



**Crook County
Planning Department**
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RECOMMENDATION BY THE PLANNING COMMISSION
TO THE CROOK COUNTY COURT
REGARDING ADOPTION OF THE PROPOSED
CITY OF PRINEVILLE URBAN GROWTH BOUNDARY ADJUSTMENT

DATE: July 17, 2012

FILE NO.: AM-12-0094

APPLICANT: City of Prineville and Crook County

PROPERTY LOCATION: The property is located on the west side of George Millican Road across from the Les Schwab Warehouse. Please see Exhibit A and B (Maps) for details. The property is legally described as Tax Lots 1224 and 2300 in Township 15S, Range 15E, Section 14.

PROPOSAL: The City of Prineville and Crook County are proposing to adjust the City of Prineville Urban Growth Boundary (UGB) through the Legislative Amendment process. The adjustment involves adding 80 acres to the UGB and removing 80 acres concurrently. There is no net gain of acreage to the UGB.

NOTICE: July 3 and July 10, 2012

THE ABOVE ENTITLED MATTER came before the Crook County Planning Commission on July 17, 2012. A decision recommending approval of the proposed Legislative Amendment was unanimously made by Planning Commissioners present at the meeting. The attached staff report dated July 20, 2012 summarizes the proposed Legislative Amendment.

RECOMMENDATION: **APPROVAL**

Recommended this 17th day of July 2012.



W.R. Gowen, Commission Chairman



Bill Zelenka, Planning Director



Crook County
Community Development Department
Planning Division
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STAFF REPORT

DATE: July 20, 2012

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PROPOSAL: The City of Prineville and Crook County are proposing to adjust the City of Prineville Urban Growth Boundary (UGB) through the Legislative Amendment process. The adjustment involves adding 80 acres to the UGB and removing 80 acres concurrently. There is no net gain of acreage to the UGB.

OWNER AGREEMENT: May 10 and 11, 2012

PLANNING COMMISSION: July 17, 2012

COUNTY COURT NOTICE: July 3, 2012 and July 10, 2012

COUNTY COURT HEARING: August 1, 2012

APPLICABLE CRITERIA: OAR 660-024-0070, ORS 197.610 to 197.650, and ORS 197.764.

Background

In the past two years, the City of Prineville has seen an increase in Industrial development on Industrial lands within the UGB. The type of development that has occurred, data centers, has consumed several hundred acres of Industrial land within the City of Prineville Urban Growth Boundary. This consumption of land by new business, has been followed by a review of the Industrial lands within in the UGB which could possibly be used for additional data centers, should the need arise again. City, County and State agency staff believe that adjustment of the UGB in the manner proposed, will efficiently and effectively create an additional large scale industrial site, that would meet the needs of an additional data center, should the need arise. The proposed adjustment does not add acreage to the UGB, it trades 80 acres within the UGB for 80 acres outside of the UGB, for a net gain of zero acres. The land which is swapped is in close proximity to each other and is very similar in nature. The adjustment creates a square parcel shape which is cost effective in development of a data center.

In an effort to effectively, efficiently and quickly provide for additional buildable Industrial land, the City of Prineville and Crook County are proposing to adjust the City of Prineville UGB through a joint Legislative Amendment process. All land owners involved with the proposed UGB adjustment have agreed to the proposed action.

Legislative Amendment

This Legislative Amendment process is guided by the City of Prineville/Crook County Urban Growth Boundary Agreement. The Urban Growth Boundary Agreement outlines each jurisdictions responsibilities in this situation. The County's role in this Legislative Amendment process is to be a partner. The land being added to the UGB will receive a City Comprehensive Plan designation of Industrial. The land will also receive a County Light Industrial Zone designation, and will be under County land use jurisdiction until annexed into the City. The land being removed from the UGB will also fall under County land use jurisdiction. The land being removed will return to its former County Comprehensive Plan designation of Industrial and its former County Zoning designation of Light Industrial.

July 17, 2012 - Planning Commission meeting

At the July 17, 2012 joint City/County Planning Commission meeting, two individuals asked questions about the proposed UGB adjustment. Mr. Jim Waetjen, a long time Prineville resident and Prineville Airport private airplane pilot had questions about airport runway safety. A portion of the airport runway overlay is on the property proposed to be added to the UGB. County Planning Commissioner Larry York indicated he is a commercial and private airplane pilot and did not believe the situation to be a safety concern. County Planning Director Bill Zelenka, indicated the Prineville Airport has a significant amount of planning associated with it, including Federal Aviation regulations and requirements. Mrs. Susan Tannock, asked if the UGB adjustment would somehow affect the price of electricity. County Planning Director Bill Zelenka indicated that Facebook and Apple both had paid for significant improvements to the electric lines in the area, and none of the cost of their development had been passed along to consumers of electricity in the area or elsewhere. Charles Baumann representative for PremierWest and Doug Parker a planner from the Division of State Lands spoke in favor of the proposal. The six County Planning Commissioners present at the meeting voted unanimously to recommend approval of the proposed UGB adjustment to the County Court.

Exhibit A

T15S, R15E, S14, TL 1224 and 2300

(A) TL-2300

- 1.County Agricultural Plan
- 2.County Zoning EFU-3
- 3.Not in UGB.

(B) TL-1224

- 1.City Industrial Plan
- 2.City Industrial Zone
- 3.In UGB and City Limits.

(C) TL-2300

- 1.County Agricultural Plan
- 2.County Zoning EFU-3
- 3.Not in UGB.

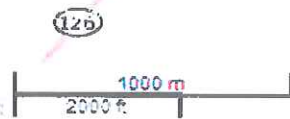
(D) TL-1224

- 1.City Industrial Plan
- 2.City Industrial Zone
- 3.In UGB and City Limits.

UGB
Boundary

City Limits

MAP 1- Current
City Limits, UGB,
Comprehensive Plan
and Zoning



(A) TL-2300

- 1.City Industrial Plan
- 2.County Industrial Zone
- 3.In UGB - Not in City Limits.

(B) TL-1224

- 1.City Industrial Plan
- 2.City Industrial Zone
- 3.In UGB and City Limits.

(C) TL-2300

- 1.County Agricultural Plan
- 2.County Zoning EFU-3
- 3.Not in UGB.

(D) TL-1224

- 1.County Industrial Plan
- 2.County Industrial Zone
- 3.Not in UGB - In City Limits.

UGB
Boundary

City Limits

MAP 2 - Adjusted
City Limits, UGB,
Comprehensive Plan
and Zoning

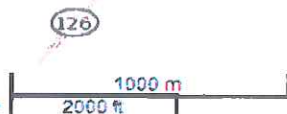


Exhibit B

T15S, R15E, S14, TL 1224 and 2300

(A) TL-2300

- 1.City Industrial Plan
- 2.County Industrial Zone
- 3.In UGB – Not in City Limits.

(B) TL-1224

- 1.City Industrial Plan
- 2.City Industrial Zone
- 3.In UGB and City Limits.

(C) TL-2300

- 1.County Agricultural Plan
- 2.County Zoning EFU-3
- 3.Not in UGB.

(D) TL-1224

- 1.County Industrial Plan
- 2.County Industrial Zone
- 3.Not in UGB - In City Limits.

No Change

No Change

MAP 3 - Adjusted
B and C No Change

(126)

1000 m
2000 ft

(A) TL-2300

- 1.City Industrial Plan
- 2.County Industrial Zone
- 3.In UGB – Not in City Limits.

(B) TL-1224

- 1.City Industrial Plan
- 2.City Industrial Zone
- 3.In UGB and City Limits.

(C) TL-2300

- 1.County Agricultural Plan
- 2.County Zoning EFU-3
- 3.Not in UGB.

(D) TL-1224

- 1.County Industrial Plan
- 2.County Industrial Zone
- 3.Not in UGB - In City Limits.

IN UGB Boundary

MAP 4 - Adjusted
A and D swapped

OUT of UGB Boundary

(126)

1000 m
2000 ft