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**City of Florence  
City Council Regular Session  
Florence City Hall  
250 Hwy 101, Florence, Oregon  
Final Action Minutes  
February 22, 2021**

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**COVID-19 UPDATE**

Due to federal and state restrictions on public gatherings, the Florence City Council meetings shall be held via videoconference and shown live on Cable Channel 191 and online at <https://www.ci.florence.or.us/citymanager/public-meetings-live>.

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Councilors Present: Mayor Joe Henry, Councilors Woody Woodbury,  
(Videoconference) Sally Wantz, Bill Meyer and Maggie Wisniewski.

Councilors Absent: None

Staff Present: City Manager Erin Reynolds, City Recorder / Economic  
(In person and Development Coordinator Kelli Weese, Planning Director  
via Videoconference) Wendy Farley-Campbell, City Attorney Ross Williamson,  
Public Works Director Mike Miller, and Chief of Police Tom  
Turner.

Handout: 2.21.21 City Council Meeting Base Presentation

**CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE**

Meeting called to order at 5:30 p.m.

**1. PUBLIC COMMENTS**

This is an opportunity for members of the public to bring to the Council's attention any item not otherwise listed on the agenda.

Start Time: 5:30 p.m.

Discussion: There were no public comments.

## **PUBLIC HEARING & ACTION ITEMS**

### **2. BENEDICK HOLDINGS, LLC ANNEXATION & ZONE ASSIGNMENT**

*Continued from February 1, 2021 City Council Meeting*

#### **A. PUBLIC HEARING ON ANNEXATION AND ZONE ASSIGNMENT**

Hear and consider written and oral testimony regarding the annexation and zone assignment of 48.82 acres of property and right-of-way, including Oceana Drive and property described as Assessor's Map No. 18-12-10-40, Tax Lots 400 and 401 and Assessor's Map 18-12-10-34 Tax Lot 801. Oceana Drive is located east of Rhododendron Drive, within the Idylewood subdivision, and the property is located south and west of Heceta Beach Road, and south of Kelsie Way and Kelsie Court within the Heceta South subdivision, and east and south of Sandrift Street, and also east of the eastern terminus of Cloudcroft Lane within Idylewood and Idylewood 1<sup>st</sup> and 2<sup>nd</sup> additions.

Start Time: 5:31 p.m.

Hearing Reading: CR Weese read the Land Use Hearing Script and officiated the public hearing procedures.

Declarations: The City Council declared...

- Mayor Henry:
  - Declared a potential conflict of interest based on his vocation as a mortgage originator and the possibility that he would have the opportunity to handle a loan on a property within the annexation area. He indicated that he could make a decision in an impartial manner.
  - Mayor noted he had continued to receive emails, and social media, and had received a couple of contacts on the street. He clarified that any emails he received were forwarded to staff to be placed in the record.
  - No biases were declared.
- Councilor Wisniewski:
  - No conflicts of interest were declared.
  - No exparte contacts were declared.
  - No biases were declared.
- Councilor Meyer:
  - No conflicts of interest were declared.
  - No exparte contacts were declared.
  - No biases were declared.

- Councilor Wantz:
  - No conflicts of interest were declared.
  - No exparte contacts were declared.
  - No biases were declared.
- Councilor Woodbury:
  - No conflicts of interest were declared.
  - No exparte contacts were declared.
  - No biases were declared.

Public Challenge: No challenges were heard.

Public Hearing: The public hearing for Ordinance No. 1 and No. 2, Series 2021 was re-convened at 5:42 p.m.

Discussion: Planning Director FarleyCampbell presented the staff presentation with assistance from Attorney Williamson  
 Handout: Staff Presentation

Opponent 1: Mr. Steve Campbell  
 Handout: Speaker's Card

Discussion: Mr. Campbell discussed...
 

- Potential for residents on Oceana Drive being forced to pay for the improvements required by the annexation due to investments necessary for stormwater management.
- Necessity for widening Oceana Drive based on traffic needs for the annexation and the expense to be paid by the property owners.

Staff Response: Planning Director FarleyCampbell discussed...
 

- Clarification on concern for wetlands addressed on page 8 of the findings of fact and how different types of wetlands are categorized and regulated.
- Clarification on stormwater requirements for the site and Idylewood area and how it is addressed within the City's stormwater master plan.
- Clarification on requirements for Streets / Transportation within the City including requirements for street improvements and when improvements are required.
- Concern for increase in trips and requirements for Traffic Impact Analysis during any development application should the density increase.

- Clarification on requirements for sewer connection and annexation to the City of Florence based on health hazard abatements, or other instances.
- Purpose of the development agreement with the Idylewood subdivision from 1981, the difference between the development proposal and an annexation proposal, and clarification that the Benedick annexation would not trigger the Idylewood development agreements due to the City not having a development proposal for the site at this time.
- Clarification of the residential development process steps.
- Alternatives for the Council to consider regarding the public hearing.

Break: The City Council took a break from 6:59 p.m. to 7:04 p.m.

Discussion: The City Council discussed...

Handout: City of Florence Tsunami Evacuation Map

- Question as to whether Oceana Drive's periodic flooding would affect the City's ability to provide service to the annexation area and the City's ability to review the infrastructure in the area once it is annexed.
- Potential for the City to be forced to pay for stormwater improvements in the area, assurance that the developer would pay for stormwater improvements, and steps for stormwater planning during the development proposal application.
- Concerns raised about the applicant's prior work in other jurisdictions and clarification that the City Council cannot use those complaints as justification for denial.
- Timeline for improvements to Oceana Drive based on the development proposal and not the annexation.
- Applications for development with Lane County and policies with the City of Florence and Lane County regarding subdivisions within the urban growth boundary.
- Potential gains to the City for the annexation including tax funds for the property and police / code enforcement services.
- Clarification on the evacuation plan for the property should it be developed and its location outside of the tsunami zone.

- Clarification that even if the property is annexed, the development would only begin once the development application was approved and the City's development standards were met.
- Assurance that the City would review the Idylewood Development Agreement after completion of the Benedick Annexation application.

Comments: All Councilors present

Action: Begin the 7-Day final written argument period, closing March 1, 2021 at 5:30 p.m. and set Council deliberations for April 5, 2021.

Motion: Councilor Meyer

Second: Councilor Wantz

Discussion: Attorney Williamson clarified that the motion would mean that the hearing and the record would be closed that evening.

Roll Call Vote: Councilor Meyer, 'Aye'  
Councilor Wantz, 'Aye'  
Councilor Woodbury, 'Aye'  
Councilor Wisniewski 'Aye'  
Mayor Henry, 'Aye'  
Motion passes unanimously

## **ACTION ITEM**

### **3. CITY COUNCIL COMMITMENTS & SIGN-UPS**

Consider updates to the City Council Commitments including Municipal Court Judge supervision, City Committee Ex-Officio assignments and outside agencies.

Start Time: 7:38 p.m.

Discussion: The City Council discussed providing feedback to CR Weese regarding the master sign up sheet.

## **CONSENT AGENDA**

### **4. CRITICAL OREGON AIRPORT RELIEF (COAR) GRANT ACCEPTANCE**

Consider approval of **Resolution No. 6, Series 2021**, a resolution authorizing the acceptance of the Critical Oregon Airport Relief Grant from the Oregon Department of Aviation (ODA) for replacement of the AWOS system at the Florence Municipal Airport.

**5. PUBLIC WORKS FACILITY EQUIPMENT BUILDING CONSTRUCTION**

Consider approval of the proposal from Kroes Northwest in the amount of \$43,200 for the construction of the equipment building to be located at the Public Works Facility on Spruce Street.

**6. UNITED STATES DEPARTMENT OF AGRICULTURE GRANT ACCEPTANCE**

Consider approval of the United States Department of Agriculture (USDA) Rural Development, Community Facility Program grant, for funding of radio equipment replacement to enhance radio coverage and provide long-term operational sustainability.

**7. APPROVAL OF MINUTES**

Consider approval of the meeting minutes from the February 01, 2021 City Council Special Work Session.

Start Time: 7:44 p.m.

Action: Approval of the Consent Agenda as presented

Motion: Councilor Woodbury

Second: Councilor Wisniewski

Roll Call Vote: Councilor Wantz, 'Aye'

Councilor Meyer, 'Aye'

Councilor Woodbury, 'Aye'

Councilor Wisniewski, 'Aye'

Mayor Henry, 'Aye'

Motion passes unanimously

**REPORT & DISCUSSION ITEMS**

**8. GENERAL REPORTS**

- January Committee, Commission & Volunteer Reports

Start Time: 7:46 p.m.

Discussion: None

**9. CITY MANAGER REPORT & DISCUSSION ITEMS**

Start Time: 7:46 p.m.

Discussion: The City Council discussed...

- Budget Committee Timeline and appointments.
- Upcoming City Council Work Session.
- Lane County Public Health vaccinations.

## 10. CITY COUNCIL REPORT & DISCUSSION ITEMS

Start Time: 7:26 p.m.

Discussion: City Council Reports & Discussion Items

- Update on the Transportation and Environmental Management Advisory Committees.
- Update on the Port of Siuslaw.
- Request from Councilor Meyer to serve as the Dunes City representative.
- Upcoming City meetings and activities.

Comments: All Councilors present

Meeting adjourned at 7:29 p.m.



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Joe Henry, Mayor

**ATTEST:**



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Kelli Weese, City Recorder