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Urban Land Use and Zoning Designations

Prineville’s Comprehensive Plan	
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Chapter 2 Urban Land Uses and Zoning Designations

Purpose and Intent

The Prineville urban area contains land use descriptions and zoning for residential, commercial, and industrial areas. This chapter examines the different zone and land use designations and implementation strategies. The primary designations implement the strategies that regulate the use of land and its ability to support the community's long-term development objectives. The goals ~~and~~, policies ~~and programs~~ contained in this chapter will help the City manage its land uses to meet the growth needs of the Prineville community. It should be noted that the ~~current existing~~ Comprehensive Plan Map, ~~has been updated numerous times to correct also known as the "Prineville Area Physical Development Plan", will need to be updated and various changes made given the age and poor drafting quality. Commensurate with revisions and improvements to the Comprehensive Plan Map,~~ various errors ~~and discrepancies between the Comprehensive plan map and zoning map were~~ discovered ~~during adoption of the 2007 Comprehensive Plan.~~ on the 2006 Zoning Map. ~~Several discrepancies still exist and will need to be corrected over time for consistency and compatibility as development patters evolve. These errors and other needed revisions will be needed to improve consistency and compatibility with the revised Comprehensive Map.~~

~~Issues, Goals, and Policies, and Programs~~

The anticipated growth of the community will create a variety of pressures upon local citizens, the environment, and infrastructure of Prineville. A variety of land uses and commensurate development regulations will help keep community values intact.

The intent of this chapter focuses on specific land use practices that provide the guidance necessary for accommodating growth while continuing to preserve, maintain, and enhance Prineville's community values.

Definitions

Marijuana Grow Site (MG) - means a location that grows and/or processes marijuana that exceeds the amounts allowed by State law for an individual or household.

Marijuana Facility (MF) - means a location where Marijuana is grown, processed, sold or dispensed or any combination of these activities which is registered by the State of Oregon.

Goal # 1: Create land use zones and land use regulations that enhance Prineville without sacrificing community values

Residential Zone ~~Values and Policies~~

1. Residential zones should be placed ~~s~~ in safe environments that avoid conflicts with other uses. This can be achieved through step down zoning or using streets or natural features for buffers. ~~where citizens can raise their families in a safe and nurturing environment.~~

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2. Residential zones ~~that should~~ include amenities promoting family living environments and safe places for children to play, walk to school, and experience the City's natural resources. ~~are highly desired.~~
3. Residential zones ~~should that~~ include compatibility standards to facilitate transitions between new and established uses ~~will help to~~ help alleviate the pressures of growth upon existing community residents.
4. Residential zones ~~should that~~ provide for a broad range of densities and housing choices, including clustering of buildings and variable lot sizes. ~~avoid creating imbalances that require remedies using community subsidy or tax dollars.~~
5. Residential zones ~~must should~~ include outright permitted and conditional uses adequate to develop "complete" neighborhoods and suitable living environments.
6. New residential developments shall analyze the impact of the new development upon community infrastructure and, natural resources, ~~and local cultural attributes before development can proceed.~~ Any necessary mitigation plan shall be examined for feasibility and effectiveness in remedying the impacts. No new development shall be permitted which creates the need for subsidy by community members, in other words, "new development shall pay its' own way."
7. ~~Prineville has many natural features worthy of preservation and enhancement.~~ New residential developments shall incorporate where practical, existing natural features into new projects as a way to protect the natural beauty of Prineville.
8. Residential zones shall promote walkability and connectivity to adjacent neighborhoods, open spaces, parks, and commercial nodes.
9. Residential zones shall incorporate affordable housing concepts.

Programs:

The City shall:

- ~~Develop an overlay zone that identifies logical neighborhood boundaries that contain or could contain elements that support the development of "complete neighborhoods."~~
- ~~Examine the existing neighborhoods and determine what amenities are lacking in each area such as open space, trails, service centers, infrastructure, pedestrian amenities, etc.~~
- ~~Update local land use regulations to facilitate quality development allowing for the efficient development of complete neighborhoods.~~
- ~~Update local land use regulations to include compatibility standards that will accommodate new development while minimizing the disruption to the existing community.~~

- ~~• Regularly monitor the housing supply and support land use changes that encourage more housing choices and proper supply levels.~~
- ~~• Update local land use codes to ensure the community that new development pays its' own way and does not require community subsidy.~~
- ~~• Inventory all natural features and cultural attributes that require special protection or special consideration prior to new development.~~
- ~~• Promote the appearance of open space through clustering of building groups.~~
- ~~• Create flexible zoning standards to allow for affordable and smaller lot sizes where appropriate and ensure compatibility with adjacent development.~~
- ~~• Assess the connectivity of new residential neighborhoods with commercial nodes and schools, and assure that walkable distances are in place.~~

Commercial Zone ~~Values and Policies~~

1. Commercial zones shall be placed ~~ds that to~~ provide a wide range of services and goods to citizens in a convenient manner and without creating unnecessary subsidies.
2. Commercial areas, nodes, and zones should be located throughout the community to provide convenient shopping, employment, and services to citizens in an efficient manner.
3. Commercial zones must include outright permitted and conditional uses adequate to fully support the needs of the Prineville community.
- ~~3.4.~~ Commercial zones should be preserved for commercial use or a mix of commercial and residential uses, particularly along arterial and major collector streets. Residential only developments should only be approved as a conditional use in unique circumstances.
- ~~4.5.~~ Commercial zone regulations should be flexible and include incentives to attract businesses to create a self-supporting community and competitive business environment.
- ~~5.6.~~ Commercial zones should provide adequate opportunities to locate and operate businesses so Prineville can be as self-sufficient as possible without requiring citizens to make excessive vehicle trips to other communities.
- ~~6.~~ Commercial zones should receive high priority for improved infrastructure and other government capital improvement programs.
7. The downtown business commercial core area is a key feature of Prineville and should be enhanced to provide a draw for all citizens and visitors alike. Convenient and plentiful transportation, ~~and parking,~~ walkability and use of second and third floors for business and housing opportunities are necessary for the success of the downtown area.

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- ~~8.—Commercial areas should provide not only service and shopping opportunities but adequate supplies of employment opportunities.~~
- ~~9.8.~~ Commercial projects ~~should that~~ contain quality architecture, ~~reflective of the locale and environment,~~ mixed-uses, open spaces, pedestrian amenities, and adequate parking areas ~~shall be required and promoted~~ throughout the community as the city grows.
- ~~10.9.~~ Commercial projects that are aesthetically designed to blend in with the environment and are compatible with mixed-uses and residential areas will be encouraged over commercial developments that require large acreages ~~and with large~~ private parking ~~lots, fields.~~
- ~~11.10.~~ Commercial projects that maximize land spaces and are multi-storied with opportunities for upper-floor and/or offices and housing should be encouraged as a way to utilize valuable lands efficiently.
- ~~12.11.~~ Existing strip commercial areas can be unsightly, unsafe, and create excessive vehicle trips. Successful development strategies should include methods for redeveloping and improving the curbside appearance and function of existing strip areas.
- ~~13.—New extensions of commercial strip areas shall be developed only when it can be proven that needed services could not be provided to the community without developing lands at the ends of the exiting strips. Such new extensions shall be designed as centers with shopping streets or lanes instead of direct highway access. Building setbacks in commercial strip areas shall be such as to minimize distances onto sidewalks and streets, thus encouraging safe and easy pedestrian and bicycle access.~~
- ~~14.12.~~ New commercial areas, ~~not at the ends of existing strips shall~~ ~~should~~ be designed as commercial nodes or centers to avoid creating new strip areas.
- ~~15.13.~~ Commercial areas should allow for service, repair and small manufacturing as a way to preserve industrial parcels in large acreages. ~~Special incentives may be needed to control land prices for these uses.~~
- ~~16.—New commercial zones should be in areas where commercial and support services are needed and will thrive.~~
- ~~17.14.~~ Marijuana Facilities (MF) may be allowed in Commercial Zones through the application of Marijuana Overlay and process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.
- ~~18.15.~~ Marijuana Grow Sites (MG) may be allowed in Commercial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.

Programs:

~~The City shall:~~

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- ~~1.— Develop an overlay zone or framework plan locating anticipated new commercial areas throughout the community.~~
- ~~2.— Evaluate existing commercial zones and determine where and what business services are lacking within the community.~~
- ~~3.— Update the local land use regulations in order to improve, enhance, and encourage quality commercial development, including modifying commercial zone setback requirements, parking standards, and bicycle parking requirements.~~
- ~~4.— Evaluate and coordinate business incentive programs with other entities and economic development agencies.~~
- ~~5.— Prioritize business area needs when developing infrastructure programs and capital improvement planning within the community.~~
- ~~6.— Monitor and report on the quality, function, and improvement required of downtown area parking. A parking district program should be explored as a way to maximize parking opportunities.~~
- ~~7.— Explore and develop incentives for locating more employment and upper story housing opportunities in the downtown area.~~
- ~~8.— Develop a development guideline and site plan template for the downtown area.~~
- ~~9.— Update local land use regulations to facilitate quality commercial development promoting efficient development of land and successful commerce.~~

Industrial Zone ~~Values and Policies~~

- ~~• Industrial areas that are served by adequate community transportation, convenient connections to highway access, workforce housing, water, and sewer, communication, power and gas systems will have a competitive advantage in the Central Oregon Region.~~
- ~~•1. Industrial zones should provide the greatest density of manufacturing jobs per acre, exclusive of workforce housing, and be located in places that do not disrupt the function of other land uses.~~
- ~~•2. Industrial zones should provide places for manufacturing, repair, with potential for high concentrations of jobs, products, and services in areas that can be conveniently served by transportation and easily accessed by high numbers of employees.~~
- ~~•3. Industrial activities should include buffers to protect any nearby neighborhoods and/or workforce housing from the negative effects of industrial activities. Heavy industrial uses should be located away from residential neighborhoods.~~

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- 4. New Industrial zones should be located adjacent to or close to other industrial zones as a way to maximize available infrastructure. ~~and minimize incompatible uses, particularly residential.~~
- ~~It is necessary to prioritize capital improvements in industrial areas to attract and retain industrial and manufacturing uses.~~
- 5. Clean industries are preferred. Industries that produce excessive noxious airborne particulates, ~~and non-disposable hazardous waste~~ or other nuisances may not be allowed.
- 6. Industrial zones ~~shall should~~ have buffers from less intensive zones or uses including: streets, natural features, vegetative screens and fences ~~buffers~~ to reduce the negative impacts of industrial uses, and the aesthetics of large, plain buildings, outdoor storage, mechanical equipment, and large parking areas. ~~on adjacent less intensive zones or uses.~~
- ~~Industrial areas that provide a wide choice of parcel sizes including workforce housing options and are highly desirable.~~
- 7. Large industrial lots of more than 20 acres in size should be reserved as an enticement for attracting new industry.
- 8. Small service, repair, and manufacturing industries should be encouraged to locate in commercial areas, if appropriate, as a way to retain large industrial acreages. ~~Special incentives may be needed to offset the difference in land costs.~~
- 9. Industrial areas ~~that should~~ provide wider streets, as well as mixed-use service use opportunities; including parks, daycare and trail connections and service uses for employees ~~can to~~ reduce excess vehicle trips and community subsidy. ~~They should be encouraged in industrial zones~~ subject to proper appropriate siting and regulations that limit uses. ~~standard or non-workforce housing.~~
- ~~Larger width streets are appropriate in industrial areas as are employee amenities including public, parks, day care, respite areas, trail connections, and other outdoor recreation opportunities.~~
- ~~Incentives that retain and attract industries to Prineville will benefit the community as a whole by improving the employment and population balance and promote overall economic growth.~~
- ~~Industrial areas near local airports can enhance commerce and attract compatible aviation activities and industries.~~
- 10. ~~Expansion of industrial zones along or near the City Railroad facilities is a priority~~ Industrial areas near the City Railroad facilities can to enhance commerce and attract supportive activities and industries. Industrial uses should be encouraged to use railroad facilities for transportation of heavy freight, thus reducing vehicular traffic on roadways.

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- ~~11. There are several older industrial zone designations within Prineville that are no longer in an appropriate location due to: abutting development patterns; redevelopment and site changes that have occurred as a result of a declining timber industry; specific locational characteristics that are better suited to mixed use urban development patterns; and, brownfield redevelopment opportunities. These unique areas should be converted to other uses subject to proper analysis, zone changes, and plan amendments as needed.~~
- ~~Conversions of industrial lands to other uses shall only be allowed for development of mixed use projects. These conversions will only be allowed when the zone change and plan amendment process includes studies, as appropriate, showing that the conversion does not negatively affect the 20 year supply of industrial lands.~~
- ~~12. Marijuana Facilities (MF) may be allowed in Industrial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.~~
- ~~13. Marijuana Grow Sites (MG) may be allowed in Industrial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.~~

Programs:

The City shall:

- ~~Maintain an inventory of industrial uses; analyze and determine desired uses.~~
- ~~Develop an overlay zone locating new industrial areas throughout the community.~~
- ~~Evaluate how to best improve the west entrances to the community adjacent to industrial areas.~~
- ~~Update the zoning ordinance to improve development patterns.~~
- ~~Develop incentive programs for locating new industry including workforce housing.~~
- ~~Modify the Transportation System Plan to include special street standards for industrial areas.~~
- ~~Work with local and regional economic development agencies to highlight Prineville as a dynamic place to locate and operate industrial businesses.~~
- ~~Coordinate industrial development with railroad facilities and encourage railroad use to the greatest extent possible. Special incentives may be applicable.~~
- ~~Monitor and evaluate the Prineville Layout Master Plan in order to provide coordinated land use and activity planning that enhances the nearby industrial areas.~~
- ~~Encourage nonpolluting industry.~~

Goal # 2: Maintain lands within the UGB and expand~~Update the~~ **UGB boundary when necessary.**

Urban Growth Boundary ~~and~~ Policies

1. The UGB ~~must~~should include all of the land needed for residential, commercial and industrial,~~and commercial~~ development for the period of time required by State law.~~a 20-year period.~~
- ~~1.2.~~ UGB should be expanded to include areas ~~of~~for opportunity identified needs and as appropriate to take advantage of opportunities as they present themselves.

~~UGB reserve planning is a valuable tool for predicting future growth areas over a 50 to 100 year period. The appendix contains the map of the UGB expansion areas developed in discussion with property owners and as reviewed at various public meetings. See appendix for the UGB Reserve map.~~

3. Infrastructure master plans should be prepared, maintained and updated to properly accommodate growth without excessive public subsidy.
4. Actively seek and acquire land needed for future infrastructure to avoid excessive land prices for property necessary for; water and sewer improvements, transportation projects, other utility needs and protection of natural resources and hazard areas.
5. Annexation policies should be provided within the Urban Growth Management Agreement with Crook County, describing the ways and means of adding land to City limits. When expanding the UGB or annexing, the City shall ensure annexation into other appropriate taxing districts, such as Parks and Recreation District.
- ~~2.6.~~ Expansion of the UGB shall avoid or protect Goal 5 resources and Goal 7 hazards. Open space buffers shall also be considered to reduce conflict between urban, industrial and agricultural uses.

Programs:

The City shall:

1. ~~Periodically evaluate land capacities and land supplies for each zone and element of the General Plan every 2 years as appropriate.~~
2. ~~Maintain adequate levels of residential, commercial, industrial, and recreation lands for a 20-year period.~~
3. ~~Use a variety of methods to predict land needed for a 20-year period.~~

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4. ~~Prepare, adopt, and update infrastructure master plans to properly accommodate growth without excessive public subsidy.~~
5. ~~Actively seek and acquire land needed for future infrastructure to avoid excessive land prices for property necessary for: transportation, water, and sewer improvements; telecommunication needs; energy needs; emergency service substations; gas; electricity; protection of natural resources; and, other needed facilities.~~
6. ~~Regularly update and map population projections to support changes to urban growth boundaries and other land use planning tools.~~
7. ~~Build community consensus and utilize a pragmatic approach when developing annexation programs.~~
8. ~~Recognize the importance of the agricultural and urban interface areas and reduce conflicts between both uses as growth occurs.~~
9. ~~The City shall initiate urban area reserve planning in the year 2007 and complete the study for presentation to the Planning Commission for review and recommendation to the City Council. The urban reserve planning study shall utilize a variety of predictive techniques; not limiting the study to just absorption rates, but taking into consideration selective industry incubation, local cultural desires, workforce housing and mixed use development techniques, infrastructure capacity, industry and commercial trending, economic and market studies, incentive programs, labor pool analysis, etc.~~
10. ~~The City shall coordinate population studies and statistical review with Crook County.~~
11. ~~The City shall develop an annexation program that evaluates and describes the ways and means of adding land to the City limits. The study shall include a variety of annexation techniques appropriate for a dynamic community and seek to minimize community anxiety about inclusion to the incorporated area. The study shall include a financial analysis describing the advantages and disadvantages of annexation with regard to tax revenues, expense of service delivery, and citizen expectations with a high emphasis on producing satisfaction rather than discord.~~
12. ~~Prineville shall require open space buffers and/or other development techniques to reduce conflict between urban and agricultural areas.~~

Goal # 3: ~~Broaden the availability of alternate mode transportation options by organizing land uses in an efficient manner~~Establish appropriate land use regulations to support a sustainable community and manage growth.

Alternate Mode Transportation Sustainable Community and Growth Management Values and Policies

~~1. Alternate mode transportation opportunities should be expanded as part of new development and redevelopment proposals.~~

~~The topography of the Prineville community is mixed. The outlying areas contain various landforms that necessitate the creation of separate residential areas in between the rimrock/plateau features. These areas will need to be developed as “complete neighborhoods” to provide proper service levels, infrastructure systems, reduced vehicle miles traveled, and other designs/devices that support alternate mode use.~~

1. Examine and implement a sustainable practice when appropriate for all City resources. Promote land use regulations that encourage energy conservation and reduce pollution.

~~1.2. The Prineville community desires to move towards creating~~ Land use patterns should that support a multi-modal transportation system, including opportunities with new development and redevelopment. This technique will seek to connect all areas of the community resulting in greater sustainability of all resources. Higher order streets shall include elements beyond sidewalks such as off-street paths and bicycle lanes to support multi-modal transportation. ~~in spite of the challenges created by the varied topography.~~

~~2.3. Land use patterns can be improved by~~ The City should encourage and potentially require the use of master planning, s including mixed-use zones for certain developments. Master planning, s and mixed-use zones which emphasize aesthetics and community compatibility, circulation, landscaping, open space, storm drainage, utilities, building location and design, and access to commercial and community facilities will provide the most efficient use of land and encourage the use of alternate modes for transportation.

~~3.4. Higher density residential areas~~ should be located that are within walking distance of shopping, jobs, schools, open space, recreation, and transit services, ~~will use land efficiently~~ without sacrificing the existing low-density residential character of existing neighborhoods.

~~4. The existing street grid system, with modifications to enhance views and respond to natural topography, is a good way to provide connectivity between all uses and encourage alternate mode use.~~

~~5. New developments and redevelopment projects that place housing within walking distance of shopping, services, employment, parks, recreation, and schools will be the easiest to serve with transit and other alternate modes of travel.~~

5. The City should regulate growth by encouraging compact development at the core of the city through incentives for infill and redevelopment projects.

6. The City should encourage development of vacant or under-utilized land to limit pressure on expanding City limits.

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7. Limitations on development not contiguous to City limits or outside City limits will reduce unnecessary “leap frog” development and unanticipated City subsidy.
8. Development must “pay its own way” to reduce community subsidy and minimize the negative effects of growth. Developers should analyze the full impact of proposed development upon transportation systems, infrastructure, schools, parks, natural resources, cultural resources and emergency services before development approval.
9. Capital improvement plans including maintenance of City water, sewer and transportation systems should give higher priority to lands within City limits before considering extending services to lands with the potential to annex.
10. When expanding the UGB or annexing, the City shall ensure annexation into other appropriate taxing districts, such as Parks and Recreation District.
11. Marijuana Facilities (MF) and Marijuana Grow Sites (MG) may be allowed in Industrial or Commercial Zones through the application of the Marijuana Overlays and permit process found in the City of Prineville Land Use Code Chapter 153, 153A and 153B. Approval of the Marijuana Overlays found in the City of Prineville Land Use Code shall be required to:
 - a. be consistent with the Comprehensive Plan;
 - b. be suitable for the MF and MG in accordance with the Prineville Land Use Code;
 - c. be considerate of the public health, safety, and welfare;
 - d. be licensed by the State of Oregon.

Programs:

The City shall:

- ~~1. Revise the land use regulations to recognize outlying areas will require special design considerations to avoid community subsidy and excessive vehicle miles traveled.~~
- ~~2. Consider efficient land use techniques as a way to use land efficiently and create better sustainability of resources.~~
- ~~3. Revise the land use regulations to include a requirement for master planning, as appropriate.~~
- ~~4. Revise the development regulations to encourage higher density residential development near shopping, jobs, recreation, open space, services, higher order street classifications, and future transit corridors.~~
- ~~5. Develop street standards that regulate the spacing, classification, and placement of needed street types. Higher order streets shall include elements beyond sidewalks to support alternate mode use, including but not limited to the establishment of bicycle lanes.~~
- ~~6. Update the City Code of Ordinances to require adequate bicycle parking facilities when deemed appropriate.~~

- ~~7.—Create incentives and other land use regulations that support mixed-use development techniques. The regulations must include effective standards for mixed-use developments adjoining less intensive uses to reduce conflict between such uses.~~

Goal # 4: Establish appropriate land use regulations to support a sustainable community

Sustainable Community Values and Policies

- ~~1.—Sustainable development techniques and other sustainable community options should be part of many community functions and services.~~
- ~~1.—Sustainability concepts allow communities to use land wisely and sustain inventories of limited resources for a longer amount of time.~~
- ~~2.—The community will benefit from incorporating sustainability concepts throughout the governmental structure and the local planning program.~~
- ~~3.—The community should look to City government as a model for sustainability. Local businesses and industries could benefit from following the demonstrated success of the governmental sustainability programs.~~
- ~~4.—The community will be able to regulate growth and encourage compact development at the core of the city by providing incentives for infill and redevelopment projects.~~

Programs:

The City shall:

- ~~1.—Examine and implement a sustainability program for all City resources.~~
- ~~2.—Develop energy efficiency targets and guidelines for the construction, renovation or operation of municipal facilities, incorporating new technologies for passive solar lighting and heating, appliances, HVAC, insulation, high efficiency fleet vehicles, cooperative purchasing strategies and other applications.~~
- ~~3.—Coordinate and develop an informational flyer and website data to help local businesses create healthy and sustainable working environments.~~
- ~~4.—Review regulatory, pricing, taxing, and capital improvement practices to encourage urban development within city limits and develop strategies for encouraging compact development of vacant or under-utilized land to limit pressure for expanding the city's boundaries.~~
- ~~5.—Promote land use regulations that encourage energy conservation and reduce air pollution.~~

- ~~6. Monitor the sustainability plan for effectiveness and modify the plan where necessary to meet community expectations.~~

~~Goal # 5: Establish growth management tools and other strategies to pace land development with the ability to provide the required services within the community~~

Growth Management Community Values and Policies

- ~~7. Prineville will need to utilize various planning strategies to accommodate growth and have a higher success rate for developing as intended and with minimum conflict.~~
- ~~8. Properly accommodating future growth assures the community that new development and redevelopment are supported by adequate infrastructure.~~
- ~~5. Infrastructure expansions and improvements at the core of the community tend to regulate growth at a pace that the community can accept without reducing service levels for existing residents.~~
- ~~6. Capital Improvement Plans that support existing industry, commerce and residential areas before serving new urban lands typically utilize limited public funds in an efficient and practical manner without subsidizing growth.~~
- ~~7. Growth models can help predict the intended pattern of growth and provide realistic development guidelines for developers.~~
- ~~8. Development must “pay its own way” to reduce community subsidy and minimize the negative effects of growth.~~
- ~~9. Limitations on development outside of the City limits will reduce unnecessary “leap frog development” and unanticipated City subsidy.~~
- ~~10. Developers must be required to analyze the full impact of proposed development upon infrastructure, schools, parks, natural resources, cultural resources and emergency services before development.~~
- ~~11. Marijuana Facilities (MF) and Marijuana Grow Sites (MG) may be allowed in Industrial or Commercial Zones through the application of the Marijuana Overlays and permit process found in the City of Prineville Land Use Code Chapter 153, 153A and 153B. Approval of the Marijuana Overlays found in the City of Prineville Land Use Code shall be required to:
 - ~~a. be consistent with the Comprehensive Plan;~~
 - ~~b. be suitable for the MF and MG in accordance with the Prineville Land Use Code;~~
 - ~~c. be considerate of the public health, safety, and welfare;~~~~

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d. be licensed by the State of Oregon.

~~12. This policy establishes guidance for the siting of Measure 91 (aka Recreational Marijuana) marijuana grow sites and facilities in the City of Prineville as authorized by State Law and Federal Law. The City of Prineville has developed Comprehensive Plan Policies and Land Use Codes which establish how Oregon's Measure 91 is addressed by the City of Prineville. The City of Prineville is positioned to allow recreational marijuana grow sites, processing and facilities consistent with the Oregon Measure 91 in the event that circumstances change pertaining to Marijuana, including but not limited to changes of status at the Federal law level.~~

Programs:

The City shall:

- ~~1. Create a priority system for the planning and funding of local infrastructure improvements. Prioritize capital expenditures by a) mandated by legislative authority of State or City, b) maintaining the City's commitment to public health, safety, and welfare, c) maintaining the viability of existing facilities and services, d) increasing the efficiency of existing facilities and services, and e) expansion of the existing system for new services.~~
- ~~2. Utilize transportation system improvements as a growth control measure with highest priority given to projects within the City limits, and maintenance of existing facilities shall receive priority before outer area improvements.~~
- ~~3. Develop an overlay model of desired growth patterns and land uses.~~
- ~~4. Reject public development projects that are beyond the city's financial and physical capabilities to maintain and protect.~~
- ~~5. Analyze fiscal impacts of an annexation concurrent with analysis of potential revenues.~~
- ~~6. Abstain from annexing land without a concurrent waiver of M37 and other necessary requirements such as non remonstrance agreements and support for future transit.~~
- ~~7. Consolidate the General Plan Map and the Zoning Map into one document.~~
- ~~8. Regularly examine impact fees and other implemented exactions for legal appropriateness and consistency in application.~~
- ~~9. Examine and update all processing fees to make sure that the cost of service is borne by those receiving it.~~
- ~~10. Encourage, monitor, and provide incentives for infill development over new projects at the fringe of the urban growth boundary.~~
- ~~11. Enter into discussions with Crook County to improve the current intergovernmental agreement.~~

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