



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

Annexation Overview: Department of State Lands property west of SW George Millican Rd. Map & Tax lot 15-15-14 0002300. The east 80 acres of this property is already within city limits due to an Urban Growth Boundary (UGB) swap (Ordinance 1193). This annexation will annex the west 80 acres of the property and re-assign the zone of the entire property to Light Industrial (M1).

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 City Planning Commission has recommended to City Council that this property be included in the Urban Growth Boundary (UGB). The recommendation of this annexation prior to inclusion into the UGB is to speed up the process and allow the City Council to approve the expansion, annexation and zone re-assignment on the same meeting night. Should the zone change or UGB expansion fail, this annexation recommendation will become invalid.

Ordinance 1197 will modify the UGB to include this property and zone the property light industrial on the Comprehensive Plan Map. Crook County will also be re-zoning the property from EFU3 to Light Industrial (LM).

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 Comprehensive Plan zoning for the proposed property will be Light Industrial and the County zoning will be Light Industrial as shown below. This will all occur as stated in finding 1.



City Comp Plan



City/County zoning

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)
- The fact that the east side of the property already in City limits has a County designation of light industrial (LM).

Written By:

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