



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT

File No.: AM-2019-101

Applicant/Owner: City of Prineville

Location: City of Prineville

Notice to DLCD: 7/16/2019

PC Workshops: 08/6/2019

Newspaper Notice: Planning Commission Notice – 8/9/2019 & 8/13/2019

Public Hearing: Planning Commission – 8/20/2019

Staff: Joshua Smith,
Planning Director

Proposal: Amend Comprehensive Plan Chapter 7 (Housing) based on the recently updated Buildable Land Inventory and Housing Needs Analysis.

Background

The City of Prineville adopted our current Comprehensive Plan in 2007 by Ordinance 1143. There have only been minor changes to that plan associated with Marijuana (Ordinances 1212, 1215 & 1222). The Department of Land Conservation and Development (DLCD) provided a grant opportunity called the “Oregon Housing Needs Project” to provide technical assistance to communities needing to update their Buildable Lands Inventories and Housing Needs Analysis. The grant administered by the State was awarded to the City of Prineville and accepted by City Council on September 25th, 2018 by Resolution 1372. A local Technical Assistance Committee was formed that held 4 meetings on the various drafts of the studies and held one public open house on March 23rd, 2019. The final studies were provided to the City in June of 2019 in three documents; Residential Buildable Lands Inventory, Housing and Residential Needs Assessment and a Housing Strategies Report.

Consistent with Statewide Planning Goal 10

Oregon Statewide Planning Goal 10 requires Cities to provide for the housing needs of the State. The Goal requires a Buildable Lands Inventory and plans that encourage the availability of adequate numbers of needed housing. The plans created for the City as listed above, meet the requirements of Goal 10 and now need to be incorporated into the City’s Housing Chapter of the Comprehensive Plan (Chapter 7).

Staff Conclusions and Recommendation

The proposed changes will not negatively effect property values or impose new regulations. The Housing Chapter is used as a basis to create Land Use Code language and justify whether the City should expand it’s UGB. Staff has used the information in the study documents to update the housing data and simplify the goals and policies of the chapter. The Chapter is now much sorter with references to the Housing Analysis documents for further detail if desired as well as reducing the goals and policies from 6 Goals and 93 policies to 1 Goal and 15 policies. Staff recommends these amendments be recommended to City Council for approval.

EXHIBITS

Exhibit A - Staff Recommended replacement of Comprehensive Plan Chapter 7