



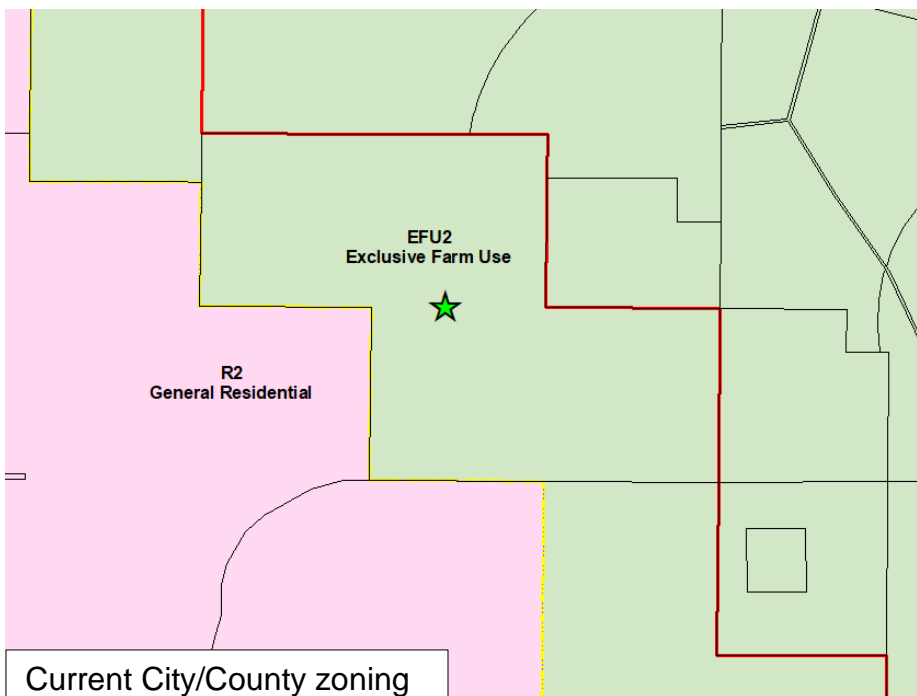
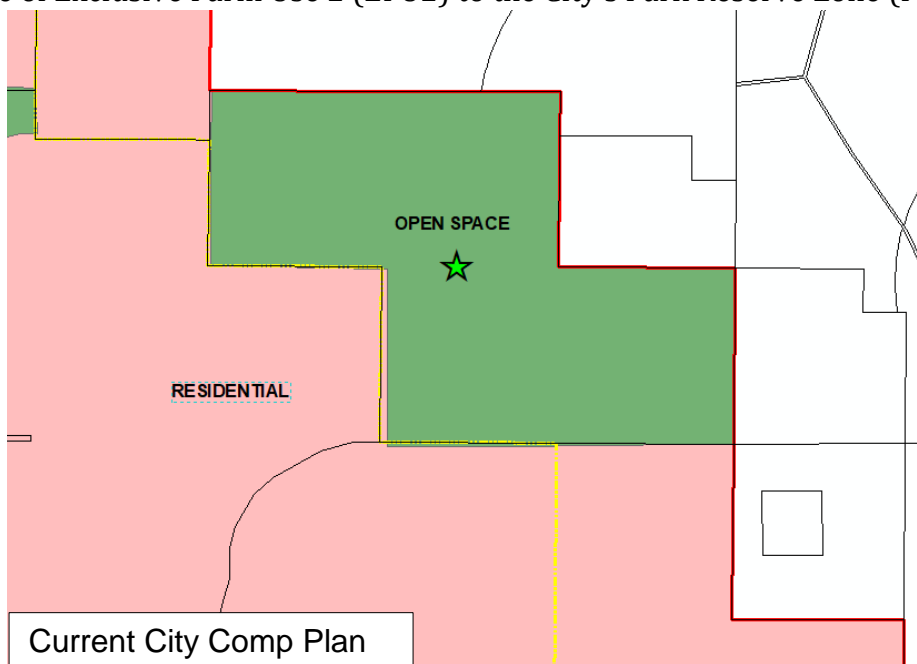
City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
PC STAFF REPORT

ANX-2018-100

Hearing Date: 08/07/2018

Annexation Overview: The property described as Map & Tax lot 14-16-28 0000700, is 160 acres of Federal Land located on top of Barnes Butte. The property is vacant and used for public recreation and wildlife. The primary purpose of the annexation is to place this property under City jurisdiction to compliment the City's adjacent recreation area to the west and allow for the annexation of two additional contiguous City owned properties to the east. This annexation will annex the property into City limits and re-assign the current County zone of Exclusive Farm Use 2 (EFU2) to the City's Park Reserve Zone (PR).



153.034 ZONING OF ANNEXED AREAS.

An area annexed to the city shall, upon annexation, assume the zoning classification determined by the city to be in compliance with the Comprehensive Plan and/or the City/County Urban Growth Management Agreement. The determination shall be made by the City Council upon receipt of a recommendation relative thereto from the City Planning Commission.

URBAN GROWTH BOUNDARY AGREEMENT

Article V (F) - As a part of any annexation process, the City shall rezone unincorporated lands within the Prineville Urban Growth Boundary Area from the current County Zoning to the appropriate City zoning in compliance with the Urban Area Comprehensive Plan.

Finding 1: The Comprehensive Plan designation for the proposed property is open space and the County zoning is Exclusive Farm Use (EFU2) as shown above. The surrounding area within the City is zoned General Residential (R2).

The Urban Growth Boundary Agreement with the County requires the City to comply with the comprehensive plan but also select an appropriate City zone based on the current County zone. The zoning determination is based on three factors: first, the Comprehensive plan designation; second, the current County zoning; and third, the surrounding City zoning and function of the area. Typically a property like this would be re-zoned in the County to a residential zone and then annexed as residential. Being that this property is Federal Land located on top of Barnes Butte and in process of being transferred to Parks and Recreation for recreation purposes; residential development will not be allowed. Therefore, the City has proposed to annex the property as Park reserve (PR) which allows for the continued use as a recreation area.

Staff Recommendation: Staff recommends this property be annexed and zoned Park Reserve (PR) based on the following:

- Ownership of the property.
- Current use of the property as public land.
- Adjacent to Barnes Butte Recreation Area.
- Current County Zone of Exclusive Farm Use (EFU2).

Written By:



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Planning Director