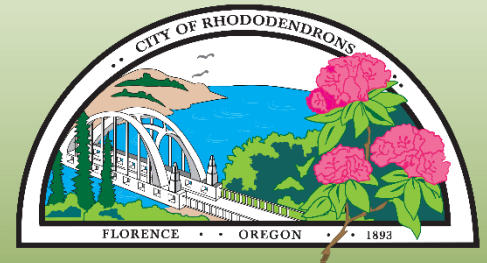


Benedick Holdings, LLC Annexation and Zone Assignment

PC 20 22 ANN 01

PC 20 23 ZC 02

Dec. 8, 2020



City of Florence
A City in Motion

Recapitulation

- **July 30th** –Petition/Application received
- **Aug. 28th** –Deemed complete effective July 30th
- **Oct. 6th & 28th** –DLCD Notices
- **Oct. 13th**-Property Owner notices mailed
- **Oct. 28th**—Revision with new hearing date
- **Nov. 10th** --First evidentiary hearing (PC) = closed
- **Nov. 24th** – Written Testimony Deadline
- **December 8th** – PC Deliberation/**Recommendation**
- Final evidentiary hearing (CC) TBD

Annexation Criteria

Oregon Revised Statutes:

ORS 222.111, 222.120, 222.125, and 222.170

Florence Realization 2020 Comprehensive Plan:

1: Citizen Involvement, Policy 4

2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10;
and Section on Residential Plan Designations

8: Parks, Recreation and Open Space; Parks and
Recreation section, Policy 3

14: Urbanization, Annexation Section Policies 1 -- 7

17: Coastal Shorelands: Ocean, Estuary and Lake
Shorelands, Policies 11 & 17 Prime Wildlife

Zone Assignment Criteria

Florence City Code, Title 10:

1: Zoning Regulations, Sections 10-1-1-6-4, 10-1-2-3, & 10-1-3

10 – Residential Districts, Section 1

19: Estuary, Shorelands, and Beaches and Dunes; Sections 5—Administration & 9-Prime Wildlife Overlay District

Florence Realization 2020 Comprehensive Plan:

1: Citizen Involvement, Policy 4

2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10; and Section on Residential Plan Designations

17: Coastal Shorelands: Ocean, Estuary and Lake Shorelands, Policies 11 & 17 Prime Wildlife

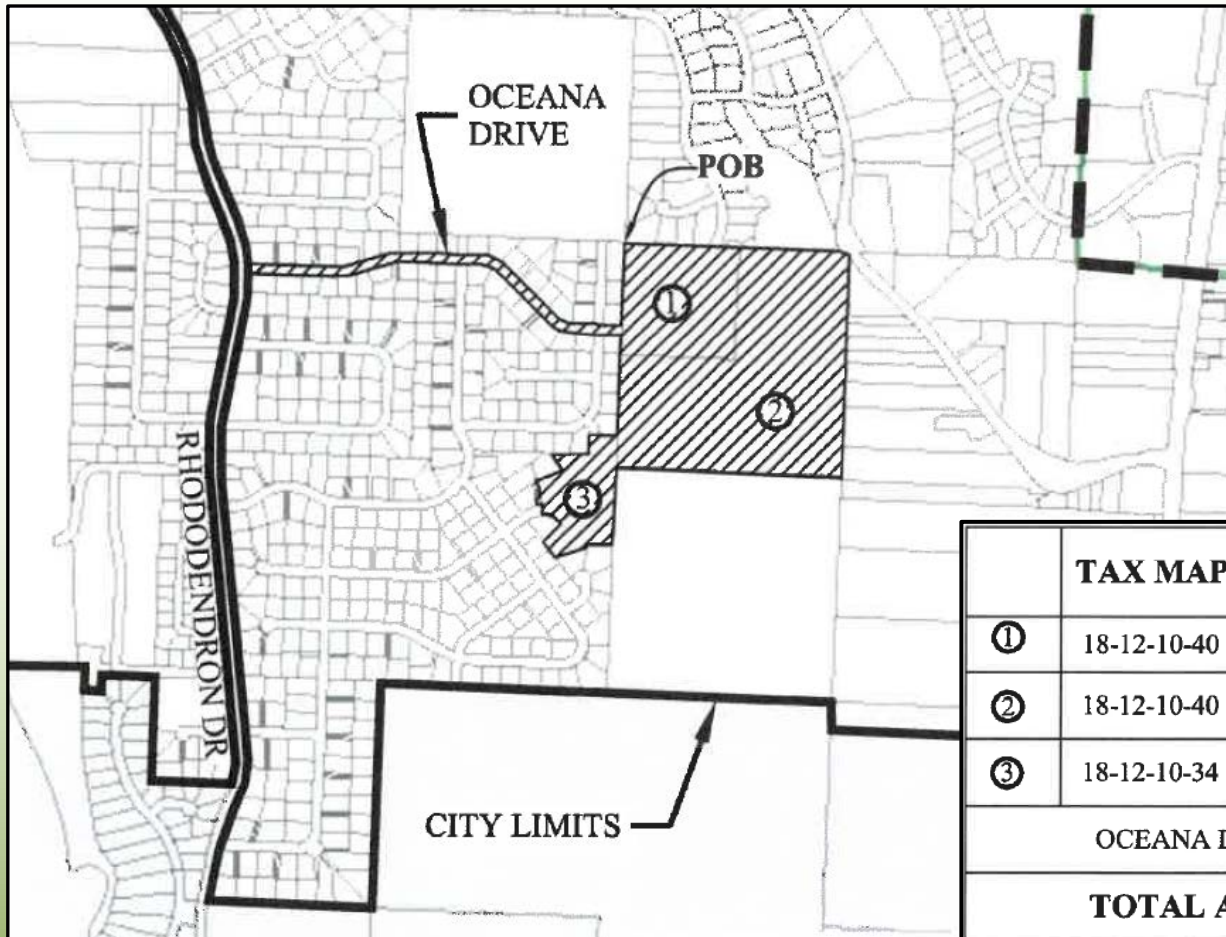
Oregon Land Use Planning Goals:

Goal 10 Housing

Aerial of Annexation Area

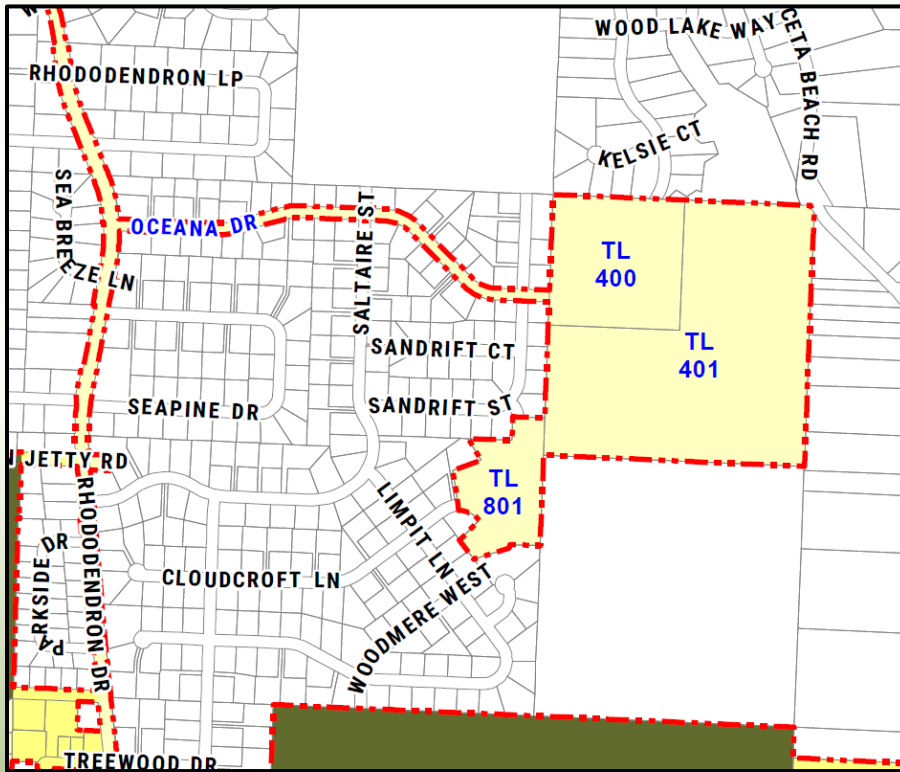


Annexation Request

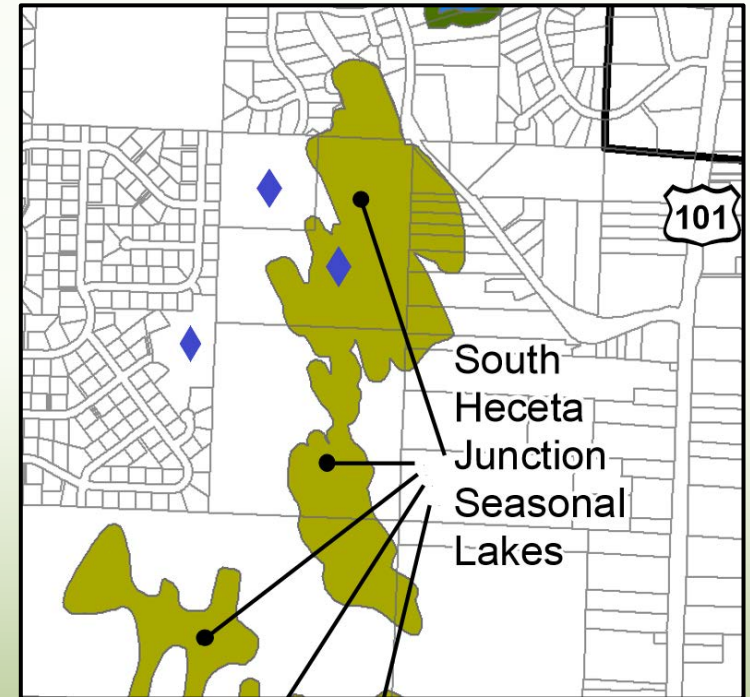


| | TAX MAP | TAX LOT | AREA (ACRES) |
|-------------------|-------------|---------|-----------------|
| ① | 18-12-10-40 | 400 | 10.13 |
| ② | 18-12-10-40 | 401 | 30.08 |
| ③ | 18-12-10-34 | 801 | 5.44 |
| OCEANA DRIVE | | | 3.17 |
| TOTAL AREA | | | 48.82 |

Proposed Zoning Assignment



Low Density Residential



Prime Wildlife Overlay

Public Comments

- Multiple, Exhibits K1-117, concerns include:
 - Wetland Areas—Existing and Studies
 - Flooding—Existing
 - Habitat—Disruption and Study
 - Slope/Soils—Disruption and Study
 - Stormwater Drainage—Existing and Proposed
 - Streets/Sidewalks—Existing and Study

Public Comments

- Multiple, Exhibits K1-117, continued:
 - Noticing—DLCD & Property Owner
 - Zoning—Appropriateness
 - Tsunami Zone—Evacuation congestion
 - Annexation Process—No Public Vote
 - Sewer Capacity—For systems that fail
 - Reasonable & Public Good—cherry stem versus code applicability

Utilities & Access

- Water: Existing Heceta Water PUD
- Sewer: Connecting to existing pressure sewer in Rhody via Oceana Drive at developer's proportional expense
- Stormwater: On-site retention
- Garbage & Recycling: Existing haulers
- Access: Local street network, with needed improvements at development

Consents

- ORS 222.111: Both Double and Triple Majority methods are met
- Resolution 28, Series 2010: Council dispensed with placing annexation on a ballot (18-12)

Alternatives

1. Provide a recommendation supporting the annexation and zone assignment to the City Council as proposed, or
2. Modify the findings, and provide a recommendation supporting the annexation and zone assignment to the City Council, or

Alternatives

3. Continue PC deliberations to a date certain, or
4. Modify the findings, and provide a recommendation to the City Council to deny the petition for annexation and zone assignment with reasons for the denial

Staff Recommendation

Modify the findings, and provide a recommendation supporting the annexation and zone assignment to the City Council

- Page 16: Sections 1 & 2 replace No. 10 w/ 28

Questions?

