE OF HOLLY STREET A DISTANCE OF 522.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4 FOURTH ADDITION TO THE CITY OF PRINEVILLE; THENCE WEST ALONG THE SOUTH RIGHT OF WAY OF EAST FIRST STREET A DISTANCE OF 1600.00 FEET TO THE NORTHWEST CORNER OF BLOCK 6 OF THIRD ADDITION TO THE CITY OF PRINEVILLE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY OF COURT STREET A DISTANCE OF 127.73 FEET TO THE NORTHWEST CORNER OF BLOCK 3 OF OREGON AND WESTERN ADDITION TO THE CITY OF PRINEVILLE; THENCE EAST ALONG THE NORTH LINE OF BLOCKS 1 AND 2 OF OREGON AND WESTERN ADDITION TO THE CITY OF PRINEVILLE A DISTANCE OF 513.43 FEET TO THE NORTHWEST CORNER OF BLOCK 1 OF OREGON AND WESTERN ADDITION TO THE CITY OF PRINEVILLE; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO VDN PROPERTIES, LLC IN DEED NO. MF223591, RECORDS OF CROOK COUNTY, OREGON A DISTANCE OF 69.58 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID VDN PROPERTIES, LLC A DISTANCE OF 80.00 FEET, THENCE SOUTH ALONG THE NORTH LINE OF SAID VDN PROPERTIES, LLC A DISTANCE OF 9.98 FEET; THENCE WEST ALONG THE NORTH LINE TO THE NORTHWEST CORNER OF SAID VDN PROPERTIES, LLC A DISTANCE OF 60.00 FEET; THENCE WEST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO WARREN ANTHONY ESPINOLA IN DEED NO. MF295074, RECORDS OF CROOK COUNTY, OREGON A DISTANCE OF 30.03 FEET; THENCE SOUTH ALONG THE NORTH LINE OF SAID WARREN ANTHONY ESPINOLA TRACT A DISTANCE OF 60.03 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID WARREN ANTHONY ESPINOLA TRACT A DISTANCE OF 80.00 FEET; THENCE NORTH ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO KIM M. JUNTUNEN IN DEED NO. MF252244, RECORDS OF CROOK COUNTY, OREGON A DISTANCE OF 14.65 FEET TO THE NORTHEAST CORNER; THENCE WEST ALONG THE NORTH LINE OF SAID KIM M. JUNTUNEN TRACT A DISTANCE OF 80.28 FEET TO THE NORTHWEST CORNER; THENCE NORTH ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO WAYNE H. KEE, MOLLY A. KEE AND KANDANCE A. KEE IN DEED NO. MF300637, RECORDS OF CROOK COUNTY, OREGON A DISTANCE OF 74.00 FEET TO THE NORTHEAST CORNER; THENCE WEST ALONG THE NORTH LINE OF SAID KEE TRACT A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER; THENCE SOUTH ALONG THE EAST LINE OF SAID KEE TRACT A DISTANCE OF 132.93 TO THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2017-07; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 2017-07 A DISTANCE OF 80.00 FEET TO THE



SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 2017-07 A DISTANCE OF 35.85 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 PARTITION PLAT NO. 2000-28; THENCE WEST ALONG THE SOUTH LINE OF PARCEL 2 OF PARTITION PLAT NO. 2000-28 A DISTANCE OF 59.91; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 2000-08 A DISTANCE OF 23.77 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DONNA STANDLEY IN DEEDS MF602109, RECORDS OF CROOK COUNTY, OREGON; THENCE WEST ALONG THE SOUTH LINE OF SAID STANDLEY TRACT A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST LINE OF SAID STANLEY TRACT A DISTANCE OF 31 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MICHELLE KING IN DEED NO. 493538, RECORDS OF CROOK COUNTY, OREGON; THENCE WEST ALONG THE SOUTH LINE OF SAID KING TRACT A DISTANCE OF 60 FEET TO THE SOUTHWEST CORNER; THENCE NORTHWESTERLY A DISTANCE ON 91.30 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DEER STREET PROPERTIES, LLC IN DEED NO. MF563309, RECORDS OF CROOK COUNTY, OREGON; THENCE NORTH ALONG THE EAST LINE OF SAID DEER STREET PROPERTIES A DISTANCE OF 90.91 FEET TO THE NORTHEAST CORNER OF SAID DEER STREET PROPERTIES; THENCE WEST ALONG THE NORTH LINE OF SAID DEER STREET PROPERTIES A DISTANCE OF 308.93 FEET TO THE NORTHWEST CORNER; THENCE NORTHEASTERLY A DISTANCE OF 10.81 FEET TO SOUTH LINE OF A TRACT OF LAND CONVEYED TO CENTRAL OREGON REGIONAL HOUSING AUTHORITY IN DEED NO. MF193744, RECORDS OF CROOK COUNTY, OREGON; THENCE WEST ALONG THE SOUTH LINE OF SAID CENTRAL OREGON REGIONAL HOUSING AUTHORITY TRACT A DISTANCE OF 16.11 FEET TO THE SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST LINE OF SAID CENTRAL OREGON REGIONAL HOUSING AUTHORITY TRACT A DISTANCE OF 137.15 FEET TO THE NORTHEAST CORNER OF PARCEL 2 PARTITION PLAT NO. 1994-15; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 2 PARTITION PLAT NO. 1994-15 A DISTANCE OF 228.99 FEET; THENCE NORTH ALONG THE NORTH LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 1994-15 A DISTANCE OF 12.33 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 1994-15 A DISTANCE OF 254.77 FEET; THENCE NORTH ALONG THE NORTH LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 1994-15 A DISTANCE OF 48.98 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 2 OF PARTITION PLAT NO. 1994-15 A DISTANCE OF 376 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2 OF PARTITION PLAT NO. 1994-15; THENCE WEST ALONG THE NORTH LINE OF LOT 39 OF MEADOW LAKES ESTATES PHASE 2 A DISTANCE OF 129.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 39; THENCE WEST ALONG THE NORTH LINE OF PARCEL 1 AND 2 OF PARTITION PLAT NO. 1993-04 A DISTANCE OF 189.76 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE WEST ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO CROOK COUNTY IN DEED NO. MF170784, RECORDS OF CROOK COUNTY, OREGON A DISTANCE OF 58.91 FEET TO THE EAST RIGHT OF WAY LINE OF MEADOW LAKES DRIVE; THENCE WEST A DISTANCE OF 60 FEET TO THE WEST RIGHT OF WAY LINE OF SAID MEADOW LAKES DRIVE; THENCE NORTH ALONG THE WEST SIDE OF SAID MEADOW LAKES DRIVE A DISTANCE OF 182.57 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT NO. 2016-12; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SAID MEADOW LAKES DRIVE A DISTANCE OF 230 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT AND NANCY KOMLOFSKE IN DEED NO. MF235601, RECORDS OF CROOK COUNTY, OREGON; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF MEADOW LAKES DRIVE A DISTANCE OF 413.22 FEET TO THE NORTHEAST CORNER OF

A TRACT OF LAND CONVEYED TO DISA SOLOMON IN DEED NO. MF287001, RECORDS OF CROOK COUNTY, OREGON; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF NW 4<sup>TH</sup> STREET A DISTANCE OF 1639.33 FEET TO THE SOUTHEAST CORNER OF A PARCEL 2 OF PARTITION PLAT NO. 2020-06; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF DEER STEET A DISTANCE OF 772.98 FEET TO THE SOUTHEAST CORNER OF BLOCK 7 OF FIFTH ADDITION TO CITY OF PRINEVILLE; THENCE EAST A DISTANCE OF 80 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MARY C. SHRAUGER IN DEEDS NO. MF497035, RECORDS OF CROOK COUNTY OREGON; THENCE EAST ALONG THE NORTH LINE OF SAID SHRAUGER TRACT A DISTANCE OF 318.37 FEET TO THE EAST RIGHT OF WAY LINE OF CLAYPOOL STREET.; THENCE SOUTH ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO PARR LUMBER COMPANY IN DEED NO. MF149242, RECORDS OF CROOK COUNTY, OREGON A DISTANCE OF 135 FEET TO THE SOUTHWEST CORNER OF SAID PARR TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID PARR TRACT A DISTANCE OF 240 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARR TRACT A DISTANCE OF 47.2 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID PARR TRACT A DISTANCE OF 280 FEET TO THE SOUTHEAST CORNER OF SAID PARR TRACT. SAID POINT ALSO BEING THE WEST RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTHEASTERLY ACROSS MAIN STREET TO THE NORTHWEST CORNER OF BLOCK 1, PLAT OF NEWSOMS ADDITION TO THE CITY OF PRINEVILLE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF E SIXTH STREET A DISTANCE OF 289.90 FEET TO THE NORTHWEST CORNER BLOCK 10 IN THE PLAT OF NEWSOMS ADDITION TO THE CITY OF PRINEVILLE; THENCE SOUTH ALONG THE EAST LINE OF BELKNAP STREET A DISTANCE OF 210.73 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROBIN AND ROSS WEBB IN DEED NO. MF528191, RECORDS OF CROOK COUNTY, OREGON; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID WEBB TRACT A DISTANCE OF 125.42 FEET TO THE SOUTHEAST CORNER OF SAID WEBB TRACT; THENCE EAST ALONG THE SOUTH LINE OF BLOCK 10 IN THE PLAT OF NEWSOMS ADDITION TO THE CITY OF PRINEVILLE A DISTANCE OF 120.3 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE EAST TO THE SOUTHWEST CORNER OF BLOCK 11 IN THE PLAT OF NEWSOMS ADDITION TO THE CITY OF PRINEVILLE A DISTANCE OF 60 FEET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF 5-1/2 STREET A DISTANCE OF 615.75 FEET TO THE WEST RIGHT OF WAY LINE OF ELM STREET; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF ELM STREET A DISTANCE OF 124.85 FEET. THENCE EAST ACROSS ELM STREET A DISTANCE OF 53.97 FEET TO THE EAST RIGHT OF WAY LINE OF ELM STREET; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE A DISTANCE OF 27.19 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PRINEVILLE COMMUNITY CHURCH IN BOOK 82 PAGE 436, RECORDS OF CROOK COUNTY, OREGON; THENCE EAST ALONG THE NORTH LINE OF SAID PRINEVILLE COMMUNITY CHURCH TRACT A DISTANCE OF 160 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTHEASTERLY A DISTANCE OF 67.41 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PRINEVILLE COMMUNITY CHURCH IN BOOK 86 PAGE 287, RECORDS OF CROOK COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PRINEVILLE COMMUNITY CHURCH TRACT A DISTANCE OF 130 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG SAID PRINEVILLE COMMUNITY CHURCH TRACT A DISTANCE OF 120 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENE EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO CROOK COUNTY PARKS AND RECREATION DISTRICT IN DEED NO. MF75575, RECORDS OF CROOK

COUNTY, OREGON A DISTANCE OF 1160.64 FEET TO THE EAST RIGHT OF WAY OF JUNIPER STREET; THENCE NORTH ALONG THE EAST SIDE OF JUNIPER STREET A DISTANCE OF 78.34 FEET TO THE SOUTHEAST CORNER OF A TRACT OD LAND CONVEYED TO CITY OF PRINEVILLE RAILWAY IN DEED NO. MF11317, RECORDS OF CROOK COUNTY, OREGON; THENCE SOUTHEASTERLY A DISTANCE OF 100.77 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF THE SKATE PARK SUBDIVISION AND THE TRUE POINT OF BEGINNING.