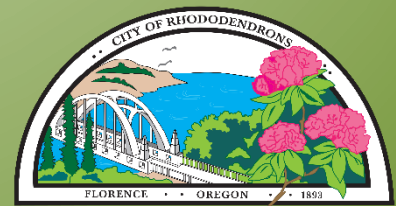


# Hale etal' Annexation and Zone Assignment

**PC 21 07 ANN 02**

**PC 21 08 ZC 02**



*City of Florence*  
**A City in Motion**

# Introduction

- **August 2019**–Petitions received
- **March 23, 2021**–DLCD Notice made
- **April 6<sup>th</sup>** – Property Owner notices mailed & 4 public postings
- **April 17<sup>th</sup>** – Newspaper notice posted
- **April 27<sup>th</sup>** – First evidentiary hearing (PC)
- Final evidentiary hearing (CC) tentative May 17<sup>th</sup>

# Annexation Criteria

## Oregon Revised Statutes:

222.050, 222.111; 222.120; and 222.170

## Oregon Administrative Rules (OAR)

OAR: 660-015-0000, 660-012-0060

## Florence Realization 2020 Comprehensive Plan:

1: Citizen Involvement, Policy 4

2: Land Use, Policy 6

14: Urbanization, Policies 1 and 3 through 7

# Zone Assignment Criteria

## Florence City Code, Title 10:

1: Zoning Regulations, Sections 10-1-1-4; 10-1-1-5; 10-1-1-6-3 & 4, 10-1-2-3 & 10-1-3 & 4

31: Service Industrial District, Section 1

## Florence Realization 2020 Comprehensive Plan:

1: Citizen Involvement, Policies 1 & 4

2: Land Use, Policy 1; Industrial Policy 4; and Section on Industrial Plan Designations

12: Transportation, Policy 8

## Oregon Land Use Planning Goals:

- Goal 10 Housing: OAR 660-015-0000 (Goal 10)

# Aerial of Annexation Area





# Proposed Zoning Assignment



## Service Industrial

# Public Comments

- None



# Referral Comments

- Public Works Dept.:
  - .555 mgd excess sewer capacity
  - 12-inch gravity sewer avail in Hwy 101 on east side, will connect via 8" laterals
  - Extending Spruce St. , ODOT provides access permits for Hwy 101
  - Stormwater on-site treatment and retention
  - Water to be provided by Heceta Water PUD, city has capacity in Hwy 101 if needed

# Referral Comments

- Lane County Public Works:
  - No comments related to proposal

# Utilities & Access

- Water: Heceta Water
- Sewer: Connect to existing gravity in Hwy 101
- Access: Public and Highway systems, with needed improvements at development

# Consents

Double and Triple Majority methods met

- 4 of 7 listed property owners have signed
- Over 52% of ownership = > 50%
- Vacant no electors
- Sole property = 100% of the value

# Alternatives

1. Provide a recommendation supporting the annexation and zone assignment to the City Council, or
2. Provide a recommendation to the City Council to deny the petition for annexation and zone assignment with reasons for the denial, or
3. Modify the findings, reasons, or conditions and provide a recommendation supporting the annexation and zone assignment to the City Council, or

# Alternatives

4. Continue the Public Hearing to a date certain if more information is needed.
5. Close the public hearing and keep the written record open for a specified amount time continuing deliberations to a date certain

# Staff Recommendation

Close the public hearing and keep the written record open for a specified amount time continuing deliberations to a date certain

# Questions?

