

1511 Highway 99N

“Grand Terrace” Annexation

CITY OF
ASHLAND

Planning Commission
Public Hearing
June 23, 2020



1511 Highway 99N

“Grand Terrace” Annexation

Annexation Request: 16.87-acres in two parcels

Zone Change Request from County RR-5 (Rural Residential) to City R-2 (Low Density, Multi-Family Residential)

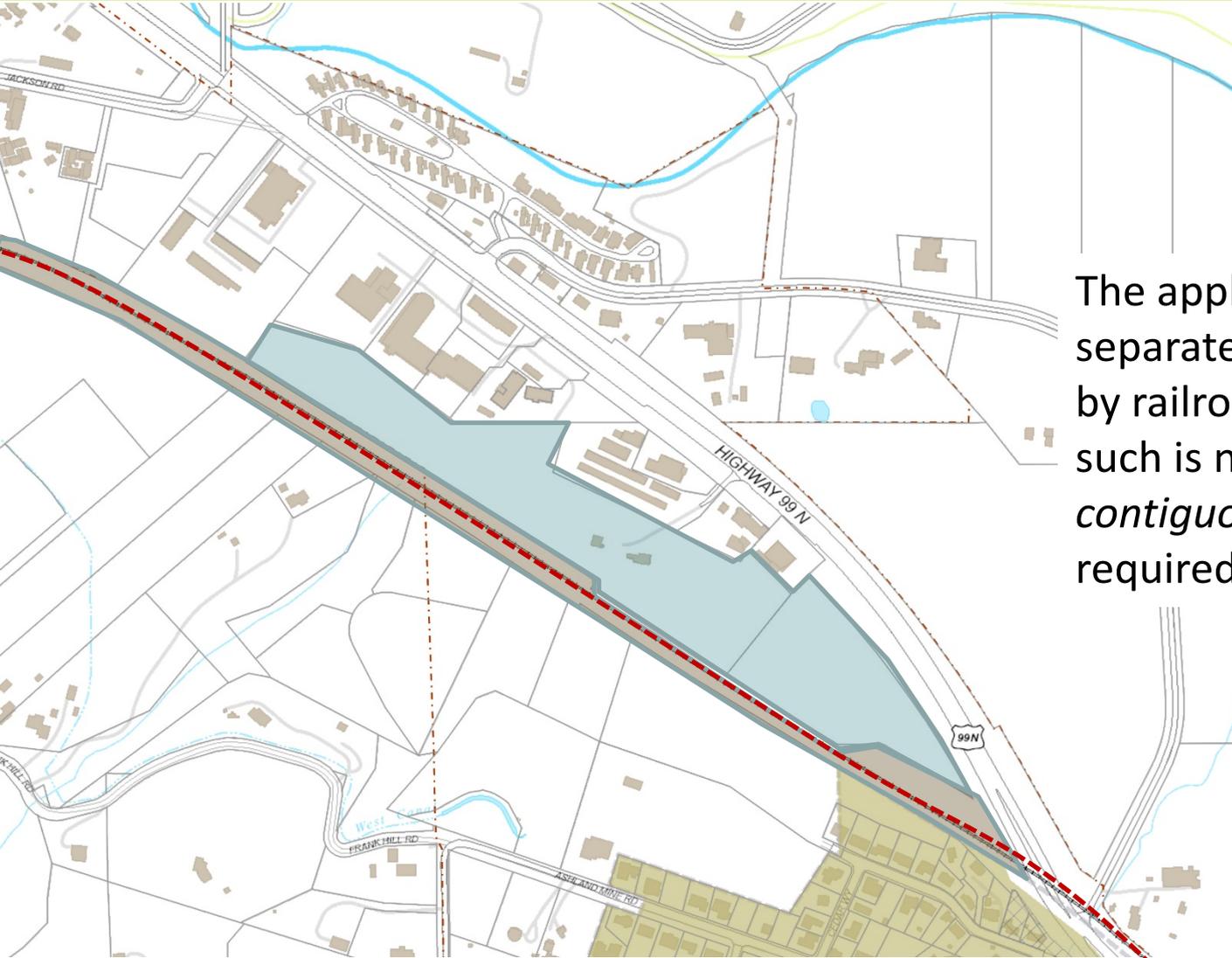
Exception to Street Standards to allow flexibility relative to city standard parkrow and sidewalk improvements to respond to right-of-way constraints including width, grade and existing encroachments.

Conceptual future phased development of 196 apartments.

Outline Plan subdivision and Site Design Review approvals are not requested here, and would be applied for subsequent to Annexation.

1511 Highway 99N

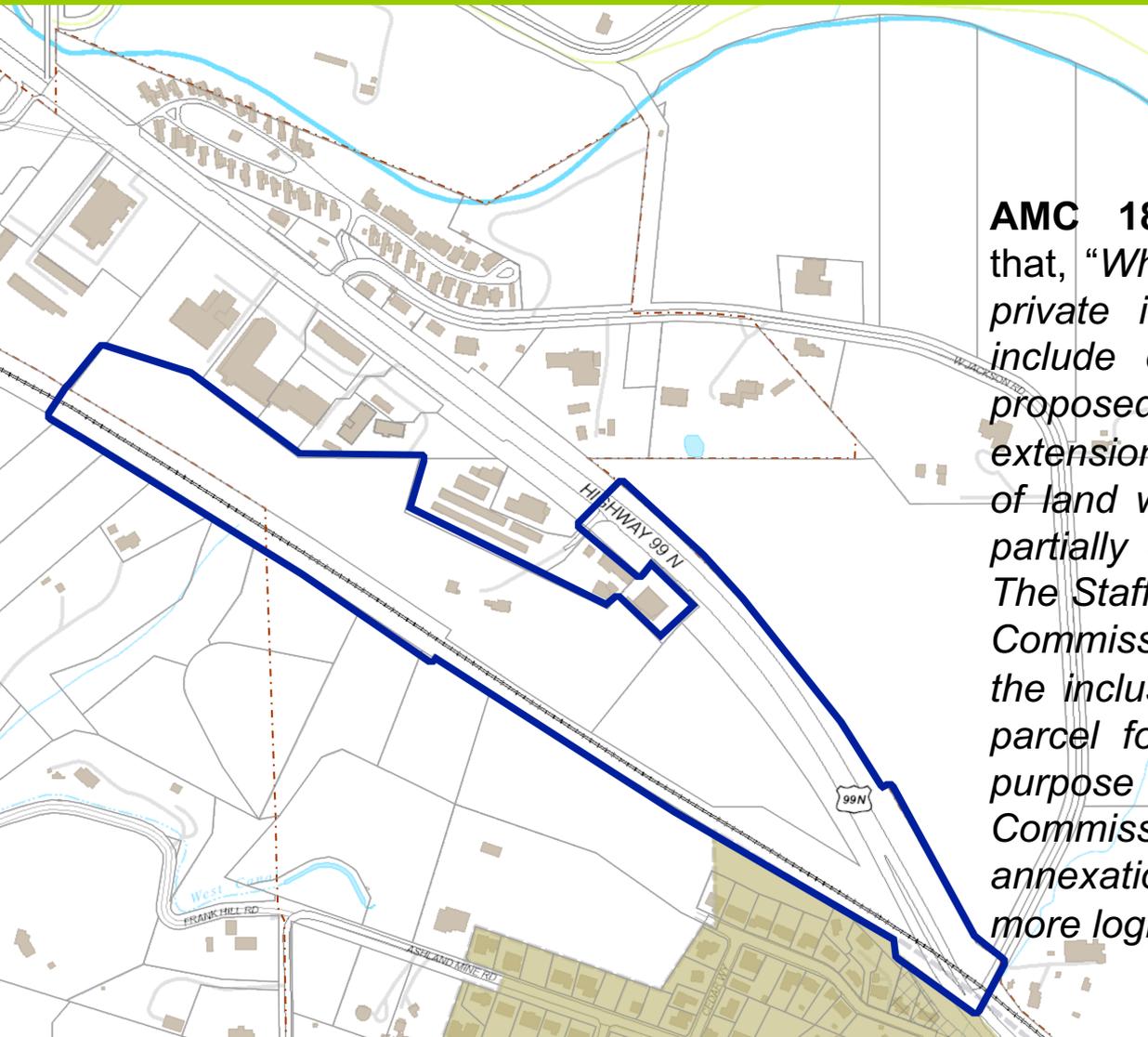
Contiguity & The Railroad Property



The applicant's property is separated from the city by railroad property, and as such is not "*currently contiguous*" to the city as required in AMC 18.5.8.050.C.

1511 Highway 99N

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Proposed
Annexation
Area

AMC 18.5.8.060 “Boundaries” provides that, *“When an annexation is initiated by a private individual, the Staff Advisor may include other parcels of property in the proposed annexation to make a boundary extension more logical and to avoid parcels of land which are not incorporated but are partially or wholly surrounded by the City. The Staff Advisor, in a report to the Planning Commission and City Council, shall justify the inclusion of any parcels other than the parcel for which the petition is filed. The purpose of this section is to permit the Commission and Council to make annexations extending the City’s boundaries more logical and orderly.”*

1511 Highway 99N

Oregon Revised Statutes (ORS) 222.170 “Triple Majority”

2017 ORS 222.170. Annexation by consent before public hearing or order for election

- (1) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed **if more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body** on or before the day:
 - (a) The public hearing is held under ORS [222.120 \(Procedure for annexation without election\)](#), if the city legislative body dispenses with submitting the question to the electors of the city; or
 - (b) The city legislative body orders the annexation election in the city under ORS [222.111 \(Authority and procedure for annexation\)](#), if the city legislative body submits the question to the electors of the city.

1511 Highway 99N

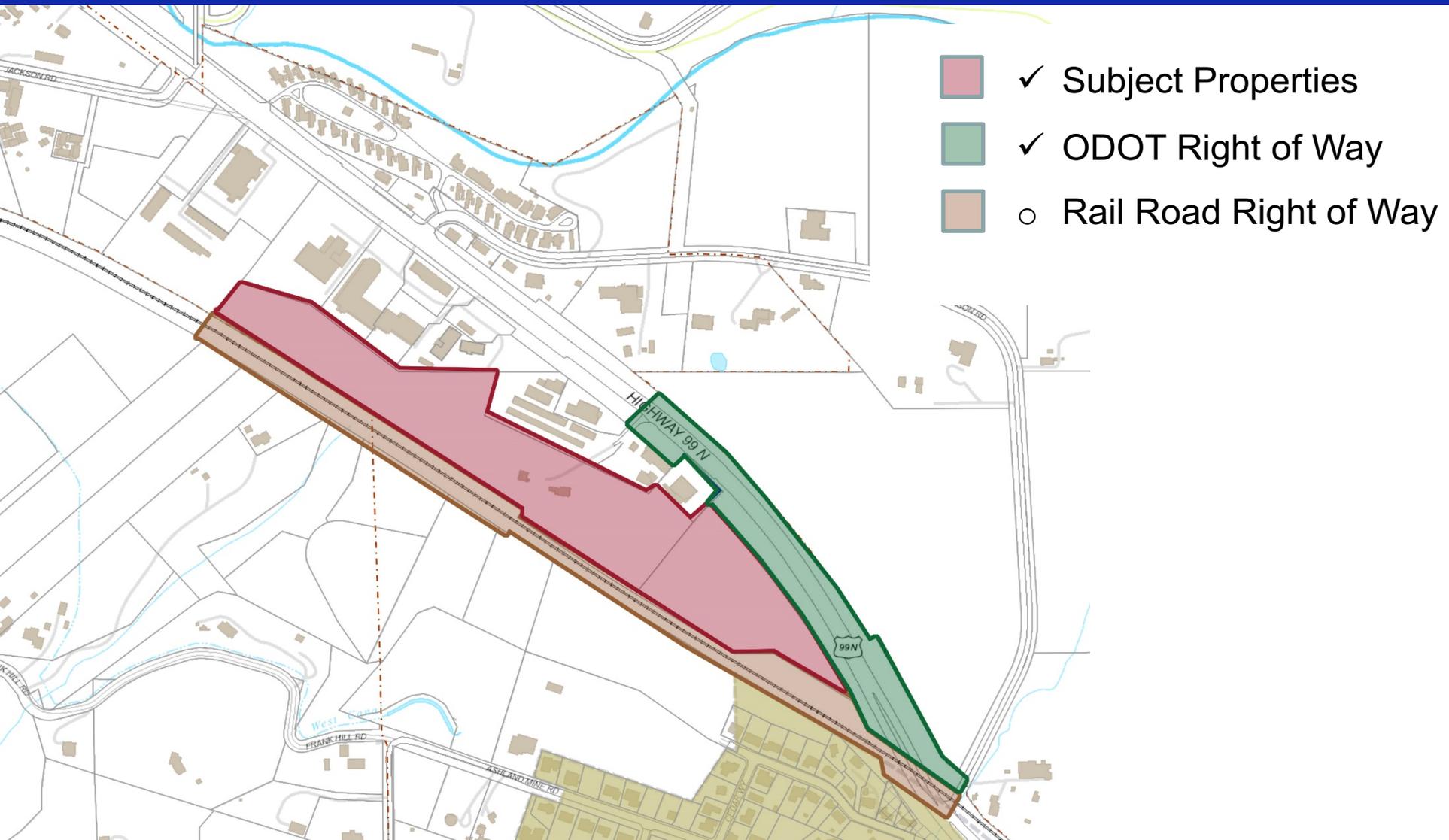
Oregon Revised Statutes (ORS) 222.170

2017 ORS 222.170. Annexation by consent before public hearing or order for election

- (3) If the city legislative body has not dispensed with submitting the question to the electors of the city and a majority of the votes cast on the proposition within the city favor annexation, or if the city legislative body has previously dispensed with submitting the question to the electors of the city as provided in ORS [222.120](#) ([Procedure for annexation without election](#)), the legislative body, by resolution or ordinance, shall set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.
- (4) **Real property that is publicly owned**, is the right of way for a public utility, telecommunications carrier as defined in ORS [133.721](#) ([Definitions for ORS 41.910 and 133.721 to 133.739](#)) **or railroad or is exempt from ad valorem taxation shall not be considered when determining the number of owners, the area of land or the assessed valuation required to grant consent to annexation under this section unless the owner of such property files a statement consenting to or opposing annexation with the legislative body of the city** on or before a day described in subsection (1) of this section.

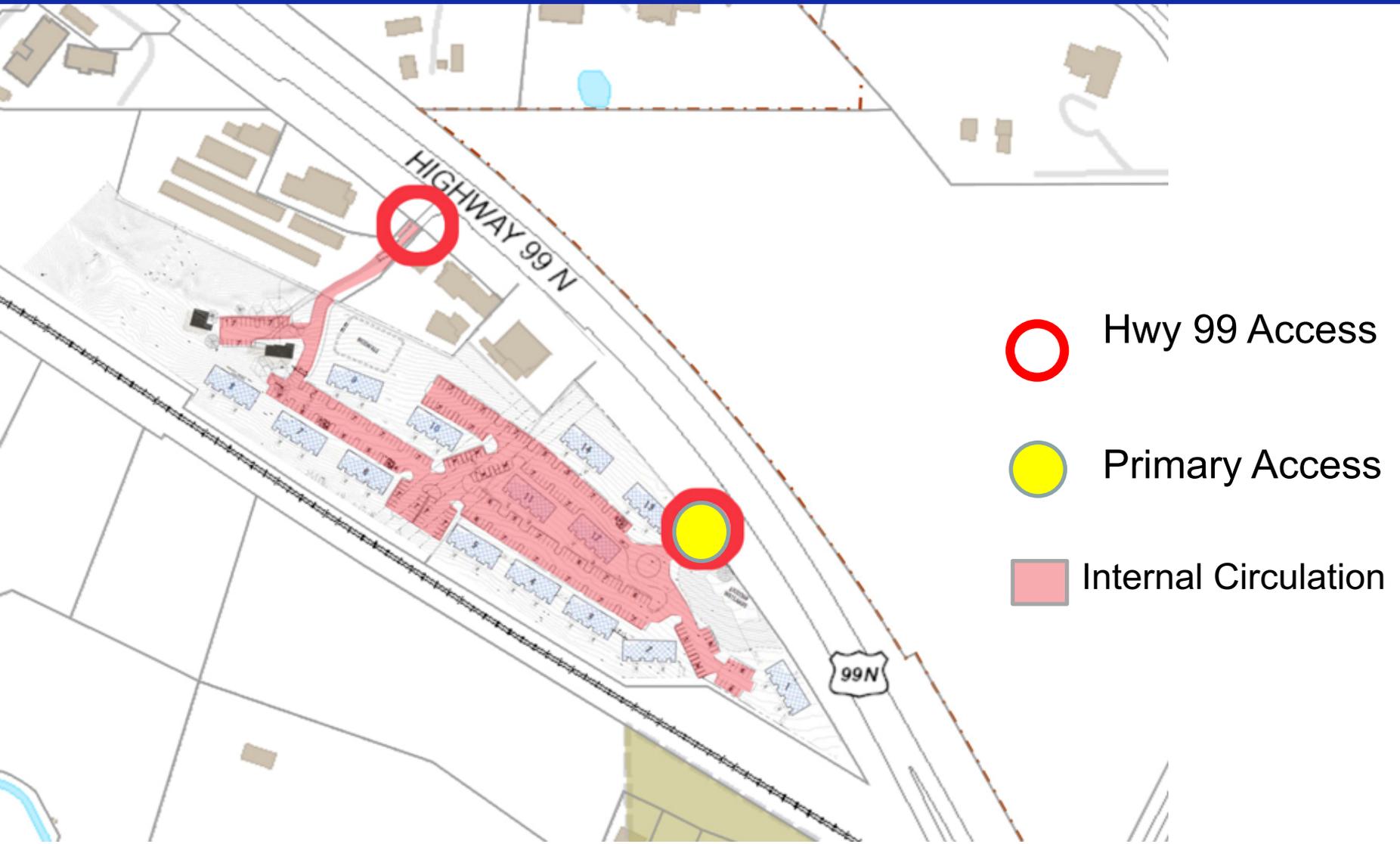
1511 Highway 99N

Oregon Revised Statutes (ORS) 222.170



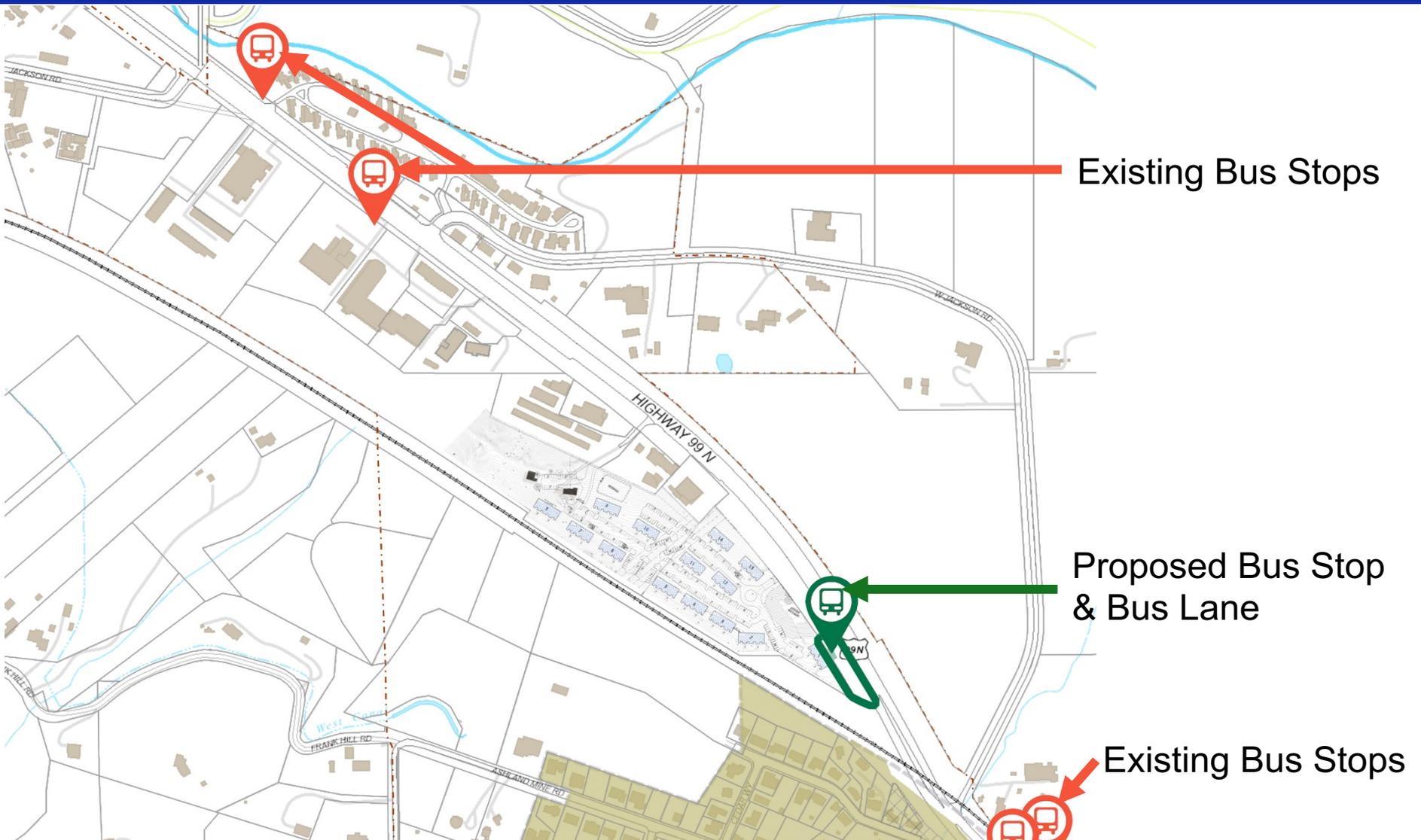
1511 Highway 99N

Transportation and Circulation - Access



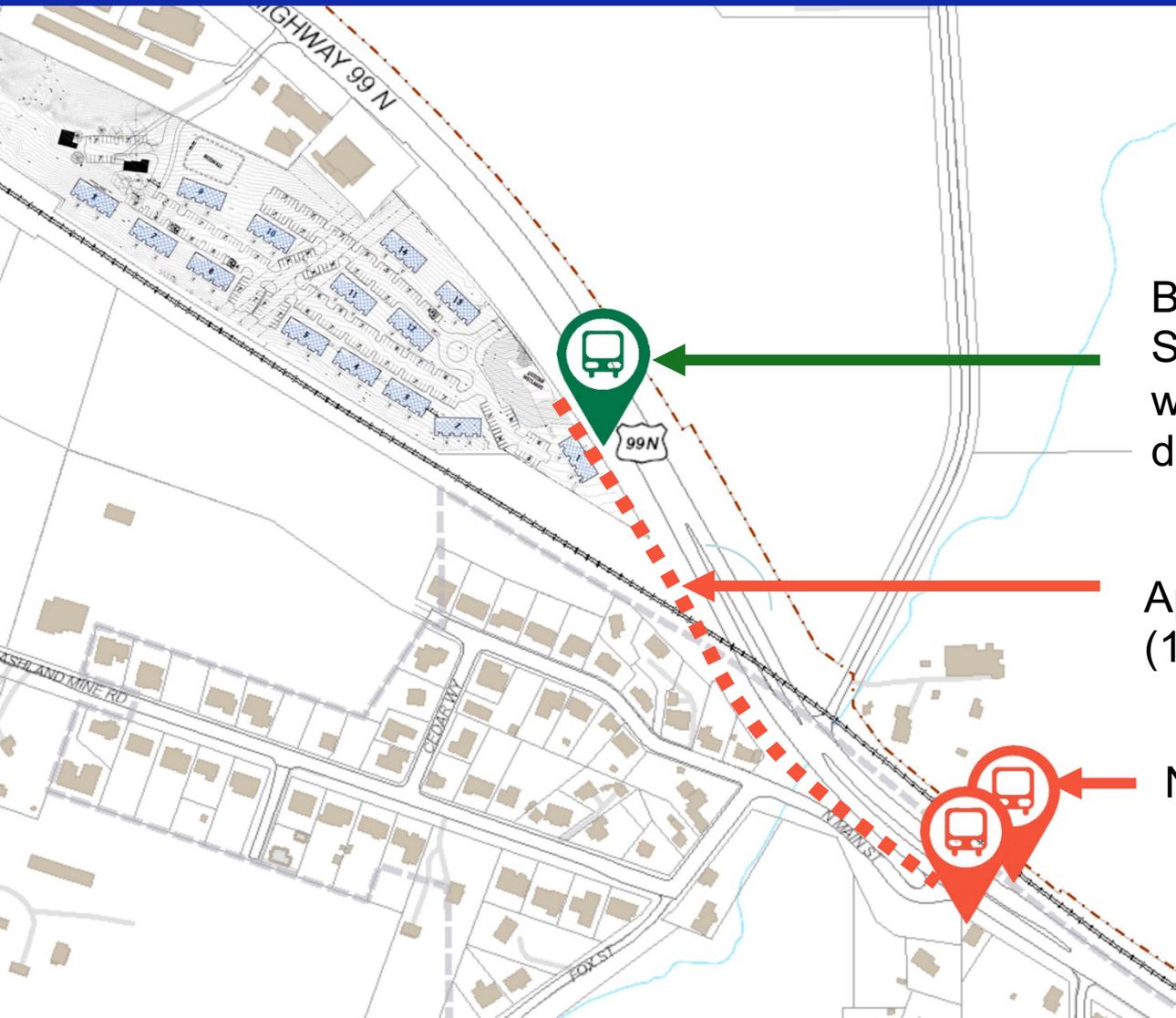
1511 Highway 99N

Transit Improvements



1511 Highway 99N

Transit Improvements



Bus Pull Out Lane,
Shelter, Street Light and
walkway into the
development

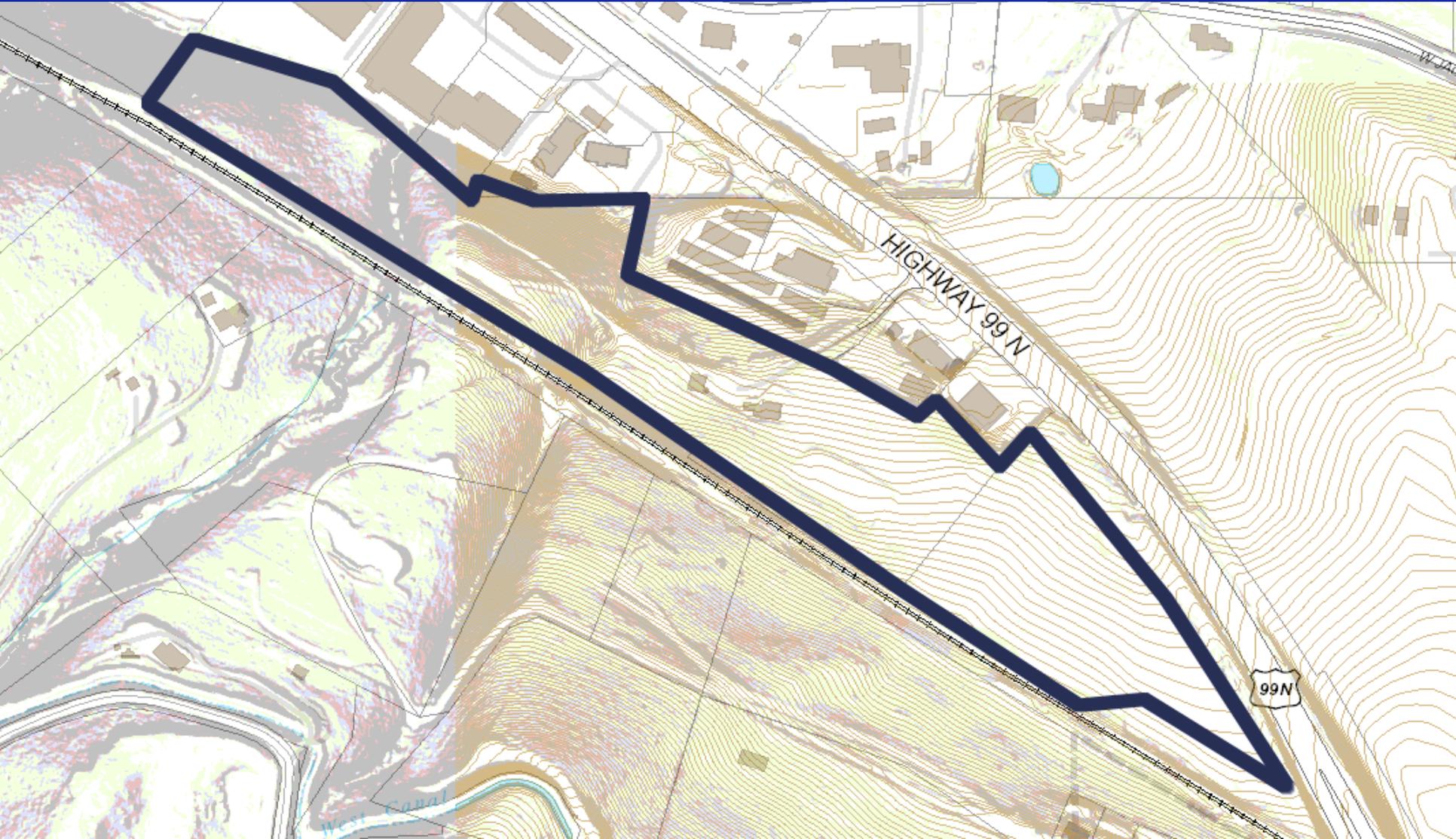
Approximately $\frac{1}{4}$ mile
(1,225 ft)

Northbound 'Flag' Stop

1511 Highway 99N

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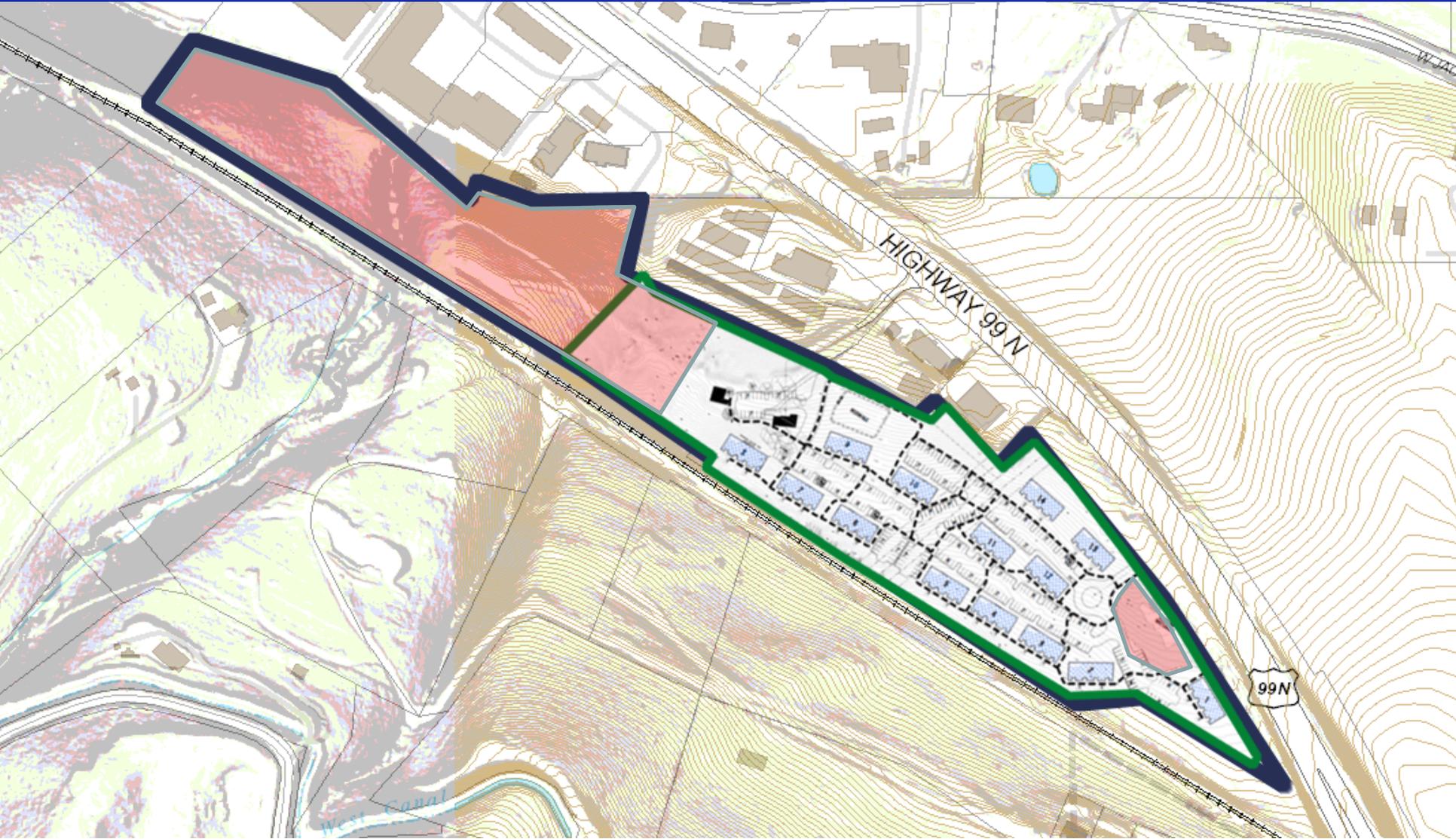
Affordability Calculations & Constrained Lands



1511 Highway 99N

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Affordability, Base Density and Undevelopable Lands



1511 Highway 99N

Next Steps

- ❑ Commissioners to weigh-in on issues identified and indicate any additional information they believe is needed from the applicant or staff to arrive at a formal recommendation to Council.
- ❑ Motion to continue the action to a date certain – July 14, 2020 or later
- ❑ Based on discussion tonight, staff will prepare a formal recommendation with draft findings for consideration and adoption at the continued meeting.



1511 Highway 99N

Oregon Revised Statutes (ORS) 222.170 “Double Majority”

2017 ORS 222.170. Annexation by consent before public hearing or order for election

- (2) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed **if a majority of the electors registered in the territory proposed to be annexed consent in writing to annexation and the owners of more than half of the land in that territory consent in writing to the annexation of their land and those owners and electors file a statement of their consent with the legislative body** on or before the day:
- (a) The public hearing is held under ORS [222.120 \(Procedure for annexation without election\)](#), if the city legislative body dispenses with submitting the question to the electors of the city; or
 - (b) The city legislative body orders the annexation election in the city under ORS [222.111 \(Authority and procedure for annexation\)](#), if the city legislative body submits the question to the electors of the city.