

ORDINANCE NO. 1291

AN ORDINANCE AMENDING THE CITY OF PRINEVILLE ZONING MAP AND COMPREHENSIVE PLAN MAP, TO RECONCILE DISCREPANCIES BETWEEN THE TWO MAPS & EXISTING LAND USE

WHEREAS, the City of Prineville desires to reconcile discrepancies between its Zoning map, Comprehensive Plan map and existing land use; and

WHEREAS, Prineville Code establishes the policy and procedure allowing the Planning Commission to initiate amendments to the zoning and Comprehensive Plan Maps; and

WHEREAS, all required notice was provided in accordance with state law and city ordinance, including notice to the State Department of Land Conservation and Development, newspaper notice and notice to neighboring property owners; and

WHEREAS, the City Planning Commission reviewed the proposal on January 30th, 2024 with a final review on March 19th 2024 and a noticed public workshop on April 16th, 2024 in order to solicit comments from property owners; and

WHEREAS, the City Planning Commission held a public hearing on May 21st, 2024 in order to solicit comments from property owners, neighbors and other members of the community; and


WHEREAS, after hearing no citizen opposition at the hearing and considering the staff report and all items in the record of planning application AM-2024-102, the Planning Commission voted unanimously to recommend the City Council approve the proposed amendments; and

WHEREAS, the City Council reviewed the Planning Commission's recommendation on May 28th, 2024 and accepted their recommendation.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF PRINEVILLE ORDAIN AS FOLLOWS:

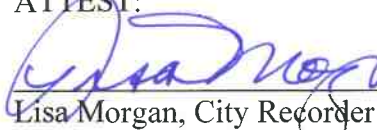
1. The City zoning map and Comprehensive Plan map shall be amended as shown on Exhibit A, B, C & D and described in the Planning Commission's Recommendation on Exhibit E.

Presented for the first time at a regular meeting of the City Council held on June 11, 2024, and the City Council finally enacted the foregoing ordinance this 25th day of June, 25 2024.



Jason Beebe
Mayor

ATTEST:

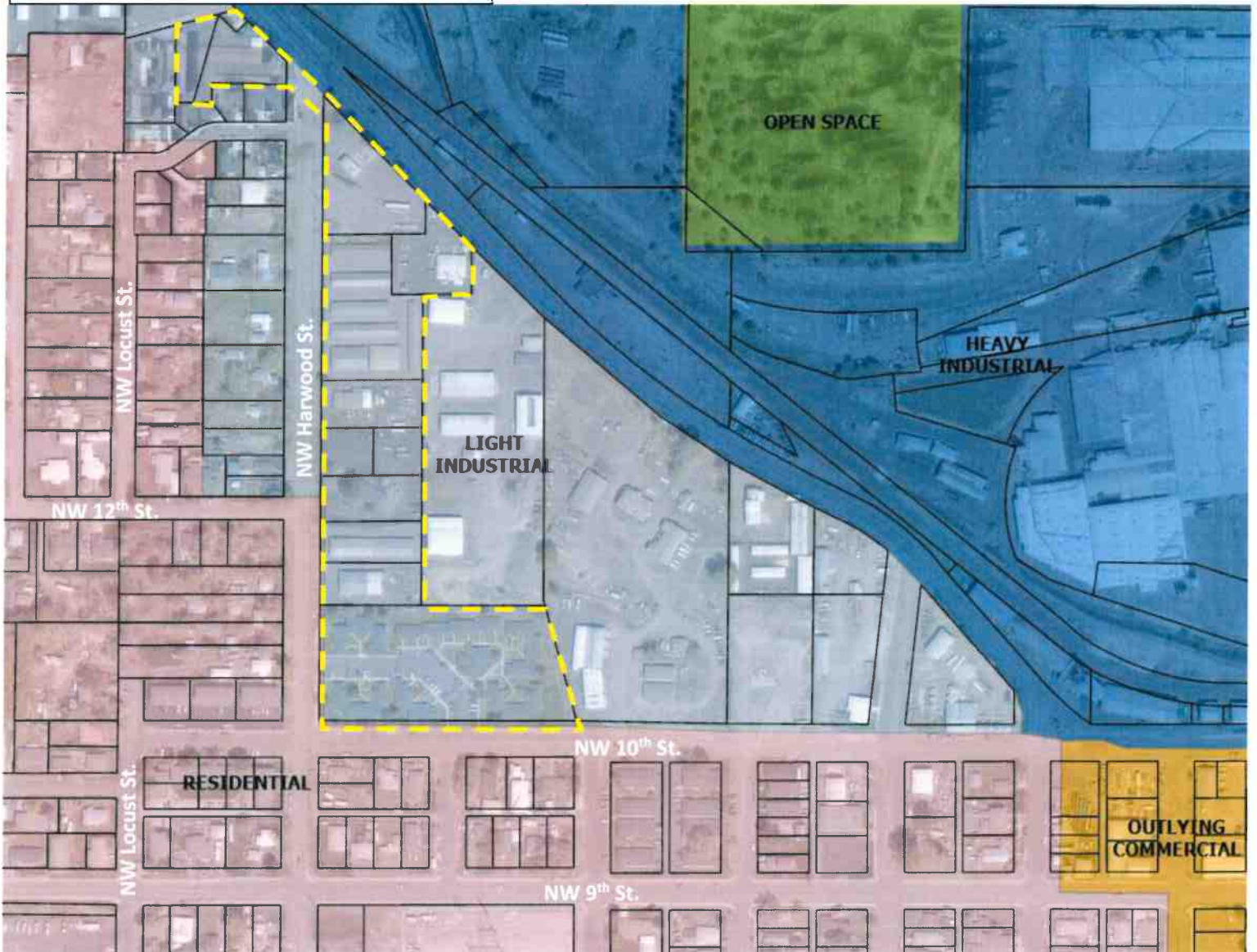


Lisa Morgan, City Recorder

Map & Tax lots: 141631DB00200, 300, 305 – 308, 310, 311, 401 & 402
141631A001100 & 1300

Comprehensive Plan Designation: Light Industrial *change to* Outlying Commercial

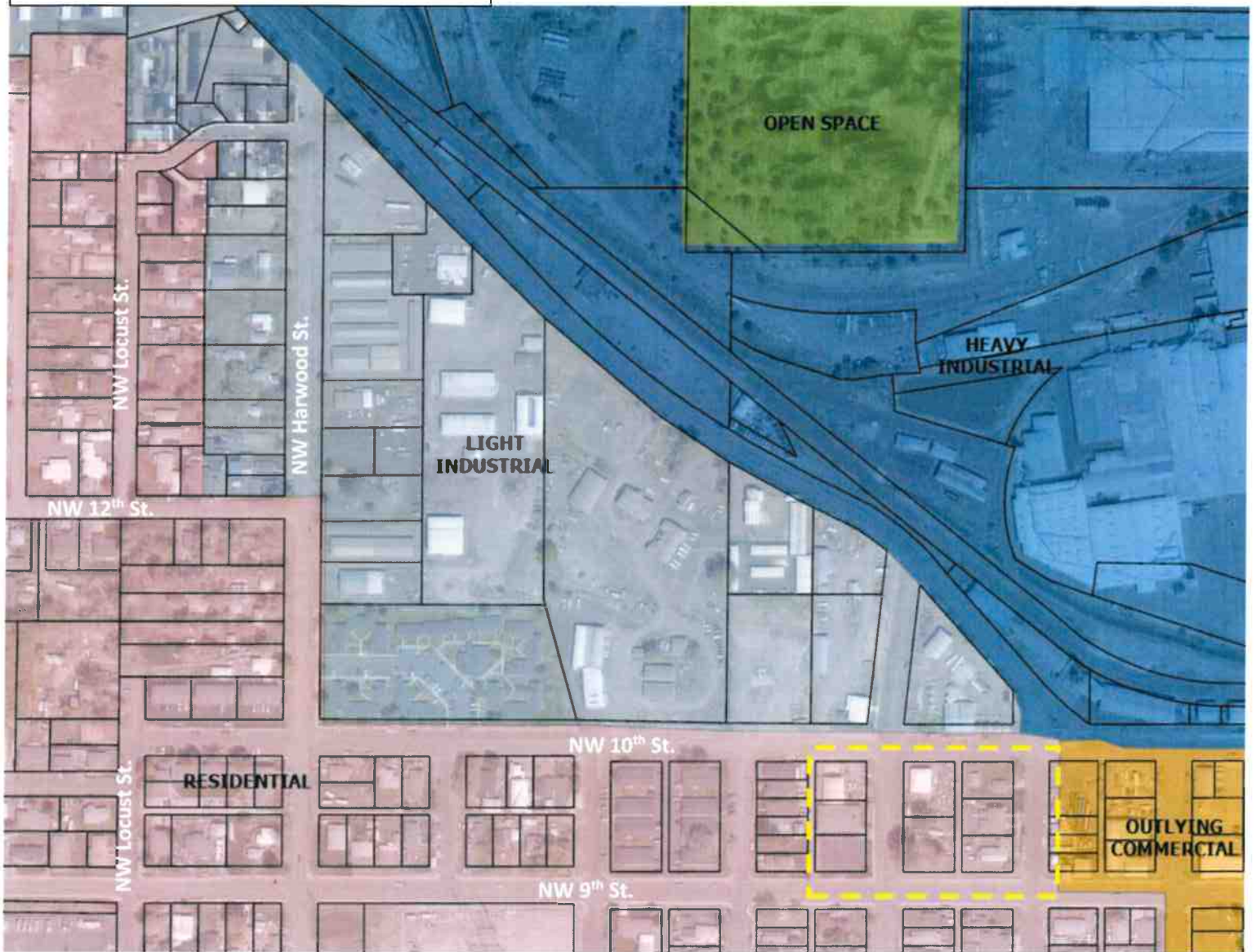
Comprehensive Plan Map **prior** to Amendment



Map & Tax lots: 141631DD06200 – 6400, 800, 900, 901, 1000 & 1100

Comprehensive Plan Designation: Residential *change to* Outlying Commercial

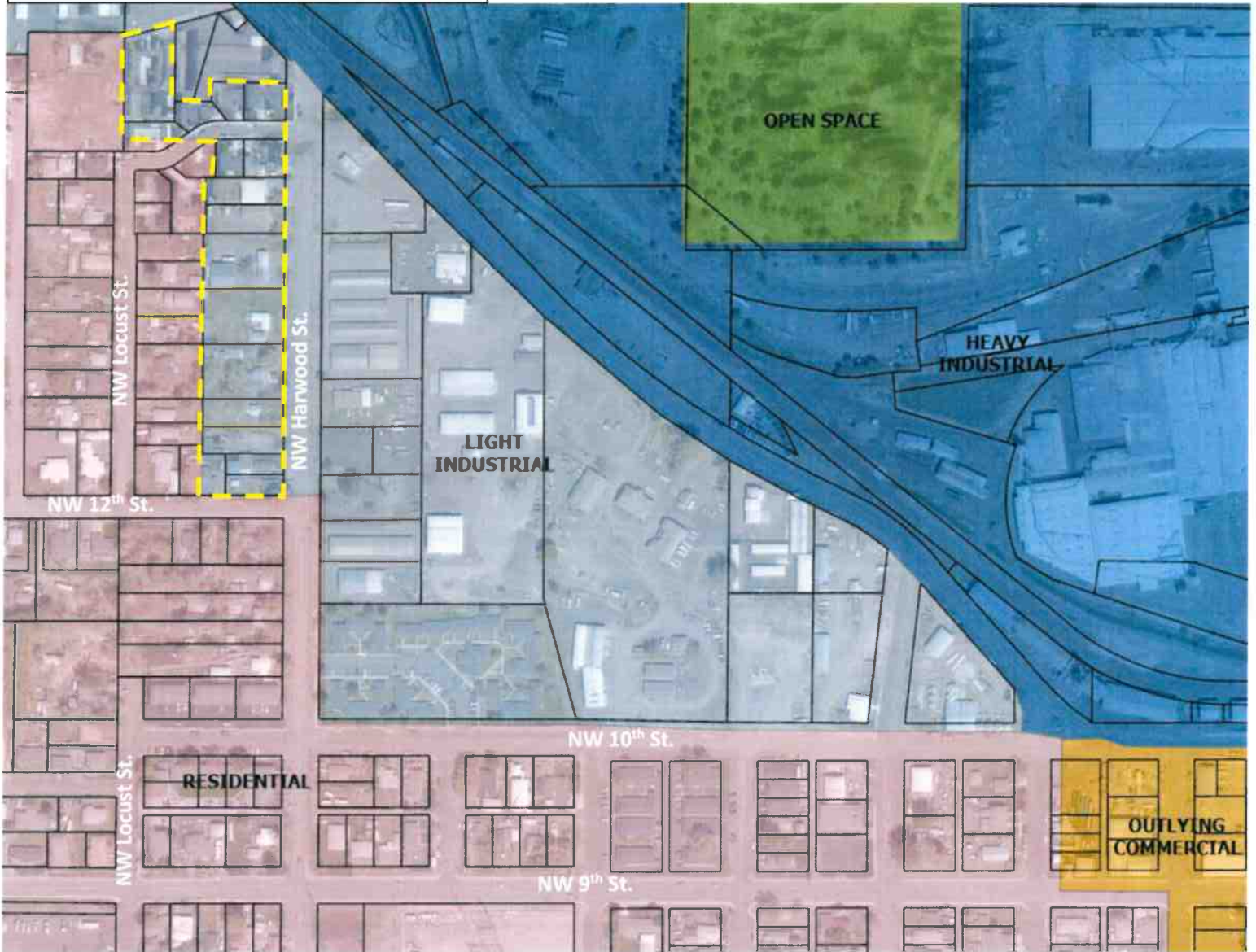
Comprehensive Plan Map **prior** to Amendment



Map & Tax lots: 141631DB00900, 901, 1000, 1100, 1200, 1300, 1401, 1500, 1600 & 2301
141631A001000, 1500 – 1504 & 1506

Comprehensive Plan Designation: Light Industrial *change to* Residential

Comprehensive Plan Map **prior** to Amendment



Map# & Tax lots: 141631DB00800 – 802, 900, 901, 1000 - 1300, 1401, 1500, 1600, 2301, 2500, 2501 & 2600 – 3100
141631A001000, 1500 – 1504 & 1506
141631DC00100, 200, 2900, 2901, 3200 – 5300
141631DD06500 - 6900

Zoning Map: General Commercial (C2) change to Residential Redevelopment (R4)

City Zoning Map prior to Amendment





City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
PLANNING COMMISSION RECOMMENDATION

File No.:	AM-2024-102
Applicant:	City of Prineville
Notice to DLCD:	4/23/2024
PC Review:	Initial review 1/30/2024, Final review 3/19/2024
PC Public Workshop:	4/16/2024
Public Notice:	Newspaper Notice – 5/7/2024 Mailed Notice – 4/25/2024
Public Hearing:	Planning Commission – 5/21/2024
Staff:	Joshua Smith, Planning Director
Proposal:	Legislative Amendments to amend the City’s Comprehensive Plan Map and Zoning Map. The primary purpose of these amendments is to reconcile discrepancies between the Comprehensive Plan Map designations, the Zoning Map and existing uses of multiple properties within City limits.
Applicable Criteria:	ORS – 227 & 197, OAR – 660-015 (Goal 2 & 10), City Comprehensive Plan, Land use Code Chapter 153 sections 153.230 – 153.236 & 153.252, 153.256.030

Background:

City zoning works on a two-map system, the Comprehensive Plan Map (Comp Plan) and a Zone Map. The Comprehensive Plan Map provides basic zone designations (base zone) of residential, commercial, industrial and open space. The zoning map refines these designations into multiple zones within each designation. In 2007 the City adopted its first Comprehensive plan and map, separating itself from the County. At that time an existing County map from 1984 was used as the base map for the plan, with the zoning map at the time filling in the rest of the Urban Growth Boundary. This created discrepancies where not all zones align with their Comprehensive Plan designations. This was a known issue. At the time a zone error map was also created to identify zones that may need to change. The intent was to amend these errors as they became necessary or appropriate. Many of the areas have already been amended. This proposal focuses on an area with conflicting designations and zones where the current residential and commercial uses of the properties are clear.

Findings:

The following addresses goal 10 and describes each exhibit and the reason for the change.

Statewide Planning Goal 10, *To provide for the housing needs of citizens of the state.* These proposed changes will have a positive impact on the housing capacity of the City. The purpose of these changes is to reconcile discrepancies between the comprehensive plan designation, zoning and existing uses. These discrepancies have created problems with lending, primarily for residential uses. The amendments will have little effect on the City’s Housing needs analysis. The changes are on properties with existing residential or commercial developments. The amendment on Exhibit C, will allow additional residential development where the current designation prohibits it.

AM-2024-102

Amending Zoning and Comp Plan maps

Exhibit A – The properties outlined in yellow on this exhibit, are currently designated as “Light Industrial” on the Comprehensive Plan Map. The area is currently zoned Commercial (C2) and is almost entirely developed as commercial with a multi-family development on the south end. The Comprehensive Plan designation, is proposed to change from “Light Industrial” to “Outlying Commercial”. This change in designation aligns with the current Commercial (C2) zoning. The current zoning of this area is not proposed to change. Changing the designation will help maintain a commercial zoning buffer between the light industrial zoning to the east and **proposed** residential zoning to the west as shown on Exhibit D.

Exhibit B – The properties outlined in yellow on this exhibit, are currently designated “Residential” on the Comprehensive Plan Map. The area is currently zoned Commercial (C2) with half of the area consisting of commercial uses. At the workshop on April 16th, it was requested that this area remain commercially zoned. The Planning Commission acknowledged this request as a natural extension of the commercial zoning to the east. The Comprehensive plan designation, is proposed to change from “Residential” to “Outlying Commercial”. This change in designation aligns with the current Commercial (C2) zoning. The current zoning of this area is not proposed to change.

Exhibit C – The properties outlined in yellow on this exhibit, are currently designated “Light Industrial” on the Comprehensive Plan Map. The area is entirely residential and currently zoned Commercial (C2). The Comprehensive plan designation, is proposed to change from “Light Industrial” to “Residential”. The Zoning is proposed to change from “Commercial (C2)” to “Residential (R4)” as shown on Exhibit D.

Exhibit D – The properties outlined in yellow on this exhibit, are currently zoned “Commercial (C2)”, but are entirely developed as residential. The Comprehensive Plan designation, is proposed to **change** as described in Exhibit C. The Zoning is proposed to change from “Commercial (C2)” to “Residential (R4)”, to align with the current and proposed Comprehensive Plan designation and current residential uses.

Planning Commission Conclusions and Recommendation:

Based on the findings stated above, the Planning Commission finds these changes to be necessary to preserve the integrity of our zoning maps and to prevent any unnecessary hardships for property owners. The Planning Commission recommends adoption of these zone changes as presented.

EXHIBITS

Exhibit A, B, C & D showing existing plan designations and zoning and stating the proposed change.

Marty Bailey:


Planning Commission Chair

Date: 5-21-24