

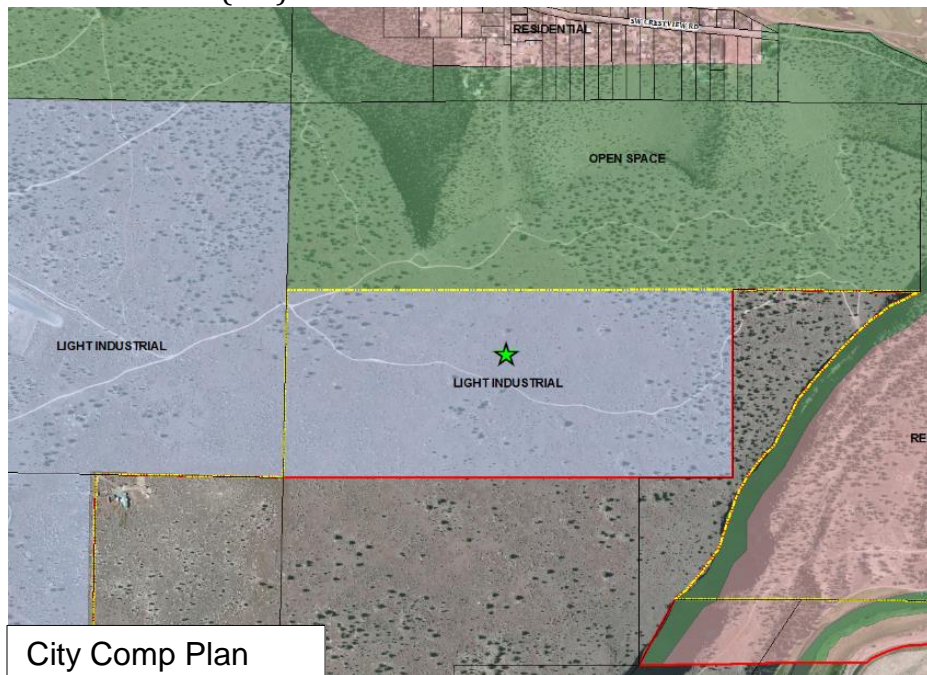


# City of Prineville

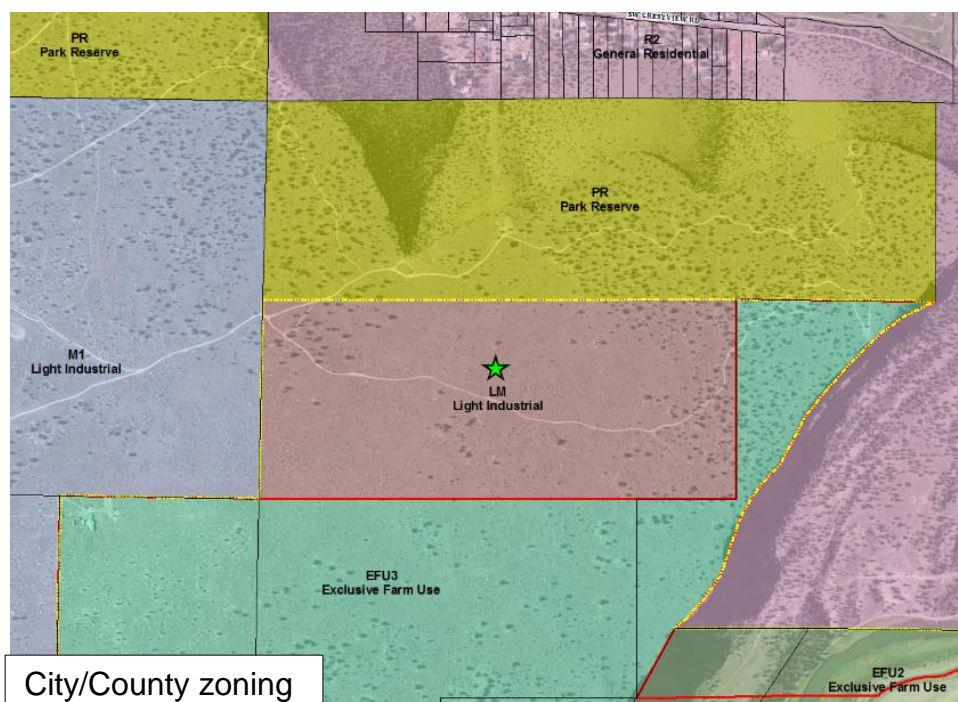
## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

10/21/2014

**Annexation Overview:** The portion of the property to be annexed was brought into the Urban Growth Boundary (UGB) in 2013 by Ordinance 1200. The property is described as a 96 acre portion of Parcel 1 of Partition Plat 2014-06. This annexation will annex the 96 acres into City limits and re-assign the current County zone of Light Industrial (LM) to the City's Light Industrial zone (M1).



City Comp Plan



City/County zoning

**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 Planning Commission has previously recommended this property for inclusion into the Urban Growth Boundary (UGB), which was completed October 8<sup>th</sup>, 2013 by Ordinance 1200. The City Planning Commission shall now make a recommendation on the proposed annexation and zone re-assignment to City Council.

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 zoning for the proposed property is Light Industrial and the County zoning is Light Industrial (LM) as shown above. The surrounding area within the City is zoned light industrial (M1) or Park Reserve (PR). The PR zone is on the northern portion of this property to preserve the rimrock views.

**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 PR zone would restrict development of the entire property. The Natural Features Overlay District (NFOD) will protect the rimrock areas from development, so a split zoning of the property near the rimrock is unnecessary.

Written By:



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