
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO:
Meeting Date: 9/14/2021

ITEM TITLE: Resolutions PC 21 26 ANN 07 & PC 21 21 ZC 07
Anderson 88385 1st Avenue Annexation and Zone Assignment

OVERVIEW:

Application: The petitioner requests annexation of roughly .59 acres, identified as Assessor's Map Reference (MR) 18-12-04-42, Tax Lot 01301. The petitioner seeks to connect an existing 900 sq ft home to the City's sanitary sewer system. Under Florence City Code, the City Council may assign zoning of Medium Density Residential, in conformity with the Comprehensive Plan designation of the property.

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.

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 D, and Referrals are included in Exhibit E. Information, comments, and concerns, where covered by applicable criteria, are addressed in the Findings of Fact.

ISSUES/DECISION POINTS: 1. None

ALTERNATIVES:

1. Recommend approval of the annexation and zoning assignment by approving Resolutions PC 21 26 ANN 07 and PC 21 21 ZC 07 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:	Alternative 1: Approve Resolutions PC 21 26 ANN 07 and PC 21 21 ZC 07, recommending approval of the annexation and zone assignment to the Florence City Council
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AIS PREPARED BY:	Roxanne Johnston, Senior Planner, CFM
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ATTACHMENTS:	Resolution PC 21 26 ANN 07 - Annexation Exhibit A Annexation Map & Legal Description
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	Resolution PC 21 21 ZC 07—Zone Assignment Exhibit A Zoning Map
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Other Attachments

Exhibit B: Findings of Fact
Exhibit C: Petition for Annexation and Application
Exhibit D: Public Testimony
Exhibit E: Referral Comments
Exhibit F: Significant Reach Map Excerpt
