



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
STAFF REPORT

Date: August 22, 2017
To: Planning Commission
Staff: Phil Stenbeck, Planning Director
Newspaper Notice: August 8, 2017
Neighbor Notice: August 2, 2017
Proposal: Request for annexation of 206 acres of County owned land with a Comprehensive Plan designation of Industrial and zoned Industrial. (ANX-2017-102)

Executive Summary

Under Oregon's Statewide Planning Program, the City of Prineville has an obligation to maintain a "20 year" Industrial Land supply.

As you may recall, the City of Prineville expanded its urban growth boundary in 2004, adding 750 acres of industrial land on top of the grade in the southwest area of the community. The Prineville Urban Area Comprehensive Plan (adopted in 2007) indicates that this was not enough industrial land to meet the anticipated 20-year absorption. The adopted 2007 Comprehensive Plan concludes that an additional 643 acres was needed to meet the industrial land need.

Since that time, the City's industrial land inventory has been reduced by 280 acres due to development of the Facebook and Project Pillar data centers. Making the total Industrial land need equal 923 acres. The City then added 160 acres (DSL property), 210 acres (Crook County owned land) and 160 acres (Legacy Ranches) to the Prineville UGB reducing the industrial land need from 923 acres to 393 acres.

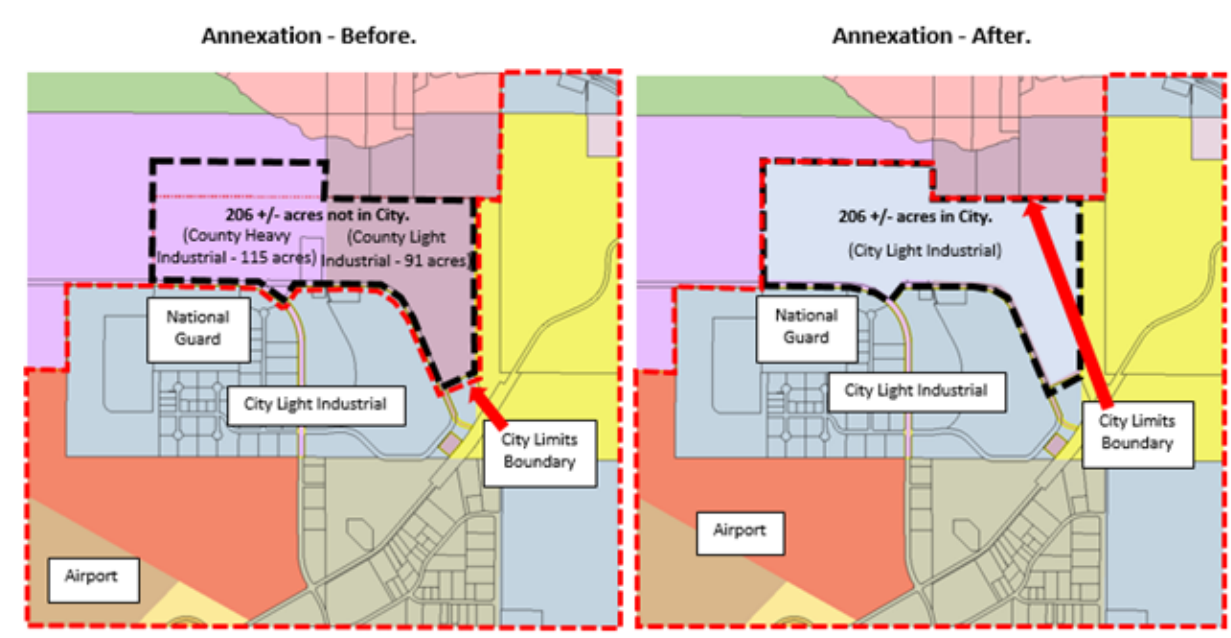
At this time, City and County Planning staff, and the County Court believe a portion of the remaining Industrial Land needs for the City, should be accommodated by annexation of 206 acres of land owned by Crook County. There are a number of factors that contribute to the proposed Crook County property being identified as the ideal site to meet this land need, including:

- The property is similar in size and dimensions and is located in close proximity to other Industrial Land development, thereby representing a similar type of land recently developed.
- The 206 acres is an ideal size and shape for industrial development.
- The County property ownership is immediately north, east and west of a developed industrial property.
- In the past, there has been interest expressed in the industrial site land.
- There exists sufficient capacity in all public utilities to efficiently serve this site.
- 168 +/- acres of the 206 acre site owned by Crook County is already in the Prineville UGB and is planned and zoned as industrial land.

- A portion of the 206 acre site, 38 +/- acres would also need to go through the UGB expansion process, which would reduce the City's Industrial lands need from 393 acres to 355 acres.
- A long sliver of the property on the east side of the site, 24 +/- acres, is already in City Limits.
- The final site size (including the 24 +/- acres in City limits) is 230 acres.

Annexation Overview: The property is described as Map No. 15S-15E-S02 Tax Lot 00200 and a portion of Tax Map No. 15S-15E-S00 Tax Lot 00300 and is approximately 206 acres of property located off of Houston Lakes Road. The 206 acre site is vacant. The south and eastern edges of the site are in City jurisdiction. The primary purpose of the annexation is to put this property under City jurisdiction consistent with the surrounding area and position it for Industrial development should the need arise. This annexation will annex the property into City limits and re-assign the current County Zone of Heavy Industrial and Light Industrial to the City's Light Industrial Zone (M1).

The County Court reviewed the request and authorized Crook County Judge Seth Crawford to sign a Petition for Annexation, a Consent to Annexation and a UGB Expansion application for the proposed Industrial site. The proposed site is shown on the before and after maps below. This request required notice to neighbors who own property within 100 feet of the site. City Planning staff request the Planning Commission make a recommendation to the City Council on this request. The recommendation from the Planning Commission will then go before the City Council who ultimately makes the decision on annexation requests.



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 Heavy Industrial and Light Industrial and the County zoning is Heavy Industrial and Light Industrial as shown on page 2. The surrounding area within the City is zoned City Light Industrial (M1).

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 and the City zoning in the surrounding area. 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. City Planning staff analysis concludes that the property should be annexed as Light Industrial (M1) which allows for the creation of a much needed large Industrial site that would then be positioned for development should the need arise.

Staff Recommendation: Staff recommends the Planning Commission make a recommendation of approval to the City Council that this property be designated City Light Industrial (M1) upon annexation to the City based on the following:

- The City Comprehensive Plan designation of Industrial;
- The City Light Industrial Zoning and Airport which are adjacent to the site;
- The current County Zoning of the site, which is already Industrial [(County Heavy Industrial (HM) and County Light Industrial (LM)].

Respectfully submitted,



Phil Stenbeck, CFM
Planning Director