



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

FINAL DECISION (APPROVAL)

DATE APPLIED: June 15th, 2026

APPROVAL DATE: June 30th, 2026

PROJECT NUMBER: C-2026-103

APPLICANT: Brian Clements
62738 NW Potts Court
Bend, OR 97703

OWNER: Data Factory Oregon, LLC
1000 Island Boulevard, #609
North Miami Beach, FL 33160

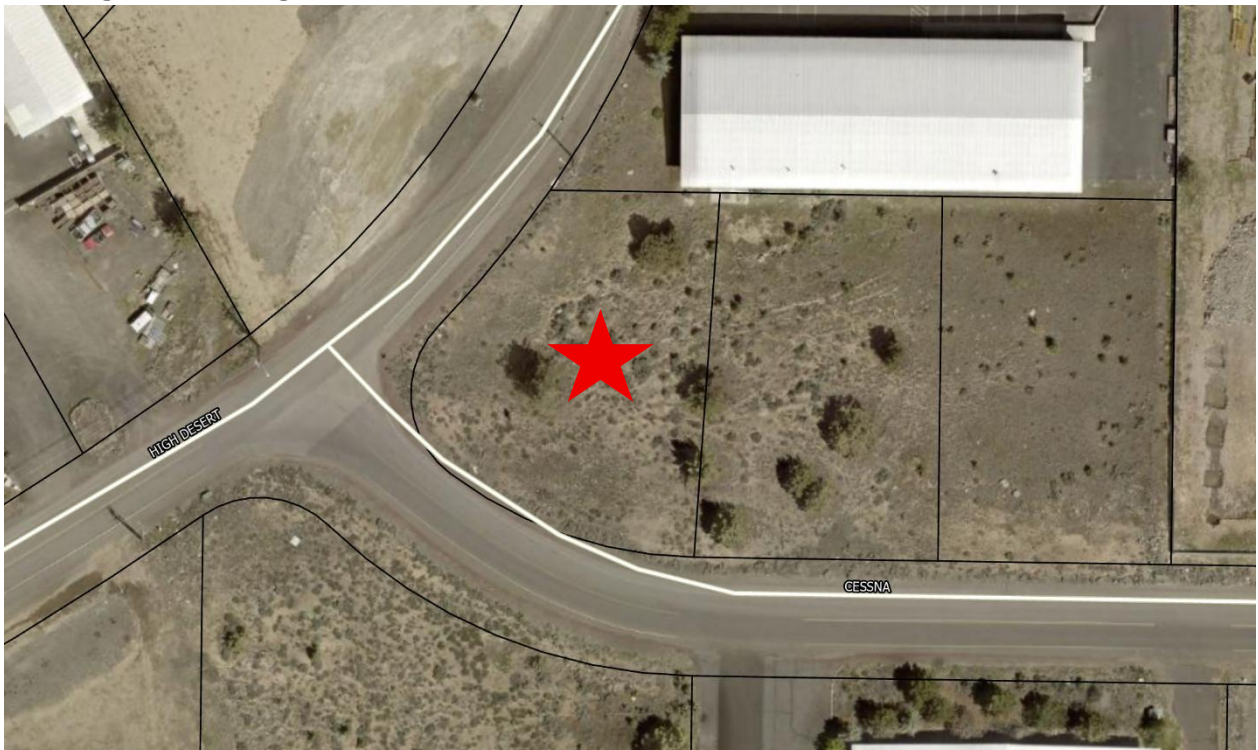
PROJECT REVIEWER: Tasha Brackin, Associate Planner

APPLICABLE CRITERIA:

City of Prineville Code of Ordinances, Title XV – Chapters 153.009, 153.014, 153.020, 153.037, 153.038, 153.062, 153.081-093, 153.190-200.

FINDINGS OF FACT:

1. **LOCATION:** The subject site is located at 2865 SW Cessna Drive in Prineville, also identified as map and tax lot 151512B001801.
2. **ZONING:** The subject property is zoned IP (Industrial Park) and is designated Light Industrial on the Comprehensive Plan map.
3. **SITE DESCRIPTION:** The site is a vacant corner lot with native landscape of juniper, sagebrush and grasses.



4. **PROPOSAL:** The applicant is proposing to construct a 1,000 square-foot (sq. ft.) shop/office building with associated improvements, and place eight separate PoliCloud data center containers of approximately 320 sq. ft. each. Two additional containers may be placed in the future if needed. The proposed development includes utilities, parking, maneuvering areas, landscaping, detention, and associated site improvements. The new driveway will be located on Cessna Drive. The image below is from the applicant's submittal.



5. **LOT OF RECORD:** The current property is a legal lot of record as Parcel 1 of Partition Plat No. 2013-03.
6. **RELATED APPLICATIONS:** LP-2012-100, C-2024-102 (void)
7. **COMMENTS:**
Crook County Fire and Rescue: The applicant will need to provide a formal site plan to CCFR for review of fire code, access and water supply requirements.
8. **FINDINGS SUMMARY:** The proposed use of the site is compatible with the Industrial Park (IP) Zone. The proposal includes adequate parking, access, landscaping, and other related site improvements. The project is not expected to adversely impact surrounding properties. There is available capacity for the project to be served by the City water, sewer, and transportation systems without adversely impacting those systems. Staff finds that the proposal meets or can meet the criteria and intent of the City of Prineville land use code with required conditions, based upon the full findings stated below.

Criteria: 153.009 COMPLIANCE WITH OTHER RULES AND REGULATIONS.

- (A) *Approval of any use or development proposal pursuant to the provisions of this chapter shall require compliance with and consideration of all applicable city, county, state and federal rules and regulations.*
- (B) *The compliance shall be evident prior to the final approval of any affected land use or development proposal; for example, the compliance may be set forth as a condition of final approval.*
- (C) *Specific city, county, state and federal rules and regulations that may affect a specific land use or development for which compliance therewith is required if applicable include, but are not necessarily limited to the following.*
 - (1) *Air quality standards administered by the State Department of Environmental Quality (DEQ) and/or the Federal Environmental Protection Agency (EPA).*
 - (2) *Noise pollution standards administered by DEQ and/or EPA.*
 - (3) *Water quality standards administered by DEQ, state Water Resources Department (WRD) and/or EPA.*
 - (4) *Sewage disposal regulations administered by DEQ, County Environmental Health and/or EPA.*
 - (5) *Solid waste disposal regulations administered by DEQ and/or EPA, including those applicable to hazardous wastes.*
 - (6) *Uniform Building Code administered by the City-County Building Department and State Building Codes Agency.*
 - (7) *Surface and ground water withdrawals regulated by WRD.*
 - (8) *Scenic area rules administered by the State Highway Division (OSHD), state parks and/or other state or federal agencies.*
 - (9) *Access control and management regulations administered by OSHD and/or the County Road Department.*
 - (10) *Surface mining regulations administered by the State Department of Geology and Mineral Industries (DOGAMI), DEQ and other state or federal agencies.*
 - (11) *Wild and scenic river regulations administered by the State Parks and Recreation Department (OPRD), the U.S. Bureau of Land Management (BLM) or other state and federal agencies.*
 - (12) *Cut and fill, and wetland regulations administered by the Division of State Lands (DSL).*
 - (13) *Fish and wildlife habitat protection rules administered by the State Department of Fish and Wildlife (ODFW) and/or the U.S. Fish and Wildlife Department (USFW).*
 - (14) *Applicable City and/or County ordinances, resolutions, agreements, regulating master plans or other land use decisions.*

Finding 1: The approval of this project does not supersede State and Federal rules and regulations. The applicant shall obtain any applicable local, state, and/or federal approvals required.

Criteria: 153.014 GENERAL CRITERIA.

In determining whether or not any application shall be approved or denied, it shall be determined that the following criteria are either met or can be met through compliance with specific conditions of approval.

(A) The proposal is compatible with the City Comprehensive Plan and applicable policies set forth thereby.

(B) The proposal is in compliance with the requirements set forth by the applicable primary zone, by any applicable combining or overlay zone, and other provisions set forth by this chapter that are determined applicable to the subject use.

(C) That, for a proposal requiring approvals or permits from other local, state and/or federal agencies, evidence of the approval or permit compliance is established or can be assured prior to final approval.

(D) The proposal is in compliance with specific standards, conditions and limitations set forth for the subject use in the applicable zone, this section and this chapter.

(E) That no approval be granted for any use which is or expected to be found to exceed resource or public facility carrying capacities.

(F) For any use which is found to require compliance with air, water, land, solid waste and/or noise pollution standards, that the compliance be a condition of approval and compliance therewith shall be a continuing condition.

(I) Requiring an Emergency Management and Response Plan approved by the Fire Marshall for projects larger than 20,000 square feet in Residential, Mixed Use, Industrial or Commercial Zones. The plan shall address the major concerns associated with the terrain, dry conditions and limited access. The plan shall verify that the district has the appropriate equipment, training and personnel to respond to fires. If the local fire department or district does not have adequate rescue capability, the applicant shall provide a plan for providing such in case of an emergency.

Finding 2: The City of Prineville finds:

(A) The proposal is compatible with economic development objectives of the Comprehensive Plan based on providing economic growth and business opportunities.

(B) Prineville's land use code includes "Light Industrial" uses in the IP zone. The proposed use is for a shop/office building to support modular data center (Policloud) containers. The look of the site will be similar to a "contractor yard", which is also allowed in the IP zone.

(C) All construction shall be reviewed and approved as required by the Crook County Building Department.

(D) Use limitations in the IP zone are discussed in Finding 8.

(E) The City has assessed the impact on the City's water, sewer and transportation capacities. The applicant submitted a trip generation letter with the previous application (C-2024-102) that is still valid. That letter recommended using the Warehousing (150) rate of 0.18 Weekday PM Peak Hour Trips per 1,000 sq. ft. of floor space. If the use of the development changes to more intensive uses in the future a different rate may apply. Water and Sewer SDCs are assessed based on the proposed 3/4-inch water meter and 1-inch water service line. If the applicant requests a different service and/or meter size the fee will be adjusted to reflect the change. Sidewalks are required in the Baldwin industrial park. Due to the fact that sidewalks were not originally constructed with the subdivision, the applicant may pay the equivalent; in-lieu of constructing the sidewalks. Based on the submitted plans, the SDCs, connection fees and sidewalk in-lieu of are **estimated** as follows:

Transportation SDC (0.18 trip rate x 1 per thousand s.f.) x \$5,956.71 = \$1,072.21

Water SDC 3/4" meter = \$6,391.23

Water Connection 1" = \$1,006.10

Water Meter 3/4" = \$311.49

Sewer SDC = \$5,330.10

Sewer Connection = \$1,038.09

Total SDC & Connection Fees = \$15,149.21

Sidewalk in-Lieu of (306 ft. frontage x 5ft. x \$12.50/s.f.) = \$19,125.00

Total = 34,274.22

(F) All uses are required to comply with local, state or federal pollution standards. If it is identified that such standards are being exceeded, measures shall be taken to come back into compliance.

(I) The proposed building is not greater than 20,000 sq. ft. An Emergency Management and Response Plan is not required.

Criteria: 153.020 SITE PLAN AND DESIGN REVIEW PROVISIONS.

(B) Applicability. *The following uses and developments shall be subject to the provisions of this section:*

(1) All new development and changes of use. *A building permit shall not be issued prior to approval by the City. Site clearance activities such as grading, excavation or filling shall not be permitted unless specifically allowed by the City prior to approval.*

(D) Improvements Required. *Uses requiring a design review application shall be subject to public improvements and or site improvements. Improvement requirements and standards are found in section 153.194 and the City's Standards and Specifications. Public improvements and site improvements include but are not limited to the following:*

(1) Streets. *Right of Way dedication, street extensions, sidewalks, access management. Double frontage lots may require improvements on both frontages.*

(2) Utilities. *Connection to municipal water and sewer and other utilities as necessary.*

(3) Landscaping. *Per standards set forth in section 153.087.*

(4) Paved parking including access and maneuvering areas as set forth in section 153.085 and 153.086.

(5) Storm Water Drainage. *Per the City's Standards and Specifications.*

Finding 3: The City of Prineville finds this proposal is a new development and is therefore required to construct any required public and private improvements to serve the property. All improvements, shall be built according to the City's Standards and Specifications and Crook County Building Department Standards as applicable.

(1) Street right-of-way is currently 60ft. which was required at the time the subdivision was platted. Current standards require 80ft.; however, the City has made the decision not to expand the right-of-way in this area and will therefore not require dedication. Sidewalks are required with development, even though they were not built as part of the original subdivision. However, due to the current lack of connectivity in the area, the applicant may pay in lieu of constructing the sidewalks. The City will place the moneys in a liability account, to be used for sidewalk installation at the appropriate time. The cost is determined by our Street Superintendent based on current pricing. For a 5ft. sidewalk and along the 306-foot frontage the current rate is \$12.50/sq. ft. This will result in a total cost of \$19,125.00

(2) City water and sewer connections shall be constructed by the owner in coordination with Planning & Public Works and the appropriate fee shall be paid. Any public infrastructure proposed outside a street right-of-way that is not already in a public utility easement shall require an easement to be recorded in compliance with the City's Standards and Specifications.

(3) Landscaping is discussed in Finding 7.

(4) The applicant shall pave the access and parking area as shown in the submitted site plan.

(5) All drainage shall be maintained on site. The site must have the capacity to capture the 50-year storm and provide overflow for a 100-year storm per the City's Standards and Specifications. The applicant is currently proposing a drainage detention area along the southeast property line.

Criteria: (G) Design review criteria. To ensure that the stated purposes of the design review process are met the reviewing authority shall be governed by the following criteria as it evaluates and renders a decision on a proposal.

(2) **Site design evaluation criteria.** A development shall make the most effective use possible of the site topography, existing landscaping and building placement so as to preserve existing trees and natural features, preserve vistas and other views from public ways, minimize visibility of parking, loading and storage areas from public ways and neighboring residential uses and to minimize intrusion into the character of existing developments and land uses in the immediate area. The following are additional criteria that shall be used in evaluating site development plans.

(a) The arrangement of all functions, uses and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.

(b) In terms of setback from streets or sidewalks, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.

(c) The design incorporates existing features, such as streams, rocks, slopes, vegetation and the like, (for example, making use of a small stream rather than placing it in a culvert).

(d) Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscape/open space in order to create a pedestrian/bike pathway and/or open system that connects several properties or uses.

(e) The arrangement of the improvements on the site does not unreasonably degrade the scenic values of the community and the surrounding area in particular.

(f) Where appropriate, the design includes a parking and circulation system that encourages a pedestrian and bicycle.

(g) The design shall screen all storage, mechanical equipment, utilities and/or waste collection facilities from view, both from within and from outside the site.

Finding 4: The design of the structures as proposed is appropriate for the (IP) zone and is consistent with other buildings in the area. The topography of the site is relatively flat. Landscaping along the street frontage and around the container yard will provide appropriate buffering and screening consistent with the landscape standards of the zone and other developments in the area. As a condition of approval the applicant shall construct a sight obscuring fence around the storage yard. Current plans show a vinyl slated fence that meets this criterion. The building is meeting the setback requirements of the zone. The design of the structure is typical of the immediate area. The proposed parking lot landscaping will help screen view of the parking area, and one existing juniper tree will be retained. There are no nearby residences or residential zones. Staff sees no substantial reason to further alter the site design, utility or landscape plans as proposed.

Criteria: 153.062 INDUSTRIAL PARK IP ZONE. (Formerly M-3 zone)

In an IP Zone, the following regulations shall apply.

(A) **Purpose.** The purpose of the Industrial Park IP Zone is to provide for a variety of commercial, wholesale, trade and distribution, bulk retailing and industrial uses in a park or planned unit development type setting where visual appearance is a prime consideration. Uses permitted in this zone should require little or no outdoor storage of products, materials or equipment except as may otherwise be permitted in approved landscaped display areas. In many cases, such will require the limiting or exclusion of those commercial and industrial uses which commonly involve open, outside storage and outside operations that are not aesthetically attractive, that are commonly found in more intensive type industrial settings and/or involve hazardous or nuisance creating conditions, real or potential. Relative thereto, the provisions of this section are intended to do as follows.

(1) Provide a mix of clean and attractive industries and commercial uses which have no on-site or off-site impacts in terms of noise, odor, glare, lights, smoke, dust or visual types of impacts.

(2) Provide for combining building materials and appearances, parking, landscaping and other design features which physically enhance the overall attractiveness of the area.

(3) Establish and maintain high aesthetic standards and preserve and enhance the natural features of the area.

(4) Encourage originality, flexibility and innovation in site planning and development, including architecture, landscaping and graphic design.

Finding 5: The IP zone is intended to be an area with cleaner and more attractive industrial uses than those allowed in the light and heavy industrial zones. The proposed data processing facility is currently in demand and can be developed to meet the intent of the zone, similar to a “contractor yard”. The applicant is installing landscaping to beautify the site, sight obscuring fencing and is providing an appropriate design for the small warehouse/office building.

Criteria: (J) **Building types and designs.** *Building types and designs permitted in the IP Zone shall be designed and constructed to comply with the following provisions.*

(1) *Are designed for the specific site to accomplish the objectives set forth in division (I) (1) through (5) above.*

(2) *Buildings that provide for natural light penetrations into work areas using windows, skylights, atriums, courtyards and the like are preferred.*

(3) *Should have distinctive public entrances into the building.*

(4) *Use color, materials and architectural design to visually reduce the scale and impact of large buildings.*

(5) *Use high image and durable exterior materials and finishes, such as masonry, architecturally treated tilt-up concrete, glass, wood or stucco or combinations thereof; metal siding materials are permitted provided that not less than 15% of the exterior surfaces are accented by the use of the foregoing materials in combination therewith.*

(6) *To the extent possible, screen or mask roof mounted mechanical equipment, except solar collection apparatus, from view.*

(7) *Buildings shall be oriented so that major service activity areas (for example, loading, delivery, garbage collection and the like) are away from major streets and thoroughfares, especially arterials and collectors.*

Finding 6: The proposed 1,000 sq. ft. building has metal siding with masonry split-face block wainscot at the base, a metal roof, and framed windows/doors on three sides. The building will be utilized only for company employees or contract workers; it is not intended for the public. Metal buildings with block skirting provide the minimum in terms of aesthetic standards. This design has become a standard for the industrial areas and is not expected to detract from the neighboring uses. The proposed design elements meet the intent of the 15% standard as proposed. The proposed containers are considered mechanical equipment, and as such, should be placed within an area that is fully screened with a sight obscuring fence. The proposed chain link fence, shall be slatted as indicated in the site plan the containers from public view.

Criteria: (K) **Landscaping.**

(1) *A minimum of 10% of the developed site shall be landscaped, except for sites located adjacent to an arterial or major collector, 25% of the area within 100 feet of the street shall be landscaped and shall, at a minimum, include a minimum 5 foot landscaped buffer along the street.*

(2) *Landscaping should consist of a variety of lawn, trees, shrubbery and ground cover, and may include preserved natural vegetation.*

(3) *Street trees must be provided along street frontages and within off-street parking lots except where significant trees already exist; the trees are required to help delineate entrances, to provide shade and to provide permeable areas for storm water drainage.*

(4) *In addition to the requirements set forth in this section, a landscaping zone shall be provided and maintained in compliance with the provisions of 153.087, particularly as related to parking lots, buffering and screening and maintenance.*

(5) *A bond or other financial guarantee may be required to insure landscape completion.*

Finding 7: The minimum requirement for landscaping in the IP zone is 10% of the developed site, to include street trees and a minimum 5-foot strip along a local street. The applicant has submitted a plan that includes landscaping over 10% of the site. Formal landscaping consisting of groundcover, trees, and shrubs is concentrated on the corner and around the building on Cessna Drive. Natural restoration landscaping will be installed in the rear of the lot and along the west side of the container yard, primarily due to needed access to electrical equipment. Measures shall be taken to assure the survival of the trees and shrubs and to avoid utilities within the street right-of-way and utility easements. There are also landscape requirements from city code section 153.087, and the proposed landscape plan is compliant with those criteria as well.

Criteria: (P) *Use limitations. In an IP Zone, all permitted uses shall be subject to the following limitations and standards.*

- (1) No use is permitted in the IP Zone which will or is expected to produce noise, fumes, gases or vibrations which exceed the standards of the State Department of Environmental Quality (DEQ).*
- (2) No use shall be permitted which has been declared a nuisance by action of the City, County, State or Federal or by a court of competent jurisdiction.*
- (3) No use is permitted which is reasonably expected to create a nuisance because of noise, smoke, odor, dust or gas.*
- (4) No use is permitted in the IP Zone which will or is expected to generate, release, store or deposit hazardous materials or substances except as specifically approved by the DEQ and/or any other appropriate state and/or federal agency.*
- (5) For uses requiring pollution or contaminant discharge permits by an agency other than the city, final approval for the use shall not be issued by the city prior to review and approval by the applicable permit reviewing authority(ies)*
- (6) No use is permitted in the IP Zone if determined to be hazardous to aircraft operations by the FAA or State Aeronautics.*
- (7) Materials shall be stored and grounds maintained in a manner as to prevent the attraction of or aid in the propagation of insects or rodents, or in a manner as to not otherwise create a public health hazard or attractive nuisance hazard or a hazard to airport operations.*
- (8) Except as approved otherwise by the city in accordance with applicable access management provisions, there shall not be more than 1 access for ingress and 1 egress from properties accommodating uses permitted by this section.*

Finding 8:

- (1) While there will be fans running continuously inside the containers, these fans emit a decibel level of ~70-75 not accounting for the dampening effect of the containers. The anticipated noise level is within the typical range for industrial uses and is therefore not expected to create a nuisance. Current and future uses of the development shall not create a nuisance, as defined by City Code.
- (2),(3) The proposed development is not a declared nuisance nor is it expected to create a nuisance. Noise is the only potential conflict.
- (4) No hazardous materials or substances are proposed to be generated, stored, released or deposited during operation of the proposed use.
- (5) No contaminants or pollution is anticipated to be associated with the proposed use.
- (6) The proposed use is not anticipated to be hazardous to aircraft operations.
- (7) Materials shall not be stored on site that would attract insects, rodents or otherwise create a hazard. Any storage shall adhere to the use limitations.
- (8) The project will have one driveway providing adequate access from Cessna Drive.

Criteria: 153.038 COMMERCIAL & INDUSTRIAL DIMENSIONAL STANDARDS

Street setbacks:	25 ft. front and street side setbacks to local streets,
Clear Vision:	25ft.
Landscaping:	Minimum 5-foot buffer along any adjoining public right-of-way of a street
Building Height:	45ft
Street Frontage:	50ft
Lot Coverage:	Determined by the ability to meet parking, landscaping, clear vision, drainage, Public Works standards and other applicable dimensional standards

Finding 9: Based on the proposed site plan the applicant is meeting all required setbacks, building height, clear vision and lot coverage standards. The proposed building height is 13' 9", well below the 45' maximum height limit of the zone. Landscape is discussed in Finding 7.

Criteria: 153.085 OFF-STREET PARKING AND LOADING: PROVISIONS AND REQUIREMENTS.

(D) Specific Parking Requirements by Zone.

(5) M-1, M-2 and IP Zones. All parking demand created by any use permitted in this zone shall be accommodated entirely on-site or off-street on another area or adjoining site shared by one or more uses permitted in this zone. The location of any off-site parking area that requires pedestrians to cross an arterial or collector street or highway to obtain access to the subject use is prohibited.

(E) Parking Table. Where the square feet of the structure or use are specified as the basis for the requirements, the area measured shall be the gross floor area primary to the functioning of the particular use of the structure and property. When the requirements are based on the number of employees and/or the number of occupants, customers or users, the number counted shall be the number of employees working on the premises during the largest shift at peak season, and the number of occupants, customers or users shall be counted as the maximum rated capacity. Fractional requirements shall be counted as a whole space and parking spaces in a public street, including an alley, shall not be eligible as fulfilling any part of the parking requirement.

Industrial, General	1 space per 800 s.f.
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Finding 10: The parking requirements for the proposed industrial building are based on the Industrial rate shown above. As proposed the site would require 2 spaces. The applicant is providing 2 spaces including one ADA space.

Criteria: 153.086 OFF-STREET PARKING AND LOADING: DESIGN/IMPROVEMENT STANDARDS.

(F) The following off-street parking development standards shall apply.

(1) Parking areas, aisles and turnarounds shall be paved with concrete, asphaltic or comparable durable and dustless surfaces as defined in division (E) of this section, or as otherwise approved by an authorized official of the City.

(2) Approaches to driveways providing ingress and egress to parking areas shall be paved with asphalt, asphaltic concrete or concrete surfacing and inspected by the City Street Superintendent. In the event that a serving street is not paved, the approach may be maintained to the same standard as the street until the street is paved.

(3) Parking areas, aisles and turnarounds shall have provisions made for the onsite collection of drainage waters to filter contaminants and eliminate sheet flow of the waters onto or across sidewalks and other pedestrian ways, bike paths, public rights-of-ways and abutting private property.

(4) In areas that are duly designated for parking, parking spaces shall be permanently and clearly marked except as otherwise approved by the city.

(5) Wheel stops and bumper guards shall be provided where appropriate for parking spaces abutting a property line or building and no vehicle shall overhang a public right-of-way or other property line. Unless otherwise approved, parking spaces along the outer boundaries of a parking lot shall be contained by a curb which is at least 4 inches high and set back a minimum of 4.5 feet from the property line or by a bumper rail.

(6) Artificial lighting for parking areas which may be provided or required shall be shielded or deflected so as not to shine directly into adjoining properties, dwellings or businesses and so as not to create a hazard to the public use of a street.

Finding 11: All access aisles, maneuvering areas and parking areas shall be paved and properly marked with wheel stops where appropriate. The applicant is proposing drainage detention areas to meet stormwater requirements. All on-site lighting shall be shielded and directed downward.

Criteria: 153.082 ONSITE LIGHTING.

(A) As part of any application for a development or any use within the City, all on-site lighting shall be designed, located, shielded or deflected, so as not to shine directly onto adjoining properties, impair the vision of a driver of any vehicle or be a hazard to aircraft operations within the area.

Finding 12: All on-site lighting shall be shielded and focus downward to prevent light pollution and hazards to vehicles or aircraft.

Criteria: 153.083 STANDARDS FOR SPECIFIC USES.

(L) Public or private facilities, utilities and services.

(1) Public facilities including, but not limited to, utility substations, sewage treatment plants, storm water and water lines, water storage tanks, radio and television transmitters, cell towers, electrical generation and transmission devices, fire stations and other public facilities shall be located so as to best serve the community or area with a minimum impact on neighborhoods, and with consideration for natural aesthetic values.

(2) Structures shall be designed to be as unobtrusive as possible.

(3) Wherever feasible, all utility components shall be placed underground.

(4) Public facilities and services proposed within a wetland or riparian area shall provide findings of the following.

(a) The location is required and a public need exists.

(b) Dredging, fill and other adverse impacts are avoided, minimized or mitigated to the maximum extent reasonable.

(5) Co-locating on existing utility poles or cellular towers is required unless demonstrated that it is not feasible.

Finding 13: In order to provide the necessary power to the site, the City worked with Central Electric Co-op (CEC) to design and upgrade the power service to be as unobtrusive as possible. The intent is to have as few poles as possible for needed above ground infrastructure and to place them mostly to the side and rear of the property in easements to avoid placing the majority of the electrical structures along the roadway. All other electrical equipment and other utilities shall be placed underground.

Decision

Application **C-2026-103** for the construction of a 1,000 sq. ft. industrial building and installation of up to ten (10) data center containers of approximately 320 sq. ft. each with other site improvements is hereby **APPROVED** subject to the findings stated above, those conditions contained within and the following conditions of approval set forth below.

Conditions of Approval

1. The plans submitted by the applicant and the improvements depicted therein are the foundation of this approval and anticipated to be constructed to meet the requirements of the City's standards and specifications and land use code.

2. The applicant shall comply with the Crook County Fire and Rescue Department requirements. This includes submitting plans for approval and sign-off prior to submitting for building permits. It is the applicant's responsibility to initiate contact with Crook County Fire and Rescue District at 541-447-5011.
3. Any necessary and/or required public improvements shall be constructed to the City's standards and specifications.
4. The applicant shall comply with required setbacks, building height, frontage, parking, landscaping and other applicable requirements set forth for the IP zone and as shown on the submitted site plan.
5. Major alterations to the grading and drainage plan shall be reviewed by the City Engineer to ensure compliance with cut and fill criteria and drainage requirements.
6. The applicant shall pave access points, drive aisles and parking areas and provide concrete walkways as shown on the submitted site plan.
7. The applicant shall place all utilities underground. This is not an approval for above ground utilities such as those on towers or poles. It is understood that Central Electric Coop (CEC) upgrades may need to be placed above ground on new poles as depicted in the site plan.
8. The proposed Chain link fencing shall be supplemented with slats or other material approved by the Planning Director to adequately screen views of the mechanical equipment (container yard).

Prior to Building Permit

9. The applicant shall pay all applicable system development charges (SDC) and connection fees concurrent with building permit.
10. The applicant shall either build sidewalks to City standards along the entire public street frontage or pay the equivalent cost in-lieu of constructing. The cost per-square-foot for such construction is set by Prineville Public Works as estimated in Finding 2.

On-going Responsibilities

11. All stormwater drainage shall be managed on-site.
12. No storage of materials is allowed in a manner which may cause a nuisance. The applicant shall not store unused vehicles, junk or debris within view of persons on a public street or adjacent properties. All outdoor storage and any equipment on the site, including on the roof of the building, shall be screened from adjacent public rights-of-way.
13. All exterior lights shall be hooded and directed down to prevent light pollution and not shine or glare onto adjacent properties or rights-of way.
14. The applicant is required to comply with all relevant portions of the City of Prineville Code of Ordinances and secure any permits required by the Crook County Building Department, Crook County Road Department or State and Federal agencies.

DURATION OF APPROVAL: Approval of application **C-2026-103** shall expire automatically one (1) year from the effective date of this decision unless an extension is approved or the approval is initiated per section 153.259.010, through establishment of use or substantial construction.

THIS DECISION BECOMES FINAL AT 5:00 P.M. July 13th, 2026 TWELVE (12) DAYS FOLLOWING THE MAILING OF THIS DECISION ON July 1st, 2026 UNLESS APPEALED TO THE CITY PLANNING COMMISSION BY A PARTY OF INTEREST. A WRITTEN APPEAL MUST BE SUBMITTED TOGETHER WITH THE APPEAL FEE TO THE CITY OF PRINEVILLE PLANNING DEPARTMENT LOCATED AT 387 NE 3RD ST PRINEVILLE, OR 97754.

Written By: 
Tasha Brackin
Associate Planner