



Location: City Hall – Council Chambers
Date: May 13, 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 4-22-2025
- [2.](#) Special Council Meeting Brief 4-29-2025

Visitors, Appearances and Requests

Resolutions

- [3.](#) Resolution No. 1619 - Exempting From Competition a Contract to Provide Public Improvements to Ochoco Mill Apartment Complex for Stormwater Facilities **(PUBLIC HEARING)** - Casey Kaiser

Council Presentations

4. Staff Presentation on EOA, UGB Expansion and Woody Biomass Facility

Ordinances

- [5.](#) Ordinance No. 1300 - Amendment in the City's Comprehensive Plan to Update Chapter 2 & Chapter 5 **(FIRST PRESENTATION) (CONTINUATION OF PUBLIC HEARING from April 8, 2025)** - Josh Smith
- [6.](#) Ordinance No 1301 - Amendment in the City's Comprehensive Plan Map Expanding the Urban Growth Boundary (UGB) **(FIRST PRESENTATION) (CONTINUATION OF PUBLIC HEARING from April 8, 2025)** - Josh Smith

Council Business

Staff Reports and Requests

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

Council Reports



Visitors, Appearances and Requests

Adjourn

Agenda items maybe added or removed as necessary after publication deadline

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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
April 22, 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 4-8-2025
2. Special Meeting Brief 4-17-2025

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

Visitors, Appearances and Requests

Council President Uffelman stated that he understood that some visitors may be here for the potential UGB expansion. He reminded the audience that the public hearing has been moved to May 13, 2025 and will take place at Barnes Butte Elementary. We will not be speaking about the UGB expansion tonight. We welcome to hear from you during our Visitors, Appearances and Requests section of the agenda, however please remember that any comments tonight regarding that subject will not be part of the UGB record. There is a three-minute time limit for visitors comments.

Adam Mikulsk, Stahancyk Ln., commented on the EDCO presentation at the last city and county meetings. He explained that his view is that they were a bunch of lobbyists that come from Bend and questioned whether we need to spend another \$20,000 to retain an employee. Today is Earth Day and if we ruin it with all of the pollution, we will never get it back.

Ken Smith, Peppermint Drive, explained that his property butts up against where the proposed UGB is. He asked how many signatures it would take to drop this biomass issue.

Jered Reid, City Attorney explained there is not a number on it.

Mr. Smith continued to ask how many signatures? There has to be a number that would stop it.

Councilor Smith stated that he, himself is going to vote for what he feels is best regardless of how anyone else votes. He explained that he hears everyone and is listening to everyone's concerns.

Hank Simmons, Garden Lane stated something to consider at the May meeting is the need for a buffer around development. Mr. Simmons talked about Knife River operations and him being told they were expanding and wants the buffer to be considered because it could affect how other properties could develop in the future.

No one else came forward.

Council Presentations

None.

Council Business

3. Reading of May Foster Care Month Proclamation – Council President Uffelman

Council President Uffelman read the proclamation into the record.

Heather Dion, Executive Director came forward and accepted the proclamation. Ms. Dion talked about the places that CASA works with children and the purpose of CASA. She shared statistics on Prineville and that Council can reach out to them several ways.

4. Reading of Vietnamese-American Remembrance Day Proclamation – Council President Uffelman

Council President Uffelman explained that he knew this is important to Mayor Beebe and read the proclamation into the record.

5. Intent to Award 2025 Crestview Vault Project – Casey Kaiser

Casey Kaiser, Assistant City Manager/Public Works Director presented the staff report explaining what the project would accomplish and that the existing vault is at the end of its life and it is time to replace it.

Councilor Howard asked if this would allow to expand services in that area. Mr. Kaiser explained that this does not increase capacity.

There were no other questions.

Councilor Smith made a motion to approve the intent to award the 2025 Crestview Vault Project to Taylor Northwest in the amount of \$162,170.00. Motion seconded. No discussion on motion. All in favor, motion carried.

6. Intent to Award 2025 Ironhorse Water/Sewer Improvements – Casey Kaiser

Mr. Kaiser presented the staff report adding that all of the improvements are being made with the grant funds received for SB1530.

There were discussions regarding the range in bids.

Councilor Hutchison made a motion to approve the intent to award the 2025 Ironhorse Water/Sewer Improvements project to J & S General Construction and Excavation in the amount of \$159,281.00. Motion seconded. No discussion on motion. All in favor, motion carried.

Staff Reports and Requests:

7. City Manager's Report – Casey Kaiser

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

Mr. Forrester provided a reservoir water level update and added the Crooked River inflow is almost double, the reservoir is full and the level hit the spill way this morning. Irrigation season officially started Monday and there is still a lot of snow up in the mountains.

There were no questions.

Council Reports

Councilor Smith attended a COACT meeting a couple of week ago. ODOT keeps talking about budget pitfalls and they are cutting back on ear marks until they get things figured out. Legislature is getting pretty close to a package which includes many increases across the board.

Councilor Smith explained that they were going down the road of a mileage tax for EV's, but leaned away and he feels there should be a fee for electric vehicles for them to build their own charging stations instead of using gas tax dollars.

He talked about the Governor's executive order where only unionized contractors can perform on projects, which there are not any unionized contractors in Central Oregon.

There were no other reports.

Ordinances:

None.

Resolutions:

None.

Visitors, Appearances and Requests:

Council President Uffelman read the script into the record again.

Adam Mikulsk, Stahancyk Ln., came forward again and asked where to submit written comments. Mr. Mikulsk talked about CUP's at the last meeting and the hemp place with the smell. He said that CUP's need some teeth and might even go on the County Planning Commission to help develop some teeth for CUP's.

No one else came forward.

Adjourn

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

Meeting adjourned at 6:42 P.M.

Motions and Outcomes:

Motion:	Outcome	Beebe	Brummer	Howard	Hutchison	Smith	Sumner	Uffelman
Consent Agenda as Presented	PASSED	Y	-	-	-	Y	Y	Y
Motion to approve the intent to award the 2025 Crestview Vault Project to Taylor Northwest in the amount of \$162,170.00.	PASSED	Y	-	Y	Y	Y	Y	Y
Motion to approve the intent to award the 2025 Ironhorse Water/Sewer Improvements project to J & S General Construction and Excavation in the amount of \$159,281.00.	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:

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

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<http://cityofprineville.com/meetings/>

Special City Council Meeting Brief
April 29, 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.

Council Business

**1. Intent to Re-Award the 2025 Ironhorse Water/Sewer Improvements Project –
Casey Kaiser**

Casey Kaiser, Asst. City Manager/Public Works Director presented the staff report explaining that the contractor that was awarded at the April 22nd meeting had backed out. Now we have to re-award and go to the second lowest bidder. This project was funded entirely by SB1530 and the funds have to be expended by June 30th. Mr. Kaiser did reach out to BDL and there were still interested and have the resources to complete the project by June 30th.

There were discussions regarding time frame and where the contractors are from.

No further discussions.

Councilor Hutchison made a motion to approve the intent to award the 2025 Ironhorse Water/Sewer Improvements project to BDL Plumbing in the amount of \$249,730.00. Motion seconded. No discussion on motion. All in favor, motion carried.

Adjourn

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

Meeting adjourned at 12:06 P.M.

Motions and Outcomes:

Motion:	Outcome	Beebe	Brummer	Howard	Hutchison	Smith	Summer	Uffelman
Motion to approve the intent to award the 2025 Ironhorse Water/Sewer Improvements project to BDL Plumbing in the amount of \$249,730.00.	PASSED	Y	-	Y	Y	Y	Y	Y
Adjourn Meeting	PASSED	Y	-	Y	Y	Y	Y	Y

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STAFF REPORT

MEETING DATE:	5/13/2025	PREPARED BY:	Casey Kaiser
SECTION:	Resolutions	DEPARTMENT:	Public Works
CITY GOAL:	Quality Municipal Services & Programs		
SUBJECT:	Resolution 1619 Exempting from Competition additional work to the Ochoco Mill Apartments Waterline Improvements Project		

REASON FOR CONSIDERATION:

In 2024, the City was awarded \$2 million in funding through Senate Bill 1530 to construct infrastructure to serve multi-family housing projects. Four projects were identified including the Ochoco Mill apartments. Bids for all four projects came in much lower than the engineer's estimates and lower than anticipated. As such, additional funding remains that can be utilized. All work associated with this funding must be completed by June 30, 2025. The Ochoco Mill Apartments Waterline Improvements project is the only project of the four that has additional work that can be completed with the remaining funds.

There is adequate funding remaining to complete additional items related to stormwater infrastructure for the Ochoco Mill Apartments. Awarding the additional work to C Bar L provides the only practical way to utilize the remaining dollars to the greatest extent possible to benefit new multifamily housing development. The additional items total \$315,016.

BACKGROUND:

C Bar L as apparent low bidder was awarded the contract to complete the Ochoco Mill Apartments Waterline Improvement Project. They are on site and currently progressing on the original contracted work. As C Bar L is already on site and in the process of completing the project, they are best suited to take on the additional work and complete it in the timeframe available.

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

RECOMMENDATION:

Staff recommends Council approve Resolution 1619 exempting from competition and authorizing additional work for the 2025 Ochoco Mill Apartments Waterline Improvement Project to **C Bar L**, in the amount of **\$315,016**.

ATTACHMENTS:

Resolution 1619

RESOLUTION NO. 1619

A RESOLUTION EXEMPTING FROM COMPETITION A CONTRACT TO PROVIDE PUBLIC IMPROVEMENTS TO OCHOCO MILL APARTMENT COMPLEX FOR STORMWATER FACILITIES

RECITALS:

A. City of Prineville Resolution No. 1266 authorizes the City Council acting as the Contract Review Board for the City to exempt from competition the award of a specific contract or class of contracts based upon a record before the Council making specific findings regarding exempting the Contract from competitive bidding.

B. A public notice was published in the April 28, 2025 edition of the Daily Journal of Commerce setting the May 13, 2025 Prineville City Council meeting as the time and place to comment on the City's draft findings for exempting a contract from competition for a contract for the installation of a drainage gallery, 8' pvc storm piping, sidewalk catch basin and curb inlets, open bottom precast box with lids, concrete curbs standard 12 inch, and new curbs and ramps to the Ochoco Mill Apartment Complex and for directly contracting with C Bar L Development, LLC.

C. A public notice was published in the May 6, 2025 edition of the Central Oregonian setting the May 13, 2025 Prineville City Council meeting as the time and place to comment on the City's draft findings for exempting a contract from competition for a contract for the installation of 1,961 linear feet of C-900 Waterlines in the Ochoco Mill Apartment Complex including 5 fire hydrants. The project also included 38 linear feet of 10' sewer pipe along with a 60" manhole allowing for future development of the site, and directly contracting with C Bar L Development, LLC.

D. A public hearing was held May 13, 2025, at the Prineville City Council meeting to allow an opportunity for any interested person to appear and present comment.

E. Pursuant to City Resolution No. 1266, the City Council makes the following findings as their basis for exemption from City's competitive bidding requirements the award of a contract to provide public improvements to Ochoco Mill Apartment Complex for Stormwater Facilities.

1. The nature of the contract for which the exemption is requested:

- Public improvement contract exceeding \$50,000.00.

2. The estimated contract price is \$315,016.00.

3. Findings to support the substantial costs savings, enhancement in quality or performance, or other public benefit anticipated by the exemption from competitive solicitation:

- The additional work includes a drainage gallery, 8' pvc storm piping, sidewalk catch basin and curb inlets, open bottom precast box with lids, concrete curbs standard 12 inch, and new curbs and ramps.
- Per Oregon Senate Bill 1530, the City of Prineville was awarded \$2,000,000 that must be expended by June 30, 2025 specifically for infrastructure that supports multi-family housing developments. Due to bids being lower than anticipated on targeted projects, the City has additional funds, and this is the only project that can spend the additional funds.
- C Bar L was originally selected for the project through a competitive bid process that resulted in five bids and C Bar L being significantly lower than the other four bids.
- The City would be unable to do another competitive bid process in time to utilize the SB 1530 funds. C Bar L can complete the project prior to the SB 1530 deadline.

4. Findings to support the reason that approval of the request would be unlikely to encourage favoritism or diminish competition for the public contract or would otherwise substantially promote the public interest in a manner that could not practically be realized by complying with the solicitation requirements that would otherwise be applicable:

- Per Oregon Senate Bill 1530, the City of Prineville was awarded \$2,000,000 that must be expended by June 30, 2025 specifically for infrastructure that supports multi-family housing developments. Due to bids being lower than anticipated on targeted projects, the City has additional funds, and this is the only project that can spend the additional funds.
- C Bar L was originally selected for the project through a competitive bid process that resulted in five bids and C Bar L being significantly lower than the other four bids.
- The City would be unable to do another competitive bid process in time to utilize the SB 1530 funds. C Bar L can complete the project prior to the SB 1530 deadline.

5. A description of the proposed alternative contracting methods to be employed:

- Directly contracting with C Bar L for the construction of additional infrastructure for the Ochoco Mill Apartment Complex.

6. The estimated date by which it would be necessary to let the contract is May 16, 2025.

NOW, THEREFORE, based on the above Recitals and findings of fact, the Prineville City Council, sitting as the Contract Review Board for the City of Prineville, hereby resolves as follows:

1. The contract for the installation of a drainage gallery, 8' pvc storm piping, sidewalk catch basin and curb inlets, open bottom precast box with lids, concrete curbs standard 12 inch, and new curbs and ramps to the Ochoco Mill Apartment Complex is hereby exempt from competitive bidding.

2. Appropriate City officials are authorized to sign the change order with C Bar L Development, LLC for the installation of stormwater facilities at the Ochoco Mill Apartment Complex.

Passed by the City Council this ____ day of May, 2025.

Rodney J. Beebe, Mayor

ATTEST:

Lisa Morgan, City Recorder



STAFF REPORT

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

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 28th 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 18th 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

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.

AM-2025-101 & 102 EOA and UGB Expansion

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	
Table of Contents - Chapter 2	
Purpose and Intent 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	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

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	
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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. 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.

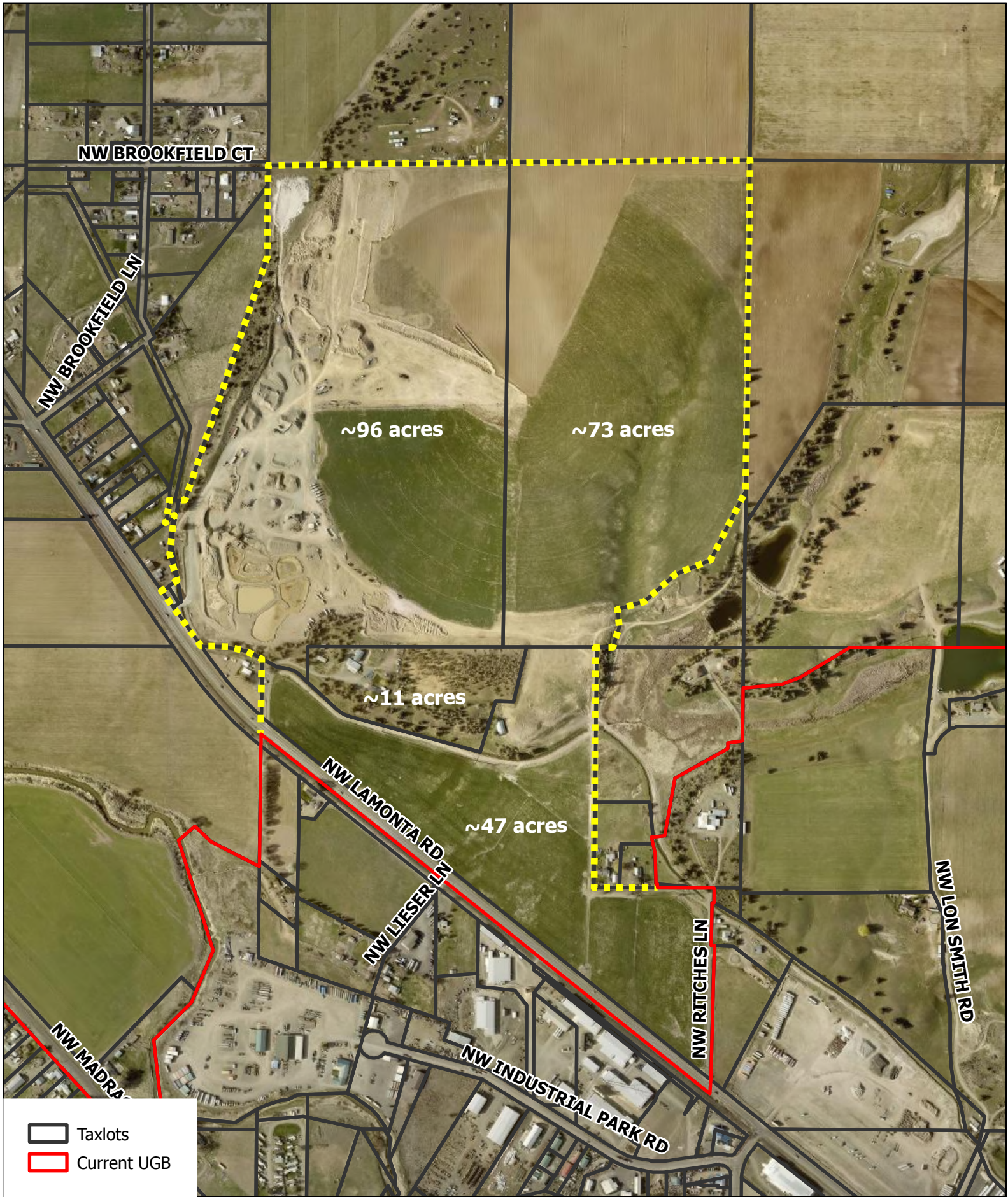
5. The Ordinance shall be effective 30 days following the signing of this ordinance.

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

ATTEST:

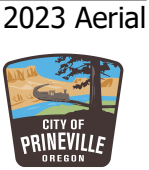
Rodney J. Beebe
Mayor

Lisa Morgan, City Recorder



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

Proposed UGB Expansion
 Total of 227 Acres
Exhibit A



**Written Comments
Received Through
May 8, 2025**

Lisa Morgan

From: Deborah Lehr [REDACTED]
Sent: Thursday, May 8, 2025 9:08 AM
To: Lisa Morgan
Subject: Proposed Biomass Plant

Re: the Proposed Biomass Plant, Prineville, Oregon

I'm sure I speak for many more here in the Prineville area besides myself...this plant is only going to greatly decrease our air quality here. We already have to breathe smoke around the clock during wildfires and planned burns. We are also subject to breathing in the chemicals spread overhead by "so called" experts thinking they're cooling the earth...Now, we (possibly) will have to also breathe the pollutants that this proposed plant would create?

I ask that this NOT be allowed here!

Thank you,
Deborah L. Lehr
5020 SE Molalla RD
Prineville

Lisa Morgan

From: Janice Staats [REDACTED]
Sent: Thursday, May 8, 2025 8:27 AM
To: Lisa Morgan
Subject: Urban Growth Boundary and Biomass Plant Proposal

To: Prineville City Council
From: Janice Staats
Address: 6934 SE Davis Loop, Prineville OR 97754

I recommend a NO vote for changing the Urban Growth Boundary to make for a biomass plant. I am against the biomass plant because it will not be good for our air quality. The Forest Service, Bureau of Land Management, and private landowners will not stop prescribed burns, smoke will still come to our area from wildfires from Canada to California. A biomass plant would just be an additional daily source of smoke for the Prineville area. I am concerned for the health and quality of life for people in the Prineville valley as well as up Juniper Canyon.

Lisa Morgan

From: Robyn Culpepper [REDACTED]
Sent: Wednesday, May 7, 2025 9:35 PM
To: Lisa Morgan
Subject: Biomass Plant

I vehemently oppose this structure in this valley. The proven pollutants are just part of it. Most of it is putting a heavy duty industry in a farm and residential area. In my home town, beside my neighbors, and taking up water and air that we need. I would be happy to appear anywhere and restate thi.

Thank you, Robyn McCutchen,
Registered voter and born and raised Oregonian
Get [Outlook for Android](#)

May 5, 2025

via email

Mr. Josh Smith, Planning Director
Ms. Lisa Morgan, City Recorder
City of Prineville
387 NE 3rd Street
Prineville, OR 97754

Re: ***Letter of Support*** for proposed city ordinances 1300 & 1301

Mr. Smith & Ms. Morgan:

This letter is given ahead of the 5/13/25 special city council meeting in **support** of proposed city ordinances 1300 & 1301. I am the manager of Northpoint Prineville, LLC, which is the owner of “parcel 3” of the recent study area for the UGB expansion, with a property address of 2550 NW Madras Highway and across the street from the new expansion area.

This UGB expansion appears consistent with the 2007 Comprehensive Plan, and that concerns about the siting of a biomass plant will be mitigated through the licensing & permitting processes. Industrial use zoning in the railway corridor from the city limits out to the rail depot has long been planned, and these two new ordinances align with those goals.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wes Wright', with a stylized flourish at the end.

Wes Wright, manager
Northpoint Prineville, LLC

Lisa Morgan

From: Teresa Tooley [REDACTED]
Sent: Saturday, May 3, 2025 8:28 AM
To: Lisa Morgan
Cc: Steve Forrester; _COPR-City-Council; seth.crawford@crookcountyor.gov; Susan Hermreck; brian.barney@crookcountyor.gov
Subject: Re: Prineville Renewable Energy Project (PREP)

To Whom it May Concern:

Cc: Steve Forrester, Jason Beebe, Jerry Brummer, Steve Uffelman, Shane Howard, Marv Sumner, Scott Smith, Janet Hutchison, Seth Crawford, Susan Hermreck, and Brian Barney

As members of our community living near the proposed Prineville Renewable Energy Project (PREP), we did not receive any notification by mail, as only individuals within 750 feet of the proposed facility were sent a letter.

- We reside on Lidstrom Lane, and we've heard speculation that it could serve as an access road for the proposed plant, which is located under 50 feet from our home. If this is accurate, we could see around 50 trucks daily, operating 24/7, all year round, passing by our house on a "private country" road that isn't maintained by the county or city. Is it true that this is one of the access routes you are considering for the Biomass Plant?

Urban Boundary - This is established to outline the areas where a city is anticipated to expand over a certain timeframe. However, Prineville keeps altering this boundary and encroaching further on agricultural land.

- The suggested location for the plant is not aligned with city development; it pertains to industrial expansion. There are more appropriate sites within our county for the proposed plant, such as an area near O'Neal that is adjacent to the railroad and is not currently utilized for agriculture.
- We oppose any affirmative vote to alter the Urban Boundary and expand it outward. Our city and county should stop sacrificing farmland, as we have ample land available for development that does not involve agricultural areas.

Water Consumption - This project is projected to use 195 million gallons of water annually. What impact will this have on residents living near the Biomass Plant who depend on well water for their households, including drinking water?

- What measures will be implemented to guarantee that our water stays safe and at its current levels? We plan to test our well to verify its quality, especially since many are experiencing problems with their well water following Knife River's approval in their region. I know individuals who have lived in their homes for over 30 years without any previous well water issues, yet now they face serious problems and are being told it's unrelated to Knife River. Please, do better for the citizens of this community.

Emissions - Although biomass emissions are frequently promoted as carbon-neutral, they actually emit more carbon dioxide per energy unit than fossil fuels such as coal and natural gas. The combustion of biomass, including wood and other organic materials, results in the release of carbon dioxide (CO2) as a byproduct.

- We are hearing that this will have minimal to no effect on air quality and carbon footprint, and that it is efficient with low air pollution. Seriously, you can do better for the residents of this community

Carbon Debt - The duration required for new vegetation to take in the CO2 emitted from biomass combustion. This timeframe can be considerable, indicating that the instant release of CO2 from burning biomass may elevate atmospheric levels for many years or even decades.

- This is not acceptable for our community. As my dad puts it, "this used to be a nice little town," but those in power are compromising our small-town atmosphere and failing to maintain livability.

Infrastructure – our quaint town is already burdened with traffic, and unless you're familiar with all the alternate routes, you find yourself stuck at the same stop lights, stop signs and yield signs while navigating through town. We have limited access roads for entering and exiting Prineville to the east, with just one road coming into town from that direction.

- What solutions do you suggest in reducing the traffic congestion heading into Prineville and the Biomass plant?

Sincerely,

Dan and Teresa Tooley

901 NW Lidstrom Lane

Prineville, Or 97754

Cc:

recorder@cityofprineville.com

Steve Forrester citymanager@cityofprineville.com

Jason Beebe, Jerry Brummer, Steve Uffelman, Shane Howard, Marv Sumner, Scott Smith, Janet Hutchison council@cityofprineville.com

Seth Crawford seth.crawford@crookcountyor.gov

Susan Hermreck Susan.Hermreck@crookcountyor.gov

Brian Barney brian.barney@crookcountyor.gov

Letter to Prineville City Council

Sheena York, Realtor
Signet Realty Group
541-678-2340
sheena@signetrealtygroup.com

05-02-2025

Prineville City Council
387 NE Third Street
Prineville, OR 97754

RE: Proposed UGB Expansion and Rezoning of 227 Acres for Biomass Facility

Please note that I am neither for nor against the proposed UGB expansion at this time. I have not had adequate time to evaluate all aspects of the boundary change or the plans for the biomass plant to fully understand their long-term impacts. The perspective I am offering in this letter is solely based on the *potential* effects such a change could have on neighboring properties—particularly those not included within the UGB.

Dear Planning Commission Members,

I am writing regarding the City's proposed expansion of the Urban Growth Boundary to incorporate 227 acres of EFU-zoned land for future light industrial use, specifically to allow for the development of a biomass plant.

While I recognize the importance of economic development and the potential benefits such a facility might bring to our community—including jobs and increased tax revenue—I am also mindful of the possible impacts this rezoning could have on neighboring properties and long-term land use stability.

In particular, I would like to raise the following considerations:

- **Property Value Impact:** Industrial activity near EFU or residential properties can affect land values, especially where noise, traffic, or environmental factors are introduced.
- **Land Use Compatibility:** The proposed change borders existing farmland and potentially residential areas. How will these be buffered or protected?
- **Environmental & Health Concerns:** Biomass operations can affect air quality and water usage. Has a full environmental impact study been completed?

I am particularly concerned about how this rezoning might affect property owners who are directly adjacent to the proposed industrial area but remain outside the UGB. These individuals may experience a decline in property value, quality of life, or development

flexibility—without being offered any of the benefits or infrastructure associated with being within city limits.

I respectfully ask that the City take a balanced and transparent approach to this proposal, including thorough environmental review, economic analysis, and public engagement. Development should serve both our future growth needs and the long-term interests of existing landowners and residents.

Thank you for your time and service to our community. I look forward to staying engaged in this process.

Sincerely,
Sheena York

Lisa Morgan

From: Nancy Lashly
Sent: Thursday, May 1, 2025 10:12 AM
To: Lisa Morgan
Subject: Biomass information paper



woodybiomass

PDF Document · 54 KB

Please read information on health concerns as well as environmental issues.

Nancy Lashly
7436 NW Ryegrass Road
Prineville Oregon
97754

Sent from my iPhone

Lisa Morgan

From: Bethany Steffen [REDACTED]
Sent: Thursday, May 1, 2025 6:12 PM
To: Lisa Morgan
Subject: Beth Steffen UGB & Biomass

I am writing to state that I and my family are against the UGB and building a Biomass plant. After much research I have learned most Biomass plants in surrounding states have been shut down because of the output of pollution into the air causing many health problems to This is something no city needs especially Prineville which is situated in a canyon trapping this hazardous air pollution. In my opinion this plant is a waste of finance and energy to build. I feel we could do a better job with our resources by investing in chippers to chip the forest waste which puts the nutrients back into the soil, uses less energy for transport to a plant and no potential harm to the environment. It's simple easy and a lot cheaper.

I also strongly disagree with the change in UGB. We NEED our farmland to survive. As I see there is a large amount of vacant buildings in the current zoned industrial area so if we need industrial growth why not remove some of those vacant, dangerous buildings and utilize that space.

I know our leaders can do a much better job making better decisions. Use some common sense and dont let money make your choices for you.

Don't let this plant be built. It makes ABSOLUTELY NO sense. Please keep Prineville clean and beautiful. Thank you

Beth Steffen
2480 NW Garden Lane
Prineville, OR 97754

CROOK – WHEELER COUNTY *Farm Bureau*

498 S.E. Lynn Blvd. Prineville, OR 97754

April 28, 2025

City of Prineville
387 NE Third Street
Prineville, OR 97754

RE: Comments for Proposal to Expand Urban Growth Boundary for Heavy Industrial Use

Attn: Joshua Smith, City of Prineville Planning Director

Crook-Wheeler County Farm Bureau represents over 110 working farms in Crook and Wheeler Counties. Our organization advocates for our farmers and ranchers, individuals and families who every day are providing food and fiber for Oregonians and the world. Crook-Wheeler County Farm Bureau Board of Directors recently voted to oppose the proposal to include irrigated farm land as part of the current proposed expansion of the Urban Growth Boundary (UGB) for the purpose of expanding the City's heavy industrial zone along Lamonta Road. Productive irrigated lands within the Prineville valley are limited and the future loss of these; the irrigated lands within this proposed expansion are an important part of that base.

Of the proposed 277 acres being considered under the City's proposal, approximately 132 acres is irrigated farm ground, currently in hay and pasture production. A loss of irrigated land presents a possible harm to our industry and the operation of Ochoco Irrigation District. These irrigated lands also protect our open space and possible wildlife habitat.

While we understand the need to expand the UGB for the purpose of expanding the heavy industrial zone and the need to create opportunities for business recruitment and job opportunities for the residents of Prineville and Crook County, we believe that the City should exhaust all viable, non-irrigated land options before putting anymore irrigated lands at risk of conversion and loss of productive agricultural lands.

Thank you for your consideration,



Zach Flegel
Vice President, Crook-Wheeler County Farm Bureau



CC: City of Prineville Counselors
City of Prineville Planning Commission

Already printed off from email

Lisa Morgan

From: Celia Gamble [REDACTED]
Sent: Wednesday, April 30, 2025 3:06 PM
To: Lisa Morgan
Subject: Biomass plant

As the owners of several properties in close proximity to the proposed location of this biomass Plant, we are completely OPPOSED! The consideration of this is not in the best interest of the residents, home, land owners and farmers. So many Valid reasons ! No just No !!

Randy and Celia Gamble
7272 NW Ryegrass
4200 NW Grimes Rd
1132 NE Henry Dr
11136 SE Spoke Lane
Prineville, OR 97754

From: [Nicole H.](#)
To: [Lisa Morgan](#)
Subject: I and Our Prineville Community Strongly Oppose the Proposed Biomass Plant
Date: Tuesday, April 29, 2025 3:11:23 PM

Council and Mayor,

I am a retired U.S. Army veteran and an immunocompromised individual living with autoimmune conditions that are significantly exacerbated by exposure to poor air quality. I, along with many members of the Prineville community—many of whom are also retirees or medically vulnerable—intend to remain in this area long-term and are deeply concerned about the health and environmental impacts of the proposed biomass facility.

Prineville is geographically located in a basin, which is prone to atmospheric stagnation. This topographical feature frequently traps pollutants, preventing their dispersion and thereby degrading local air quality for extended periods. This makes our area especially unsuitable for the introduction of a facility known to emit particulate matter (PM_{2.5}), nitrogen oxides (NO_x), volatile organic compounds (VOCs), carbon monoxide (CO), and other harmful pollutants.

Studies from existing biomass plants in both California and Oregon have shown measurable increases in air pollution and associated health risks in nearby communities. In fact, a biomass plant in California was forced to shut down following public outcry and scientific findings that linked the facility to increased respiratory illnesses and environmental degradation.

While we understand that local officials, including the mayor, may have visited other biomass operations, personal visits do not substitute for peer-reviewed research, long-term environmental assessments, and public health data. We must rely on science, precedent, and public health evidence—not anecdotal impressions—to guide decisions that will affect the well-being of thousands of residents.

In light of these facts, I and many others in the Prineville community strongly oppose the construction of the proposed biomass plant.

Nicole Huffman
850 NE 4th Street
Prineville, OR 97754

Lisa Morgan

From: Jason Beebe
Sent: Monday, April 28, 2025 4:03 PM
To: Lisa Morgan
Subject: Fw: Biomass

Jason Beebe | Mayor

387 NE 3rd St Prineville, OR 97754

| Mobile: 5412140293

Email: jbeebe@cityofprineville.com



Where the Future Meets the Frontier

cityofprineville.com



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From: Bjo Johnson [REDACTED]
Sent: Sunday, April 13, 2025 9:52 AM
To: _COPR-City-Council <COPR-City-Council@cityofprineville.com>
Subject: Biomass

Please stop this insanity, we do not need to lose farmland. If you really want to do this you first need to identify your source for the funds to build it. If you can show where money comes from then you need to put this out Millicent where it won't destroy ground water sources, that incidentally the state wants to control, and we will not have to see or smell it. Thanks for not approving this project. Concerned citizen.

Lisa Morgan

From: Jason Beebe
Sent: Monday, April 28, 2025 4:02 PM
To: Lisa Morgan
Subject: Fw: UGB / Biomass facility

Jason Beebe | Mayor

387 NE 3rd St Prineville, OR 97754
| Mobile: 5412140293
Email: jbeebe@cityofprineville.com



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From: Deby Beem [REDACTED]
Sent: Monday, April 14, 2025 3:22 PM
To: _COPR-City-Council <COPR-City-Council@cityofprineville.com>
Subject: UGB / Biomass facility

I would like the city Council and Mayor to know that I am very much against the urban growth boundary/biomass facility in Prineville Oregon. My husband and I have been at the last two meetings and feel it is a very bad choice for our wonderful little community. We are concerned about air, water, noise, any other possible pollutants. We don't want our health to be at risk. Or anyone else's health in the area.

Shalom Shalom & Maranatha,

Deborah Beem
[REDACTED]

2973 NW West hills loop
Prineville. OR

Lisa Morgan

From: Jason Beebe
Sent: Monday, April 28, 2025 4:02 PM
To: Lisa Morgan
Subject: Fw: NO on Biomass yeah burner

Jason Beebe | Mayor

387 NE 3rd St Prineville, OR 97754

| Mobile: 5412140293

Email: jbeebe@cityofprineville.com



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From: Pamela Joe [REDACTED]
Sent: Monday, April 14, 2025 4:00 PM
To: _COPR-City-Council <COPR-City-Council@cityofprineville.com>
Subject: NO on Biomass yeah burner

Please do not put this Biomass burner plant here!

Pam Seiber

From: [Jason Beebe](#)
To: [Lisa Morgan](#)
Subject: Fw: Biomas Trash Burning Facility
Date: Monday, April 28, 2025 4:01:14 PM
Attachments: [image361338.png](#)
[image525944.png](#)
[image376796.png](#)

Jason Beebe | Mayor

387 NE 3rd St Prineville, OR 97754

| Mobile: 5412140293

Email: jbeebe@cityofprineville.com



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From: Pamela Joe [REDACTED]
Sent: Wednesday, April 16, 2025 9:57 AM
To: _COPR-City-Council <COPR-City-Council@cityofprineville.com>
Subject: Biomas Trash Burning Facility

Please do not put this Biomas Trash Burning Facility in our area! Our summers are hot and this facility will surely make our air we breathe uninduarable, between our hot days. the smell an or health! We already have a hemp plant that stinks up many of our neighborhoods! Facebook that takes out ground water, now thousands is solar panels covering our grounds!

Sincerely yours
Pam Seiber

From: [Jason Beebe](#)
To: [Lisa Morgan](#)
Subject: Fw: Opposition to Biomass plant because of location
Date: Monday, April 28, 2025 4:02:04 PM
Attachments: [image513503.png](#)
[image662729.png](#)
[image253546.png](#)

Jason Beebe | Mayor

387 NE 3rd St Prineville, OR 97754

| Mobile: 5412140293

Email: jbeebe@cityofprineville.com



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From: Jenn Andrews [REDACTED]
Sent: Monday, April 14, 2025 4:34 PM
To: _COPR-City-Council <COPR-City-Council@cityofprineville.com>
Subject: Opposition to Biomass plant because of location

Dear Council Members,

I am writing in opposition to your proposal to locate a wood fueled biomass facility directly upwind of the majority of your citizens. We are an older community. Many of our residents have respiratory issues caused by military service, air pollution from living in other regions, and the like. We have relocated to Prineville to breathe the clean air. Now you are proposing to make our adopted hometown a death sentence.

I understand that placing the facility along the railroad allows for easier transportation of fuels, and waste products, but there is nowhere along those tracks that doesn't put the entirety of Prineville directly in the prevailing wind. I understand that the plant will use state of the art air scrubbers, but it will never be clean enough to make this upwind location anything but a disregarding of the public's health.

That said. This is a good idea: finding a use for the deadfall clogging our forest floor before we have a major wildfire, creating jobs for our residents, making electricity out of waste, even finding more uses for our railroad. These are all admirable endeavors. I am begging you to reconsider the location!

Respectfully,
Jennifer Andrews
Prineville, Oregon

Lisa Morgan

From: Jason Beebe
Sent: Monday, April 28, 2025 2:48 PM
To: Lisa Morgan
Subject: Fwd:

Another one

Begin forwarded message:

Jason Beebe | Mayor

387 NE 3rd St Prineville, OR 97754
| Mobile: 5412140293
Email: jbeebe@cityofprineville.com



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cityofprineville.com



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From: Melayla Helsley [REDACTED]
Date: April 14, 2025 at 1:26:30 AM PDT
To: council@cityofprineville.com

As a member of the prineville community I think you should think about the children of prineville before building a trash burning sight. I don't support the building of this and can't believe our city would want something like this built

From: [Jason Beebe](#)
To: [Lisa Morgan](#)
Subject: Fwd: Ligia Smith Written Comments on Proposed Ordinances 1300 and 1301
Date: Monday, April 28, 2025 2:47:20 PM
Attachments: [image001455.png](#)
[image024149.png](#)
[image407644.png](#)

Some of these are going to my junk folder

Begin forwarded message:

Jason Beebe | Mayor

387 NE 3rd St Prineville, OR 97754
| Mobile: 5412140293
Email: jbbeebe@cityofprineville.com



Where the Future Meets the Frontier

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From: Ligia Smith [REDACTED]
Subject: Ligia Smith Written Comments on Proposed Ordinances 1300 and 1301
Date: April 20, 2025 at 5:05:36 PM PDT
To: council@cityofprineville.com

To whom it may concern:

My name is Ligia Smith, I own and reside at property located at 2279 NW Hackamore Lane, Prineville. I am writing to express the following procedural and substantive concerns I have with the proposed Ordinances 1300 and 1301.

1. According to the Department of Planning and Community Development Commission Recommendation, Ordinance 1300, which is a required 20-year update to the Comprehensive Plan, appears to be based solely on developing one industry, which may disservice the City of Prineville long-term.

The Department of Planning & Community Development Recommendation (Recommendation) provides that the rationale for ordinance 1300 is that the city is statutorily obligated to adopt a new Economic Opportunities Analysis (EOA) and update the goals and policies of the zoning and economy chapters of the comprehensive plan to determine the commercial and industrial needs of Prineville for the next 20 years. The City also provides that the primary purpose of ordinance 1300 is to support and justify ordinance 1301, which proposes expanding the the City's Urban Growth Boundary (UGB). However, notably, the city further provides that the "primary purpose of the expansion [of the UGB] is to accomodate a biomass power generating facility." As such, the recommendation appears to argue that Ordinances 1300 and 1301 are based solely on developing one industry, biomass.

Updates to the EOA and Comprehensive Plan should not solely be based on developing one industry but instead should consider a diverse range of industries and sectors and take into account Prineville's unique strengths, resources, and future economic goals. An EOA should be formulated to attract and support a range of industries and aim for a well-rounded economy that is not centered around one industry. Focusing on one industry may have the undesired effect of preventing Prineville from capitalizing on other opportunities that could drive economic growth. Moreover, as the town council stated at the meeting on April 8th, 2025, development of a biomass facility is not guaranteed, even with the expansion of the UGB. Accordingly, updating the EOA for the "primary purpose" of supporting a theoretical, highly specialized target industry seems inappropriate and limiting to Prineville over the long-term.

2. Expanding the UGB as proposed may allow for unfettered expansion of the Knife River owned gravel mine, which may further impact nearby residential and agricultural areas.

Given that the proposed biomass facility is a theoretical target industry, expanding the UGB in the location it is currently proposed, could allow the existing Knife River gravel mine operation to expand unfettered without community input. Given the serious allegations, legal troubles, and public controversy facing

Knife River's current mining activities in Prineville, including reports that the company has contaminated groundwater with manganese and arsenic through the use of unlined holding ponds, the City should seriously scrutinize any potential zoning change that could lead to the expansion of Knife River's operations. It is highly worrisome that if the targeted industry/biomass facility fails to come to fruition, Knife River could be the ultimate beneficiary of the expanded UGB and would have the ability to expand their current operations. Resident testimony at the hearing on April 8th, 2025 insinuated that the existing gravel pit is depleted and ultimately requires expansion to continue. Given the close proximity to prime agricultural land and residential communities, expansion of the UGB Knife River operation could negatively impact scores more Prineville residents and properties. It was also highly alarming to hear testimony on April 8th, 2025, that expansion of the UGB as currently proposed would allow Knife River to evade existing obligations to neighboring property owners to reclaim land disturbed by current operations. As such, proposed ordinance 1301, which seeks to expand the UGB to 227 acres and will change the zoning designation of the land around the existing Knife River gravel pit is very concerning.

3. Expanding the UGB and designating 227 acres of current farmland as heavy industrial is not compatible with the goals of the Prineville Comprehensive Plan existing or as proposed.

The current Comprehensive Plan Chapter 2 provides that "[i]ndustrial zones should . . . be located in places that do not disrupt the function of other land uses." In addition, the plan also provides that "[h]eavy industrial uses should be located away from residential neighborhoods." Notably, these provisions would not be altered by the amendments to the Comprehensive Plan as proposed within Ordinance 1300.

The land the city seeks to re-designate as heavy industrial includes over 100 acres of agricultural land and would directly abut an existing residential area that has been in existence since at least the mid-century. As such, expansion of the UGB would directly contradict the existing and proposed goals of the Comprehensive Plan that heavy industrial uses be located away from residential neighborhoods. Notably, leaving the UGB as it currently stands would keep in place the natural buffers that currently protect the surrounding neighborhoods and farms from the Knife River gravel operations. However, expanding the UGB would effectively remove those buffers and directly contradict the Comprehensive Plan (current and as proposed), which provides that "[i]ndustrial activities should include buffers to protect any nearby neighborhoods and/or workforce housing from the negative effects of industrial activities." As such, expanding the UGB would be in direct contradiction to the existing and proposed Comprehensive Plan, which provides that industrial areas should be located away from residential areas and include a buffer to protect nearby neighborhoods.

4. The City has inadequately considered how the expansion of the UGB could impact neighboring pre-existing agricultural and residential areas.

It does not appear that the City has undertaken any traffic or environmental studies that analyze how expanding the UGB - and thereby allowing expansion of the current gravel mine and/or the introduction of a biomass plant - could impact neighboring agricultural and residential areas. Expansion of the UGB could lead to increased vehicle traffic, including the trucking of hazardous industrial waste, which may impact nearby residential and agricultural communities. In addition, both biomass and mining operations may result in potential impacts to groundwater, air quality, ambient noise levels, and other environmental resources that could impact neighboring agricultural and residential areas.

As noted above, Knife River is currently being litigated for potential violations of permitting and environmental requirements for alleged groundwater contamination. Biomass facilities may also result in emission of toxic air pollutants from combustion of fuel used to power the facility. According to the Oregon Department of Environmental Quality 2024 Biomass Utilization Permitting Guidance Document, some of the most concerning pollutants are metals like manganese. Manganese is naturally occurring in soil and is taken into the tree through the roots. The metals can be released into the air when the wood is burned. Other common air emissions from biomass facilities may include dust, particulate matter, odors, sulfur dioxide, carbon monoxide, benzene, formaldehyde, and greenhouse gasses. In addition, water consumption required for biomass facilities can be significant, particularly for biomass-based electricity generation, where water is used to produce steam that drives turbines. In addition, biomass facilities discharge water, which may impact groundwater quality (see the 2024 Oregon Woody Biomass Utilization Environmental Permitting Guidance Document, OR Department of Environmental Quality).

Given the close proximity of the proposed UGB expansion to residential and agricultural land, the introduction of a biomass plant or the expansion of the Arrow Knife mining operations could potentially impact the health, water and air quality, and property values of neighboring agricultural and residential communities. As such, it is surprising and disturbing that it does not appear that the City has conducted publicly available environmental impact or traffic studies analyzing how expanding the UGB - whose purported purpose is solely for attracting a theoretical biomass plant - could impact neighboring

agricultural and residential communities.

Notably, the Comprehensive Plan - current and as proposed - provides that "[i]ndustries that produce excessive noxious airborne particulates and non-disposable hazardous waste may not be allowed." As such, an environmental study providing how neighboring agricultural and residential communities could be potentially impacted by noxious particulates and/or non-disposable hazardous waste that could be produced by a biomass facility and/or expansion of the Knife River mine is critical to ensuring compatibility with the Comprehensive Plan.

5. Given that the purported purpose of expanding the UGB is to support a biomass facility, notice, which was only provided to properties within 750 feet of the proposed expansion, was insufficient.

Notably, the City did not provide mailed notice of the hearings to any residents within the Buckaroo Acres subdivision, which is located directly west of the proposed expansion of the UGB and which could potentially be impacted by air, noise and/or water quality and quantity issues caused by heavy industrial activities. When questioned why so few people had received notice of the initial hearing on ordinances 1300 and 1301 at the April 8th, 2025 hearing, it was disheartening to hear the planning director state that residents should have heard of the proposal through word of mouth or by checking the agenda online, when it is the City's responsibility to ensure that residents who may be impacted by a zoning change be notified directly via mail. When considering a change to the UGB that has the potential to negatively impact neighboring residential communities located more than 750 feet away from the border of the proposed UGB expansion, the initial notice provided by the City was insufficient to ensure transparency and due process.

Thank you for your time and consideration,
Ligia Smith

CROOK – WHEELER COUNTY *Farm Bureau*

498 S.E. Lynn Blvd. Prineville, OR 97754

April 28, 2025

City of Prineville
387 NE Third Street
Prineville, OR 97754

RE: Comments for Proposal to Expand Urban Growth Boundary for Heavy Industrial Use

Attn: Joshua Smith, City of Prineville Planning Director

Crook-Wheeler County Farm Bureau represents over 110 working farms in Crook and Wheeler Counties. Our organization advocates for our farmers and ranchers, individuals and families who every day are providing food and fiber for Oregonians and the world. Crook-Wheeler County Farm Bureau Board of Directors recently voted to oppose the proposal to include irrigated farm land as part of the current proposed expansion of the Urban Growth Boundary (UGB) for the purpose of expanding the City's heavy industrial zone along Lamonta Road. Productive irrigated lands within the Prineville valley are limited and the future loss of these; the irrigated lands within this proposed expansion are an important part of that base.

Of the proposed 277 acres being considered under the City's proposal, approximately 132 acres is irrigated farm ground, currently in hay and pasture production. A loss of irrigated land presents a possible harm to our industry and the operation of Ochoco Irrigation District. These irrigated lands also protect our open space and possible wildlife habitat.

While we understand the need to expand the UGB for the purpose of expanding the heavy industrial zone and the need to create opportunities for business recruitment and job opportunities for the residents of Prineville and Crook County, we believe that the City should exhaust all viable, non-irrigated land options before putting anymore irrigated lands at risk of conversion and loss of productive agricultural lands.

Thank you for your consideration,



Zach Flegel
Vice President, Crook-Wheeler County Farm Bureau

CC: City of Prineville Counselors
City of Prineville Planning Commission

From: [City of Prineville](#)
To: [City hall email - group](#)
Subject: Form submission from: Contact Us
Date: Monday, April 28, 2025 9:53:38 AM

Submitted on Saturday, April 26, 2025 - 7:48am

Submitted by anonymous user: 184.60.13.230

Submitted values are:

First Name Robert

Last Name Buxton

Email [REDACTED]

Question/Comment

Biomass Plant why would we even waste money on a plant that would will increase in global warming from cutting down trees using trucks , trains, loaders equipment to burn wood electricity to run it waste of money for the city after a few years it will go bust but not after Prineville looses money where the electricity go are we better off with it or without it. we could do better with other means of electricity.

The results of this submission may be viewed at:

<https://www.cityofprineville.com/node/7/submission/7711>

Lisa Morgan

From: Brenda Spevak [REDACTED]
Sent: Friday, April 25, 2025 9:48 PM
To: Lisa Morgan
Subject: 1300 & 1301 biomass/ugb

FROM:
Brenda Spevak
1530 NE BOXCAR DR

To: Prineville City Council
From: Concerned Residents of Prineville and Surrounding Areas
Date: originally April 16, 2025

Subject: Opposition to the Construction of the Proposed Biomass Plant in Prineville, Oregon

We, the residents of Prineville and surrounding communities, are writing to formally express our opposition to the proposed biomass plant slated for construction in our area. While we recognize the importance of renewable energy sources, we believe that the negative impacts of this project far outweigh any potential benefits.

Our Concerns:

1. **Environmental Impact:** Biomass plants emit greenhouse gases, particulate matter, and other pollutants, which can significantly degrade air quality. Our community deserves clean air and a healthy environment, and we are concerned that the biomass plant will compromise both.
2. **Public Health:** Increased emissions from the plant pose serious health risks to our residents, particularly vulnerable populations such as children, the elderly, and those with pre-existing health conditions. The health of our community should not be jeopardized for the sake of industrial development.
3. **Impact on Local Ecosystems:** The extraction and processing of biomass materials can lead to habitat destruction and biodiversity loss. Our local ecosystems must be protected to maintain the natural beauty and environmental integrity of our region.
4. **Economic Concerns:** While the plant may create some temporary jobs, we believe that the long-term economic impact will be detrimental, particularly if local residents suffer health issues or if environmental degradation affects tourism and local businesses.
5. **Community Input:** The planning process for the biomass plant has not adequately involved the voices of local residents. We demand a transparent and inclusive decision-making process that considers the opinions and concerns of the community.

Our Request:

We respectfully urge the Prineville City Council to reconsider the approval of the biomass plant and to conduct a comprehensive environmental impact assessment that takes into account the potential health risks, environmental consequences, and economic effects on our community. We call for greater public engagement and a commitment to pursuing cleaner, more sustainable energy alternatives that align with the values of Prineville residents.

Thank you for your attention to this crucial matter. Together, we can protect the future of Prineville and ensure a healthy, sustainable environment for generations to come.

Sincerely,
Friends of Prineville

Sent from my iPhone

From: [RGerke](#)
To: [COPR-City-Council](#)
Subject: biomass plant
Date: Thursday, April 24, 2025 9:27:25 AM

Gentlemen: I hope that you are truly only *considering* the biomass plant construction. I am hoping that money hasn't already changed hands and that it is a foregone conclusion. I live in West Hills and this project will adversely affect my property values and the peace and quiet I currently enjoy. Please **vote no** on 301. Rock Gerke

From: [Renon M Jackson](#)
To: [Lisa Morgan](#)
Subject: Bio Mass Plant
Date: Wednesday, April 23, 2025 10:54:53 AM

I have some questions & Comments

1. Who is "PUSHING" this Project?
2. Who is paying for this project?
Any Cost to the City or Residents of Prineville.
3. What is the Benefit of having a Bio Mass Plant, and who Benefits.
4. What are the Environmental Considerations & Consequences?
5. What is the Time Frame for this Project?

Please be Extra Careful when Considering this Project, as it doesn't Sound like something Prineville really needs. And further, it should be In the middle of "no where" if this project moves forward.

One last question, what is the financial viability of other Bio Mass plants in the State of Oregon?

Ron Jackson
Prineville Oregon

Lisa Morgan

From: Sally Jackson [REDACTED]
Sent: Wednesday, April 23, 2025 10:06 AM
To: Lisa Morgan
Subject: Biomass plant in Prineville

NO on Biomass plant.....too much water required...too much draw on electrical system...unhealthy emissions....Knife River is enough! Thank you! Sally Jackson

Lisa Morgan

From: Brenda Spevak [REDACTED]
Sent: Wednesday, April 23, 2025 7:08 AM
To: Lisa Morgan
Subject: UGB/Biomass 1300-1301

I have concerns about the biomass and how it's going to affect my family's air quality. I have a disabled daughter and a Fiance with COPD. I would suggest the following:

1. Add A million \$ dollars fine per day violations fee paid to the city of prineville for any stock used other than juniper or Other than sawdust and wood scraps !!
2. Fine of 5 million \$ dollars per day paid per incident to the city of prineville for any "municipal waste " burning !!
3. Fine of 5 million \$ dollars per day for EPA , State , or local violations, or stopping testing or inspection.
4. Are there private donations of wood? Yard debris or only truck or train?
5. Where are traffic projections and rail projections ? impact on roads infrastructure ?
6. What is the daily amount of combustible material needed to run plant ??
7. Who pays for :
Water pipe ??
Sewer pipe ??
Water ? !! ?
8. What is Water usage limit ?
9. Where are the Effluent settling ponds /tank details ?
10. Rail car # trips per day ?
11. Wind analysis ?
12. Current successful projects analysis!! names & locations
13. Failed projects currently analysis!! names & locations
14. How much electricity will it make ? and can they actually put it into grid ? Confirmed ? KWatts? How do they measure? How to get paid ? Bonneyville or Pacific Power?
15. Who will build it? Names /Bids?
16. Who will run it ? Names / Bids ?
17. Who will own it ? ? Liability? What's to stop them from filing bankruptcy when they can't pay taxes/fees?

18. Where and how do they remove juniper to prevent forest fires? do they hire crews? How much does that cost?
Details as fire prevention has been a selling point

19. Where do they get sawdust and wood-scrap? where are the mills ?

Brenda Spevak
1530 NE Boxcar Dr
Prineville

Lisa Morgan

From: julie thompson [REDACTED]
Sent: Tuesday, April 22, 2025 4:40 PM
To: Josh Smith; Jason Beebe; _COPR-City-Council; jhutchinson@cityofprineville.com
Subject: questions about UGB expansion

Good evening

I am not going to be able to attend the meeting tonight. I know that the proposal has been postponed but I have a few questions.

1. Has an official traffic study been done for this proposal?
2. I have been told that Scott Smith works for Mark Stafford. If this is true wouldn't that be a conflict of interest for Scott to have a vote?
3. Is there a way to receive records of how much money has already been spent on this UGB expansion and Biomass planning?
4. Is it true that Eric Klann is the city engineer and his company is doing the work on this project? If so, is that also not a conflict of interest?

Thank you
Julie Thompson

Lisa Morgan

From: Terri Daly [REDACTED]
Sent: Monday, April 21, 2025 5:46 PM
To: Lisa Morgan; _COPR-City-Council
Subject: Bio mass plant

-
-
-
-

Biomass Energy Plant Not Wanted

I live near the proposed new biomass project and am deeply concerned about it. Contrary to elected officials' claims of benefits that this biomass plant will only burn wood, this plant will bring pollution and everyone else's trash to Prineville

Biomass plants like the one proposed have the lowest efficiency of power generation (25%). Biomass energy plants are an expensive source of energy; they require large amounts of space; create air pollution; and release particulate matter, carbon monoxide, and nitrogen oxides, as well as emitting greenhouse gases. They use large amounts of water, contaminate ground water, produce strong odors, generate significant noise, and are a visual disturbance. And they provide few jobs. At best the proposed plant will supply 30 jobs.

We've seen this before. Our elected officials promised us the Facebook and Apple servers would provide hundreds of job to Prineville. Instead, after construction, we got few jobs, major light pollution, and major water usage affecting people's wells. All of this with taxes deferred for ten years, and when that time was up the taxes were deferred for another ten years.

We can do much better by preserving and building on Prineville's natural beauty and resources, including its people. Prineville is not a dumping ground for the rest of the state and region. I urge you to vote no on this proposal.

V/R
Terri Daly

Lisa Morgan

From: [REDACTED]
Sent: Wednesday, April 16, 2025 4:18 PM
To: Lisa Morgan
Subject: Bio sludge burning

The decision to propose biomass burning in Prineville has not passed the litmus test for scale of economy. I am suggesting that to get the greatest economy (and do the greatest good) a facility such as this should be placed much closer to the fuel sources to be burned. It is my opinion that a facility such as this would be more appropriately developed in Multnomah County, Lane County, or possibly Jackson County where fuel sources are abundant!...Transportation of the fuels to be burned would be much reduced and thusly eliminate (or reduce) costly transportation fees. Thank you for your consideration.

Lisa Morgan

From: homeortherange@gmail.com
Sent: Wednesday, April 16, 2025 2:08 PM
To: Josh Smith; Lisa Morgan
Subject: Biomass and UGB Expansion

Hi Josh!

I was given these two emails as contacts for apposing the biomass and UGB growth boundary change.

Regarding the biomass plant AND the proposed UGB expansion:

I am apposed to the location that is being considered for the biomass plant. It is too close to residential use property. AND, here in Crook Co., we are always trying to protect our EFU land. Yes, for as long as anyone can remember, there has been a cement plant there. However, it is still zoned EFU and the business runs on a CUP. If this changes to Heavy Industrial, nearly nothing is off limits. A few questions that I have regarding the biomass plant/UGB boundary are:

1. What classification of combustible dust would this plant be? <https://www.ldpi-inc.com/resources/classification-codes/class-2/>
2. When a developer wants to take EFU ground and change the zoning, they must go back several years (15?) and pay additional taxes on the land. Will the county require this or will they just turn a blind eye to bring the new business of biomass here?
3. Besides building the plant, has anyone researched the expense of operating a biomass plant? Look towards Lake View, Oregon.
4. It seems that this type of facility should be located much farther away from the city, say in remote areas.
5. What about the additional traffic of trucks?
6. Our county is happy to take money for permits and CUP's. However, when it comes to policing and/or revoking permits, they wash their hands of it. They claim that falls under the state of Oregon. Why even get a permit? Having said that, a biomass plant would require a CUP even in Heavy Industrial zoning. Who will police that and take responsibility for it, if this business does something that goes against the conditions of the CUP?

Please confirm receipt!

Lori

Lori Desjardins

REALTOR®

541-815-6077

715 NW 3rd St.
Prineville, OR 97754

Agent is Licensed in Oregon



COLDWELL BANKER

HomeorTheRange.org



Lisa Morgan

From: Pamela Williams [REDACTED]
Sent: Tuesday, April 15, 2025 4:50 PM
To: Lisa Morgan
Subject: Biomass questions and recommu

Contract with Biomass:

If the Prineville city council agrees to move forward in any way with the Biomass project , additions need to be made to the contract to ensure truth and consequences:

Put some bite in your contract to stop the lies in advertising:

1. Add A million \$ dollars fine per day violations fee paid to the city of prineville for any stock used other than juniper or Other than sawdust and wood scraps !!
2. Fine of 5 million \$ dollars per day paid per incident to the city of prineville for any "municipal waste " burning !!
3. Fine of 5 million \$ dollars per day for EPA , State , or local violations, or stopping testing or inspection per incident!!
4. Where are Employment projections ?
5. Are there private donations of wood? Yard debris or only truck and train?
6. Where are detailed financial projections ?
How much money do we make ? Running financials
7. Where does prineville get the money to build it ? Have you gotten any grant money for this project already?
What has been done?
8. Where are traffic projections and rail projections ? impact on roads infrastructure ?
9. What is the daily amount of combustible material needed to run plant ? ?
10. Who pays for :
Water pipe ? ?
Sewer pipe ? ?
Water ? !! ?
11. What is Water usage limit ?
12. Where are the Effluent settling ponds /tank details ?
13. Rail car # trips per day ?
14. Wind analysis ?
15. Current successful projects analysis!! names & locations

16. Failed projects currently analysis!! names & locations

17. How much electricity will it make ? and can they actually put it into grid ? Confirmed ? KWatts? How do they measure? How to get paid ? Bonneyville or Pacific Power?

18. Who will build it? Names /Bids?

19. Who will run it ? Names / Bids ?

20. Who will own it ? ? Liability?

21. Where and how do they remove juniper to prevent forest fires? ? do they hire crews? How much does that cost? Details as fire prevention has been a selling point

22. Where do they get sawdust and wood-scrap? ? where are the mills ? Do they sent their scraps already to Brooks ?

These are the questions that should be answered in an engineering report and should be presented to Council .

I am Pam williams-tano

real name

Engineer

Prineville

Volunteer

Let me know if i can help review detailed reports for you We need to protect our city 👍

Sent from Yahoo Mail for iPhone

Deborah Sofich
PO Box 1568
Prineville, Oregon 97754

April 15, 2025

City of Prineville
recorder@cityofPrineville.com
Councilchambers@cityofPrineville.com
JasonBeebe@cityofprineville.com

Comprehensive Plan for a 227 acre industrial 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.

227 Acre Biomass Facility

2650 NW Lamonta
Prineville, Oregon

CITY FILE: AM-2025-101
AM-2025-102

Although Staff has recommended rezoning this parcel of land to accommodate the biomass proposal, I am opposed to this as I am confused as to why such an operation would be allowed to go into this site. Are we to change zonings when the city feels the need to accommodate these types of operations?

Second, I am opposed to a biomass plant because of potential health problems and air quality the city will meet.

Third, there is no way to monitor these types of operations for the output of pollution and air quality. Owners will defend saying they will, but they will not. It is enough with farms burning their fields. I cannot imagine what it will be like with this operation on top of field burning. Many citizens of Prineville, especially the elderly, have health issues. How does this benefit them? How does it benefit any of us?

Fourth, the cost to run and maintain a facility the correct and safe way is not cost effective. Who is going to pay to have it monitored? What are the consequences of violations? WHAT ABOUT OUR AIR QUALITY? I have included my research as shown by the following 3 pages. Please do not make the mistake of putting it here in Prineville. It does not belong so close to town and populated areas.

I ask that you vote NO.

Regards,

Deborah Sofich

A biomass power plant converts organic materials—like wood, agricultural waste, and even garbage—into energy. It's a renewable energy source, but it comes with trade-offs.

Monitoring practices for biomass plants involve a combination of advanced technology, data analysis, and regular inspections to ensure efficiency, safety, and environmental compliance.

Continuous Emission Monitoring Systems (CEMS): These systems track pollutants like CO₂, NO_x, and particulate matter in real time, ensuring emissions stay within regulatory limits.

1. **Feedwater System Monitoring:** Precision instruments measure parameters like temperature, pressure, and water quality to optimize steam generation and prevent inefficiencies.
2. **Data Analytics Integration:** Modern tools analyze real-time data from sensors to detect anomalies, predict maintenance needs, and improve overall performance.
3. **Quality Control Measures:** Supervisors oversee every step of the process, from raw material handling to energy conversion, ensuring compliance with safety and environmental standards.
4. **Periodic Inspections:** Regular physical checks of equipment like filters and scrubbers help maintain operational integrity and prevent malfunctions.

The cost of monitoring a biomass plant can vary depending on the scale of the plant and the technologies used. Here's a breakdown of potential expenses:

1. **Initial Setup:**
 - Installing Continuous Emission Monitoring Systems (CEMS) and other sensors can cost **\$100,000 to \$500,000**, depending on the complexity and number of systems required.
2. **Operational Costs:**
 - Regular maintenance of monitoring equipment can range from **\$20,000 to \$200,000 annually**.
 - Compliance with environmental regulations, including audits and reporting, may cost **\$10,000 to \$100,000 annually**.
3. **Labor Costs:**
 - Hiring skilled technicians for monitoring and analysis can add **\$50,000 to \$500,000 annually**, depending on the size of the team.
4. **Data Management:**
 - Software for data analysis and reporting might cost **\$10,000 to \$50,000 annually**, plus any licensing fees.

The cost of water usage for a biomass plant depends on factors like plant size, cooling system type, and local water rates. Here's a general breakdown:

- **Water Procurement:** Costs vary based on source (municipal, groundwater, recycled). Large plants can spend **\$500,000 to \$2 million annually** on water.
- **Treatment & Recycling:** Some plants invest in water recycling systems, which can cost **\$1 million to \$5 million** upfront but reduce long-term expenses.
- **Cooling System Costs:** Wet cooling towers use more water than dry cooling systems, impacting operational costs.
- **Regulatory Compliance:** Fees for water permits and environmental regulations can add **\$50,000 to \$200,000 annually**.

While these costs can add up, they are **essential** for ensuring the plant operates efficiently and comply with environmental standards.

When comparing the costs of monitoring biomass plants to other renewable energy options, biomass tends to be more expensive.

- **Solar Energy:** Monitoring costs are relatively low due to fewer emissions and simpler systems. Solar energy costs around **\$32.78 per megawatt-hour**, making it one of the cheapest renewable options.
- **Wind Energy:** Onshore wind monitoring is also cost-effective, with energy costs at **\$36.93 per megawatt-hour**.
- **Biomass Energy:** Biomass monitoring involves more complex systems to manage emissions, contributing to higher costs. Biomass energy costs approximately **\$89.21 per megawatt-hour**.

Hazardous Air Pollutants: Substances like benzene, formaldehyde, and heavy metals (e.g., lead, mercury) can harm human health and the environment.

Without Continuous Emission Monitoring Systems (CEMS), biomass plants can release various pollutants into the air, including:

1. **Particulate Matter (PM):** **Fine particles, especially PM 2.5, can penetrate deep into the lungs and bloodstream, causing respiratory and cardiovascular issues.**
2. **Nitrogen Oxides (NOx):** These contribute to smog and acid rain and can irritate the respiratory system.
3. **Carbon Monoxide (CO):** High levels can be toxic and reduce oxygen delivery in the body.
4. **Sulfur Dioxide (SO₂):** This can lead to acid rain and respiratory problems.
5. **Hazardous Air Pollutants:** Substances like benzene, formaldehyde, and heavy metals (e.g., lead, mercury) can harm human health and the environment.

These pollutants can significantly impact air quality and public health, especially in communities near biomass plants. Proper monitoring and control systems are crucial to mitigate these effects.

Biomass energy can have unintended consequences for ecosystems, food supplies, and farmers if not managed carefully. Here's how:

Ecosystem Impact:

- **Deforestation & Habitat Loss:** Large-scale biomass harvesting, especially from forests, can lead to habitat destruction and biodiversity loss.
- **Soil Degradation:** Removing crop residues for biomass can strip soil of nutrients, reducing fertility over time.
- **Water Usage:** Biomass plants require significant water for cooling and processing, potentially straining local water supplies.

Food Supply Concerns:

- **Competition for Land:** Growing energy crops (like corn for ethanol) can reduce land available for food production, driving up food prices.
- **Monoculture Risks:** Large-scale biomass farming can lead to monocultures, reducing biodiversity and making crops more vulnerable to pests and diseases.

Impact on Farmers:

- **Economic Pressure:** Farmers may face pressure to grow biomass crops instead of food, affecting local food security.
- **Market Volatility:** Biomass demand can fluctuate, making it risky for farmers who rely on stable crop prices.
- **Soil Health Challenges:** Continuous biomass harvesting can deplete soil nutrients,

4/15/25

Letter to City of Prineville Council Members Regarding UGB Expansion and Biomass Site Ordinances No 1300 & 1301

To: Prineville Council CC: Joshua Smith, Crook County Commissioners

Prineville Council Members,

I am writing today to express my opposition to the proposed Urban Growth Boundary Expansion on Northwest Lamonta Rd for a biomass power generation facility. I am a current resident of Prineville's Ironhorse community and grew up on Gumpert Rd farming the fields that lie due West of the proposed expansion area. I have spent the last 8 years working as a manager in the residential development and heavy civil construction fields here in Central Oregon and my experience leads me to strongly believe that this is not a suitable location for this type of development. I am not against a biomass power generation facility being sited in Crook County, or even inside of Prineville, but believe placing one at this location would be shortsighted.

I would like to ask a couple of questions that I hope will guide your thinking on this issue. Why must the Biomass facility be located inside of City limits? The City operates a rail depot outside of city limits, what is required of a biomass facility that couldn't be served by a similar location like the area bound by US 26, Elliot Ln and Buss Evens Rd? That location offers far better truck access directly off US 26 and still provides access to rail. Will rail access make or break this project? To my knowledge, none of the region's National Forests have facilities to load out the fuel reduction materials by rail. If most fuels consumed by the plant are likely to arrive via a truck, why not locate the facility on top of the rimrock off Gorege Millican Rd? It would reduce conflicts with suburban residential uses to nearly none and would keep much of the truck traffic that this facility will produce out of town or at least limit truck traffic to ODOT right of ways while in the lower portion of Prineville. It also creates a shorter haul to the land fill for the waste products that this facility will produce.

It's no secret that Prineville is growing. I think if we use that location for this type of use, our children and their children will wonder why the planners of the time thought it was a good idea to put a power plant in what may soon be the middle of residential uses. I listened to the Council meeting that talked about exchanging some of the nearby M2 General Industrial zoned lands off Lon Smith Rd for residential uses. If in one breath the City Planner is talking about placing residential zoning in a location because its compatible with the existing suburban residential uses to the East, and in the same meeting is speaking about locating a 500+ acer combustion power generation facility on a parcel less than 1,000 feet to the Northwest of planed residential and adjacent to other existing suburban residential uses because it needs rail access, something is wrong. Would you want to live in a new home with a view of biomass stockpiles and the smell of decaying organic matter?

I too am guilty of looking back at Prineville's time as a "Timber Town" with rose colored glasses. I grew up excited each day I saw an orange and black COP locomotive rock its way down the line, at that time it was so infrequent due to the closing of mills that it truly was something to be excited about. I suspect that Prineville's leaders share one of the same desire that the City's leaders had over a hundred years ago; to build a successful short line railroad and I think it may be clouding judgement on this issue. I believe blue collar jobs are important to our community, but when given the opportunity to plan where these industrial sites lie at the same time we plan residential growth, I think we can do better than we did one hundred years ago when the rails were first laid. Why not run a rail spur out towards Lone Pine? There are existing mining operations there that are compatible neighboring uses. If this project is something that we think will truly be successful, why not find a location that could be expanded upon before it becomes land locked by residential homes? Convenience should not be a key factor in the decision making for the location of a facility with as many negative externalities as a power plant, and I am afraid it appears it was in this case. We don't need another brown field decaying industrial site next to residential homes. We have Woodgrain's site, we have Clear Pine's site, and we have the remnants of the Ochoco Lumber site all inside of our City. I don't see a reason to add failed biomass site to that list. If rail access was the key to making this work Bordman would be operating, and I think you all know that.

I would also like to address a comment made by our City Planner, Joshua Smith, he had suggested that if residents had been attending planning meetings, they would know about this. I find that to be a disappointing response to a group of people engaging with their elected officials. That sort of attitude is one I would expect from a private developer trying to push a project through under that radar. Given that the City is both the applicant and approver of this decision, it would behoove City leadership to involve as much citizen input as possible to ensure that this is a project and location that the majority of its constituents agree should be built. Why were there no open houses on the subject of location? Why have there been limited press releases on the subject? Why not have a citizen steering committee? Why not evolve more stakeholders? City leadership has a duty to attempt to keep its citizens informed, and on this matter, I think there is considerable room for improvement.

Ultimately, I want to see sustainable growth in Prineville and Crook County. I think a power generation facility could be a part of that, but the location identified leaves me scratching my head.

Thank you for your time and consideration,



Cody Smith
1075 NE Meander Rd.
Prineville, OR 97754

From: [Bryan Iverson](#)
To: [COPR-City-Council](#)
Cc: mayor@cityofprineville.com
Subject: UGB expansion is good
Date: Tuesday, April 15, 2025 9:02:26 AM

Mayor Beebe and Council

Expanding the UGB in the area you are looking at is the right move. Biomass can work just fine in Prineville, especially as we continue to get traction from the state on removing more and more juniper trees. Having a location to send the noxious trees out of our watersheds will be a great thing for Prineville and the water around our city.

Naysayers love to blast biomass as it is "combustion". Woody Biomass has been super clean in Eugene for years and will not even be noticed here after it is going. There is no dust issues, chemicals, or water issues. That is all noise.

The farm land bring brought into the UGB is also low grade soils with rolling hills, not the "prime farm land" people like to talk about. Prineville is surrounded by farm land, as our most rural small communities in Oregon. It is our history, in our culture and it will not change with a few hundred acres. I would ask to look into expanding the water rights of the land being taken out to further develop and expand OID in Crook County.

Growing has pains, but it is better than dying as a community from people leaving, no jobs, no expansion. I would bet most of the people against the plans were not here during the last time people moved away from Prineville in droves. 2008-2009 were dark times for this community, I was President of Prineville EDCO when we took a chance on an unknown company to open a brand new type of business in Prineville. Facebook was a chance this community took, we needed it and it needed us.

Thank you
Bryan Iverson

From: [Crystal Irish](#)
To: [Josh Smith](#); [Jason Beebe](#); [COPR-City-Council](#); [Susan Hermreck](#); [seth.crawford@crookcountvor.gov](mailto:seth.crawford@crookcountyor.gov); brian.barney@crookcountvor.gov
Subject: UGB Expansion, Zoning Change & Biomass Concerns
Date: Tuesday, April 15, 2025 9:56:02 AM

To whom it may concern,

As a citizen of Prineville I am against the plans of Expanding the Urban growth boundary and zoning change to Heavy Industrial in our farm ground. Farming and ranching has been the lifeblood of crook county for generations. I understand that growth is necessary and the farming community is no longer the major income producer for the county it once was but it is still an integral and necessary need for our community, state and Nation. The potential snowball ramifications of changing our fertile farm ground into Industrial zoning should be seriously considered. We have already seen the consequences of industrial operations on farm land with high water tables in our county. By expanding the UGB and changing the zoning on Lamonta farm ground, there are real chances that an additional water table can be contaminated, and air quality can be drastically reduced for many people in the area.

As a local Realtor, I also know that Crook County's irrigated farm land always sells for top dollar, because of the potential for land, open spaces, animals, and the incredible views that usually go with the area, Not to mention the feeling of community that usually accompanies the farming community. By changing the ugb and zoning, you will be severely impacting property values in one of the county's most desirable areas, and potentially scarring the public perception of Crook County housing. Views, steam, noise and light pollution will all be affecting resale values on every property within eyesight of the industrial operations. Prineville has an incredible spot to continue our industrial growth, up on top of the hill, where irreplaceable farm land, farmers, and innocent members of our incredible city will not be affected. Please do not set the precedence of expanding industrial growth right in the middle of one of the most amazing things Prineville has to offer!

Thank you,
Crystal Irish

Please confirm receipt of this email.

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Visit my website [HERE](#) to start your home search!

[Oregon Real Estate Disclosure Pamphlet](#)

From: [REDACTED]
To: [Josh Smith](#); [Jason Beebe](#)
Subject: Biomass Questions
Date: Monday, April 14, 2025 8:56:49 AM

Good morning,

I have a couple of follow up questions from the Saturday meeting with Jason and Rob.

I don't think the estimate of the water usage included that a reverse osmosis system produces wastewater for every gallon of pure water produced. It can vary by RO manufacturer. It could be a 1 to 4 ratio, 4 gallons waste to produce 1 gallon pure. What is the actual estimate for all water that will be used for the operation of the generator and entire facility?

It was mentioned that a 34.5kv underground line would feed power produced to a substation in the Facebook area. Where would this underground line be placed and what right of ways would need to be acquired in order to do so? Property owners in the city would be affected. If they would not want to accept a ROW on their property, then would eminent domain come into play?

Thank you,

Adam Mikulski

Lisa Morgan

From: Lynn Ludecker [REDACTED]
Sent: Monday, April 14, 2025 6:22 PM
To: _COPR-City-Council
Subject: Biomass facility

Hello,

I would like to officially submit my opposition to the proposed Biomass facility. I do not believe farm land should be taken and used for commercial/industrial use. It would be nice if the council and planning department would consider the lasting effects that this and other projects put on people and the community. Ask yourselves "do I want to live next door to this", be honest and don't vote for everything you vote yes for.

Also, I would like to see a change made to the distance you use when sending letters to the neighbors of proposed projects. The distance needs to be changed to a one mile radius. I will be stopping by the city hall to ask how I bring this proposal to the council.

Thank you,
Lynn Ludecker
[REDACTED]

2295 NW Madras Hwy
Prineville, OR 97754

April 14, 2025

To whom it may concern:

Mayor Jason Beebe

Councilor Jerry Brummer,

Council President Steve Uffelman

Councilor Shane Howard

Councilor Marv Sumner

Councilor Scott Smith

Councilor Janet Hutchison

I have lived for seventy-four of my 85 years in Crook County. Over 60 years at the end of Brookfield Lane. Strangely over the years we have had 3 mailing addresses and slowly our neighbors have changed. Throughout life, we have experienced a range of circumstances: the favorable, the challenging, and the unpleasant.

We have seen changes in industries that are user-driven. One of the first to leave was Pine Products. Somewhere in the ensuing years our County/City saw the ending of the lumber industry. I remember sadly noticing the lack of the train whistle as it crossed Gumpert Road promptly as I started my day at 6:00 in the morning. The City Railroad is a cherished historic landmark.

The one thing that stays consistent is the gravel pit. I first remember it as Prineville Sand and Gravel. I have no idea who has the pit now. We have lived with the impact on Lamonta Road with caution and huge traffic concerns. Visually we see dust clouds and hear industrial noise. Little to affect our lives and property values. I want to empathize; **of which we are aware.**

The attached are Julie Thompson's email comments and my questions.

I've tried to continue a dialogue of considerations made at the Saturday meeting with the Mayor.

Thank you to everyone who came out last to speak up about UGB expansion & Biomass plant.

There was a lot of good discussion and points brought up last night

I think most people were very appreciative of Jason showing up last night and caring about our community.

We need to get more signatures on our petitions, and we need donations to help make signage to put around our community to make people aware of the situation.

If you can help with donations or signatures please contact Lori Hartman at 541-815-7310

Here are a few things that I got out of the meeting that made me think we really need to do more research on this and not use our farmland

1. City only gets 5% of the power that the biomass plant will produce.

Question: Where does the other 95% go. Will they sell to say PP&L, or some other entity.

2. The plant will burn 292,000 tons a year, If the plant runs 365 days a year it will burn 800 tons a day, Let say they get 30 tons a load on truck that is about 27 dump trucks a day if they run 365 days a year. That is lot of additional truck traffic.

Question: 27 trucks in 27 trucks out: At the gravel pit entrance? It is already a hazard. During the summer it is estimated by neighbors there is a truck coming or going every 8 minutes. I've been traveling Lamonta Road for over 62 years the gravel pit corner visibility gets worse not better. The speed zone is listed as 35 miles an hour. If a truck is pulling out and a car is going 35 going west it is a tough call particularly when traffic is bunched up, which often. I'm sure the reason the sheriff is seen parked on the corner of Gumpert Rd. is not just to pass the time of day. The railroad crossing off of Gumpert Rd and Madras Highway is another contribution to crowded traffic. As the industrial business has continued to grow off Lamonta there has been an ever increasing number of trucks and industrial vehicles. During the school year it is common to see traffic backup behind school buses. I've seen trucks and cars stopping at the Gumpert Railroad crossing waiting until a bus rounds the corner going east on Lamonta. I've been amazed in my recall there has only been one death on Lamonta on that short stretch of highway.

3. It will take 300 Gallons a minute to run the plant. *If they clear 400 acres of Juniper this will offset the water usage.

Question: *What water. Okay where are these 300 gallons a minute coming from. Where does the water come from? Groundwater out of the McKay Creek ground water flow or from the City wells at the end of Lon Smith Road and Lamonta. My observation is they are having challenges at that site already.

4. They will discharge 68 gallons a minute into a wastewater facility. **Question: What wastewater facility? The city sewer? I understand it is already challenged; even before the 300 plus housing development on Madras Highway is completed.**

Question: *If they clear 400 acres of Juniper it is more than likely going to be from land masses we considered high desert. Water recovery on the acres off Millican Road between Prineville and the Burns Highway will have little benefit to the Ochoco and Crooked River Valley. If removing the trees in the allotted land proposal is expected to provide enough water for the projected project. I question the likelihood.

5. This Plant will cost \$250,000 million to build. **Question: Wellons is building? I am hearing there is a possibility for a spur into the City Railroad. Who pays for that? Railroad? They really believe enough business will be recovered to offset the undertaking and the cost imposed on freight costs between Prineville Junction and Prineville. The nightmare of another spur let alone one on the gravel pit corner makes me cringe.**
6. It will produce 3% solid waste (Ash) Ash. **Question: What about air pollution. It might be wise to investigate what happened when Les Schwab Production tried to do a tire deposal project. DEQ has some hard push back on projects.**
7. The company building is the Wellons. **Question: It may not mean much but I've never heard of them. City, States, and counties all over the USA have and are dealing with nightmares of what seemed to be a great idea. Growth, jobs, opportunities and economic improvements sometimes are not worth the gamble. Due diligence will be important, there is much to lose.**
8. If you remove the farmland and rezone the irrigation cost will go up for others. **Comment: dollars on water could be a moot point in the future. We all need to think hard about water contamination. Its knocking at our door, if it hasn't already gotten here.**

Beth Grimes

4060 NW Brookfield Lane

Prineville Oregon 97754

A handwritten signature in cursive script that reads "Beth Grimes". The ink is dark and the signature is fluid, with a large loop at the end of the last name.

Lisa Morgan

From: Janis m [REDACTED]
Sent: Sunday, April 13, 2025 12:24 PM
To: Lisa Morgan
Subject: Biomass burning

To whom it may concern,

I am AGAINST the biomass burning plant as well as expanding our urban growth boundary.

I have so many reasons why but the main one is why are we trying to wipe away Prineville's unique small town quality for businesses like This biomass plant and Facebook who do not care about our town, but cheap available land.

Our city council needs to quit selling this town out.

Janis McGarvey

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [julie.thompson](#)
To: [Josh Smith](#); [Jason Beebe](#); [COPR-City-Council](#)
Subject: UGB Expansion questions
Date: Saturday, April 12, 2025 10:36:54 AM

Good Morning

Here are some questions and concerns I have about the UGB & Biomass plant proposal

Please let me know the answers to these questions.

Thank you

Julie

1. <!--[endif]-->Do you think that Knife River will mine the property correctly and within guidelines? Will they mine in water again? How many more wells will be ruined? Will they back fill with asphalt & concrete again? They are already mining at 32ft which is over their 20ft limit on the Stafford site and have violated there County CUP on the Woodward site numerous times.

<!--[if !supportLists]-->2. <!--[endif]-->Once property is zoned heavy industrial outright, the county no longer needs CUP's Companies can do whatever they want on the land. You can no longer argue or oppose what is being done on the land next door to you. Some of the uses can include chemical plants, Concrete production & manufacturing, Petroleum product storage, Gravel pits, Slaughter houses, and Manufacturing.

<!--[if !supportLists]-->3. <!--[endif]-->Will the biomass plant affect our water? How much water is needed to run a biomass plant? Where will water come from? According to DEQ guidelines Biomass plants cannot discharge more than 0.5 Million gallons of water per day. Which is 500,000 gallons, which would mean they will use more than that to operate. According to Knife River and the county we are in a drought and that is the reason for our well contamination, is it really a good idea to put in another company that uses large amounts of water?

<!--[if !supportLists]-->4. <!--[endif]-->Where will the used water go? Waste water treatment plant? Annual average gallons of water for the treatment now is 1,224,270 gallons that is about 3354 gallons per day. Big difference when you dump 500,000 gallons. Who pays to expand the waste water treatment plant and where will it expand too?

<!--[if !supportLists]-->5. <!--[endif]-->Where will the left over ash go?

<!--[if !supportLists]-->6. <!--[endif]-->What about air pollution? DEQ guideline says there are toxic air pollutants that come from the facility. Manganese & arsenic are some of the pollutants. There is also concern about the following toxins:

<!--[if !supportLists]-->a. <!--[endif]-->Sulfur dioxide: Colorless gas, pungent smell, Inhaling sulfur dioxide causes irritation to the nose, eyes, throat, and lungs.

<!--[if !supportLists]-->b. <!--[endif]-->Nitrogen Dioxide: Gaseous air pollutant composed of Nitrogen & oxygen Longer exposures to elevated concentrations of NO₂ may contribute to the development of asthma and potentially increase susceptibility to respiratory infections

C. Carbon Monoxide: an odorless, colorless gas that can cause sudden Death and illness if inhaled.

D. Benzene: Exposure to benzene increases the risk of developing Leukemia and other blood disorders

E. Formaldehyde: Causes Leukemia and rare cancers including paranasal Sinuses, nasal cavity & nasopharynx

F Greenhouse gasses: directly target human respiratory system causing Bronchitis & asthma

<!--[if !supportLists]-->7. <!--[endif]-->City plan for UGB proposal on page 10 compatibility with surrounding uses states some the hazards that come along with the Biomass plant, so why are they not concerned?

<!--[if !supportLists]-->8. <!--[endif]-->How will the railway help clean up crook county forests, even if you can get permits from the feds? There is no railway headed east up in the Ochoco's. How many Juniper trees can we remove between Redmond & Prineville on the rail way. So, there will be more trucks, increased traffic, & higher emissions.

<!--[if !supportLists]-->9. <!--[endif]-->How come the UGB expansion only benefits the Stafford family? Out of the 14 lots that had potential for development, there are only 4 lots that have high potential. 3 of those 4 belong to Stafford and the 4th lot only has high potential if Stafford lots are used.

<!--[if !supportLists]-->10. <!--[endif]--> What will happen to the property values of the surrounding properties not included in the UGB. I would think they would decrease because now their neighbors are mining, biomass plants & factories instead of beautiful farm land.

<!--[if !supportLists]-->11. <!--[endif]-->Where does the power from the Biomass go? Do we send it to other states like we already do with some of our power in Oregon?

<!--[if !supportLists]-->12. <!--[endif]-->Why is this being pushed through so fast? Why are you pushing them both through at the same time

<!--[if !supportLists]-->13. <!--[endif]-->There should be community input about

industry coming into our City/County.

14. The city has enough Heavy industrial zoned property according to the report from Josh Smith. There are 7 vacant heavy industrial zoned properties. Biomass plant needs 25 to 40 acres. Giving 600-700 acres hard zoned heavy industrial from EFU in a small populated county is criminal in nature. We should develop the already zone industrial property otherwise it will be second class to any newly zoned property.

15. City Heavy industrial zoned property says it requires or May require a hearing. Once a CUP in place will it be monitored? Once the CUP's are in place will the City being willing to pull the CUP if conditions are not followed. The county has not because they are afraid of getting sued by the corporation. Once the conditions are violated and damage is done, you cannot repair the damage and the residence are left with the mess. Can a hard zoned CUP be revoked? Does it over ride zoning laws written or will it be grandfathered into the future?

16. State of Oregon is the only one who can approve growth boundary changes, are they on board with this? Changing the zoning use on a piece of land especially as radical as farm land to industrial is a huge monetary windfall to the land owner.

17. Developers buy land from private citizens and lobby the elected officials to change or "up zone" the land. Small towns on the growth path are the easiest targets. The Prineville community is a deer in the headlights situation.

18. Oregon State law 660-024-0067(2)(d) says that high value farmland should be the lowest priority for UGB expansions. This proposed expansion is almost entirely high value farmland. This expansion fails to properly account for available employment lands that already exist

Lisa Morgan

From: Ashley McCormick [REDACTED]
Sent: Friday, April 11, 2025 10:10 AM
To: Jason Beebe; Lisa Morgan; Josh Smith
Subject: Concerns about the proposed UGB expansion and biomass facility
Attachments: Tub Water.jpg; Mason 1.jpg; Mason in the hospital.jpg

To Whom It May Concern,

I am 100% against this UGB expansion. I am very concerned about the neighboring properties' home values. These are not starter homes, where folks are planning to leave. These are forever homes. These people purchased and paid top dollar for homes on or near prime farm ground. They bought homes with quiet neighbors and beautiful views. What you are proposing is an absolute disaster for surrounding property owners, some of which are generational. As a Realtor, I am already aware of the stigma in the NW side of town due to the water contamination. I am confident, most buyers would opt out of a home that fits their needs, if it means being backed to heavy industrial land.

My biggest fear is that the City already has their mind made up, and our concerns won't be heard anyway. So here is a list of questions I have, based off of what my own family is experiencing. The County was beyond negligent in issuing the CUP for the mining operating just down the road from my home. As a result, my home lost its value, my water is toxic, and my child was hospitalized as a result of bathing in our water. Once something is in motion, it seems impossible to get anything stopped here, when money is involved, even when it is so negatively impacting the health and safety of Crook County's citizens.

- A) Does the City have plans for baseline testing for the proposed property and surrounding home owners properties? Plans to test the water, soil and air?
- B) Is there a plan for monthly, quarterly and yearly testing of each of those?
- C) Is there a plan in place for when levels of contaminants in the water, soil or air start to change?
- D) Will the City have the courage or "power" to stop this plant when levels become dangerous? Because the County is claiming their hands are tied and can't do anything to help us with the mining/wash plant issues because it is already in motion. Will the city prioritize the contracts they have in place for burning the material over figuring out how to fix a problem once it's started?
- E) Has the City spoken to the owners of the other sites around the State? Have you learned, straight from the horse's mouth, why some never opened or shut down shortly thereafter?
- F) Have you spoken to the Eugene folks and asked the hard questions and heard the regrets they have? Things they wish they had done differently?
- G) The sheer volume of water required to run this facility is asking for trouble for us, years down the road.
- H) There is a MAJOR financial investment required. Where is that money coming from? How many years until it breaks even? Is part of this from the tax break we will finally benefit from with Facebook? If so, how many people in our community will actually benefit from this? I know a new pool has been desired for years, our roads could really use some help, etc.
- I) Has anyone taken into consideration the water table in this area?
- J) Will the levels of chemicals used in the treatment of the wastewater be safe to be dumped in our sewer system? Or could this create possible issues down the road too?

I don't want any other families hurt the way mine has been. I really wish this town could take a moment to be grateful for all the expansion we have experienced the last few years, and be thankful and respectful towards the tax paying residents who already call this town home. I am 100% against the biomass facility in this location AND the expansion of the UGB, losing prime farmland. Please leave our farm ground alone.

I am attaching photos to show what lack of enough education and preparation can do.

Sincerely,

McCormick Family

Ashley McCormick

Realtor

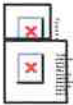
M: [REDACTED]

715 NW 3rd Street | Prineville, OR, 97754

ashley.cbsun@gmail.com

ashleymccormickrealestate.com

License #: 201232078



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Lisa Morgan

From: Crystal Irish [REDACTED]
Sent: Friday, April 11, 2025 10:06 AM
To: Jason Beebe; Josh Smith; Lisa Morgan
Subject: UGB Expansion, Zoning & Biomass Facility Concerns

To whom it may concern,

As a citizen of Prineville I am against the plans of Expanding the Urban growth boundary and zoning change to Heavy Industrial in our farm ground. Farming and ranching has been the lifeblood of Crook County for generations. I understand that growth is necessary and the farming community is no longer the major income producer for the county it once was but it is still an integral and necessary need for our community, state and Nation. The potential snowball ramifications of changing our fertile farm ground into Industrial zoning should be seriously considered. We have already seen the consequences of industrial operations on farm land with high water tables in our county. By expanding the UGB and changing the zoning on Lamonta farm ground, there are real chances that an additional water table can be contaminated, and air quality can be drastically reduced for many people in the area.

As a local Realtor, I also know that Crook County's irrigated farm land always sells for top dollar, because of the potential for land, open spaces, animals, and the incredible views that usually go with the area, Not to mention the feeling of community that usually accompanies the farming community. By changing the ugb and zoning, you will be severely impacting property values in one of the county's most desirable areas, and potentially scarring the public perception of Crook County housing. Views, steam, noise and light pollution will all be affecting resale values on every property within eyesight of the industrial operations.

Prineville has an incredible spot to continue our industrial growth, up on top of the hill, where irreplaceable farm land, farmers, and innocent members of our incredible city will not be affected. Please do not set the precedence of expanding industrial growth right in the middle of one of the most amazing things Prineville has to offer!

Crystal Irish

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Visit my website [HERE](#) to start your home search!
[Oregon Real Estate Disclosure Pamphlet](#)

April 8, 2025

filed via hand delivery and email to Josh Smith: jsmith@cityofprineville.com

City of Prineville – City Hall
c/o Josh Smith, Planning Director
387 NE 3rd Street
Prineville, Oregon 97754

Re: Application File No. AM-2025-101 & 102 – Amendments to the Comprehensive Plan

Dear Mayor Beebe & Prineville City Councilmembers,

Thank you for the opportunity to comment during this public hearing. Central Oregon LandWatch (“LandWatch”) offers the following comments in opposition to the proposed Urban Growth Boundary (UGB) expansion, text amendments to the City’s Comprehensive Plan, and adoption of a new Economic Opportunities Analysis (EOA).

- 1. OAR 660-009-0015(5) strongly encourages cities and counties to assess economic development potential through a visioning or some other public input based process in conjunction with state agencies.**

This process has lacked opportunities for community members to influence the conclusions of the EOA. Lack of public input runs contrary to the Oregon Administrative Rules (OAR) implementing Goal 9. For example, OAR 660-009-0000 provides that “[t]he intent of this division is to link planning for an adequate land supply to infrastructure planning, community involvement and coordination among local governments and the state.” (emphasis added). OAR 660-009-0015(5) provides that in the course of developing an EOA, “[c]ities and Counties are strongly encouraged to assess community economic development potential through a visioning or some other public input based process in conjunction with state agencies.” (emphasis added).

Lack of community input also runs contrary to the recommendations of the Industrial and Other Employment Lands Analysis Guidebook (2005)¹ (“Industrial Lands Guidebook”). The Industrial Lands Guidebook recommends formulating an EOA with vision statements and goals. The Industrial Lands Guidebook provides that:

¹ Or. Dep’t of Land Conservation and Dev., *Industrial & Other Employment Lands Analysis Guidebook*, ii. (October 1, 2005), https://www.oregon.gov/lcd/Publications/goal9guidebook_2005.pdf [hereinafter *Industrial Lands Guidebook*].



The visioning process should involve contact with local businesspeople, decision-makers, the general public and other stakeholders. This may be through meetings, workshops, focus groups and household and/or business surveys. Citizen involvement plans that comply with statewide land use Goal 1 can provide guidance. Opportunities for public and stakeholder input increase the likelihood of support and reduce the risk of delay in implementation.”²

Finally, LandWatch notes that the Prineville Comprehensive Plan also directs the City to generate community input on UGB amendments. Chapter 2, Goal #2, Policy #7 provides:

The City shall:... Build community consensus and utilize a pragmatic approach when developing annexation programs.

Similarly, Chapter 2, Goal #2, Policy #11 provides:

The City shall develop an annexation program that evaluates and describes the ways and means of adding land to the City limits. The study shall include a variety of annexation techniques appropriate for a dynamic community and seek to minimize community anxiety about inclusion to the incorporated area. The study shall include a financial analysis describing the advantages and disadvantages of annexation with regard to tax revenues, expense of service delivery, and citizen expectations with a high emphasis on producing satisfaction rather than discord.

For a series of land use decisions that will directly impact hundreds of acres of high-value farmland, facilitate industrial development in and around Prineville for the next two decades, and influence energy and forest management policy region-wide for generations, there has been a surprising lack of public input solicited. LandWatch urges the City of Prineville to engage in a public input-based process to develop this EOA. The City of Prineville should work with its consultant, EcoNW, to solicit public input as to how the City will grow in the coming years. Doing so would align with the OAR, the best guidance provided by DLCD, and policies within the Prineville Comprehensive Plan.

2. OAR 660-024-0045 provides a region-specific framework for bringing Large Lot Industrial Land into Prineville’s UGB.

LandWatch urges the City of Prineville to pursue UGB expansion through the existing Central Oregon Large Lot Industrial Land program.

² *Id.* at 1-2.



In 2013, the City of Prineville entered into an intergovernmental agreement (IGA) where they agreed to participate in the Large Lot Industrial Land program – a Central Oregon-specific pathway for local governments to designate, annex, and develop large lot industrial sites based on a shared regional framework. The development of the program, which can be found at OAR 660-024-0045, was the product of collaboration between Crook, Deschutes, and Jefferson Counties, local cities (including Prineville), Central Oregon Intergovernmental Council, 1000 Friends of Oregon, Central Oregon Realtors Association, DLCD, Business Oregon, and other stakeholders.

While Crook County and the City of Prineville are not required to pursue UGB expansion through the provisions of OAR 660-024-0045, it is disappointing that they have chosen not to do so. The program was developed in recognition that Central Oregon is an integrated regional market for industrial recruitment, and a regional process to identify suitable sites would best facilitate industrial development while safeguarding resource lands. Moreover, the program was the product of collaboration between various stakeholders invested in the economic development of Central Oregon. This approach is preferable to the process the City of Prineville is currently pursuing, which lacks public input and significant regional consideration.

3. The Draft EOA relies on an overly simplistic calculation in determining the need for two 250+ acre large lot industrial sites, and arrives at an overestimation of needed acreage.

UGB amendments must be based on a demonstrated need to accommodate long range urban population, and a demonstrated need for certain categories of land that cannot reasonably be accommodated on land already inside the UGB. Goal 14, OAR 660-015-0000(14). One of the primary findings of the Draft EOA is that the City of Prineville already has sufficient employment land within its UGB to meet its employment needs over the next twenty years. Draft EOA at p. 4. Similarly, for the most part, Prineville's potential growth industries require sites smaller than 25 acres. Draft EOA at p. 33.

Nevertheless, the Draft EOA adopts a targeted industry approach in concluding that Prineville will need to annex over 500 acres of land to the UGB for employment needs within the next twenty years. In supporting that conclusion, the Draft EOA estimates that 519 additional jobs will be required on large (50+ acres) industrial sites between 2025-2045. Currently, large industrial sites in Prineville average 251.7 acres in size, and host an average of 61.6 employees. Dividing 519 jobs by 61.6 employees, we are left with the conclusion that Prineville will need 8.43 additional large industrial sites greater than 50 acres in size.³

³ 519/61.6 = 8.43



In the Draft EOA, however, this calculation is rounded up to “9” required. Recognizing that Prineville already has seven “vacant” industrially zoned properties at sizes larger than 50 acres within the existing UGB, the Draft EOA concludes that 2 large industrial sites at 251.7 acres each will be required to accommodate Prineville’s need for employment on large industrial sites.

This is a substantial overestimation of needed large lot industrial land within the Prineville UGB. While rounding from 8.43 large industrial sites up to 9 generally defies common sense and practice, we note that evidence relied upon by EcoNW provides that both Data Centers and Heavy Industrial Manufacturing sites generally require far less than 250 acres to operate. Business Oregon’s Industrial Competitiveness Matrix provides that Data Centers require 10 to 25+ acres. Heavy Industrial/Manufacturing requires 10 to 100+ acres. Draft EOA at p. 34, Figure 16. To improperly narrow the site need to properties of 250+ acres in size likely violates OAR 660-009-0015(2), which requires that the EOA “identify the number of sites by type reasonably expected to be needed to accommodate the expected [20-year] employment growth based on the site characteristics typical of expected uses.” (emphasis added). A conclusion that Prineville will need two 250+ acre sites is not reasonable, nor is it based on the site characteristics typical of the expected uses. This conclusion is unsupported by an adequate factual base, violating Goal 2 of the statewide land use planning program.

LandWatch objects to the EOA’s projections as an overestimation of needed employment land on large industrial sites. If sites smaller than 250 acres in size were considered in the analysis, the range of suitable alternative sites grows substantially, and a significant UGB expansion onto Crook County farmland would likely be avoided. We urge the City of Prineville to reconsider the draft EOA’s conclusions and remedy this overestimation.

4. Agricultural Land is the lowest priority class of UGB expansions. OAR 660-024-0067(2)(d).

EcoNW’s Draft EOA and proposed UGB expansion skips over thousands of acres of developable, higher priority land in arriving at the subject properties for expansion. The properties proposed for UGB expansion are almost entirely high value Farmland with access to irrigation water rights. Moreover, most of the acreage proposed to be included in the UGB is actively being put to agricultural use by growing a hay crop. Overall, it is “some of the county’s most productive irrigated cropland.” Draft UGB Expansion Report at p. 15. State law provides that high value farmland should be the lowest priority for UGB expansion. OAR 660-024-0067(2)(d).

5. The decision fails to adequately consider available sites to accommodate the need within the existing UGB.

The City of Prineville has hundreds of acres of buildable industrial land within the UGB already. The Draft EOA provides that Prineville has 969 acres of buildable, vacant industrial employment land in large (50+ acres) parcels within the UGB. Draft EOA at p. 49. Moreover, the City has 101 industrial sites smaller than 25 acres, far outpacing the 44 “smaller” industrial sites that the draft EOA projects the City will need. Draft EOA at p. ii. Put another way, the City of Prineville already has a surplus of 57 industrial properties within the UGB. While some of these properties are small, some of these properties could be aggregated to meet the City’s projected needs.

The City also has three larger sites already zoned for Heavy Industrial use in the area of the proposed UGB expansion. These properties include over 100 buildable, unconstrained acres when combined. Draft EOA at p. ii. These properties would be considered “large” (50+ acres) and exhibit other necessary characteristics for industrial development. Instead, the Draft EOA has summarily excluded them from consideration based on the fact that they are adjacent to rural residential development. Draft EOA at p. ii. While we are sympathetic to this concern, these lands are properly-zoned for industrial use, and unlike the neighbors of the subject property proposed for UGB expansion which is zoned for Exclusive Farm Use (EFU), nearby landowners knew or should have known that these properties could be developed with an industrial use. Moreover, Residential and Heavy Industrial use coexist reasonably well within Prineville already. We note a Heavy Industrial (M2) zoned properties in the NW of Prineville owned by W Scott LLC⁴ and Peltier Real Estate Company⁵, which are bordered by residential and commercial uses on three sides, apparently without issue. The City can further mitigate any compatibility issues via a later site development review process.

Finally, there may be already-developed land within the UGB that can meet the City’s employment needs within the next 20 years. The Draft EOA notes that according to Goal 9 Rules, all developed employment land has redevelopment potential. OAR 660-024-0050(1). Factors that affect redevelopment potential include: age of existing buildings, usefulness of existing buildings, conditions of existing buildings, location of the tax lot, building and land value, and owner preferences. Draft EOA at p. 50. Nevertheless, the Draft EOA dispenses of certain developed properties by speculating that redevelopment may not be economically feasible.

⁴ Tax Lots 1416320000301, 1416320000302, 1416320000303, 141632BA02000.

⁵ Tax lots 141629CC01400, 141631A000200, 141631A000300.



Along NW Lamonta Rd on the western side of Prineville. This area is adjacent to the railroad. Redevelopment opportunities in this area include generally older heavy industrial buildings that are under-utilized. Redevelopment in this area may require demolition and clean-up of existing industrial uses. Redevelopment for industrial uses may not be economically feasible if demolition and clean-up cost are too high.

This speculation is not supported by evidence in the record, again violating Goal 2. The land described above should be considered before prime farmland is annexed into the City's UGB.

6. Conclusion

LandWatch respectfully requests that this application be denied. In the alternative, it should be reconsidered and the Analysis underpinning the EOA and UGB expansion should be refined. We are supportive of the City of Prineville meeting its Goal 9 obligations to provide adequate employment lands, but it appears that the EOA's estimated need for additional employment lands fails to properly account for available employment lands in the existing UGB. Thank you for your attention to these comments. Please alert us to any decisions or further opportunities to comment on this application.

Regards,

Robin Hayakawa
Associate Staff Attorney
Central Oregon LandWatch
2843 NW Lolo Dr. Ste 200
Bend, Oregon 97703
robin@colw.org



City Manager Update to Council

May 13, 2025

Public Safety / Dispatch

Recruitment efforts continue for both PD and Dispatch, with a couple of promising candidates in both departments.

Public Works

Public Works has numerous projects underway including several new water and wastewater line projects, street surfacing, and new water well construction. We can expect traffic disruptions for a couple more weeks on the Laughlin water and sewer line project. The Combs Flat to Peters Rd. extension project is running on schedule to be completed in July.

Railroad

The Railroad is still moving along in the grant funding process that would allow for 10,000 ties and purchase of more equipment to maintain the line.

Meadow Lakes Golf

Meadow Lakes is off to a great and busy season with tournaments.

Prep work has began for rehab of cart paths and will be closed on May 19th & 20th to complete that project and will also aerate during the two day closure.

The small cart shed has been moved to the back to make room for the new bigger cart shed, The grant that the Chamber secured for Meadow Lakes for the special golf cart also came with funding that will go towards the cost of the new cart shed.

Airport - No Update

Planning

The Planning Department remains busy with development inquiries and almost ready to conclude the Transportation System Plan update that will be coming to Council soon.

Human Resources

Karee is busy scheduling PERS and State Deferred Compensation meetings to make sure all staff has all the information they can for participation.

Information Technology

We have a new team member in IT. Please welcome Ryan Eldredge who will be working across all areas of IT.

Finance

The upcoming biennium budget will be distributed to Budget Committee members on May 19th at the first Budget Committee meeting. Staff will be doing a presentation as well as the reading of the Budget Message.

City Recorder/Risk Management – No Update

City Legal – No Update

EDCO – No Update

Public Relations – No Update

Mayor/Council – No Update

Economic Development and Strategic – No Update

Other – No Update