



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

Hearing Date: November 17, 2009

Staff: Scott Edelman, Senior Planner

Topic: Amendment to Code of Ordinances to allow additional extensions of land use decisions during times of economic distress

Discussion:

The Prineville Code currently allows a maximum of three one-year extensions of a land use decision. The first extension, if granted, does not impose any additional criteria beyond the conditions stated in the original land use decision. The second and third extensions are only granted if criteria have not changed. In practice, the city has allowed such extensions when criteria have changed as long as the applicant updates the project to meet current criteria.

Generally, three extensions are sufficient to meet the needs of developers without overly burdening the city with tracking and reserving capacity in public facilities. However, the current economic situation has caused many developments to be put on hold indefinitely. For the most part, the land use decisions from the past several years that are still active (meaning project not completed) were applied for and approved under different economic expectations than developers face today.

Therefore, staff is proposing the amendment shown in the attached document. The amendment would allow the City Council to declare a period of economic emergency under which additional extensions may be granted.

Planning Commission Action:

The Planning Commission shall hold a public hearing on the proposed amendment to the Prineville Code and shall make a formal recommendation to City Council.