



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
STAFF REPORT

Prineville Planning Commission Staff Report

Date: July 5, 2016
File No.: AM-2016-101
Applicant/Owner: City of Prineville
Location: Light Industrial (M1) and Industrial Park (IP) Zones with City
Notice to DLCD: 6/15/2016
Newspaper Notice: Planning Commission Notice - 6/28/16 and 7/1/16
Public Hearing: Planning Commission - 7/5/16
Staff: Phil Stenbeck, Planning Director
Proposal: Addition of Chapter 153C, Temporary Worker Housing Site to the City of Prineville Land Use Code.

Background

The Prineville City Council takes seriously the economic conditions within the City. To this end, the City Council wants to ensure that economic investment and development of businesses within Prineville are supported by land use regulations which help them achieve their goals. The City Council also takes seriously the quality of life in Prineville and to this end wishes to create land use regulations which combine local business opportunities and quality of life in a harmonious manner and at the same time preserves the history of Prineville.

The rental housing market in Prineville appears to not be able to keep up with the demand for housing which appears to be brought on by a regional economic upturn and significant business investment in Prineville by new and existing businesses. This is evidenced by Exhibits A and Exhibit B attached which are written communications from Fortis Construction and Rosendin Electric explaining the situation and raising awareness about the concern.

Currently, millions of dollars in new construction are occurring within the City of Prineville, including but not limited to over 700,000 square feet of data center development alone. This construction activity is the catalyst for approximately 600 construction jobs with more construction jobs anticipated in the near future. Prineville's and the regions rental housing market is struggling to accommodate the influx of employees in the construction industry with local workers staying in rental housing as far away as LaPine, Oregon.

In response to this urgent identified need, the City Council has asked Planning staff to work with the Planning Commission in developing a Temporary Worker Housing Site Land Use Code.

As you may recall, the Planning Commission held a workshop on this subject on June 14, 2016 at which time the planning Commission reviewed, commented on the first draft and asked Planning staff to move forward on this request at the July 5, 2016 Planning Commission meeting.

Attached please find as Exhibit C which is the Second Draft of the proposed Chapter 153C.

Staff respectfully requests that you review Exhibit C, make recommendations on edits to the draft and continue the discussion until the July 19, 2016 meeting where a final draft can be presented for review and recommendation.

AM-2016-101

Exhibit A

Phil Stenbeck

From: Phil Stenbeck
Sent: Tuesday, June 28, 2016 9:01 AM
To: Phil Stenbeck
Subject: FW: Prineville Temporary Housing Shortages

From: Charlie Holm [<mailto:Charlie.Holm@fortisconstruction.com>]
Sent: Tuesday, June 07, 2016 1:51 PM
To: Steve Forrester <sforrester@cityofprineville.com>; Bill Zelenka (Bill.Zelenka@co.crook.or.us) <Bill.Zelenka@co.crook.or.us>
Cc: Todd Taylor (tmt@taylornw.com) <tmt@taylornw.com>
Subject: Prineville Temporary Housing Shortages

Good Afternoon Steve & Bill,

As you know, the significant data center construction activity in Prineville is putting a strain on availability of short term, temporary housing in Prineville. The workforce that has come to the area that cannot find local housing options is now staying in locations as far away as Sisters & LaPine.

There is still high demand for increased crew sizes to support the Projects, primarily electricians. In the next 60 days, the facebook project anticipates the need to add another 150 electricians to the current workforce which is already over 100. Many of these workers are coming in from out of state and would prefer to make Prineville there home while they are on the Project.

Todd Taylor and Scott Porfily have put together a proposal to create a temporary housing solution on the property directly south of facebook. This would be a significant, positive step in reliving some pressure from the problem we are facing. It will allow us to attract and retain work force needed to successfully deliver for our clients.

I am happy to be of further support or information if need be,

Best Regards,
Charlie

Charlie Holm | LEED AP | Fortis Construction, Inc. | 541 948 2100 | fortisconstruction.com

[Click here to upload files to Charlie](#)

AM-2016-101

Exhibit B

Bill Zelenka

From: Tim Moore <tmoore@rosendin.com>
Sent: Tuesday, June 21, 2016 6:19 PM
To: Bill Zelenka; City of Prineville
Cc: Michelle Doyle
Subject: Prineville Housing

Good afternoon Gentlemen,

I regret that I have not yet had the opportunity to meet both of you in person but wanted to first share that it has been a great pleasure to be working in Prineville on the projects currently under way. A number of our staff are local to Central Oregon but the warmest welcome has been felt by all of our staff travelling to Prineville. The people, businesses, City, and County have all be great and imagine you are very proud to serve this community.

I am writing to discuss one challenge we are beginning to experience related to housing for those electricians who have recently travelled to Prineville or are considering travelling to work on one of the large data center projects. Over the last couple of months, there has been a shortage of available RV spaces, apartments, etc., or simply none available in Prineville. Those who have moved here from out of state or the area are having to find housing outside of the area and sometimes 30-40 miles away from the project. RV space has traditionally been preferred but because of limited (or no) availability in the RV parks, apartments and rental homes are being considered but at a much higher cost. These higher cost options are not normally financially feasible for the travelling electrician.

Over the last few weeks we have added about 50 electricians to the Facebook project and will be needing to add approximately 100 additional electricians over the next couple of months. The electricians are dispatched from the local union hall and the dispatcher has shared that almost every electrician who calls before considering coming to Prineville asks about housing options. With the local union, we have prepared and updated lists of hotels, RV parks, and rental homes in Prineville, Redmond, Bend, and Madras but we have not had much luck finding available and affordable housing.

It has been brought to our attention that there has been a temporary RV park proposed adjacent to the Facebook project site that could provide relief to the housing shortage in Prineville and for those working on the Prineville data center projects. We are respectfully requesting your careful and timely consideration of this proposal. It is our belief that this option would be in the best interest of the City, County, the project Clients and also for the majority of those travelling to the area who would like to stay in Prineville outside of their normal workday.

Please feel free to call me if you have any questions.

Regards,

Tim Moore, DBIA
Project Executive
Rosendin Electric, Inc.
LEED® Accredited Professional
503.793.3044 mobile

AM-2016-101

Exhibit C

AM-2016-101 CHAPTER 153C: TEMPORARY WORKER HOUSING SITE First Draft 2016

153C.001

This chapter shall be known as the TEMPORARY WORKER HOUSING SITE Ordinance of 2016 for the City of Prineville, Oregon.

153C.002 PURPOSE.

The Prineville City Council takes seriously the economic conditions within the City. To this end, the City Council wants to ensure that economic investment and development of businesses within Prineville are supported by land use regulations which help them achieve their goals. The City Council also takes seriously the quality of life in Prineville and to this end wishes to create land use regulations which combine local business opportunities and quality of life in harmonious manner and at the same time preserves the history of Prineville. The rental housing market in Prineville appears to not be able to keep up with the demand for housing which appears to be brought on by a regional economic upturn and significant business investment in Prineville by new and existing businesses. Currently, millions of dollars in new construction are occurring within the City of Prineville, including but not limited to over 700,000 square feet of data center development alone.

This construction activity is the catalyst for approximately 600 construction jobs with more construction jobs anticipated in the near future. Prineville's and the regions rental housing market is struggling to accommodate the influx of employees in the construction industry with local workers staying in rental housing as far away as LaPine, Oregon.

In response to this urgent identified need, the City of Prineville has developed the following Temporary Worker Housing Site land use code.

153C.003 EVIDENCE AND GENERAL CRITERIA.

(A) Evidence required in addition to application.

- (1) The City of Prineville must be provided a written request for development of a Temporary Worker Housing Site.
- (2) The written request shall come from either the land owner, the company for whom the project is being built, or from the primary general contractor for a project.

(B) Applicable criteria.

- (1) A Temporary Worker Housing Site request is only available for a project:
 - (a) in the Light Industrial (M1) and Industrial Park (IP) zones;
 - (b) valued at \$10,000,000.00 or greater as calculated by the Building Official, not including land value and has a valid land use approval and building permit for the project;
 - (c) For a project which currently employs more than 200 construction workers at the project site;

- (2) The Temporary Worker Housing Site:
- (a) is limited to 100 spaces;
 - (b) Each space at the site shall be occupied by at least one worker employed by the landowner of the project, the company for whom the project is being built, or from the primary general contractor for the project being built;
 - (c) Each space shall be served by a road, electricity, water and sewer as approved by the City Engineer, in accordance with Oregon Building Code requirements as approved by the Building Official, in accordance with the Oregon Fire Code as approved by the Fire Marshall and Recreational Vehicle Park requirements as found in Oregon Revised Statute;
 - (d) The Temporary Worker Housing Site shall be served by weekly trash removal service;
 - (e) Shall pay a room tax equal to and using the same process as the City's transient room tax requirements for hotels and motels.

- (3) Only one Temporary Worker Housing Site is allowed per project:

- (a) The Temporary Worker Housing Site shall be located on a parcel of land at least six acres in size;
- (b) And shall be located on a property where the Temporary Worker Housing Site is located no closer than 600 hundred feet from an industrial structure already built or being built unless approved otherwise by the Fire Marshall.
- (c) The Temporary Worker Housing Site shall comply with City, County and State access permit requirements as applicable;
- (d) The Temporary Worker Housing Site applicant shall pay City System Development Charges (SDC's) as determined by the City Engineer. All paid SDC dollars are available as dollar credit (not EDU credit) in the future and run with the property.
- (e) Temporary Worker Housing Site approval is limited to two years, at which time the infrastructure for water, sewer and electrical shall be removed or capped if not designed for a future development allowed outright or by conditional use permit in the zone. Future development of the site shall be a consideration in placement of infrastructure on the site.
- (f) The Temporary Worker Housing Site approval can be extended one time for up to 1 year with good cause by applying at least thirty days prior to the expiration of the approval. The Planning Director shall have the authority to approve the one year extension of the Temporary Worker Housing Site approval.

(C) Approval process.

- (1) The approval process for a Temporary Worker Housing Site shall follow the Type 2 Conditional Use Permit process and fee structure found in the City of Prineville Land Use Code Chapter 153 and the City of Prineville adopted fee structure. (The Type 2 Conditional Use Permit requires Planning Commission review and approval.)