



# City of Prineville

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### PLANNING COMMISSION STAFF REPORT

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**File No.:** AM-2018-102

**Applicant/Owner:** City of Prineville

**Location:** City of Prineville and specifically the following zones:  
Light Industrial (M1),  
Heavy Industrial (M2)  
Industrial Park (IP)

**Notice to DLCD:** 08/30/2018

**PC Workshops:** 08/21/2018 and 9/18/2018

**Newspaper Notice:** Planning Commission Notice – 10/2/2018 & 10/9/2018

**Public Hearing:** Planning Commission – 10/16/18

**Staff:** Joshua Smith,  
Planning Director

**Proposal:** Amending the text of Land use code section 153.083(G): Temporary Manufactured Dwelling or RV Park, and Chapter 153C: Temporary Worker Housing Site.

#### **Background**

The City of Prineville is proposing text amendments to its land use code for section 153.083(G) Temporary Manufactured Dwelling or RV Park, and Chapter 153C Temporary Worker Housing Site. Chapter 153.083(G) was last updated in 2017 by Ordinance 1229, which added the reference to RV Parks. Chapter 153C was created in 2016 by Ordinance 1223 and has not been amended. The purpose of the proposed amendments are to correct errors, refine the code to be better understood, reduce restrictions, increase time constraints, add the Heavy Industrial(M2) Zone and combine all code related to Temporary Worker Housing into Chapter 153C.

The proposal flows from city staff experience attempting to utilize the current code in working with several potential developers of Temporary Workforce Housing. The initial code sections related to Temporary Worker Housing were implemented quickly in response to a housing shortage in the community combined with the need for a large temporary workforce due to several large concurrent construction projects. Since the original Chapter 153C was introduced, staff has benefited from the experience of approving one temporary worker housing site, working with other proposed sites, and receiving feedback from the industries needing the temporary workers.

To date only one offsite worker housing project has been approved but not constructed. The primary reason given for the delay in construction is the maximum 3 year duration of approval. The limitation of one worker housing site per project and size limitations were also a factor in not moving forward.

City staff held two Planning Commission workshops to update the code. The Commission agreed to most of the staff recommended changes but ultimately directed staff to eliminate the arbitrary time limits and just concentrate on limiting the temporary housing to the completion of the construction project.

### **Consistency with the Comprehensive Plan**

Oregon laws require that proposed changes to the land use code are consistent with the Comprehensive Plan.

Planning staff believe the citations shown below show how the amendments to Chapter 153.083(G) and Chapter 153C are consistent with the City's Comprehensive Plan.

### ***Chapter 2 - Urban Land Use and Zoning Designations***

#### **Industrial Zone Values and Policies**

- *Industrial areas that are served by adequate community transportation, convenient connections to highway access, workforce housing, water, and sewer, communication, power and gas systems will have a competitive advantage in the Central Oregon Region.*
- *Industrial zones should provide the greatest density of manufacturing jobs per acre, exclusive of workforce housing, and be located in places that do not disrupt the function of other land uses.*
- *Industrial activities should include buffers to protect any nearby neighborhoods and/or workforce housing from the negative effects of industrial activities. Heavy industrial uses should be located away from residential neighborhoods.*
- *Industrial areas that provide a wide choice of parcel sizes including workforce housing options are highly desirable.*

### **Staff Recommended Amendments**

On occasion the City's Land Use Code should be reviewed and amended if needed. In this case there were a few items that City Staff wanted to address regarding work force housing. Knowing some amendments were needed, staff decided to use this opportunity to fully address the implementation issues with the Temporary Workforce Housing Code. The proposed changes will not negatively effect property values or impose new regulations, therefore; a Measure 56 notice is not required.

The proposed amendments are provided in track changes as "Exhibit A". Under each amendment section is a purpose statement explaining the reason for the change. Staff discussed these amendments in a workshop with the Planning Commission on 08/21/2018 and 9/18/2018.

### **Staff Conclusions and Recommendation**

The proposed amendments will simplify, clarify and correct errors in the City's Temporary Worker Housing codes. Staff recommends these amendments be recommended to City Council for approval.

### **EXHIBITS**

Exhibit A – Staff Recommended Amendments