
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO: 04

Meeting Date: July 12, 2022

ITEM TITLE: Resolutions PC 22 08 ANN 01 & PC 22 09 ZC 01
Elmer Property – Hwy 101 Annexation and Zone Assignment

OVERVIEW:

Application: The petitioners request annexation of 3.5 acres of property described as Assessor's Map 18-12-11-33, Tax Lot 00800, and addressed as 87675 Hwy 101, Florence. The property is located approximately 319 feet SE of the intersection at Highway 101 and Heceta Beach Road. The property is proposed to receive an assignment of the Service Industrial zoning district. The applicant is requesting annexation into the City of Florence to connect to city sewer services. Properties south of this property have been annexed into the City. Sewer services were extended along Highway 101 to provide services to these properties as they annexed.

Process and Review: Annexation petitions and associated zone assignments are Type IV and Type III land use processes, respectively, that include two public hearings, one with the Planning Commission (PC) who makes a recommendation to the City Council; and another public hearing with City Council who makes the final decision. There are requirements for providing noticing to property owners, utility providers, a newspaper and to the Department of Land and Conservation and Development for the annexation and zoning assignment processes.

The Planning Commission will open and possibly close the first evidentiary public hearing on July 12, 2022. The Planning Commission will deliberate and forward their recommendation to the City Council either on that date, or at a later date, depending on the outcome of their deliberations. A City Council date is yet to be scheduled.

The findings of fact and application materials are attached to this AIS. The applicable criteria are listed in the "Applicable Criteria" section of the findings. Only the code sections, comprehensive plan policies and appendices, state statutes and administrative rules believed to apply may be considered in the decision-making process. Petition/application materials, public testimony, if any, agency referrals and research that speak to the criteria may also be considered.

ISSUES/DECISION POINTS: None

ALTERNATIVES:

1. Recommend approval of the annexation and zoning assignment by approving Resolutions PC 22 08 ANN 01 & PC 22 09 ZC 01 as presented or with modifications, or.
2. Recommend denial of the annexation based on the Commissions' findings to support denial of the annexation, or
3. Recommend approval of the annexation but recommend a different zoning district for the rezoning, or
4. Continue deliberations and defer recommendation.

RECOMMENDATION:	The evidence in the record demonstrates that the proposed annexation and zone assignment is consistent with the policies set forth in state statutes and administrative rules, Florence City Code, and the Florence Realization 2020 Comprehensive Plan, based on the findings. Staff recommends Planning Commission recommend approval of the annexation and zoning assignment to the Florence City Council, Alternative 1 above.	
AIS PREPARED BY:	Melissa Anderson, AICP, Planner	
ATTACHMENTS:	Resolution PC 22 08 ANN 01 — Annexation Request Exhibit A Preliminary Annexation Map & Description Exhibit B Findings of Fact Exhibit C Application and Petitions Exhibit D Vicinity Map Resolution PC 22 09 ZC 01 — Zone Assignment Application Exhibit A Preliminary Zoning Map Change Exhibit B Findings of Fact	