

Benedick Holdings, LLC Annexation and Zone Assignment

PC 20 22 ANN 01

PC 20 23 ZC 02



Introduction

- **July 30th** –Petition/Application received
- **Aug. 28th** –Deemed complete effective July 30th
- **October 6th** –DLCD Notice made
- **October 13th**-Property Owner notices mailed
- **October 28th**—Revision with new hearing date
- **November 10th** --First evidentiary hearing (PC)
- Final evidentiary hearing (CC) TBD

Annexation Criteria

Oregon Revised Statutes:

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

Florence Realization 2020 Comprehensive Plan:

1: Citizen Involvement, Policy 4

2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10;
and Section on Residential Plan Designations

8: Parks, Recreation and Open Space; Parks and
Recreation section, Policy 3

14: Urbanization, Annexation Section Policies 1 -- 7

17: Coastal Shorelands: Ocean, Estuary and Lake
Shorelands, Policies 11 & 17 Prime Wildlife

Zone Assignment Criteria

Florence City Code, Title 10:

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

10 – Residential Districts, Section 1

19: Estuary, Shorelands, and Beaches and Dunes; Sections 5—
Administration & 9-Prime Wildlife Overlay District

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Section on Residential Plan Designations

17: Coastal Shorelands: Ocean, Estuary and Lake Shorelands,
Policies 11 & 17 Prime Wildlife

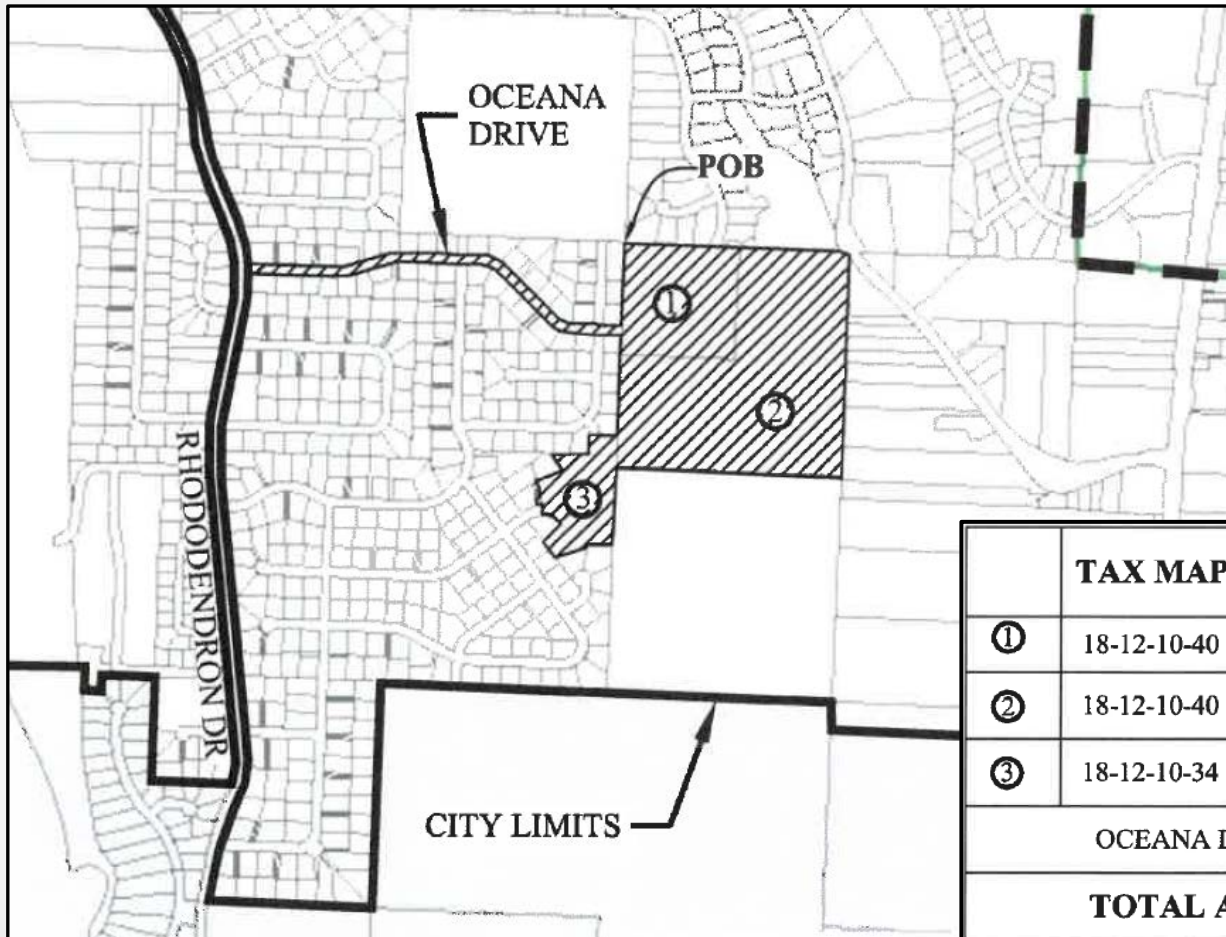
Oregon Land Use Planning Goals:

Goal 10 Housing

Aerial of Annexation Area

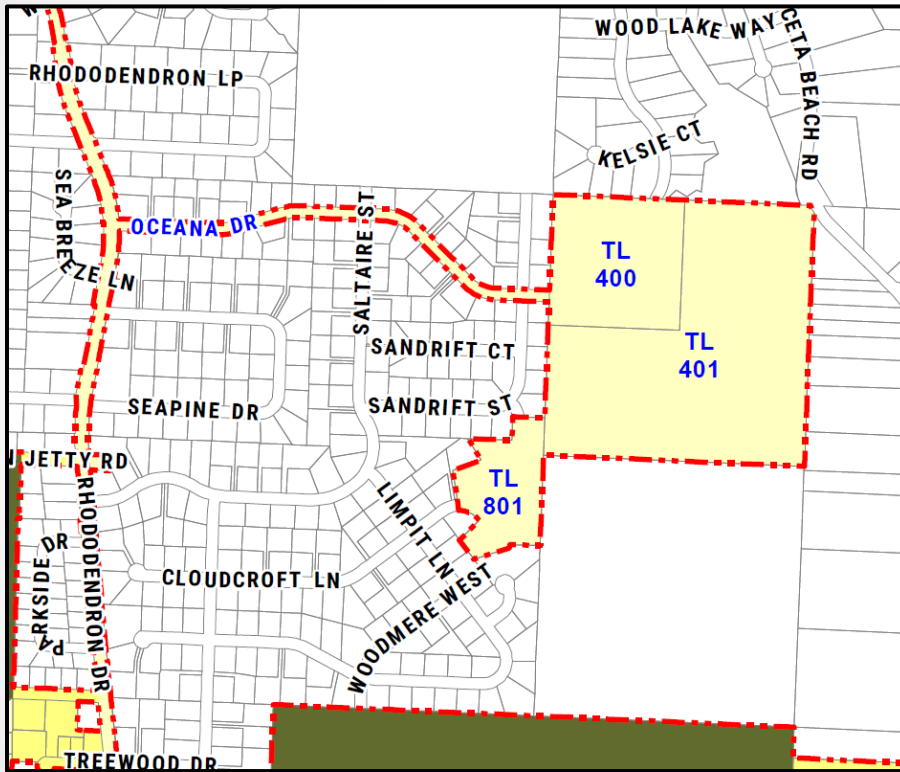


Annexation Request

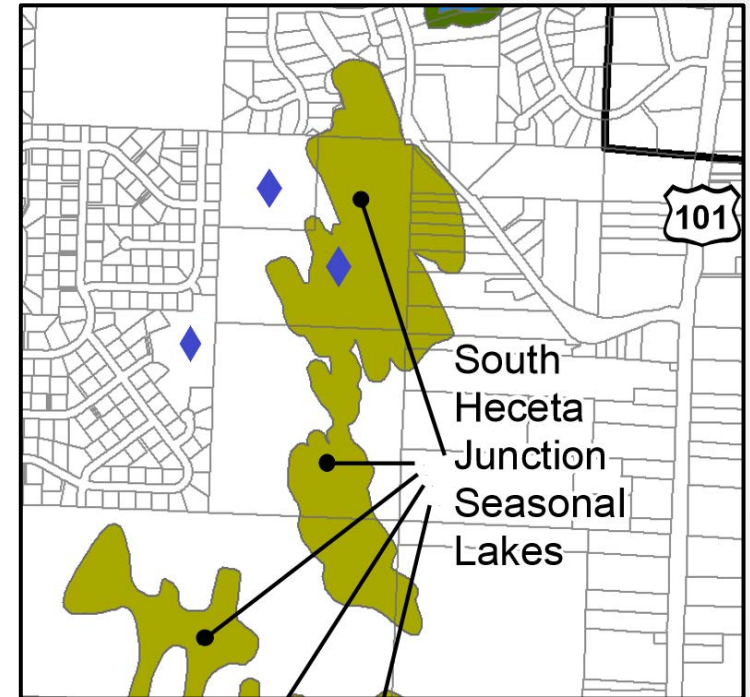


	TAX MAP	TAX LOT	AREA (ACRES)
①	18-12-10-40	400	10.13
②	18-12-10-40	401	30.08
③	18-12-10-34	801	5.44
OCEANA DRIVE			3.17
TOTAL AREA			48.82

Proposed Zoning Assignment



Low Density Residential



Prime Wildlife Overlay

Public Comments

- Multiple, Exhibits K1-77, concerns include:
 - Wetland Areas
 - Flooding
 - Habitat
 - Stormwater Drainage
 - Additional Traffic on Roads
 - Lack of Pedestrian Facilities

Referral Comments

Exhibits L 1-5:

- Public Works Dept.:
 - .555 mgd excess sewer capacity
 - Oceana classification and jurisdictional transfer
 - Groundwater considerations
 - Water to be provided by Heceta Water PUD
- Police Dept.:
 - Has capacity to expand police response from current emergency response levels.

Referral Comments

Exhibits L 1-5:

- Century Link: No Issues
- Lane County Public Works:
 - Streets-Recommend including Gulsettle Court, Cloudcroft Lane, and Kelsie
 - Stormwater may not be directed to county roads or into county facilities.
- Siuslaw Valley Fire and Rescue & Western Lane Ambulance: Will not affect service

Utilities & Access

- Water: Remain on Heceta Water
- Sewer: Connecting to existing pressure sewer in Rhody via Oceana Drive
- Access: Existing street system, with needed improvements at development

Consents

- Both Double and Triple Majority methods are met

Alternatives

1. Provide a recommendation supporting the annexation and zone assignment to the City Council, or
2. Provide a recommendation to the City Council to deny the petition for annexation and zone assignment with reasons for the denial, or
3. Modify the findings, reasons, or conditions and provide a recommendation supporting the annexation and zone assignment to the City Council, or

Alternatives

4. Continue the Public Hearing to a date certain if more information is needed.
5. Close the public hearing and keep the written record open for a specified amount time continuing deliberations to a date certain

Staff Recommendation

Close the public hearing and keep the written record open for a specified amount time continuing deliberations to a date certain

Questions?

