



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
STAFF REPORT

Prineville Planning Commission Staff Report

Date: July 5, 2016
File No.: AM-2016-101
Applicant/Owner: City of Prineville
Location: Light Industrial (M1) and Industrial Park (IP) Zones with City
Notice to DLCD: 6/15/2016
Newspaper Notice: Planning Commission Notice – 6/28/16 and 7/1/16
Public Hearing: Planning Commission - 7/5/16
Staff: Phil Stenbeck, Planning Director
Proposal: Addition of Chapter 153C, Temporary Worker Housing Site to the City of Prineville Land Use Code.

Background

The Prineville City Council takes seriously the economic conditions within the City. To this end, the City Council wants to ensure that economic investment and development of businesses within Prineville are supported by land use regulations which help them achieve their goals. The City Council also takes seriously the quality of life in Prineville and to this end wishes to create land use regulations which combine local business opportunities and quality of life in a harmonious manner and at the same time preserves the history of Prineville.

The rental housing market in Prineville appears to not be able to keep up with the demand for housing which appears to be brought on by a regional economic upturn and significant business investment in Prineville by new and existing businesses. This is evidenced by Exhibits A and Exhibit B attached which are written communications from Fortis Construction and Rosendin Electric explaining the situation and raising awareness about the concern.

Currently, millions of dollars in new construction are occurring within the City of Prineville, including but not limited to over 700,000 square feet of data center development alone. This construction activity is the catalyst for approximately 600 construction jobs with more construction jobs anticipated in the near future. Prineville's and the regions rental housing market is struggling to accommodate the influx of employees in the construction industry with local workers staying in rental housing as far away as LaPine, Oregon.

In response to this urgent identified need, the City Council has asked Planning staff to work with the Planning Commission in developing a Temporary Worker Housing Site Land Use Code.

As you may recall, the Planning Commission held a workshop on this subject on June 14, 2016 at which time they asked staff to schedule a public hearing on this and on July 5, 2016 at which time the Planning Commission reviewed, commented on the draft and asked Planning staff to move forward on this request at the July 19, 2016 Planning Commission meeting.

Attached please find as Exhibit C which is the draft of the proposed Chapter 153C.

Consistency with the Comprehensive Plan

The proposal before the Planning Commission flows from a request by the City Council to makes changes to the City Land Use Code which address the emergency worker housing crisis in Prineville. Oregon laws require that proposed changes to the land use code are consistent with the Comprehensive Plan.

The citations below show how the new proposed Chapter 153 C appears to be consistent with the City's Comprehensive Plan.

City of Prineville Comprehensive Plan

Chapter 2 - Urban Land Use and Zoning Designations

Industrial Zone Values and Policies

- Industrial areas that are served by adequate community transportation, convenient connections to highway access, workforce housing, water, and sewer, communication, power and gas systems will have a competitive advantage in the Central Oregon Region.
- Industrial activities should include buffers to protect any nearby neighborhoods and/or workforce housing from the negative effects of industrial activities. Heavy industrial uses should be located away from residential neighborhoods.
- Industrial areas that provide a wide choice of parcel sizes including workforce housing options are highly desirable.

Planning Commission Finding #1 – the Prineville Planning Commission finds that there is an emergency worker housing crisis occurring in Prineville. The Planning Commission finds that Exhibit A and Exhibit B are evidence of the worker housing crisis. Exhibit A and Exhibit B are letters from contractors working locally who are struggling to find adequate housing for the workers they employee.

Planning Commission Finding #2 – the Prineville Planning Commission finds that proposed Chapter 153 C, titled Temporary Worker Housing Site, is consistent with the City of Prineville's Comprehensive Plan Industrial Land Use Policies as shown by the Policies from Chapter 2 of the City's Comprehensive Plan found written in this staff report.

Planning Commission Finding #3 – the Prineville Planning Commission further finds that proposed Chapter 153 C, titled “Temporary Worker Housing Site”, creates additional housing opportunities which were previously not available in the M1 and IP zones and may help address the identified worker housing crisis by opening up worker housing opportunities within Prineville.

Recommendation

Staff respectfully requests that the Planning Commission make a recommendation to the City Council on this proposal.