

A RESOLUTION defining the annexation policy of the city of Prineville, Oregon.

WHEREAS, the City Planning Commission for the City of Prineville after careful consideration has approved and recommended to the City Council a proposed statement of the policy of the City with regard to the annexation of adjacent areas in accordance with ORS 222; and

WHEREAS, annexation should serve the primary purpose of providing for an orderly and efficient growth of the City that will benefit the general health, welfare and safety of all citizens of the area; and

WHEREAS, the urban growth of the city should be guided and supported by types and levels of public facilities and services appropriate for the needs and requirements of such growth; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PRINEVILLE, OREGON, that the following shall be the policy of the City with regard to future annexations:

1. GENERAL POLICY: The City of Prineville supports the policy of orderly and efficient expansion of the City to encompass necessary urban growth area within the boundaries set forth by the Urban Reserve Limit in the Comprehensive Plan. The City further realizes that the purpose of annexation is to provide a means by which this policy can be met through the extension of the legal boundaries of the City to keep pace with actual urban growth. The City also realizes that annexation is not intended merely to serve the best interests in the area proposed for annexation, nor is it intended to serve alone the interests of the people living within the existing municipality, but rather it should serve the long term interest of the entire community of which both groups are an important part. The City further recognizes that the quality of basic municipal services are contingent upon sufficient revenues, and that the City can only pledge the extension of services to the extent that its resources will permit.

2. TYPES OF ANNEXATIONS: Areas which may request and be annexed to the City of Prineville are declared to be of three types:

- (a) An area described as primarily developmental or promotional in character which is largely undeveloped and unimproved, and for which annexation is requested in order to further a project of promotion and development.
- (b) An area described as not being primarily developmental or promotional, and which is partly or wholly

improved or developed physically, and for which annexation is requested on the basis of normal, orderly and gradual development, rather than a project of promotional character.

- (c) An area described as a public health hazard as defined in ORS 222.850 (2) to be a danger to public health, and declared to be such an area in accordance with the provisions of ORS 222.860, 222.870, 222.875 and 222.880.

3. SIZE OF ANNEXATIONS: The City prefers to consider large-area annexations. The annexation of a small, single-lot or parcel is usually of questionable value to the property owner, and results in administrative, engineering and financial problems for the City. Therefore, such small-area annexations shall be discouraged. Small-area annexations will, nevertheless, be considered and approved where special circumstances warrant. Such circumstances would include:

- (a) Where it is in the best interest of the public according to the criteria set forth in Items No. 5 and 10.
- (b) Where the annexation of the small area facilitates the desirable annexation of a larger area.
- (c) Where such annexation would assist in carrying out growth and development as indicated in the Comprehensive Plan.
- (d) In other specific circumstances where private necessity or public interests must be served.

4. CITY'S PARTICIPATION IN ANNEXATION PROPOSALS: In addition to the residents of an area initiating and promoting an annexation proposal, the City will from time to time review its boundaries and propose changes where existing development, service agreements or health hazards exist that would, in the City's judgment best be contained within the City, and the full range of urban services made available to such areas. The City shall cooperate by meeting with the residents of the area, and furnishing documents, forms, and necessary information to process the proposed annexation. In the formulation of any annexation proposal, the City shall be consulted in order to establish reasonable boundaries.

5. ANNEXATIONS SHALL BE IN THE BEST INTERESTS OF THE ENTIRE CITY. Each annexation should be advantageous to the City as a whole, and should not have an adverse impact on the citizens of Prineville, either financially, or in relation to the livability of the City or particular neighborhoods. Generally it is desirable for the City to annex an area if the annexation provides:

- (a) A necessary control for development form and standards of an area adjacent to the City, or

(b) A needed solution for existing problems, resulting from insufficient sanitation, water service, or other urban service related problems, or

(c) Land for development to meet urban needs, or

(d) Needed routes for utility and transportation networks.

6. ALL ANNEXATIONS SHALL BE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN. The Comprehensive Plan provides for the future growth of Prineville. Annexations are a major means of implementing the Comprehensive Plan, and therefore each annexation should be in agreement with the plan. When annexing areas are shown in the Comprehensive Plan as developing to lower than urban densities, it shall be City policy to provide services that will allow for development as designated in the Plan. This will enable the City to provide needed services to suburban areas without unnecessarily committing them to urban density growth patterns.

7. FACTORS FOR CONSIDERATION OF ANNEXATION PROPOSALS: In addition to the annexation impact analysis required in Item No. 8, the considerations and approval of annexation proposals shall be based on the following factors:

- (a) Demonstrated need to accommodate long-range urban population growth requirements consistent with state and city goals;
- (b) Need for housing, employment opportunities, and livability;
- (c) Orderly and economic provision for public facilities and services;
- (d) Maximum efficiency of land use within and on the fringe of the existing urban area;
- (e) Environmental, energy, economic, and social consequences;
- (f) Retention of agricultural land as defined, with Class I being the highest priority for retention, and Class VI the lowest priority; and
- (g) Compatibility of the proposed uses with existing and future adjoining land use.
- (h) No annexation shall be approved which would overburden the design capabilities of existing service facilities at full development of the area.
- (i) Due regard shall be given to existing special service or improvement districts in an area proposed for annexation.

- (j) vacant land and land primarily suited for open space may be considered for annexation to more effectively control and shape the development pattern
- (k) Recognizing that the quantity and quality of basic services are contingent upon sufficient revenues, when annexation is desirable and resources to provide full property tax supported services are not available or cannot be economically justified within reasonable period of time, the City will consider a tax differential for that area.
- (l) Upon annexation, service charges and fees by the City within newly annexed territories shall become uniform with those levied within the previously composed city. However, property in special service or improvement districts annexed to the City will continue to be subject to taxes levied for the purpose of paying off bonded indebtedness of said district.
- (m) Nonconfirming uses of property in annexed areas will be continued in the City according to the provisions of the City Zoning Ordinance pertaining to nonconforming uses.
- (n) When the City determines that newly annexed land is primarily suited for open space use, the property owners will be encouraged to have the land classified and assessed for open space use as provided in ORS 308.740, 215.203, 308.345, and 308.395.
- (o) Only areas that are within the Urban Reserve Limit will be considered for annexation into the City.
- (p) Annexation proposals involving a resultant significant land use change shall be evaluated by guidelines set forth by the Comprehensive Plan and the applicable State Planning Goals and Guidelines.
- (q) Only areas contiguous to the City will be considered for annexation.

8. CITY PLANNING COMMISSION AND CITY COUNCIL TO BE PROVIDED WITH ANNEXATION IMPACT ANALYSIS PRIOR TO TAKING ACTION. In order to assure that the Planning Commission and the City Council, prior to action upon a proposal for annexation, are fully informed as to the potential impacts of the annexation, upon both the City and the territory proposed to be annexed, it shall be the policy of the City that both bodies be provided with an impact analysis containing the following information:

- (a) A statement of municipal service needs, if any, of the territory to be annexed, including those of

police and fire protection, public sewer and water supply facilities, street improvement or construction or both, and such other municipal services that may reasonably be required.

- (b) A statement of the projected costs of supplying reasonably needed municipal services to the territory proposed to be annexed.
- (c) A statement of the additional revenues, if any, available to the City as a result of the annexation.
- (d) A statement of the foreseeable impact of the proposed annexation upon property outside the city limits, and contiguous to the property included within the proposed annexation.
- (e) A statement analyzing the impact of the annexation on the growth, development, and future of the City, recognizing that even small-area annexations involve implicit policy decisions concerning long-range development and ultimate impacts.
- (f) If the City will incur any unusual or excessive cost as a result of an annexation, this information shall be presented to the City Council during its deliberation and evaluation of the proposed annexation.

#### 9. INITIATION AND APPROVAL OF ANNEXATION PROPOSALS:

Annexations to the City of Prineville may be initiated by residents of the urban areas outside the city limits, or by the City of Prineville. Except for triple majority proposals, health hazard proposals and proposals involving enclaves, the power of final determination as to whether an area shall be annexed rests with the voters of the area or with the voters of the City, should the City Council object to a proposed annexation and refer it to the voters.

10. FILING REQUIREMENTS FOR ANNEXATION PROPOSALS OF DEVELOPMENTAL OR PROMOTIONAL AREAS AS DESCRIBED IN ITEM NO. 2A: In the case of an annexation proposal involving a developmental or promotional area, the applicant(s) shall, in addition to the annexation petition, provide the following:

- (a) Preliminary plans and specifications, drawn to scale, showing the actual shape and dimensions of the property to be annexed, and existing and proposed land uses, residential densities, etc...
- (b) Vicinity map, drawn to scale, showing the proposed annexation area in relation to the City and adjoining properties, and the adjoining land uses and record ownerships.
- (c) Statement of proof that:
  - (1) The annexation is in conformance with the Comprehensive Plan, and the factors stated in ORS 215.

2. There is a public need for the requested annexation ~~and~~ and the proposed use thereof.

(3) The public need will be best served by annexing the particular piece of property in question as compared with other property available for the same intended use.

(4) Proof of change in a neighborhood or error in the Comprehensive Plan.

(5) The potential impact<sup>t</sup> upon the city and area; the greater the impact, the greater the degree of justification.

(6) Justification as to why it is necessary to introduce the area to the city not previously contemplated as compared to other areas.

(d) Filing Fee: All annexation proposals for developmental or promotional areas shall be accompanied by a filing fee in the amount of \$ 100.00 to help defray the City's cost of processing.

Approved by the Mayor this 28<sup>th</sup> day of October, 1975.

Adopted by the City Council this 28<sup>th</sup> day of October, 1975.

  
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Dr. Riley Allen, Mayor