

Pear Blossom Annexation and Zone Assignment

PC 21 17 ANN 06

PC 21 18 ZC 06



Introduction

- Viktor Nazartchouk, owner, petitioned for annexation & zoning assignment June 4, 2021
- Undeveloped Property - 6.76 acres - containing wetlands

Introduction

- Notice mailed to owners within 300' of property and Heceta Beach Rd. (property access road) & Highway 101.
- Final public hearing, with City Council, tent. scheduled for August 16th

Vicinity Map

Heceta Beach Rd

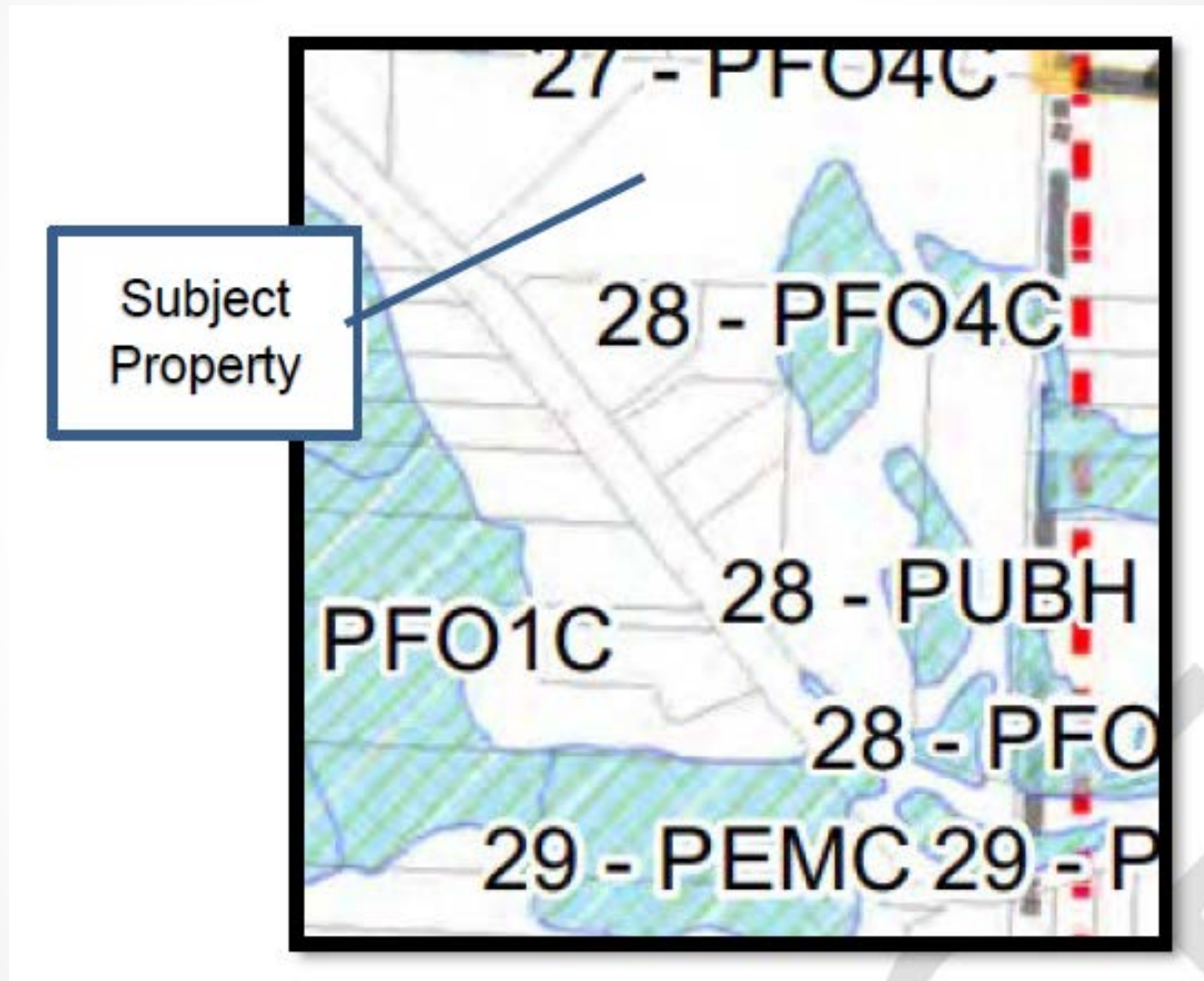
Total
Proposed
Annexation
Area

Property & Approximate Area
Roadways Proposed to be Annexed
& Zoned

Map # 18-12-10-40 TL 101 &
Sections of Heceta Beach Rd. and
Hwy 101

US Hwy 101

Wetlands Map Excerpt



Annexation Criteria

Oregon Revised Statutes:

ORS 222.111, 222.120, 222.125, 222.170, 373.270

Florence Realization 2020 Comprehensive Plan:

- Ch. 1: Citizen Involvement, Policy 4
- Ch. 2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10; and Section on Residential Plan Designations
- Ch. 5: Open Spaces a& Scenic, Historic & Nat. Resources, Policies 1 thru 6
- Ch. 14: Urbanization, Annexation section, Policies 1 through 7

Florence City Code (FCC):

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

Zoning

- Proposed Zoning assignment of Low Density Residential is in line with the Comp Plan.
- Heceta Beach Rd. and US Highway 101 would have mix of LDR, Neighborhood Commercial & Service Industrial as shown on the Comp Plan.
- Road zoning does tied to the Comp Plan & TSP.

Zone Assignment Criteria

Florence Realization 2020 Comprehensive Plan:

- Ch. 1: Citizen Involvement, Policy 4
- Ch. 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:

- Ch. 1: Sections 10-1-1-6-4, 10-1-1-6-3, 10-1-2-3, & 10-1-3
- Ch. 10: Section 1

Oregon Land Use Planning Goals:

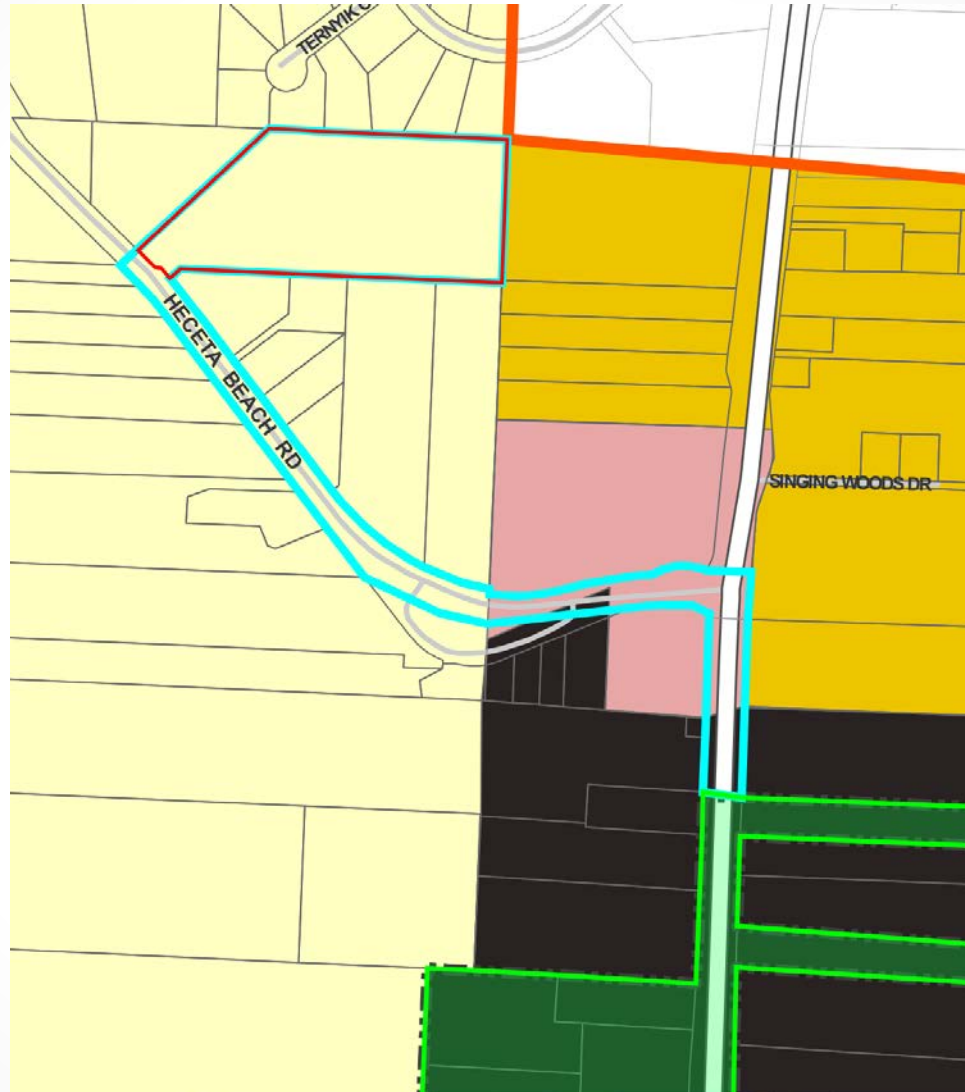
- Goal 10: Housing (OAR 660-015-0000)

Annexation Map

Before Proposed Annexation Assignment After Proposed Annexation Assignment

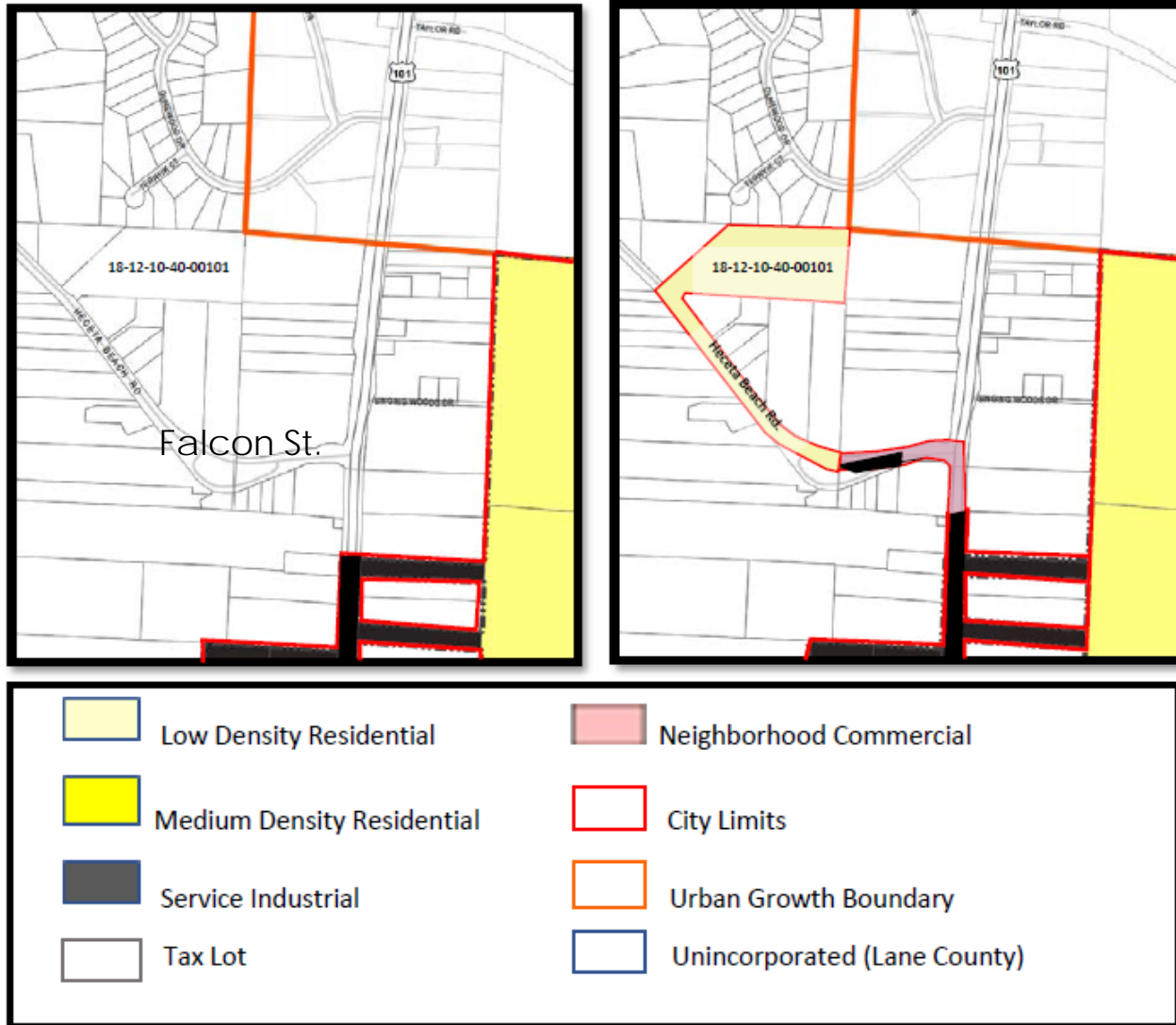


Comprehensive Plan Designations



Zoning Map

Before Zone Assignment After Zone Assignment



Referral Comments

- Lane County Transportation Planning:
 - Heceta Beach Rd. classified as an Urban Major Collector.
 - LC supports annexation.
 - Development to comply with Lane County road requirements.
 - No stormwater runoff to LC roads or drainage facilities.

Referral Comments

Public Works:

- Sewer: Distances to City sewer facilities in Hwy 101:
 - Over $\frac{1}{4}$ mile to the East side of Hwy 101- closest - requires directional boar under Hwy to gain access.
 - Over $\frac{1}{2}$ mile to West side of Hwy 10.



Referral Comments

- Public Works Dept. Cont.:
 - Streets – county and state ROWs – no City jurisdictional maintenance.
 - Water provider – Heceta Water People's Utility District will remain provider once annex is approved – (no connection at this time).

Consents

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

Public Testimony

- Comments received from area property Resident as of 7/26/2021:
 - Proposal not consistent with Comp Plan
 - Only benefits development, not orderly nor efficient use of land
 - City is taking advantage of legal loopholes that are unfair to Lane County resident and taxpayer

Public Testimony (Cont.)

- States City needs to stop relying on road maintenance subsidies from LC – City should assume full responsibility- “Do the right thing.”
- See Findings of Fact for additional verbiage and staff responses.

Conditions of Approval

None

Alternatives

1. Recommend approval the annexation and zone assignment by approving Resolutions PC 21 17 ANN 06 & PC 21 18 ZC 06 as presented or with modifications, or;
2. Recommend denial of the annexation based on Commission's findings to support denial of annexation, or;
3. Recommend approval of the annexation but recommend a different annexation area; or
4. Continue deliberations and defer recommendation.

Staff Recommendation

Alternative 1: Approve Resolutions PC 21 17 ANN 06 and PC 21 18 ZC 06, recommending approval of the annexation and zoning assignment to the Florence City Council

Questions?

Heceta Beach Rd

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