



# City of Prineville

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

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**Annexation Overview:** Department of State Lands property west of SW George Millican Rd. Map & Tax lot 15-15-14 0002300.

### **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**

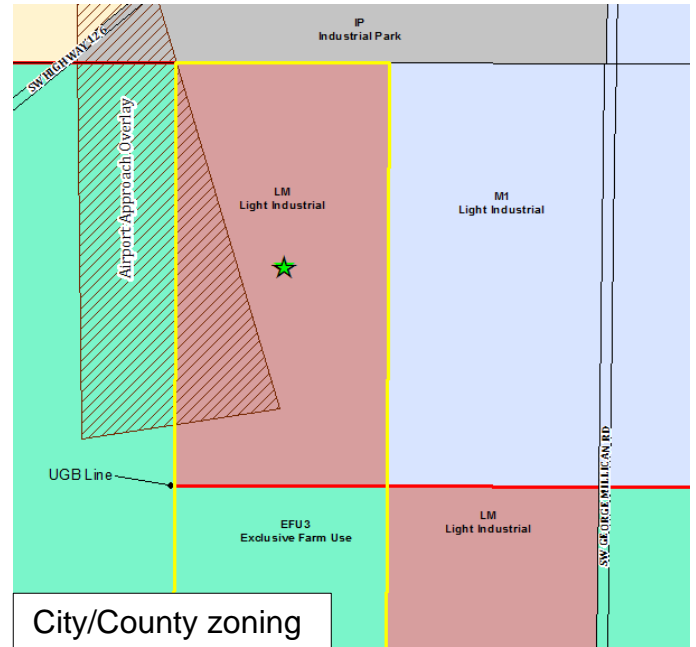
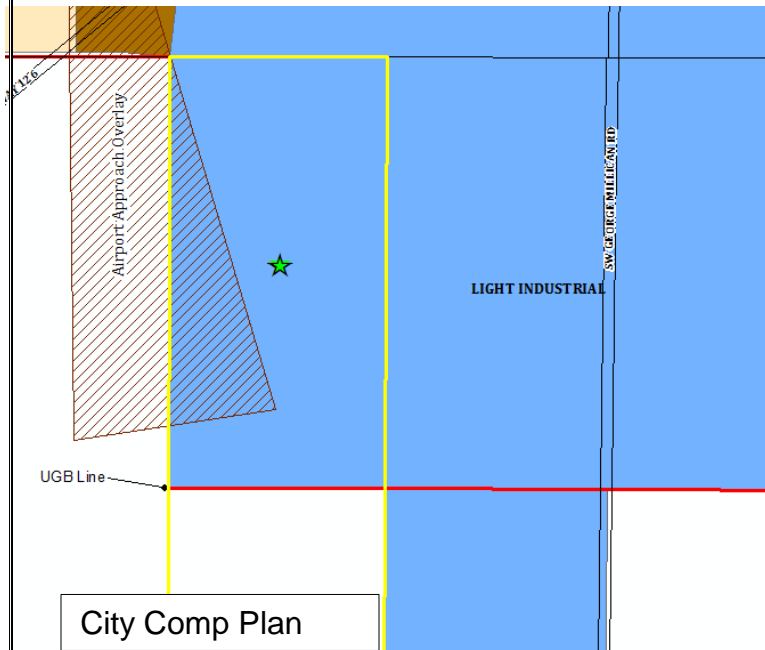
*F. As a part of any annexation process, the City shall rezone unincorporated lands within the Prineville Urban Growth Boundary Area from the current County Zoning to the appropriate City zoning in compliance with the Urban Area Comprehensive Plan.*

**Finding 1:** The urban growth boundary was modified by Ordinance 1193 on 08/14/2012 to include the north half of this property and modify the zoning to light industrial on the Comprehensive Plan Map. Crook County has also modified the zoning from EFU3 to Light Industrial (LM). This property and the one to the east have been approved for a boundary line adjustment that will split the properties north and south along the southern UGB line rather than east and west as shown below. It is expected that the light industrial zone to the east will simply be expanded to cover this property rather than creating a split zoned property.

**Finding 2:** Per the City's zoning code (153.034); when a property petitions to annex the City Planning Commission shall make a recommendation to the City Council designating the zoning of the subject property.

The Urban Growth Boundary Agreement with the County requires us to comply with the comprehensive plan but also select an appropriate City zone based on the current County zone. Therefore 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 current Comprehensive Plan zoning for the proposed property is Light Industrial and the current County zoning is Light Industrial as shown below.



**Staff Recommendation:** Staff recommends this property be zoned Light Industrial (M1) upon annexation to the City based on the following:

- Comprehensive Plan designation of Light Industrial
- Current County Zone of Light industrial (LM)
- No plans to expand the Industrial Park (IP) zone.
- The fact that the property will be combined with the northern portion of the property to the east that is already zoned (M1).

Written By:

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