



STAFF REPORT

MEETING DATE: 4/14/2026 **PREPARED BY:** Joshua Smith
SECTION: Council Business **DEPARTMENT:** Planning
CITY GOAL: Position the City for the future
SUBJECT: AM-2025-104 Legislative Amendments to the Comprehensive Plan

PROPOSAL: Adopt legislative amendments to the Comprehensive Plan
A. Update Chapter 2 (Zoning)
B. Update Chapter 5 (Economy)
C. Economic Opportunities Analysis (EOA)

REASON FOR CONSIDERATION:

The City’s first Comprehensive Plan was adopted and acknowledged by DLCD in 2007. An Economic Opportunities Analysis (EOA) was conducted then based on 2002 data and is the basis for the current Chapter 2 and 5 of our Comprehensive Plan. These Chapters have not been updated since. Being that the data is over the 20-year planning horizon, the City is obligated to adopt a new EOA to replace Chapter 5 and update the goals and policies of both Chapters 2 & 5. The primary purpose of an EOA is to determine the City’s commercial and industrial land need for the next 20-years. An EOA must be approved by the City and acknowledged by DLCD in order to justify any future Urban Growth Boundary (UGB) expansion.

On May 28th 2024, the City Council adopted Resolution 1595 entering into a personal services contract with ECONorthwest and 3J Consulting, to prepare an EOA and UGB expansion report. Ultimately the UGB expansion was withdrawn and is no longer in process. The City Council directed Staff to re-evaluate only the EOA and bring it back to Council for adoption. A new Draft EOA has been completed and the hearings process has been initiated, through a public notice and notice to the Department of Land Conservation and Development (DLCD).

CONCLUSIONS AND RECOMMENDATIONS:

Based on the supporting documents, Staff finds the EOA to be a fair assessment of the City’s 20-year land need. The goals and policy updates in Chapter 2 & 5 have been simplified and are now more concise to accurately reflect how the City intends to grow.

SUPPORTING DOCUMENTS:

- City Comprehensive Plan Chapter 2 update
- City Comprehensive Plan Chapter 5 update
- City of Prineville Economic Opportunities Analysis (January 2026)