

City Council



April 28 , 2026

AM-2025-104



PROPOSAL

1. Update Comprehensive Plan Chapter 2 (Zoning) Goals and Policies.
2. Update Comprehensive Plan Chapter 5 (Economy) Goals and Policies.
3. Adopt new Economic Opportunities Analysis (EOA).
 - Replaces Chapter 5 Comprehensive Plan.
 - Estimates the Commercial and Industrial Land need for the next 20 years.

APPLICABLE CRITERIA

ORS - 227 & 197, OAR - 660-09 - 025, City Comprehensive Plan, Land use Code Chapter 153 sections 153.230 - 153.236 & 153.252

NOTICE

DLCD Notice: February 11th, 2026

Newspaper Notice: April 14th

Brief Background



- ❧ The first Comprehensive Plan was adopted and acknowledged by DLCD in 2007.
- ❧ Our current Economic Opportunities Analysis (EOA) adopted in 2007 is based on 2002 data, which is over the 20-year planning horizon.
- ❧ The City is obligated to adopt a new EOA.
- ❧ This draft EOA is an update and continuation of the version presented to Council in 2025.

Timeline

- ❧ Mat 28, 2024 - Council adopts Resolution to prepare EOA and UGB report.
- ❧ February 18, 2025 - PC initial review of draft documents.
- ❧ March 18, 2025 - PC public hearing & recommendation to Council.
- ❧ April 8, 2025 - Council public hearing.
- ❧ May 13, 2025 - Council hearing (Tabled).
- ❧ June 9, 2025 - Community workshop.
- ❧ June 24, 2025 - Council Decision (Withdrawn)
- ❧ January 20, 2026 - PC informational presentation of new draft EOA.
- ❧ February 17, 2026 - Final Draft documents available to PC and public.
- ❧ March & April 2026 - EOA update on each PC agenda.

Comprehensive Plan

Chapter 2 & 5 Updates



Chapter 2 Update (Urban Land Use and Zoning):

- ❧ Update Residential, Commercial and Industrial Goals and policies.

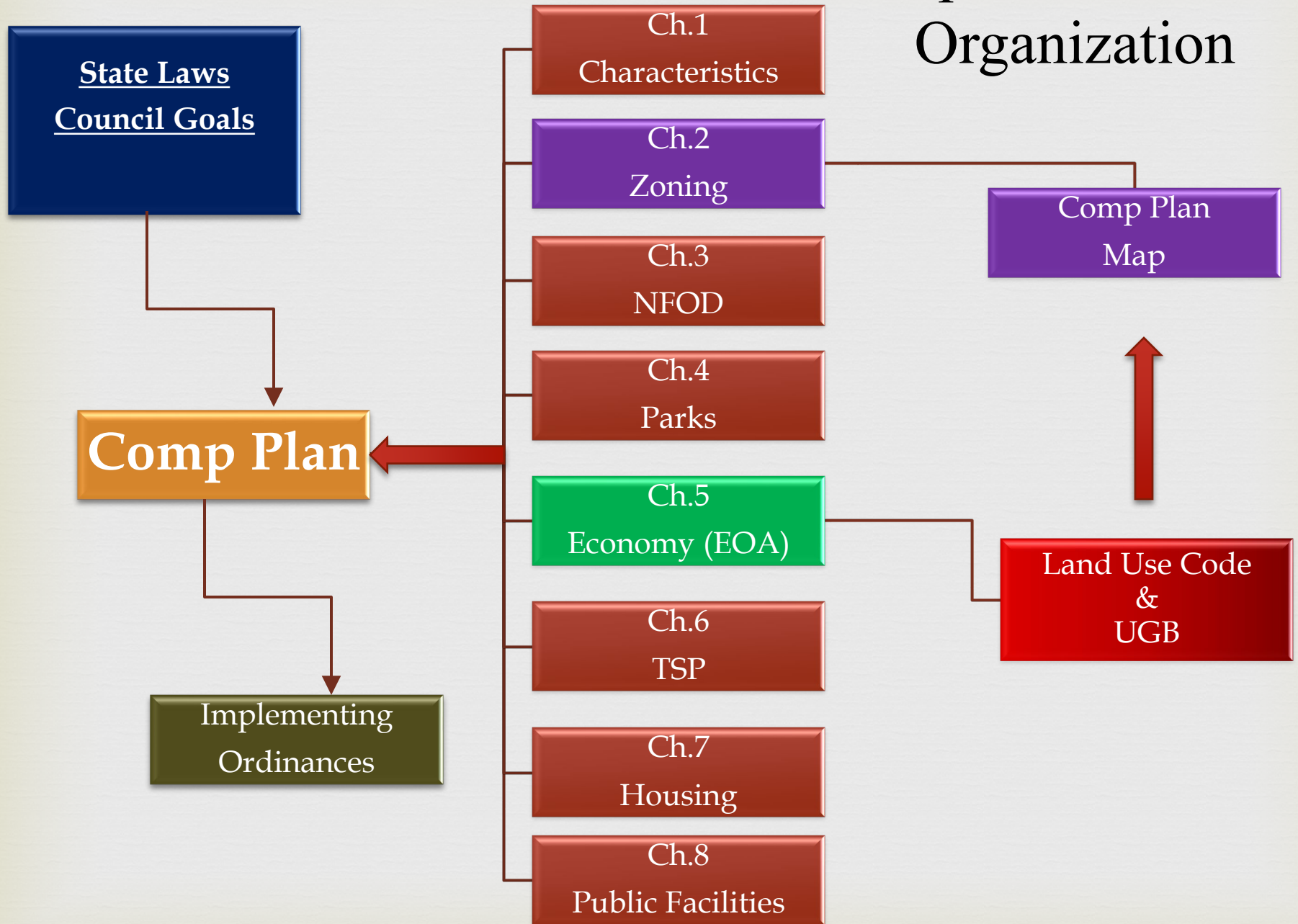
Chapter 5 Update (Economy):

- ❧ EOA replaces Chapter 5 with executive summary. Full document adopted by reference.
- ❧ Update Goals and policies.

Updated Goals and policies:

- ❧ Consistent with previous chapter updates (Housing, Parks, Transportation, Public Facilities) the goals and policies have been condensed and simplified.
- ❧ Programs, general statements and specific tasks were removed or combined with policies.
- ❧ Existing goals, policies were edited and/or combined to be clear and concise.
- ❧ Goals and policy updates are largely the same as those recommended by the PC and reviewed by Council last year.

Comprehensive Plan Organization



Economic Opportunities Analysis (EOA)



Primary purpose:

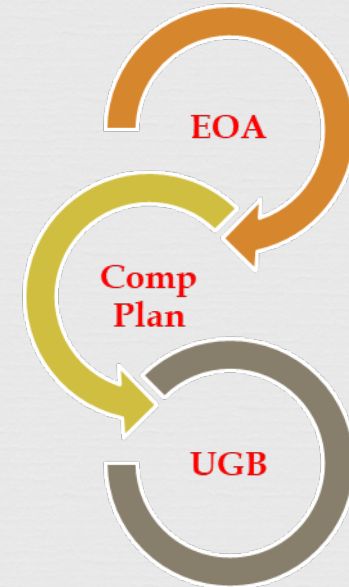
- ☞ Data Driven Analysis, to justify City zoning and expansion of the UGB for commercial and industrial uses.

What does it do:

- ☞ Inventories commercial and industrial buildable land.
- ☞ Identifies the City's economic development potential.
- ☞ Forecasts population and employment growth.
- ☞ Estimates the land need to accommodate growth for next 20 years.

Why do we do this:

- ☞ Ensure enough employment lands to serve population.
- ☞ Preserve Farm and Ranch land.
- ☞ Ensure land within existing UGB is used efficiently.



Target Industry (page 32)

Means: Estimating land demand using site requirements.

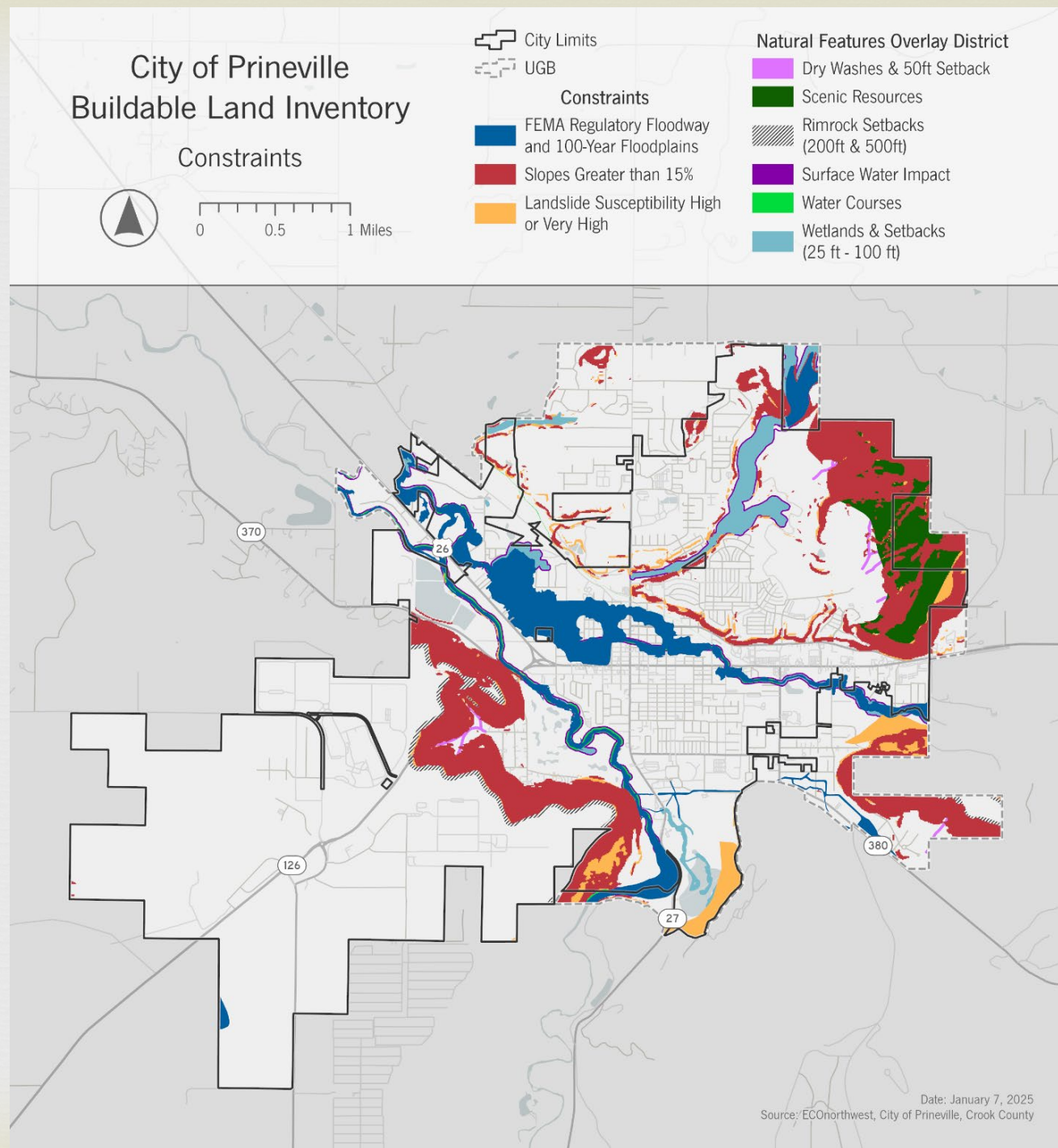


- ❧ OAR 660-009-025 protection criteria.
 - ❧ Designate & Preserve specific sites through zoning ordinance; or Local Measure.
 - ❧ Overlay zone. Large lot Industrial (LLI) with a UGB expansion.
 - ❧ May not be rezoned for commercial or residential uses.
 - ❧ Must limit land divisions.
 - ❧ Protects sites by restricting incompatible uses on adjacent lands.
 - ❧ Some non-industrial subordinate uses are allowed.
 - ❧ Site may be developed for unanticipated uses.
 - ❧ Equal or higher economic and community benefit.



BLI Process

Remove Constraints



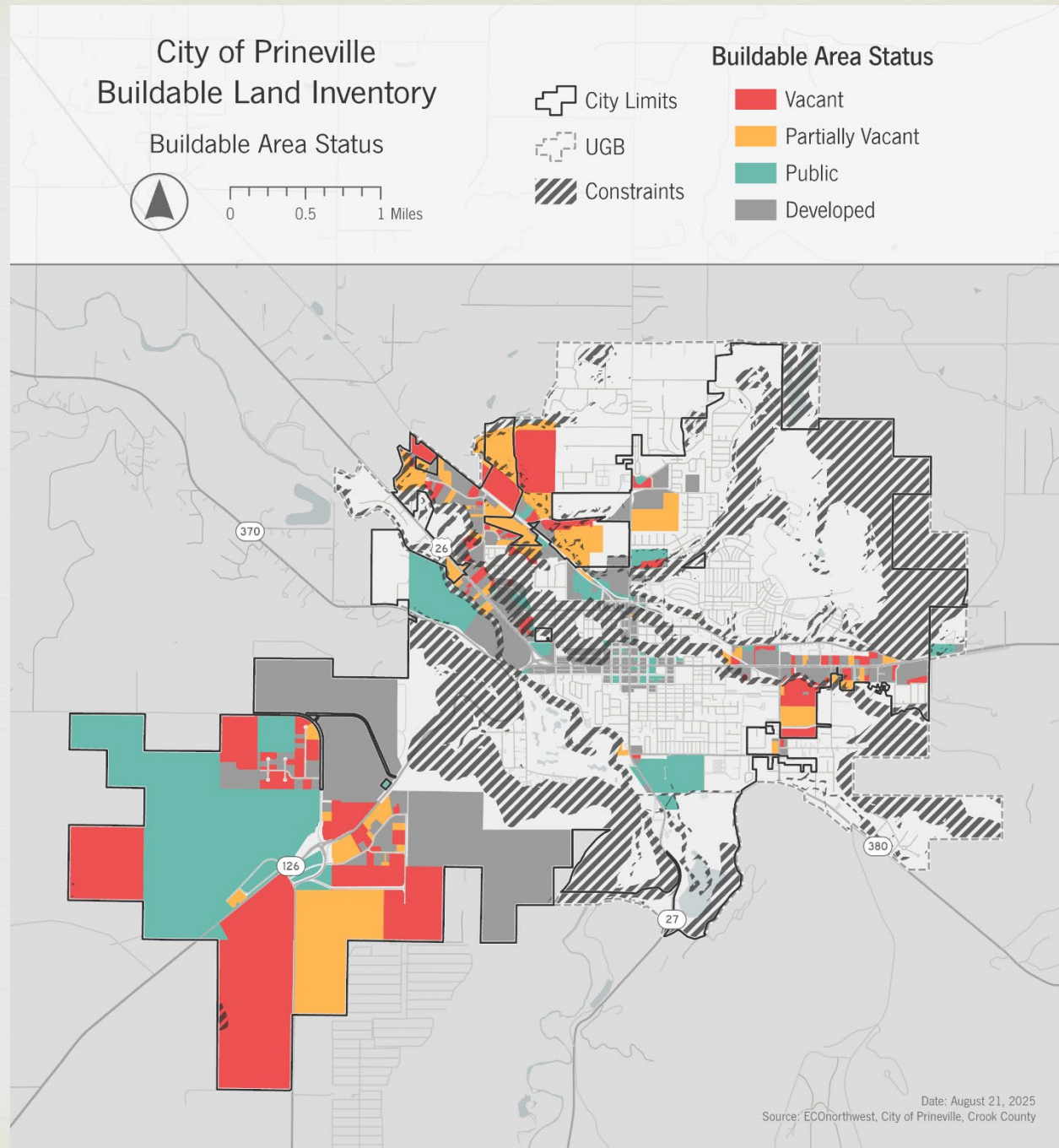
BLI Process

Remove
Developed & Public

Definitions
Page 88 & 89

Vacant – Larger than ½
acre; or larger than 5
acres with ½ acre
occupied by buildings.

Partially Developed –
larger than 1 acre where
more than ½ acre is
occupied, but could
develop further.



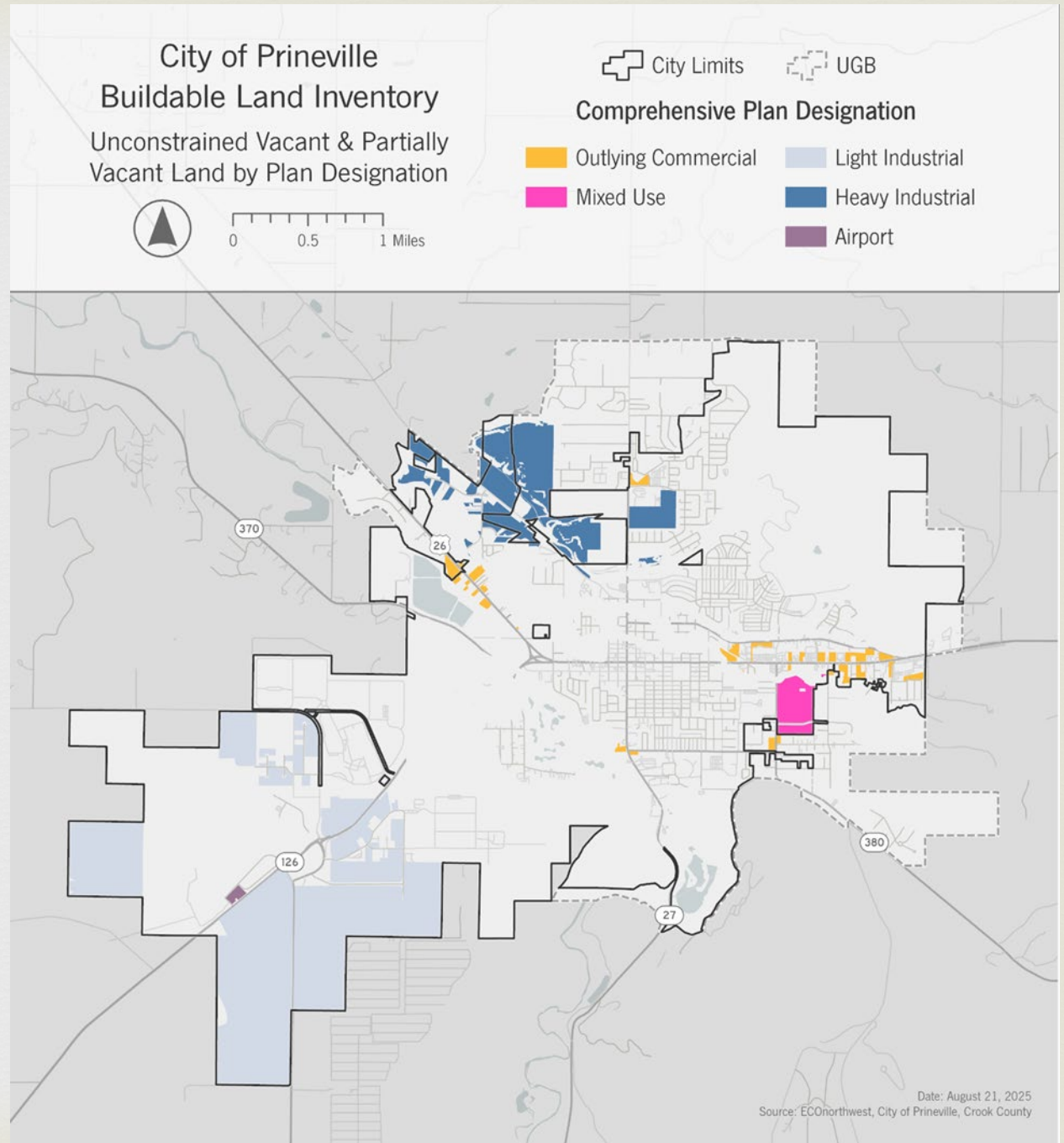
BLI Process

Buildable Lands:

Commercial: 111 acres

Industrial: 1,250 acres

Total: 1,361 Acres

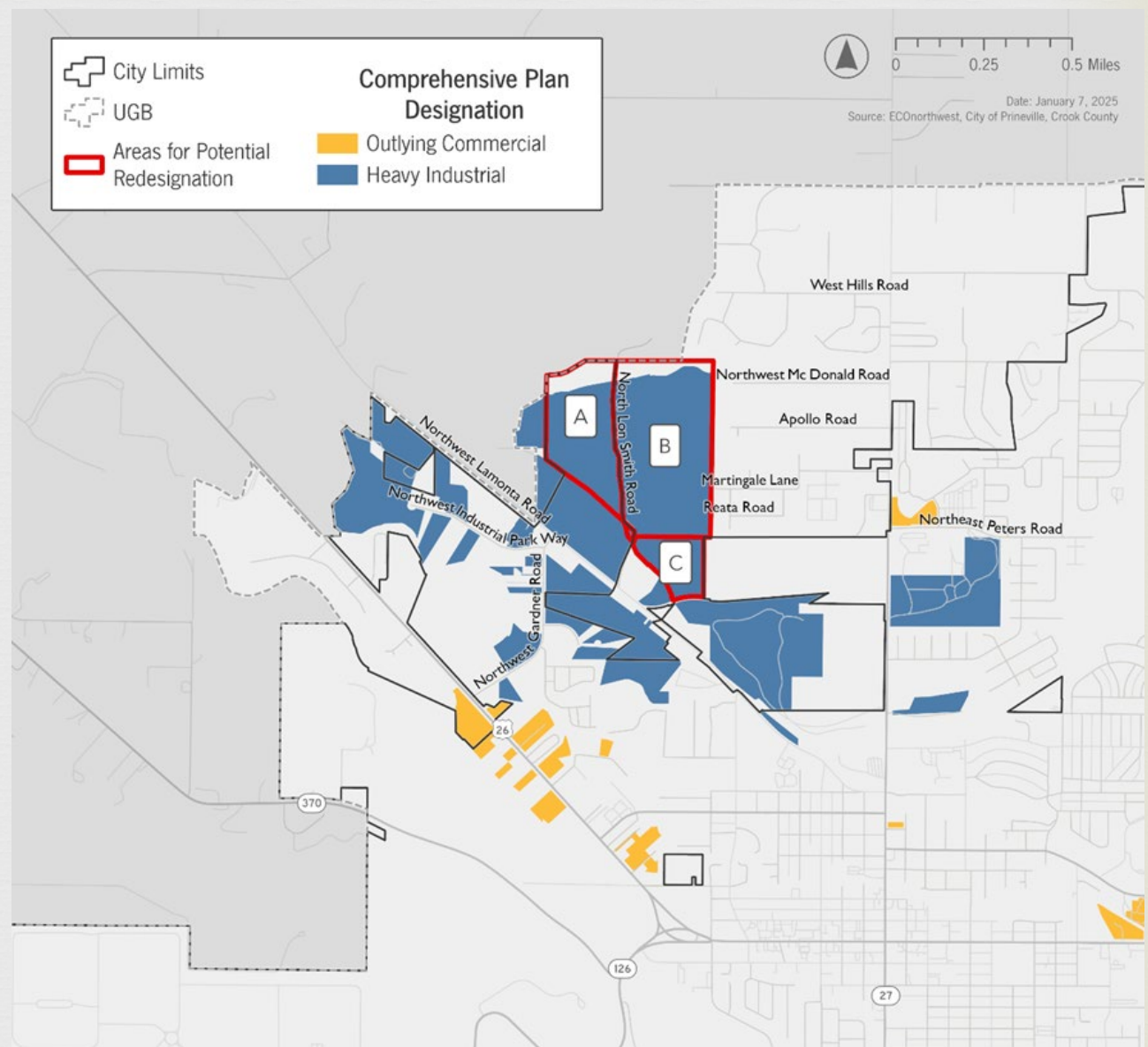


BLI Process

Re-designation:

Sites also identified in current Comp plan.

Acresage counted in buildable lands.



Conclusion

Does Prineville Have Sufficient Land for Employment?

Prineville has sufficient land over the next 20 years for most employment needs but has a deficit of large industrial sites. Key findings of land sufficiency for the 2026–2046 period are:

- ◆ **Commercial.** Prineville will need approximately 85 total acres of commercial land. Currently, Prineville has 111 acres of commercial land, a surplus of 26 acres.
- ◆ **Industrial.** Prineville has enough smaller industrial sites to accommodate expected growth but a deficit of large industrial sites to accommodate growth. **Exhibit 1** shows the conclusion about sufficiency of Prineville’s industrial land.
 - *Small industrial sites.* Prineville will need 46 industrial sites smaller than 25 acres (84% of the City’s industrial site needs). Prineville has 94 industrial sites smaller than 25 acres. Prineville has enough smaller industrial sites to accommodate expected growth.
 - *Large industrial sites.* Prineville will need 9 industrial sites larger than 50 acres and has 6 industrial sites in this size class. As a result, Prineville has a deficit of large industrial sites. Using an average site size of 251.7 acres (based on the current average site size in that category), **Prineville will need an additional 755 acres of buildable industrial land in three (3) sites for target industries.** The EOA describes the target industries for these sites, which includes a wide range of manufacturing facilities, data centers, and a biomass facility.

Conclusion

Exhibit 1. Comparison of the Capacity of Unconstrained Vacant Land with Employment Land Demand by Land Use Type, Prineville UGB, 2026–2046

	Employees by TOTAL Parcel Size						Total
	Less than 2 acres	2 - 5 Acres	5 - 10 Acres	10 - 25 Acres	25 - 50 Acres	50+ Acres	
Estimated Sites Needed	24	13	7	2	-	9	55
Buildable Sites	50	33	9	2	5	6	105
Comparison of Sites Needed and Existing Sites	26	20	2	-	5	(3)	
Does Prineville have enough sites for growth?	Yes	Yes	Yes	Yes	NA	No	
Estimated Unmet Land Need (acres)	-	-	-	-	-	755	755

Source: [ECONorthwest](#)

Conclusion summary:

- Need 755 acres in 3 sites averaging 251 acres.
- Potential re-zone of 109 unconstrained acres, that may be replenished elsewhere.