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

File No.:	AM-2021-100
Applicant/Owner:	City of Prineville
Location:	City of Prineville
Notice to DLCD:	4/21/2021
PC Review:	4/20/2021
Newspaper Notice:	Planning Commission Notice – 5/04/2021
Public Hearing:	Planning Commission – 5/18/2021
Staff:	Joshua Smith, Planning Director
Proposal:	Legislative Text Amendment, amending specific sections of the land use code. These amendments will update ADA related code and terminology and how Accessory Dwelling Units (ADUs) and Partitions are processed.
Criteria:	Chapter 153 sections 153.230 – 153.236, 153.252

Background
First, the City of Prineville is completing an ADA transition plan that identified terminology within City code that is out of date and should be amended. Second, the City updated its land use code through Ordinance 1262 to adhere to requirements of HB2001 regarding housing. That Ordinance should have changed the approval process of ADUs from a conditional use to an outright use. This allows them to be approved similar to a single family home without a lengthy notice process. Finally, the city's partition processes are slightly out of date and contradictory with other portions of the code that have previously been updated.

Consistent with Statewide Planning Goal 2
Oregon Statewide Planning Goal 2 requires Cities to establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The proposed amendments specifically address Goal 2 by providing a clear process for ADUs and partitions.

Staff Conclusions and Recommendation
The proposed amendments will provide consistency in ADA terminology and changes to the land use code, that provide more clear and less time consuming processes for ADU and Partition applications.

Staff recommends these amendments be recommended to City Council for approval.

EXHIBITS
Exhibit A - Staff recommended changes