



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

File No.:	AM-2014-102
Applicant:	City of Prineville
Location:	City of Prineville
Notice to DLCD:	08/21/14
Newspaper Notice:	9/23/14 & 9/30/14
PC Public Hearing:	10/07/14
Related Approvals:	AM-2013-103 TSP update
Staff:	Joshua Smith Senior Planner

Proposal: The City of Prineville is proposing to amend its Land use Code. The last full update of the code was completed in 2011 by Ordinance 1180. The purpose of the proposed amendments are to coordinate street classifications with the recently approved Transportation Systems Plan (TSP), correct errors from the previous update and provide clarification of certain sections.

Staff Findings

An attached list of the proposed amendments are provided in track changes. Under each amendment is a purpose statement explaining the reason for the change.

Generally every 5 years codes should be reviewed and amended if needed. In this case the City passed a new TSP that required changes within our land use code and issues in our livestock code regarding bees was brought to the City's attention. Knowing some amendments were needed, staff decided to use this opportunity to clean up the code by correcting other issues that have arisen since the full code update in 2011. The proposed changes will not effect property values or impose new regulations, therefore; a Measure 56 notice is not required.

The Commission discussed these amendments in two workshops prior to this public hearing on 07/15/2014 and 08/19/2014. After the second meeting the Planning Commission agreed to move forward with a public hearing.

Conclusions and Recommendation

The proposed amendments will simplify and correct errors made during the last update as well as coordinate our land use code with the City's new TSP. Staff recommends a recommendation of approval by the Planning Commission to City Council for adoption.

EXHIBITS

Exhibit A – Housekeeping edits 2014

PLEASE NOTE: IT IS VERY IMPORTANT THAT THE WORDING OF A MOTION FOR DECIDING ON A LAND USE APPLICATION BE STATED AS PROVIDED BELOW, PRIMARILY TO ENSURE THAT THE STAFF REPORT AND PUBLIC RECORD ARE INCORPORATED INTO THE DECISION AS PART OF THE FINDINGS OF FACT.

MOTION IN FAVOR

*The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Favor of this Amendment. I Move that the application be **Recommended** to City Council for approval.*

MOTION IN OPPOSITION

*The Staff Report and record of tonight's proceedings are hereby incorporated as Findings of Fact in Opposition to this Amendment I Move that the request be **DENIED** based upon Findings of Fact in opposition to the application.*

Date this 7th day of October 2014



Joshua Smith, Senior Planner