

ORDINANCE NO. 1298

AN ORDINANCE AMENDING THE CITY OF PRINEVILLE COMPREHENSIVE PLAN MAP, TO RECONCILE A DISCREPENCY BETWEEN IT & THE CURRENT ZONING MAP

WHEREAS, the City of Prineville desires to reconcile discrepancies between its Zoning map, Comprehensive Plan map; 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 property owner; and

WHEREAS, the City Planning Commission reviewed a larger proposal including this area on January 30th, 2024 and chose to exclude this area and wait for development to evolve.

WHEREAS, the City Planning Commission held a public hearing on January 21st, 2025 in order to solicit comments from the property owner 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-2025-100, 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 January 28th, 2025 and accepted their recommendation.

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

1. The City Comprehensive Plan map shall be amended as shown on Exhibit A, and described in the Planning Commission's recommendation on Exhibit B. This changes the subject property and adjacent right-of-way from a "Residential" Comprehensive Plan designation to "Outlying Commercial". The zoning of the property will remain the same General Commercial (C2).

Presented for the first time at a regular meeting of the City Council held on February 11, 2025, and passed unanimously therein.

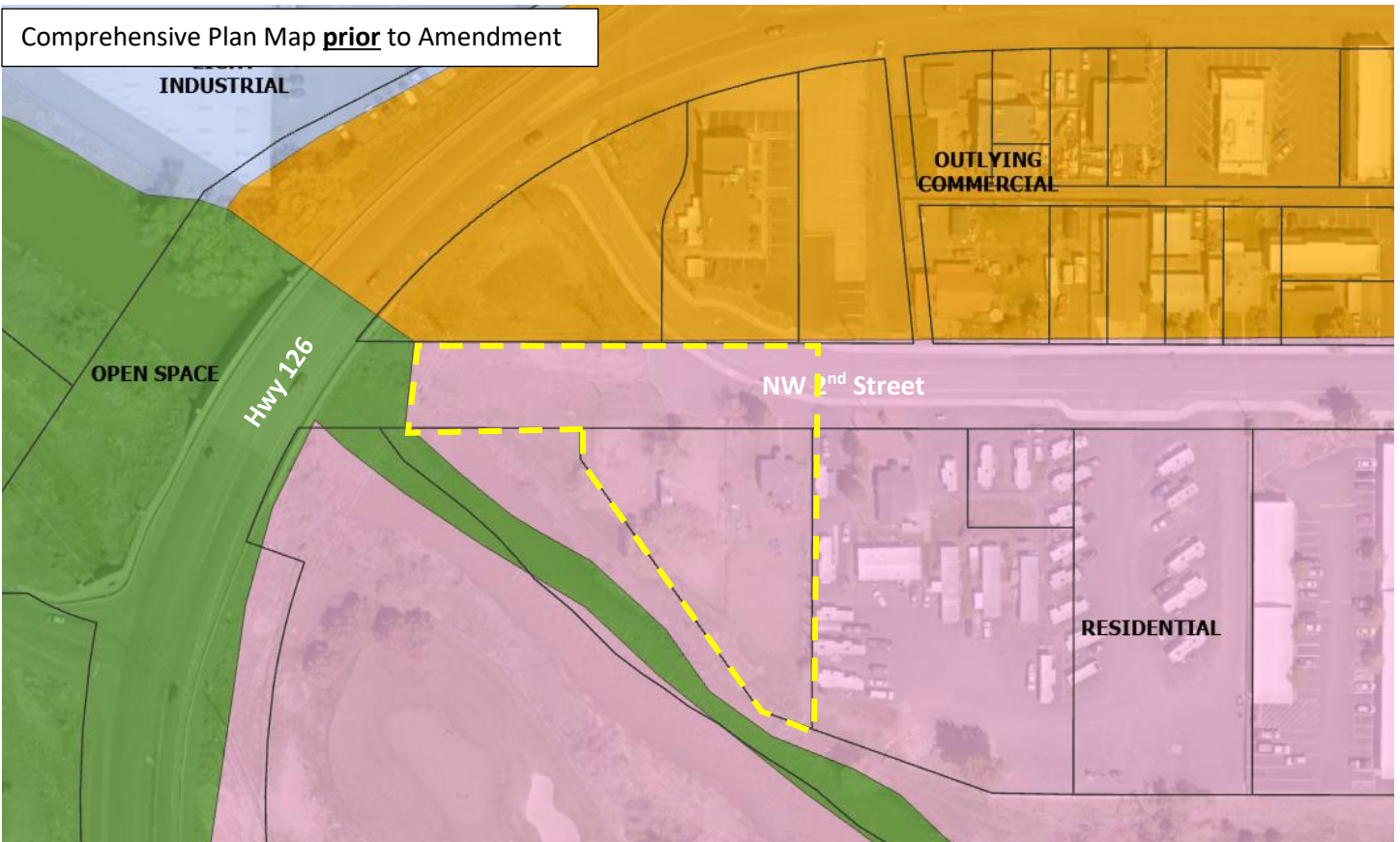
Jason Beebe
Mayor

ATTEST:

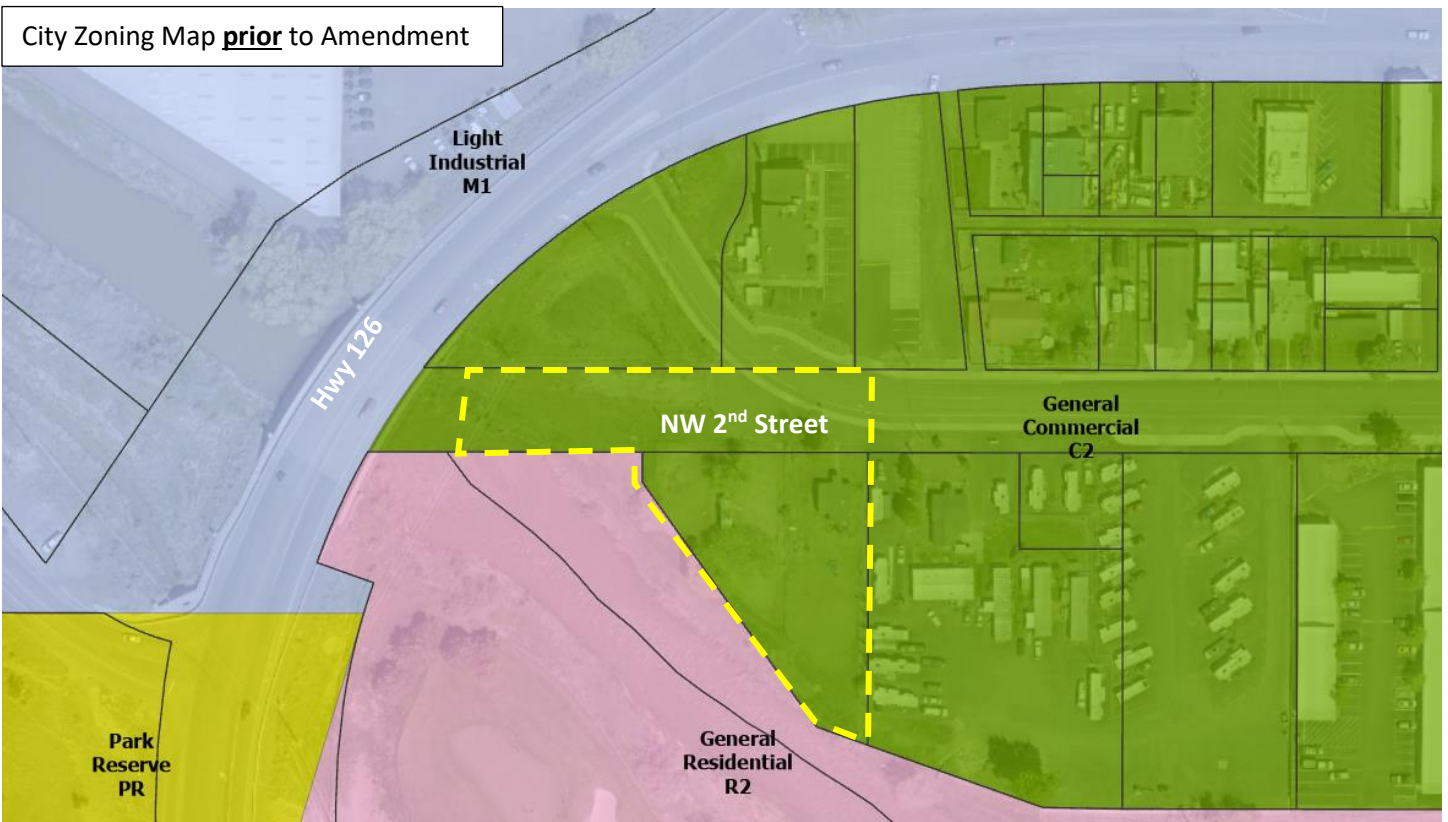
Lisa Morgan, City Recorder

Property description: Parcel 1 of PP. 2024-15 & adjacent right-of-way Map & Tax lot: 151606BA04200

Comprehensive Plan Designation: Residential change to Outlying Commercial



No change in "C2" Zoning





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

File No.:	AM-2025-100
Applicant:	City of Prineville
Notice to DLCD:	12/19/2024
PC Review:	Initial review 1/30/2024
Public Notice:	Newspaper Notice – 1/7/2025 Mailed Notice – 12/30/2024
Public Hearing:	Planning Commission – 1/21/2025
Staff:	Joshua Smith, Planning Director
Proposal:	Legislative Amendments to amend the City’s Comprehensive Plan Map. The primary purpose of this amendment is to reconcile a discrepancy between the Comprehensive Plan Map designation and the current and historic zoning of a single property.
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 of the City from 1984 was used as the base map for the plan. The current zoning map at the time filled in the rest of the Urban Growth Boundary. This created discrepancies where not all zones aligned with their Comprehensive Plan designations. This was a known issue. 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 a single property and adjacent right-of-way that has been zoned commercial (C2) since at least 1992, but has a “Residential” Comprehensive plan designation. The Planning Commission considered including this area south of NW 2nd Street from the Hwy to Meadow Lakes Drive in a previous update (Ordinance 1289), but felt it necessary to wait and see how the development pattern would evolve.

Findings:

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

Statewide Planning Goal 10, *To provide for the housing needs of citizens of the state.* This proposed change will have no impact on the housing capacity and housing needs analysis of the City, as the property is currently zone commercial. The purpose of this change is to reconcile a discrepancy between the comprehensive plan designation and the zoning map.

AM-2025-100

Amending Comp Plan map

Exhibit A – The property and right-of-way outlined in yellow on Exhibit A, is currently designated as “Residential” on the Comprehensive Plan Map. And zoned Commercial (C2) and is proposed to be developed as commercial. All development is required to be consistent with its zoning and comprehensive plan designation; therefore, the comprehensive plan designation needs to change to approve a commercial development. 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.

Planning Commission Conclusions and Recommendation:

Based on the findings stated above, the Planning Commission finds this change to be necessary to preserve the integrity of our comprehensive plan and to prevent any unnecessary hardships for the property owner. The Commission recommends City Council approve the proposed change in the Comprehensive Plan map.

EXHIBIT

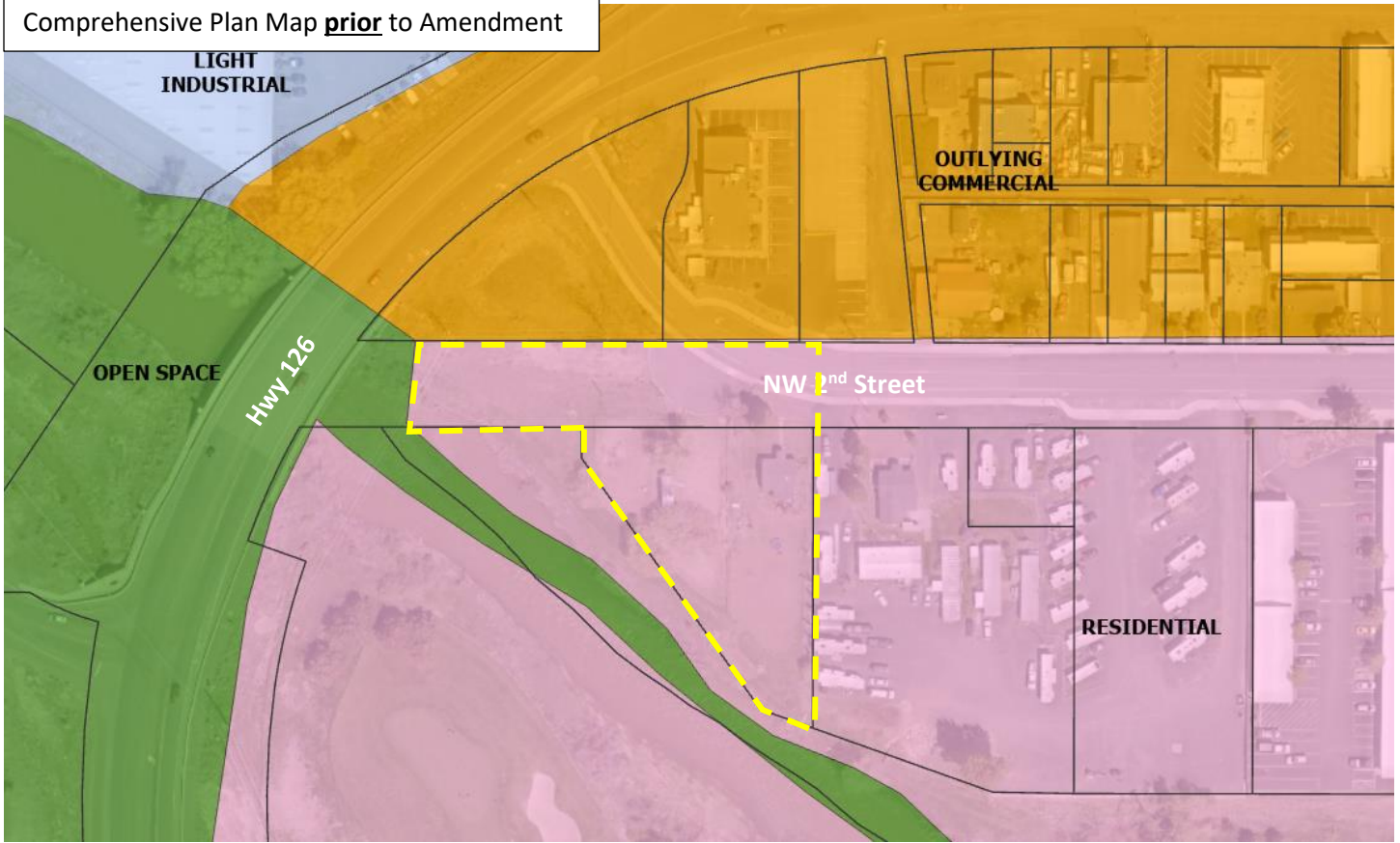
Exhibit A - Showing existing plan designations and zoning and stating the proposed change.

Marty Bailey: W M Bailey Date: 1-21-25
Planning Commission Chair

Map & Tax lots: 151606BA04200

DESIGNATION: Residential change to Outlying Commercial

Comprehensive Plan Map prior to Amendment



No change in "C2" Zoning

City Zoning Map prior to Amendment

