



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT

File No.:	AM-2025-100
Applicant:	City of Prineville
Notice to DLCD:	12/19/2024
PC Review:	Initial review 1/30/2024
Public Notice:	Newspaper Notice – 1/7/2025 Mailed Notice – 12/30/2024
Public Hearing:	Planning Commission – 1/21/2025
Staff:	Joshua Smith, Planning Director
Proposal:	Legislative Amendment to the City’s Comprehensive Plan Map. The primary purpose of this amendment is to reconcile a discrepancy between the Comprehensive Plan Map designation and the current and historic zoning of a property.
Applicable Criteria:	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 of the City from 1984 was used as the base map for the plan. The current zoning map at the time filled in the rest of the Urban Growth Boundary. This created discrepancies where not all zones aligned with their Comprehensive Plan designations. This was a known issue. 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 a single property and adjacent right-of-way that has been zoned commercial (C2) since at least 1992, but has a “Residential” Comprehensive plan designation. The Planning Commission considered including this area south of NW 2nd Street from the Hwy to Meadow Lakes Drive in a previous update (Ordinance 1289), but felt it necessary to wait and see how the development pattern would evolve.

Findings:

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

Statewide Planning Goal 10, *To provide for the housing needs of citizens of the state.* These proposed changes will have no impact on the housing capacity and housing needs analysis of the City, as the property is currently zone commercial. The purpose of these changes is to reconcile a discrepancy between the comprehensive plan designation and the zoning map.

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Amending Comp Plan map

Exhibit A – The property and right-of-way outlined in yellow on Exhibit A, is currently designated as “Residential” on the Comprehensive Plan Map. And zoned Commercial (C2) and is proposed to be developed as commercial. All development is required to be consistent with its zoning and comprehensive plan designation; therefore, the comprehensive plan designation needs to change to approve a commercial development. 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.

Staff Conclusions and Recommendation:

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

EXHIBIT

Exhibit A - 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.

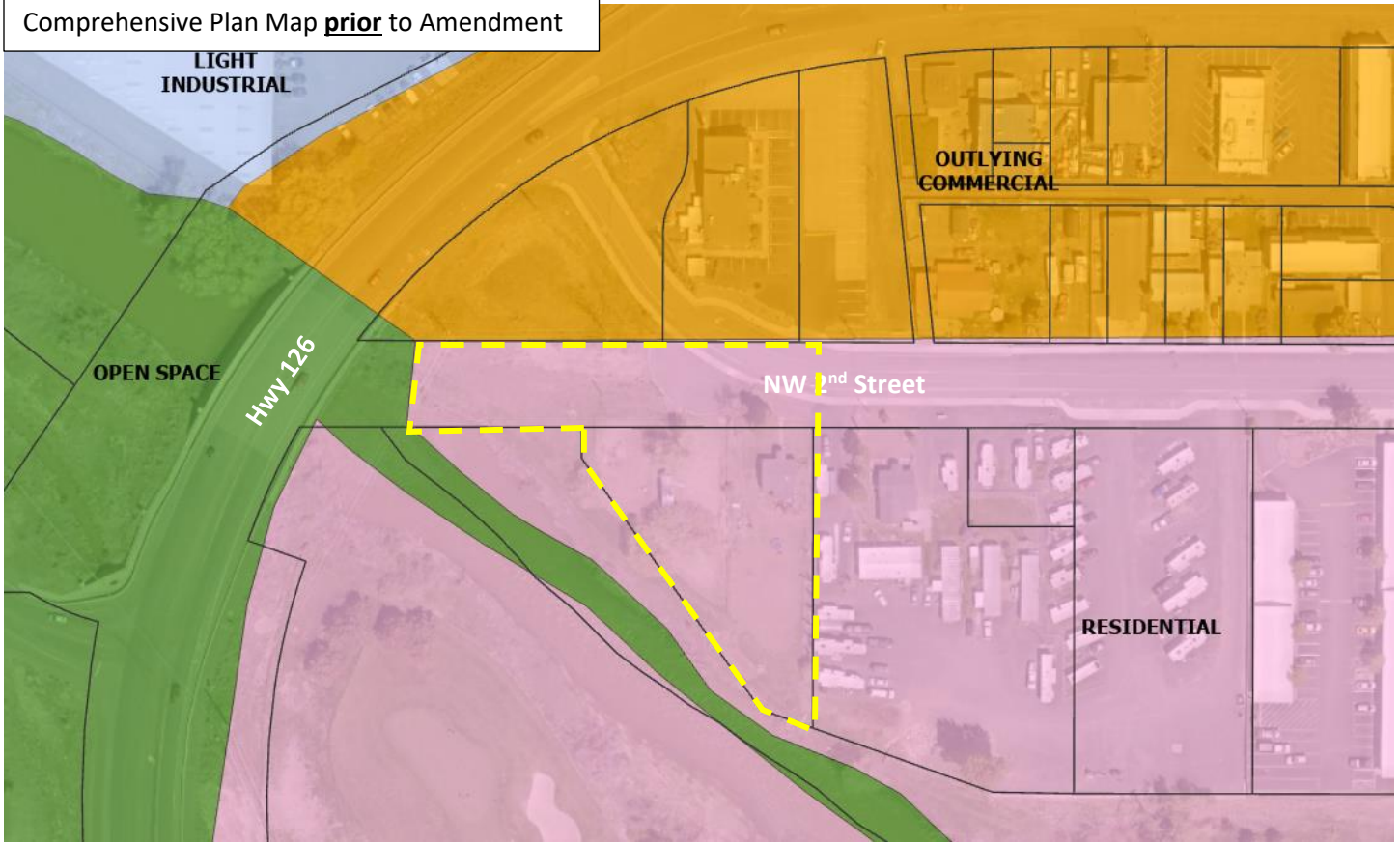
MOTION IN OPPOSITION

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.

Map & Tax lots: 151606BA04200

DESIGNATION: Residential change to Outlying Commercial

Comprehensive Plan Map prior to Amendment



No change in "C2" Zoning

City Zoning Map prior to Amendment

