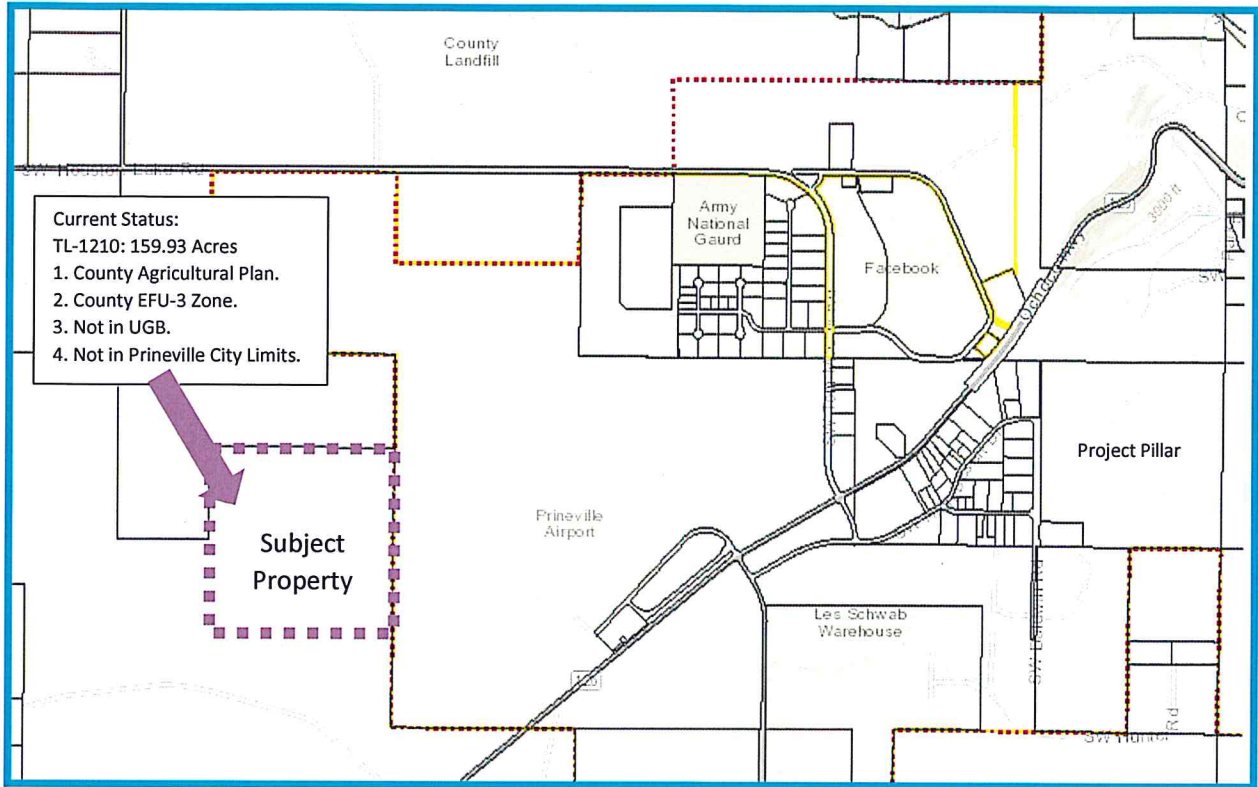
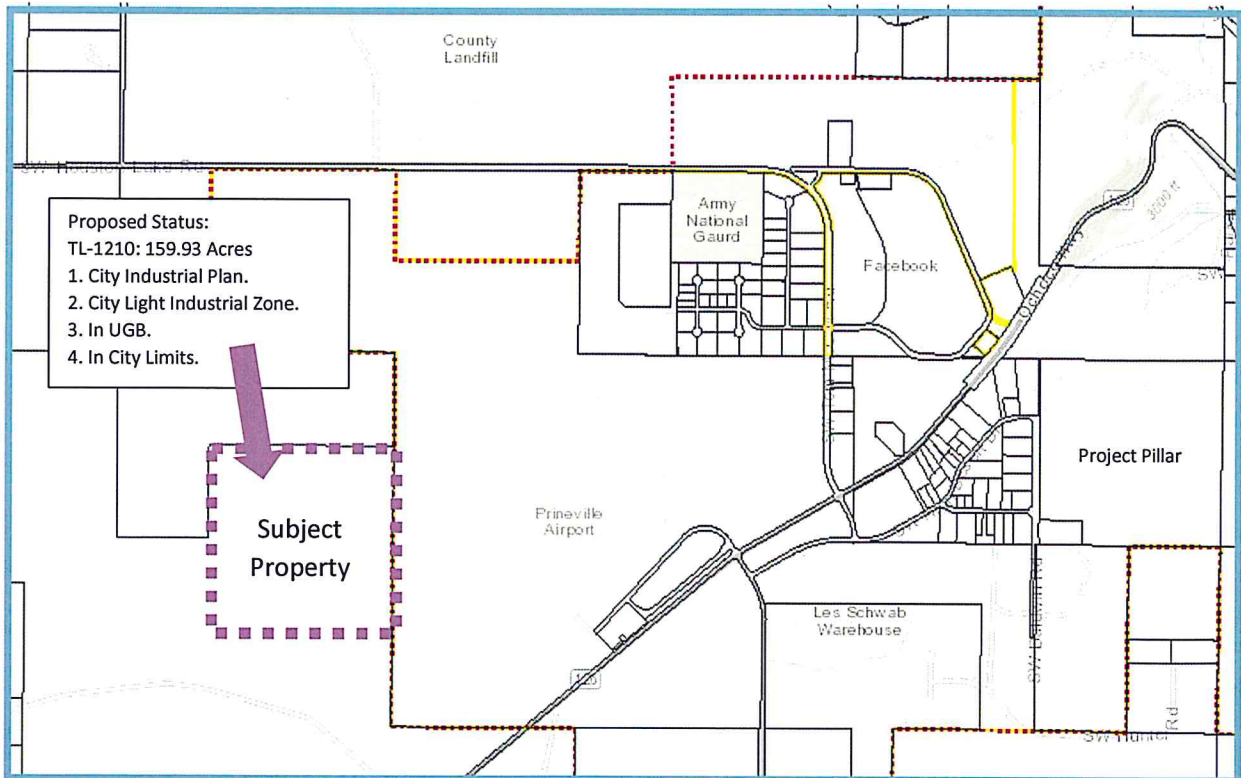


AM-2015-103 - Plan Amendment proposing a UGB Expansion, Comprehensive Plan and
Zone Map Amendment and Annexation (ANX-2015-101)
T15S, R16E, S07, TL 100 (159.93 acres more or less)
Prineville/Crook County Airport Area

Before



After



Resolution No. 1280 - Exhibit A

Resolution 1280 Exhibit B

4117-1

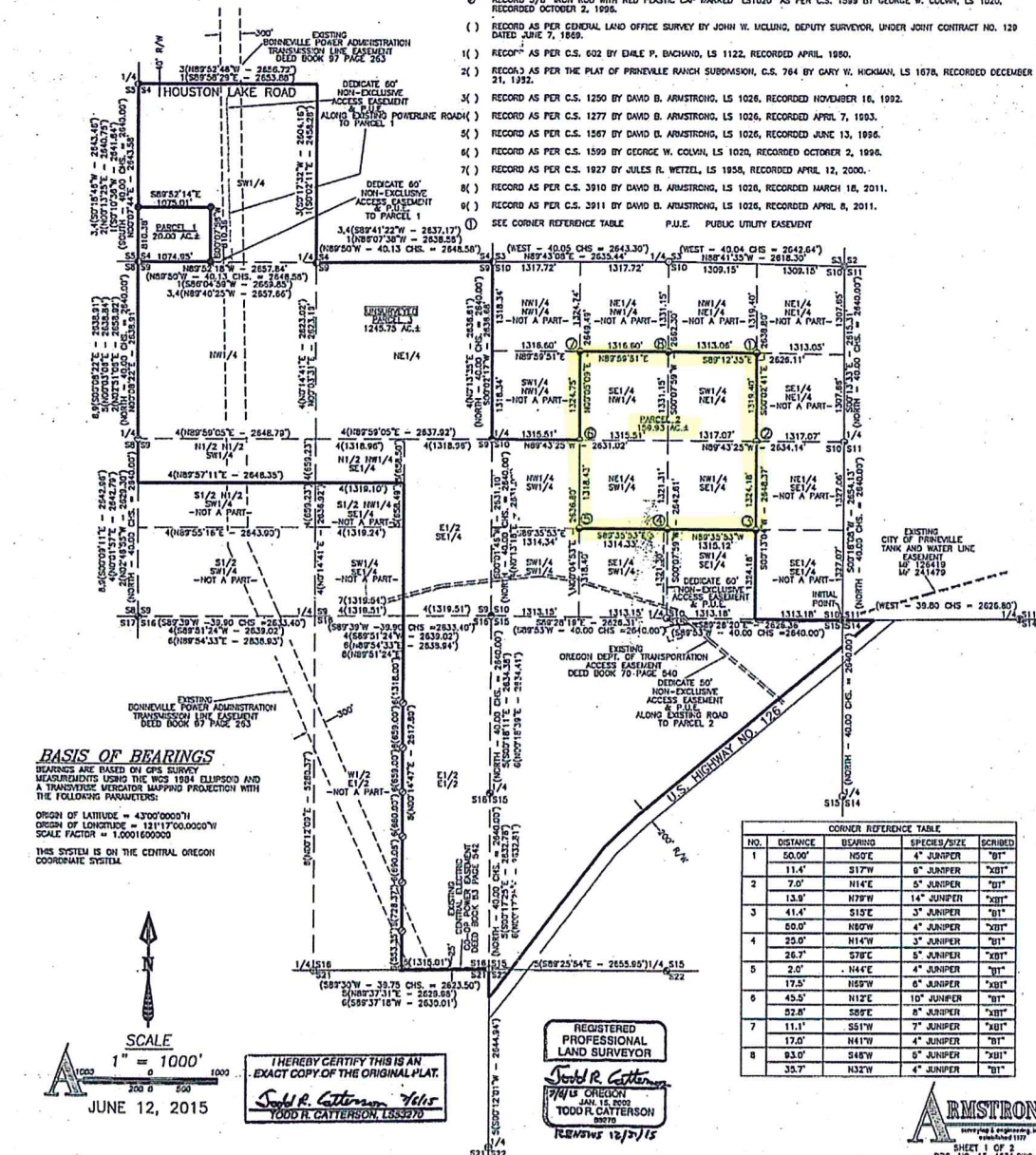
PARTITION PLAT NO. 2015-17
PARTITION PLAT OF A PARCEL OF LAND, LOCATED IN PORTIONS OF SECTIONS 4, 9, 10, 14, 15, 16, AND 22 T.15S., R.15E., W.M., CROOK COUNTY, OREGON 217-15-000120-PLNG 217-15-000121-PLNG W.O. 15-4631

SURVEY FOR LEGACY RANCHES, LLC
 500 W. MONROE ST. STE. 2630
 OREGON, 97102
 (541) 419-1027

SURVEY BY ARMSTRONG SURVEYING & ENGINEERING, INC.
 267 NE SECOND ST. STE. 100
 FINNELL, OR 97124
 (541) 447-7791

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&T". SET STEEL FENCE POST ALONGSIDE.
- SET 5/8" x 30" LONG IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "ARMSTRONG S&T". SET STEEL FENCE POST ALONGSIDE.
- FOUND 2-1/2" ALUMINUM CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED SEPTEMBER 4, 2007.
- FOUND 2-1/2" BRASS CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED NOVEMBER 17, 1992.
- FOUND 2-1/2" ALUMINUM CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED APRIL 7, 1993.
- FOUND 2-1/2" ALUMINUM CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED JUNE 9, 1988.
- FOUND 2-1/2" ALUMINUM CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED APRIL 4, 1996.
- FOUND 2" ALUMINUM CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED DECEMBER 16, 1995.
- FOUND 2-1/2" ALUMINUM CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED JULY 16, 2002.
- FOUND 2-1/2" BRASS CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED NOVEMBER 30, 1992.
- FOUND 2-1/2" BRASS CAP AS PER C.R.L.C.M. FORM BY TERRY GOODMAN, PLS 1989, RECORDED APRIL 18, 1996.
- FOUND 3" BRASS CAP AS PER C.R.L.C.M. FORM BY TERRY GOODMAN, PLS 1989, RECORDED APRIL 18, 1996.
- FOUND 2" BRASS CAP AS PER C.R.L.C.M. FORM BY DAVID B. ARMSTRONG, LS 1026, RECORDED JUNE 13, 1996.
- FOUND 3" ALUMINUM CAP AS PER C.R.L.C.M. FORM BY LYNN J. BRUNO, LS 2335, RECORDED JUNE 23, 1995.
- RECORD 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "LS1020" AS PER C.S. 1599 BY GEORGE W. COLVIN, LS 1020, RECORDED OCTOBER 2, 1996.
- () RECORD AS PER GENERAL LAND OFFICE SURVEY BY JOHN W. MCLIND, DEPUTY SURVEYOR, UNDER JOINT CONTRACT NO. 129 DATED JUNE 7, 1969.
- () RECORD AS PER C.S. 602 BY EMILE P. BACHMAN, LS 1122, RECORDED APRIL 1980.
- () RECORD AS PER THE PLAY OF FRINNEVILLE RANCH SUBDIVISION, C.S. 764 BY GARY W. HICKMAN, LS 1678, RECORDED DECEMBER 21, 1992.
- () RECORD AS PER C.S. 1250 BY DAVID B. ARMSTRONG, LS 1026, RECORDED NOVEMBER 16, 1992.
- () RECORD AS PER C.S. 1277 BY DAVID B. ARMSTRONG, LS 1026, RECORDED APRIL 7, 1993.
- () RECORD AS PER C.S. 1567 BY DAVID B. ARMSTRONG, LS 1026, RECORDED JUNE 13, 1996.
- () RECORD AS PER C.S. 1599 BY GEORGE W. COLVIN, LS 1026, RECORDED OCTOBER 2, 1996.
- () RECORD AS PER C.S. 1927 BY JULES R. WETZEL, LS 1959, RECORDED APRIL 12, 2000.
- () RECORD AS PER C.S. 3910 BY DAVID B. ARMSTRONG, LS 1026, RECORDED MARCH 18, 2011.
- () RECORD AS PER C.S. 3911 BY DAVID B. ARMSTRONG, LS 1026, RECORDED APRIL 8, 2011.
- () SEE CORNER REFERENCE TABLE.



BASIS OF BEARINGS
 BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR PROJECTION WITH THE FOLLOWING PARAMETERS:
 ORIGIN OF LATITUDE = 43°00'00.00"N
 ORIGIN OF LONGITUDE = 121°17'00.0000"W
 SCALE FACTOR = 1.0001600000
 THIS SYSTEM IS ON THE CENTRAL OREGON COORDINATE SYSTEM.

NO.	DISTANCE	BEARING	SPECIES/SIZE	SCRIBED
1	60.00'	N50°E	4" JUNIPER	"01"
	11.4'	S17°W	6" JUNIPER	"XB1"
2	7.0'	N14°E	5" JUNIPER	"01"
	13.9'	N75°W	14" JUNIPER	"XB1"
3	41.4'	S15°E	3" JUNIPER	"01"
	60.0'	N60°W	4" JUNIPER	"XB1"
4	25.0'	N14°W	3" JUNIPER	"01"
	26.7'	S75°E	5" JUNIPER	"XB1"
5	2.0'	N45°E	4" JUNIPER	"01"
	17.5'	N65°W	6" JUNIPER	"01"
6	45.0'	N12°E	10" JUNIPER	"01"
	02.8'	S85°E	8" JUNIPER	"XB1"
7	11.1'	S51°W	7" JUNIPER	"01"
	17.0'	N41°W	4" JUNIPER	"01"
8	93.0'	S48°W	5" JUNIPER	"XB1"
	35.7'	N32°W	4" JUNIPER	"01"

REGISTERED PROFESSIONAL LAND SURVEYOR
 Todd R. Catterson
 7/4/13 OREGON
 JAN 15 2009
 TODD R. CATTERSON
 12/27/15

ARMSTRONG
 Surveying & Engineering, Inc.
 267 NE SECOND ST. STE. 100
 FINNELL, OR 97124
 (541) 447-7791
 SHEET 1 OF 2
 DRG. NO. 15-4631.080
 W.O. 15-4631

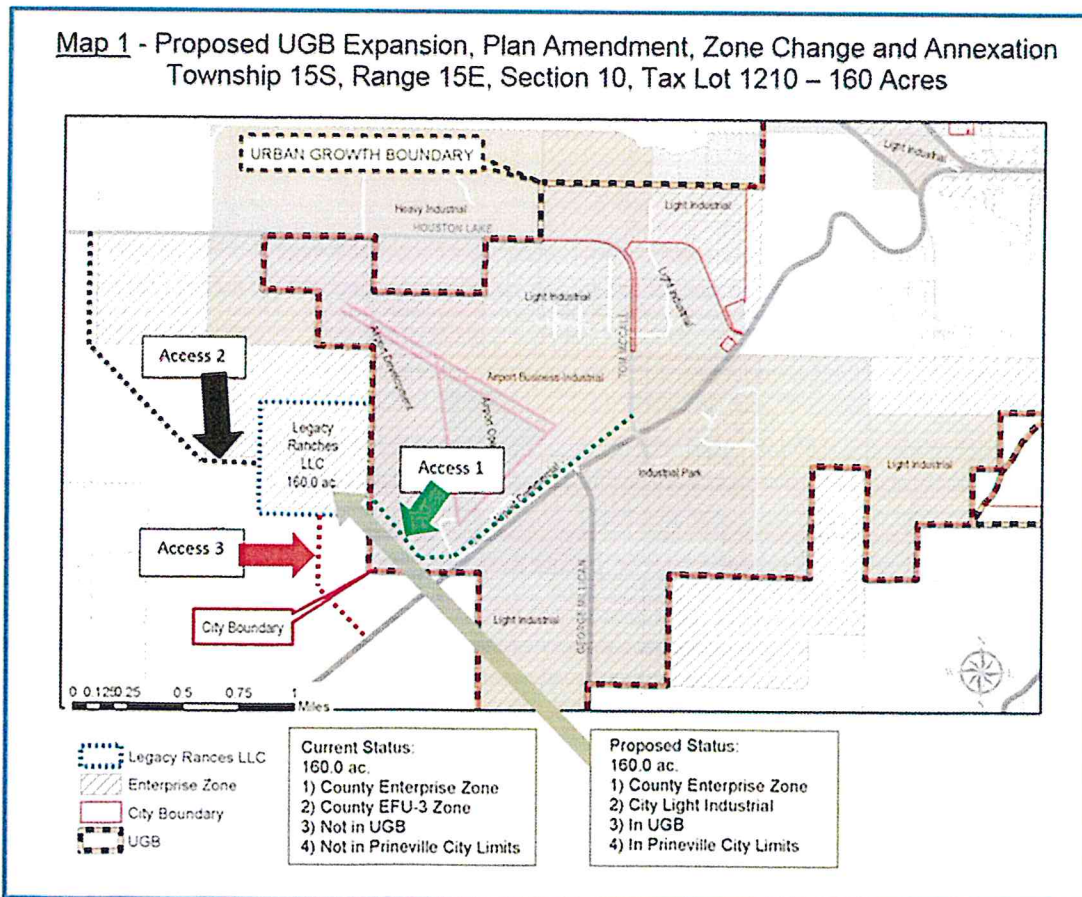


Resolution 1280 Exhibit C

City DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT PLANNING COMMISSION RECOMMENDATION AND FINDINGS

File No.: AM-2015-103 and ANX-2014-101
Applicant: Legacy Ranches, LLC
Location: Township 15S, Range 15E, Section 10, a portion of Tax Lot 1210 (Parcel 2 of Partition Plat 2015-17).
Notice to DLCD: 11/10/2015
Newspaper Notice: Planning Commission Notice - 12/1/15 and 12/8/15
Public Hearing: Planning Commission Hearing - 12/15/15 and 1/5/16.

Proposal: Proposal: Legacy Ranches, LLC ("Legacy Ranches") proposes to add 159.93 acres of land (for convenience referred to as 160 acres in this analysis) to the Urban Growth Boundary ("UGB") and City Limits. The request is to include the land within the UGB, change the Comprehensive Plan designation from County Agriculture to City Industrial, with a concurrent Annexation to the City which would change the County Light Industrial Zone designation to the City's Light Industrial designation. The Subject Property is within the City/County designated Enterprise Zone.



Planning Commission Findings

Finding 1: The Planning Commission finds the staff report, exhibits and testimony taken at the public hearing (including powerpoint presentation) outline the requirements found in law for this request from Legacy Ranches, LLC to expand the UGB and add 160 acres of land to the City Limits. Oregon land use law requires consideration of many things including but not limited to Oregon's Statewide Land Use Program, the City of Prineville Comprehensive Plan and Land Use Code, the Crook County Comprehensive Plan and Land Use Code and being in accordance with the City/County Urban Growth Management Agreement.

Finding 2: The Planning Commission finds the proposed request for a UGB expansion, Plan Amendment, Zone Change and Annexation will add needed Industrial land to the City Limits of Prineville.

Finding 3: The Planning Commission finds the applicants request to add the proposed Industrial land to the UGB, change the Comprehensive Plan to City Industrial, change the Zoning to City Light Industrial and Annex the property into City Limits appears to have met the requirements of Oregon's Statewide Planning Program and appears to be consistent with the City of Prineville's Comprehensive Plan and Land Use Code. The information substantiating the request is found in the City and County staff reports and exhibits, and testimony taken at the public hearing (including powerpoint presentation).

Finding 4: The Planning Commission also finds the application from Legacy Ranches, LLC and supporting information found in the City and County staff reports, appears to adequately prove the applicant has made the case that the UGB expansion, Plan Amendment, Zone Change and Annexation will be adequately served by City Services and facilities without detriment to other users within the City.

Conclusion

The Planning Commission discussed this request at a joint public hearing with the Crook County Planning Commission on December 15, 2015 at 6:30pm in the Prineville City Council Chambers and at a second City Planning Commission only meeting on January 5, 2016. At the second public hearing the Prineville Planning Commission heard the staff report, took public testimony, deliberated and voted:

_____ in favor and _____ against to:

- Recommend approval of the request to the Prineville City Council, with the caveat that the issues raised by the Oregon Department of Transportation found in Exhibit J be resolved prior to City Council approval.
- Recommend denial of the request to the Prineville City Council.

Marty Baily _____

M. Baily
Planning Commission Chair

Date

1-25-16