

ORDINANCE NO. 912

AN ORDINANCE AMENDING THE CITY ZONING MAP LYING SOUTH OF THE OCHOCO HWY. EASTERLY OF THE INTERSECTION WITH WILLIAMSON DRIVE, LOCATED IN THE NE 1/4 OF SECTION 4(4AB), TOWNSHIP 15, RANGE 16 EAST OF THE WILLIAMETTE MERIDAN.

NOW THEREFORE, the City of Prineville does ordain as follows:

SECTION 1.

- A. The City of Prineville, Oregon recognizes that the Prineville Zoning Map may be in need of periodic revision and amendment to improve its compliance with the Prineville Comprehensive Plan. The City recognizes a request by Reid Bros., Agent for Edith Higbee, for a Zone Map Amendment.
- B. The City Council further takes notice the City Planning Commission pursuant to Ordinance No. 807, conducted public hearings on December 2, and December 16, 1986 and forwarded a recommendation of approval of Application No. P-A(M)-12-86 to the City Council.
- C. The City Council conducted a public hearing January 13, 1987 and received reports and testimony relative to the request.

SECTION 2.

Pursuant to the authority and in accordance with procedures requested by Articles 8 and 9 of the Prineville Zoning Ordinance No. 807, the City Zoning Map is by this Ordinance amended as follows:

Lot Three (3) and the East 20 Feet of Lot Four (4) of Schnoors Tract according to the official plat thereof on file and of record in the office of the County Clerk of Crook County Oregon.

The amendment is based upon the following findings and conclusions:

FINDINGS:

- 1) The request involves a 1.3 acres lot off the Ochoco Highway just east of Williamson Drive. ( Lot 3 of Schnoors Subdivision, T 15 S., R 16 E., Sec. 4 AB; TL 400).

FINDINGS CONTD:

- 2) Applicant owns the property adjacent to the east, and operates OMCO.  
This property is zoned C-2.
- 3) OMCO is involved with the manufacture of water tankers and firetrucks.
- 4) As shown on the Prineville Zoning Map of 1978, the subject property is zoned R-2, General Residential. Applicant requests to have the zoning changed from R-2 to C-2, Outlying Commercial. Applicant points out that rezoning the property from R-2 to C-2 will allow expansion of the existing commercial facilities on the property adjacent to the east.
- 5) Proposed use of the property, if rezoned, is for storage of vehicles, etc. This type of use is allowed on a Conditional Use basis in the C-2 Zone.
- 6) The existing land use of subject property is vacant land/ pasture, and a dwelling.
- 7) Area Land uses include:
  - South- Residential
  - East- OMCO, then vacant land used as pasture
  - North- Various commercial activities across Ochoco Highway
  - West- Residential
- 8) Subject property is designated as Commercial on the Comprehensive Plan Physical Development Map.
- 9) No opposition was received or heard prior to or during the two public hearings.
- 10) Applicant has shown that the present site is too small for the existing business, and other surrounding properties are either unavailable or undesirable.

Therefore, the aforementioned described property is hereby changed from a R-2 (General Residential Zone) to C-2, Outlying Commercial

FIRST READING

January 27th, 1987

SECOND READING

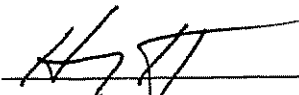
February 10, 1987


AYES 7

NAYES 0

Passed by the City Council  
and endorsed by me this 10th  
day of February 1987

Signed this 10th Day of  
February, 1987

  
HENRY HARTLEY, CITY ADMIN./RECORDER

  
WALLACE BOE, MAYOR