

Script for Legislative Land Use Public Hearing
(FEMA Flood Plain Amendments)

Mayor: We will now begin the agenda item concerning the FEMA Flood Insurance Rate Map and Study. This agenda item will be an opportunity to hear and consider written or oral testimony on the proposed Amendments to Florence City Code and the Florence Comprehensive Plan.

I will now turn it over to our City Recorder Kelli Weese to review the items required for a land use public hearing and officiate the public hearing procedures.

City Recorder: Thank you Mayor Henry. This evening we will hold a public hearing on Ordinance No. 2, Series 2020, an ordinance adopting amendments to Florence City Code and the Florence Realization 2020 Comprehensive Plan and adopting the FEMA Flood Insurance Rate Map and Flood Insurance Study.

These proceedings will be recorded.

This hearing will be held in accordance with the land use procedures required by the City and the State of Oregon. This is a legislative land use action involving proposed changes to the City's zoning regulations.

At the beginning of the public hearing tonight, staff will identify the applicable substantive criteria from the City's Zoning Regulations, Florence Comprehensive Plan, and State Law. These criteria have also been listed in the staff report.

The hearing will proceed with the staff report, followed by an allowance for questions of staff.

Anyone wishing to speak were required to have completed a speaker's card at least five minutes before the meeting, which was available on the City of Florence website and at Florence City Hall.

We ask that all speakers identify their name for the public record before beginning their statements. We ask for your address on the speaker's card so that we may provide you notice on the City's eventual decision in this matter. Speaker's comments will be limited to five minutes per person and speaker's may not yield their time to others.

Written testimony may also be offered and will be considered and made part of the record. To do that, either before or after you speak, please leave the material with me. I will then make sure your evidence is identified and placed in the record.

City Recorder: With those instructions about the public hearing out of the way, I will ask if any Councilor wishes to disclose an actual or a potential conflict of interest in this matter.

When I call your name, please indicate if you have any actual or potential conflicts of interest that you wish to disclose:

- Councilor Woodbury;
- Councilor Preisler;
- Councilor Greene;
- Councilor Lucio;
- Mayor Henry;

[actual conflict of interest – Councilor must announce the conflict and step down]

[potential conflict of interest - Councilor must announce the conflict and may participate]

[Return to Script]

City Recorder: I now open the public hearing for Ordinance No. 2, Series 2020, it is _____ o'clock.

[Staff Report]

City Recorder: May we please have the staff report.

Planning Staff: Presents staff report *[Staff introduces the topic, staff report, and presents background information, and states list of criteria for approval.]*

[After Staff Report]

City Recorder: Thank you for the staff report, we will move on to questions from the City Council

- Councilor Lucio, do you have any questions of staff?
- Councilor Preisler, do you have any questions of staff?
- Councilor Woodbury, do you have any questions of staff?
- Councilor Greene, do you have any questions of staff?
- Mayor Henry, do you have any questions of staff?

[PUBLIC HEARING PROCEDURE]

City Recorder: Hearing no further questions, we will begin the taking public testimony. Copies of the written comments received prior to the hearing this evening have been distributed to the City Council.

City Recorder: We will be taking testimony in alternating order from proponents, opponents, and those that are neutral respectively. After all comments are completed, staff will have an opportunity for response to questions or comments, and then Council will have an opportunity for questions.

[City Recorder Calls up each speaker individually beginning with the first proponent received, then the first opponent received, and then the first neutral party received, and shall continue in such alternating pattern until all speakers have had an opportunity to speak.]

[Staff Rebuttal]

City Recorder: Does the staff wish to respond to any of the testimony received?

Staff: Offers response **[if chooses]**

City Recorder: Now is the opportunity for questions of staff from the City Council. Just a reminder, this is a time for questions of staff, and not for deliberations on the agenda item.

- Councilor Greene, do you have any questions for staff?
- Councilor Woodbury, do you have any questions for staff?
- Councilor Preisler, do you have any questions for staff?
- Councilor Lucio, do you have any questions for staff?
- Mayor Henry, do you have any questions for staff?

[City Council Questions of Staff – No Deliberations]

[DECISION TO CLOSE OR LEAVE OPEN PUBLIC HEARING SUBJECT MATTER]

City Recorder: Now is the opportunity to discuss closing the public hearing. Does the City Council or staff see any reason to continue the public hearing or hold record open to allow for additional arguments?

Hearing none, I now close the public hearing for Ordinance No. 2, Series 2020. It is _____ o'clock.

[If Public Hearing is left open or hearing is continued]

Mayor: The City Council will continue discussions on Ordinance No. 2, Series 2020 at the May 4, 2020 City Council meeting. – [DONE WITH AGENDA ITEM - MOVE ON TO NEXT ITEM ON AGENDA]

[If Public Hearing is Closed –

[City Council Deliberation]

City Recorder: Mayor Henry, will you please facilitate the City Council's decision on Ordinance No. 2, Series 2020, making sure to allow each Councilor an opportunity to speak.

[MOVE TO ORDINANCE PROCEDURES – 'PINK' SHEET]

Script for Quasi-Judicial Land Use Public Hearing

(Not The First Evidentiary Hearing)

Mayor: We will now move on to Item No. 2 on the agenda concerning the Treewood Court annexation and zoning Request. We will be conducting a public hearing on these items to allow for comments from all interested parties.

Oregon land use law requires several items to be read into the record at the beginning of each and every land use public hearing. The City Recorder will read the material, your patience is appreciated as these statements and instructions are read.

City Recorder: Thank you Mayor Henry.

This evening we will be holding a public hearing on Ordinance No. 3, Series 2020, an ordinance approving the annexation of property within the urban growth boundary, 4781 Treewood Court and Ordinance No. 4, Series 2020, an ordinance establishing Medium Density Residential zoning to 4781 Treewood Court.

These proceedings will be recorded.

These hearings will be held in accordance with the land use procedures required for an evidentiary hearing as required by the City and the State of Oregon.

As part of the hearing tonight, staff will identify the applicable substantive criteria which have also been listed in the staff report. These are the criteria the City Council must use in making its decision.

All testimony and evidence must be directed toward the criteria or other criteria in the City's Comprehensive Plan, City Land Use Regulations or state law which you believe apply to the decision per ORS 197.763(5).

Failure to raise an issue accompanied by statements or evidence sufficient to afford the City Council and parties involved an opportunity to respond to the issue, may preclude an appeal based on that issue.

Failure of the applicant to raise constitutional or other issues related to proposed conditions of approval without sufficient specificity to allow the City Council to respond to the issue may preclude an action for damages in circuit court.

Any proponent, opponent, or other party interested in this land use matter may challenge the qualification of any Councilor to participate in such hearing and decision on the basis of conflicts of interest, ex-parte contacts, or bias. Such challenge must state facts relied upon by the party relating to Councilor's conflicts, ex-parte contracts, or bias from which the party has concluded that the Councilor will not make a decision in an impartial manner.

The hearing will proceed with the staff report, followed by the applicant and then we will be taking testimony in alternating order from proponents, opponents, and those that are neutral respectively. Then we will have an opportunity for staff response, Council questions, and the applicant will be given a final opportunity to rebut the testimony or evidence.

If you have any documents, photos, maps, or letters that you wish to have considered by the City Council, they must be formally placed in the record of this proceeding. To do that, either before or after you speak, please leave the material with me, the City Recorder. I will then make sure your evidence is identified and placed in the record.

Anyone wishing to speak were required to have completed a speaker's card at least five minutes before the meeting, which was available on the City of Florence website and at Florence City Hall.

We ask that all speakers identify their name for the public record before beginning their statements. We ask for your address on the speaker's card so that we may provide you notice on the City's eventual decision in this matter. Speaker's comments will be limited to five minutes per person and speaker's may not yield their time to others, with the exception of the applicant, whose will not have a time limit.

City Recorder: With those instructions about the public hearing out of the way, I will ask if any Councilor wishes to disclose an actual or a potential conflict of interest in this matter.

When I call your name, please indicate if you have any actual or potential conflicts of interest that you wish to disclose:

- Councilor Woodbury;
- Councilor Preisler;
- Councilor Greene;
- Councilor Lucio;
- Mayor Henry;

Councilors: Makes Declarations *(if any)*

[actual conflict of interest – Councilor must announce the conflict and step down]

[potential conflict of interest - Councilor must announce the conflict & state whether (s)he is able to be impartial. If so, Councilor may participate; if not, decision-maker must step down]

[ex parte contacts - Councilor must announce the substance and context of the communication, then may participate.]

[If Declarations of Bias are Made]

City Recorder: Councilor _____, do you believe that you can make a decision on this issue in an impartial manner?

Councilors: *(Councilor replies, if yes continue; If no, Councilor may recuse him/herself)*

City Recorder: Any person, during his or her testimony, has the right to rebut the substance of the ex-parte communications just disclosed.

[Return to Script]

City Recorder: Does any member of the public wish to challenge a Councilor's ability to hear this matter?

(If none, move on; If some, Councilor has the opportunity to rebut statement and makes a decision whether or not to continue or to recuse him/herself)

City Recorder: Councilor's, now is the opportunity to share any information based on visits to the site. When I call your name, please indicate if you have any site visit information to share with the rest of the Council.

- Councilor Woodbury;
- Councilor Preisler;
- Councilor Greene;
- Councilor Lucio;
- Mayor Henry;

City Recorder: Thank you we may now move forward with the public hearing procedures.

Mayor: I now open the hearing for Ordinance No. 3 & 4, Series 2020. It is _____ o'clock.

May we please have the staff report?

Planning Staff: Presents staff report

[Staff introduces the topic, staff report, and presents background information, and states list of criteria for approval.]

City Recorder: Now is the opportunity for questions of staff from the City Council. As a reminder, this is an opportunity for questions, not deliberation.

- Councilor Lucio, do you have any questions of staff?
- Councilor Preisler, do you have any questions of staff?
- Councilor Woodbury, do you have any questions of staff?
- Councilor Greene, do you have any questions of staff?
- Mayor Henry, do you have any questions of staff?

[Council Questions of Staff – No Deliberations]

[PUBLIC HEARING PROCEDURE]

City Recorder: Hearing no further questions, we will begin the taking public testimony. Copies of the written comments received prior to the hearing this evening have been distributed to the City Council.

City Recorder: We will be taking testimony from the applicant, and then in alternating order from proponents, opponents, and those that are neutral respectively. After all comments are completed, staff will have an opportunity for response to questions or comments, and then Council will have an opportunity for questions.

[City Recorder Calls up each speaker individually beginning with the applicant, then the first proponent received, then the first opponent received, and then the first neutral party received, and shall continue in such alternating pattern until all speakers have had an opportunity to speak.]

[Staff Response]

City Recorder: Now is the opportunity for staff response. Planning Director FarleyCampbell, do you wish to respond to any of the testimony received?

Staff: Offers response [if chooses]

City Recorder: [if staff responds] – Now is the time for Council questions,

- Councilor Greene, do you have any questions of staff?
- Councilor Woodbury, do you have any questions of staff?
- Councilor Preisler, do you have any questions of staff?
- Councilor Lucio, do you have any questions of staff?
- Mayor Henry, do you have any questions of staff?
-

[Applicant Rebuttal]

City Recorder: Does the applicant wish to respond to any of the testimony received?

Applicant: Responds [if chooses]

City Recorder: [if applicant responds] – Now is the time for questions of the applicant,

- Councilor Lucio, do you have any questions for the applicant?
- Councilor Preisler, do you have any questions for the applicant?
- Councilor Woodbury, do you have any questions for the applicant?
- Councilor Greene, do you have any questions for the applicant?
- Mayor Henry, do you have any questions for the applicant?

[DECISION TO CLOSE OR LEAVE OPEN PUBLIC HEARING AND RECORD]

City Recorder: Now is the opportunity to discuss closing the public hearing and the record. The City Council may elect to close the public hearing this evening. If the Council has additional question that it wishes to hear additional evidence on, the Council may elect to either continue the hearing to a future meeting, or may close the hearing but keep the record open for a set period of time within which the public may submit written evidence and argument.

City Recorder: Council & staff, when I call your name, please indicate if you see any reason to continue the public hearing or hold the record open to allow for additional testimony.

- Councilor Woodbury
- Councilor Preisler
- Councilor Greene
- Councilor Lucio
- Mayor Henry
- Planning Director FarleyCampbell
- City Manager Reynolds

Council/Staff: Discussion

City Recorder: [Announces the decision on the public hearing]

[Likely] – I now close the public hearing for Ordinance No. 3 & 4, Series 2020 at _____ o'clock.

[If Public Hearing is left open or hearing is continued]

Mayor: The City Council will continue discussions on Ordinance No. 3 & 4, Series 2020 at the May 4, 2020 City Council meeting. – [DONE WITH AGENDA ITEM - MOVE ON TO NEXT ITEM ON AGENDA]

[If Public Hearing is Closed – Council Deliberations / Decision]

City Recorder: Pursuant to ORS 197.763(6)(e), the applicant has the right to submit final written argument that will be included in the record. This submission must be made within seven days and may not contain new evidence; the submission must only contain written argument. If the submission contains any new evidence, the Council will reject the new evidence and only consider the written argument. The applicant also has the right to waive the submission of final written argument.

If the applicant does not waive the submission of final written argument, the Council will not be able to make a final determination on the application tonight. Does the applicant wish to waive the submission of final written argument?

[No, the applicant wishes to submit final written argument within seven days.] As a result of the applicant's choice, the deliberations on this matter will be continued until the next meeting on May 4, 2020.

[Yes, the applicant waives final written argument.] The applicant waives its right to submit final written argument, so the Council may discuss and deliberate on this matter.

City Recorder: Now is the opportunity for the City Council to discuss and deliberate on the testimony and evidence concerning this item. Mayor Henry, will you please facilitate the City Council's decision on Ordinance Nos. 3 & 4, Series 2020, making sure to allow each Councilor an opportunity to speak.

[When all Councilors have had an opportunity to comment, move on to the Ordinance reading script]

Flood Damage Prevention: Final Evidentiary Hearing Ordinance 2, Series 2020 CC 20 01 CPA 01/CC 20 02 TA 01 4/20/20



Introduction

- **Sept. 2018 – Dec. 5th** – FEMA process: noticing, workshop, appeal period, Final Determination
- **February 11th** – PC Initiated
- **February 18th** – DLCD Form I Notice Posted
- **March 4th** – Property Owner Noticing
- **March 24th** – PC Evidentiary Hearing
- **April 20th** – Council Final Public Hearing
- **June 5th** – Map Panels and FIS become effective

Applicable Criteria

Florence City Code, Title 10:

- Chapter 1: Zoning Administration, Section 10-1-3 Amendments and Changes, Section C Legislative Changes
- Chapter 1: Zoning Administration, Section 10-1-6-4 Type IV Procedure (Legislative)

Applicable Criteria

Florence Realization 2020 Comprehensive Plan

- Plan Adoption, Amendments, Review and Implementation
- Chapter 1 Citizen Involvement
- Chapter 7 Development Hazards
- Chapter 14 Urbanization

Applicable Criteria

Oregon Revised Statutes (ORS)

- ORS: 197.610(1)-(6), 227.186

Oregon Administrative Rules (OAR)

- OAR 660-015 (1, 2, 7, 14) & 660-018-0020

Summary of Changes

Ordinance 2, Series 2020

Exhibit B--Comprehensive Plan:

- Table of Contents (Flood and Housekeeping)
- Introduction--Definitions
- Chapter 7, Policy 2 and Flooding Narrative

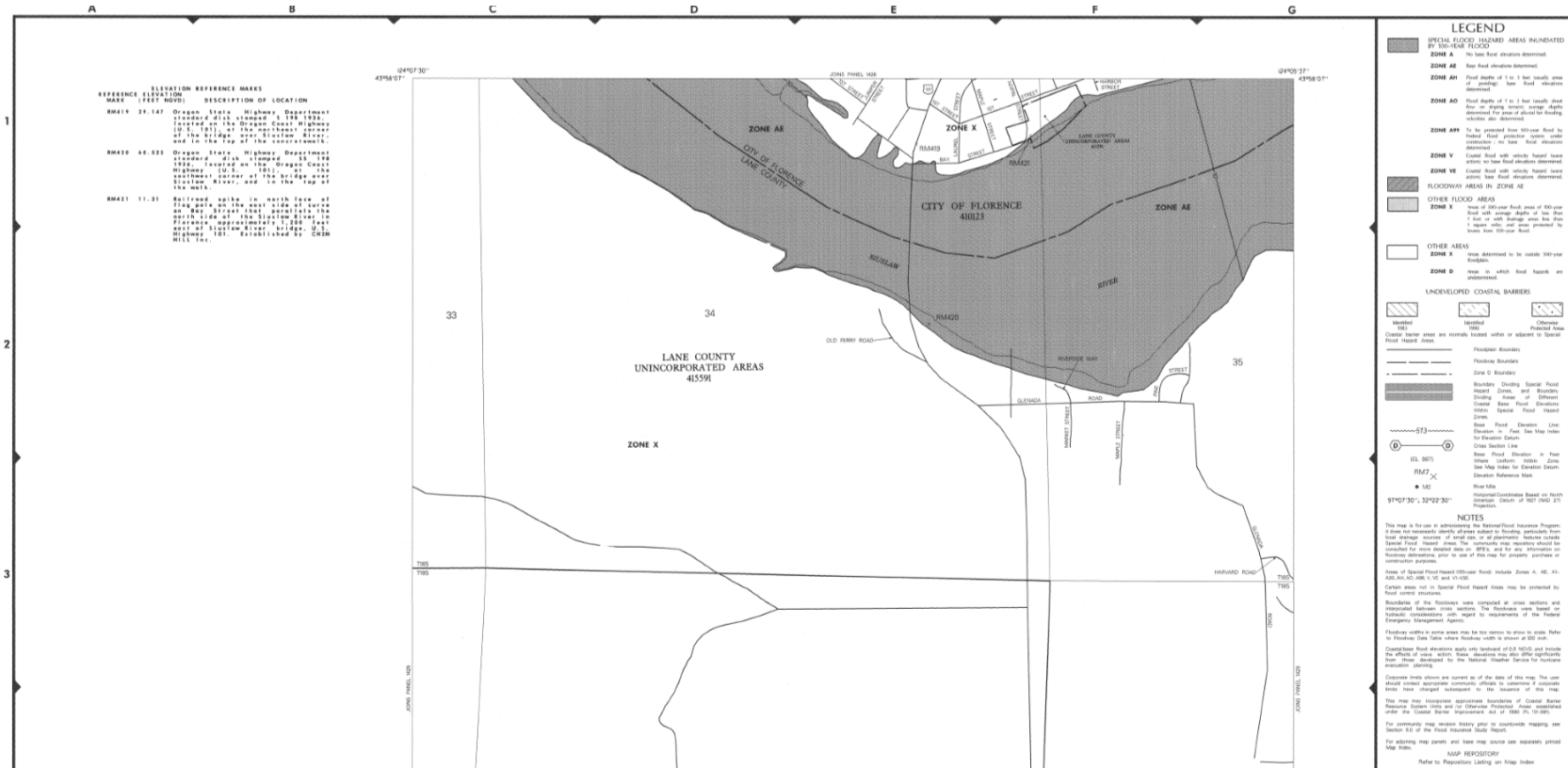
Summary of Changes

Ordinance 2, Series 2020

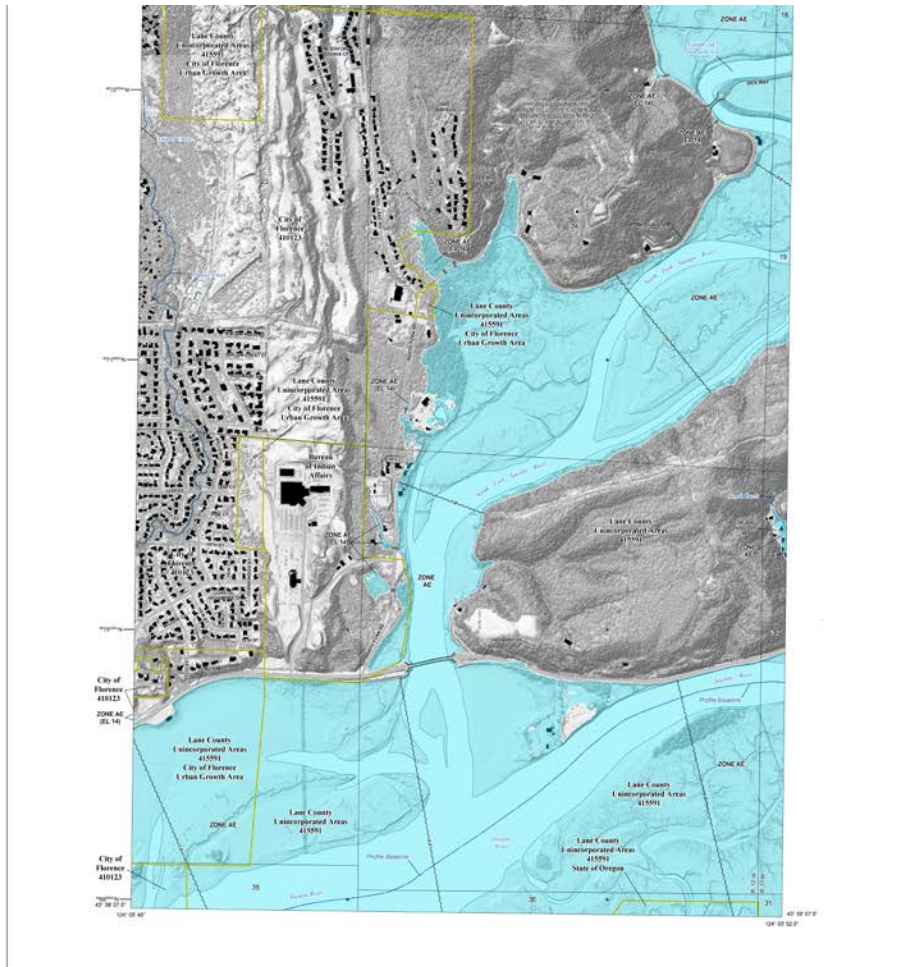
Exhibits D & E--Comprehensive Plan:

- Appendix 7A
 - Flood Insurance Study
 - Flood Insurance Rate Map

1999 FIRM Excerpt



June 5, 2020 FIRM Excerpt



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
THE INFORMATION DEPICTED ON THIS MAP AND ITS SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

- Without Base Flood Elevation (BFE) (Zone AE)
- With BFE or Depth (Zone AE, A1, A2, A3, A9)
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage outlet of less than one square mile (Zone B)
- Future Conditions 1% Annual Chance Flood Hazard (Zone B)
- Area with Reduced Flood Risk due to Levee Sea Notes (Zone B)
- Areas Determined to be Outside the 0.2% Annual Chance Floodplain (Zone B)
- Area of Undetermined Flood Hazard (Zone B)
- Channel, Culvert, or Storm Sewer Accredited or Potentially Accredited
- Levee, Dike, or Floodwall
- Non-accredited Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
- Coastal Transient
- Coastal Transient Baseline

NOTES TO USERS

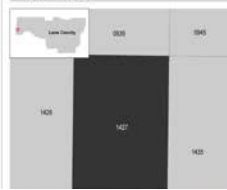
1. This map is a reproduction of the original map and is not intended to be used as a substitute for the original map. The original map is the authoritative source of information.

2. This map is a reproduction of the original map and is not intended to be used as a substitute for the original map. The original map is the authoritative source of information.

SCALE



PANEL LOCATOR



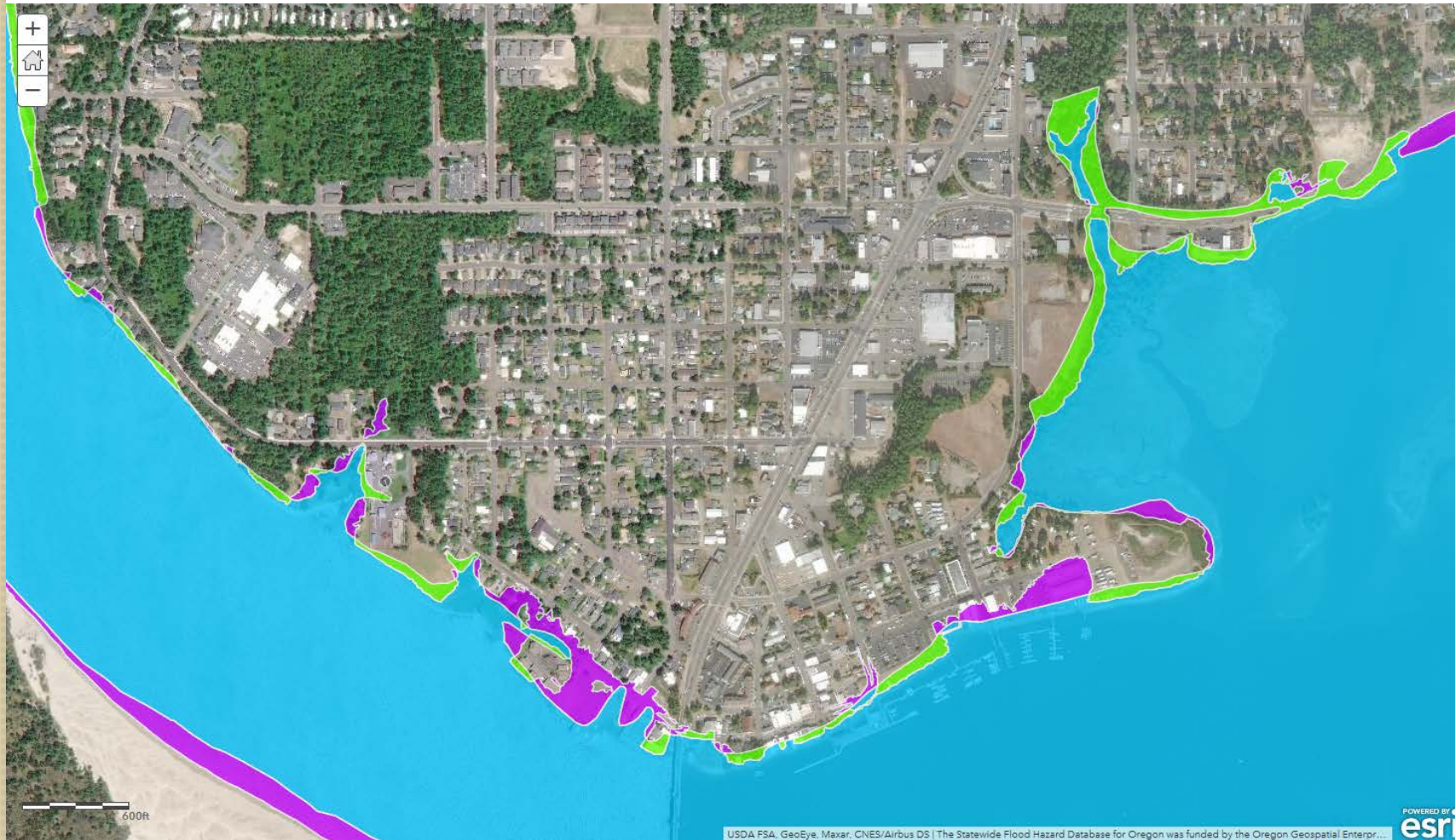
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE POLICY MAP

LANE COUNTY, OREGON
with Incorporated Areas
Panel 1427 of 2975

COMMUNITY	NUMBER	PANEL	SUFFIX
CITY OF FLORENCE	1427	A1	1
LANE COUNTY			

1999 to 2020 Lane County Comparison Tool

Green-Removed Purple-Added



Summary of Prominent Changes

- Map Additions:
 - Properties south of 1st St. between Hemlock and Juniper Sts.
 - Properties north of Bay St. between Juniper St. and the Siuslaw Bridge
 - Properties north of Bay St. between Maple and Nopal
 - A property on Harbor and the Port buildings south of 1st St.

Summary of Prominent Changes

- Map Removals:
 - Properties south and north of Hwy 126
 - More than 36 Munsel Lake Road properties
 - Structures in Marine Manor along Rhody Dr.
 - Structure at Driftwood Shores

Summary of Prominent Changes

- Zone Changes: A to AE and D to VE
- Map Projection Change: From National Geodetic Vertical Datum of 1929 to North American Vertical Datum of 1988 (changing the Base Flood Elevation numeric value from 10' to 14')

Summary of Changes

Ordinance 2, Series 2020

Exhibit C—Florence City Code

Title 10: Chapter 2—Definition

FLOODWAY

~~The normal stream channel and that adjoining areas of the natural floodplain needed to convey the waters of a regional flood while causing less than one foot increase in upstream flood elevations. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."~~

Testimony

Public Testimony

- None

PC Recommendation

Approve Ordinance 2, Series 2020 Adopting Amendments to Florence City Code and the Florence Realization 2020 Comprehensive Plan and Adopting the Revised FEMA Flood Insurance Rate Map and Flood Insurance Study

City Council Alternatives

- 1. Approve Ordinance 2, Series 2020 adopting changes to the comprehensive plan and Florence City Code related to flood damage prevention.**
2. Deny approval of the comprehensive plan and code updates related to flood damage prevention by resolution.
3. Direct staff to modify the proposal or perform some other action and postpone decision until a later meeting.

Resources

Lane County Comparison Mapping Tool

<http://fema.maps.arcgis.com/apps/StorytellingSwipe/index.html?appid=3a8a5bbfe9b149b8a3db86dd86484872#>

City of Florence Coastal Floodplain Map Update webpage

<https://www.ci.florence.or.us/planning/fema-coastal-floodplain-map-update>



Questions?

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

[Home](#) > [Request to Address the City Council \(Speaker's Card\)](#) > [Webform results](#) > [Request to Address the City Council \(Speaker's Card\)](#)

Submission information

Form: [Request to Address the City Council \(Speaker's Card\)](#) [1]

Submitted by Visitor (not verified)

Mon, 04/20/2020 - 3:25pm

35.132.167.30

Name

Andy Johnson

City Council Meeting Date

Tue, 04/21/2020

Agenda Item Number

3

Do you wish to speak as a Proponent? Opponent? or Neutral?

pro

Brief Overview of What You Wish to Discuss

Simple annexation of a property with a failed septic system during the course of the sale.

Do you Represent an Organization?

Realtor representing client

Name of Organization

Coast Real Estate Inc

Residence Address

Email

Phone Number

Source URL: <https://www.ci.florence.or.us/node/8523/submission/9941>

Links

[1] <https://www.ci.florence.or.us/council/request-address-city-council-speakers-card>

II. NARRATIVE

The applicant has petitioned for the annexation of a .29-acre residential property from Lane County jurisdiction to City of Florence jurisdiction. The property is in a predominantly residential area of the city which has seen several annexations in recent years.

The property was sold to a new owner during the time between the initial application and the date of this report. A petition for annexation was received from the prior owners at the time of application, December 19, 2019. A revised petition from the new owner—who is also the only elector residing on the property—was received on March 17, 2020. The application was deemed complete as of December 19, 2019~~20~~.

State law requires written authorization from all owners of a property and from at least 50% of electors residing on the property to petition for annexation without an election. This type of annexation is known as a “Double Majority” annexation (ORS 222.125). Once the City has received a signed petition from the property owner, staff will process the annexation under the “Triple Majority” methodology (ORS 222.170(1)). The annexation and zoning assignment will be processed as a quasi-judicial hearing to determine the Planning Commission’s recommendations to the Florence City Council.

The property is currently served by Heceta Water PUD. After annexation, the property will be provided City services such as sewer and police protection from adjacent Rhododendron Drive. The property is within the Siuslaw Rural Fire Protection District. The property will continue to be served by all districts by which it is currently served.

The property’s wastewater septic system is failing. The home on the property would be connected to the City of Florence’s sewer system via a new gravity sewer line in Treewood Court. This gravity line would flow north in the Rhododendron Drive right-of-way to the pump system in S. Harbor Vista Drive, which connects to the pressure sewer system in Rhododendron Drive. ~~sewer line in Treewood Court connecting to the existing sewer system in Rhododendron Drive.~~

On March 24, 2020, the Florence Planning Commission unanimously approved Resolutions PC 19 27 ANN 01 and PC 19 28 ZC 01, thereby recommending approval of the annexation request and zone assignment to the Florence City Council. The only condition of approval included in the Resolutions pertained to the provision of a legal property description. The applicant has since provided such a description, and the condition of approval is no longer needed.

III. PUBLIC NOTICE

Notice of the City Council’s public hearing was mailed on March 31, 2020, to property owners within 300 feet of the proposed annexation area. Notice was published in the Siuslaw News on April 4 and April 8, 2020. On April 8, 2020, notices were posted at Florence City Hall, the Florence Post Office, Florence Public Works, and the Florence Event Center.

Public Comments:

Presented at
4.20.20 CC Mtg -
Agenda Item #2 -
Staff Presentation

4781 Treewood Ct. Annexation and Zone Assignment

Ord. 3 & 4, Series 2020
CC 19 04 ANN 01
CC19 05 ZC 01



Introduction

- Andy Johnson, on behalf of Kristy L. (Anderson) Nye, submitted a petition for annexation on December 19, 2019
- The property was sold in January 2020 to Cathy Larsen Lacy
- A revised petition for annexation was received, reflecting Ms. Lacy as the sole owner and elector of the property

Introduction

- The former and current owners wish to access city sewer services and avoid issues stemming from a failing septic system
- Pressure sewer infrastructure is available in Rhododendron Drive, which would be extended down Treewood Court

Vicinity Map

South Harbor
Vista Dr.

Proposed
Annexation

Treewood Ct.



Rhododendron Dr.

Annexation Criteria

Oregon Revised Statutes:

ORS 222.111, 222.120, 222.125, and 222.170(2)

Florence Realization 2020 Comprehensive Plan:

- Chapter 14: Urbanization, Policies 1 and 3 through 7

Zone Assignment Criteria

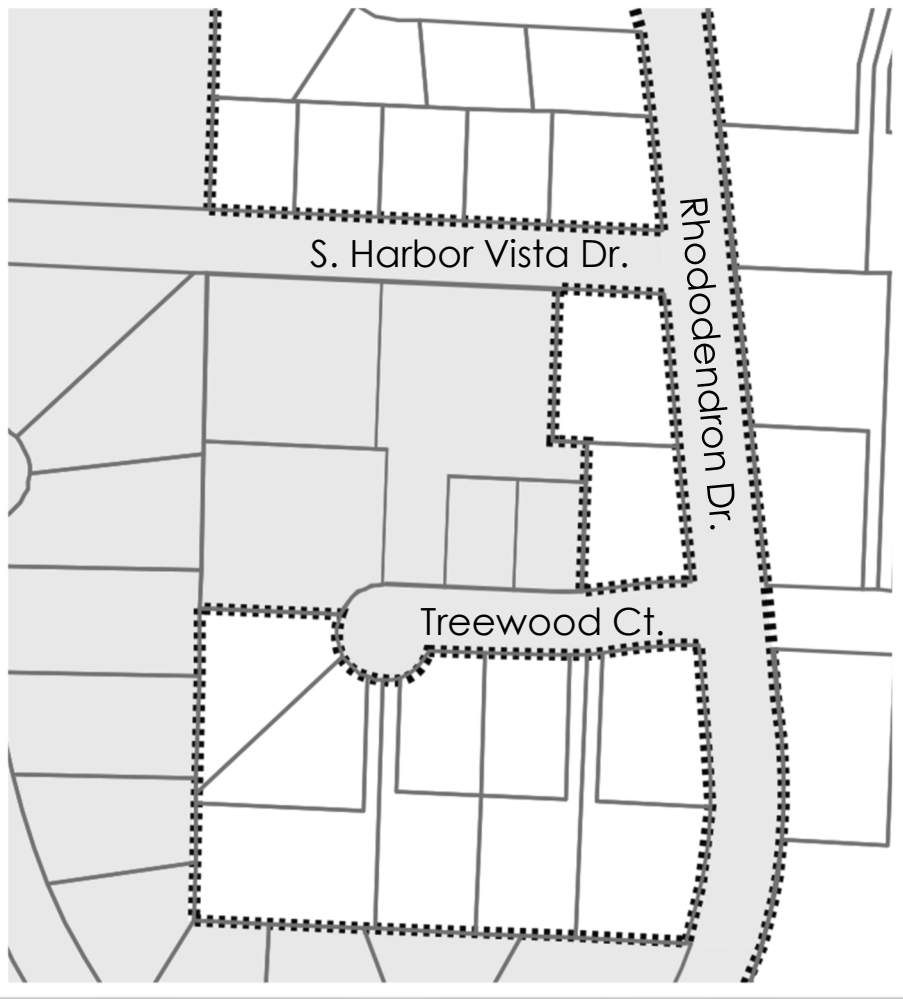
Florence City Code Title 10:

- Chapter 1: Zoning Regulations, Sections 10-1-1-6-4, 10-1-2-3, and 10-1-3
- Chapter 10: Residential Districts, Section 1

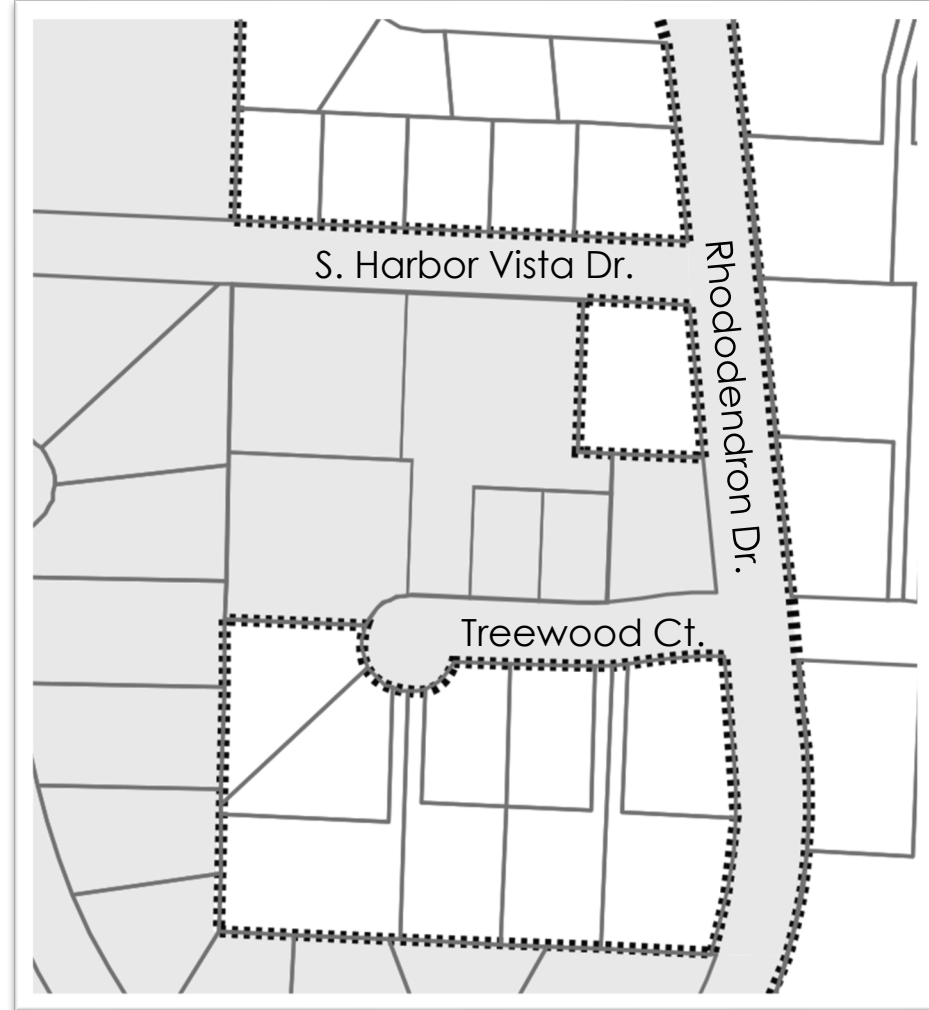
Florence Realization 2020 Comprehensive Plan:

- Chapter 2: Land Use, Policy 5; Residential Policies 7, 8 & 10; and Section on Residential Plan Designations

Annexation Map



Before Annexation



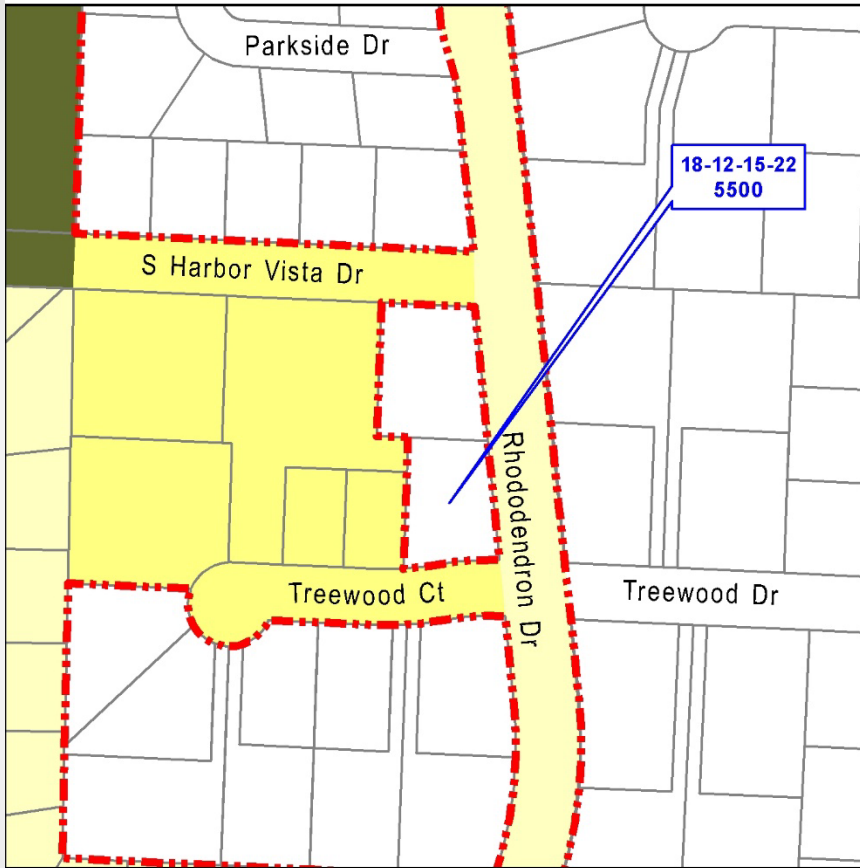
After Annexation

Comprehensive Plan Designation

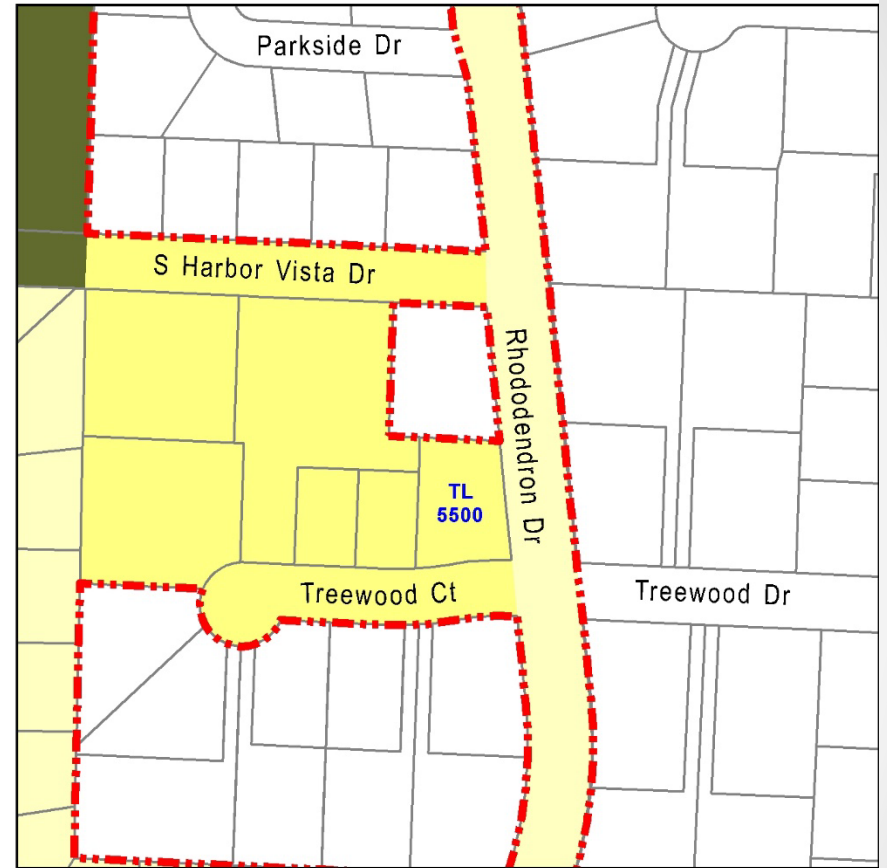


Zoning Map

Before Proposed Rezoning



After Proposed Rezoning



0 100 200 Feet



Low Density Residential

Medium Density Residential

Open Space

Unincorporated



City Limits

Tax Lot Boundaries

Referral Comments

- Public Works Dept.:
 - .55 Mg/d excess sewer capacity
- Lane County Transportation:
 - No comment
- Lane County Land Management Division:
 - No comment
- CenturyLink:
 - No issues

Utilities & Access

- Water: Remain on Heceta Water
- Sewer: Connecting to existing pressure sewer in Rhododendron Dr.
- Access: Existing street system

Consents

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

Alternatives

1. Approve the annexation and zone assignment as proposed in Ord. 3 and 4;
2. Deny the annexation and zone assignment; or
3. Continue the Public Hearing to a date certain if more information is needed.

Planning Commission Recommendation

On March 24th, 2020, the Florence Planning Commission approved Resolutions PC 19 27 ANN 01 and PC 19 28 ZC 01, recommending approval of the annexation and zone assignment to Medium Density Residential.

Staff Recommendation

Staff finds that the proposed application meets the requirements of City Code.

Staff recommends approving Ordinances 3 and 4, approving annexation and zone assignment to Medium Density Residential.

Questions?