



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

Annexation and Zoning Assignment

Applicant Information

Name: DONALD V SAXON Phone 1:
E-mail Address: _____ Phone 2: _____
Address:
Signature: Date: July 18-16
Applicant's Representative (if any): _____

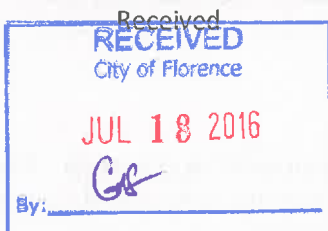
Property Owner Information

Name: NORMA L. SAXON Phone 1: _____
E-mail Address: _____ Phone 2: _____
Address: _____
Signature: Date: July 18-16
Applicant's Representative (if any): _____

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

(Attach Additional Sheets as Necessary)

For Office Use Only:



Approved

Exhibit

Property Description

Is the property located within the Florence Urban Growth Boundary? Yes No

Property Address: 05454 Hwy 126

General Location (example: City Hall is at the SE corner of 2nd and Highway 101):

Hwy 126 South : 18-12-26-31 TLs 2400, 26300 MR 18-12-26-42 TLs 1700, 1800 & 1900
Hwy 126 North : MR-18-26-31 TL 2300 HWY 126 South MR 18-12-26-42 TLs 2000
undeveloped 2100 & 2300

Assessor's Map and Tax Lot: See above

Lot Size: multiple (County) Zoning District: Neighborhood Commercial

List other owners or occupants (electors): None

Residential Units to be Annexed: NONE Type: N/A

Is/Are the property/ies currently developed? Yes (Skip to Additional Information Req.) No

Proposed Development Plan: Complete partially developed site south of Hwy 126
Phase construction of 200' buildings. Property North of Hwy 126 undeveloped
& available for construction

Does the land use plan designation allow this proposed use? Yes No

Additional Information Required

The below is check list of the required information to determine an application complete. Florence City Code (FCC) references are provided for your convenience. FCC is available at City Hall or on-line at www.ci.florence.or.us under "City Government", click on "City Code".

FCC Title 10, Chapter 1 states that staff has 30 days to review the application for completion. A written notice explaining application deficiencies or acknowledging a complete application will be provided to the applicant and/or representative. Please be aware that the applicant has the burden of proof to show how the project meets the applicable criteria as (refer to FCC 2-10-6). If you have questions, contact the Planning Department at 541-997-8237.

Existing Utilities:

Is the area of annexation located within the Heceta Water District? Yes No
Is the area of annexation located within the Siuslaw Rural Fire District? Yes No
Is the area of annexation currently served by individual or collective septic systems? No

Needed Public Facilities:

Typically, these questions are answered by the Public Works Director prior to application. Please contact Public Works at (541) 997-4106. A pre-application meeting can be scheduled by calling the Planning Department at (541) 997-8237.

Water – Is a water main available? Yes No
Size of Main: _____ Adequate capacity for additional service? Yes No

Sewer – Is a ^{sewer} water main available? Yes No
Size of Main: _____ Adequate capacity for additional service? Yes No

Streets – Are adequate streets available? Yes No
Street: _____ Adequate capacity for additional service? Yes No

Known pre-existing non-conforming conditions on-site:
Development partial & proposed onto Natural Estuary & Natural Resource Conservation Shoreland Management Unit

Proposed Method of Annexation

- Petition signed by owners of at least one-half of the land area in the affected territory.
- Petition signed by the majority of electors registered in the territory proposed to be annexed and written consents of the annexation of their land from the owners of more than half of the land in the territory to be annexed.

Review Criteria

Please provide detailed responses to each of the criteria below (please attach sheets as necessary):

A) Describe how the proposed annexation will allow or promote orderly, economic provision of public facilities and services.

Area outside of city partially developed. Services nearby, economic extension of utilities possible.

B) How does the proposed annexation contribute to the availability of sufficient land for various land uses, i.e., residential, commercial, etc. to ensure choice in the market place?

Additional commercial land will become available.

C) Please provide a detailed description of conformity of the proposed annexation with the approved City of Florence 2020 Comprehensive Plan.

*Properties will be zoned in accordance w/ plan designation,
Some situations are pre-existing non-conforming - Natural Est. & NRC shorelands*

D) Are lands available within the existing city limits which are available for the uses proposed in the annexation? If not, please provide the justification for that conclusion.

Yes

Date Submitted: 07/18/2016 Fee: \$1650
Received by: VMH

Paid
Included in utility extension costs

