

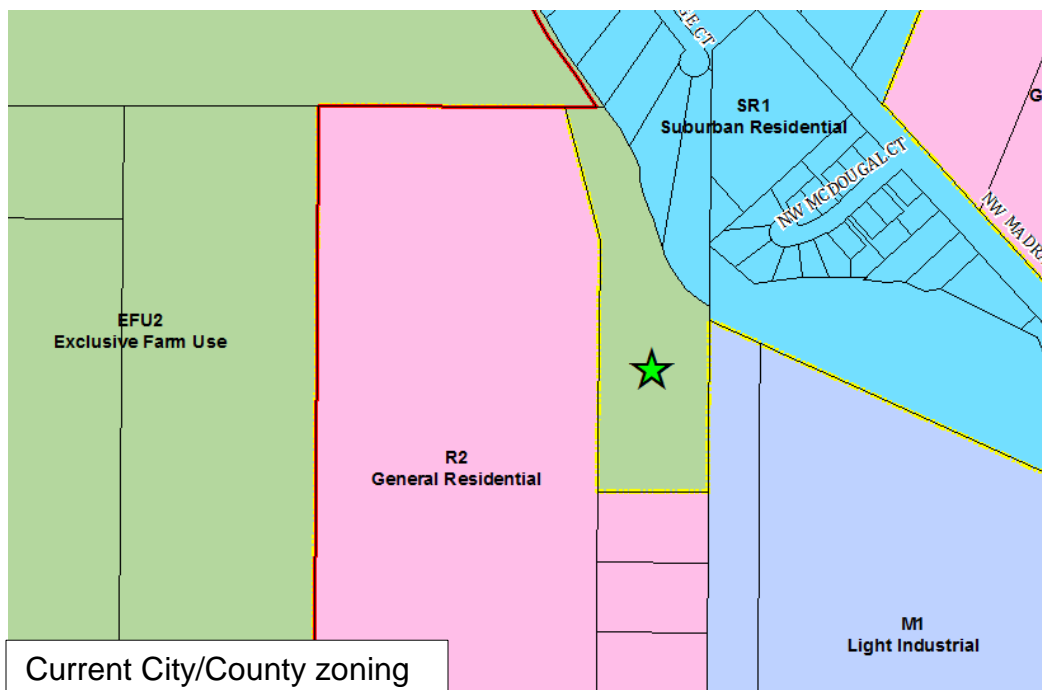
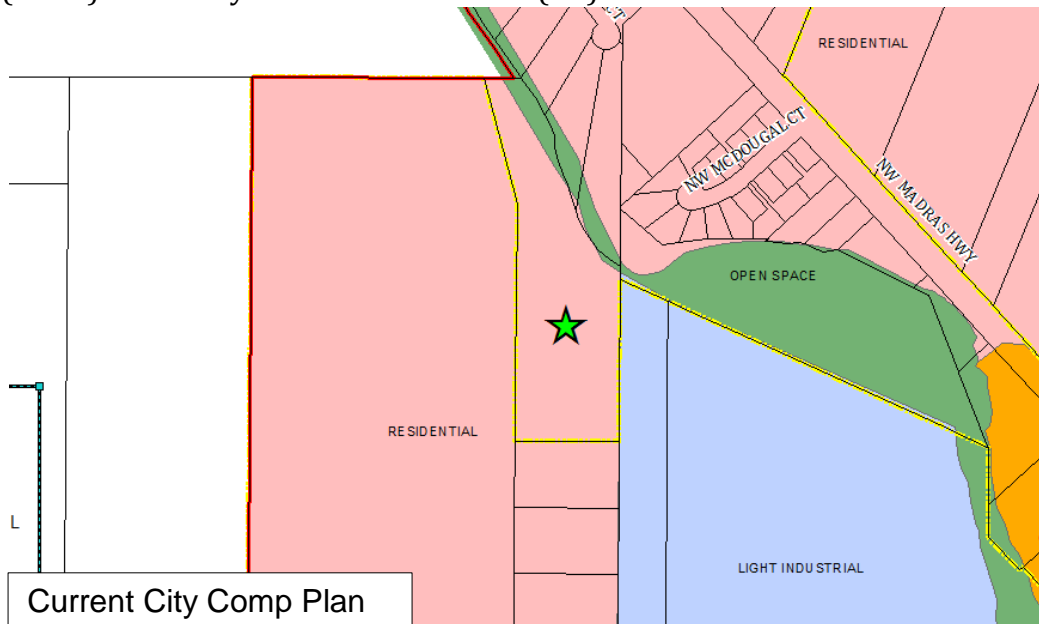


City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
STAFF REPORT

03/21/2017

Annexation Overview: The property described as Map & Tax lot 14-15-36B 001200, is a 8.5 acre property located off of O'Neil Hwy near Westview Rd. The property is part of the City's wastewater treatment plant. It is mostly vacant with the southern portion encumbered by existing wastewater lagoons. The majority of the surrounding facility is already under City jurisdiction. The primary purpose of the annexation is to put this property under City jurisdiction consistent with the surrounding area. 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 residential and the County zoning is Exclusive Farm Use (EFU2) as shown above. The surrounding area within the City is zoned General Residential (R2) and Light Industrial (M1). The residential zoning is due to the existing homes along O'Neil Hwy that have since been separated from City property and sold.

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 R2. Being that this property is City owned and a part of the City's Wastewater facility; residential development is unlikely and not desired. Therefore, the City has proposed to annex the property as Park reserve (PR) which allows for the continued use as a wastewater treatment plant and does not require a re-zone in the County. At some point the residential zoning in this area may also need to be rezoned to Park Reserve.

Staff Recommendation: Staff recommends this property be zoned Park Reserve (PR) upon annexation to the City based on the following:

- Ownership of the property.
- Use of the property as a Wastewater Treatment Plant.
- Adjacent to Crooked River.
- Current County Zone of Exclusive Farm Use (EFU2)

Written By:



Joshua Smith
Senior Planner