



**Location:** City Hall – Council Chambers  
**Date:** April 08, 2025  
**Time:** 6:00 PM

## City Council Meeting Agenda

Mayor Jason Beebe, Council Members Steve Uffelman, Janet Hutchison, Shane Howard, Jerry Brummer, Scott Smith, Marv Sumner and City Manager Steve Forrester

Attend telephonically by calling 346-248-7799 Meeting ID 947 5839 2608 Passcode: 123456

### Call to Order

### Flag Salute

### Additions to Agenda

### Consent Agenda

- [1.](#) Regular Meeting Brief 3-25-2025

### Visitors, Appearances and Requests

### Council Presentations

### Council Business

- [2.](#) EDCO Presentation and Request - Kelsey Lucus
- [3.](#) Intent to Award 2025 Ochoco Mill Apartments Waterline Improvements - Casey Kaiser
- [4.](#) Consideration of CASA Proclamation - Sponsor Mayor Beebe
- [5.](#) Consideration of Proclamation for Vietnamese American Remembrance Day - Sponsor Mayor Beebe

### Staff Reports and Requests

- [6.](#) City Manager's Report - Steve Forrester

### Council Reports

### Ordinances

- [7.](#) Ordinance No. 1300 - Amendment in the City's Comprehensive Plan to Update Chapter 2 & Chapter 5 **(FIRST PRESENTATION) (PUBLIC HEARING)** - Josh Smith
- [8.](#) Ordinance No. 1301 - Amendment in the City's Comprehensive Plan Map Expanding the Urban Growth Boundary (UGB) **(FIRST PRESENTATION) (PUBLIC HEARING)** - Josh Smith



## Resolutions

## Visitors, Appearances and Requests

## Adjourn

***Agenda items maybe added or removed as necessary after publication deadline***

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-447-5627 (voice), or by e-mail to [lmorgan@cityofprineville.com](mailto:lmorgan@cityofprineville.com).



**CITY OF PRINEVILLE**  
**Regular Meeting Brief**  
387 NE Third Street – Prineville, OR 97754  
541.447.5627 ph 541-447-5628 fax

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Full Meeting Recordings Available at:  
<http://cityofprineville.com/meetings/>

**City Council Meeting Brief**  
**March 25, 2025**

**Council Members Present:**

Jason Beebe  
Scott Smith  
Shane Howard

Janet Hutchison  
Marv Sumner  
Steve Uffelman

**Council Members Absent**

Jerry Brummer

**Additions to the Agenda**

None.

**Consent Agenda**

1. Regular Meeting Brief 3-11-2025

**Councilor Uffelman made a motion to approve consent agenda as presented. Motion seconded. No discussion on motion. All in favor, motion carried.**

**Visitors, Appearances and Requests**

Austin Gooding, a Prineville resident wanted to thank our Police Department for making his neighborhood safe again.

No one else came forward and there was not anyone on the phone.

**Council Presentations**

2. **Ceremonial Swear in of Sergeant Daniel Yanes & Officer Gabe Gibson – Chief Profio**

Chief Profio began with explaining the amount of commitment required of officers and their family and thanked them all.

Chief Profio provided career backgrounds for Sergeant Yanes and Officer Gibson, adding that Officer Gibson just graduated from the academy on February 14, 2025 which he had attended.

Chief Profio administered the oath to both and family members pinned on their badges.

### **Council Business**

#### **3. Appointment of Department Liaisons – Mayor Beebe**

Mayor Beebe made the following Council Liaison appointments:

Finance: Councilor Marv Sumner  
Public Safety: Councilor Janet Hutchison  
Public Works (Utilities): Councilor Shane Howard  
Public Works (Streets): Councilor Scott Smith  
Public Facilities: Councilor Steve Uffelman  
Solid Waste: Councilor Jerry Brummer

### **Staff Reports and Requests:**

#### **4. City Manager's Report – Casey Kaiser**

Mr. Kaiser presented the City Manager's report highlighting activities in each department.

Caroline Ervin, Director of Strategy and Economic Development came forward to provide additional information on Federal funding explaining that funding was eliminated for all states, not just ours.

There were no questions.

#### **5. Quarterly Financial Report – Lori Hooper Antram**

Lori Hooper Antram, Finance Director went through a power point presentation for the second quarter that highlighted financial conditions and trends for each fund.

There were no questions.

#### **6. Police Department Annual 2024 Update – Chief Profio**

Chief Profio went through a power point presentation that included statistics on incidents, Crook County 911 Communications, Community Outreach programs, the transition of the Police Department, achievements, and what to expect looking ahead.

There were discussions regarding Dispatch and the average age of interest, and Dispatch staff shortages are nationwide.

Discussions continued regarding exit interviews, DPSST's strict requirements and length of training, and it taking months to even be able to register for training with DPSST.



Katie Kemper, Interim Dispatch Director explained that we have a presence online for jobs and they are seeing more applicants from Indeed and they will be participating in COCC Job Fairs.

There were no further discussions.

### **Council Reports**

Councilor Hutchison explained that the regular Ochoco Forest Collaboration is on a holding pattern because of funding. The Executive meeting discussions were mostly of post fire updates and hiring.

There were no other reports.

### **Ordinances:**

#### **7. Ordinance No. 1299 – Adding Chapter 99 to the Prineville City Code Regarding Park Rules and Regulations (SECOND PRESENTATION) – Jered Reid**

Jered Reid, City Attorney summarized the last meeting and the first presentation adding that no comments have been received and nothing has changed since the first presentation.

**Councilor Hutchison made a motion to approve the second presentation of Ordinance No. 1299. Motion seconded. No discussion on motion. All in favor, motion carried.**

### **Resolutions:**

#### **8. Resolution No. 1616 – Adopting a Supplemental Budget and Making Appropriations for BN 2023-2025 (PUBLIC HEARING) – Lori Hooper Antram**

**Mayor Beebe opened the public hearing portion of the meeting.**

Mrs. Hooper Antram presented the staff report explaining the purpose of the supplemental budget is grant funding received and that the grant funds need to be spent by the end of the fiscal year.

No written comments were received, no one came forward and there was no one on the phone.

**Mayor Beebe closed the public hearing portion of the meeting.**

**Councilor Uffelman made a motion to adopt Resolution No. 1616. Motion seconded. No discussion on motion. All in favor, motion carried.**

#### **9. Resolution No. 1617 – For Inclusion Under the State of Oregon Deferred Compensation Plan – Karee Miller**

Karee Miller, Human Resources Director presented the staff report explaining that approving this would enable interested staff to participate directly in this plan without the need to go through an advisor.

**Councilor Howard made a motion to approve Resolution No. 1617. Motion seconded. No discussion on motion. All in favor, motion carried.**

**10. Resolution No. 1618 – Authorizing an Amendment to IGA with Crook County for Crook County Road Agency – Jered Reid**

Mr. Reid provided the background information adding that this does not require city financial support. Steve Forrester, City Manager would appoint the city representative to the agency.

There were discussions regarding the city does not receive any funding for this and that all funding goes to the county. This is a Federal fund for county roads.

**Councilor Howard made a motion to approve Resolution No. 1618. Motion seconded. No discussion on motion. All in favor, motion carried.**

**Visitors, Appearances and Requests:**

Austin Goody talked about installing street cameras in problem areas and made some suggestions regarding advertising for Dispatch such as on TikTok.

Discussions continued regarding having a place for candidates to go and learn more about the position.

Ms. Kemper explained that when they receive an application they send out an email with more information and a Criti-Call exam.

No one else came forward and no one was on the phone.

**Adjourn**

**Councilor Sumner made a motion to adjourn the meeting. Motion seconded. No discussion on motion. All in favor, motion carried.**

Meeting adjourned at 7:13 P.M.

**Motions and Outcomes:**

Motion:	Outcome	Beebe	Brummer	Howard	Hutchison	Smith	Sumner	Uffelman
Consent Agenda as Presented Corrected	PASSED	Y	-	Y	Y	Y	Y	Y
Ordinance No. 1299 – Adding Chapter 99 to the Prineville City Code Regarding Park Rules and Regulations <b>(SECOND PRESENTATION)</b>	PASSED	Y	-	Y	Y	Y	Y	Y
Resolution No. 1616 – Adopting a Supplemental Budget and Making Appropriations for BN 2023-2025 <b>(PUBLIC HEARING)</b>	PASSED	Y	-	Y	Y	Y	Y	Y
Resolution No. 1617 – For Inclusion Under the State of Oregon Deferred Compensation Plan	PASSED	Y	-	Y	Y	Y	Y	Y
Resolution No. 1618 – Authorizing an Amendment to IGA with Crook County for Crook County Road Agency	PASSED	Y	-	Y	Y	Y	Y	Y
Adjourn Meeting	PASSED	Y	-	Y	Y	Y	Y	Y

**Public Records Disclosure**

Under the Oregon public records law, all meeting information, agenda packets, ordinances, resolutions, audio and meeting briefs are available at the following URL:

<https://www.cityofprineville.com/meetings> .

# MEMO



**To:** City of Prineville Staff and Council

**From:** Kelsey Lucas, Prineville/Crook County Sr. Director and Jon Stark, CEO | EDCO

**Date:** April 8, 2025

**Subject:** Strategic Investment in Economic Development through Continued Partnership with EDCO

This memo outlines a critical opportunity to bolster Prineville and Crook County's economic future through the ongoing partnership with Economic Development for Central Oregon (EDCO). We are requesting your consideration of strategic funding adjustments to ensure EDCO can effectively continue to drive growth, attract investment, and support our local businesses in an increasingly competitive economic landscape. This proposal includes a 20% increase to the local Prineville budget, a Platinum Level Membership for the regional office, and a framework for annual incremental increases to address rising operational costs.

The city's prior commitment to investment in local economic development has propelled Prineville's economy to the top of the state, a testament to the power of our partnership. Our region's economic vitality is not a static achievement; it demands continuous, strategic investment. EDCO has been a vital partner in our economic development efforts and has shouldered the burden of rising costs over the last several years. The existing funding structure is no longer adequate to meet the escalating demands of our growing community. We face rising costs for materials, services, and personnel, mirroring regional and statewide trends. To remain competitive and capitalize on emerging opportunities, we are asking the City to provide EDCO with the necessary resources to continue to excel.

The key requests are as follows:

**20% Increase to the Local Prineville Budget (+\$10,000):** We'd like to propose a collaborative adjustment to the City's partnership with EDCO to ensure the continued success of the local

Prineville/Crook County program. Recognizing the significant increase in operational costs, reflected in a 31% rise in EDCO's regional budget and a 36% rise in PEDCO's budget over the past five years, and noting that our local contribution has remained largely unchanged since 2016, we're requesting a **20%** increase to Prineville's current **\$50,000** contribution. This adjustment will help EDCO effectively manage rising expenses, including the Area Director's contract, wages, benefits, office support, marketing, market research, client development, database management, IT, travel, and the newly incorporated expenses of D&O and Liability insurance.

**Platinum Level Membership for the Regional Office (+\$10,000):** To further strengthen our connection to regional economic opportunities, we'd like to propose Prineville consider a **\$10,000 Platinum Level Membership** with EDCO's regional office. This membership would grant us enhanced access to valuable resources, including advocacy at the state and regional levels, strategic leadership insights, exclusive networking opportunities, and access to a powerful statewide network. The support of the regional office also provides us with industry and market intelligence, active participation in vital initiatives like air service development, infrastructure upgrades, property marketing, and workforce development strategies, and influence on key policy areas such as tax, business climate, industrial lands, and the entrepreneurial ecosystem. This investment would align us with other Central Oregon communities that recognize the significant value of a robust regional economic development partnership, allowing us to collaboratively drive growth as individual communities through a collective approach.

**Incremental Annual Increase of 3-5%:** To ensure EDCO's continued ability to effectively serve Prineville and Crook County, we propose considering an **annual incremental increase of 3-5%** to the local program budget funding through the biennial budgeting process. This approach, which aligns with funding arrangements in other similar local programs, would help the local program keep pace with inflation and rising operational costs, prevent the need for larger, less frequent increases, and provide the financial stability needed to strategically plan for long-term growth and continue delivering valuable economic development services to our community.

Increased funding will empower EDCO Prineville/Crook County to expand its efforts in attracting diverse industries and generating high-quality jobs, fostering enhanced economic diversification. The Platinum level membership will strengthen our regional collaboration, maximizing our collective impact alongside other Central Oregon communities. Furthermore, EDCO's work in improving infrastructure and providing increased advocacy on state policy will be crucial in attracting new businesses and ensuring our region's voice is heard. We kindly request your careful consideration of these funding requests, recognizing the strategic importance of a synergistic partnership with EDCO in supporting the continued prosperity of the Prineville community. We are readily available to provide further information and engage in detailed discussions to address any questions or concerns you may have.



# City of Prineville

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April 8, 2025



**EDCO** MOVE  
START  
GROW







**HEARTLAND  
FORWARD**  
AN INSTITUTE FOR ECONOMIC RENEWAL

# MOST DYNAMIC METROS 2024

#8





MILKEN  
INSTITUTE

JANUARY 2025

# 2025 BEST-PERFORMING CITIES:

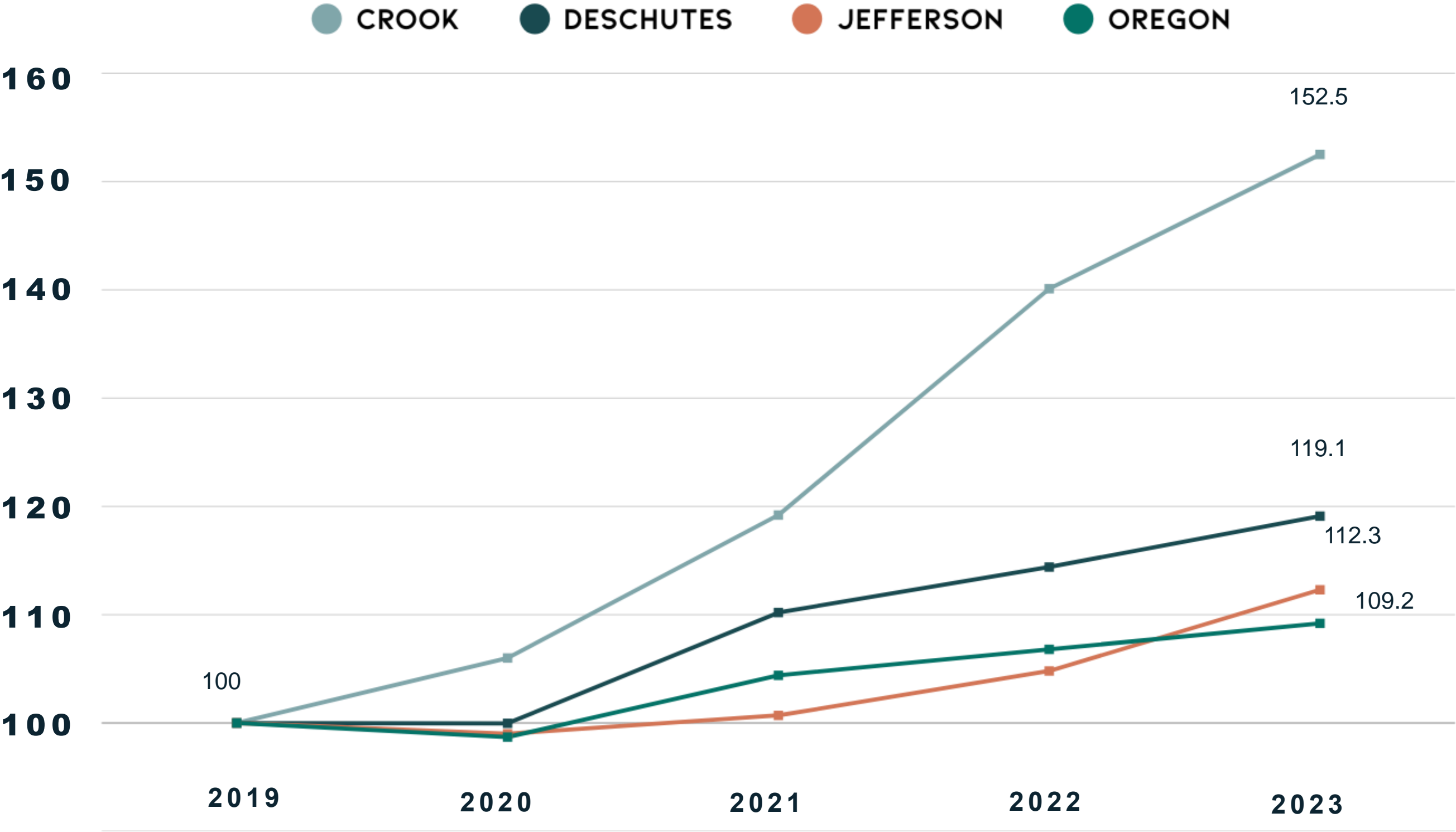
Mapping Economic Growth across the US

Maggie Switek, PhD, Brock Smith, PhD,  
and Abigail Humphreys, PhD





# NORMALIZED GDP INDEX



Source: Oregon Employment Department, Bureau of Economic Analysis, CAGDP1 County GDP Summary, State Level Data from FRED



An aerial photograph of an industrial facility, likely a tire manufacturing plant, featuring large teal buildings, numerous stacks of tires, and a winding river. A large teal circle with the white number '1' is overlaid on the right side of the image.

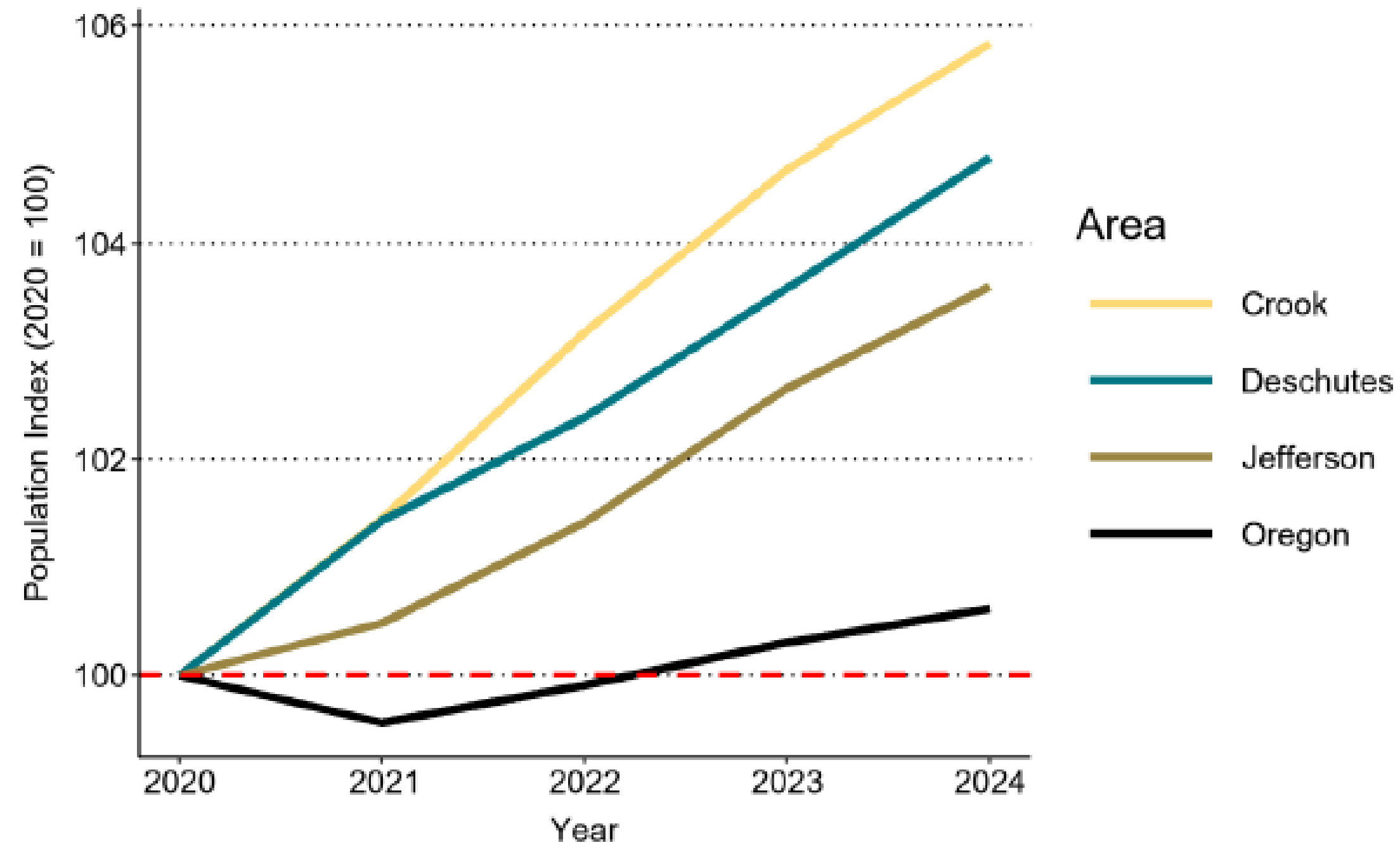
**POPULATION + JOB  
GROWTH RATE**

United States®  
**Census**  
Bureau



## Graph of the Month (Central Oregon) Population Growth, 2020-2024

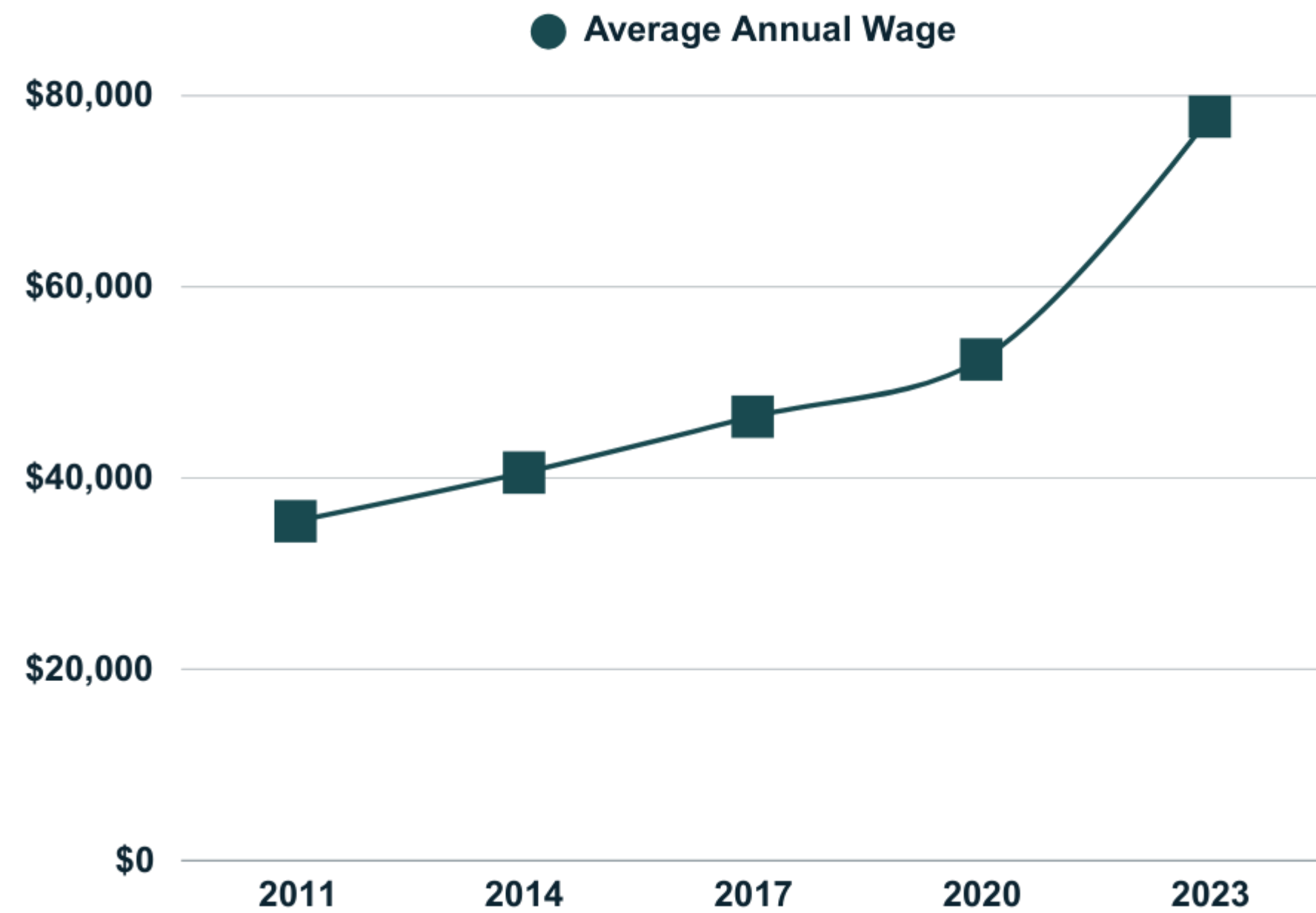
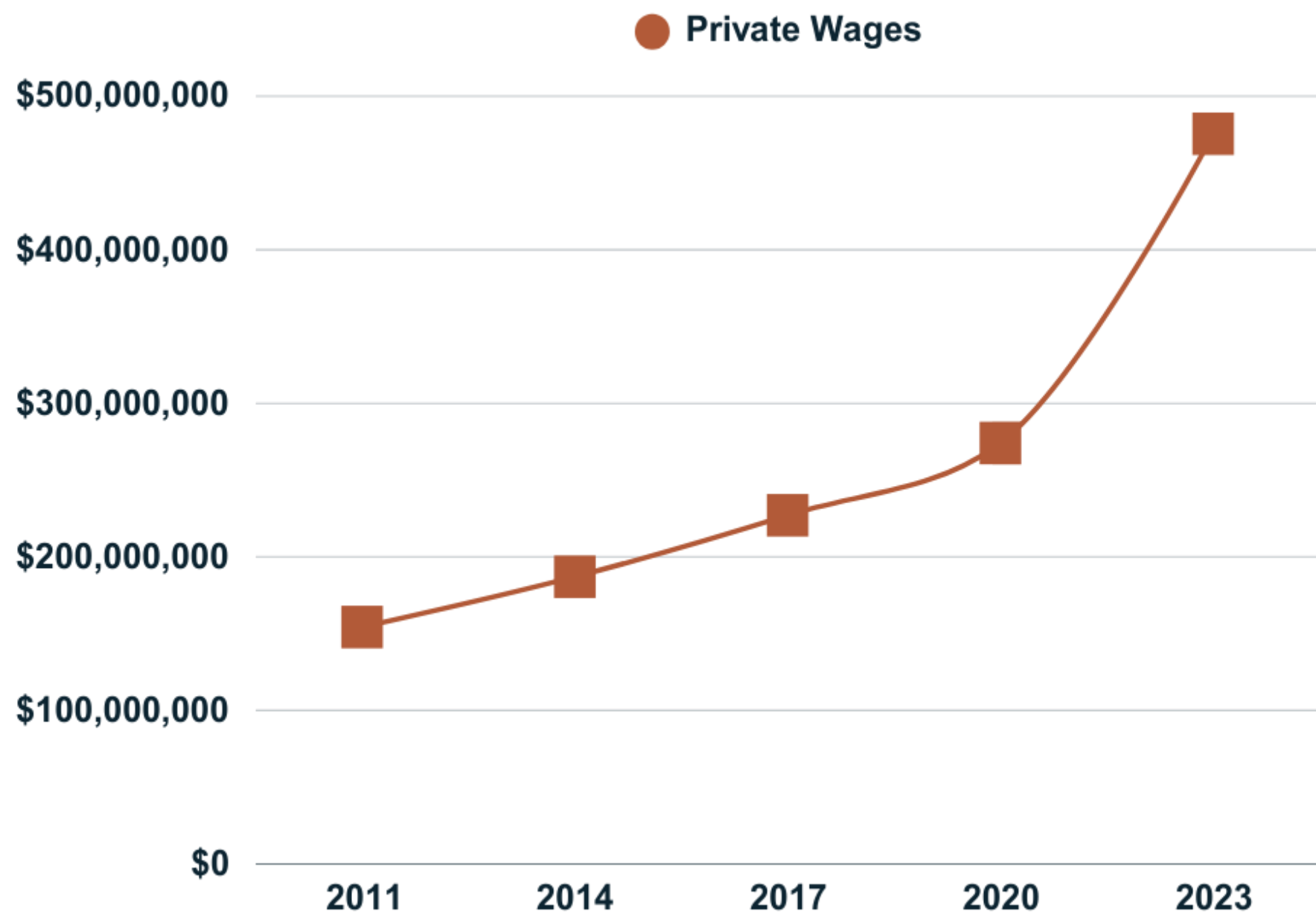
Source: Portland State University Population Research Center, OED



# INCOME GROWTH RATE

United States®  
**Census**  
Bureau

#1





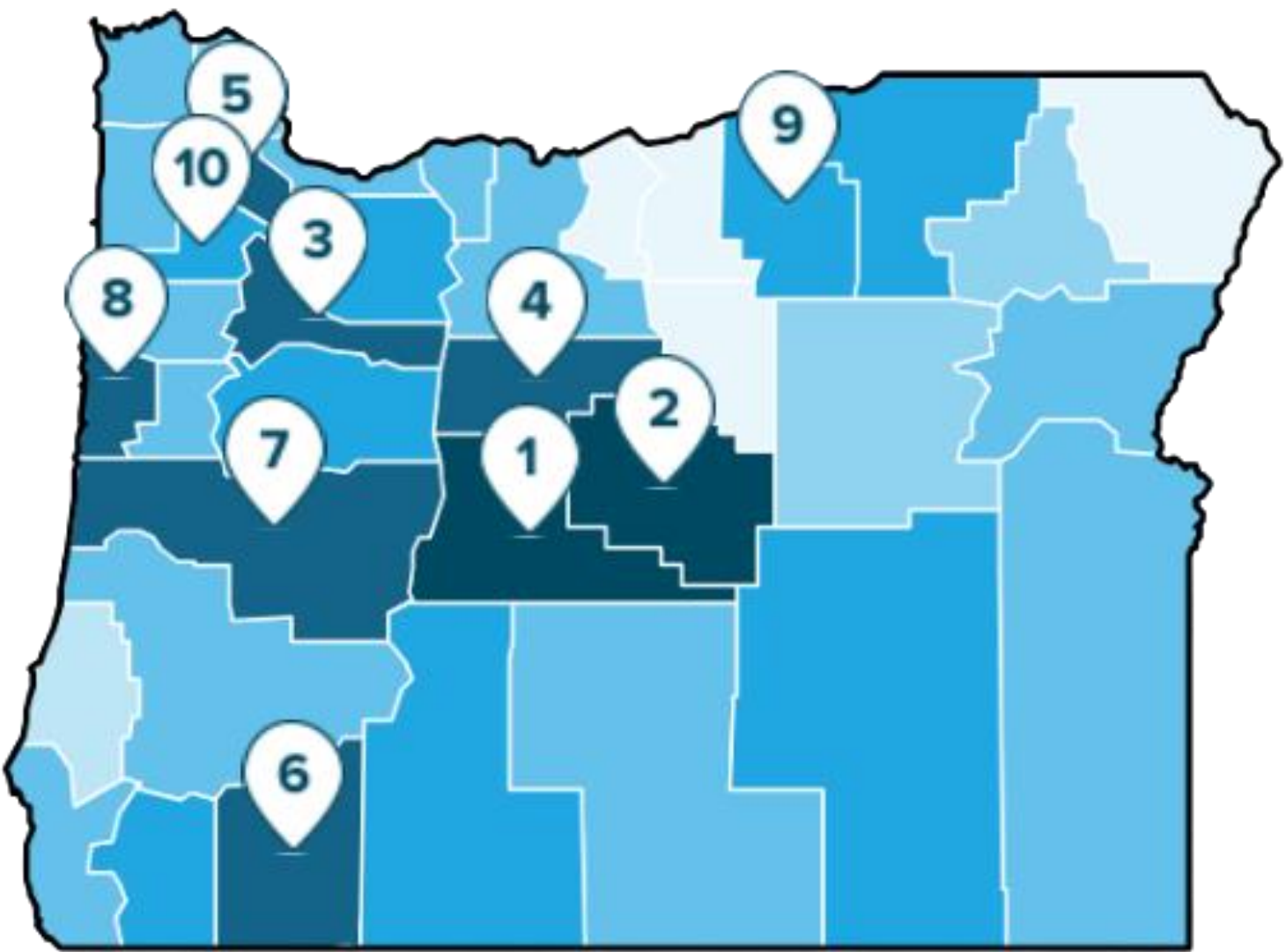
# AVERAGE ANNUAL WAGE



#3

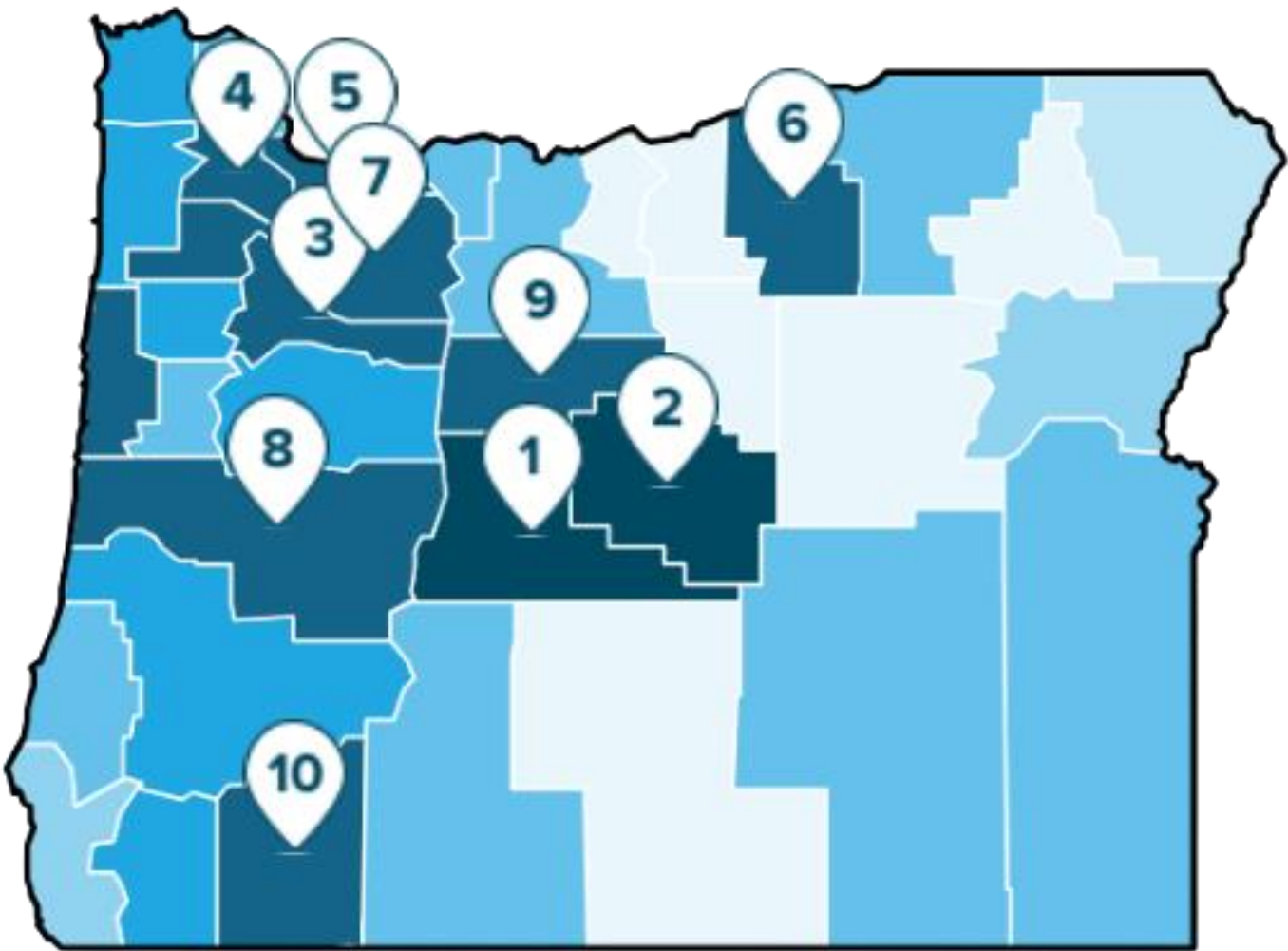


# NEW BUILDING PERMITS



Rank	County, State	Business Growth	GDP Growth	New Building Permits (per 1,000 homes)	New Building Permits Index
1	Deschutes County, OR	11.80%	\$1,540	13.32	5.47
2	Crook County, OR	14.90%	\$115	10.86	4.46
3	Marion County, OR	7.40%	\$1,652	9	3.7
4	Jefferson County, OR	5.60%	\$82	8.64	3.55
5	Washington County, OR	3.10%	\$2,968	7.89	3.24

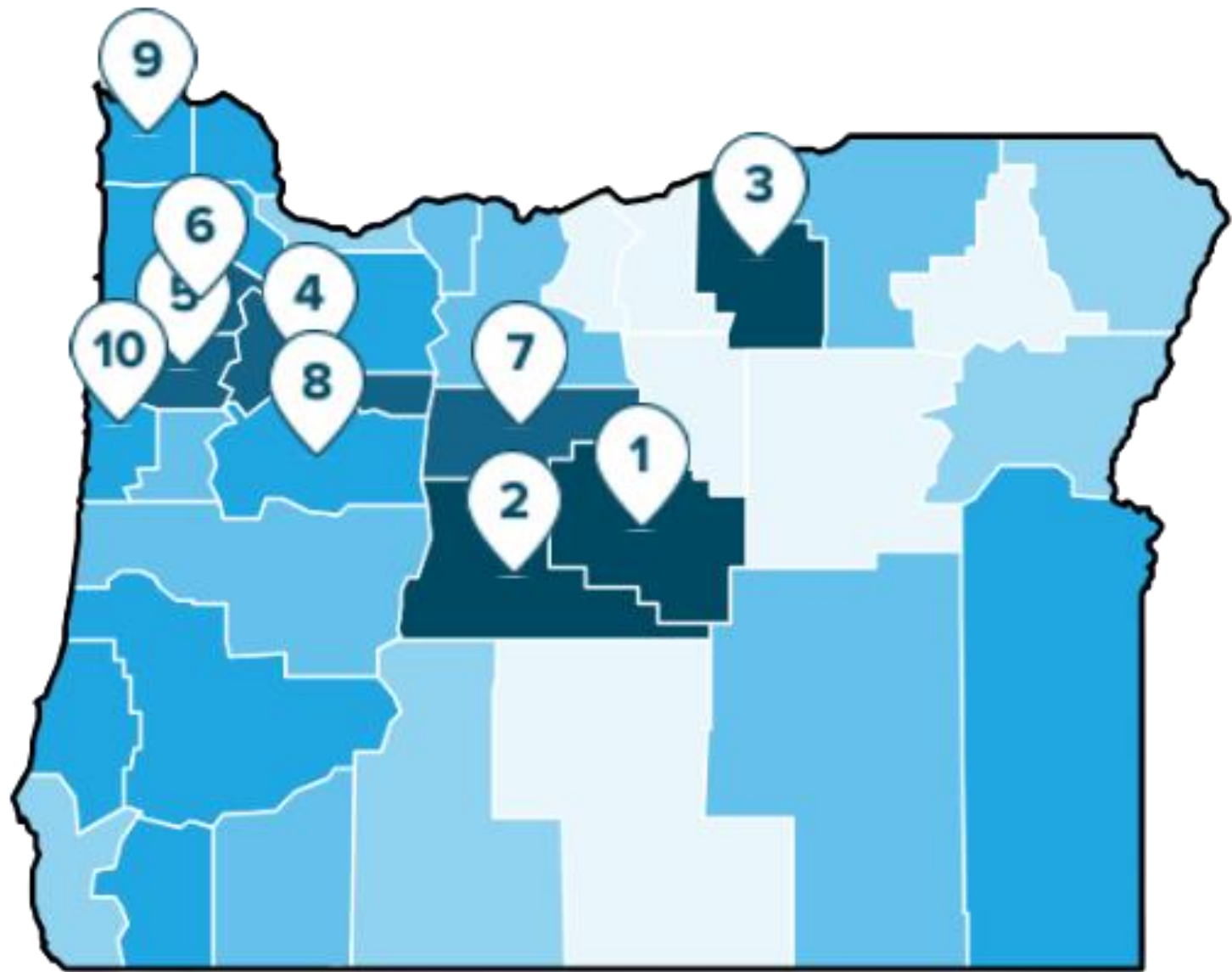
# COUNTY INCOMING INVESTMENT



Rank	County, State	Business Growth	GDP Growth	New Building Permits (per 1,000 homes)	Incoming Investment Index
1	Deschutes County, OR	11.80%	\$1,540	13.32	23.54
2	Crook County, OR	14.90%	\$115	10.86	22.26
3	Marion County, OR	7.40%	\$1,652	9	20.83
4	Washington County, OR	3.10%	\$2,968	7.89	20.4
5	Multnomah County, OR	-1.30%	\$4,995	3.76	19.65



# BUSINESS GROWTH



Rank	County, State	Business Growth	GDP Growth	New Building Permits (per 1,000 homes)	Business Growth Index
1	Crook County, OR	14.90%	\$115	10.86	22.42
2	Deschutes County, OR	11.80%	\$1,540	13.32	21.27
3	Morrow County, OR	11.40%	\$39	6.14	21.12
4	Marion County, OR	7.40%	\$1,652	9	19.62
5	Polk County, OR	6.80%	\$291	3.95	19.39

# INDUSTRIAL DEVELOPMENT

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- OVER 150,000 SF DEVELOPED IN TOM MCCALL INDUSTRIAL PARK IN THE PAST THREE YEARS
- 3 CURRENT PROJECTS
- HIGH TECHNOLOGY
- AVIATION / AIRPORT

## 2024 PROJECT LEADS

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- 56 LEADS GENERATED IN 2024 (UP 20 FROM 2023)
- DIGITAL LEAD GENERATION
- CROOKED RIVER INNOVATION COLLECTIVE

## 2024 E-ZONE

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- 12 ACTIVE AGREEMENTS IN 2024
- INVESTMENT - \$10,540,727,944
- JOB CREATION - 718 + HIRING

# CROOK COUNTY

## TOP EMPLOYERS

2025	2024	2023		2025	2024	2023
1	1	3	Meta Platforms, Inc. - Facebook Data Center	600	600	350
2	2	1	Crook County School District	556	556	532
3	3	2	Les Schwab Prineville Operations	458	464	470
4	4	5	Brasada Ranch	280	280	280
5	5	6	Endura Products (Masonite International)	241	241	245
6	7	7	St. Charles Health System	236	226	220
7	6	8	Crook County	229	233	217
8	8	9	Ochoco National Forest	141	175	175
9	11	12	City of Prineville	109	97	97
10	10	10	Western Heavy Haul & SMAF	97	120	171

2025	2024	2023		2025	2024	2023
11	13	14	Fontana Wood Products	65	68	66
12	12	13	McDonald's	64	80	80
13	15	17	Erickson's Thriftway	62	53	53
T-14	14	15	Bright Wood Corporation	46	53	57
T-14	16	16	Ray's Food Place	46	49	55
16	T-18	T-18	Grocery Outlet	44	39	40
17	T-24	T-20	Mosaic Medical	42	30	38
18	T-18	T-18	Bi-Mart	38	39	40
T-19	T-20	T-20	Buckstop Truckware	35	38	38
T-19	T-22	23	Prineville Senior Living (Regency)	35	35	35



# MEDIAN HOUSING PRICE

2022 VS. 2025  
MEDIAN SALE PRICE  
\$380K VS \$375K

How hot is the Prineville housing market?

51 Somewhat Competitive  
Redfin Compete Score™ ⓘ

MAR 2022



59

Somewhat Competitive  
Redfin Compete Score™ ⓘ

APR 2025



THANK YOU



Kelsey Lucas,  
*Prineville/Crook County Director*



541.213.3169



kelsey@edcoinfo.com



edcoinfo.com

2

0

2

25

5



# The Team – Regional Office



**Jon Stark**  
CEO



**Erin Chalet**  
COO



**Larry Holeman**  
Senior Director of Revenue



**Brian Vierra**  
Venture Catalyst



**Megan Kantrim**  
Director of Events &  
Community Relations



**Ellen Wayte**  
Director of Marketing &  
Communications



**Ben Hutchins**  
Admin Coordinator



# The Team – Local Area Offices



**Steve Curley**  
REDI Director



**Eric Strobel**  
Sisters Director



**Kelsey Lucas**  
SR. Director of Business  
Development/PEDCO



**Brenna Fulks**  
Jefferson County  
Director



**Mary Knight**  
REDI Assistant



**Jessica Nicewonger**  
REDI Admin Coordinator



**Patricia Lucas**  
Sunriver / La Pine Director

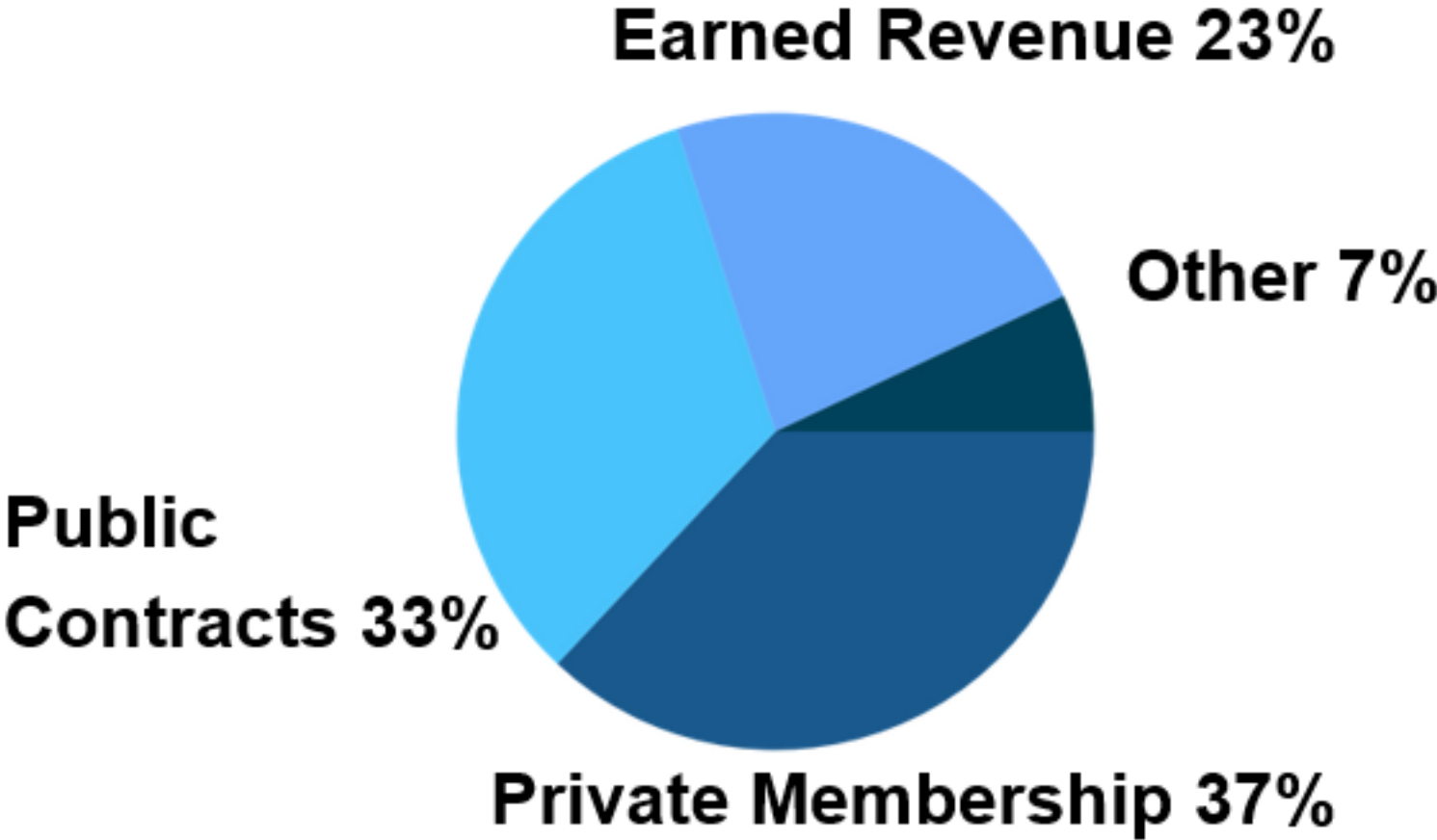


**Don Myll**  
Bend Area Director

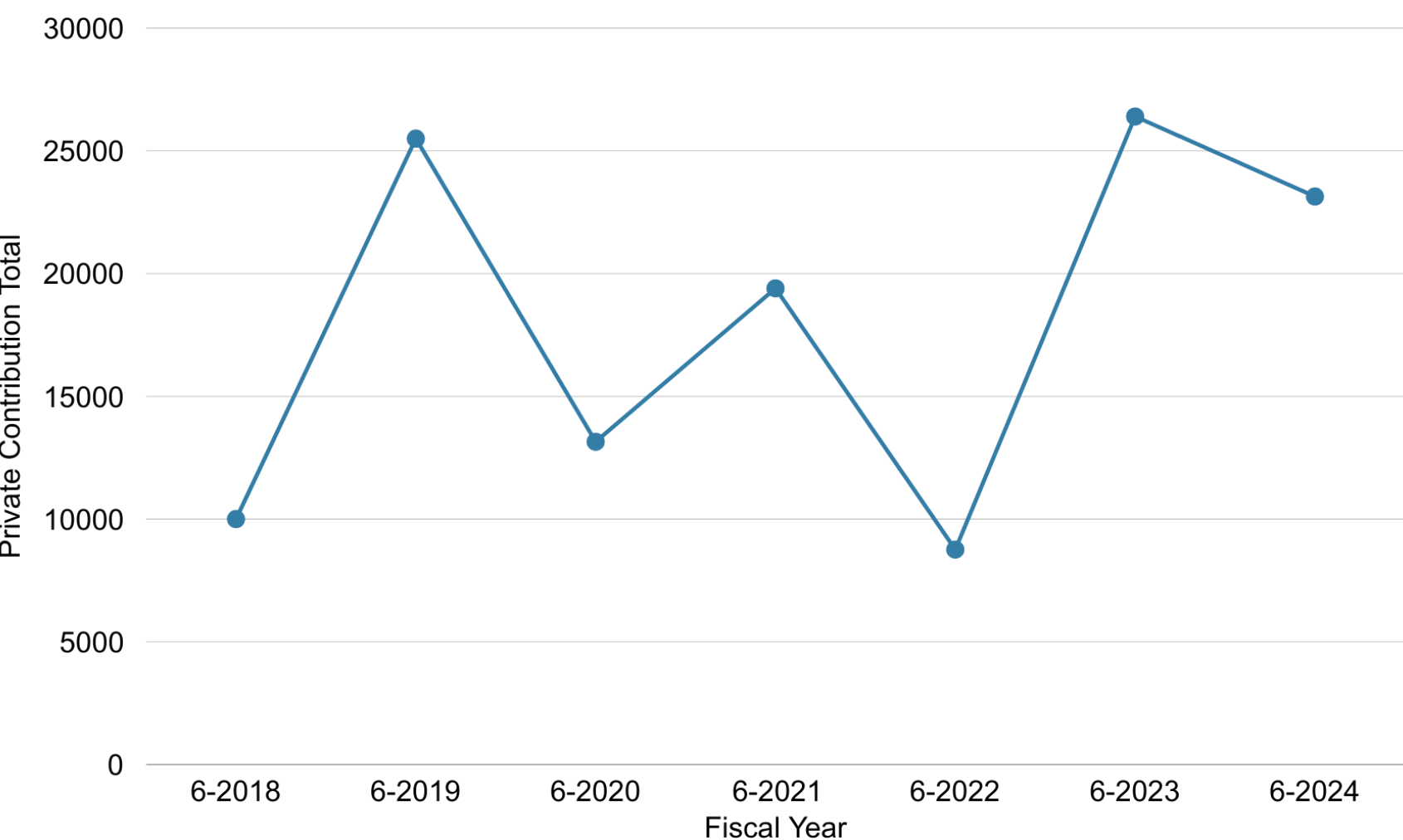


# EDCO – PCCED Funding Mix

EDCO's FY 24/25 Funding Mix

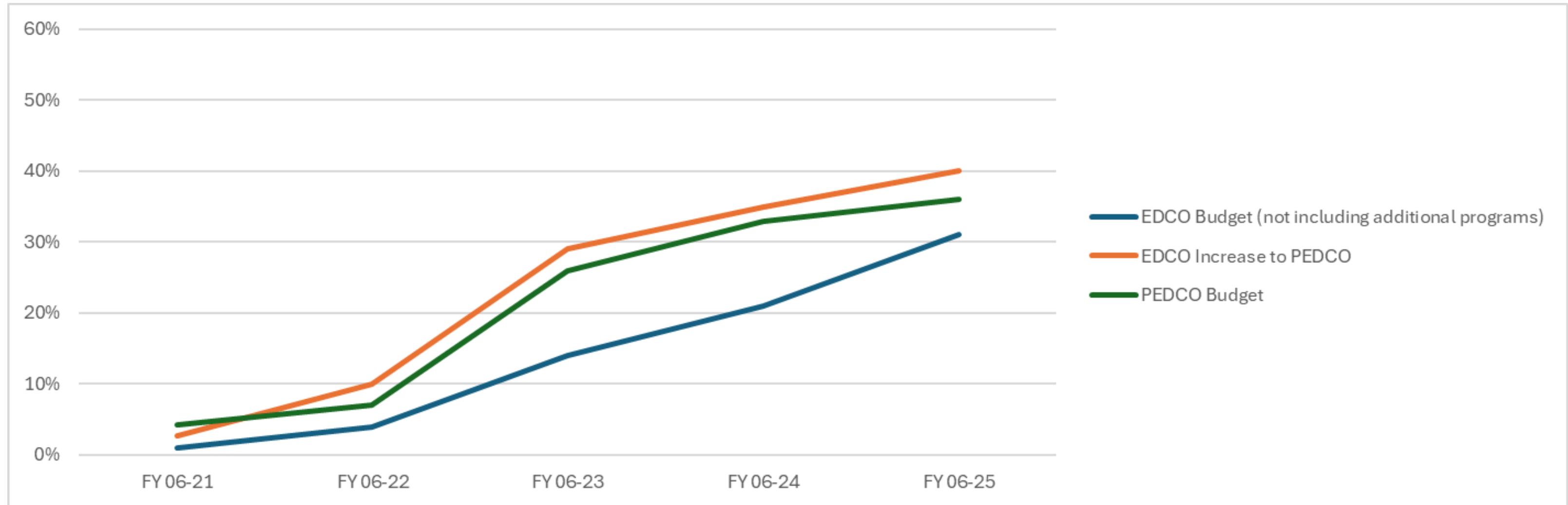


PCCED Private Funding Total





# YOY /Cumulative Expense Increases (PEDCO, EDCO, City and County)



- PEDCO's budget has increased 36% over the past 5 years, given expense increases from EDCO to cover materials, services and personnel costs
- The EDCO Budget has increased 31% over that same period, not including new (Jeff Co) or departing programs (YCC)
- Other than the request to true up the Local Director's salary in FY 23, no increase in funding has occurred since 2016
- EDCO covers Local (Sr.) Director managerial responsibility costs

# EDCO's other Public Contracts and Contributions

	FY 24/25 Operational Funding		
Counties	EDCO and Local Programs - Contracts	Budgeted Contributions to EDCO (Regional Office)	Total
Deschutes (EDCO + 5 local programs)	\$324,517	\$3,128	\$327,645
Crook	\$50,000	\$0	\$50,000
Jefferson	\$87,611	\$10,000	\$97,611
Cities			
Bend	\$186,372	\$4,500	\$190,872
Redmond	\$163,964	\$25,859	\$189,823
Sisters	\$82,219	\$10,000	\$92,219
La Pine*	\$9,213	\$3,000	\$12,213
Prineville	\$50,000	\$0	\$50,000
Madras	\$40,507	\$10,000	\$50,507
Metolius	\$4,287	\$0	\$4,287
Culver	\$7,596	\$0	\$7,596
*La Pine covers travel, rent and peronnel expenses			

- Other programs have supported annual incremental increases of 3-5%. We'd like consideration for the same arrangement in Prineville and Crook County through the yearly budgeting process.
- We'd also like Prineville and Crook County to consider an EDCO membership above and beyond program support, like other communities are doing.





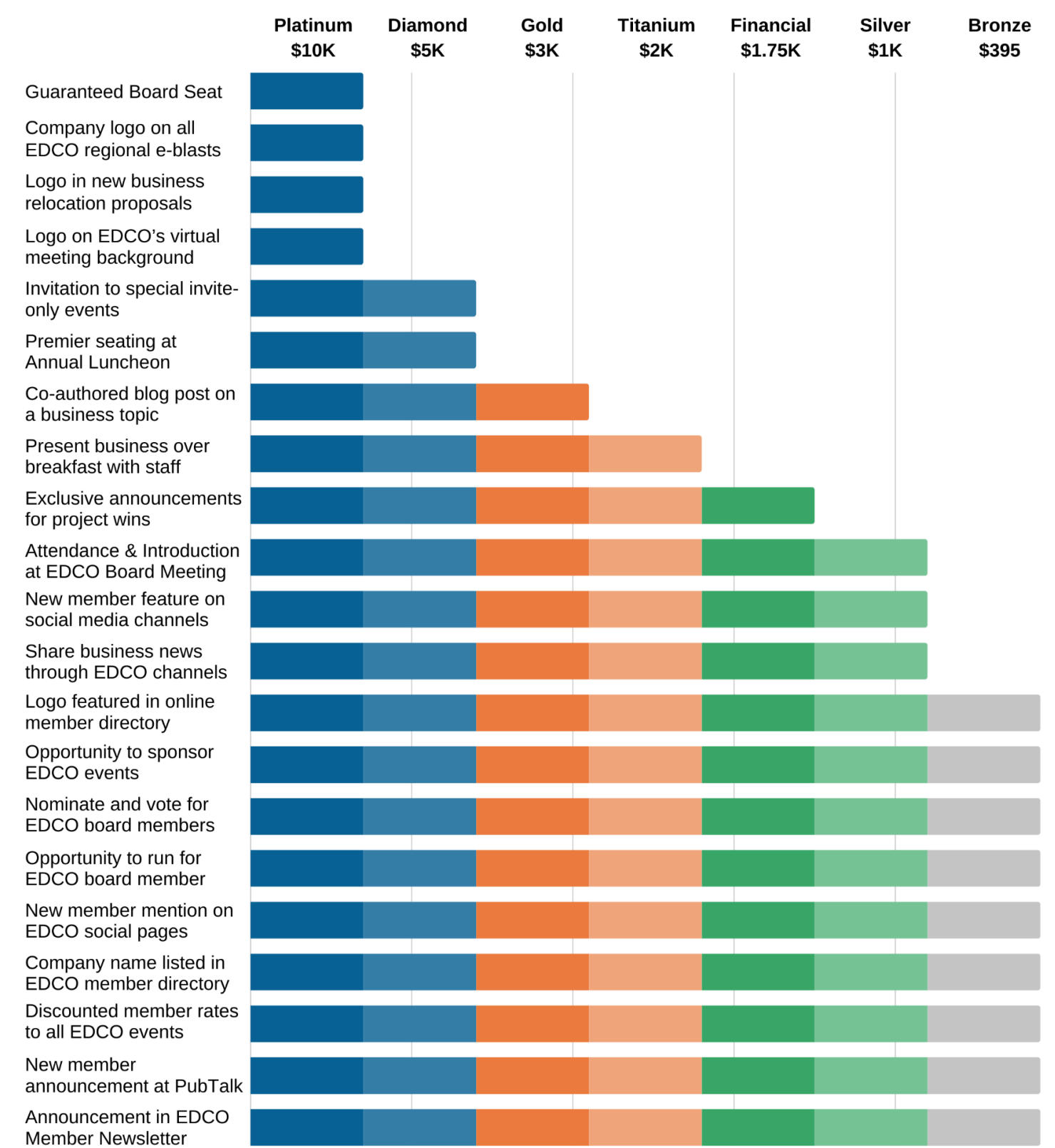
# Local Program Costs and EDCO Membership Ask

## EDCO Local Program Costs; Contract for Services (Area Director): Program Increase of \$10,000 for FY26

- Wages, employer taxes, medical/dental/vision, FSA, personal time off, retirement (when eligible)
- Local office support/administration
- Marketing
- Market research/client development
- Database
- Materials, IT Support and Travel

## EDCO Platinum Level Membership: REQUEST of \$10,000

- Advocacy
- Regional leadership
- Member benefits
- Statewide network
- Industry and market intelligence





# EDCO 2025 Legislative Agenda

## Support:

- Infrastructure Development
  - Programs and incentives that provide funds to local communities to invest in infrastructure (RSIS, SPWF, IOF, Etc.)
  - Legislation that increases infrastructure capacity in Oregon; oppose that which may reduce it
- \$42m Legislative request for OSU – Cascades campus expansion
- Incentives and/or funds that bring new resources to traded-sector employers, including but not limited to “clean tech” sector support
- Workforce development tools
- Initiatives that increase Oregon’s supply of middle-income (workforce) housing that creates more affordable housing opportunities
- Business Oregon budget and T/A funding request

## Oppose:

- Burdensome regulations that negatively impact the profitability and competitiveness of Central Oregon’s traded-sector businesses

## Tracking 56 Bills this Session, including:

HB 3107	DEQ to expedite permits or enhance regulatory process
HB 2349 HB 2411	Financial assistance for community industrial land projects
HB 3666	Utility wildfire certification
SB 967	LIDs for unincorporated area within UGBs
HB 3049	Modifies provisions to corporate excise tax programs operating in certain economically lagging areas
SB 381 SB 490	Modifies threshold for Corporate Activities Tax to \$5m





# Statewide Leadership

## OEDA Policy Council Members



*(Left to right)*

**Erika Fitzgerald (Council Chair & OEDA Past President)** *Interim Economic Development Manager, City of Gresham*

**Rocky Dallum (Lead Policy Counsel)** *Partner, Tonkon Torp, LLP.*

**Cindy Moore, (OEDA Board President)** *Sr. Business & Economic Development Coordinator, Clackamas County*

**Jon Stark, CEO, Economic Development for Central Oregon (EDCO)**

**Jenna Jones, (OEDA Director)** *Lobbyist, League of Oregon Cities (LOC)*

**Mark Gharst, Policy & Government Affairs Manager, Business Oregon**

**Monique Claiborne, President & CEO, Greater Portland Inc (GPI)**

**Nina Carlson, (OEDA Director)** *Governmental Affairs Manager, NW Natural*

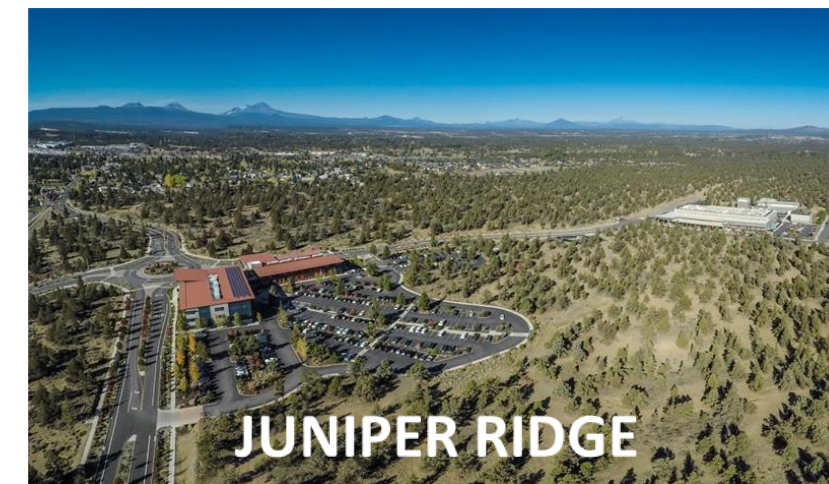
**Justin Low, Legislative Affairs Manager, Association of Oregon Counties (AOC)**



# “Table Setting” Efforts



DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

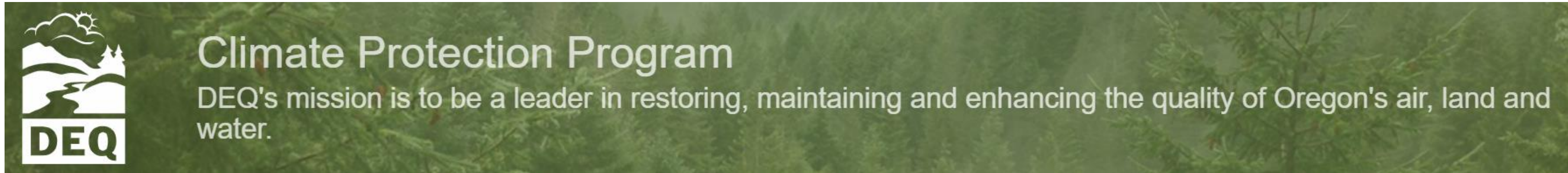


**BUSINESS RESPONSE NETWORK**

- **Air Service Development**
- **Infrastructure**
- **Property Marketing**
- **Workforce Development**

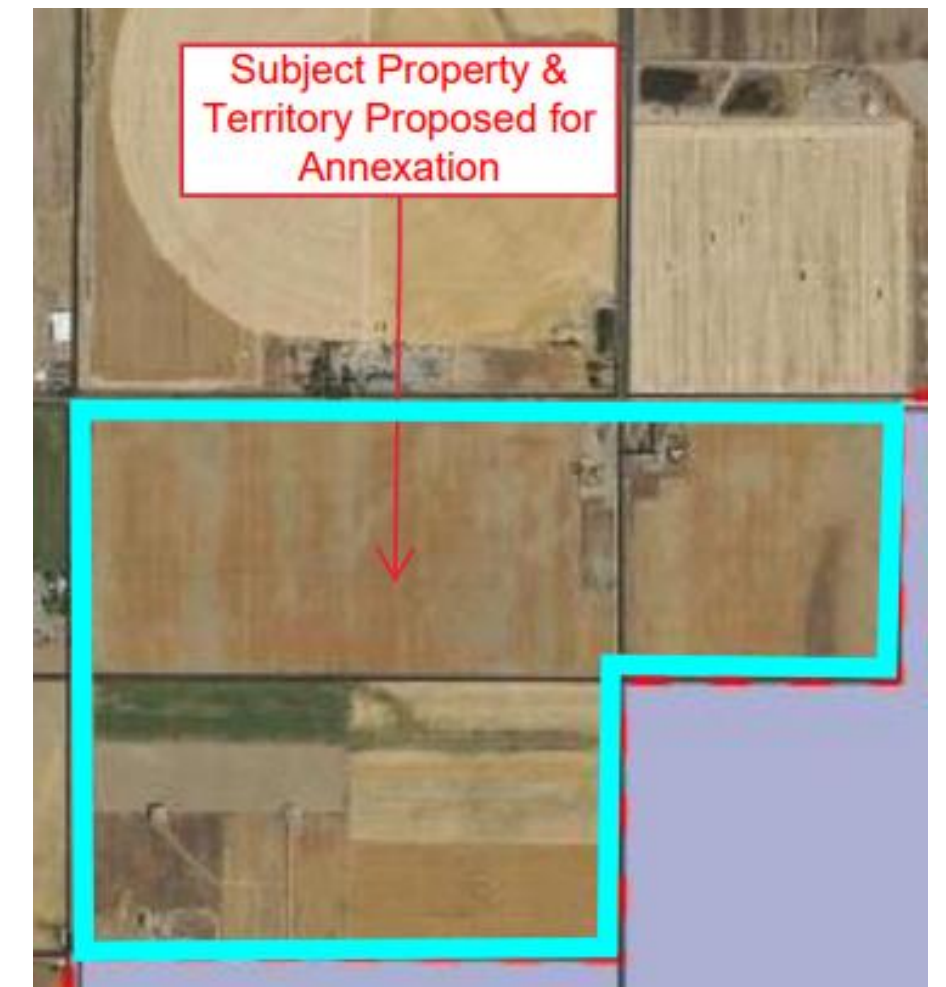


# “Table Setting” Efforts



## Customized Training

- Tax and Climate Policy
- Industrial Lands
- Entrepreneur Ecosystem
- Workforce Development



## Industrial Lands



**Contact:**

Jon Stark

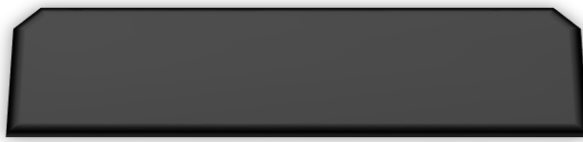
**EDCO CEO**

[jon@edcoinfo.com](mailto:jon@edcoinfo.com)

541-388-3236

**Thank you for your  
consideration**





## STAFF REPORT

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<b>MEETING DATE:</b>	4/8/2025	<b>PREPARED BY:</b>	Casey Kaiser
<b>SECTION:</b>	Council Business	<b>DEPARTMENT:</b>	Public Works
<b>CITY GOAL:</b>	Quality Municipal Services & Programs		
<b>SUBJECT:</b>	Intent to Award 2025 Ochoco Mill Apartments Waterline Improvements		

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### REASON FOR CONSIDERATION:

The City of Prineville is seeking to install 1,961 lf of C-900 Waterlines in the Ochoco Mill Apartments Complex including installing 5 fire hydrants.

The project will also include 38 lf of 10" sewer pipe along with a 60" manhole allowing for future development of the site. These were the items allocated for the Ochoco Mill Apartments.

### BACKGROUND:

In 2024 the City received funding through Senate Bill 1530 to construct infrastructure to serve multi-family housing projects. The city identified 4 projects that required infrastructure upgrades in order to move forward. The proposed contract is for the third of an anticipated 4 total infrastructure projects that will be constructed with the funding.

We had five responsive bidders:

C Bar L	\$232,377.79
Bar Seven A	\$387,380.00
JAL Construction	\$429,980.00
Taylor NW	\$462,070.00
SMAF Construction	\$483,512.00

The Apparent Low Bidder was C Bar L with a bid of \$232,377.79

**FISCAL IMPACT:** The project is being funded in whole by Senate Bill 1530.

### RECOMMENDATION:

After reviewing the bid documents and bid bonds, staff recommends Council approve the Intent to Award for the 2025 Ochoco Mill Apartments Waterline Improvement Project to **C Bar L**, in the amount of **\$232,377.79**



## PROCLAMATION

**WHEREAS**, the children of Prineville, Oregon, are our most precious resource, and ensuring their well-being and future success is paramount to our community's vitality; and

**WHEREAS**, In Oregon, there are thousands of youth in foster and relative care being provided with a safe, secure, and stable home and in Prineville there are 48 youth experiencing foster care currently; and

**WHEREAS**, the month of May serves as a time to recognize and honor the dedication and compassion of foster parents, social workers, advocates, and volunteers who tirelessly work to improve the lives of children in foster care; and

**WHEREAS**, through increased awareness and support, we can strengthen our foster care system and empower more families to open their hearts and homes to children in need; and

**WHEREAS**, by standing together as a community, we affirm our commitment to ensuring that every child in Prineville, Oregon, has the opportunity to thrive in a nurturing and loving environment;

NOW, THEREFORE BE IT RESOLVED that the Prineville City Council does hereby proclaim the month of May, 2025, as Foster Care Month in Prineville and urges all residents to join in recognizing the invaluable contributions of foster families and advocates and in supporting efforts to enhance the lives of children in foster care.

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Rodney J. Beebe, Mayor



## PROCLAMATION

**WHEREAS:** Vietnamese refugees have proudly resided in the city of Prineville, the state of Oregon since the conclusion of the Vietnam War on April 30, 1975 and

**WHEREAS:** Vietnamese Americans have put forth their full toiling energy building the city of Prineville, the state of Oregon in a multitude of prominent areas including industry, economy, culture, education, and military service and

**WHEREAS:** Vietnamese Americans have counted on the State of Oregon, USA as being their second heart, mind, and family homeland and

**WHEREAS:** Every year, Vietnamese Americans observe the Remembrance Day on April 30th to solemnly honor the 58,220 American servicemen and servicewomen that included 810 servicemen and servicewomen from state of Oregon, 3 fallen soldier from the city of Prineville and more than 300,000 South Vietnamese soldiers who sacrificed their lives in the line of duty for freedom and democracy in South Vietnam from November 1955 to April 1975.

Now Therefore,

I, the Mayor of Prineville in the State of Oregon, do hereby proclaim April 30th to be recognized as:

### **Vietnamese-American Remembrance Day**

I resolutely encourage all to join in the reverent recognition of this cultural heritage celebration.

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Rodney J. Beebe, Mayor



## **City Manager Update to Council**

**April 8, 2025**

### **Public Safety / Dispatch**

Our newest dispatcher started on April 1<sup>st</sup>. Please welcome Abigail Hedges to the team.

Katie & Karee continue with staffing efforts and will have a booth at an upcoming career day event.

Dispatch just completed the re-accreditation process and are awaiting the final in person site visit to be final.

### **Public Works**

Public Works remains busy with many projects underway, including the ASR Well #2 project.

Combs Flat Road extension moving right along and is starting to look like a road. Curbing is expecting to begin the week of April 7<sup>th</sup>.

Traffic interruptions are expected to begin very soon on Laughlin and Hickey Farms road for the Laughlin Water & Sewer Line improvement project.

### **Railroad**

Matt and the team are going full throttle at the Railroad.

The Railroad received the first portion of reimbursement for the bridge repairs with efforts to continue on recovering the deductible.

### **Meadow Lakes Golf**

Meadow Lakes had to push out the tournaments a week to let flood waters recede.

Zach put in a couple of sealed bids on some equipment from a closing golf course near Portland. It was budgeted for and if successful, will save some money on those purchases.

**Airport - No Update**

### **Planning**

The Planning Commission will be considering an Iron Horse subdivision application.

Josh remains very busy with the proposed UGB expansion that continues to move forward within an extremely tight time line.

### **Human Resources**

Now that Council has approved participation in the Oregon Deferred Compensation Plan, the next steps are in motion and we hope to have that available by July 1<sup>st</sup>.

### **Information Technology**

IT is busy wrapping up some projects including a new PA system installed at Meadow Lakes as well as additional security cameras.

The Grizzly site experienced damage with the recent weather that moved through and are swapping out some equipment up there.



**Finance**

Finance is working non-stop on the upcoming budget as well as all the departments.

**City Recorder/Risk Management**

Just a reminder to please be sure to complete your annual statement of economic interest with OGE before April 15<sup>th</sup>.

**City Legal** – No Update

**EDCO** – No Update

**Public Relations**

April social media (Facebook) has rolled out and includes highlighting 911 for National Public Safety Telecommunications week coming up to help celebrate during the week of April 13<sup>th</sup> – 19<sup>th</sup>.

We also anticipate sharing some of the recognition our city has received in terms of performance and economic development from the nationally known Milken Institute as discussed in EDCO's presentation.

**Mayor/Council** – No Update

**Economic Development and Strategic**

Caroline and Councilor Uffelman have signed up to speak and attend the Ways & Means Committee meeting in Warm Springs and will be putting in a couple of funding requests for various infrastructure projects in Prineville.

**Other** – No Update





# STAFF REPORT

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<b>MEETING DATE:</b>	4/8/2025	<b>PREPARED BY:</b>	Joshua Smith
<b>SECTION:</b>	Council Business	<b>DEPARTMENT:</b>	Planning
<b>CITY GOAL:</b>	Position the City for the future		
<b>SUBJECT:</b>	AM-2025-101 & 102 Legislative Amendments to the Comprehensive Plan		

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**PROPOSAL:** Legislative Amendments to the Comprehensive Plan

- A. Update Chapter 2 (Zoning)
- B. Update Chapter 5 (Economy)
- C. Adopt proposed Economic Opportunities Analysis (EOA)
- D. Adopt UGB Expansion proposal

**REASON FOR CONSIDERATION:**

On May 28<sup>th</sup> 2024, the City Council adopted Resolution 1595 entering into a personal services contract with ECONorthwest and 3J Consulting, to prepare an EOA and UGB expansion report. The purpose of this contract was to update the City’s current EOA that is over 20-years old and expand the UGB for a biomass project. A Draft EOA and UGB report have been completed and the hearings process has been initiated. The first public hearing was held on March 18<sup>th</sup> with the City’s Planning Commission. The Commission unanimously recommended the documents to the Council for approval. That recommendation is attached to this Staff Report

The EOA, Chapter updates and UGB expansion are being processed concurrently; however, they will be adopted by separate ordinances. The EOA must be approved by the City and acknowledged by DLCD in order to approve the UGB expansion, as it is the justification for the expansion. The proposed UGB amendment must be approved by the City and Crook County and acknowledged by DLCD and/or the Land Conservation and Development Commission (LCDC).

These proposals are legislative amendments. The UGB expansion will change the County Comprehensive Plan zone designation to a City Comprehensive Plan Heavy Industrial zone designation. Annexation to the City and zone reassignment; matching the Comprehensive Plan designation is intended to happen concurrent with development.

OAR 660-009-0025(9) requires certain protections to preserve specific UGB expansion sites for use by target industries. This section will be listed or cited in the UGB ordinance.

**DECISION:** After a public hearing and presentation by staff. The Council will have the opportunity for the first presentation of Ordinance 1300 and 1301 adopting the proposed amendments listed above.



# City of Prineville

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### PLANNING COMMISSION RECOMMENDATION

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**File No.:** AM-2025-101 & 102

**Applicant:** City of Prineville

**Notice to DLCD:** 2/12/2025

**PC Review:** Initial review 2/18/2025

**Public Notice:** Mailed Notice – 2/14/2025  
Newspaper Notice – 3/4/2025

**Public Hearing:** Planning Commission – 3/18/2025

**Staff:** Joshua Smith,  
Planning Director

**Applicable Criteria:** ORS – 227 & 197, OARs – 660-009 thru 015 & 660-024, City Comprehensive Plan, Title XV: Land Usage Chapter 153 sections 153.230 – 153.236 & 153.252.

**Location:** 2650 NW Lamonta Road

**Proposal:** There are four documents recommended to City Council for approval.

- The first three (3) documents are proposed text amendments to the City's Comprehensive Plan. The City has completed a new Economic Opportunities Analysis (EOA) to determine the commercial and industrial land need for the next 20-years. This analysis replaces Chapter 5 (Economy) of the City's Comprehensive Plan and is the basis for updating the goals and policies of both Chapter 2 (Zoning) and Chapter 5 (Economy). The primary purpose of an EOA is to justify expansion of the City's Urban Growth Boundary (UGB).
- The fourth (4th) document is a proposed map amendment to the Comprehensive Plan for a 227-acre heavy industrial zone, Urban Growth Boundary (UGB) expansion. The primary purpose of the expansion is to accommodate a biomass power generating facility over the current gravel mining operation. The EOA also identifies other target industries, particularly in the manufacturing sector that could also be allowed in the expansion area.

**Background:** The City's first Comprehensive Plan was adopted and acknowledged by DLCD in 2007. An Economic Opportunities Analysis (EOA) was conducted for that adoption based on 2002 data (Benkendorf Report) and is the basis for the current Chapter 2 and 5 of our Comprehensive Plan. These Chapters have not been updated since. Being that the data is over the 20-year planning horizon, the City is obligated to adopt a new EOA to replace Chapter 5 and update the goals and policies for both Chapters 2 & 5.

The supporting documents provide the analysis justifying the need for more industrial land for target industries and the reasons behind the proposed location for the proposed UGB expansion. The documents demonstrate compliance with Oregon's Statewide Planning Goals, the City's Comprehensive Plan and City Zoning Ordinance.



**Planning Commission Conclusions and Recommendation:**

Based on the supporting documents, the Planning Commission in a vote of 7 in favor and none opposed, finds the EOA to be a fair assessment of the City's 20-year land need and adequate justification to approve the proposed UGB expansion. The goals and policy updates in Chapter 2 & 5 have been simplified and are now more concise to accurately reflect how the City intends to grow. The UGB expansion report accurately assesses land need and site characteristics needed for the proposed expansion. The Planning Commission recommends all four (4) supporting documents to City Council for approval.

**Supporting Documents:**

- City Comprehensive Plan Chapter 2 update
- City Comprehensive Plan Chapter 5 update
- City of Prineville Economic Opportunities Analysis (February 2025)
- UGB Expansion Report

Marty Bailey:  Date: 7-24-25  
Planning Commission Chair

# 2



## *Urban Land Use and Zoning Designations*



Prineville's Comprehensive Plan	
<b>Table of Contents - Chapter 2</b>	
<a href="#">Purpose and Intent</a> <a href="#">Goals and Policies</a> <a href="#">Goal # 1: Create land use zones and land use regulations that enhance Prineville without sacrificing community values.</a> <a href="#">Residential Zone Policies</a> <a href="#">Commercial Zone Policies</a> <a href="#">Industrial Zone Policies</a> <a href="#">Goal # 2: Maintain lands within the UGB and expand the UGB boundary when necessary.</a> <a href="#">Urban Growth Boundary Policies</a> <a href="#">Goal # 3: Establish appropriate land use regulations to support a sustainable community and manage growth.</a> <a href="#">Sustainable Community and Growth Management Policies</a>	Urban Land Use and Zoning Designations
	April 2025

## **Chapter 2 Urban Land Uses and Zoning Designations**

### **Purpose and Intent**

The Prineville urban area contains land use descriptions and zoning for residential, commercial, and industrial areas. This chapter examines the different zone and land use designations and implementation strategies. The primary designations implement the strategies that regulate the use of land and its ability to support the community's long-term development objectives. The goals and policies contained in this chapter will help the City manage its land uses to meet the growth needs of the Prineville community. It should be noted that the current Comprehensive Plan Map, has been updated numerous times to correct various errors and discrepancies between the Comprehensive plan map and zoning map discovered during adoption of the 2007 Comprehensive Plan. Several discrepancies still exist and will need to be corrected over time for consistency and compatibility as development patterns evolve.

### **Goals and Policies**

The anticipated growth of the community will create a variety of pressures upon local citizens, the environment, and infrastructure of Prineville. A variety of land uses and commensurate development regulations will help keep community values intact.

The intent of this chapter focuses on specific land use practices that provide the guidance necessary for accommodating growth while continuing to preserve, maintain, and enhance Prineville's community values.

### **Definitions**

Marijuana Grow Site (MG) - means a location that grows and/or processes marijuana that exceeds the amounts allowed by State law for an individual or household.

Marijuana Facility (MF) - means a location where Marijuana is grown, processed, sold or dispensed or any combination of these activities which is registered by the State of Oregon.

### **Goal # 1: Create land use zones and land use regulations that enhance Prineville without sacrificing community values**

### **Residential Zone Policies**

1. Residential zones should be placed in safe environments that avoid conflicts with other uses. This can be achieved through step down zoning or using streets or natural features for buffers.
2. Residential zones should include amenities promoting family living environments and safe places for children to play, walk to school, and experience the City's natural resources.



## *Urban Land Use and Zoning Designations*

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3. Residential zones should include compatibility standards to facilitate transitions between new and established uses to help alleviate the pressures of growth upon existing community residents.
4. Residential zones should provide for a broad range of densities and housing choices, including clustering of buildings and variable lot sizes.
5. Residential zones should include outright permitted and conditional uses adequate to develop “complete” neighborhoods and suitable living environments.
6. New residential developments shall analyze the impact of the new development upon community infrastructure and natural resources. Any necessary mitigation plan shall be examined for feasibility and effectiveness in remedying the impacts. No new development shall be permitted which creates the need for subsidy by community members, in other words, “new development shall pay its’ own way.”
7. New residential developments shall incorporate where practical, existing natural features into new projects as a way to protect the natural beauty of Prineville.
8. Residential zones shall promote walkability and connectivity to adjacent neighborhoods, open spaces, parks, and commercial nodes.
9. Residential zones shall incorporate affordable housing concepts.

## **Commercial Zone Policies**

1. Commercial zones shall be placed to provide a wide range of services and goods to citizens in a convenient manner and without creating unnecessary subsidies.
2. Commercial areas, nodes, and zones should be located throughout the community to provide convenient shopping, employment, and services to citizens in an efficient manner.
3. Commercial zones must include outright permitted and conditional uses adequate to fully support the needs of the Prineville community.
4. Commercial zone regulations should be flexible and include incentives to attract businesses to create a self-supporting community and competitive business environment.
5. Commercial zones should provide adequate opportunities to locate and operate businesses so Prineville can be as self-sufficient as possible without requiring citizens to make excessive vehicle trips to other communities.
6. The downtown business commercial core area is a key feature of Prineville and should be enhanced to provide a draw for all citizens and visitors alike. Convenient and plentiful transportation, parking, walkability and use of second and third floors for business and housing opportunities are necessary for the success of the downtown area.

## *Urban Land Use and Zoning Designations*

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7. Commercial projects should contain quality architecture, mixed-uses, open spaces, pedestrian amenities, and adequate parking areas throughout the community as the city grows.
8. Commercial projects that are aesthetically designed to blend in with the environment and are compatible with mixed-uses and residential areas will be encouraged over commercial developments that require large acreages with large private parking lots.
9. Commercial projects that maximize land spaces and are multi-storied with opportunities for upper-floor and/or offices and housing should be encouraged as a way to utilize valuable lands efficiently.
10. Existing strip commercial areas can be unsightly, unsafe, and create excessive vehicle trips. Successful development strategies should include methods for redeveloping and improving the curbside appearance and function of existing strip areas.
11. New commercial areas should be designed as commercial nodes or centers to avoid creating new strip areas.
12. Commercial areas should allow for service, repair and small manufacturing as a way to preserve industrial parcels in large acreages.
13. Marijuana Facilities (MF) may be allowed in Commercial Zones through the application of Marijuana Overlay and process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.
14. Marijuana Grow Sites (MG) may be allowed in Commercial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.

## **Industrial Zone Policies**

1. Industrial zones should be located in places that do not disrupt the function of other land uses.
2. Industrial zones should provide places for manufacturing, repair, with potential for high concentrations of jobs, products, and services in areas that can be conveniently served by transportation and easily accessed by high numbers of employees.
3. 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.
4. Industrial zones should have buffers from less intensive zones or uses including; streets, natural features, vegetative screens and fences to reduce the negative impacts of industrial uses, and the aesthetics of large, plain buildings, outdoor storage, mechanical equipment, and large parking areas.



## *Urban Land Use and Zoning Designations*

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5. New Industrial zones should be located close to other industrial zones as a way to maximize available infrastructure.
6. Clean industries are preferred. Industries that produce excessive noxious airborne particulates, non-disposable hazardous waste or other nuisances may not be allowed.
7. Large industrial lots of more than 20 acres in size should be reserved as an enticement for attracting new industry.
8. Site protections should be established when expanding the UGB for target industries.
9. Small service, repair, and manufacturing industries should be encouraged to locate in commercial areas, if appropriate, as a way to retain large industrial acreages.
10. Industrial areas should provide wider streets, as well as service use opportunities; including parks, daycare and trail connections for employees to reduce excess vehicle trips and community subsidy, subject to appropriate siting and regulations that limit uses.
11. Expansion of industrial zones along or near the City Railroad facilities is a priority to enhance commerce and attract supportive activities and industries. Industrial uses should be encouraged to use railroad facilities for transportation of heavy freight, thus reducing vehicular traffic on roadways.
12. Older industrial zone designations that are no longer in an appropriate location due to abutting development patterns, should be converted to other uses subject to proper analysis, zone changes, and plan amendments as needed.
13. Marijuana Facilities (MF) may be allowed in Industrial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.
14. Marijuana Grow Sites (MG) may be allowed in Industrial Zones through the application of the Marijuana Overlay and permit process found in the City of Prineville Land Use Code Chapters 153, 153A and 153B.

### **Goal # 2: Maintain lands within the UGB and expand boundary when necessary.**

### **Urban Growth Boundary Policies**

1. The UGB should include all of the land needed for residential, commercial and industrial development for the period of time required by State law.
2. UGB should be expanded to include areas for identified needs and as appropriate to take advantage of opportunities as they present themselves.

3. Infrastructure master plans should be prepared, maintained and updated to properly accommodate growth without excessive public subsidy.
4. Actively seek and acquire land needed for future infrastructure to avoid excessive land prices for property necessary for; water and sewer improvements, transportation projects, other utility needs and protection of natural resources and hazard areas.
5. Annexation policies should be provided within the Urban Growth Management Agreement with Crook County, describing the ways and means of adding land to City limits. When expanding the UGB or annexing, the City shall ensure annexation into other appropriate taxing districts, such as Parks and Recreation District.
6. Expansion of the UGB shall avoid or protect Goal 5 resources and Goal 7 hazards. Open space buffers shall also be considered to reduce conflict between urban, industrial and agricultural uses.

### **Goal # 3: Establish appropriate land use regulations to support a sustainable community and manage growth.**

#### **Sustainable Community and Growth Management Policies**

1. Examine and implement a sustainable practice when appropriate for all City resources. Promote land use regulations that encourage energy conservation and reduce pollution.
2. Land use patterns should support a multi-modal transportation system, including opportunities with new development and redevelopment. This technique will seek to connect all areas of the community resulting in greater sustainability of all resources. Higher order streets shall include elements beyond sidewalks such as off-street paths and bicycle lanes to support multi-modal transportation.
3. The City should encourage and potentially require the use of master planning, including mixed-use zones for certain developments. Master planning and mixed-use zones which emphasize aesthetics and community compatibility, circulation, landscaping, open space, storm drainage, utilities, building location and design, and access to commercial and community facilities will provide the most efficient use of land and encourage the use of alternate modes for transportation.
4. Higher density residential areas should be located within walking distance of shopping, jobs, schools, open space, recreation, and transit services, without sacrificing the existing low-density residential character of existing neighborhoods.
5. The City should regulate growth by encouraging compact development at the core of the city through incentives for infill and redevelopment projects.
6. The City should encourage development of vacant or under-utilized land to limit pressure on expanding City limits.



## *Urban Land Use and Zoning Designations*

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7. Limitations on development not contiguous to City limits or outside City limits will reduce unnecessary “leap frog” development and unanticipated City subsidy.
8. Development must “pay its own way” to reduce community subsidy and minimize the negative effects of growth. Developers should analyze the full impact of proposed development upon transportation systems, infrastructure, schools, parks, natural resources, cultural resources and emergency services before development approval.
9. Capital improvement plans including maintenance of City water, sewer and transportation systems should give higher priority to lands within City limits before considering extending services to lands with the potential to annex.
10. When expanding the UGB or annexing, the City shall ensure annexation into other appropriate taxing districts, such as Parks and Recreation District.
11. Marijuana Facilities (MF) and Marijuana Grow Sites (MG) may be allowed in Industrial or Commercial Zones through the application of the Marijuana Overlays and permit process found in the City of Prineville Land Use Code Chapter 153, 153A and 153B. Approval of the Marijuana Overlays found in the City of Prineville Land Use Code shall be required to:
  - a. be consistent with the Comprehensive Plan;
  - b. be suitable for the MF and MG in accordance with the Prineville Land Use Code;
  - c. be considerate of the public health, safety, and welfare;
  - d. be licensed by the State of Oregon.

5



## *Economy*



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<a href="#">Purpose and Intent</a>	<b>Economy</b>
<a href="#">Executive Summary</a>	
<a href="#">Goal #1: Provide adequate industrial and commercial land inventories to satisfy the urban development needs of Prineville for the planning horizon.</a>	
<a href="#">Goal #2: Promote Economic Development.</a>	
	<b>April 2025</b>

# Chapter 5 Economy

## Purpose and Intent

Goal 9 of Oregon’s Statewide Planning Goals and Guidelines pertains to economic development. This goal calls for diversification and improvement of the economy. It requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs. Thus, the City of Prineville is required, by law, to provide at least a 20-year supply of commercial and industrial land and commensurate infrastructure. In conformance with Goal 9, the City has conducted an Economic opportunities Analysis (EOA) with a Buildable Lands Inventory. The complete analysis prepared by EConorthwest in conjunction with 3J Consulting in February of 2025 and titled “City of Prineville Economic opportunities Analysis”. The full analysis is adopted by reference and considered a part of this chapter. The following is the “Executive Summary” of the EOA.

## Executive Summary

### Economic Opportunities Analysis 2025

The City of Prineville is conducting an Economic Opportunities Analysis (EOA) to inventory buildable commercial and industrial land, identify the City’s economic development potential, forecast growth and land needs for 20 years, and determine whether the City has enough land to accommodate growth. The primary goals of the EOA are to (1) project the amount of land needed to accommodate the future employment growth within Prineville between 2025 and 2045, (2) evaluate the existing employment land supply within the city to determine if it is adequate to meet that need, (3) help the City understand its economic opportunities in the context of Prineville’s comparative advantages and disadvantages, and (4) to fulfill state planning requirements for a twenty-year supply of employment land.

#### **How much buildable employment land does Prineville currently have?**

Prineville’s Urban Growth Boundary (UGB) contains approximately 4,032 acres of commercial- and industrial-designated land. Of this land, 1,580 acres are unconstrained and buildable, almost evenly split between 793 acres of commercial land and 787 acres of industrial land.

#### **How much growth is Prineville planning for?**

Prineville’s employment base is projected to grow from 9,732 jobs in 2025 to 12,429 in 2045, an increase of 2,697 jobs. Most new employment will require commercial or industrial land, with 1,198 new industrial jobs and 1,361 new commercial jobs.

#### **Does Prineville Have Sufficient Land for Employment?**

Prineville has sufficient land over the next 20 years for most employment needs but has a deficit of large industrial sites. Key findings of land sufficiency for the 2025–2045 period are:



- ♦ **Commercial.** Prineville will need approximately 84 total acres of commercial land. Currently, Prineville has 113 acres of commercial land, a surplus of 29 acres.
- ♦ **Industrial.** Prineville has enough smaller industrial sites to accommodate expected growth but a deficit of large industrial sites to accommodate growth. Exhibit 1 shows the conclusion about sufficiency of Prineville's industrial land.
  - *Small industrial sites.* Prineville will need 44 industrial sites smaller than 25 acres (84% of the City's industrial site needs). Prineville has 101 industrial sites smaller than 25 acres. Prineville has enough smaller industrial sites to accommodate expected growth.
  - *Large industrial sites.* Prineville will need 9 industrial sites larger than 50 acres and has 7 industrial sites in this size class. As a result, Prineville has a deficit of large industrial sites. Using an average site size of 251.7 acres (based on the current average site size in that category), **Prineville will need an additional 503 acres of buildable industrial land in two sites for target industries.** The EOA describes the target industries for these sites, which includes biomass facilities, a wide range of manufacturing facilities, and possibly future need for additional land for data centers.

### Exhibit 1. Comparison of the Capacity of Unconstrained Vacant Land with Employment Land Demand by Land Use Type, Prineville UGB, 2025–2045

	Employees by TOTAL Parcel Size						Total
	Less than 2 acres	2 - 5 Acres	5 - 10 Acres	10 - 25 Acres	25 - 50 Acres	50+ Acres	
Estimated Sites Needed	24	13	7	2	-	9	55
Buildable Sites	54	35	9	3	5	7	113
Comparison of Sites Needed and Existing Sites	30	22	2	1	5	(2)	
Does Prineville have enough sites for growth?	Yes	Yes	Yes	Yes	NA	No	
Estimated Unmet Land Need (acres)	-	-	-	-	-	503	503

Source: ECONorthwest

In addition, the City has three sites zoned Heavy Industrial that the City is considering rezoning to residential or other urban uses. These three sites are included in the buildable lands inventory (shown in the number of sites in Exhibit 1). These sites are unsuited for Heavy Industrial uses because they are adjacent to developing residential areas, separated topographically from the lower industrial properties, and divided by an irrigation canal restricting access.

These sites total of 109 acres (See **Error! Reference source not found.** in EOA). One of these sites is larger than 50 acres (72 buildable unconstrained acres). The other sites are 11 buildable unconstrained acres and 26 buildable unconstrained acres in size.

If the City re-zones some or all of these sites, the City may want to determine whether it needs to replenish its buildable land supply to ensure it is able to meet future employment land needs.

### What are Prineville's growth opportunities?

Prineville's key competitive advantages include:

- ◆ **Location.** Prineville is located in central Oregon's East Cascades region, drawing employees from the broader Central Oregon labor market. Additionally, its proximity to National Forests and outdoor recreation attracts residents and visitors.
- ◆ **Transportation Connections.** Prineville owns and operates the Prineville Railway, a short-line railroad attached to railroad tracks that connect with Redmond and then run north and south, providing shipping and distribution opportunities to the rest of the state. Additionally, Prineville's location along Highway 26 and Highway 126 connects the City with transportation routes spanning Oregon and the West Coast.
- ◆ **Availability of public facilities.** Prineville has a significant amount of existing and future capacity available in its water systems, provided at a slightly lower cost than other central Oregon cities. Prineville also has excess capacity within its wastewater system.
- ◆ **Infrastructure investments.** In recent years, Prineville has made major investments into its infrastructure, including the Crooked River Wetlands Complex, Aquifer Storage and Recovery (ASR) System, the \$13.5 million Combs Flat Road extension, U.S. 26/3rd Street corridor improvements, and town center infrastructure revitalization.
- ◆ **Business-friendly environment.** Prineville offers a range of incentive programs designed to attract and support businesses, including a Long-Term Rural Enterprise Zone Facility tax exemption. Additionally, businesses benefit from low-cost industrial land and competitive power rates, making Prineville an economically attractive location for new and expanding enterprises.
- ◆ **Resilient economy.** In 2022, Heartland Forward ranked Prineville ninth on a list of the Most Dynamic Micropolitan (cities with a population under 50,000).<sup>1</sup> Heartland Forward cited Prineville's diversification of its economy in the past decade, largely due to the construction of its new data centers.

Given these factors, Prineville is an attractive location for residents and business. The City has growth potential in several industries, including biomass energy production, data centers, manufacturing, and services for visitors and residents.

### What are the key conclusions?

The conclusions about commercial and industrial land sufficiency are:

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- ◆ **Prineville's economy has changed substantially since the last EOA was completed.** Since 2008, Prineville added 946 jobs, many of which are related to growth of the data centers. The growth in data centers is a driving factor in increasing average wages in Crook County from nearly \$34,700 in 2008 to more than \$70,200 in 2022. In addition, Prineville expanded or altered its UGB six times between 2012 and 2017, primarily for data center development and expansion, all in the southern part of the City in areas with Light Industrial zoning.
- ◆ **Prineville is forecasted to grow in both the commercial and industrial employment sectors.** Prineville is planning for growth of 2,697 new jobs in the city over the 2025 to 2045 period. About 1,361 of the jobs will be in commercial and retail services and 1,198 of the jobs will be industrial.
- ◆ **Prineville has enough employment land to accommodate commercial growth. Error! Reference source not found.** shows that Prineville has enough land for commercial employment growth over the next 20 years, with a surplus of 68 acres. For its target industries, Prineville will have need for commercial sites ranging from space in existing buildings to custom built buildings on sites from 1 to 5 acres, which can be accommodated on existing buildable land within the UGB.
- ◆ **Prineville has a large amount of employment on large sites.** Prineville has a large amount of employment (43% of employment) on sites larger than 50 acres. These large sites have an average size of 251.7 acres and are in use by businesses like Meta and Apple. The **Error! Reference source not found.** section describes the site needs for the two 50+ acre sites. One of these sites is for a proposed biomass facility, which the City is actively working on development of.
- ◆ **Prineville has a deficit of large industrial sites and will need to consider a UGB expansion to accommodate the need for a large site for a biomass facility.** Prineville has a deficit of sites larger than 50 acres for industrial development. Prineville needs two sites more than it has within the UGB, averaging 251.7 acres. The sites needs for a biomass facility (**Error! Reference source not found.**) are for a site not found within the Prineville UGB.
- ◆ **Prineville will need to expand its UGB to accommodate the growth of a biomass facility.** The site needs for a biomass facility cannot be met within the existing Prineville UGB. The City does not have a sufficiently large site in an area with City of Prineville Railway access; that can also be served by City water and sewer systems. In order to accommodate growth of a biomass facility, the City will need to expand its UGB.
- ◆ **Prineville may rezone some Heavy Industrial land.** The EOA identified three Heavy Industrial sites that are unsuited for Heavy Industrial uses because they are adjacent to developing residential areas, separated topographically from the lower industrial properties, and divided by an irrigation canal restricting access. If the City re-zones

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some or all of these sites, the City may want to determine whether it needs to replenish its buildable land supply to ensure it is able to meet future employment land needs.



**Goal # 1: Provide adequate industrial and commercial land inventories to satisfy the urban development needs of Prineville for the planning horizon.**

**Economic Policies**

1. Update buildable land inventories and analysis of needed commercial and industrial land as needed for the 20-year planning horizon. Amendments may be needed in response to rapid growth, redevelopment, zone changes, mixed use development or planned unit developments. When new lands are needed the City should work with partners to authorize expansion of the UGB to maintain inventories.
2. State, local, and nationwide trends are not adequate to properly estimate needed industrial and commercial lands. Other local information and economic development opportunities must be used to properly evaluate future land needs.
3. To ensure adequate public facilities for the planning horizon, the City shall develop and maintain Facility Plans (Master Plans) to adequately serve the transportation, water and wastewater needs of industrial and commercial areas.
4. The City should focus on the preservation of large lot industrial parcels of 20 acres and larger to attract target industries and new manufacturing businesses.
5. Housing affordability is key to attracting commercial and industrial businesses. Reasonable regulations supporting development of housing affordable to people who live and work in Prineville should be explored and implemented if deemed beneficial to the community.
6. The City should evaluate amendments to the Comprehensive Plan, when expanding the UGB to add employment lands with specific locational requirements. Amendments should be evaluated in relation to all applicable policies of the Comprehensive Plan.

**Goal # 2: Promote Economic Development.**

**Economic Policies**

1. The City should coordinate with a variety of agencies groups and local organizations when developing plans, to best meet the requirements of a growing community.
2. The City should promote a business-friendly environment and entrepreneurial climate for new and existing businesses. Strong public partnerships with local businesses are key to successful economic development.
3. The City should focus on providing its citizens with amenities that provide a high quality of life while also ensuring the City maintain its identity and small-town atmosphere.

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4. The City's fees and system development charges must be carefully monitored and evaluated to ensure that development pays its own way while not creating obstacles to desired development.
5. The City should focus on adoption and implementation of a Downtown Enhancement Plan will help to ensure the long-term success of the urban core area. This plan should include a long-term strategy for enhancing development opportunities in the urban core and creating a destination and sense of place for citizens and visitor alike.
6. The City should modify development codes when necessary to navigate a changing economic environment or to address economic development objectives.
7. The City should encourage development of businesses that use the Prineville Rail line.



## ORDINANCE NO. 1300

### AN ORDINANCE AMENDMENT IN THE CITY'S COMPREHENSIVE PLAN TO UPDATE CHAPTER 2 (URBAN LAND USES and ZONING) & CHAPTER 5 (ECONOMY)

**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 has completed an Economic Opportunities Analysis (EOA), including a Buildable Lands Inventory (BLI) to comply with Statewide Planning Goals, to maintain a 20-year supply of commercial and industrial lands; and

**Whereas**, The EOA replaces Chapter 5 of the City's Comprehensive Plan and necessitates an update to the goals & policies of both Chapter 2 and Chapter 5 of the City's Comprehensive Plan; and

**Whereas**, based on the aforementioned Plans, City staff-initiated amendment procedures to the City's Comprehensive Plan (Chapter 2 & 5) for review by the City Planning Commission; 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 March 18, 2025; and

**Whereas**, on March 18, 2025, the City Planning Commission held a public hearing and consented to the amendments and recommended the City Council approve the proposed amendments to Chapter 2 & 5 of the Comprehensive Plan as shown on 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 April 8, 2025; and

**Whereas**, the Prineville City Council conducted a public hearing on April 8, 2025, 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 Chapter 2 is hereby amended as shown on Exhibit A.
2. That the City's Comprehensive Plan Chapter 5 is hereby amended as shown on Exhibit B, with full EOA adopted by reference.
3. The City Recorder shall place a copy of this Ordinance in the City's permanent records.
4. The Ordinance shall be effective 30 days following the signing of this ordinance.

APPROVED BY THE CITY COUNCIL ON THE \_\_\_\_\_ DAY OF April, 2025.

ATTEST:

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

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

## ORDINANCE NO. 1301

### AN ORDINANCE AMENDMENT IN THE CITY'S COMPREHENSIVE PLAN MAP EXPANDING THE URBAN GROWTH BOUNDARY (UGB)

**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 has completed an Economic Opportunities Analysis (EOA), including a Buildable Lands Inventory (BLI) to comply with Statewide Planning Goals, to maintain a 20-year supply of commercial and industrial lands; and

**Whereas**, the EOA demonstrated a need for additional large lot industrial lands for Target Industries as defined in OAR 660-009; and

**Whereas**, the City Council initiated amendment procedures to the City's Comprehensive Plan Map to expand the UGB and increase the City's available heavy industrial lands for the purpose of developing a biomass facility and other potential target industries.

**Whereas**, pursuant to Section 153.252.020 of the Code, required notice was submitted to the Department of Land Conservation and Development, mailed notice was sent to individual property owners at least 20-days prior to the initial public hearing and notice was published 10 days prior to the initial public hearing scheduled for March 18, 2025; and

**Whereas**, on March 18, 2025, the City Planning Commission held a public hearing and consented to the amendment and recommended the City Council approve the proposed UGB expansion as shown on Exhibit A and designate the expansion area on the Comprehensive Plan map for heavy industrial zoning; 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 April 8, 2025; and

**Whereas**, the Prineville City Council conducted a public hearing on April 8, 2025, 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 UGB be expanded to include the properties as shown in Exhibit A.
2. That the City's Comprehensive Plan Map be amended to include the tax lots listed and the area shown on Exhibit A and designate that area for Heavy Industrial Zoning.
3. That this UGB expansion area is subject to Target Industry protection under 660-009-0025; as listed below:

***660-009-0025 protection criteria:***

*(9) Target Industries. Local governments that estimate land demand using site requirements of target industries in an economic opportunities analysis must adopt land use regulations that:*

*(a) Designate and preserve specific sites for use by target industries by zoning ordinance or local measure.*



*(A) Sites designated for target industries may be developed for unanticipated employment uses based upon adopted findings in a legislative or quasi-judicial land use decision that the proposed use offers the community equal or higher local:*

*(i) economic benefit; and*

*(ii) community benefit.*

*(B) Unless a local government adopts a post-acknowledgment plan amendment consisting of an updated economic opportunities analysis to rezone target industry sites:*

*(i) Sites designated for target industries that do not develop with the anticipated industrial use may not be rezoned for commercial or residential use.*

*(ii) Target industry sites zoned for other employment uses may not be rezoned for retail commercial or residential use.*

*(C) Local land use regulations establishing sites for target industries may include provisions for non-industrial development that is subordinate to and supportive of the primary industrial development.*

*(b) Protect designated target industry sites by limiting land divisions and permissible uses and activities that interfere with development of the site for the intended use;*

*(c) Protect, where necessary, a site for the intended use by including measures that either prevent or appropriately restrict incompatible uses on adjacent lands.*

4. The City Recorder shall place a copy of this Ordinance in the City's permanent records.

5. The Ordinance shall be effective 30 days following the signing of this ordinance.

APPROVED BY THE CITY COUNCIL ON THE \_\_\_\_\_ DAY OF April, 2025.

ATTEST:

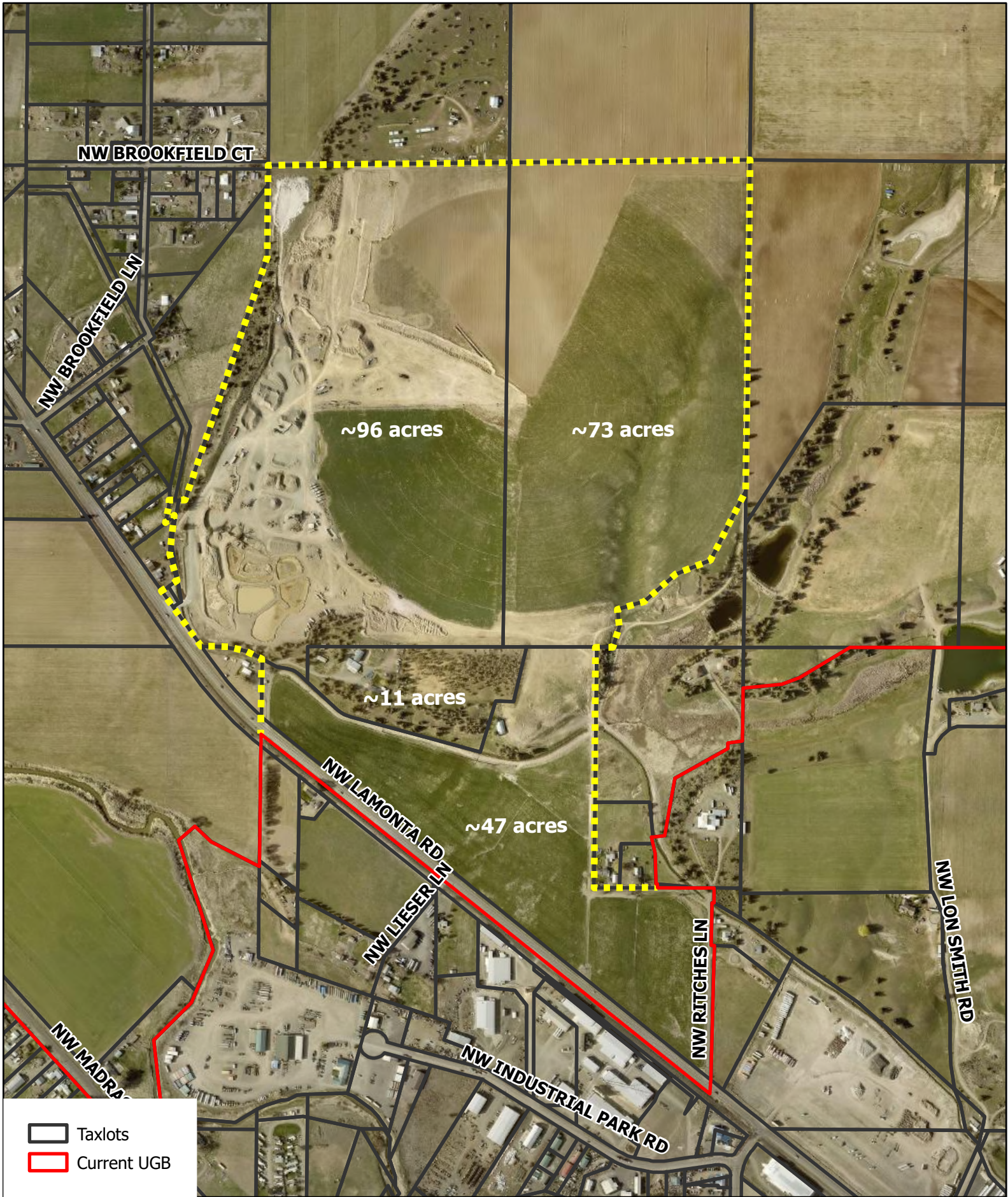
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Rodney J. Beebe  
Mayor

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Lisa Morgan, City Recorder





Map & Tax Lots:  
1415250000200, 1415250000100,  
141525B003100, 141525B003300,  
141525D000500, 141525D000501

Proposed UGB Expansion  
Total of 227 Acres  
**Exhibit A**

