

# Anderson 88385 1<sup>st</sup> Ave. Annexation and Zone Assignment

**PC 21 26 ANN 07**

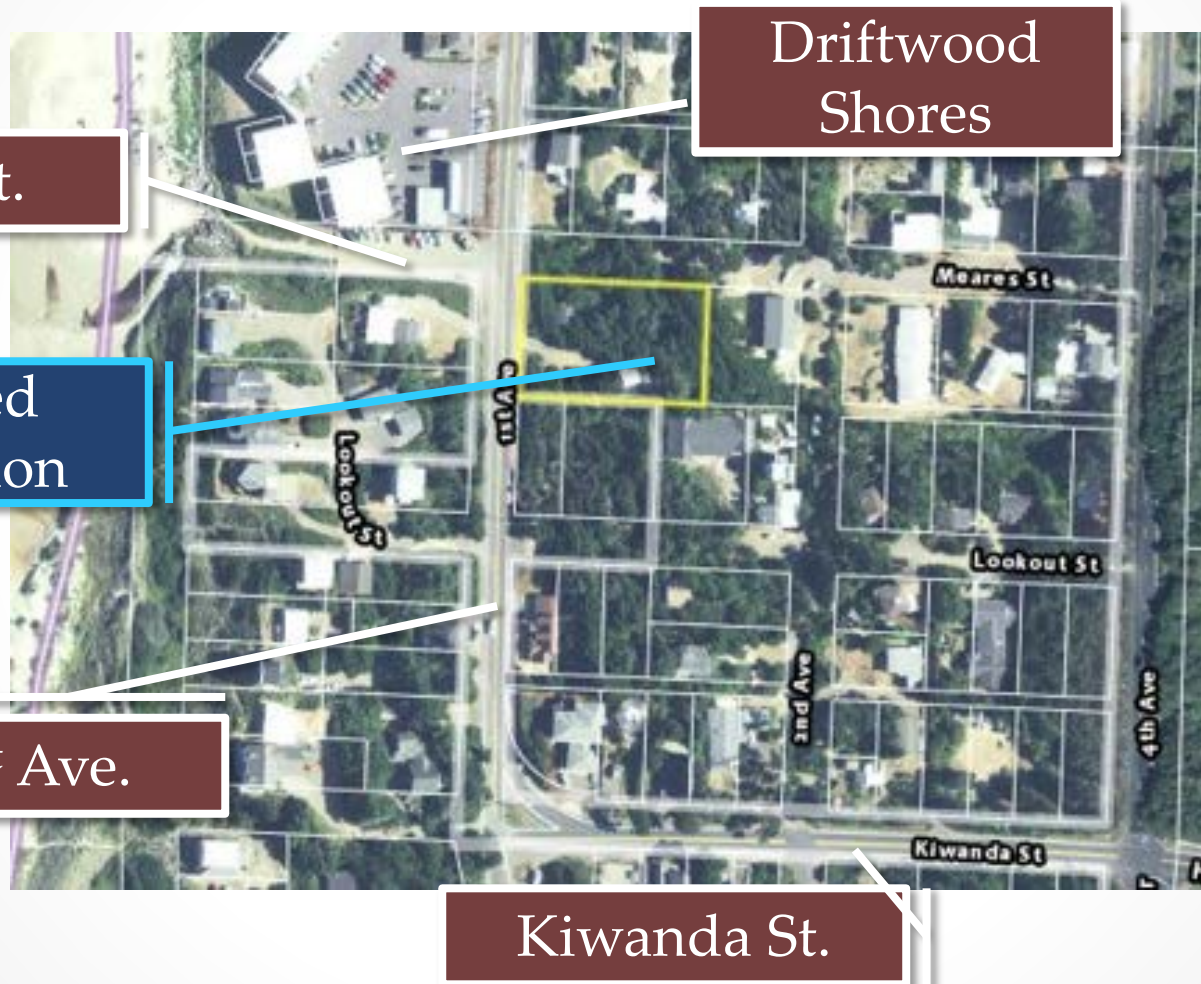
**PC 21 21 ZC 07**



# Introduction

- Lauren Anderson, sole owner, submitted a petition for annexation on June 21, 2021, representing consent from 100% of the property owners. Seeks to connect to sanitary sewer services for existing residence.

# Vicinity Map



# Annexation Criteria

## **Oregon Revised Statutes:**

ORS 222.111, 222.120, 222.125, 222.170

## **Florence Realization 2020 Comprehensive Plan:**

- Chapter 1: Citizen Involvement, Policy 4
- Chapter 2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10; and Section on Residential Plan Designations
- Chapter 14: Urbanization, Annexation section, Policies 1 through 7

## **Florence City Code (FCC):**

- Title 10: Zoning Regulations, Sections 10-1-1-6-3, 10-1-1-6-4, and 10-1-3

# Zone Assignment Criteria

## **Florence Realization 2020 Comprehensive Plan:**

- Chapter 1: Citizen Involvement, Policy 4
- Chapter 2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10; and Section on Residential Plan Designations

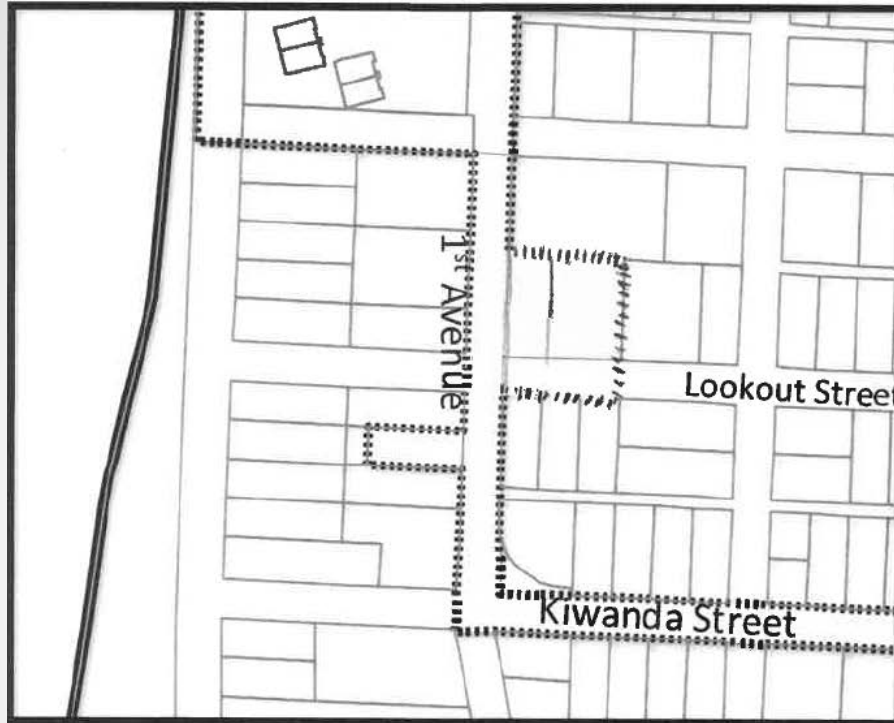
## **Florence City Code (FCC):**

- Title 10 Chapter 1: Sections 10-1-1-6-3, 10-1-1-6-3, 10-1-2-3, and 10-1-3
- Title 10 Chapter 10: Section 1

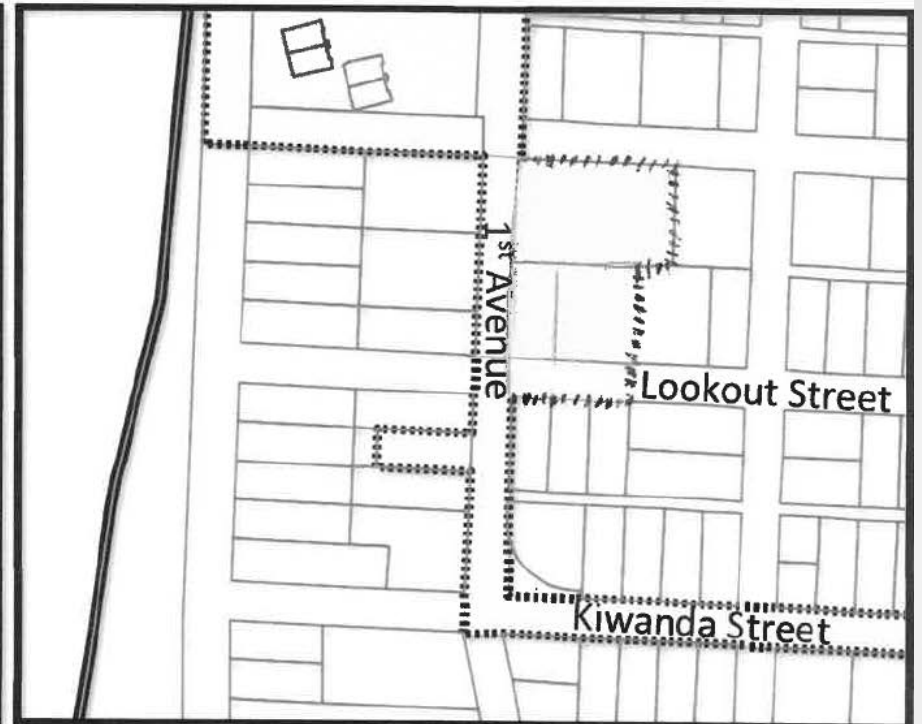
## **Oregon Land Use Planning Goals:**

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

# Annexation Map



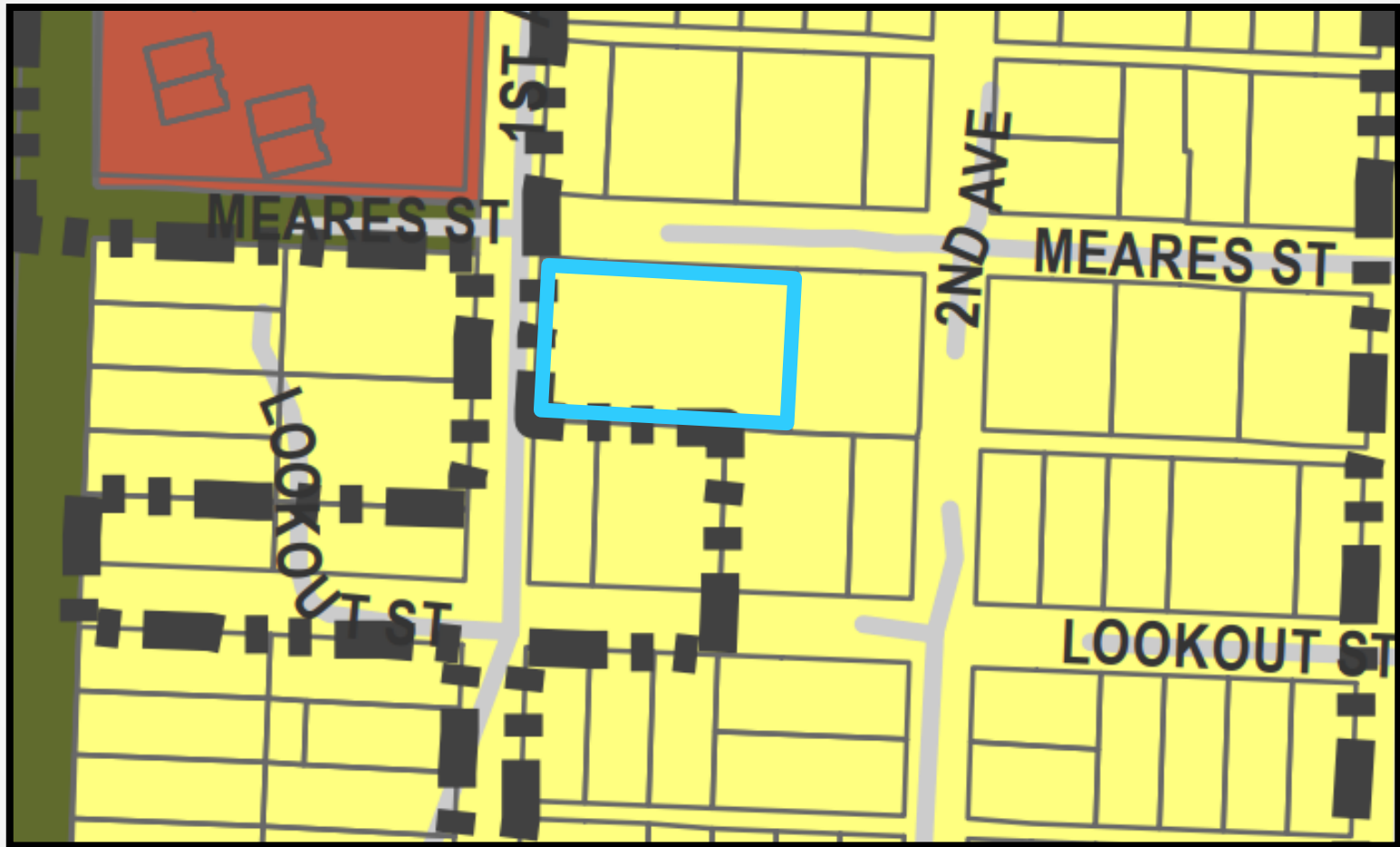
Before Annexation



After Annexation



# Comprehensive Plan Designation









# Zoning Map

Before Zone Assignment



After Zone Assignment



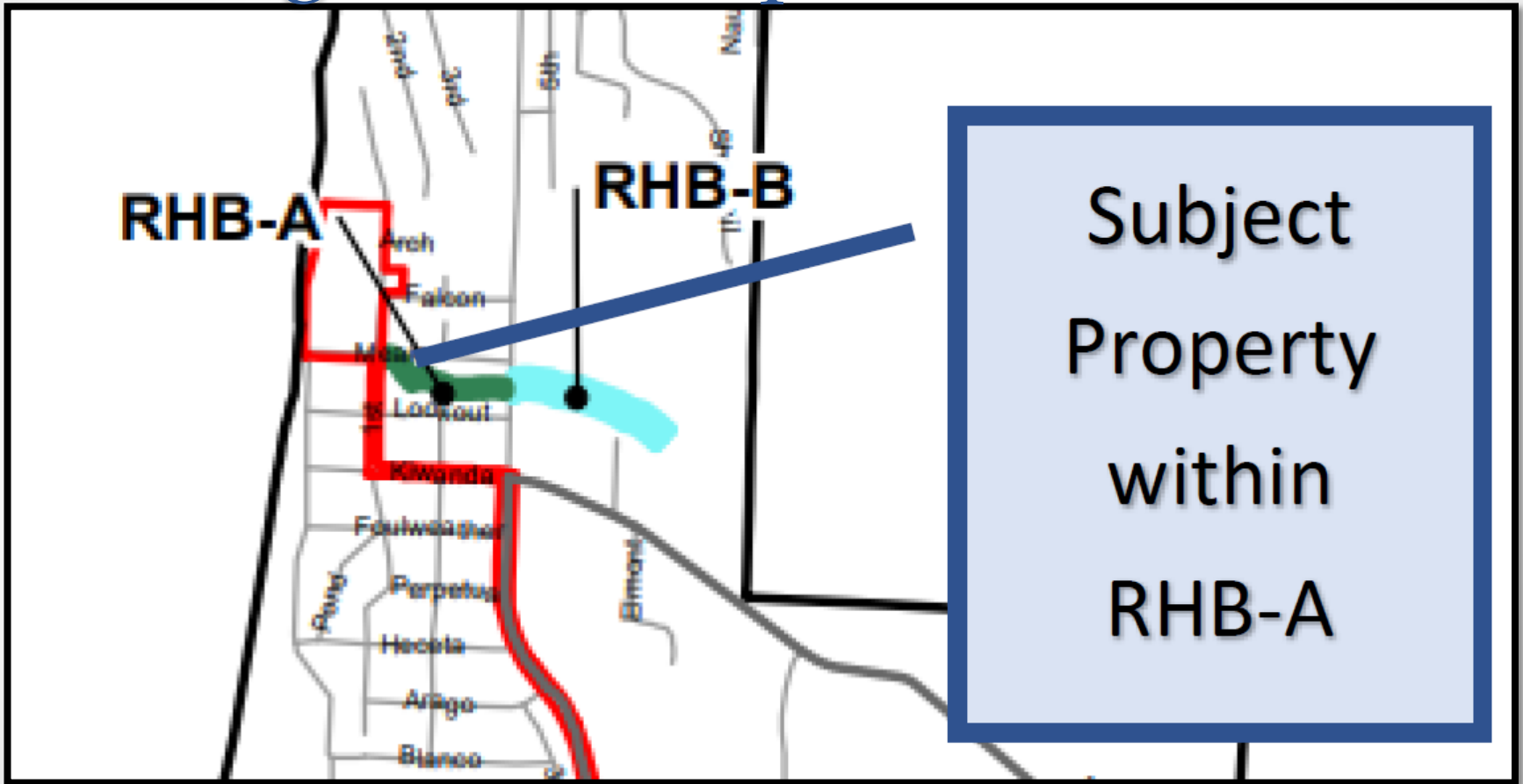
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|--|--|
|  Medium Density Residential |  City Limits        |
|  Commercial                 |  Tax Lot Boundaries |
|  Open Space                 |  Unincorporated     |



# Public Testimony

- Comments received from Charles & Diane Rouse concerned about:
- **High water table** – storm water **drainage** and ground degradation
- Damage to real property and pollution – septic systems
- **Cost** of connecting to sewer

# Significant Riparian Reach



# Referral Comments

- Public Works Dept.:
  - Sewer provision, streets, stormwater, and water information
- Lane County Transportation Planning:
  - No Comments

# Utilities, Services, & Access

- Water: Existing connection to HWPUD
- Access: Existing street access via 1<sup>st</sup> Ave.
- Sewer: Pressure sewer line in 1<sup>st</sup> Ave. & regional pumping facility- capacity is fine.
- Stormwater - considered with future development

## Services (cont.)

- Emergency Services SVFR & West Lane Ambulance District – No change
- Police: Added to Florence Police Dept. service area

# Consents

- Triple Majority methods are met (100% of owners consent to annexation).



# Conditions of Approval

None

# Alternatives

1. Recommend approval the annexation & 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 as presented.

Staff recommends approving a recommendation to the City Council supporting annexation and a zoning assignment of Medium Density Residential.

# Questions?

