

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 18 31 ANN 06

A RESOLUTION RECOMMENDING APPROVAL OF ANNEXATION OF PROPERTY WITHIN THE UGB: ASSESSOR'S MAP 18-12-10-33 TAXLOT 00200, TO THE FLORENCE CITY COUNCIL.

WHEREAS, the owner and elector initiated the annexation with a petition to the city as required by Oregon Revised Statutes (ORS) 222.111(2) and Florence City Code (FCC) 10-1-1-4; and

WHEREAS, consent was achieved in accordance with ORS 222.170(1) with all owners of land owning a majority of the contiguous land and a majority of the assessed value of all real property; and

WHEREAS, the proposed annexation is within the Florence Urban Growth Boundary and contiguous to the city boundaries as required by ORS 222.111(1); and

WHEREAS, the Planning Commission met in a public hearing on November 13, 2018 after giving the required notice per FCC 10-1-1-6 to consider the proposal, evidence in the record and testimony received; and

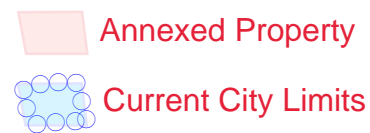
WHEREAS, the Planning Commission determined, after review of the proposal, testimony and evidence in the record, that the proposal was consistent with Realization 2020, the city's acknowledged Comprehensive Plan and adopted findings of fact in support of the annexation; and

NOW THEREFORE BE IT RESOLVED that the Florence Planning Commission:

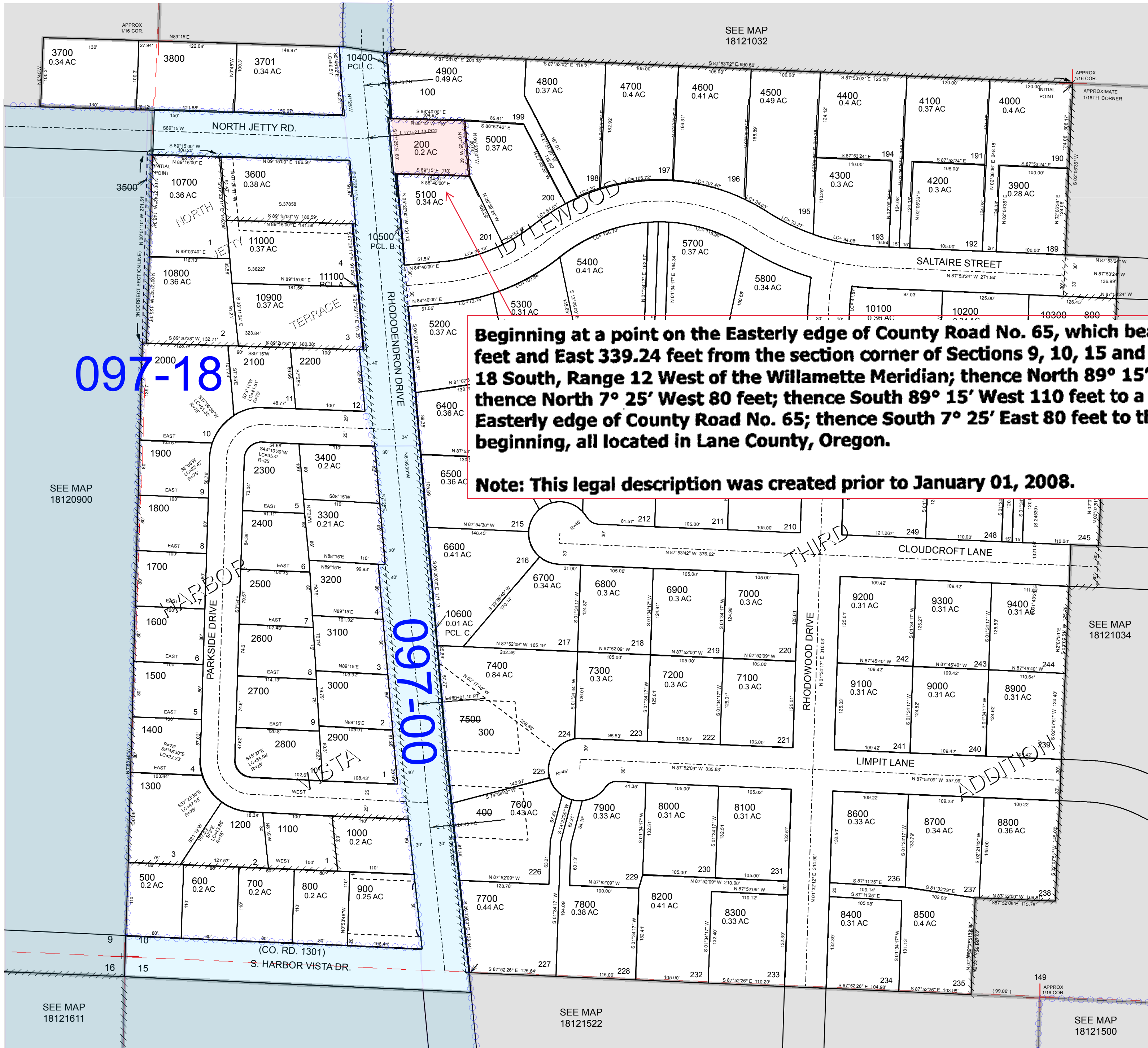
- Section 1. Recommends approval of the annexation as depicted on the attached map with the boundaries and legal descriptions as described in Exhibit A.
- Section 2. Bases its recommendation for approval on the findings of fact showing consistency with the Realization 2020 Comprehensive Plan, Florence City Code, and Oregon Revised Statutes (Exhibit B).
- Section 3. Recommends to the City Council that connection to the City sewer system occur within one year of annexation into the City of Florence (December 10, 2019)

APPROVED BY THE FLORENCE PLANNING COMMISSION this 13th day of November, 2018.

John Murphey, Chairperson
Florence Planning Commission



CANCELLED
100
300
400
3500
7500



Beginning at a point on the Easterly edge of County Road No. 65, which bears North 1146.64 feet and East 339.24 feet from the section corner of Sections 9, 10, 15 and 16, in Township 18 South, Range 12 West of the Willamette Meridian; thence North 89° 15' East 110 feet; thence North 7° 25' West 80 feet; thence South 89° 15' West 110 feet to a point on the Easterly edge of County Road No. 65; thence South 7° 25' East 80 feet to the point of beginning, all located in Lane County, Oregon.

Note: This legal description was created prior to January 01, 2008.

097-18

097-00

SEE MAP 18121611

SEE MAP 18121522

SEE MAP 18121500

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 18 32 ZC 07

A RESOLUTION RECOMMENDING APPROVAL OF ASSIGNING RESTRICTED RESIDENTIAL ZONING TO ASSESSOR’S MAP 18-12-10-22 TAXLOT 00200; AS PART OF A PROPOSED ANNEXATION, TO THE FLORENCE CITY COUNCIL.

WHEREAS, the property owner submitted petition for annexation of their properties and assignment of applicable city zoning of the property as required by FCC 10-1-1-4, 10-1-1-6 and 10-1-2-3; and

WHEREAS, the Planning Commission met in a public hearing on November 13, 2018 after giving the required notice per FCC 10-1-1-6 to consider the proposal, evidence in the record and testimony received; and

WHEREAS, the Planning Commission determined, after review of the proposal, testimony and evidence in the record, that the proposal was consistent with Realization 2020, the city’s acknowledged Comprehensive Plan and adopted Findings of Fact in support of the zoning assignment;

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends assigning zoning of Restricted Residential to, Assessor’s Map 18-12-10-33 Taxlot 00200; as presented in Exhibit A and based on the Findings of Fact in Exhibit B.

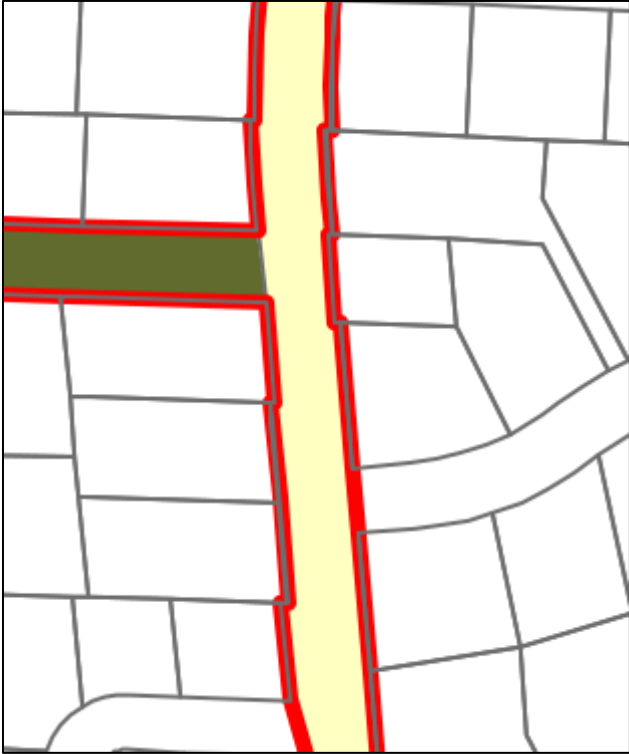
APPROVED BY THE FLORENCE PLANNING COMMISSION this 13th day of November, 2018.

John Murphey, Chairperson
Florence Planning Commission

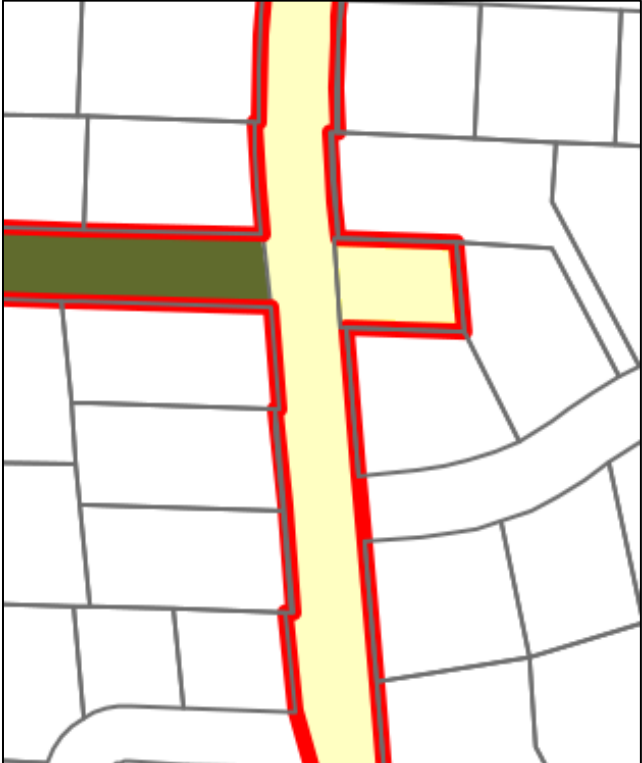
PC 18 32 ZC 07 — Proposed Zoning Map

Exhibit A

Current



Proposed



Streets / Classification: West – Rhododendron Drive / Minor Arterial (City jurisdiction), North Jetty Road / Urban Local (County Jurisdiction); South – None; East – None; North – None

II. NARRATIVE

The applicants have petitioned for the annexation of their vacant property from Lane County jurisdiction to City of Florence jurisdiction. It is yet undetermined if there are electors living on the property, however, it could be assumed that Mr. Negg is one. Due to the timing of this request, Lane County Elections was unavailable to determine the electors on the property. These electors will be determined prior to the scheduling of a City Council hearing to decide the final status of the annexation petition.

The petition was received on September 25, 2018. The application was deemed complete on October 24, 2018.

State law requires signatures from at least 50% of the property owners and electors of the subject property to petition for annexation without an election. This type of annexation is known as a “Double Majority” annexation (ORS 222.125). The City has received a signed petition from the property owner and will process the annexation under the “Triple Majority” methodology (ORS 222.170(1)). The annexation and zoning assignment will be processed as a quasi-judicial zone amendment with a hearing.

The property is currently served by Heceta Water PUD from the Rhododendron Drive right-of-way. After annexation, the property will be provided City services such as sewer and police protection from adjacent Rhododendron Drive. The property is within the Siuslaw Rural Fire Protection District. The property will continue to be served by all districts by which it is currently served.

III. PUBLIC NOTICE

Notice of the Planning Commission’s public hearing was mailed on October 24, 2018 to property owners within 300 feet of the proposed annexation areas. Notice was published in the Siuslaw News on October 31 and November 7, 2018. On October 26, 2018 notices were posted at Florence Public Works, the Florence Post Office, the Justice Center, and the Siuslaw Public Library.

Public Comments:

At the time of this report, the City had received no comments on this application.

IV. REFERRALS

On October 25, 2018, referrals were sent to the Florence Public Works, Building, and Police Departments; Lane County Transportation, Surveyor, Land Management and Environmental Health Departments; Department of Land Conservation and Development; the U.S. Post Office; Charter Communications; Century Link;

Coastcom; Central Lincoln PUD; Heceta Water PUD; Central Coast Disposal; County Transfer and Recycling; and Siuslaw Valley Fire and Rescue.

Referral Comments:

At the time of this report, the City had received comments from Lane County Transportation Planning.

Monica Sather, Engineering Associate, Lane County Transportation Planning commented that Lane County had no concerns regarding the request due to the property being currently developed and the resulting zoning would be low-density residential, and thus low density in nature.

V. APPLICABLE REVIEW CRITERIA

Annexation

Oregon Revised Statutes (ORS)

222.111; 222.120; 222.125; and 222.170 (2)

Florence Realization 2020 Comprehensive Plan

Chapter 14: Urbanization; Policies 3 through 6 and Recommendation 3

Zone Assignment

Florence Realization 2020 Comprehensive Plan

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

Florence City Code (FCC)

Title 10: Zoning Regulations

Chapter 1: Zoning Regulations; Sections 10-1-1-6-4, 10-1-2-3, and 10-1-3

Chapter 10: Restricted Residential District; Sections 2, 4, and 5

VI. FINDINGS OF FACT

The following findings support Resolution Nos. PC 18 31 ANN 06 & PC 18 32 ZC 07 and address approval criteria within the Florence Realization 2020 Comprehensive Plan, Florence City Code and State Statutes.

Applicable criteria and policies are shown in **bold text**, followed by findings of consistency in plain text.

FLORENCE REALIZATION COMPREHENSIVE PLAN

Chapter 2: Land Use

Policies

5. **“The City shall conduct an internal review at least once every three years to assess the capacity of sewer, water and stormwater systems including**

three-year projections of additional consumption using a three percent growth rate.”

The annexation proposal is consistent with this policy because the provision of city utility services to the annexation area is based on the most up-to-date assessment of the projected capacity of these systems, assuming a 3 percent growth rate. This policy directs that the City conduct these internal reviews on a regular basis to ensure that the City continuously has the capacity to serve existing and new development, including annexed property. The City has actively studied the capacity of these systems and hired consultants to supplement these studies. Documentation of recent study results in the record confirm that the City has the capacity to serve the annexation area without affecting service to existing City residents; consistent with the direction in this policy.

Residential

Goal

To create residential living environments that satisfy a wide variety of local and regional population needs and desires and add long-term community value.

Policy 7. Residential development shall be discouraged in areas where such development would constitute a threat to the public health and welfare, or create excessive public expense. The City continues to support mixed use development when care is taken such that residential living areas are located, to the greatest extent possible, away from areas subject to high concentrations of vehicular traffic, noise, odors, glare, or natural hazards.

Currently, this land is zoned Suburban Residential/Mobile Home by Lane County and is developed with a single-family residence. The implementing zone for this area is Restricted Residential.

Policy 8. Existing residential uses in residential zoning districts and proposed residential areas shall be protected from encroachment of land uses with characteristics that are distinctly incompatible with a residential environment. Existing residential uses in commercial and industrial zones shall be given the maximum practicable protection within the overall purposes and standards of those districts.

Policy 10. Single family residential uses (including manufactured homes) shall be located in low and medium density residential areas, and shall be discouraged from high density residential areas to protect that land for the intended uses.

Any future development will be in accordance with the implementing zoning district, Restricted Residential.

Low Density Residential

The Low Density Residential designation is intended for areas where existing lot sizes are in the neighborhood of 9,000 square feet or larger, and for areas where environmental constraints preclude smaller lots. The corresponding zoning district is Restricted Residential. This designation provides primarily for single family homes and for manufactured homes meeting certain minimum standards.

The applicant has proposed the annexation and zone assignment of Restricted Residential. This proposal meets all the requirements of this zone such as minimum lot size and width outlined in Title 10 Chapter 10.

Chapter 14: Urbanization

Goal

To provide for an orderly and efficient transition from County/rural land uses to City/urban land uses.

This proposal is consistent with this Urbanization goal because the proposed annexation provides for an orderly and efficient transition from County/rural land uses to City/urban land uses, as follows:

- The annexation area is within the Florence urban growth boundary (UGB) and is contiguous to existing City limits via right-of-way to the west; it is, therefore, an orderly transition from rural to urban land uses.
- The existing public infrastructure is an orderly and efficient mechanism for providing urban services to this geographic area. The annexation will allow the provision of City sewer to the property being annexed. All connections to the sewer line will be funded through system development charges, connection fees, and property owner investment. This financing method allows for cost-effective service delivery to all users of the system.
- The provision of sewer service will allow the property owners to avoid future septic drain field repairs and inefficient use of open space contained within the lot to be annexed for the drain field.

Annexation Policies

1. **The procedures of ORS 222.840 et. Seq. (Health Hazard Abatement) shall be initiated if needed to remove dangers to public health. In the absence of a need for health hazard abatement annexation procedures, any annexation of county territory to the City of Florence shall utilize an annexation method allowable by state law that requires a majority of consents, and shall not utilize the “island annexation” procedures set forth by ORS 222.750.**

The proposed annexation has been initiated by the property owner in order to receive City services and has not been initiated in order to abate a health hazard. ORS 222.840 is not applicable to this specific proposal.

The City of Florence has utilized for this proposed annexation a method allowable by state law that requires a majority of consents and did not utilize an "island annexation." The City has received a signed petition from the property owners and electors. This policy criterion is met.

The proposed annexation is not an island annexation because the territory to be annexed is contiguous with the Florence city limits.

3. Conversion of lands within the UGB outside City limits shall be based on consideration of:

a) Orderly, economic provision for public facilities and services:

The proposed annexation is consistent with Policy 3a. because the annexation area will be served through an orderly, economic provision of public facilities and services, including sewer, water, storm drainage, streets, fire and police protection, power, and communications. The utility services have the capacity to serve the property within the proposed annexation and the services and facilities can be provided in an orderly and economic manner, as described in detail below. The annexation request is not intended to address details about placement of individual utility lines or other development level utility details.

Sewer: The Florence Public Works Department has evaluated the impact of the possible future residential development and has concluded that there is sufficient capacity in the City's wastewater treatment facilities to serve the proposed uses without negatively affecting existing customers. Currently the Waste Water Treatment Plant has an excess capacity of .555 million gallons daily. **The applicant shall connect to City sewer services within one year of approval, November 13, 2019.**

Water: The property is currently developed. The property is served by a connection to Heceta Water People's Utility District services within the Rhododendron Drive right-of-way. It is unknown if hydrants are provided nearby.

Stormwater: There will be no change in the handling of stormwater upon annexation. Upon development, the property will be expected to meet City Code, retaining all stormwater on-site.

Streets: The property will be accessed via Rhododendron Drive, this section of which is under City jurisdiction. City jurisdiction ends at the intersection of Rhododendron Drive and Sebastian Street. North Jetty Road, opposite this property at the intersection/property driveway is currently under Lane County maintenance jurisdiction. Lane County Transportation Planning had no issues with the proposed annexation and zone assignment. The pavement condition of the section of North Jetty Road immediately west of the property was 83 PCI according to the 2004 Lane County TSP.

The existing and any future usage (vehicular trips) made available by annexation and zone change can be accommodated by the surrounding platted street availability. Improvements to the adjacent street will be accomplished in conjunction with improvements to the property.

Fire: Siuslaw Valley Fire and Rescue District currently provides protection services to the annexation area and will continue to do so following the annexation. The City eliminated contractual agreements with Siuslaw Valley Fire and Rescue that previously provided protection services to city residents. Hydrant availability is discussed under the “Water” section above.

Police: Once annexed, the City will provide public safety services. The Florence Police Department will expand their current emergency response service to patrol and respond to calls for the subject property.

Power: Central Lincoln People’s Utility District currently provides electricity to the annexation area and will continue to do so following the annexation.

Communications: CenturyLink currently provides phone service to the area and will continue to do so following the annexation. Other utility companies such as Charter and OregonFAST.net provide other communications services and will continue to do so following the annexation. In addition, there are a number of cellular phone companies that provide service in the area.

b) conformance with the acknowledged City of Florence Comprehensive Plan;

This proposal is consistent with this policy because the Florence Realization 2020 Comprehensive Plan was acknowledged by the Department of Land Conservation and Development (DLCDD) and is the acknowledged Plan for the City of Florence. As demonstrated in these findings of fact, the annexation proposal is in conformance with this acknowledged Plan.

c) consistency with state law.

The annexation proposal is consistent with this policy because the proposal is consistent with state law, as presented below in the review of Oregon Revised Statutes.

4. The City will send a referral requesting comments on annexations to Lane County. The Comments submitted will be considered in any action taken on the annexation request and will become part of the public record of the proceeding.

Staff sent referral requests to Lane County on October 25, 2018. On November 6, 2018 Monica Sather of Lane County Transportation stated that Lane County had no concerns with the proposal.

6. Annexed properties shall pay systems development charges as required by City Code.

The applicant will be required to pay the project costs to extend sewer services where they do not currently exist. Future development of the property will necessitate payment of applicable systems development charges.

7. As a matter of public policy, Lane County and the City of Florence share a substantial interest in development within the Urban Growth Boundary. In order to receive a full range of urban services provided by the City of Florence, development within the Urban Growth Boundary shall require annexation. However, it is also recognized that until annexation Lane County will retain primary permitting responsibility for those lands.

Lane County provides services and administers jurisdiction to all properties outside of the City of Florence and within the Urban Growth Boundary. After the completion of annexation, the City of Florence will be the responsible jurisdiction for further development of the property as well as maintenance and access from Rhododendron Drive, which is under the authority of the City of Florence.

OREGON REVISED STATUTES

ORS 222.111 Authority and procedure for annexation.

(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.

The proposed annexation area is located within the urban growth boundary of the City of Florence. The annexation is contiguous to the City from the south for all proposed areas of annexation.

(2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

This proposal for annexation of the subject property was initiated by petition to the legislative body of the City by the owners of real property in the territory to be annexed. Written consent was received from the owners of the property to be annexed.

(3) The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory

shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year.

The annexed property will pay property taxes at the same rate as other properties within the City consistent with Oregon laws governing taxation. This proposal for annexation did not include a tax differential schedule as allowed in this statutory section.

(4) When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510, the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of the effective date of the annexation. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465.

The annexation area is within the Siuslaw Valley Fire and Rescue District, which is a rural fire protection district named in ORS 222.510, but not named in ORS 222.465. The annexation area will not be withdrawn from the Fire District and thus will remain within the Siuslaw Valley Fire and Rescue District.

(5) The legislative body of the city shall submit, except when not required under ORS 222.120, 222.170 and 222.840 to 222.915 to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 or 222.840 to 222.915 to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose.

Resolution No. 8, Series 2008, adopted by the City Council, the legislative body of the City, on April 21, 2008, expressed the City's intent to dispense with elections in the City and annexation area as permitted by ORS Chapter 222, when sufficient written consents are received.

The City received written consents from 100% of the owners within the proposed annexation area, as allowed in ORS 222.170; therefore, an election is not required. Staff will confirm that consent from 100% of the electors on the property prior to a City Council hearing on the subject.

ORS 222.120 Procedure without election by city electors; hearing; ordinance subject to referendum.

(1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.

Chapter II Section 4 Item (2) (h) of the Charter for the City of Florence lists annexation as one of the City's powers "to annex areas to the City in accordance with State law." The Charter does not expressly require the City to submit a proposal for annexation of territory to the electors of the City for their approval or rejection. Therefore, the City will not be holding an election on this annexation request. Resolution No. 8, Series 2008 expressed the City's intent to dispense with elections in the City and annexation area as permitted by ORS Chapter 222, when sufficient written consents are received.

(2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.

Resolution No. 8, Series 2008 expressed the City Council's intent to dispense with any and all annexation elections both in the City and in the annexed territory whenever permitted by ORS Chapter 222. A public hearing on all annexations will be held allowing City electors to be heard on the annexation. Consistent with this Resolution, the City Council will hold a duly advertised public hearing on December 10, 2018, after receiving a recommendation from the Planning Commission. The electors of the City may appear and be heard on the question of annexation at that public hearing.

(3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period.

The Planning Commission public hearing was noticed as required. Notice of the public hearing was published in the Siuslaw News on October 31 and November 7, 2018. Public noticing for the City Council public hearing, the City legislative body, will also be published in the Siuslaw News on two dates prior to the hearing. Notices were posted in four public places in the City at Florence Public Works, Justice Center, Siuslaw Public Library, and Post Office on October 25, 2018.

(4) After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question:

(a) Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation;

(b) Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided

in ORS 222.125 or 222.170, prior to the public hearing held under subsection (2) of this section; or

(c) Declare that the territory is annexed to the city where the Department of Human Services, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 to 222.915.

The proposed annexation is contiguous to the City limits on the western property line through the Rhododendron Drive right-of-way. The City Council will hold a public hearing on the annexation request on December 10, 2018. If approved, an Ordinance will be passed, as required under (b) showing that the landowners consented in writing to the annexation consistent with ORS 222.170.

(5) If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510, the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465.

The property will not be withdrawn from the Siuslaw Valley Fire and Rescue as discussed above.

(6) The ordinance referred to in subsection (4) of this section is subject to referendum.

The Ordinance that would be passed by City Council will be subject to referendum per ORS 222.170 (1) and 222.170 (2).

(7) For the purpose of this section, ORS 222.125 and 222.170, “owner” or “landowner” means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel’s land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.”

The written consent from the property owners were received by the City on a petition requesting annexation to the City.

ORS 222.125 Annexation by consent of all owners of land and majority of electors; proclamation of annexation. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors,

if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation. [1985 c.702 §3; 1987 c.738 §1]

Note: 222.125 was added to and made a part of ORS chapter 222 by legislative action but was not added to any smaller series therein. See Preface to Oregon Revised Statutes for further explanation.

The City historically has used ORS 222.120 and never included this section of the statute in the criteria nor ever used the reduced process it outlines even though past applications have met the criteria. This application meets the criteria of this statute. There is no policy in City Code requiring a hearing for processing an annexation. Policy requires that a state process that requires a majority of consents be required. For these reasons the annexation portion of this application does not include a hearing but will include a recommendation to the City Council.

ORS 222.170 Effect of consent to annexation by territory; proclamation with and without city election.

(2) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if a majority of the electors registered in the territory proposed to be annexed consent in writing to annexation and the owners of more than half of the land in that territory consent in writing to the annexation of their land and those owners and electors file a statement of their consent with the legislative body on or before the day:

(a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city; or

(b) The city legislative body orders the annexation election in the city under ORS 222.111, if the city legislative body submits the question to the electors of the city.”

The number of electors will be determined prior to a hearing before the City Council (the city legislative body). The written consents from the property owners were signed prior to November 13, 2018, and received before the City Council held the required public hearing required by ORS 222.120.

(3) “Annexed properties shall pay system development charges as required by City Code.”

The proposed annexation is consistent with Policy 3 because Florence City Code Title 9 Chapter 1 Section 4-A requires properties annexed to pay system development charges. Systems development charges will be paid upon connection to City utilities and upon further development on the property.

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-6: TYPES OF REVIEW PROCEDURES:

10-1-1-6-4: TYPE IV PROCEDURE (LEGISLATIVE)

D. Notice of Hearing:

1. **Required hearings.** A minimum of two hearings, one before the Planning Commission and one before the City Council, are required for all Type IV applications (e.g., re-zonings and comprehensive plan amendments).

The applicant has proposed an annexation and zoning assignment for their property. There will be at least two public hearings as part of this process.

10-1-2-3: ZONING OF ANNEXED AREAS: The City Council may establish zoning and land use regulations that become effective on the date of annexation. This zoning district shall be consistent with the objectives of the Florence Comprehensive Plan and Zoning Code. When zoning is not established at the time of annexation, an interim zoning classification most nearly matching the existing County zoning classification shall be automatically applied until the City Council establishes zoning and land use regulations in accordance with the conditions and procedures of Chapter 1 of this Title. (Amd. by Ord. 30, Series 1990).

The zoning district corresponding to the subject property's Comprehensive Plan designation is Low Density Residential. The Restricted Residential zone will be assigned upon approval of the request from Council and finalization of the annexation process with the county and state.

10-1-3: AMENDMENTS AND CHANGES

B. Quasi-Judicial Changes:

4. **Planning Commission Review:** The Planning Commission shall review the application for quasi-judicial changes and shall receive pertinent evidence and testimony as to why or how the proposed change is consistent or inconsistent with and promotes the objectives of the Florence Comprehensive Plan and Zoning Ordinance and is or is not contrary to the public interest. The applicant shall demonstrate that the requested change is consistent with the Comprehensive Plan and Zoning Ordinance and is not contrary to the public interest.

On November 13, 2018, the Planning Commission held a public hearing on this annexation request and quasi-judicial zone assignment. The findings of fact were available in advance of the hearing and were reviewed against the applicable city and state policies. Annexation of properties within the UGB is permitted if the request meets the applicable ORS and the city's urbanization policies. These have been reviewed earlier with supporting findings.

TITLE 10: CHAPTER 10: RESTRICTED RESIDENTIAL DISTRICT

10-10-1: PURPOSE: The Restricted Residential District is intended to provide a quality environment for low density, urban single-family residential use and other single or multifamily Planned Unit Development as determined to be necessary and/or desirable.

The property is proposed to be zoned Restricted Residential District. This zone is appropriate as it corresponds to the existing surrounding development pattern and comprehensive plan designation (Low Density) assigned to the single family residences in this area. No specific code criteria are applicable under this chapter for the annexation or zoning proposal.

VII. OPTIONS FOR PLANNING COMMISSION

The Planning Commission may:

1. Recommend approval of the annexation and rezoning by approving Resolutions PC 18 31 ANN 06 and PC 18 32 ZC 07 as presented or with modifications.
2. Recommend denial of the annexation based on the Commission's findings to support denial of the annexation.
3. Recommend approval of the annexation but recommend a different zoning district for the rezoning.
4. Continue the public hearing or leave the record open for more information.

VIII. CONCLUSIONS AND RECOMMENDATION

The evidence in the record demonstrated that the proposed annexation and zone assignment is consistent with the policies set forth in state statutes, Florence City Code, and the Florence Realization 2020 Comprehensive Plan, based on the findings. Staff recommends that Planning Commission recommend approval of the annexation and zoning assignment to the Florence City Council.

IX. ATTACHMENTS

Resolution PC 18 31 ANN 06

- Exhibit A Map of Annexation Area & Legal Description
- Exhibit B Findings of Fact
- Exhibit C Referral Comments Received

Resolution PC 18 32 ZC 07

- Exhibit A Map of Rezoning Area
- Exhibit B Findings of Fact

Other Attachments

- Attachment 1 Petition for Annexation

Glen Southerland

From: SATHER Monica C <Monica.SATHER@co.lane.or.us>
Sent: Tuesday, November 06, 2018 12:35 PM
To: planningdepartment
Subject: RE: Referral - PC 18 31 ANN 06 & PC 18 32 ZC 07 Peterson Annexation & Zone Assignment

Hello,

Lane County Transportation Planning has no concerns regarding the request and its impact to the nearest road within Lane County's jurisdiction (N Jetty Road) given that: (1) the subject property is currently developed; and, (2) the resultant, residential zoning of an approved request would be low density in nature. Thank you for the opportunity to review and comment!

Monica Sather | Engineering Associate
Transportation Planning | Lane County Public Works
McKenzie Building
3040 N Delta Hwy. | Eugene, OR 97408
T: 541.682.6996 | F: 541.682.6946

From: Vevie McPherrren [mailto:vevie.mcpherrren@ci.florence.or.us]
Sent: Thursday, October 25, 2018 4:09 PM
To: MILLER MIKE (LCOG List); Tom Turner; GREENWOOD Kim S; Lisa Herbert; Brenda Cervantes; PERRY Dave (OR); BLOMME' Mikeal Jay; PULS Sarah K; KAYE Lydia; Dan Ingram - Transportation; SATHER Monica C; chief-director@svfr.org; Tony Miller; Carl Neville - Heceta Water; tdelle@cencoast.com; marian.jackson@charter.com; pete@coastcom.net; tiffany@oregonfast.net; christopher.j.silva@centurylink.com; twombly6@hotmail.com; Aaron Donley; brian.enochian@wasteconnections.com
Cc: Wendy Farley-Campbell; Glen Southerland; Dylan Huber-Heidorn; RINES Eric (SMTP); Dan Frazier
Subject: Referral - PC 18 31 ANN 06 & PC 18 32 ZC 07 Peterson Annexation & Zone Assignment

Good afternoon,

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and to provide an opportunity to comment and express concerns related to the approval criteria prior to the Planning Commission's recommendation.

PC 18 31 ANN 06 & PC 18 32 ZC 07 – Peterson Rhododendron Annexation & Zone Assignment: An application from Gordon Peterson to annex the 0.20-acre property located at 87717 Rhododendron Drive, east of North Jetty Drive, Assessors Map No. 18-12-10-33, Tax Lot 00200. The property is proposed to be zoned Restricted Residential.

Please contact the Planning Department with any comments or concerns.

Thank you kindly,

Vevie "Viva"
LiveHappy!

Vevie M. McPherran
Planning Administrative Assistant
vevie.mcpherran@ci.florence.or.us
541-997-8237

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