



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT

File No.: AM-2025-101 & 102

Applicant: City of Prineville

Notice to DLCD: 2/12/2025

PC Review: Initial review 2/18/2025

Public Notice: Mailed Notice – 2/14/2025
Newspaper Notice – 3/4/2025

Public Hearing: Planning Commission – 3/18/2025

Staff: Joshua Smith,
Planning Director

Applicable Criteria: ORS – 227 & 197, OARs – 660-009 thru 015 & 660-024, City Comprehensive Plan, Title XV: Land Usage Chapter 153 sections 153.230 – 153.236 & 153.252.

Location: 2650 NW Lamonta Road

Proposal: There are four documents for review and recommendation to City Council.

- The first three documents are proposed text amendments to the City’s Comprehensive Plan. The City has completed a new Economic Opportunities Analysis (EOA) to determine the commercial and industrial land need for the next 20-years. This analysis replaces Chapter 5 (Economy) of the City’s Comprehensive Plan and is the basis for updating the goals and policies of both Chapter 2 (Zoning) and Chapter 5 (Economy). The primary purpose of an EOA is to justify expansion of the City’s Urban Growth Boundary (UGB).
- The fourth document is a proposed map amendment to the Comprehensive Plan for a 227-acre industrial Urban Growth Boundary (UGB) expansion. The primary purpose of the expansion is to accommodate a biomass power generating facility over the current gravel mining operation. The EOA also identifies other target industries, particularly in the manufacturing sector that could also be allowed in the expansion area.

Background: The City’s first Comprehensive Plan was adopted and acknowledged by DLCD in 2007. An Economic Opportunities Analysis (EOA) was conducted for that adoption based on 2002 data and is the basis for the current Chapter 2 and 5 of our Comprehensive Plan. These Chapters have not been updated since. Being that the data is over the 20-year planning horizon, the City is obligated to adopt a new EOA to replace Chapter 5 and update the goals and policies for both Chapters 2 & 5.

The EOA, Chapter updates and UGB expansion are being processed concurrently, but will be adopted by separate ordinances. The EOA must be approved by the City and acknowledged by DLCD in order to approve the UGB expansion, as it is the justification for the expansion. The proposed UGB amendment must be approved by the City and Crook County and acknowledged by DLCD and/or the Land Conservation and Development Commission (LCDC).

AM-2025-101 & 102 EOA and UGB Expansion

The proposals are legislative amendments. The UGB expansion will change the County Comprehensive Plan designation to a City Comprehensive Plan designation. Annexation and zone reassignment matching the Comprehensive Plan designation are intended to happen concurrent with development. The purpose of this public hearing is to make a recommendation to City Council on the proposal. Once the recommendation is made, the City Council will hold an additional hearing and ultimately vote on an implementing ordinance.

OAR 660-009-0025(9) requires certain protections to preserve specific UGB expansion sites for use by target industries. This section will be listed or cited in the ordinance.

The supporting documents provide the analysis justifying the need for more industrial land for target industries and the reasons behind the proposed location for the proposed UGB expansion. The documents demonstrate compliance with Oregon's Statewide Planning Goals, the City's Comprehensive Plan and City Zoning Ordinance.

Staff Conclusions and Recommendation:

Based on the supporting documents, Staff finds the EOA to be a fair assessment of the City's 20-year land need and adequate justification to approve the proposed UGB expansion. The goals and policy updates in Chapter 2 & 5 have been simplified and are now more concise to accurately reflect how the City intends to grow. The UGB expansion report accurately assesses land need and site characteristics needed for the proposed expansion. Staff supports recommending all four supporting documents to City Council for approval.

Supporting Documents:

- **City of Prineville Economic Opportunities Analysis (February 2025)**
- **City Comprehensive Plan Chapter 2 update**
- **City Comprehensive Plan Chapter 5 update**
- **UGB Expansion Report**

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.