

**ORDINANCE NO. 1279**  
**AN ORDINANCE AMENDMENT IN THE CITY’S COMPREHENSIVE PLAN MAP**  
**DESIGNATION OF PROPERTY FROM LIGHT INDUSTRIAL TO OUTLYING**  
**COMMERCIAL AND THE ZONING MAP DESIGNATION FROM LIGHT INDUSTRIAL**  
**(M1) TO CONVENIENCE COMMERCIAL (C4)**

**Whereas**, City of Prineville (“City”) adopted a Comprehensive Plan on or about April 10, 2007, pursuant to Ordinance 1143 and codified in Chapter 154 of the Prineville City Code; and

**Whereas**, the City of Prineville (“City”) Code establishes the policy and procedure to change the Comprehensive Plan Map designation and the Zoning Map designation of a property. Pursuant to such policy and procedure a property owner or owner’s representative may initiate a request to change the zoning of a property: and

**Whereas**, Empire Construction and Development (Sally DeMoss) as authorized representative for Gary Bell, the owner of property described as lot 8 of the Tom McCall Industrial Park Subdivision (the property), also known as T15, R15, S02DD Tax Lot 00500 has applied for a change to the Comprehensive Plan Map designation from Light Industrial to Outlying Commercial and the Zoning map designation from Light Industrial (M1) to Convenience Commercial (C4); and

**Whereas**, pursuant to Section 153.252.020 of the Code, required notice was submitted to the Department of Land Conservation and Development and published 10 days prior to the initial public hearing scheduled for September 20, 2022; and

**Whereas**, on September 20<sup>th</sup>, 2022, the City Planning Commission held a public hearing and consented to the amendments and recommended the City Council approve the proposed amendments to Comprehensive Plan Map and Zoning Map shown in Exhibit A, attached hereto and by this reference made a part hereof; and

**Whereas**, pursuant to Section 153.252.020 of the Code, required notice was published 10 days prior to the City Council hearing of a legislative change scheduled for October 11, 2022; and

**Whereas**, the Prineville City Council conducted a public hearing on October 11, 2022, which consisted of the opportunity of written and oral testimony, review of staff reports, and consideration of the recommendations of the City of Prineville Planning Commission.

**NOW, THEREFORE**, the people of the City of Prineville ordain as follows:

1. That the City’s Comprehensive Plan Map and Zone Map are hereby amended as shown on Exhibit A with the following conditions:

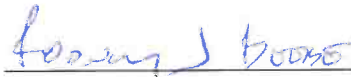
A) The zone change is contingent upon substantial development of the submitted concept plan. The City reserves the right to revert the zone back to Light Industrial (M1) should uses specific to the Convenience Commercial (C4) zone not materialize. Reversal would require a similar process with notice to the owner, a recommendation from the Planning Commission and City Council approval.

B) The site plan approval shall limit the proposed development to a trip cap of 1,027 weekday daily trips or 96 weekday p.m. peak hour trips based on the “worst-case” development potential in the current M1 zone.

2. The City Recorder shall place a certified copy of this Ordinance in the City’s permanent records.


3. The Ordinance shall be effective 30 days following its passage by the City Council.

Presented for the first time at a regular meeting of the City Council held on October 25, 2022, and the City Council finally enacted the foregoing ordinance this 25<sup>th</sup> day of October, 2022.



\_\_\_\_\_  
Rodney J. Beebe  
Mayor

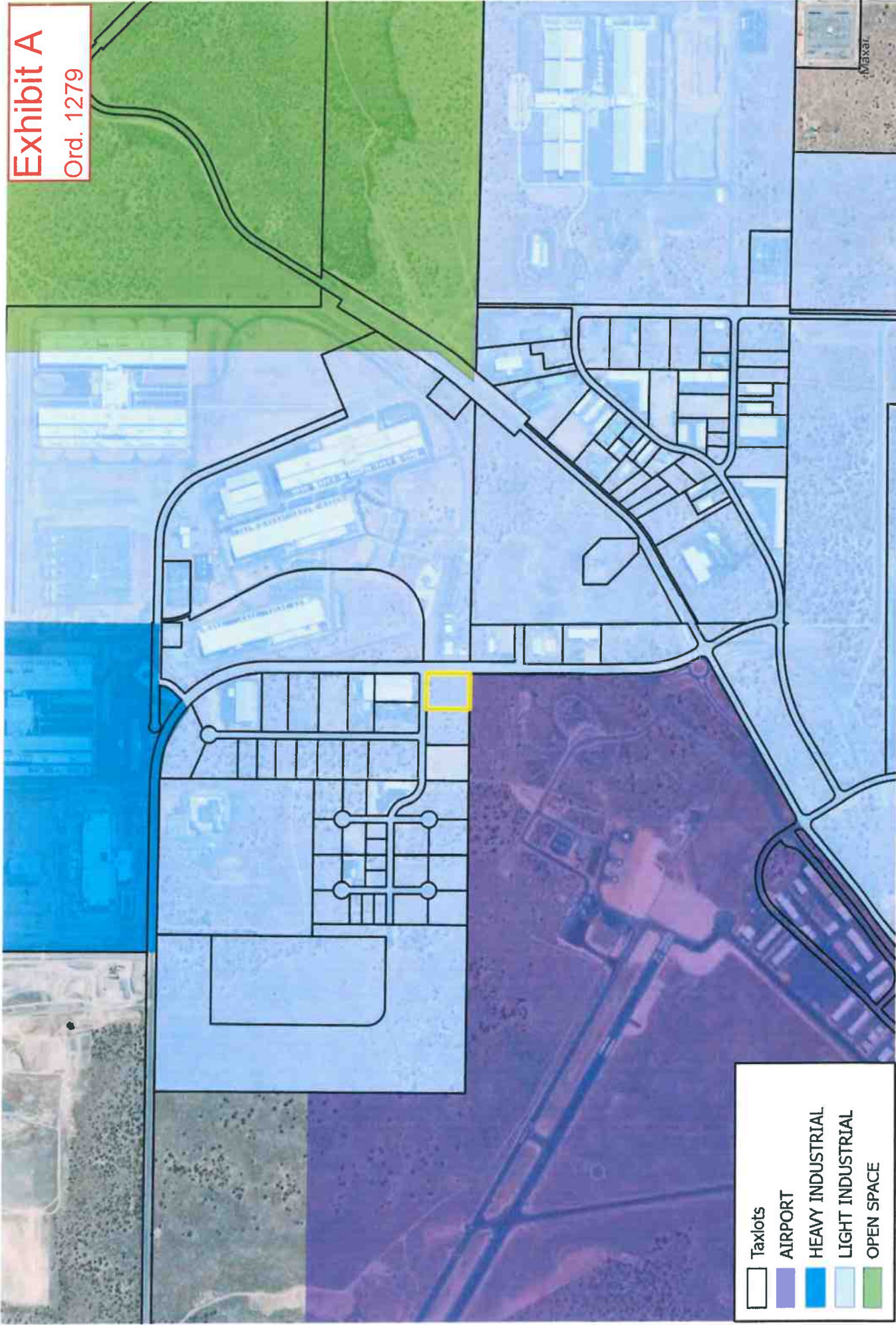
ATTEST:



\_\_\_\_\_  
Lisa Morgan, City Recorder

# Exhibit A

Ord. 1279



- Taxlots
- AIRPORT
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- OPEN SPACE

2021 Aerial Date: 7/26/2022



## AM-2022-100 Current Comp Plan Designation Light Industrial

**Exhibit A**  
Ord. 1279

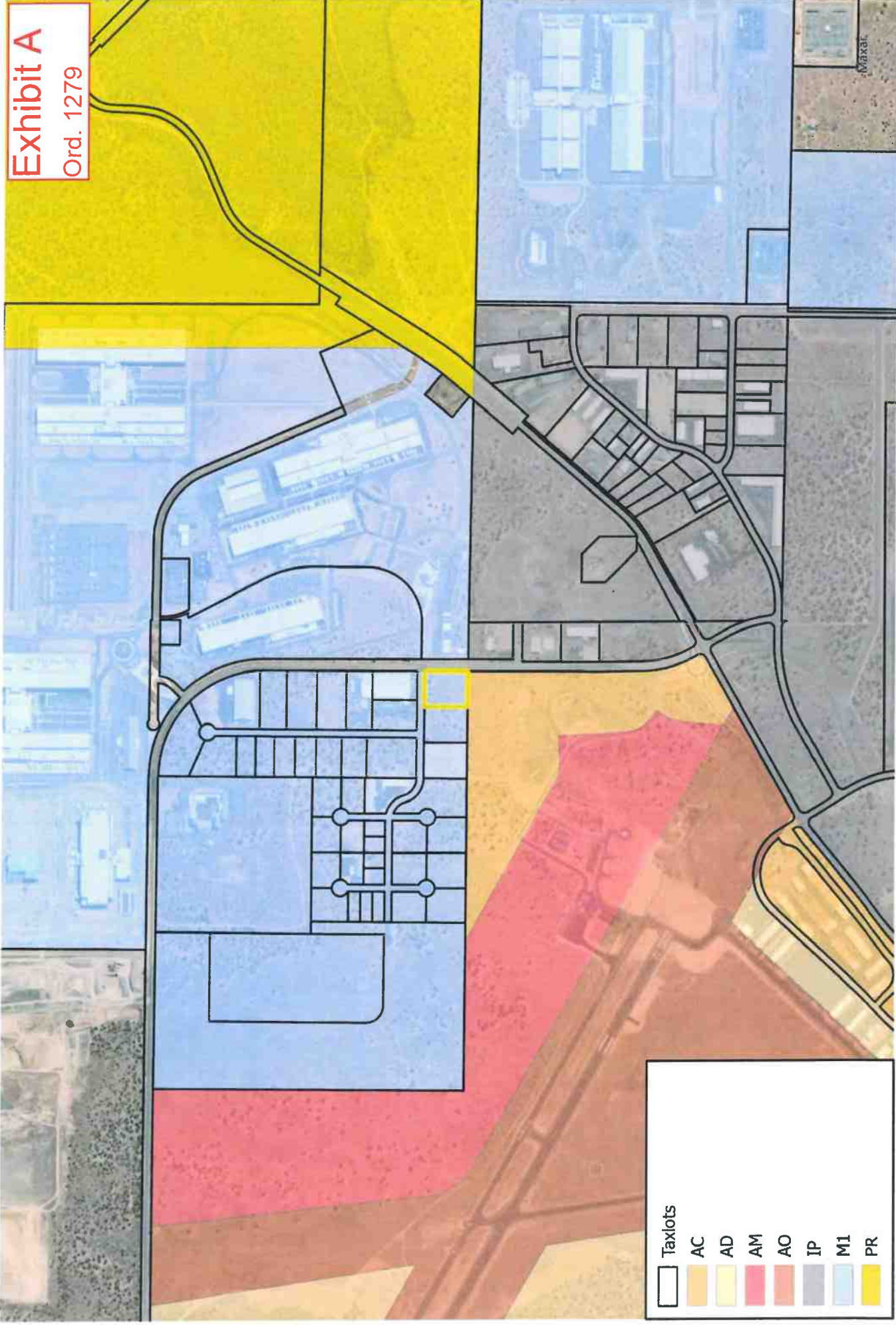


2021 Aerial Date: 7/26/2022



**AM-2022-100**  
**Proposed Comp Plan**  
**(Outlying Commercial)**

**Exhibit A**  
Ord. 1279

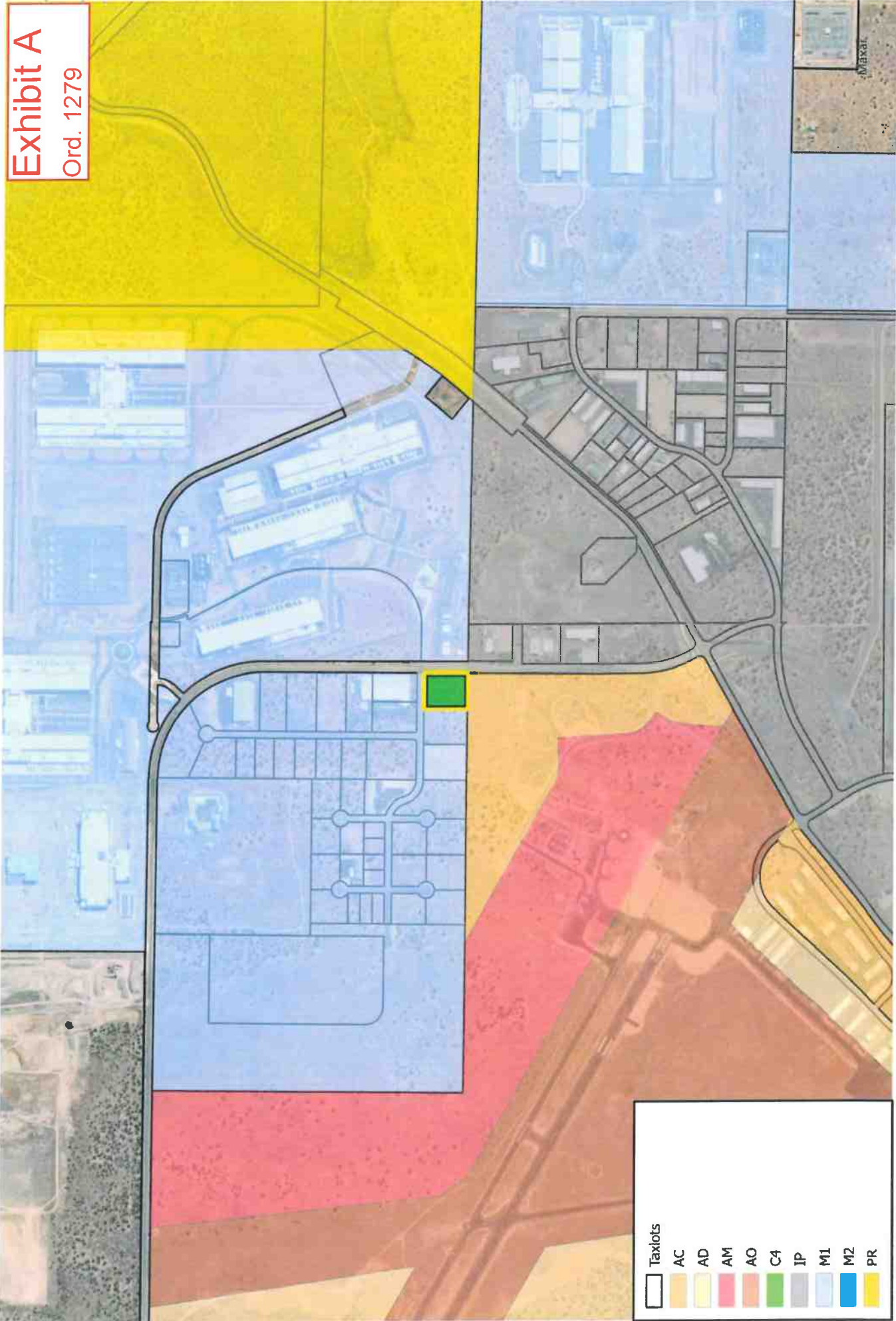


2021 Aerial Date: 7/26/2022



**AM-2022-100**  
**Current Zone Designation**  
M1 - Light Industrial

**Exhibit A**  
Ord. 1279



Taxlots	
[White box]	AC
[Light blue box]	AD
[Light green box]	AM
[Light orange box]	AO
[Green box]	C4
[Light purple box]	IP
[Light blue box]	M1
[Blue box]	M2
[Yellow box]	PR

2021 Aerial Date: 7/26/2022



**AM-2022-100**  
**Proposed Zone C4**