



City of Prineville

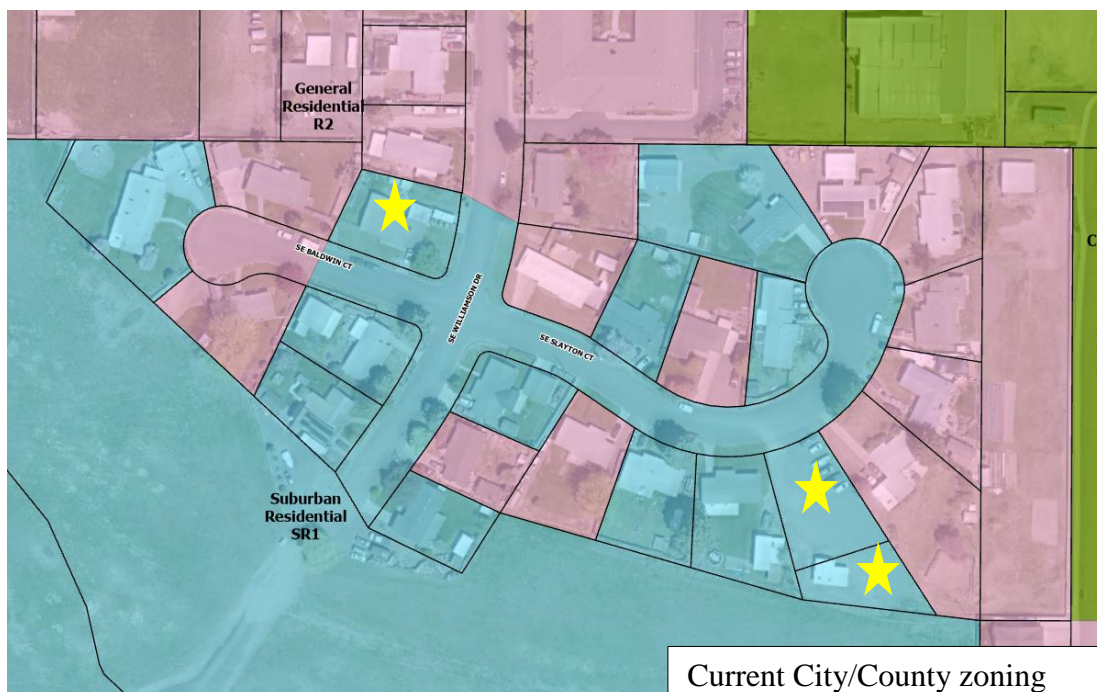
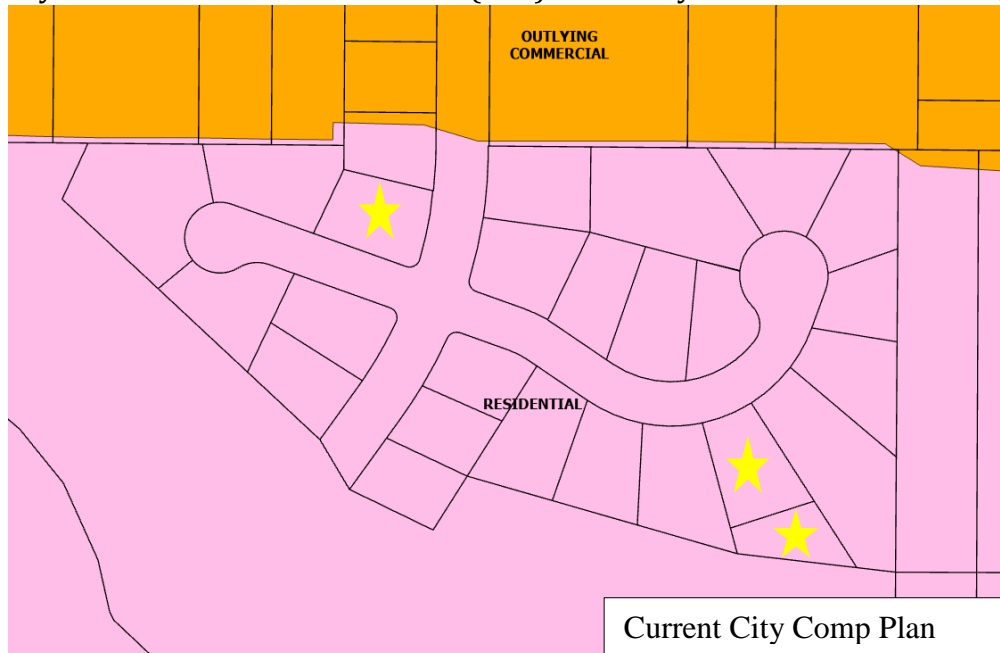
387 NE THIRD STREET ♦ PRINEVILLE, OREGON 97754

COMMUNITY DEVELOPMENT

PC STAFF REPORT

8/15/2023

Annexation Overview: The property is described as Map & Tax lots 15-16-04AC 00500, 01800 & 01900. Tax lot 500 is approximately 0.22 acres, located at 2719 SE Baldwin Ct. with a single-family home. The primary purpose of the petition to annex is to receive City sewer service. Tax lots 1800 & 1900, located at 2820 SE Slayton Ct. are City owned with a City well. The purpose of annexing the City property is to be consistent with other properties and prevent an island in the future. This annexation will annex the properties and adjacent right-of-way into City limits and re-assign the current County zone of Suburban Residential (SR1) to the City's General Residential (R2) zone.



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 private property at 2719 Baldwin Ct. is already connected to City water. The owner stated the need to connect to City sewer service. Per the Urban Growth Management Agreement, the property shall annex into the City to receive City services. The property was allowed to connect to City sewer with the submittal of the annexation applications due to emergency needs. The City Planning Commission shall make a recommendation to City Council on the proposed annexation and zone re-assignment.

The City property is being added for convenience. A City well “Stearns Well” is currently located on this property. It will eventually need to be annexed as the surrounding area annexes. It will also prevent the need for a County sign-off when dealing with water rights and the Water Resource Department.

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 (SR1) as shown above. The surrounding area within the City is zoned General Residential (R2).

Staff Recommendation: Staff recommends this property zone be re-assigned to General Residential (R2) upon annexation to the City based on the following:

- Comprehensive Plan designation of residential
- Current County Zone of Suburban Residential (SR1)
- Surrounding properties within the City are zone R2.

Written By:


Joshua Smith
Planning Director