

From: [Tom Turner](#)
To: [Wendy Farley-Campbell](#)
Subject: Re: Benedick Annexation Referral
Date: Tuesday, October 6, 2020 10:10:58 AM

Wendy, We do have capacity. We have been policing all around the area. This incorporation should not create any problems for us. Tom T.

Sent from my iPhone

Aleia Bailey

From: Pilon, Luke <Luke.Pilon@centurylink.com>
Sent: Monday, October 05, 2020 3:00 PM
To: Aleia Bailey
Subject: RE: Referral for comment: Land Use Application PC 20 22 ANN 01 & PC 20 23 ZC 02 - Benedick Holdings, LLC Annexation and Zone Change
Attachments: NOH - PC 20 06 ANN 01 & PC 20 07 ZC 02.pdf

Hi Aleia,

I have no issues with this expansion.



Luke Pilon

Network Implementation Engineer II
1762 W 2ND AVE EUGENE OR 97402
Office: 458-221-7430 Cell: 716-238-6610
luke.pilon@lumen.com

From: Aleia Bailey <aleia@eventcenter.org>
Sent: Thursday, October 01, 2020 1:42 PM
Cc: planningdepartment <planningdepartment@ci.florence.or.us>
Subject: Referral for comment: Land Use Application PC 20 22 ANN 01 & PC 20 23 ZC 02 - Benedick Holdings, LLC Annexation and Zone Change

Good afternoon,

Your agency has been selected to review this application prior to staff's administrative decision so that you may have an opportunity to respond.

Land Use Application PC 20 22 ANN 01 & PC 20 23 ZC 02

An application was submitted from Michael Farthing, on behalf of Benedick Holdings, LLC, to annex approximately 48.82-acres of property and right-of-way and apply a City of Florence zoning designation to annexed lands. The applicant's proposal consists of annexing Oceana Drive and property described as Assessors Map No. 18-12-10-40, Tax Lots 400 and 401 and MR 18-12-10-34 Tax Lot 801. Oceana Drive is located east of Rhododendron Dr. within Idylewood and the property is located south and west of Heceta Beach Rd., and south of Kelsie Way and Kelsie Court within the Heceta South subdivision, and east and south of Sandrift St., and also east of the eastern terminus of Cloudcroft Lane within Idylewood and Idylewood 1st and 2nd Additions. The property is proposed to be zoned Low Density Residential with a Prime Wildlife shorelands management unit overlay (LDR/PW).

Additional details, plans, and review criteria information are available on our website at ci.florence.or.us



October 5, 2020

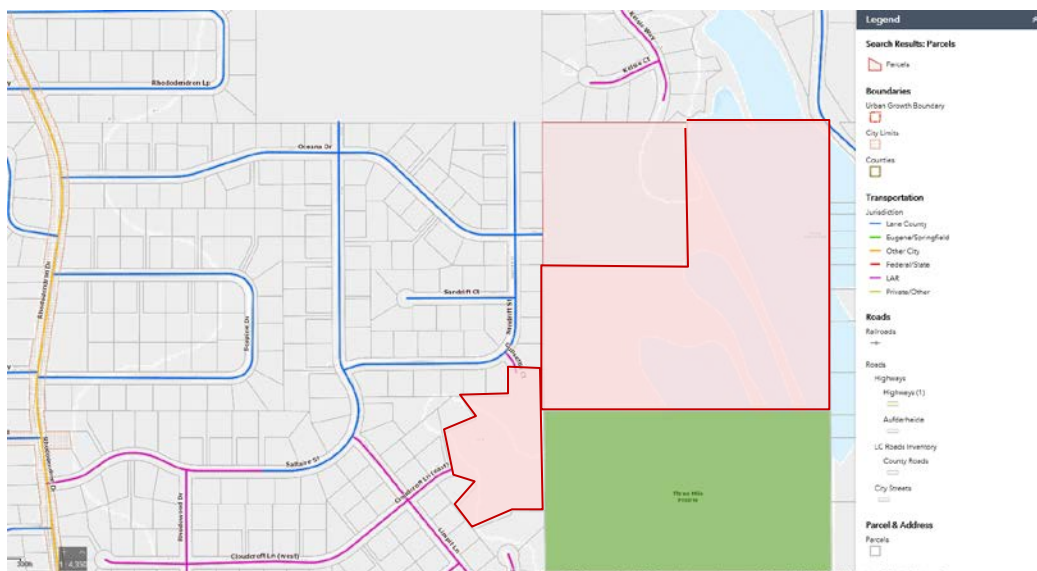
CITY FILE: PC 20 22 ANN 01 & PC 20 23 ZC 02
OWNER: Benedick Holdings, LLC
APPLICANT: Michael Farthing
MAP & TAX LOTS: 18-12-10-40-00400; 18-12-10-40-00401; 18-12-10-34-00801
PROPOSAL: **ANNEXATION OF APPROXIMATELY 48.82 ACRES INCLUDING THE PUBLIC RIGHT-OF-WAY OF OCEANA DRIVE AND THREE PROPERTIES**

Thank you for the opportunity to review and comment on this proposal. Please accept the following comments from Lane County Transportation Planning:

COMMENTS FROM LANE COUNTY TRANSPORTATION PLANNING

The subject properties (“properties”) are located within the City of Florence’s Urban Growth Boundary. The properties are located at the terminus of Oceana Drive, as shown in the figure below. Oceana Drive is a Lane County road functionally classified as an Urban Local road.

Lane County recommends the proposed annexation also include Gullsettle Court, Cloudcroft Lane, and Kelsie Way, the three Local Access Roads that are adjacent to the subject properties, as well as Oceana Drive. Lane County does not maintain, but may regulate the use of Local Access Roads [Lane Code (15.010(35)(e)(v) & (vii)].



In order for Lane County to provide jurisdictional transfer of Oceana Drive, Gullsettle Court, Cloudcroft Lane, and Kelsie Way, annexation must occur; however, annexation of the right-of-way means that jurisdictional transfer has been completed for Local Access Roads. Jurisdictional transfer of County Roads requires an additional public process that may take many years to complete.



Unless and until the jurisdictional transfer of Oceana Drive, Gullsettle Court, Cloudcroft Lane, and Kelsie Lane occurs, its current status as an Urban Local road or a Local Access Road requires that any redevelopment of new development of the property demonstrate compliance with Lane County's requirements for roads as applicable. Such requirements are at Lane Code (LC) Chapter 15 and include: **LC 15.070:** Building Setback Requirements for Local Access Roads, Public Roads, County Roads, and State Roads or Highways; **LC 15.105:** Dedication and Improvement Requirements **LC 15.135:** General Access Requirements; **LC 15.137:** Access Management Requirements; and **LC 15.704:** Urban Local Street Standards. A full copy of LC Chapter 15 is available for review at:

<https://www.lanecounty.org/cms/one.aspx?portalId=3585881&pageId=4119453>

Improvement Requirements

At the time of development, Lane County may require half-street improvements that are proportional to the impacts of development pursuant to LC 15.105 (1).

Stormwater

Stormwater runoff from private property must not be directed to the Lane County road right-of-way or into any Lane County drainage facility, including roadside ditches. Ditches adjacent to County roads are designed solely to accommodate stormwater runoff generated by the roadways themselves (Lane Manual Chapter 15.515).

Aleia Bailey
Planning Administrative Assistant
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From: [Mike Miller](#)
To: [Aleia Bailey](#)
Cc: [planningdepartment](#)
Subject: RE: Referral for comment: Land Use Application PC 20 22 ANN 01 & PC 20 23 ZC 02 - Benedick Holdings, LLC Annexation and Zone Change
Date: Tuesday, October 6, 2020 5:02:42 PM

Good afternoon Aleia,

Below are our comments related to the PC 20 22 ANN 01 & PC 20 23 ZC 02, Idylewood 4th Addition:

Sanitary Sewer

Currently, the total sanitary sewer capacity of the treatment plant is 1.3 million gallons per day (mgd) dry weather flow. Our current average dry weather flow is 0.745 (this is pre-COVID-19, the flows are currently less due to COVID-19) which equates to 0.555 mgd of excess capacity at the treatment plant.

The City has pressure sanitary sewer collection system facilities located within Rhododendron Drive. The sewer pressure lines consist of parallel 6-inch diameter pressure sewer mains with only one in use. The dual 6-inch diameter pressure lines were designed and installed in anticipation of providing sewer service to this region of the City/Urban Growth Boundary. There is excess capacity in this system and the system was sized to accommodate this area. In order to provide service to the proposed development, the developer will need to extend a pressure sewer line from Rhododendron Drive along Oceana Drive to the development where a neighborhood sewer pumping station will be constructed as part of the development.

Additionally regarding sanitary sewer service, the proposed project will provide opportunities for other surrounding homeowners an opportunity to have City sanitary sewer service if they desire. City sanitary sewer service is currently only available to properties within the City limits. Properties outside of the City limits would need to annex prior to receiving sanitary sewer service from the City. It is the policy of the city of Florence to provide sanitary sewer service to any property within the City's wastewater service area. However, the property owners are to pay for sewer main extension, manholes, pump stations, construction, connection fees, engineering fees, street opening permits and any other fees necessary for the connection to the public sewer system for the project.

Streets

The proposed streets within the Idylewood 4th Addition are proposed to be City streets and will need to meet City standards for construction. Oceana Drive is currently classified as a urban local road which is maintained by Lane County. Since it is a urban local roadway, Oceana would not automatically transfer to the City upon annexation. The City will need to evaluate whether or not the street is in an acceptable condition, including stormwater management, to transfer maintenance (Jurisdictional Transfer) of the roadway to the City. Oceana Drive was chip sealed by Lane County crews in 2014 and has some settlement/tree root heave issues (one area on Oceana Drive was addressed by the County about 2 years ago). The determination of long term maintenance of Oceana Drive needs additional analysis, considering maintenance history, stormwater management, Pavement Condition Index (PCI), current conditions of the roadway, and planned repairs prior to the

City requesting jurisdictional transfer of maintenance responsibilities after annexation. Jurisdictional transfer is a separate process whereby the City would petition the County to transfer maintenance responsibilities.

Annexation of local access roads, such as Gullsettle Court and Cloudcroft Lane, most likely would automatically include jurisdictional transfer to the City. This would need to be verified with Lane County.

Stormwater

There is a lot of history concerning stormwater in regards to the existing Idylewood 1st and 2nd Additions. The original developer of the Idylewood subdivision installed a stormwater conveyance system as a result of serious flooding that occurred in 1999 in the Sandrift, Saltaire, Oceana and Gullsettle Court areas. The developer installed an underground (piped) stormwater system from Gullsettle Court to Rhododendron Drive. According to County records there are deficiencies with the stormwater conveyance system, namely accessibility for maintenance. Existing cleanout locations between Saltaire Street and Rhododendron Drive are not large enough for maintenance activities and manholes need to be constructed in their place. Additionally, it is not clear if adequate easements have been established for the entire length of the stormwater system or if they have been dedicated to the County. Additionally, over the years since the stormwater system was installed, there are obstructions and encroachments to the system. These obstructions and encroachments include fences, trees, vegetation, and outbuildings (reported garages and sheds) constructed over the stormwater line. The County required a 10-foot wide travel way to be constructed with a grade and structure base sufficient to support the County's maintenance equipment, which has not been constructed. One last item regarding the existing stormwater system was that after all the items were completed, the developer was to maintain the entire stormwater system from Gullsettle Court to Rhododendron Drive for a period of five years. These items have never been completed and the 5 year warranty period has therefore never been established or started. Florence Public Works only brings this up since stormwater and stormwater management is a critical consideration of the new proposed Idylewood 4th Addition.

Stormwater for the proposed Idylewood 4th Addition will need to consider not only management of the surface water runoff, but also groundwater. During times of heavy and concentrated rain events, like the flooding in 1999 and most recently in 2017, the groundwater levels become so high that it prevents surface water runoff from infiltrating into the ground. Additionally, on the eastern boundary of the project, seasonal lakes can compound stormwater management and all elements of stormwater management will need to be analyzed and addressed in order to prevent localized flooding events. Conveyance of stormwater discharges from the subject property (emergency and overflow) will need to be thoroughly addressed in the stormwater management plan for the project. This includes an analysis of the downstream effects of discharges from their stormwater management system.

Please also note that stormwater runoff from private property cannot be directed to Lane County road right-of-way or into any Lane County drainage facility, including roadside ditches. According to Lane County, ditches adjacent to County roads are designed solely to accommodate stormwater runoff generated by the roadways themselves (Lane Manual Chapter 15.515).

Water

The proposed subdivision is within Heceta Water Peoples Utility District (HWPUD) service territory and HWPUD will remain the water service provider for this area. Please contact HWPUD for specific fire flow capacities for this area.

Please let me know if questions.

Thank you,

Mike

From: Aleia Bailey <aleia@eventcenter.org>

Sent: Thursday, October 1, 2020 1:42 PM

Cc: planningdepartment <planningdepartment@ci.florence.or.us>

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Aleia Bailey

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