

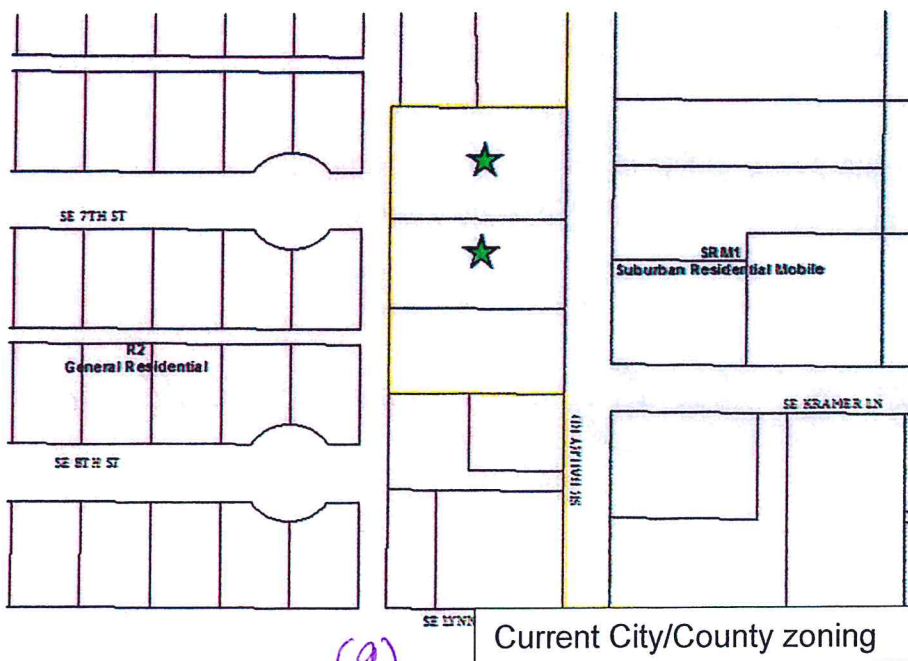
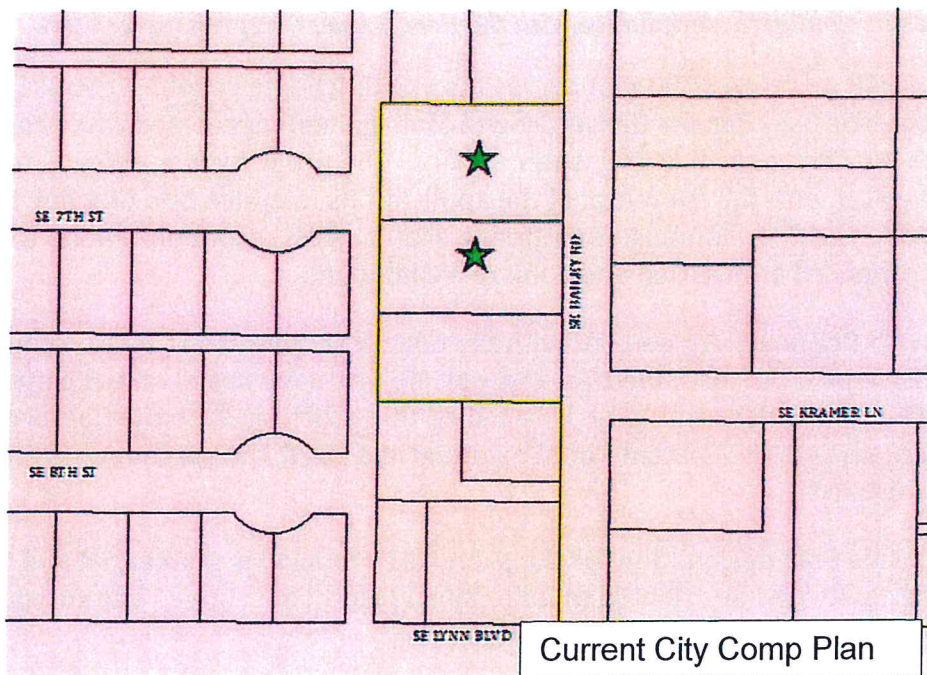


City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
PC Recommendation

11/15/2016

Annexation Overview: The properties are described as Map & Tax lots 15-16-05DA 03600 & 3500. Tax lot 3600 is a 0.40 acre property located at 715 SE Bailey Road with a single family home and Tax lot 3500 is a 0.50 acre property to the north that is mostly vacant with no official address. The primary purpose of these annexations is to receive City water service. This annexation will annex both properties adjacent right-of-ways into City limits and re-assign the current County zone of Suburban Residential Mobile (SRM1) to the City's General Residential zone (R2).



(9)

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 IV (4.1)(a) - The City shall require annexation prior to extending water or sanitary sewer services to any property contiguous to the City within the unincorporated portion of the UGB.

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 well on tax to 3600 that serves the existing home is not functioning properly for domestic use. Per the Urban Growth Management Agreement the property shall annex into the City to receive City water service. The property was allowed to connect to City water with the submittal of the applications to annex into City due to emergency needs. The City Planning Commission shall make a recommendation to City Council on the proposed annexation and zone re-assignment.

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.

The Comprehensive Plan designation for the proposed property is residential and the County zoning is Suburban Residential mobile (SRM1) as shown above. The surrounding area within the City is zoned General Residential (R2).

PC Recommendation: Staff recommends this property be zoned General Residential (R2) upon annexation to the City based on the following:

- Comprehensive Plan designation of residential
- Current County Zone of Suburban Residential Mobile (SRM1)
- Surrounding properties within the City are zone R2.

Marty Bailly

Marty Bailly

Planning Commission Chair

DATE

11-16-16