

Exhibit C

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

153C.001

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

153C.002 PURPOSE.

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

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

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

153C.003 EVIDENCE AND GENERAL CRITERIA.

(A) Evidence required in addition to application.

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

(B) Applicable criteria.

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

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

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

(C) Approval process.

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

- (2) The Planning Commission shall review and make a recommendation on continuing to use Chapter 153C, two years after adoption.