
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO: 4
Meeting Date: Postponed to 7/13/21

ITEM TITLE: Resolutions PC 21 09 ANN 03 & PC 21 10 ZC 03
Rannow Arch Street Annexation and Zone Assignment

OVERVIEW: This agenda item is postponed and will not be heard until July 13, 2021

Application: The petitioner requests annexation of two lots totaling roughly .27 acres, identified as Assessor's Map Reference (MR) 18-12-04-13, Tax Lots 01303 & 01304, as well as portions of the rights-of-way of Arch St., Falcon St., and 2nd Ave. to allow access to the lots for access and sewer provision. They have also applied for City of Florence zone assignment to Medium Density Residential for the lots and a combination of Medium Density Residential, Open Space, and Commercial for the rights-of-way, in conformity with the Comprehensive Plan designation of the rights-of-way.

Process and Review: Annexation petitions and associated zone assignments are processes that include two public hearings: one with the Planning Commission (PC), which will make a recommendation to the City Council, and another public hearing with City Council, which will make 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 (DLCD) for the annexation and zoning assignment processes.

Testimony was received which highlighted missing verbiage on the notice of hearing provided to property owners and other parties regarding the availability and cost of materials related to this application. Revised notice was mailed and posted which lists a hearing date of July 13, 2021.

Application materials for any active land use application are available on request at any time, most often at no cost.

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, agency referrals and research that speak to the criteria may also be considered. The findings attached include a review of the petition/application against the applicable criteria and incorporate public testimony and agency referral comments or concerns where applicable.

Testimony/Agency Referrals: Testimony comments are included in Exhibit G, and Referrals are included in Exhibit H. Testimony received was in opposition, including concerns regarding development and zoning of rights-of-way. Information, comments, and concerns, where covered by applicable criteria are addressed in the Findings of Fact.

ISSUES/DECISION POINTS:	None
ALTERNATIVES:	<ol style="list-style-type: none"> 1. Recommend approval of the annexation and zoning assignment by approving Resolutions PC 21 09 ANN 03 and PC 21 10 ZC 03 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. Recommend approval of the annexation, but recommend a different annexation area, or 5. Continue deliberations and defer recommendation.
RECOMMENDATION:	In light of changes to language used in public notices for this application, staff recommends that Planning Commission postpone the public hearing on the resolutions to a date certain to accommodate a new 20-day notification period. Notice of the hearing has been distributed for a hearing date of July 13, 2021.
AIS PREPARED BY:	Dylan Huber-Heidorn, Assistant Planner, AICP
ATTACHMENTS:	<p>Resolution PC 21 09 ANN 03—Annexation Request</p> <p>Exhibit A Map of Annexation Area & Legal Description</p> <p>Exhibit B Findings of Fact</p> <p>Resolution PC 21 10 ZC 03—Zone Assignment Application</p> <p>Exhibit A Map of Rezoning Area</p> <p>Exhibit B Findings of Fact</p> <p>Other Attachments</p> <p>Exhibit C: 2007-2020 Annexations</p> <p>Exhibit D: Plat of Heceta Beach</p> <p>Exhibit E: Comp Plan Map</p> <p>Exhibit F: Petition for Annexation</p> <p>Exhibit G: Public Testimony</p> <p>Exhibit H: Referral Comments</p> <p>Exhibit I: Sewer Provision</p>