



City of Prineville

387 NE THIRD STREET ♦ PRINEVILLE, OREGON 97754

PLANNING DEPARTMENT

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NOTICE OF WORKSHOP

The Prineville City Planning Commission is requesting your input, regarding potential zone corrections of your property. The Commission will meet on the 16th day of April 2024, at 5:30 P.M. in the City Council Chambers of City Hall located at 387 NE 3rd Street in Prineville, Oregon.

- Please call with questions or email comments to the below staff contacts prior to the meeting. If these changes move forward you will receive another similar notice for a public hearing.

Purpose: The purpose of the workshop is to discuss potential amendments to the City's Comprehensive Plan Map and Zoning Map of multiple properties in the same area (See attached maps). The amendments will reconcile discrepancies between the two maps and the existing uses. Nothing in this proposal will change existing legal uses of your property.

Background:

City zoning operates on a two-map system, the Comprehensive Plan Map (Comp Plan) and a Zone Map. The Comp Plan Map provides basic designations of residential, commercial and industrial. This designation is the primary zone of the property (base zone). The zoning map then refines these designations into specific zones within each designation. For example, if your designation is "Residential", you should be zoned one of five residential zones (R1, R2, R3, R4 or R5).

In 2007 the City adopted its first Comprehensive plan and map, separating itself from the County. At that time an existing County Comp Plan map from 1984 was used as the base map instead of the current zoning map. This created discrepancies where the zones do not align with their Comprehensive Plan designations. These discrepancies can and have caused problems with selling, lending and/or developing property.

Proposal: As shown on the attached maps, there are three (3) areas proposed for changes. These areas are outlined by a yellow dashed line. Exhibits A & B show proposed changes to the Comp Plan map and Exhibit C shows the proposed change to the zoning map:

Exhibit A – Properties in this area have a Comprehensive Plan designation of "Light Industrial". The predominant uses are commercial and the area acts as a buffer for residential uses on the West side of Harwood St. from industrial zoning further East. The proposal for this area is to change the Comprehensive Plan designation from "Light Industrial" to "Outlying Commercial" to match the current Commercial (C2) zoning and predominant uses in this area.

Exhibit B - Properties in this area also have a Comprehensive Plan designation of "Light Industrial". The uses in this area are entirely residential. The proposal for this area is to change the Comprehensive Plan designation to "Residential" to be consistent with the surrounding area and the existing residential uses.

Exhibit C – Properties in this area include the area in Exhibit B and are proposed to have their zone changed from Commercial (C2) to Residential (R4). The area is almost entirely designated on the Comprehensive Plan as "Residential", and the uses are almost entirely residential. With this change, any existing business may remain until such time as the property develops as residential.

Staff Contact: Joshua Smith, 541-447-2367, jsmith@cityofprineville.com

Alternative contact: Tasha Brackin, 541-416-8929, tbrackin@cityofprineville.com

Attachments: Maps of proposed changes (Exhibit A, B & C).