

Rannow Arch St. Annexation and Zone Assignment

PC 21 09 ANN 03

PC 21 10 ZC 03



Introduction

- Bob and Katherine Rannow submitted a petition for annexation on March 15, 2021, with Katherine's signature added on May 24, 2021, to attain consent from 100% of the property owners.

Introduction

- Notice of the public hearing was provided to owners of property within 300' of the petitioners' property, but property owners within 300' of the affected rights-of-way were not notified in time for the original May 25th meeting date.
- The public hearing was postponed until June 22, 2021, to accommodate the 20-day notice period.

Introduction

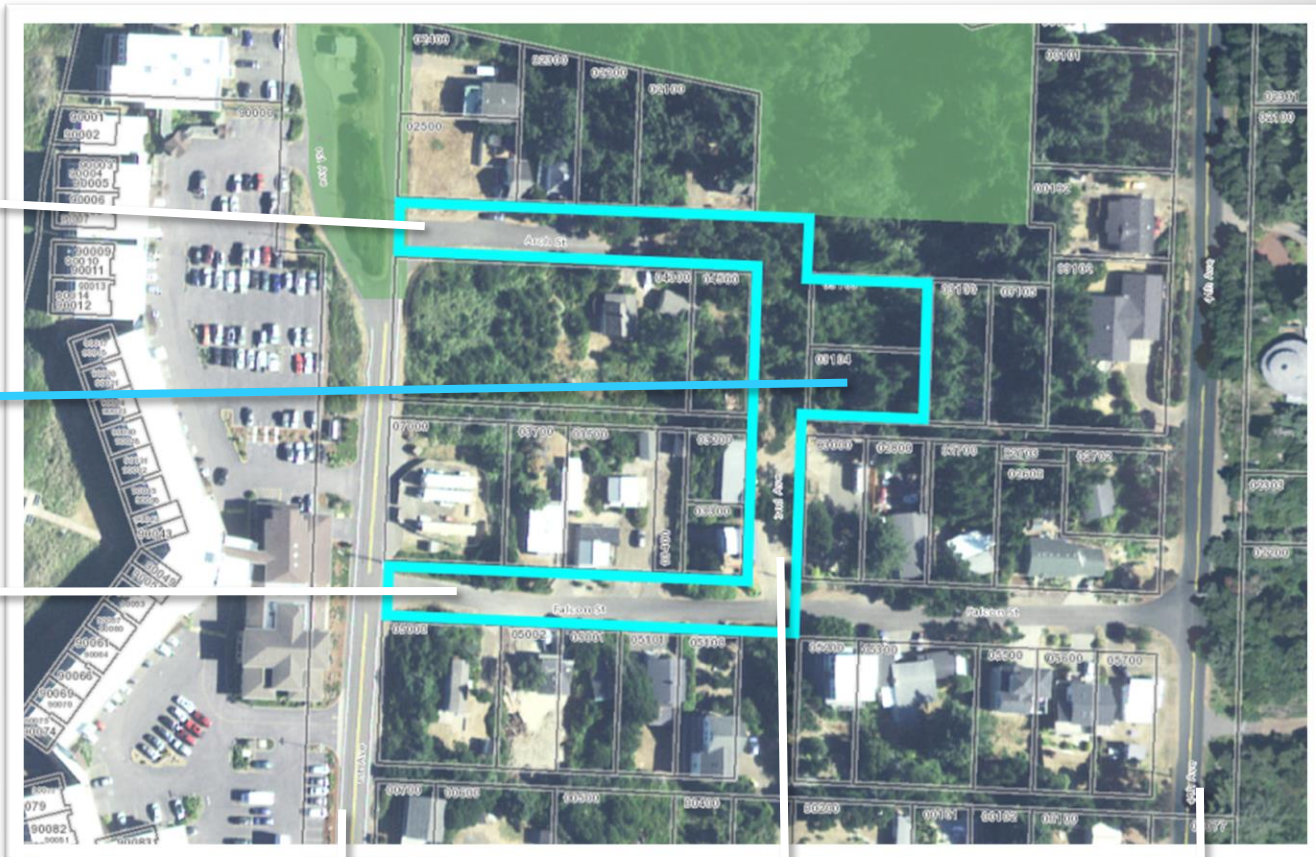
- Public testimony identified issues with language in the Notice of Hearing, which stemmed from changes introduced during the shift to remote meetings.
- With revised public notice, the public hearing was postponed until July 13, 2021.

Vicinity Map

Arch Street

Proposed Annexation

Falcon Street



1st Avenue

2nd Avenue

4th Avenue

Annexation Criteria

Oregon Revised Statutes:

ORS 222.111, 222.120, 222.125, 222.170, 373.270

Florence Realization 2020 Comprehensive Plan:

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

Florence City Code (FCC):

- Title 10: Zoning Regulations, Sections 10-1-1-6-3, 10-1-1-6-4, and 10-1-3

Zone Assignment Criteria

Florence Realization 2020 Comprehensive Plan:

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

Florence City Code (FCC):

- Title 10 Chapter 1: Sections 10-1-1-6-3, 10-1-1-6-3, and 10-1-3
- Title 10 Chapter 10: Section 1

Oregon Land Use Planning Goals:

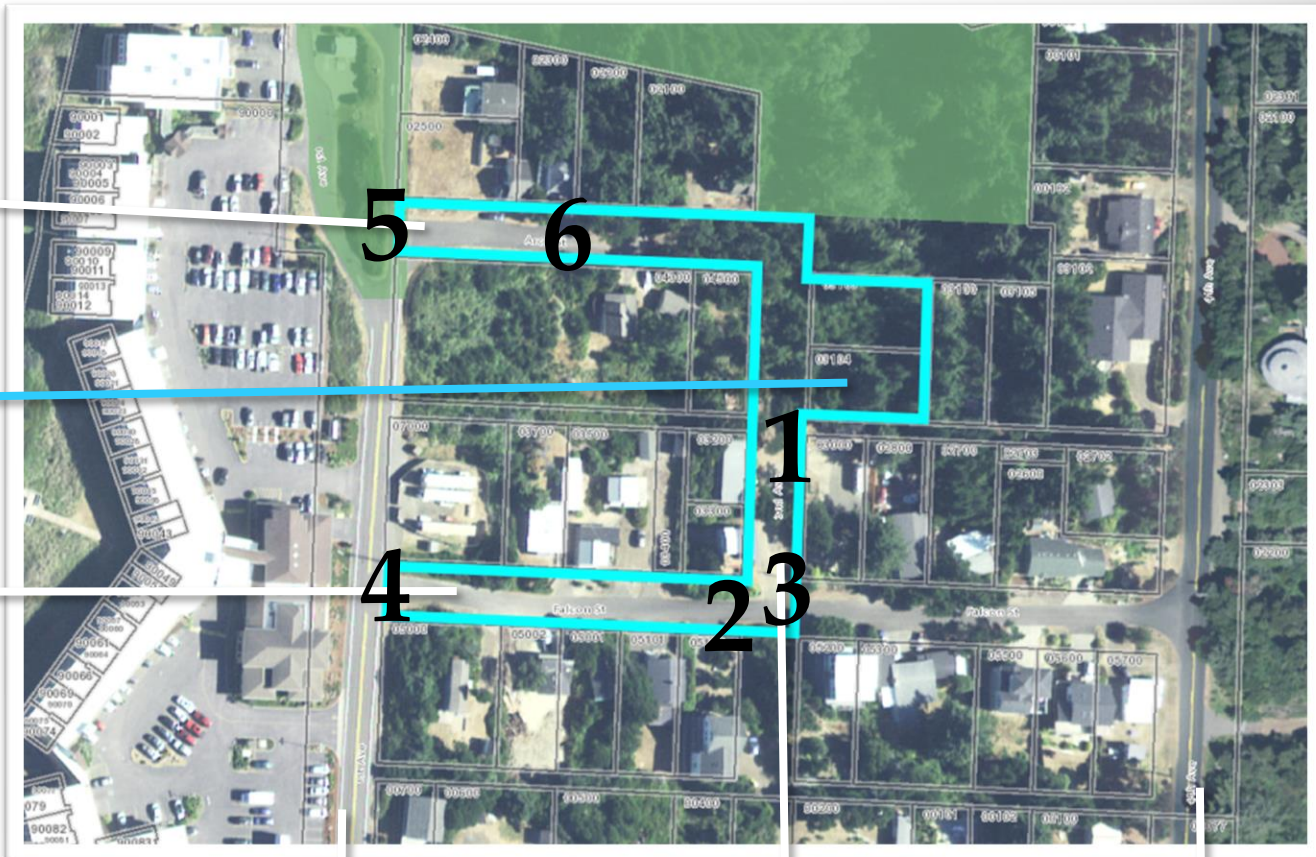
- Goal 10: Housing (OAR 660-015-0000)

Vicinity Map

Arch Street

Proposed Annexation

Falcon Street



1st Avenue

2nd Avenue

4th Avenue

Petitioner's Property from 2nd Avenue



2nd Avenue from Falcon Street



Falcon Street from 2nd Avenue



Falcon Street from 1st Avenue



Arch Street from 1st Avenue



Arch Street from 1st Avenue



Annexation Map



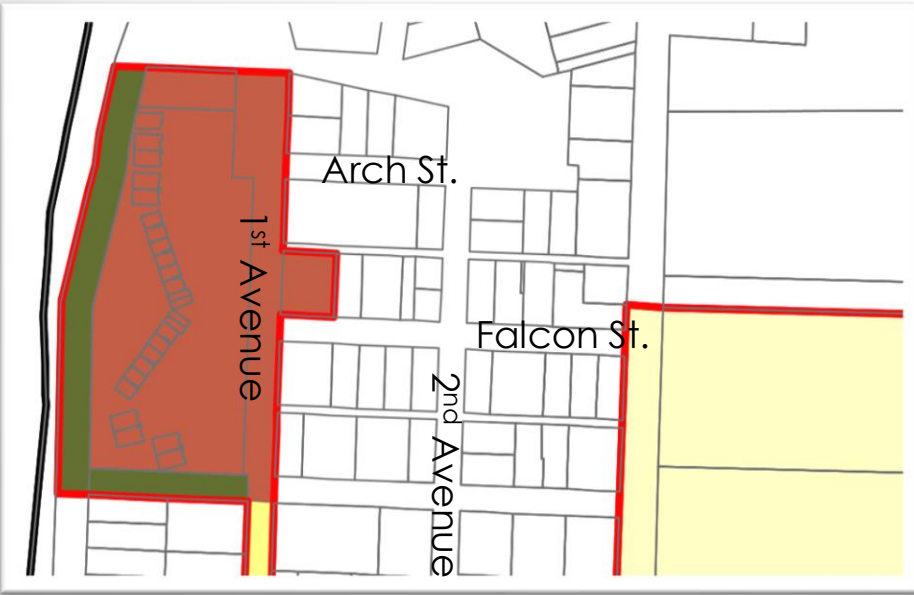
Before Annexation

After Annexation

Comprehensive Plan Designation



Zoning Map



Before Zone Assignment



After Zone Assignment

Referral Comments

- Public Works Dept.:
 - Sewer provision information
- CTCLUSI:
 - Requested immediate contact if cultural resources are found during work
- Lumen (formerly CenturyLink):
 - Facilities in the annexation area; any necessary relocations would be funded by the property owner

Referral Comments

- Lane County Transportation Planning:
 - Arch St. is classified as an Urban Local Road.
 - LC supports annexation to provide opportunity for future jurisdictional transfer.
 - Until jurisdictional transfer occurs, development must comply with Lane County road requirements.
 - Stormwater runoff must not be directed to LC roads or drainage facilities.

Utilities & Access

- Water: Connect to Heceta Water
- Access: Street access via Falcon St. and improvement of 2nd Avenue

Utilities & Access

- Sewer: Connect to gravity wastewater line between Driftwood Shores and the pump station in 1st Ave.
 - Arch St. provides the shortest available distance to serve the property, reducing cost for the City and the property owner.

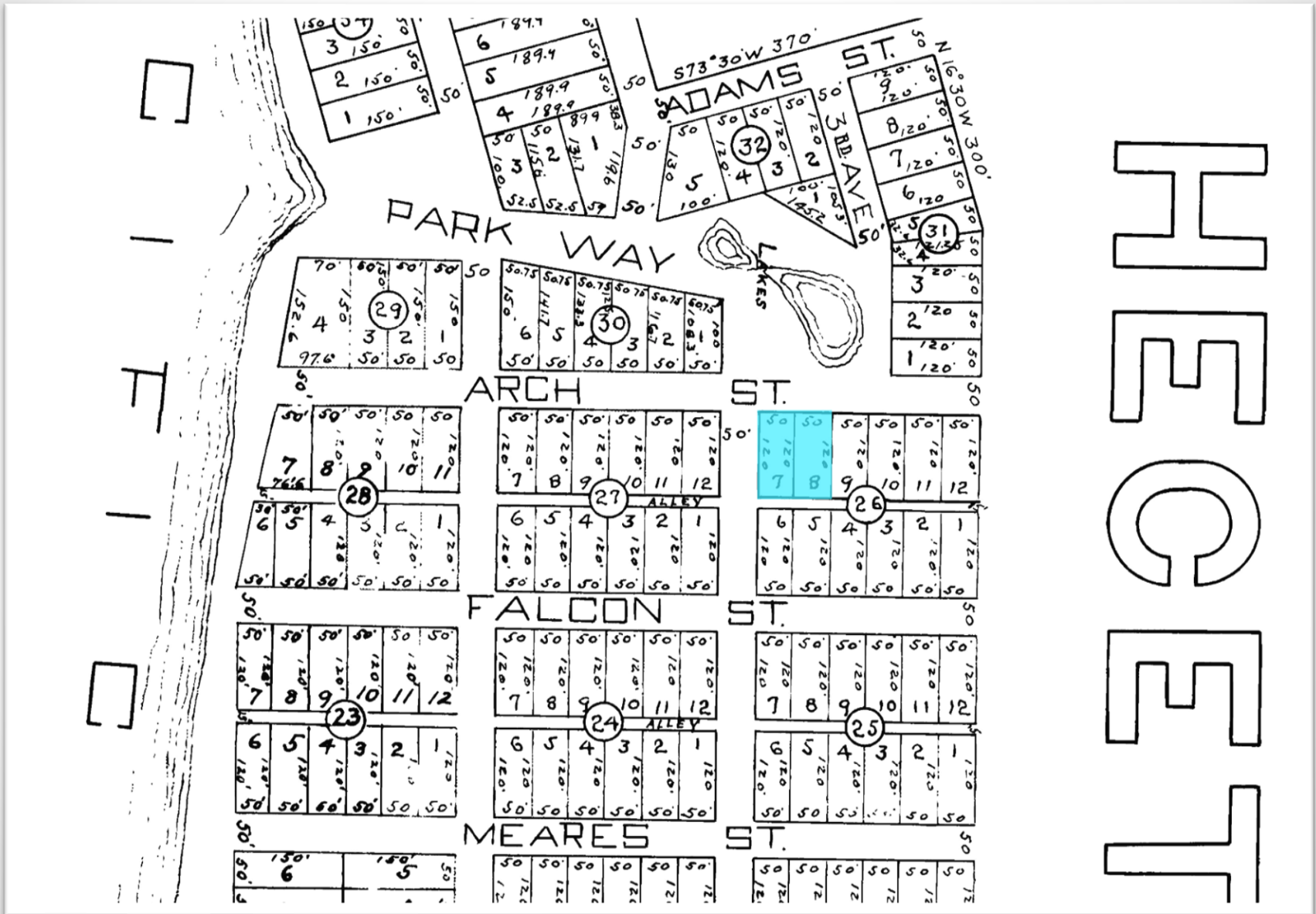
Consents

- Both Double and Triple Majority methods are met (100% of owners and 100% of electors consent to annexation).

Public Testimony

- Comments received from property Arch St. Residents:
 - Arch St. was not intended for development, and clearing for sewer or street extension would harm adjacent properties
 - Wetlands and the North Dunal Aquifer would be harmed by street development
- See Findings of Fact for additional comments and staff responses.

1915 Plat of Heceta Beach Subdivision



Heceta Beach Park



Conditions of Approval

None

Alternatives

1. Recommend approval the annexation and zone assignment as presented or with modifications;
2. Recommend denial of the annexation based on the Commission's findings;
3. Recommend approval of the annexation but recommend a different annexation area;
4. Recommend approval of the annexation but recommend a different zoning district; or
5. Continue the Public Hearing to a date certain if more information is needed.

Staff Recommendation

Staff finds that the proposed application can meet the requirements of City Code with conditions of approval as presented, including modifications as discussed.

Staff recommends approving a recommendation to the City Council supporting annexation and a zoning assignment of Medium Density Residential with rights-of-way zoned in accordance with the Realization 2020 Comprehensive Plan.

Questions?

