



April 28, 2026

filed via hand delivery and email to Josh Smith: jsmith@cityofprineville.com

City of Prineville – City Hall
c/o Josh Smith, Planning Director
387 NE 3rd Street
Prineville, Oregon 97754

Re: Legislative Amendments to Chapters 2 & 5 of the Comprehensive Plan and Economic Opportunities Analysis (EOA)

Dear Mayor Beebe & Prineville City Councilmembers:

Thank you for the opportunity to comment during this public hearing. Central Oregon LandWatch (“LandWatch”) offers the following comments on the proposed text amendments to the City’s Comprehensive Plan and adoption of an Economic Opportunities Analysis (EOA).

1. Process Concerns

The materials shared in the agenda packet do not contain a redlined version of the proposed amendments to the City’s Comprehensive Plan Chapters 2 & 5, nor the proposed 2026 EOA. The staff report does little to describe how the Chapters and the proposed EOA have been updated since last spring, or how they are being updated overall.

The reason that these plan amendments were previously tabled by the City Council was at least in part in response to community concerns about process and transparency. Without a redlined version and a more detailed staff report, interested citizens and organizations like LandWatch are left to compare and contrast the various versions of the chapters of the comprehensive plan – a tedious and painstaking exercise.

LandWatch requested, and received a redlined version of the amendments to Chapters 2 & 5. We have attached them here as **Exhibits 1 & 2**. Upon review, it is clear that extensive alterations and deletions are being made to the City’s acknowledged comprehensive plan. For example, dozens of “Policies” and “Programs” are being deleted



from Chapter 2. References to specific industrial areas of the City are deleted from Chapter 5. Chapter 2, Goals 4 (“Establish appropriate land use regulations to support a sustainable community”) & 5 (“Establish growth management tools and other strategies to pace land development with the ability to provide the required services within the community”) have been deleted entirely.

Without further addressing the substance of the changes, **LandWatch formally requests that the redlined version of the proposed Chapters 2 & 5 of the Prineville Comprehensive Plan and the proposed EOA be shared with the public.**

In addition, it would be helpful if the Staff Report described, in writing, what substantive updates have occurred and why such significant changes to Chapters 2 & 5 were deemed necessary by the City. In general, in instances where the Comprehensive Plan is being updated or other major land use changes are occurring, LandWatch recommends that the City consider developing a project-specific webpage where all the necessary information and materials may be accessed. Moreover, draft findings demonstrating compliance with the applicable statewide planning goals – including Goals 6, 9, and 14 – may be required for this application.¹

To be clear, Planning Director Josh Smith has been helpful and available. He has shared information when requested and made time to discuss these amendments. LandWatch also commends the City for holding a Community Workshop in June of 2025, and bringing the matter to the Planning Commission for feedback.

On the whole, however, the City can do more to make this process approachable for the people of Prineville and Crook County. A lack of engagement with the process is not evidence of a lack of interest. Discussions around the development future of Prineville appear to be taking place constantly on social media, in the press, and in other forums. It is therefore surprising that the present process has garnered such little attention, and strongly suggests that the City should do more to solicit input and engage the public on this matter.

2. Continuance

¹ See for example, *Valerio v. Union County*, 33 Or LUBA 604 (1997) (“[E]ven where a challenged plan amendment is legislative, Goal 2 requires a local government to explain why the amendment complies with applicable Statewide Planning Goals, either in findings or somewhere in the record.”)



Relatedly, Prineville's land use code provides that a hearing in front of the City Council is required for legislative amendments. LDC 151.252.010. Prineville's code further provides that a hearing in front of the Planning Commission may be set at the discretion of the Planning Director. In this case, no public hearing took place in front of the Planning Commission. Given that a previous iteration of this legislative amendment drew input and interest from hundreds of Prineville and Crook County residents, **LandWatch requests at least one continuance of the public hearing on April 28.**

Given that the most recent information LandWatch has is that further data center and large manufacturing development is limited by a lack of available electrical power, there does not appear to be any immediate urgency for this legislative amendment process. A continuance would allow additional opportunities for community members to share comments and concerns about these consequential amendments in front of the City Council.

3. OAR 660-009-0015(5) strongly encourages cities and counties to assess economic development potential through a visioning or some other public input based process in conjunction with state agencies.

In formal comments submitted last spring, LandWatch raised concerns about the process leading up to the drafting of the EOA. Therein, we observed that OAR 660-009-0015(5) strongly encourages cities to assess economic development potential through a visioning process or some other public input-based process, in conjunction with state agencies. The Industrial Lands Guidebook recommends formulating an EOA with vision statements and goals.² The Industrial Lands Guidebook provides that:

The visioning process should involve contact with local businesspeople, decision-makers, the general public and other stakeholders. This may be through meetings, workshops, focus groups and household and/or business surveys. Citizen involvement plans that comply with statewide land use Goal 1 can provide guidance. Opportunities for public and stakeholder input increase the likelihood of support and reduce the risk of delay in implementation."³

² Or. Dep't of Land Conservation and Dev., *Industrial & Other Employment Lands Analysis Guidebook*, ii. (October 1, 2005), https://www.oregon.gov/lcd/Publications/goal9guidebook_2005.pdf [hereinafter *Industrial Lands Guidebook*].

³ *Id.* at 1-2.



In this instance, Prineville appears to have held one Community Workshop in June of 2025. LandWatch reviewed the audio from the workshop, and those who attended expressed concerns about transparency and lack of public participation. Other feedback from the meeting included opposition to development of a biomass facility on properties located within the Lamonta Road industrial area, and a feeling that future industrial development should be directed towards the Grade, above the City. There was support for development in close proximity to the existing landfill.

Based on available documents, it is not evident that this or any other feedback was considered by the City. Again, we believe that more can be done to engage the public in this matter. At a bare minimum, Staff should address the concerns raised during the Community Workshop. The City of Prineville should also work with its consultants to solicit more public input, including from Crook County, County residents, and other stakeholders,⁴ as to how the City will grow in the coming years. Doing so would align with the OAR, the best guidance provided by DLCD, and policies within the Prineville Comprehensive Plan.

4. OAR 660-024-0045 provides a region-specific framework for bringing Large Lot Industrial Land into Prineville's UGB.

LandWatch urges the City of Prineville to pursue UGB expansion through the existing Central Oregon Large Lot Industrial Land program.

In 2013, the City of Prineville entered into an intergovernmental agreement (IGA) where they agreed to participate in the Large Lot Industrial Land program – a Central Oregon-specific pathway for local governments to designate, annex, and develop large lot industrial sites based on a shared regional framework. The development of the program, which can be found at OAR 660-024-0045, was the product of collaboration between

⁴ For example, the City of Bend's 2025 "Sector Analysis" was developed with input and assistance from the Economic Development For Central Oregon (EDCO), the Central Oregon Intergovernmental Council, the Oregon Employment Department (OED), Business Oregon, the Bend Chamber of Commerce, and OSU-Cascades. <https://bendoregon.gov/wp-content/uploads/2025/12/Bend-Sector-Analysis-2025.pdf>. The City of Klamath Falls 2025 EOA was developed with assistance from a Citizen "Advisory Committee". https://www.oregon.gov/lcd/UP/Documents/EOA_Ex_KlamathFalls2023.pdf. The City of Ashland's 2025 EOA notes that the EOA was informed by "widespread engagement of Ashland's community including; interviews, focus groups, public forums with Ashland's stakeholders and a regional survey which captured responses from residents and business interests in Ashland. Engagement covered a diverse range of perspectives including city leadership, developers, landowners, institutional partners, SOU students, and major employers in Ashland." https://www.oregon.gov/lcd/UP/Documents/EOA_Ex_Ashland2025.pdf



Crook, Deschutes, and Jefferson Counties, local cities (including Prineville), Central Oregon Intergovernmental Council, 1000 Friends of Oregon, Central Oregon Realtors Association, DLCD, Business Oregon, and other stakeholders. This program was updated in 2024, with the purpose of replenishing the available Large Lot Industrial Sites within the region.⁵

While Crook County and the City of Prineville are not required to pursue UGB expansion through the provisions of OAR 660-024-0045, the program was developed in recognition that Central Oregon is an integrated regional market for industrial recruitment, and a regional process to identify suitable sites would best facilitate industrial development while safeguarding resource lands. Moreover, the program was the product of collaboration between various stakeholders invested in the economic development of Central Oregon. This approach is preferable to the process the City of Prineville is currently pursuing, which lacks public input and regional consideration.

5. The Draft EOA relies on an overly simplistic calculation in determining the need for additional 250+ acre large lot industrial sites, and arrives at an overestimation of needed acreage.

UGB amendments must be based on a demonstrated land need to accommodate urban population and employment growth that cannot reasonably be accommodated on land already within the UGB. Goal 14, OAR 660-015-0000(14). One of the primary findings of the Draft EOA is that the City of Prineville already has sufficient employment land within its UGB to meet its employment needs over the next twenty years. 2026 EOA at p. i. Specifically, the City has over 1,200 acres of unconstrained and buildable industrial land already within the UGB. *Id.* Prineville has a surplus of almost 50 small industrial sites (<25 acres). EOA at p. ii. Prineville has enough employment land to accommodate all forecasted industrial and commercial growth. EOA at p. v.

Nevertheless, the Draft EOA adopts a targeted industry approach in concluding that Prineville will need to annex over 750 additional acres of land to the UGB within the next twenty years. In supporting that conclusion, the Draft EOA estimates that 526 additional jobs will be required on large (50+ acres) industrial sites between 2026-2046. EOA at p. 30. According to the proposed EOA, large industrial sites in Prineville average

⁵ LandWatch asked COIC and DLCD about the status of this program but have not heard back at this time. Available resources are unclear as to whether large lots provided for within the program have been replenished.



251.7 acres in size, and host an average of 61.6 employees.⁶ EOA at p. 29. Dividing 526 jobs by 61.6 employees, we are left with the conclusion that Prineville will need 8.53 additional large industrial sites greater than 50 acres in size.⁷

In the Draft EOA, however, this calculation is rounded up to “9” required. Recognizing that Prineville already has six “vacant” industrially zoned properties at sizes larger than 50 acres within the existing UGB, the Draft EOA concludes that 3 large industrial sites at 251.7 acres each will be required to accommodate Prineville’s need for employment on large industrial sites.

This is an overestimation of needed large lot industrial land within the Prineville UGB. We note that evidence relied upon by EconW provides that both Data Centers and Heavy Industrial Manufacturing sites generally require far less than 250 acres to operate. Business Oregon’s Industrial Competitiveness Matrix provides that Data Centers require 10 to 25+ acres. Heavy Industrial/Manufacturing requires 10 to 100+ acres. EOA at p. 36, Figure 16. Prineville’s proposed EOA claims that future data center development will require 10 times what the Oregon’s Industrial Competitiveness Matrix claims that they require.

To improperly narrow the site need to properties of 250+ acres in size conflicts with OAR 660-009-0015(2), which requires that the EOA “identify the number of sites by type reasonably expected to be needed to accommodate the expected [20-year] employment growth based on the site characteristics typical of expected uses.” (emphasis added).

A conclusion that Prineville will need three 250+ acre sites is not reasonable, nor is it based on the site characteristics typical of the expected uses. This conclusion is unsupported by an adequate factual base, contrary to Goal 2 of the statewide land use planning program.

More to the point, the EOA projects a relatively modest industrial employment growth over the 20-year planning period. At the same time, the EOA identifies a need for very large industrial sites. The analysis places significant weight on the assumptions that:

⁶ Interestingly, Employment Sites between 10-25 acres average 56.3 employees, only slightly less than sites that average 251.7 acres in size. EOA at p. 29.

⁷ $526/61.6 = 8.53$



- Past development patterns, especially for data centers, will continue;
- Recent inquiries for large industrial sites are serious expressions of long-term employment land need;⁸
- Projected data center and other large lot industrial sector growth reflects the desired economic diversification and job and wage growth needs of the community; and
- The city will be able to provide the necessary power, water, and other infrastructure to host additional industrial users.

On the whole, LandWatch questions whether these assumptions, on their own, constitute substantial evidence. Additionally, LandWatch believes that the EOA's projections are an overestimation of needed employment land on large industrial sites. If sites smaller than 250 acres in size were considered in the analysis, the range of suitable alternative sites grows substantially. We encourage the City of Prineville to reconsider the draft EOA's conclusions and remedy this overestimation.

6. Conclusion

LandWatch is supportive of the City of Prineville meeting its obligations under Goal 9 to provide adequate employment land. With additional clarification and refinement—particularly regarding the assumptions underlying large industrial site demand—the EOA can provide a more balanced and representative foundation for future land use decisions. In addition, a more robust public process surrounding the Comprehensive Plan Amendments and EOA's targeted industries approach would ensure that these documents are a reflection of how this community desires to develop.

Thank you for your attention to these comments. Please alert us to any decisions or further opportunities to comment on this application.

⁸ We further note that, according to the EOA, of the 43 tech and manufacturing companies that approached the City in between Q2 2024 and Q3 2025, only “a few businesses” were looking for sites of 250 acres or larger. EOA at p. 42.





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Phone (541) 647-2930

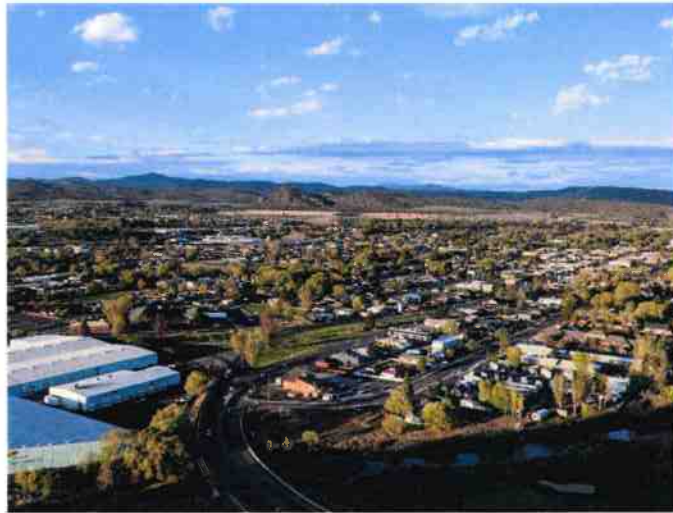
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Regards,

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2



*Urban Land Use and Zoning
Designations*

Prineville's Comprehensive Plan

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Urban Land Use and Zoning Designations

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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 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 Comprehensive Plan Map, has been updated numerous times to correct various errors and discrepancies between the Comprehensive plan map and zoning map, 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 patterns evolve.

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Goals and Policies

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 Policies

1. Residential zones should be placed 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.
2. Residential zones should include amenities promoting family living environments and safe places for children to play, walk to school, and experience the City's natural resources.

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Urban Land Use and Zoning Designations

3. Residential zones should include compatibility standards to facilitate transitions between new and established uses to help alleviate the pressures of growth upon existing community residents.
4. Residential zones should provide for a broad range of densities and housing choices including clustering of buildings and variable lot sizes.
5. Residential zones 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. Any necessary mitigation plan shall be examined for feasibility and effectiveness in remediating 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. 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.

Commercial Zone Policies

1. Commercial zones shall be placed 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.
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.
5. Commercial zone regulations should be flexible and include incentives to attract businesses to create a self-supporting community and competitive business environment.
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.

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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."

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Urban Land Use and Zoning Designations

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, parking, walkability and use of second and third floors for business and housing opportunities are necessary for the success of the downtown area.
8. Commercial projects should contain quality architecture, mixed-uses, open spaces, pedestrian amenities, and adequate parking areas throughout the community as the city grows.
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 with large private parking lots.
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.
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.
12. New commercial areas should be designed as commercial nodes or centers to avoid creating new strip areas.
13. Commercial areas should allow for service, repair and small manufacturing as a way to preserve industrial parcels in large acreages.
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.
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.

Industrial Zone Policies

1. Industrial zones should 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.

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Urban Land Use and Zoning Designations

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.
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.
5. Clean industries are preferred. Industries that produce excessive noxious airborne particulates, non-disposable hazardous waste or other nuisances may not be allowed.
6. Industrial zones should have buffers from less intensive zones or uses including: streets, natural features, vegetative screens and fences to reduce the negative impacts of industrial uses, and the aesthetics of large, plain buildings, outdoor storage, mechanical equipment, and large parking areas.
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.
9. Industrial areas should provide wider streets, as well as service use opportunities; including parks, daycare and trail connections for employees to reduce excess vehicle trips and community subsidy, subject to appropriate siting and regulations that limit uses.
10. Expansion of industrial zones along or near the City Railroad facilities is a priority 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.
11. Older industrial zone designations that are no longer in an appropriate location due to abutting development patterns, should be converted to other uses subject to proper analysis, zone changes, and plan amendments as needed.
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.

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

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Urban Growth Boundary Policies

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

Goal # 3: Establish appropriate land use regulations to support a sustainable community and manage growth.

Sustainable Community and Growth Management Policies

1. ~~Examine and implement a sustainable practice when appropriate for all City resources. Promote land use regulations that encourage energy conservation and reduce pollution.~~
2. ~~Land use patterns should 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.~~
3. ~~The City should encourage and potentially require the use of master planning, including mixed-use zones for certain developments. Master planning 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~~

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The City shall:

Periodically evaluate land capacities and land supplies for each zone and element of the General Plan every 2 years and appropriate.

Maintain adequate levels of residential, commercial, industrial, and recreation lands for a 20-year period.

Use a variety of methods to predict land needed for a 20-year period. ... [31]

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Urban Land Use and Zoning Designations

community facilities will provide the most efficient use of land and encourage the use of alternate modes for transportation.

4. Higher density residential areas should be located, within walking distance of shopping, jobs, schools, open space, recreation, and transit services, without sacrificing the existing low-density residential character of existing neighborhoods.
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.
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.

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be consistent with the Comprehensive Plan;¶
be suitable for the MF and MG in accordance with the Prineville Land Use Code;¶
be considerate of the public health, safety, and welfare;¶
be licensed by the State of Oregon.

Deleted: <#>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:¶
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.¶

Utilize transportation system improvements as a gr... [35]

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Economy

Purpose and Intent

Goal 9 of Oregon’s Statewide Planning Goals and Guidelines pertains to economic development. This goal calls for diversification and improvement of the economy. It requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs. Thus, the City of Prineville is required, by law, to provide at least a 20-year supply of commercial and industrial land and commensurate infrastructure. In conformance with Goal 9, the City has conducted an Economic opportunities Analysis (EOA) with a Buildable Lands Inventory. The complete analysis prepared by ECONorthwest in conjunction with 3I Consulting in January of 2025 and is titled “City of Prineville Economic opportunities Analysis”. This analysis is adopted by reference and considered a part of this chapter. The following is the “Executive Summary” of the EOA.

2025 Economic Opportunities Analysis Executive Summary

Existing Economic Conditions –

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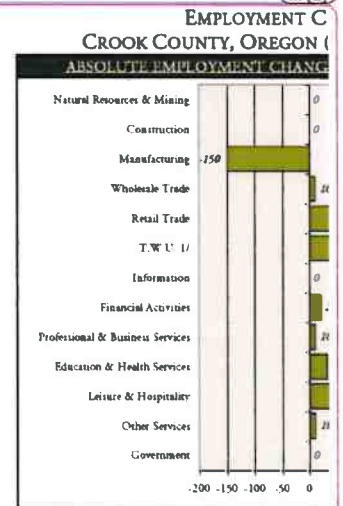
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The community will need to monitor and consider the importance of local and national trends and related economic activities as part of local growth management. For example, the 2000 Census, Economic Development for Central Oregon (EDCO) and other local experts have provided ... [2]



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Economy

Goal # 1: Land Supply.

Provide adequate industrial and commercial land inventories to satisfy the urban development needs of Prineville for the 20 year planning horizon.

Economic Policies

1. Update buildable land inventories and analysis of needed commercial and industrial land as needed for the 20-year planning horizon. Amendments may be needed in response to rapid growth, redevelopment, zone changes, mixed use development or planned unit developments. When new lands are needed the City should work with partners to authorize expansion of the UGB to maintain inventories.
2. The City should focus on the preservation of large lot industrial parcels of 20 acres and larger to attract target industries and new manufacturing businesses. Available land should be replenished on a periodic basis to maintain supply.
3. The City should continue to coordinate with the Central Oregon Intergovernmental Council (COIC) on the Regional Large Lot Industrial Site Program. The City supports a multi-jurisdictional cooperative effort to pursue a regional approach to establish a short-term supply of sites particularly designed to address out-of-region industries that may locate in Central Oregon. The City recognizes the importance of maintaining a large-lot industrial land supply that is readily developable in Central Oregon.
4. The City should consider amendments to the Comprehensive Plan and Map, when expanding the UGB to add employment lands with specific locational requirements. Amendments should be evaluated in relation to all applicable policies of the Comprehensive Plan.
5. State, local, and nationwide trends are not adequate to properly estimate needed industrial and commercial lands. Other local information and economic development opportunities must be used to properly evaluate future land needs.
6. To ensure adequate public facilities for the planning horizon, the City shall develop and maintain Facility Plans (Master Plans) to adequately serve the transportation, water and wastewater needs of industrial and commercial areas.
7. Housing affordability is key to attracting commercial and industrial businesses. Reasonable regulations supporting development of housing affordable to people who live and work in Prineville should be explored and implemented if deemed beneficial to the community.

Goal # 2: Promote Economic Development.

Support diversification of Prineville's economic base, while maintaining community identity and supporting a high quality of life.

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The City shall:

Regularly monitor and analyze commercial and industrial land inventories. When new lands are needed, the City Council shall authorize expansion of the UGB or other methods to ensure that at least a 20-year inventory of land for each category is available within the urban area.

Update and manage all public facilities planning to meet community and economic development goals while encouraging additional public and private investment in ... (5)

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Economic Policies

1. The City should coordinate with a variety of agencies, groups, and local organizations when developing plans, to best meet the requirements of a growing community.
2. The City should promote a business-friendly environment that supports retention and expansion of existing businesses, growth and creation of entrepreneurial business, and attraction of new businesses.
3. The City should focus on providing its citizens with amenities that provide a high quality of life while also ensuring the City maintain its identity and small-town atmosphere.
4. Provide adequate infrastructure efficiently and fairly to support business and employment growth.
5. The City's fees and system development charges (SDCs) must be carefully monitored and evaluated to ensure that development pays its own way while not creating obstacles to desired development.
6. The City should focus on adoption and implementation of a Downtown Enhancement Plan will help to ensure the long-term success of the urban core area. This plan should include a long-term strategy for enhancing development opportunities in the urban core and creating a destination and sense of place for citizens and visitor alike.
7. The City should modify development codes when necessary to navigate a changing economic environment or to address economic development objectives.
8. The City should encourage the development of businesses that utilize the Prineville Rail line.

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The City shall: ¶

Organize and staff an economic development committee whose purpose is to monitor and recommend needed changes to the City economic opportunities analysis and develop an "Economic Development Strategic Plan." The committee shall include three members of the City Council, 2 members of the Planning Commission, and two ad hoc members of the community experienced in economic development and any staff members deemed appropriate by the City Manager. ¶

Continue to refine which commercial and industrial activities are lacking in the community. The City shall identify needed commercial and industrial areas on an overlay map. The overlay map is a general framework plan that represents where certain areas of the community could benefit from additional commercial or industrial designations. ¶

Develop strategies to capture the opportunities of a technology and knowledge-based economy. ¶

Modify the land use development codes to better address economic development objectives and encourage appro... [6]

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