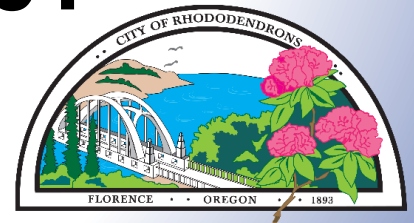


Stonefield Investments, LLC  
Annexation Petition &  
Zoning Request

**Resolution PC 21 03 ANN 01**

**&**

**Resolution PC 21 04 ZC 01**



*City of Florence*  
A City in Motion

# Application Timeline

- March 5 - –Petition/Application received
- March 9 –DLCD Notice
- April 6 –Notices mailed & publicly posted
- April 27 -First evidentiary hearing (PC)
- TBD – City Council 2<sup>nd</sup> hearing

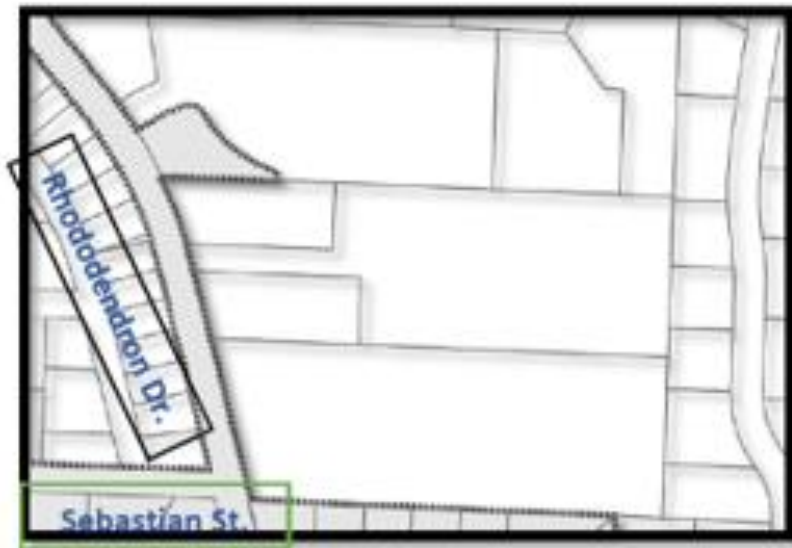
# PC 21 03 ANN 01

# Annexation Request

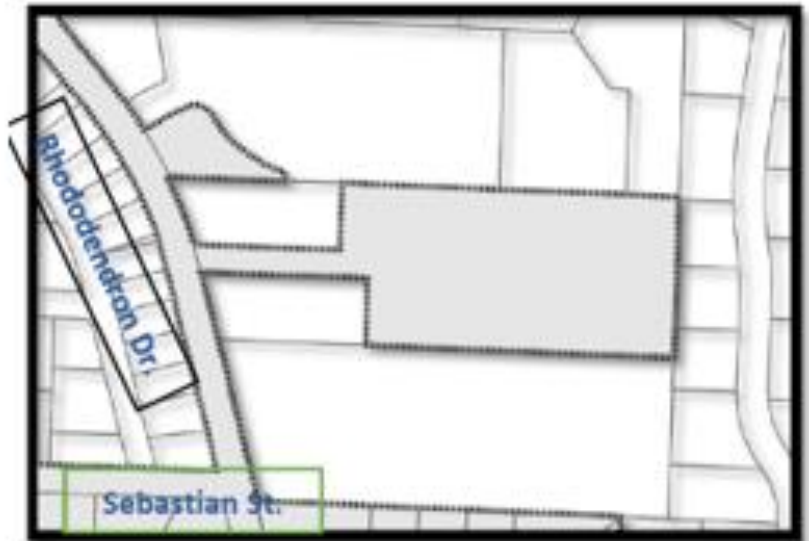


# Annexation Request

Before Proposed Annexation



After Proposed Annexation



# Annexation Criteria

## Annexation

### **Oregon Revised Statutes ORS**

ORS 222.111, 222.120, 222.125, and 222.170 (2)

### **Florence Realization 2020 Comprehensive Plan:**

- 1: Citizen Involvement, Policy 4
- 2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10; and Section on Residential Plan Designations
- 14: Urbanization, Annexation Section Policies 1 & 3  
- 7

# Consents & Election

- **ORS 222.111**: Both Double and Triple Majority methods are met
- **Resolution 28, Series 2010**: Council dispensed with placing annexation on a ballot

# Referral Comments

- Public Works Dept.:
  - .555 Mg/d (million gallons per day) excess sewer capacity
- Lane County:
  - Rhody annexed to City, but under County maintenance jurisdiction- no post-development stormwater conveyed to Rhododendron ROW.
  - New development of Rhody requires compliance with County permits until jurisdiction transferred to City.



# Utilities & Access

- Water: Property within existing Heceta Water PUD,
- Sewer: Treatment Plant has capacity & existing pressure sewer line in Rhody – owner to pay for any connectivity fees.
- Stormwater: Development triggers stormwater study and on-site retention for post build calcs – No post-development water to Rhododendron Dr. ditches.
- Garbage & Recycling: Local haulers
- Electricity & Communications: Property within service area

# Utilities & Access

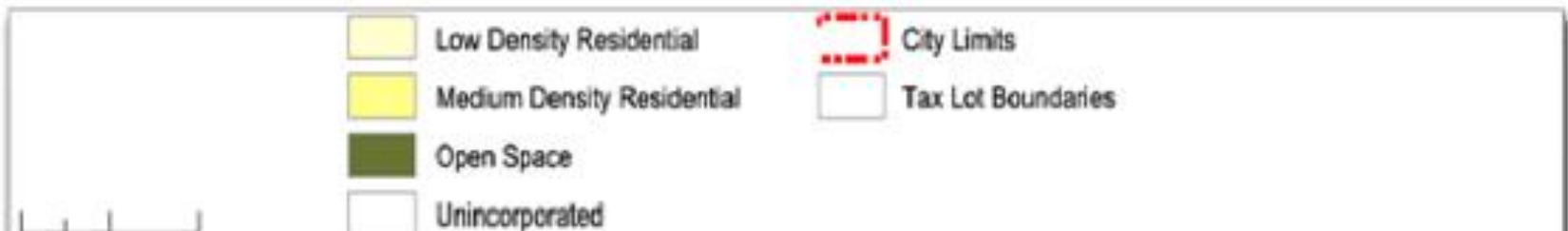
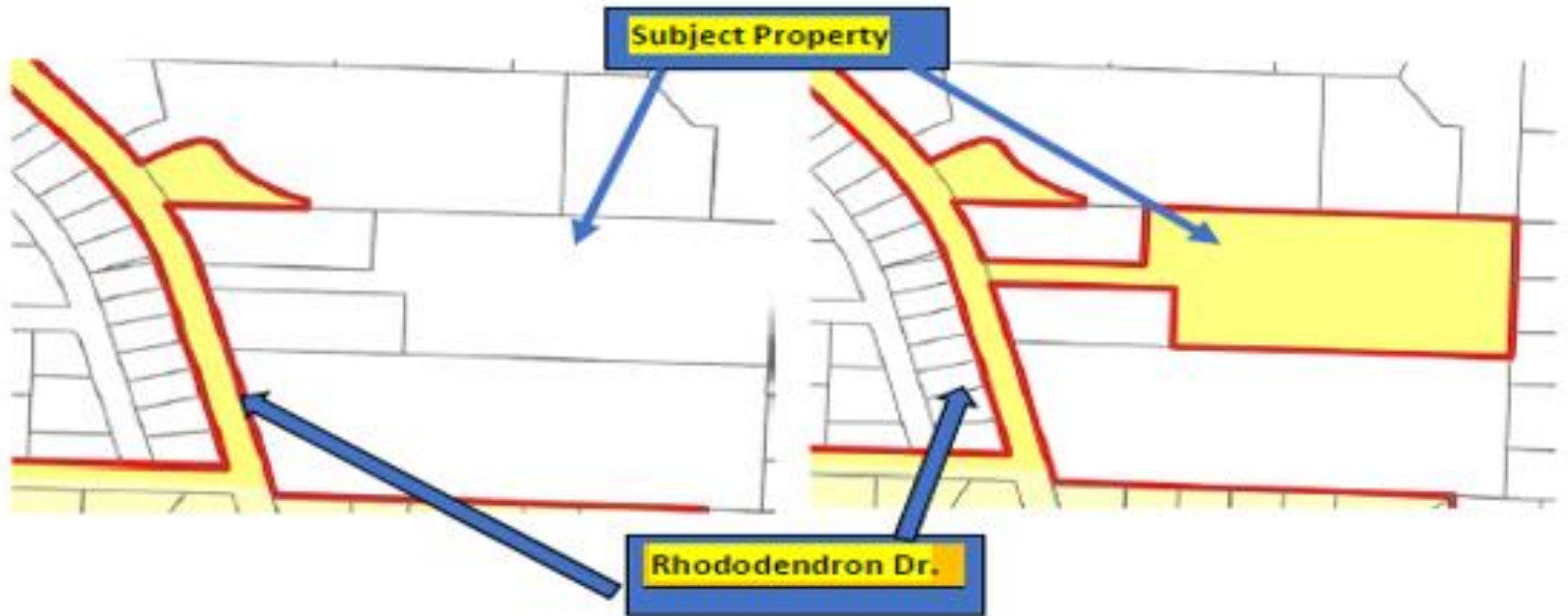
- Access: Rhododendron Dr. annexed into City; under County Maintenance Jurisdiction
- Police: Capacity to expand police response from current emergency response levels is available
- Fire & Life Safety: No change: Current area service in place will continue- SVFR & Western Lane

# PC 21 04 ZC 01

# Proposed Zoning Assignment

Before Proposed Zoning: Unincorporated

After Proposed Zoning: Medium Density Residential



# Zone Assignment Criteria

## **Florence Realization 2020 Comprehensive Plan:**

2: Land Use, Policy 5; Residential Policies 7, 8 & 10; and Section on Residential Plan Designations

## **Florence City Code, Title 10:**

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

10 – Residential Districts, Section 1

## **Oregon Land Use Planning Goals:**

Goal 10 Housing--Oregon Administrative Rules – 660-015-0000 (Goal 10)

# Alternatives

1. Continue the Public Hearing to a date certain if more information is needed.
2. Recommend annexation and zoning assignment to City Council, as presented or with modifications.
3. Recommend denial of the petition for annexation and/or zone assignment through resolution based on the PC findings to support denial; or

## Alternatives (cont.)

4. Recommend approval of the annexation but apply a different zoning district for the rezoning
5. Close the public hearing but leave the written record open for a specified period of time and continue deliberations on a date certain.

# Staff Recommendation

Recommend approval of  
annexation and zoning assignment  
to Medium Density Residential



# Questions?

