

**CITY OF FLORENCE
ORDINANCE NO. 4, SERIES 2017**

AN ORDINANCE ESTABLISHING NEIGHBORHOOD COMMERCIAL DISTRICT TO 4636 HECETA BEACH ROAD AND THE SOUTHERN HALF OF ADJOINING HECETA BEACH RD. AND SINGLE FAMILY RESIDENTIAL DISTRICT TO NORTHERN HALF OF ADJOINING HECETA BEACH RD AND SINGLE FAMILY RESIDENTIAL DISTRICT TO 4513 AND 4523 LOOKOUT ST. AND ALL OF ADJOINING LOOKOUT ST. AND SINGLE FAMILY RESIDENTIAL AND RESIDENTIAL DEVELOPMENT SHORELAND MANAGEMENT UNIT OVERLAY TO 05300 SOUTH HARBOR VISTA DR. AND ALL OF TREETWOOD COURT WEST OF RHODODENDRON DR. AND SINGLE FAMILY RESIDENTIAL TO SOUTH HARBOR VISTA DR. FROM THE WESTERN EDGE OF THE ANNEXING PROPERTY TO WESTERN EDGE OF RHODODENDRON DR.

RECITALS:

1. Florence City Code (FCC) Title 10, Chapter 1, Section 3-B-1 provides that a quasi-judicial zone change may be initiated by a property owner within the affected area.
2. The City of Florence was petitioned by property owners, Daniel & Sheryll Loftin, Dennis & Jayne Carey, Julius & Justine Benedict, and Gary Bacon, Cliff Gillette, Jon and Janet deRyk, between October 28th and November 7th, 2016, for annexation of their properties and assignment of applicable City zoning of the property currently zoned by Lane County as required by FCC 10-1-3-B-1 and FCC 10-1-1-4.
3. The Planning Commission met on January 24, 2017 at a properly noticed public hearing to consider the proposal, evidence in the record, and testimony received.
4. The Planning Commission determined on January 24, 2017, after review of the proposal, testimony, and evidence in the record, that the proposal was consistent with the City's acknowledged Realization 2020 Comprehensive Plan and adopted findings of fact in support of the annexation and zoning assignment.
5. The City Council met in a public hearing on February 6, 2017, after giving the required notice per FCC 10-1-1-5, to consider the proposal, evidence in the record, and testimony received.
6. The City Council deliberated on February 6, 2017 and found that the subject properties are designated either Medium Density or Recreational Commercial in the Realization 2020 Plan and the City Council supported the establishment of city-zoning as Single Family Residential and Neighborhood Commercial Districts consistent with Florence Comprehensive Plan and Zoning Code objectives.

7. The City Council adopted Ordinance Nos. 1, 2 & 3, Series 2017 annexing the property as described in the Ordinance title above.

Based on these findings,

THE CITY COUNCIL OF THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

1. The City of Florence approves the zoning of the properties owned by the petitioners as Neighborhood Commercial District or Single Family Residential as shown on the attached map as Exhibit A.
2. This annexation is based on the Findings of Fact in Exhibit B and evidence in the record.
3. The City shall produce an updated Zoning Map that is filed with the City Recorder and bear the signature of the Planning Commission chairperson as required by FCC 10-1-2-2.
4. The City Recorder is hereby directed to file certified copies of this Ordinance with the Lane County Assessment and Taxation Office and the Lane Council of Governments.
5. Pursuant to FCC 10-1-2-3, the zoning established by this Ordinance will take effect on the effective date of the annexation approved in Ordinance Nos. 1, 2 & 3, Series 2017.


ADOPTION:

First Reading on the 6th day of February, 2017

Second Reading on the 6th day of February, 2017

This Ordinance is passed and adopted on the 6th day of February, 2017.

AYES	5	Councilors Greene, Preisler, Lacer, Lyddon and Mayor Henry
NAYS	0	
ABSTAIN	0	
ABSENT	0	



Joe Henry, Mayor

Attest:



Kelli Weese, City Recorder