

4781 Treewood Ct. Annexation and Zone Assignment

PC 19 27 ANN 01

PC 19 28 ZC 01



Introduction

- Andy Johnson, on behalf of Kristy L. (Anderson) Nye, submitted a petition for annexation on December 19, 2019
- The property was sold in January 2020 to Cathy Larsen Lacy
- A revised petition for annexation was received, reflecting Ms. Lacy as the sole owner and elector of the property

Introduction

- The former and current owners wish to access city sewer services and avoid issues stemming from a failing septic system
- Pressure sewer infrastructure is available in Rhododendron Drive, which would be extended down Treewood Court

Vicinity Map

South Harbor
Vista Dr.

Proposed
Annexation

Treewood Ct.



Rhododendron Dr.

Annexation Criteria

Oregon Revised Statutes:

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

Florence Realization 2020 Comprehensive Plan:

- Chapter 14: Urbanization, Policies 1 and 3 through 7

Zone Assignment Criteria

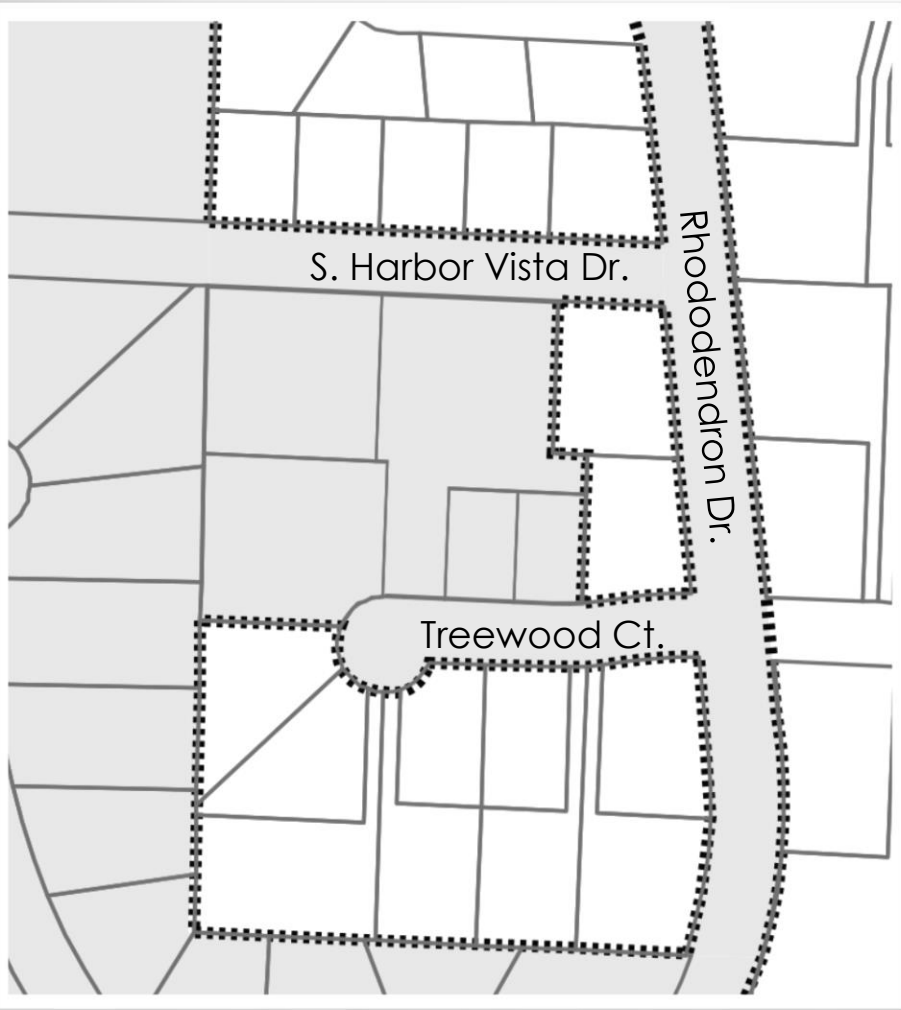
Florence City Code Title 10:

- Chapter 1: Zoning Regulations, Sections 10-1-1-6-4, 10-1-2-3, and 10-1-3
- Chapter 10: Residential Districts, Section 1

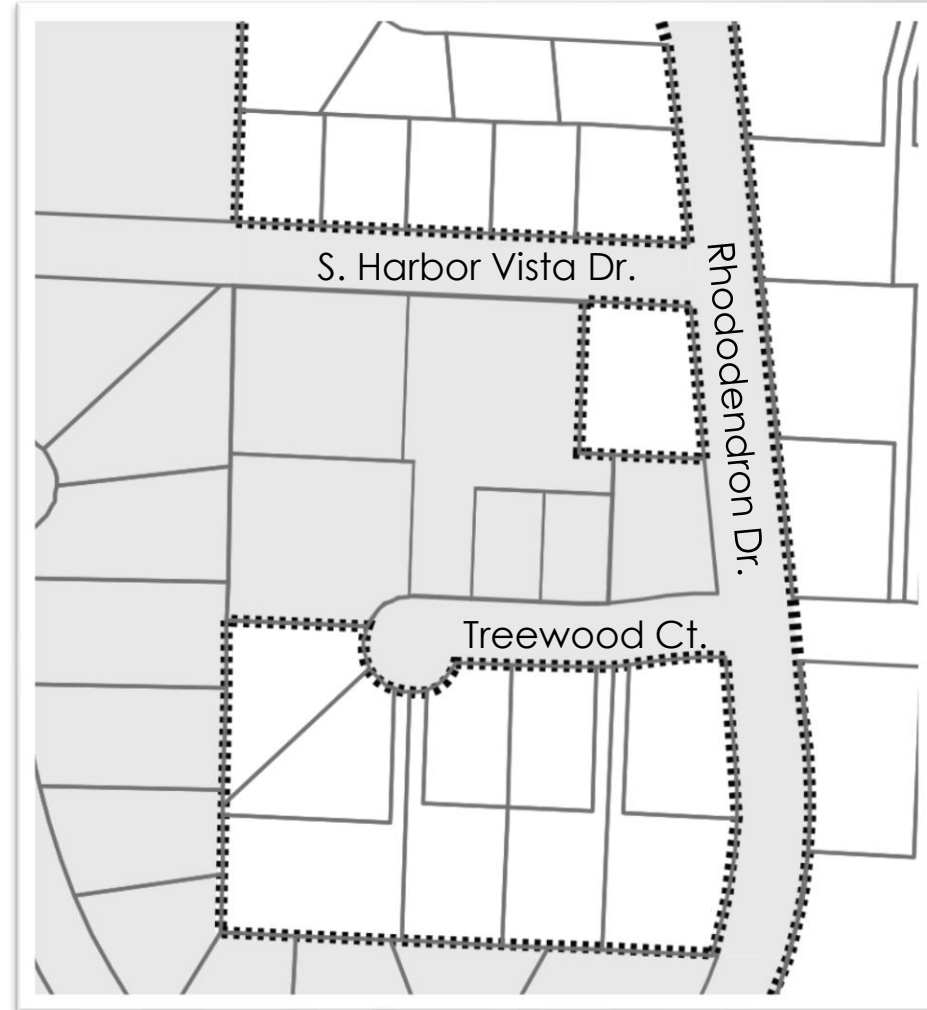
Florence Realization 2020 Comprehensive Plan:

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

Annexation Map



Before Annexation

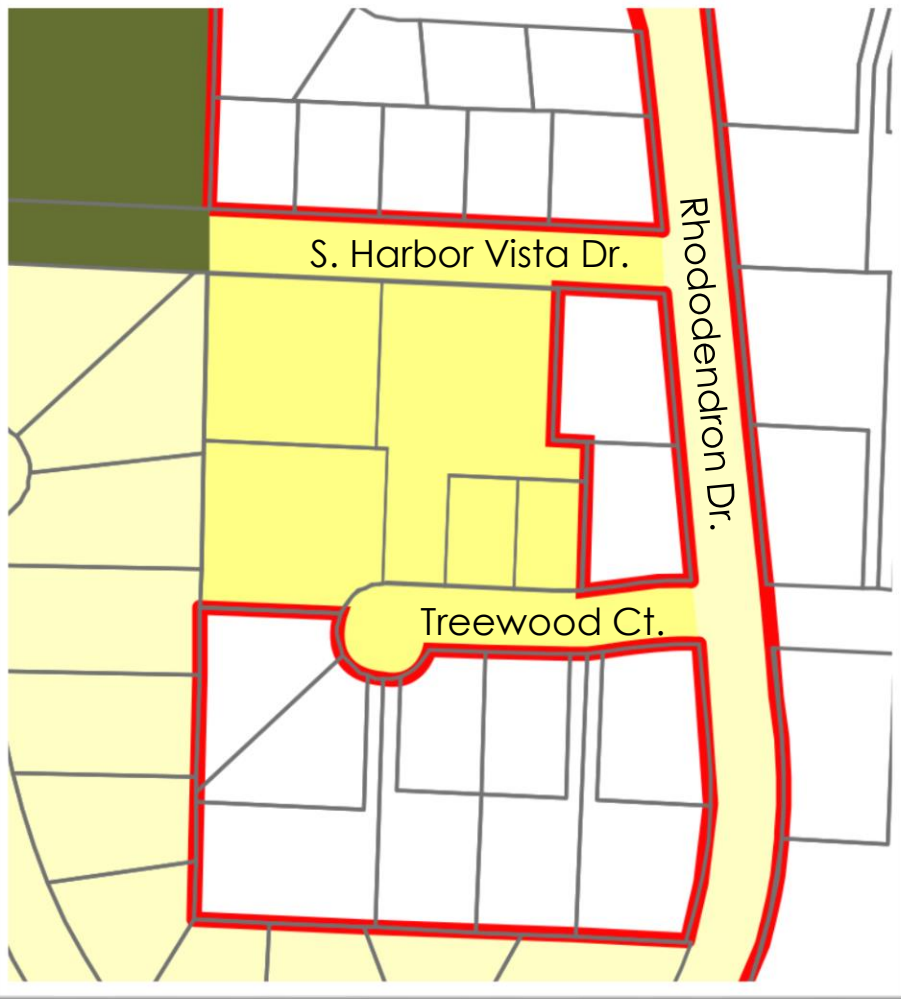


After Annexation

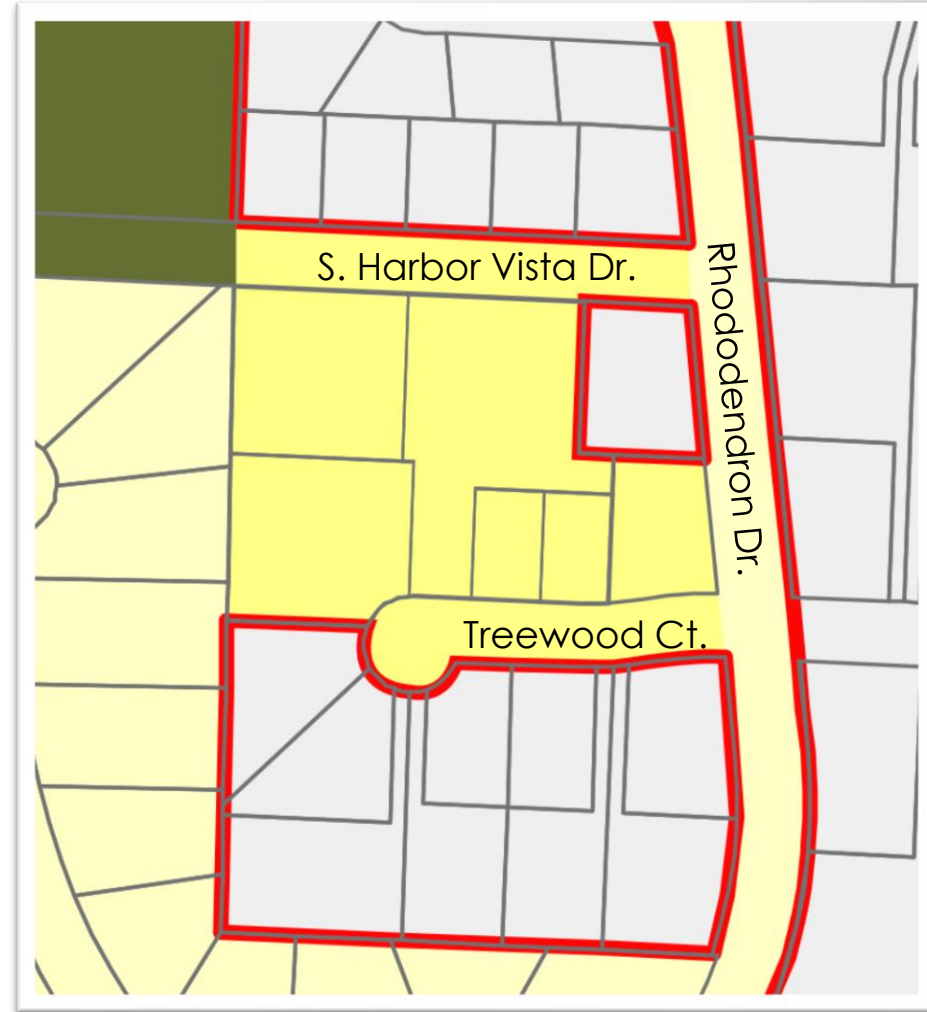
Comprehensive Plan Designation



Zoning Map



Before Zone Assignment



After Zone Assignment

Referral Comments

- Public Works Dept.:
 - .55 Mg/d excess sewer capacity
- Lane County:
 - No comment
- CenturyLink:
 - No issues

Utilities & Access

- Water: Remain on Heceta Water
- Sewer: Connecting to existing pressure sewer in Rhododendron Dr.
- Access: Existing street system

Consents

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

Conditions of Approval

1. Requires a metes and bounds property description

Conditions of Approval

(amended)

1. Prior to April 1, 2020, the applicant shall provide a legal property description and map conforming to the requirements of ORS 308.225. If additional costs are incurred in the preparation of materials as a result of the inadequacy of materials supplied by the applicant for meeting the requirements of ORS 308.225, those costs shall be borne by the applicant.

Findings of Fact

(amended)

Section II:

Remove: “The applicant has not provided a metes and bounds description of the property. Per ORS 308.225, this information is required for the purposes of annexing territory into the City of Florence.”

Findings of Fact

(amended)

Section II:

Substitute: “The Oregon Department of Revenue has specific requirements for legal property descriptions and other materials submitted for boundary changes. If the legal description provided by the applicant proves insufficient, the city is not responsible for the costs of preparing new documents.

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 zoning district; or
4. 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.

Questions?