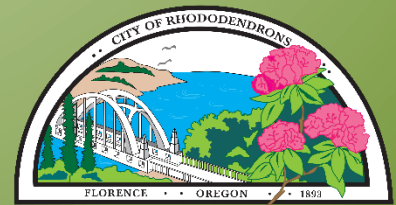


Elmer Annexation and Zone Assignment

PC 22 08 ANN 01

PC 22 09 ZC 01



City of Florence
A City in Motion



Introduction

- **May 18, 2022**–Petitions received
- **June 7, 2022**–DLCD Notice made
- **June 22, 2022**– Property Owner notices mailed, signage posted on property & 4 public postings
- **June 18, 2022**– Newspaper notice posted
- **July 12, 2022**– First evidentiary hearing (PC)
- Final evidentiary hearing (CC) tentative Feb. 7th

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

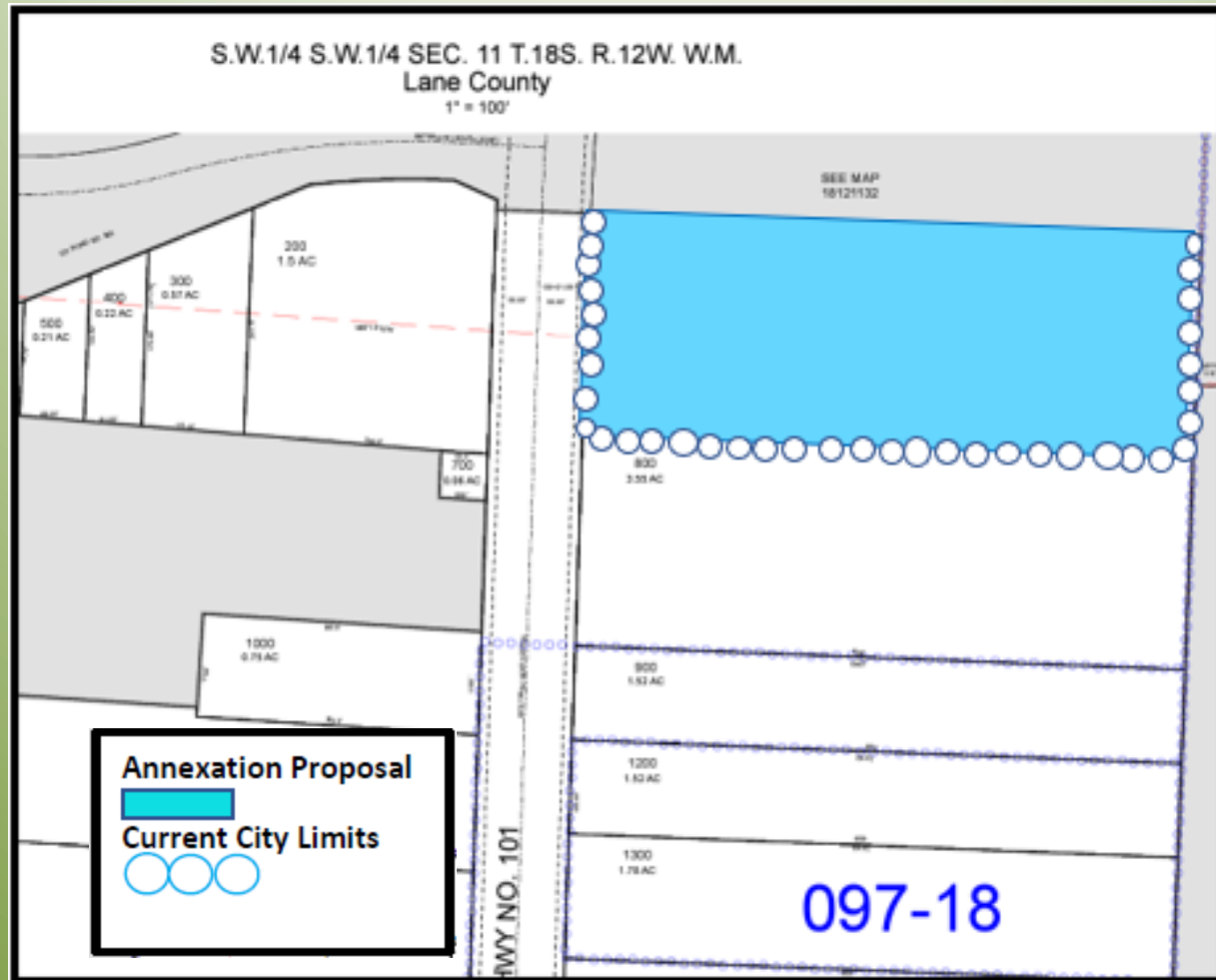
Oregon Land Use Planning Goals:

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

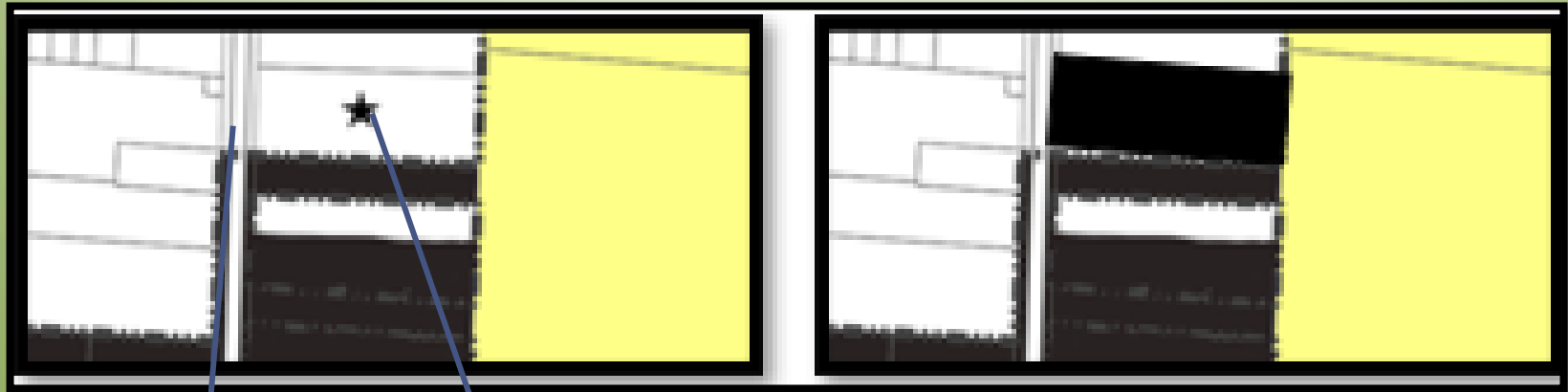
Aerial of Annexation Area



Annexation



Proposed Zoning Assignment



HWY
101

Subject
Property

Service Industrial

Public/Referral Comments

- None



Utilities & Access

- Water: Heceta Water
- Sewer: Ability to connect to existing gravity main in Hwy 101 – future coverage funded by System Development Charges, connection fees & property investment.
- Access: Hwy 101



Other Service Providers

- Will have City Police coverage
- Continue to be served by SVFRD & Western Lane Ambulance



Consents

Double majority method met

- All property owners and all 31 electors residing on property signed petition
- 100% of ownership = > 50%
- 100% of the electors = > 50%

Alternatives

1. Provide a recommendation supporting the annexation and zone assignment to the City Council 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

Alternatives

4. Continue deliberations and defer recommendation.



Staff Recommendation

#1 - Provide a recommendation supporting the annexation and zone assignment to the City Council as presented or with modifications

Questions?

