



**City of Prineville**  
**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**  
**PLANNING COMMISSION STAFF REPORT**

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**PC Hearing Date:** April 3rd, 2018  
**File No.:** AM-2018-101  
**Applicant/Owner:** City of Prineville/Crook County  
**Location:** Citywide  
**Notice to DLCD:** February 23<sup>rd</sup>, 2018  
**Newspaper Notice:** Planning Commission Notice – March 20<sup>th</sup> & March 27<sup>th</sup>  
**Staff:** Joshua Smith, Senior Planner  
**Proposal:** Amend the City's Comprehensive Plan map and zoning map to be consistent with the zoning of the Airport Master Plan adopted by Ordinance 1232 on October 24<sup>th</sup>, 2017.

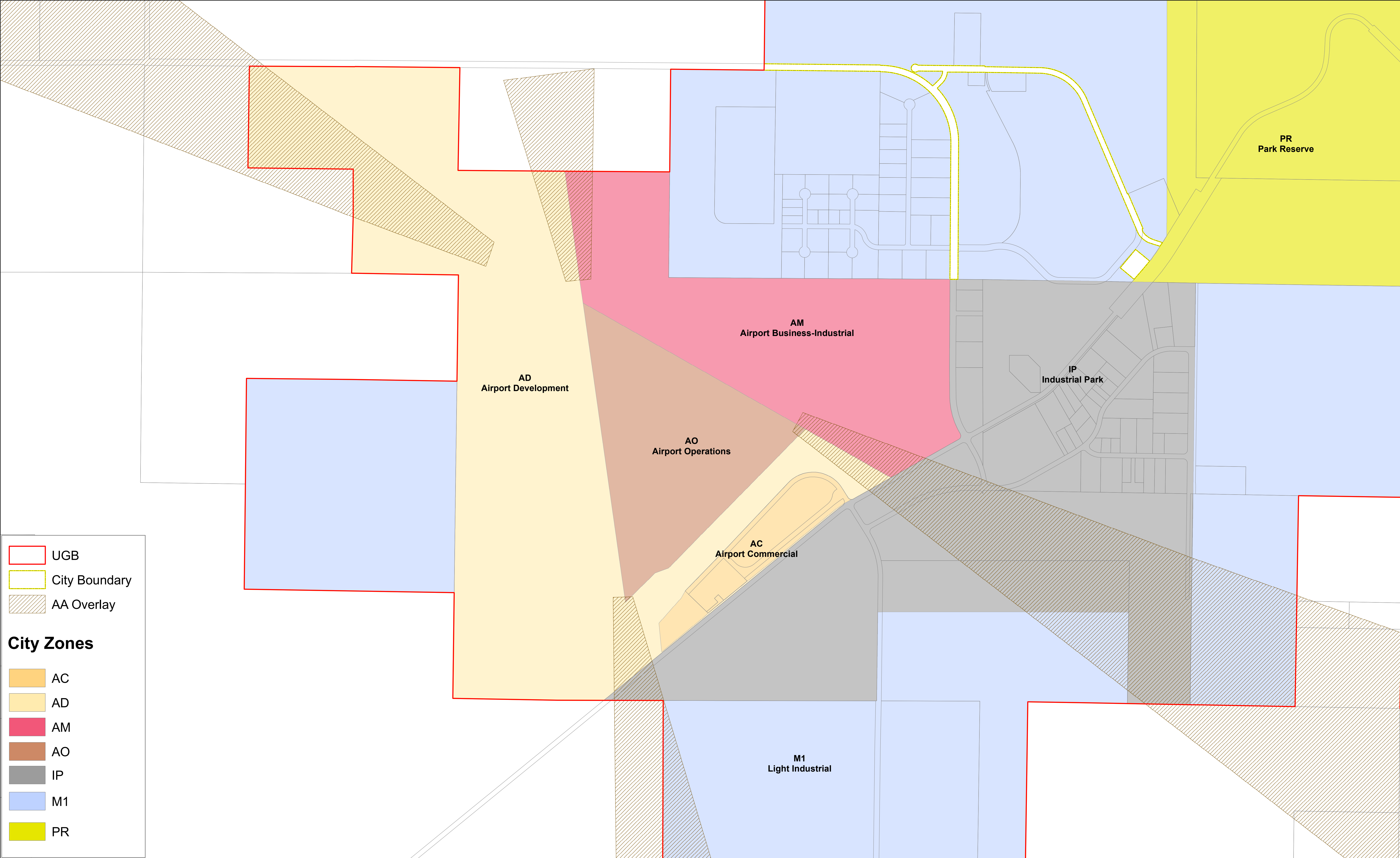
**Findings:** Applicable State Wide Planning Goals include: 1 (public involvement), 2 (Land Use Planning), 9 (Economic Development) & 12 (Transportation). The first step in meeting these goals was to have the City Airport Manager (Kelly Coffelt) go through an extensive process with the FAA to update the Airport Master Plan on behalf of the City and County. This process dates back to the year 2013 when a consultant was chosen to administer the update and a Planning Advisory Committee (PAC) was formed. The PAC was comprised of a cross section of the community and representatives of the Oregon Department of Aviation (ODA) and the Federal Aviation Administration (FAA). The PAC members served as community liaisons and participated in 4 work sessions that were followed by 4 public open houses. Public meeting dates were as follows:

- November 6, 2013 - PAC meeting #1 and open house.
- May 14, 2014 - PAC meeting #2 and open house.
- July 9, 2014 - PAC meeting #3 and open house.
- July 30, 2014 – PAC meeting #4 and open house.
- October 10, 2017 – CC First hearing of Ordinance 1232, Adopting Airport Master Plan.
- October 24, 2017 – CC Second hearing of Ordinance 1232, Adopting Airport master Plan.

The second step, is this amendment that will update the City's zoning and comprehensive plan maps to match the Airport Master Plan zoning map. The City's zoning map will slightly change with the expansion of the AC zone along Tom McCall Rd. and the expansion of the AO zones to include the runways. The Comprehensive plan map will change more significantly to include the AO zone, alter the AC zone and remove the AA zone because it should be displayed as an overlay with zone designations underneath.

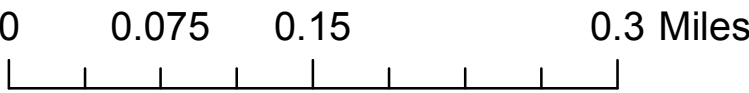
The zone definitions and purpose of each zone in the City's Land Use Code will not change. Staff recommends approval of this amendment.





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# Zoning - City Airport Area 2017



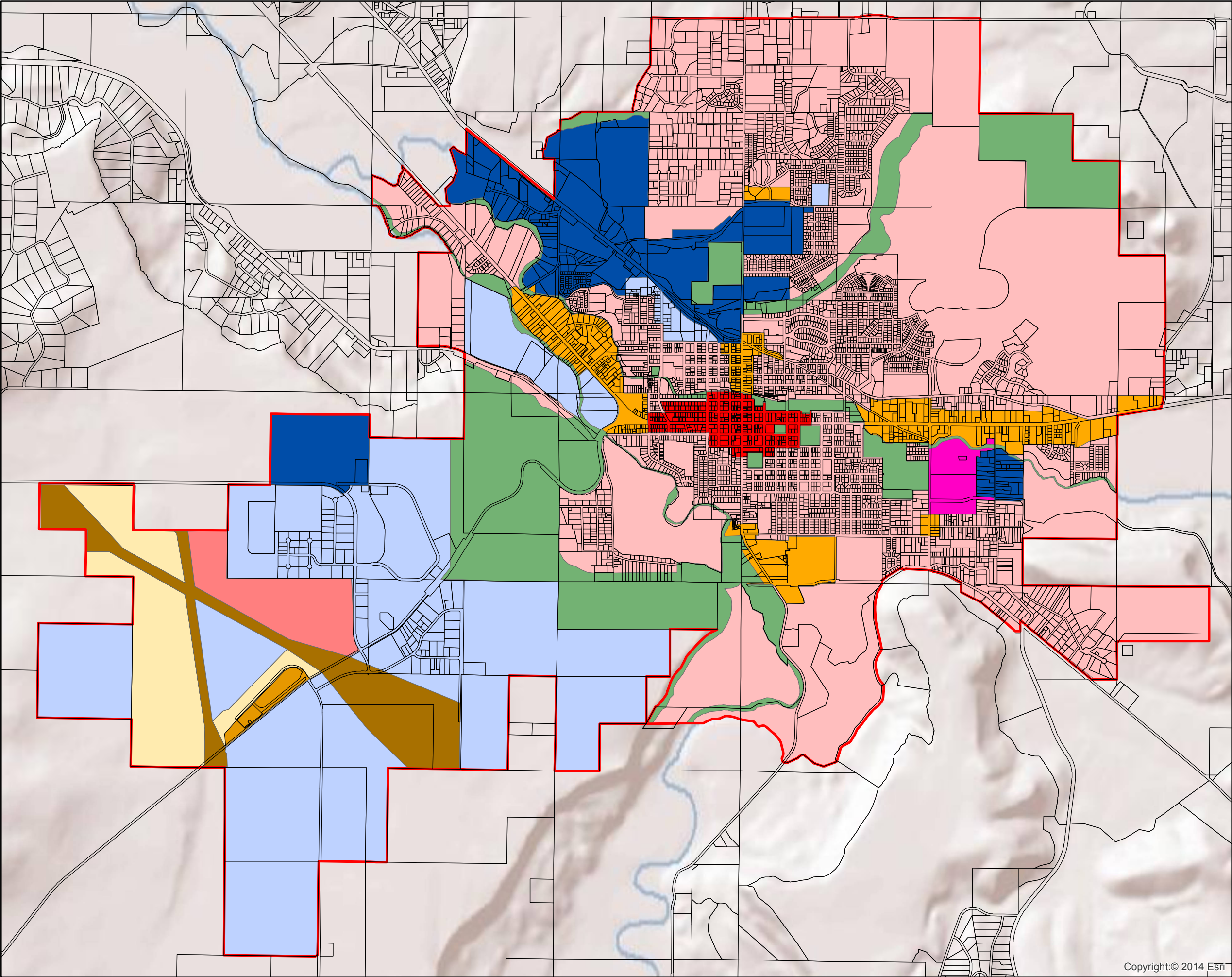
Date: 02/23/2018





# Comprehensive Plan Map Through 2017 Amendments

Application AM-2017-101  
Resolution 1327



 Parcels

 UGB

**City Comp Plan**

 AIRPORT APPROACH

 AIRPORT BUSINESS INDUSTRIAL

 AIRPORT COMMERCIAL

 AIRPORT DEVELOPMENT

 CORE COMMERCIAL

 HEAVY INDUSTRIAL

 LIGHT INDUSTRIAL

 MIXED USE

 OPEN SPACE

 OUTLYING COMMERCIAL

 RESIDENTIAL

0 1,000 2,000 4,000 Feet



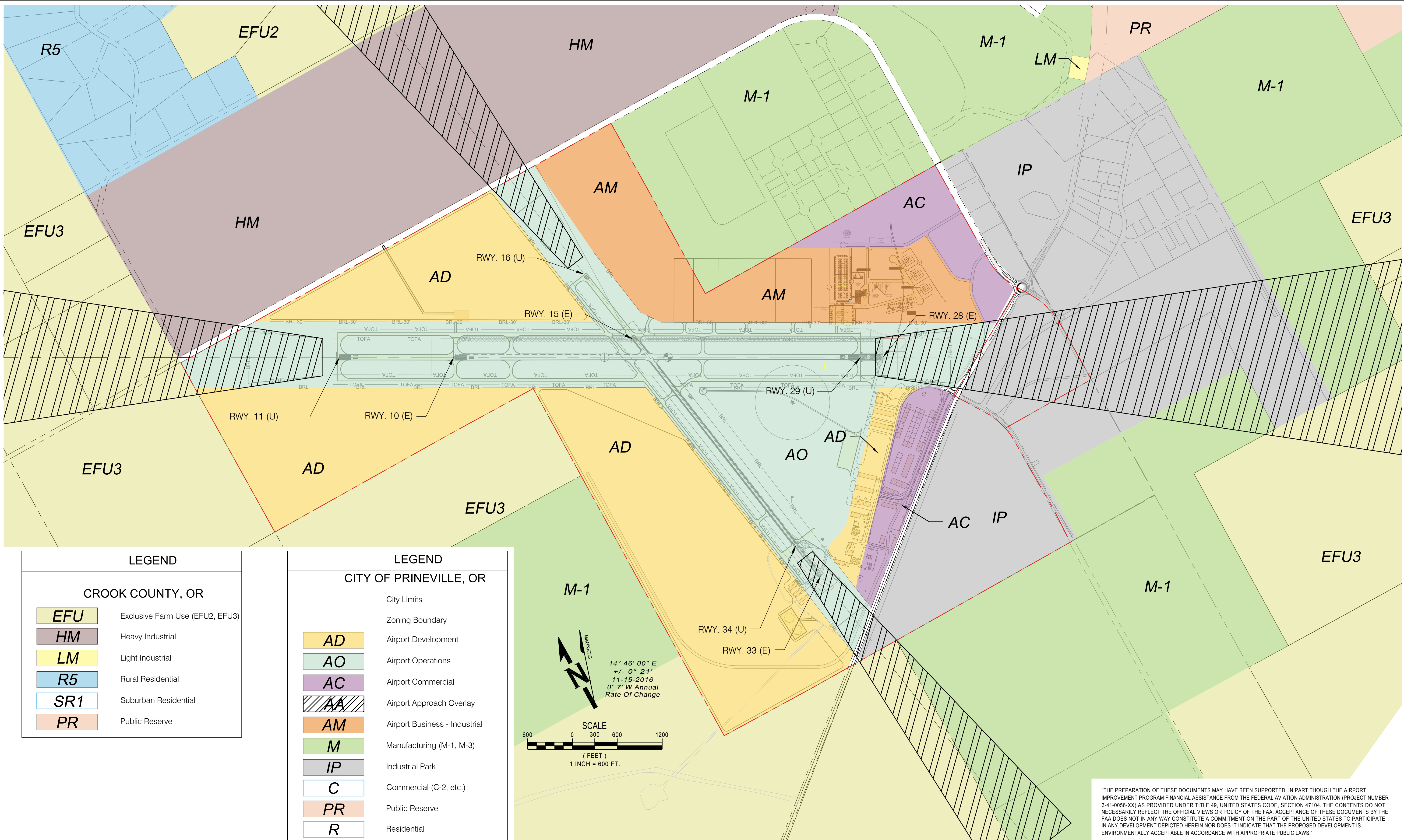
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[DATE: 2/23/2015 7:52 AM] [AUTHOR: mdane] [PLOTTER: None] [STYLE: WHP-Standard.ctb] [PATH: P:\City of Prineville\Drawings\Civil\037648-C-LU01.dwg] [LAYOUT: Sheet 12]



"THE PREPARATION OF THESE DOCUMENTS MAY HAVE BEEN SUPPORTED, IN PART THROUGH THE AIRPORT IMPROVEMENT PROGRAM FINANCIAL ASSISTANCE FROM THE FEDERAL AVIATION ADMINISTRATION (PROJECT NUMBER 3-41-0056-XX) AS PROVIDED UNDER TITLE 49, UNITED STATES CODE, SECTION 47104. THE CONTENTS DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICY OF THE FAA. ACCEPTANCE OF THESE DOCUMENTS BY THE FAA DOES NOT IN ANY WAY CONSTITUTE A COMMITMENT ON THE PART OF THE UNITED STATES TO PARTICIPATE IN ANY DEVELOPMENT DEPICTED HEREIN NOR DOES IT INDICATE THAT THE PROPOSED DEVELOPMENT IS ENVIRONMENTALLY ACCEPTABLE IN ACCORDANCE WITH APPROPRIATE PUBLIC LAWS."

 9755 SW Barnes Rd, Suite 300 Portland, OR 97225 503-626-0455 Fax 503-526-0775 www.whpacific.com	CROOK COUNTY 300 NE 3RD ST. ROOM 10 PRINEVILLE, OR 97754	CITY OF PRINEVILLE 387 NE 3RD ST. PRINEVILLE, OR 97754	SHEET INFO		REVISIONS		LAND USE PLAN			SHEET NUMBER  12
			DESIGNED DRAWN CHECKED APPROVED LAST EDIT PLOT DATE SUBMITTAL	GE/MD RT/TTW/JC MD REA 8/14/2017 8/14/2017	NO. 1 2 3	BY JC JC JC	DATE 1/25/16 2/11/16 3/3/16	REMARKS WORKING DRAFT WORKING DRAFT WORKING DRAFT	PRINEVILLE, OR PRINEVILLE/CROOK COUNTY AIRPORT LAYOUT PLAN	
			PROJECT NUMBER 037648 / 0496W		DRAWING FILE NAME 037648-C-LU01		SCALE AS NOTED			