



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT

File No.: AM-2018-103

Applicant/Owner: City of Prineville

Location: City of Prineville, specifically the C2 zone

Workshops: 8/21/2018 & 9/18/2018

Notice to DLCD: 08/30/2018

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

Public Hearing: Planning Commission – 10/16/18

Staff: Joshua Smith,
Planning Director

Proposal: Add the crematorium use to the C2 zone as a type 2 conditional use, as it was in the 1998 version of the Land use code.

Background

During the 2011 code update process, the uses within each zone were converted to a table format for easier reference. During the initial conversion process it appears the use of a funeral home & crematorium in the C2 and C1 zones as a type 2 conditional use was omitted when it was separated into two use categories (shown below). The Planning Commission at the time edited the tables line by line, determining the best zones for each use. The Commission rarely removed a use completely if it was a previous use. In this case they may have omitted it because of the perception that it wasn't there to begin with.

During the workshop meeting on August 21st 2018, staff mentioned the issue to the Commission and the possible cause. In review, the Commission agreed the omission may have been in error for the C2 zone but not the C1 zone. They stated that the existing crematorium in the C2 zone has had no issues and that the C1 downtown zone is not an appropriate location for that type of use. The Commission directed staff to update the use tables to include crematoriums in the C2 zone as a Type 2 conditional use.

Code History

1. Original 1998 code

§ 153.050 GENERAL COMMERCIAL C-2 ZONE.

(C) Conditional uses permitted. In a C- 2 Zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of this section and § 153.135 et seq.

(2) Type II conditional uses.

(1) Mortuary, undertaking or funeral parlor, crematorium or mausoleum.

2. Conversion to table form omitted use in C2 zone?

<u>Use Classification</u>	C-1	C-2	C-3	C-4	C-5	M-1	M-2	M-3
Mortuary, Funeral Home	C2	C2						
Mortuary, Funeral Home (with crematorium or mausoleum)						C1		

3. It remained omitted through the hearings process and final edits.

Mortuary, Funeral Home	T1 T2	T1 T2						
Mortuary, Funeral Home (with crematorium or mausoleum)						T1	<u>T1</u>	

Staff Recommended Amendment

The proposed changes will not effect property values or impose new regulations, therefore; a Measure 56 notice is not required.

The proposed amendment is provided in track changes as "Exhibit A".

Staff Conclusions and Recommendation

The proposed amendment will correct what has been identified as an error made in a previous code update. Staff recommends these amendments be recommended to City Council for approval.

EXHIBITS

Exhibit A – Staff Recommended Amendment