



Location: City Hall – Council Chambers
Date: June 24, 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 6-10-2025

Visitors, Appearances and Requests

Council Presentations

2. Dispatch Promotion Recognition of Katie Kemper - Chief Profio

Council Business

Staff Reports and Requests

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

Council Reports

Resolutions

- [4.](#) Resolution No 1620 - Approving a Rate Increase for Solid Waste Franchisee Services - Steve Forrester
- [5.](#) Resolution No 1621 - Adopting a Supplemental Budget & Making Budget Appropriations for BN 2023-2025 (**PUBLIC HEARING**) Lori Hooper Antram
- [6.](#) Resolution No 1622 - Approving Appropriation Adjustments to the BN2023-2025 Budget for the First Quarter of the Second Fiscal Year - Lori Hooper Antram
- [7.](#) Resolution No 1623 - Adopting Budget and Making Appropriations for BN 2025-2027 (**PUBLIC HEARING**) - Lori Hooper Antram
- [8.](#) Resolution No 1624 - Imposing and Categorizing Taxes for the 2025-2026 Fiscal Year of the Biennial 2027 Budget - Lori Hooper Antram



- [9.](#) Resolution No 1625 - Imposing and Categorizing Taxes for the 2026-2027 Fiscal Year of the Biennial 2027 Budget - Lori Hooper Antram
- [10.](#) Resolution No 1626 - Declaring the City of Prineville's Election to Receive State Revenue Sharing (**PUBLIC HEARING**) - Lori Hooper Antram
- [11.](#) Resolution No 1627 - Establishing Fees and Charges for the City of Prineville Fiscal Year 2025-2026 (**PUBLIC HEARING**) - Lori Hooper Antram

Ordinances

- [12.](#) Ordinance No. 1300 - Amendment to the City's Comprehensive Plan to Update Chapter 2 and Chapter 5 - Josh Smith
- [13.](#) Ordinance No. 1301 - Amendment in the City's Comprehensive Plan Map Expanding the UGB - Josh Smith

Visitors, Appearances and Requests

Adjourn

Agenda items may be added or removed as necessary after the 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 recorder@cityofprineville.com



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

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

City Council Meeting Brief
June 10, 2025

Council Members Present:

Scott Smith
Marv Sumner
Steve Uffelman
Janet Hutchison

Jason Beebe
Shane Howard

Council Members Absent

Jerry Brummer

Additions to the Agenda

None.

Consent Agenda

1. Regular Meeting Brief 5-27-2025
2. CVS Pharmacy Change in Ownership Liquor License

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

Visitors, Appearances, and Requests

Pam Tano, a Prineville resident, submitted written comments/questions and read them into the record. Josh Smith, Planning Director, answered the questions.

No one else came forward.

Council Presentations

None.

Council Business:**3. Republic Rate Increase Request (PUBLIC HEARING continued from 5/27/2025) - Steve Forrester****Mayor Beebe opened the public hearing portion of the meeting.**

Courtney Voss & Erica Haitsma, General Manager, came forward with Prineville Republic representatives.

Ms. Voss provided an overview of the process so far that brought them to this evening and referred to the state of operations that were provided in the Council packet.

Ms. Haitsma went through key areas of the 2024 financial results and five categories for the top expenses. Labor is the highest category, with fuel as the fifth; however, they saw a reduction in the consumption of fuel and the cost per gallon.

Discussions continued regarding the spike in cost for insurance and Republic's safety program.

Other topics discussed were, the number of calls taken by the Prineville office, number of walk-in customers, how the city and county wanted the Prineville office opened to the public again, a suite of tools that Republic is building upon for the Prineville office, statistics of missed calls and what Republic's standard is and what they strive for.

Ms. Voss explained that they expect "0" in missed calls or pick-ups and that they have Meagan look at each incident to determine how to avoid that.

Discussions resumed regarding that there are 13,000 city customer tips at the landfill monthly, and that includes yard debris. Tipping fees at the landfill are increasing, residential billing going to bi-monthly, and social media not the best gauge for service performance. Prineville representatives now have access to the call center system for Prineville calls and still have to work through the phone system integration. Senior discounts will be offered when a new rate schedule is adopted, which will be limited to strictly age, not by income verification.

Ms. Voss explained that there may be resources available to implement a recycling program (RMA) in July.

There were no further questions for Republic.

Lori Hooper Antram, Finance Director, presented her staff report highlighting her review of the financials submitted by Republic, adding that staff supports a 5% increase.

There were no questions.

No one came forward, no one on the phone commented, and no written testimony was received.

Mayor Beebe closed the public hearing portion of the meeting.

Jered Reid, City Attorney explained the next possible step for the Council would be for staff to prepare a resolution to bring to Council at the next meeting for a vote.

Council agreed they could support the staff recommendation and bring a resolution back to Council at the next meeting.

Staff Reports and Requests:**4. City Manager's Report – Steve Forrester**

Mr. Forrester presented his manager's report highlighting the activity of each department.

There were no questions.

5. Quarterly Financial Report – Lori Hooper Antram

Mrs. Hooper Antram went through her quarterly financial report and went through each of the fund balances and activities as of March 31st, and future budget adjustments that will be needed.

There were no questions.

Council Reports

Councilor Hutchison talked about the Ochoco Forest Collaborative is on hold for the next three months and the reasons behind this including funding.

Ordinances:

None.

Resolutions:

None.

Visitors, Appearances, and Requests:

No one else came forward.

Adjourn

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

Meeting adjourned at 7:03 P.M.

Motions and Outcomes:

Motion:	Outcome	Beebe	Brummer	Howard	Hutchison	Smith	Sumner	Uffelman
Consent Agenda as Presented	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>.

City Manager Update to Council

June 24, 2025

Public Safety / Dispatch

We have a new lateral officer on board who comes to us from Crook County. Please welcome Officer Adair to the team!

Dispatch has three possible candidates that has passed the first level of testing. The 6th contracted dispatcher has signed on, providing much-needed extra coverage.

We will have state troopers join us again to assist with the increased traffic and activity resulting from the rodeo.

Public Works

Public Works is in the middle of many projects. The grant-funded infrastructure projects look to be on track for completion by June 30th.

Staff is working with Taylor NW to nail down an opening date for the Combs Flat Road extension. There are a few minor details to be completed, such as pedestrian crossings, before opening.

Laughlin is hopefully re-opening Wednesday, June 25th, which will help alleviate the congestion on Third Street, and just in time for rodeo events.

Railroad

The Railroad is still exploring alternative operational methods for the warehouse and freight depot. Traffic remains busy.

Meadow Lakes Golf

The new big 16x40 golf cart shed has arrived, and it was interesting to watch it getting placed. Father's Day was a very busy day at Meadow Lakes with 252 players making their way through the course.

Don't forget the public reveal and demonstration of the Vertacat stand-up adaptive golf cart on Monday, July 1st at 10:00 AM.

Airport

By the time this report is presented, the new runway project should be completed and ready for air traffic. The ground is being excavated for the new T-hangar project to start. Fire fighting equipment is on site along with seat planes and 3 helicopters.

Planning

The Planning Commission reviewed an application for a Best Care housing proposal. The application was denied due to zoning requirements.

Human Resources – No Update

Information Technology

IT has the mobile public safety response bus all tuned up and ready to be on-site for the rodeo and horse races coming up.

Finance

Now that the budget process is almost complete, the next big project for Finance is audit, audit, audit. The auditors will begin with their preliminary review in July and are expected to continue through October.

City Recorder/Risk Management – No Update

City Legal – No Update

EDCO – No Update

Public Relations – No Update

Mayor/Council

Reminder that the annual League of Oregon Cities fall conference will be opening on July 15th and will be held in Portland this year.

Economic Development and Strategic

Kelsey has been working on leads, with one of them being a manufacturing company that is interested in the Central Oregon region.

Other

The Humane Society will be celebrating the new dog wing phase of their expansion project with a grand opening event very soon.

**RESOLUTION NO. 1620
CITY OF PRINEVILLE, OREGON**

**A RESOLUTION APPROVING A RATE INCREASE FOR SOLID WASTE
FRANCHISEE SERVICES**

- A. The City of Prineville (“City”) granted Allied Waste Transfer Services of Oregon, LLC, dba Republic Services of Oregon (“Republic”) an exclusive franchise for solid waste services within the city limits of Prineville.
- B. Each year, Republic may file an application for an adjustment in rates.
- C. Republic filed an application for an adjustment to their rates with the City with a request of 10.88% effective August 1, 2025.
- D. The rate increase request was based on several factors including increased costs for labor, truck maintenance, disposal increases, and the postponement of the public hearing.
- E. A public hearing was held by the Prineville City Council on June 10, 2025, which was postponed from May 27, 2025.
- F. City staff recommended a rate increase of 5%, which would allow Republic a rate of return closer to the goal stated in the franchise agreement.
- G. Republic and the Prineville City Council discussed how the concerns the Prineville City Council had regarding Republic service levels were improving.

NOW, THEREFORE, the City of Prineville resolves that Republic shall be allowed to increase its rate of services at the level of five percent (5%), effective August 1, 2025, as set forth on the attached schedule.

Approved by the City Council this ____ day of June, 2025.

Rodney J. Beebe, Mayor

ATTEST:

Lisa Morgan, City Recorder

**RESOLUTION NO. 1621
CITY OF PRINEVILLE, OREGON**

**A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET AND MAKING
APPROPRIATIONS FOR BN 2023-25**

Whereas, the City of Prineville is in need of a supplemental budget for the biennial budget 2023-25, commencing July 1, 2023, and

Whereas, discussion to adopt the supplemental budget was held before the City Council on June 24th, 2025; and

Whereas, now is the proper time to pass a resolution adopting the supplemental budget and making appropriations.

Now, therefore, the City of Prineville resolves as follows:

1. That the City of Prineville does hereby adopt the supplemental budget and Resolution No. 1604 is hereby amended.
2. That the amended amounts for the biennial budget beginning July 1, 2023, and for the purposes shown below are hereby appropriated as follows:

Summary of Supplemental Budget BN 2023-25

Amounts shown are revised appropriation totals in the fund being modified.

Water Fund

Expenditures (proposed changes)		
Materials and Services	\$	3,595,400
Capital outlay	\$	1,400,000
Revised Total Fund Expenditures	\$	9,420,917
Resources		
Charges for Services	\$	7,547,000
Revised Total Fund Resources	\$	9,420,917

To adjust expenditures to cover additional costs not anticipated in materials and services for electricity and water treatment facility improvements, and to cover capital expenditures associated with a contract for aquifer storage and recovery well improvements. These costs will be covered through charges for services and contract reimbursements.

Approved and Adopted by the City Council this 24th day of June, 2025.

Rodney J. Beebe, Mayor

ATTEST:

Lisa Morgan, City Recorder

**RESOLUTION NO. 1622
CITY OF PRINEVILLE, OREGON**

**A RESOLUTUON APPROVING APPROPRIATION ADJUSTMENTS TO THE BN
2023-25 BUDGET FOR THE FIRST QUARTER OF THE SECOND FISCAL
YEAR**

Whereas, The following appropriation adjustment to the BN 2023-25 budget for the fourth quarter of the second fiscal year of the biennium are required to provide for unexpected needs or to expend certain funds not anticipated at the time the budget was adopted, and hereby authorized in accordance with ORS 294.463(2), renumbered from 294.450(2):

Transportation Fund	Increase	Decrease
Capital Outlay	\$125,000	
Contingency		\$125,000
	\$125,000	\$125,000

To provide additional dollars needed in capital outlay associated with spring paving projects. These costs will come out of contingency.

Emergency Dispatch Fund	Increase	Decrease
Materials and Services	\$200,000	
Personnel Services		\$200,000
	\$200,000	\$200,000

To provide additional dollars needed in materials and services largely associated with increases in infrastructure maintenance and consulting for labor negotiations. A decrease in personnel services will offset the budget.

Golf Course and Restaurant Fund	Increase	Decrease
Golf Course	\$302,900	
Wastewater Disposal	\$46,100	
Restaurant	\$12,900	
Contingency		\$361,900
	\$361,900	\$361,900

To provide additional dollars needed in the Golf Course Department due to increased activity resulting in more staffing and supplies needed and to allow for additional golf carts and storage shed that is partially covered by a grant. To provide

additional dollars in the Wastewater Disposal Department due to increased activity requiring increased maintenance, and to provide additional dollars in the Restaurant Department for increases in utilities and taxes. These were unanticipated at the time of budgeting and these costs will decrease contingency.

Now, therefore, the City of Prineville Resolves as follows:

1. The Prineville City Council approves the total budget appropriation adjustments of \$686,900.00 as set out within this Resolution.

Approved by the City Council this 24th day of June, 2025.

Rodney J. Beebe, Mayor

ATTEST:

Lisa Morgan, City Recorder

RESOLUTION NO. 1623

A RESOLUTION ADOPTING BUDGET AND MAKING APPROPRIATIONS FOR BN 2025-2027

WHEREAS, the City of Prineville Budget Officer has prepared a budget for the City for the biennium 2025-2027, commencing July 1, 2025; and

WHEREAS, the budget was approved by the Budget Committee on June 3rd 2025; and

WHEREAS, now is the proper time to pass a resolution adopting the budget and making appropriations.

THEREFORE, The City of Prineville resolves as follows:

1. That the City of Prineville does hereby adopt the budget in the sum total of \$125,811,587 said Budget now on file in the office of the City Recorder of the City of Prineville.
2. That the amounts for the fiscal year beginning July 1, 2025, and for the purposes shown below are hereby appropriated as follows:

GENERAL FUND

Police	21,166,100
Non-Departmental-General	5,771,400
Contingency	10,851,637
TOTAL GENERAL FUND APPROPRIATIONS	<u>\$ 37,789,137</u>

EMERGENCY DISPATCH FUND

Personnel Services	3,908,700
Material & Services	958,300
Capital Outlay	310,000
Transfers	645,120
Contingency	514,027
TOTAL EMERGENCY DISPATCH FUND	<u>\$ 6,336,147</u>

TRANSPORTATION FUND

Personnel Services	658,200
Materials & Services	1,104,900
Capital Outlay	1,650,000
Transfers	1,429,200
Contingency	408,636
TOTAL TRANSPORTATION FUND APPROPRIATIONS	<u>\$ 5,250,936</u>

PLANNING FUND

Personnel Services	676,700
Materials & Services	225,400
Transfers	423,400
Contingency	94,904
TOTAL PLANNING FUND APPROPRIATIONS	<u>\$ 1,420,404</u>

PERS / POB FUND

Personnel Services	2,500,000
Materials & Services	1,500
Debt Service	732,100
Contingency / Other Requirements	511,840
TOTAL PERS / POB FUND APPROPRIATIONS	<u>\$ 3,745,440</u>

TRANSPORTATION SDC FUND

Materials & Services	150,000
Capital Outlay	3,500,000
Transfers	75,000
Contingency	2,148,266
TOTAL TRANSPORTATION SDC FUND APPROPRIATIONS	<u>\$ 5,873,266</u>

WATER SDC FUND

Materials & Services	100,000
Capital Outlay	3,500,000
Transfers	1,042,700
Contingency	929,528
TOTAL WATER SDC FUND APPROPRIATIONS	<u>\$ 5,572,228</u>

WASTEWATER SDC FUND

Materials & Services	40,000
Capital Outlay	1,200,000
Transfers	227,400
Contingency	335,569
TOTAL WASTEWATER SDC FUND APPROPRIATIONS	<u>\$ 1,802,969</u>

CITY OF PRINEVILLE RAILROAD FUND

Personal Services	1,202,400
Materials & Services	774,000
Capital Outlay	2,300,000
Debt Service	68,000
Transfers	298,500
Contingency	819,396
TOTAL CITY OF PRINEVILLE RAILROAD	<u>\$ 5,462,296</u>

AIRPORT FUND

Personal Services	421,200
Materials Services	36,000
Capital Outlay	0
Transfers	13,900
Contingency	3,190
TOTAL AIRPORT FUND APPROPRIATIONS	<u>\$ 474,290</u>

WATER FUND

Materials Services	3,370,600
Capital Outlay	1,600,000
Debt Service	658,800
Transfers	4,679,600
Contingency / Other Requirements	997,284
TOTAL WATER FUND APPROPRIATIONS	<u>\$ 11,306,284</u>

WASTEWATER FUND

Personal Services	615,000
Materials and Services	2,749,400
Capital Outlay	1,150,800
Debt Service	1,697,500
Transfers	4,556,700
Contingency / Other Requirements	1,761,207
TOTAL WASTEWATER FUND APPROPRIATIONS	<u>\$ 12,530,607</u>

GOLF AND RESTAURANT FUND

Golf Course	2,351,700
Waste Disposal	1,856,300
Restaurant	88,000
Debt Service	124,100
Contingency / Other Requirements	474,565
TOTAL GOLF AND RESTAURANT FUND APPROPRIATIONS	<u>\$ 4,894,665</u>

CITY ADMINISTRATION AND SUPPORT SERVICES

City Council	225,400
Administration/Team Services	3,212,500
Financial Services	3,144,100
Information Technology	4,738,200
Contingency	849,572
TOTAL CITY ADMINISTRATION AND SUPPORT SERVICES APPROPRIATIONS	<u>\$ 12,169,772</u>

PUBLIC WORKS SUPPORT SERVICES FUND

Public Works Support Services	5,384,950
Public Works Fleet & Vehicles	1,388,900
Contingency	<u>395,742</u>
TOTAL PUBLIC WORKS SUPPORT SERVICES FUND APPROPRIATIONS	<u>\$ 7,169,592</u>

BUILDING FACILITIES FUND

City Hall Facilities	572,600
Police Facilities	1,715,000
Public Works Facilities	154,100
Barnes Butte Property	394,700
Contingency / Other Requirements	<u>1,106,615</u>
TOTAL BUILDING FACILITIES FUND APPROPRIATIONS	<u>\$ 3,943,015</u>

PLAZA MAINTENANCE FUND

Materials and Services	44,200
Transfers	4,000
Contingency	<u>22,340</u>
TOTAL PLAZA MAINTENANCE FUND APPROPRIATIONS	<u>\$ 70,540</u>

TOTAL BUDGET **\$ 125,811,587**

3. The Prineville City Council adopts the budget and makes appropriations.

Adopted by the City Council this 24th day of June, 2025.

Rodney J. Beebe, Mayor

ATTESTS:

Lisa Morgan, City Recorder

RESOLUTION NO. 1624
A RESOLUTION IMPOSING AND CATEGORIZING TAXES FOR THE
2025-2026 FISCAL YEAR OF THE BIENNIAL 2027 BUDGET

WHEREAS, the City of Prineville has prepared a budget for the City for the 2025-2027 biennium, commencing July 1, 2025; and

WHEREAS, the budget was approved by the Budget Committee on June 3rd, 2025, and adopted by the City Council on June 24, 2025;

NOW, THEREFORE, the City of Prineville resolves as follows:

1. The City hereby imposes the taxes provided for in the adopted budget at the rate of \$3.0225 per \$1000 of assessed valuation for operations and that these taxes are hereby imposed and categorized for tax year 2025-2026 upon the assessed value of all taxable property within the City.

2. The taxes are categorized as follows:

General Government	\$3.0225/\$1000
--------------------	-----------------

3. This tax rate is hereby imposed and assessed pro rata upon all taxable property within the City of Prineville as of 1:00 a.m., July 1, 2025. A copy of the adopted budget is on file to support Resolution No. 1623 adopting the budget and making appropriations, and by this reference incorporated herein.

4. The City Manager is hereby authorized to certify to the Crook County Assessor of Crook County, Oregon, the tax rate for operations as categorized above.

Approved by the City Council this 24th day of June, 2025.

Rodney J. Beebe, Mayor

ATTESTS:

Lisa Morgan, City Recorder

RESOLUTION NO. 1625
A RESOLUTION IMPOSING AND CATEGORIZING TAXES FOR THE
2026-2027 FISCAL YEAR OF THE BIENNIAL 2027 BUDGET

WHEREAS, the City of Prineville has prepared a budget for the City for the 2025-2027 biennium, commencing July 1, 2025; and

WHEREAS, the budget was approved by the Budget Committee on June 3rd, 2025, and adopted by the City Council on June 24, 2025;

NOW, THEREFORE, the City of Prineville resolves as follows:

1. The City hereby imposes the taxes provided for in the adopted budget at the rate of \$3.0225 per \$1000 of assessed valuation for operations and that these taxes are hereby imposed and categorized for tax year 2026-2027 upon the assessed value of all taxable property within the City.

2. The taxes are categorized as follows:

General Government	\$3.0225/\$1000
--------------------	-----------------

3. This tax rate is hereby imposed and assessed pro rata upon all taxable property within the City of Prineville as of 1:00 a.m., July 1, 2026. A copy of the adopted budget is on file to support Resolution No. 1623 adopting the budget and making appropriations, and by this reference incorporated herein.

4. The City Manager is hereby authorized to certify to the Crook County Assessor of Crook County, Oregon, the tax rate for operations as categorized above.

Approved by the City Council this 24th day of June, 2025.

Rodney J. Beebe, Mayor

ATTESTS:

Lisa Morgan, City Recorder

RESOLUTION NO. 1626

A RESOLUTION DECLARING THE CITY OF PRINEVILLE’S ELECTION TO RECEIVE STATE REVENUE SHARING

WHEREAS, the Legislature of the State of Oregon has provided for the apportionment of certain revenues to the cities of the State of Oregon; and

WHEREAS, such legislation provides that a city, in order to participate in the sharing of those certain revenues, must express an election to receive such funds, which election must be made prior to June 30 of the fiscal year; and

WHEREAS, the City of Prineville desires to receive a portion of such funds;

NOW THEREFORE, the City of Prineville resolves as follows:

1. Pursuant to ORS 221.770, the City of Prineville does hereby elect to receive its proportionate share of the revenues to be apportioned to the cities by the State of Oregon for the fiscal year 2025-26, and the City Manager of the City of Prineville is directed to take such steps as are necessary to carry out the intent of this Resolution.

Approved by the City Council this 24th day of June, 2025.

Rodney J. Beebe, Mayor

ATTEST:

Lisa Morgan, City Recorder

I, Lisa Morgan, City Recorder, certify that a public hearing before the Budget Committee was held on June 3rd, 2025, and a public hearing before the City Council on June 24th, 2025, giving citizens an opportunity to comment on use of State Revenue Sharing.

Lisa Morgan, City Recorder

**RESOLUTION NO. 1627
CITY OF PRINEVILLE, OREGON**

**A RESOLUTION ESTABLISHING FEES AND CHARGES FOR THE
CITY OF PRINEVILLE FOR FISCAL YEAR 2025-2026**

The Prineville City Council specifically finds that:

Whereas, various City Ordinances and state statutes allow the City of Prineville (“City”) to establish certain fees by Resolution; and

Whereas, the City desires to establish and recover certain City costs from fees and charges levied in providing City services, products, and regulations; and

Whereas, the City Manager has caused review of all City fees and charges and determined the costs of such fees and charges; and

Now, Therefore, the City of Prineville Resolves as follows:

1. That the fee and charge schedule attached as Exhibit A, which is incorporated herein, is hereby adopted with said fees and charges to be effective July 1, 2025 and continue in effect until modified by the Prineville City Council.

Approved by the City Council this 24th day of June, 2025.

Rodney J. Beebe, Mayor

ATTEST:

Lisa Morgan, City Recorder

Exhibit "A"

Rate Schedule FY 25-26									
Exhibit A									
				Base 25-26					
				Charge	Additional Charges / Comments				
1.0	Police								
1.1	Police Personnel Outside Services								
1.1.1		Sergeant		105.50	Per hour				
1.1.2		Officer		82.40	Per hour				
1.1.3		Reserve Officer		54.00	Per hour				
1.1.4		Vehicle		62.90	Per hour				
1.2	Copies of Documents / Reports								
1.2.1		Copies of Documents / Reports (Minimum Charge)		15.00	Additional fees may apply				
1.2.2		Per Page (After 10 Pages)		0.25					
1.3	Copies of CDs/DVDs/Thumb Drives			40.00	Per media type				
1.4	Tow Fees			126.00	Per vehicle, per incident				
1.5	Burn Barrel Permits			35.00	Annual permit				
1.6	Transient Vendor's License								
1.6.1		Three Day License		35.00					
1.6.2		Thirty Day License		50.00	per 30 consecutive days. Maximum 4 consecutive months				
1.7	Social Gaming License			205.00	Annual				
1.8	Liquor License								
1.8.1		New Application for Permanent License		100.00					
1.8.2		Change of Ownership		75.00					
1.8.3		Annual Renewal of Permanent License		35.00					
1.8.4		Temporary (Event)		100.00					
1.8.5		Renewal of Temporary License			May be reduced to 35.00 per event under authority and discretion of the Chief of Police or their designee.				
		(Within 18 months after paying initial temporary license fee)							
1.9	Taxicab License								
1.9.1		Annual License		50.00					
1.9.2		Additional Vehicle		25.00					
1.10	Administrative Research			70.10	Per hour (one hour minimum)				
				Base 25-26					
				Charge	Additional Charges / Comments				
2.0	Community Development								
2.1	Sign Permits			3.00	Per sq. ft.				
2.2	Site Plan Review - New Residential Buildings								
2.2.1		1 - 2 Dwellings / Accessory Dwelling Units (ADU)		172.00					
2.2.2		Multi-family (3 - 4 Dwellings)		506.00					
2.2.3		Manufactured Home in Park		58.00					
2.2.4		Accessory Structures & Additions		58.00					
2.3	Site Plan Review - New Commercial and Industrial Buildings								
2.3.1		1 - 10,000 sq. ft.		1,225.00					
2.3.2		10,001 - 20,000 sq. ft.		1,749.00					
2.3.3		20,001 - 100,000 sq. ft.		2,974.00					
2.3.4		100,001 sq. ft. and Over		4,038.00					
2.4	Site Plan Review - Commercial and Industrial								
2.4.1		Minor or No Structural Development		611.00					
2.4.2		Expansion of Existing Use or Building < 25.00%		50.00% of fee listed above					
2.4.3		Change of Use (Existing Building)		177.00					
2.5	Conditional Use Permits - Residential								
2.5.1		1 - 2 Dwellings		306.00	Plus 250.00 if hearing required				
2.5.2		Multi-family (5+ Dwellings)		2,102.00					
2.5.3		Manufactured Home Park		4,527.00					
2.5.4		RV Park		2,335.00					
2.5.5		Use Change		598.00					
2.6	Conditional Use Permits - Commercial and Industrial								

2.6.1	1 - 10,000 sq. ft.	1,634.00						
2.6.2	10,001 - 20,000 sq. ft.	2,335.00						
2.6.3	20,001 - 100,000 sq. ft.	3,450.00						
2.6.4	100,001 sq. ft. and Over	4,840.00						
2.6.5	Expansion of Existing Conditional Use < 25.00%	50.00% of fee listed above						
2.6.6	Change of Use (No New Structures)	792.00						
2.6.7	Hearings Fee for Type I, II, III and IV in Addition to CUP Fee	800.00						
2.7	Other Applications							
2.7.1	Home Occupations	298.00	Plus 250.00 if hearing required					
2.7.2	Telecommunications Tower / Co-locate	4,428.00						
2.7.3	Revision / Amendment	Up to 75.00% of new application fee						
2.7.4	Reconsideration	1,039.00						
2.7.5	Declaratory Ruling	1,299.00	Plus hearings fee if required					
2.7.6	Street Renaming	433.00	Plus cost of sign(s)					
2.7.7	Measure 49 Claim	2,904.00	Refundable if approved					
2.7.8	Miscellaneous Requests	307.00	Plus 250.00 if hearing required					
2.7.9	Other Miscellaneous Requests	Charged at actual cost per hour						
2.8	Nonconforming Use Determination							
2.8.1	Administrative	200.00						
2.8.2	Planning Commission	500.00						
2.9	Variance Application							
2.9.1	Major	931.00						
2.9.2	Minor	316.00	Plus 250.00 if hearing required					
2.9.3	Riparian Adjustment - Single-family and Duplex Residential	500.00						
2.9.4	Riparian Adjustment - Multi-family and Commercial	700.00						
2.10	Land Partitioning Applications							
2.10.1	Major Partition	4,097.00						
2.10.2	Minor Partition	2,102.00						
2.10.3	Boundary Line Adjustment	700.00						
2.10.4	Lot Consolidation	300.00						
2.10.5	Final BLA Plat	100.00	60.00 per lot GIS fee (see fee 2.19)					
2.10.6	Final Partition Plat	300.00	60.00 per lot GIS fee (see fee 2.19)					
2.10.7	Final Lot Consolidation Plat	100.00	60.00 per lot GIS fee (see fee 2.19)					
2.11	Subdivisions							
2.11.1	Outline Development Plan (ODP)	3,282.00	Does not include Tentative Plan Review					
2.11.2	Planned Unit Development (PUD) 5 Acres or Less	6,385.00	Includes Tentative Plan Review *Requires final plat fee prior to signature					
2.11.3	Planned Unit Development (PUD) Over 5 Acres	11,077.00	Includes Tentative Plan Review *Requires final plat fee prior to signature					
2.11.4	Tentative Plans (Includes ODP & Cluster Developments)	3,287.00	Plus 30.00 per additional lot *Requires final plat fee prior to signature					
2.11.5	Final Plat	956.00	Plus 15.00 per lot & 60.00 per lot GIS fee (see fee 2.19)					
2.11.6	Final Plat Extensions	712.00						
2.11.7	Revision / Amendment	40.00% of new application fee						
2.12	Comprehensive Plan Amendment							
2.12.1	Map Amendment and / or UGB Expansion 20 Acres or Less	5,470.00						
2.12.2	Map Amendment and / or UGB Expansion 21 - 80 Acres	8,205.00						
2.12.3	Map Amendment and / or UGB Expansion Over 80 Acres	14,223.00						
2.12.4	Text Amendment (Consistent with Intent of Comprehensive Plan)	6,564.00						
2.13	Zoning Ordinance Amendment							
2.13.1	Ordinance Text Amendment (Major)	6,252.00						
2.13.2	Ordinance Text Amendment (Minor)	3,040.00						
2.13.3	Zoning / Overlay Map Amendment	3,484.00						
2.13.4	Street or Alley Vacation	1,692.00						
2.13.5	Regulating Master Plan (Mixed Use Zone)	7,487.00						
2.14	Appeals							
2.14.1	To Planning Commission	394.00						
2.14.2	To City Council	2,766.00						
2.15	Document Purchase							
2.15.1	Large Format Copies (Over 11" x 17")	2.65	Per page					
2.15.2	Maps	7.67	Minimum (actual costs)					
2.16	Annexation							

2.16.1	Petition to Annex	358.00						
2.17	Pre-Application Conference	First confrence free, then subject to 2.7.8						
2.18	Crook County Parks & Recreation SDC Fee							
2.18.1	Single-family	4,557.91						
2.18.2	Multi-family	4,241.39						
Note: Parks & Recreation fees are regulated by Crook County and are subject to change.								
2.19	GIS Fee	60.00						
Note: GIS fees are per parcel and are subject to change by Crook County.								
		Base 25-26						
		Charge	Additional Charges / Comments					
3.0	Public Works Review Fees							
3.1	Water System Analysis (Fire Flow)	1,250.00						
3.2	Sewer System Analysis (Capacity)	1,500.00						
3.3	Sidewalk Permit	165.00						
3.4	Right of Way Permit (Base)	250.00	Includes 20 sq. ft.					
3.4.1	Per sq. ft. for Cuts Over 20 sq. ft.	4.00						
3.5	Special Permits and Agreements	Charges will be on a per hour basis						
3.6	Outside Consultant Review	Actual cost of consultant						
		Base 25-26						
		Charge	Additional Charges / Comments					
4.0	System Development Charges (SDC)							
4.1	Transportation SDC Fees		May meet 10.00% rule					
4.1.1	Single-family Dwelling (One Peak Hour Trip)	5,956.71	No Transportation SDC charged to accessory dwellings					
4.1.2	Per Weekday Peak Hour Trip of Adjacent Street Traffic*	5,956.71						
	* Based on ITE Trip Generation Manual 11th Edition							
4.2	Water SDC Fees							
4.2.1	3/4" Meter (1 EDU) - Maximum 810 gpd	6,391.23	No Water SDC charged to accessory dwellings unless meter added or size increased					
4.2.1.1	Water SDC Breakdown - 3/4" Meter							
4.2.1.2	Improvement Fee	5,265.74	82.39%					
4.2.1.3	Reimbursement Fee	821.91	12.86%					
4.2.1.4	Administration Fee	303.58	4.75%					
	Total Water SDC	6,391.23						
4.2.2	1" Meter (1.67 EDU) - Maximum 1,353 gpd	10,673.43						
4.2.3	1.5" Meter (3.33 EDU) - Maximum 2,697 gpd	21,282.71						
4.2.4	2" Meter (5.33 EDU) - Maximum 4,317 gpd	34,065.16						
4.2.5	3" Meter (10 EDU) - Maximum 8,100 gpd	63,912.27						
4.2.6	4" Meter (16.67 EDU) - Maximum 13,503 gpd	106,541.84						
4.2.7	6" Meter (33.33 EDU) - Maximum 26,997 gpd	213,019.53						
4.2.8	8" Meter (53.33 EDU) - Maximum 43,197 gpd	340,844.07						
4.2.9	Per Additional 810 Gallons per Day (gpd) Over Maximum	6,391.23						
4.3	Wastewater SDC Fees							
4.3.1	3/4" Meter (1 EDU) - Maximum 260 gpd	5,330.10	No Wastewater SDC charged to accessory dwellings unless water meter added or size increased					
4.3.1.1	Wastewater SDC Breakdown - 3/4" Meter							
4.3.1.2	Improvement Fee	2,491.82	46.75%					
4.3.1.3	Reimbursement Fee	2,584.57	48.49%					
4.3.1.4	Administration Fee	253.71	4.76%					
	Total Wastewater SDC	5,330.10						
4.3.2	1" Meter (1.67 EDU) - Maximum 434 gpd	8,901.48						
4.3.3	1.5" Meter (3.33 EDU) - Maximum 866 gpd	17,749.00						
4.3.4	2" Meter (5.33 EDU) - Maximum 1,386 gpd	28,409.19						
4.3.5	3" Meter (10 EDU) - Maximum 2,600 gpd	53,300.96						
4.3.6	4" Meter (16.67 EDU) - Maximum 4,334 gpd	88,852.93						
4.3.7	6" Meter (33.33 EDU) - Maximum 8,666 gpd	177,651.88						
4.3.8	8" Meter (53.33 EDU) - Maximum 13,866 gpd	284,253.81						

[illegible]

[illegible]

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

2



Urban Land Use and Zoning Designations

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

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

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

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

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

Prineville's Comprehensive Plan	
Table of Contents - Chapter 5	
Purpose and Intent	Economy
Executive Summary	
Goal #1: Provide adequate industrial and commercial land inventories to satisfy the urban development needs of Prineville for the planning horizon.	
Goal #2: Promote Economic Development.	
	April 2025

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).¹ 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:

- ◆ **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

Economy

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.

Economy

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. 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.

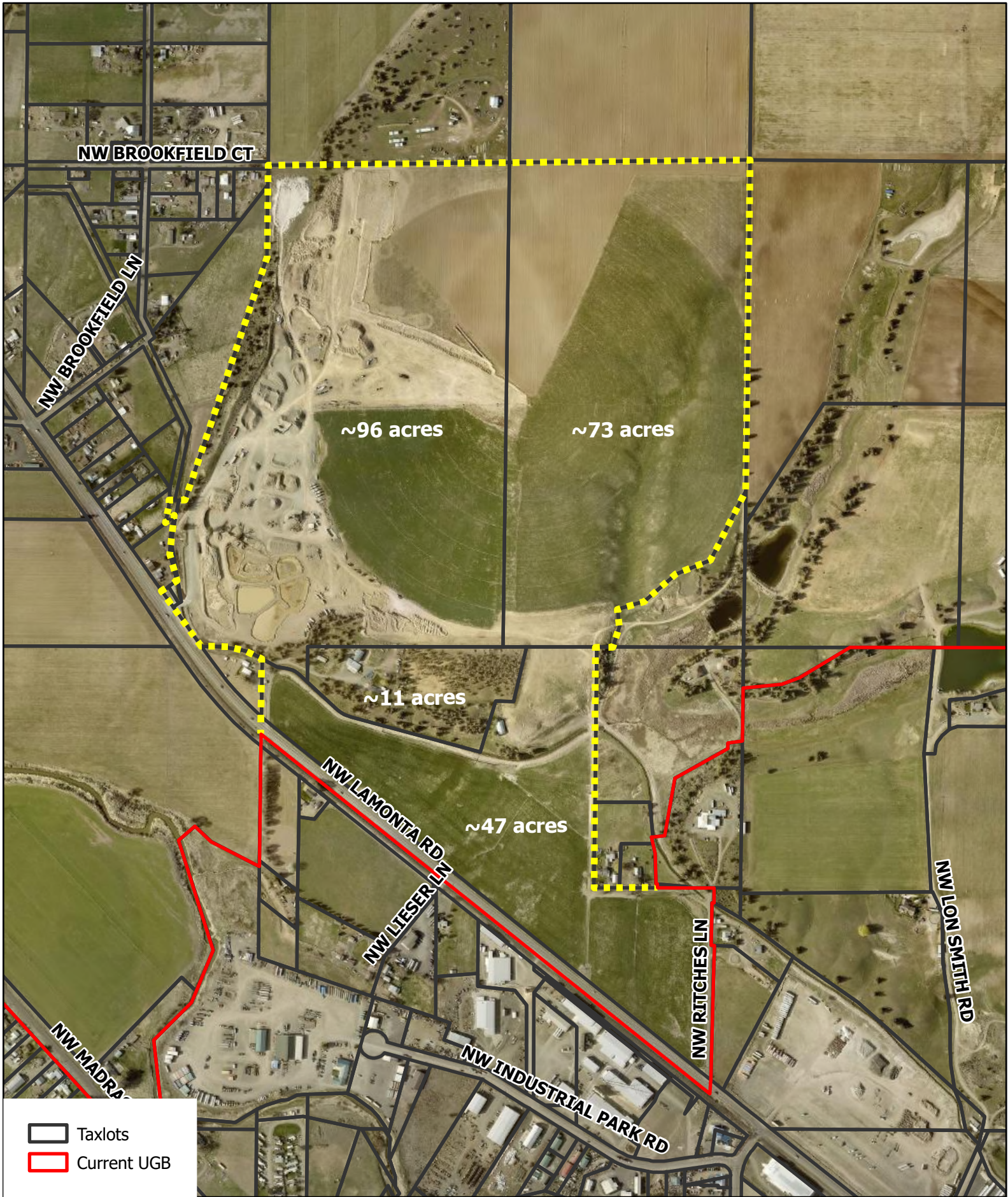
5. The Ordinance shall be effective 30 days following the signing of this ordinance.

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

ATTEST:

Rodney J. Beebe
Mayor

Lisa Morgan, City Recorder



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

Proposed UGB Expansion
 Total of 227 Acres
Exhibit A

