



City of Florence Council Regular Session

In Person & Videoconference
250 Hwy 101
Florence, OR 97439
541-997-3437
www.ci.florence.or.us

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting, and can be found of the City of Florence website at www.ci.florence.or.us/council.
- Items distributed during the meeting, meeting minutes, and a link to the meeting video are posted to the City's website at www.ci.florence.or.us/council after the meeting.
- To be notified of City Council meetings via email, please visit the City's website at <http://www.ci.florence.or.us/newsletter/subscriptions>.

June 10, 2024

AGENDA

5:30 p.m.

Councilors:

Rob Ward, Mayor

Sally Wantz, Council President

Bill Meyer, Council Vice-President

Jo Beaudreau, Councilor

Robert Carp, Councilor

With 48-hour prior notice, an interpreter and/or TTY: 541-997-3437, can be provided for the hearing impaired.
Meeting is wheelchair accessible.

Proceedings will be shown live and for rebroadcast on Cable Channel 191 and online at www.ci.florence.or.us/citymanager/public-meetings-live and will be available after the meeting on the City's Vimeo Site.

In addition to attending in person, members of the public can listen and view the meeting through the 'GoToWebinar' platform at the following link:

<https://attendee.gotowebinar.com/register/7558821823271576927>

Meetings are also shown live on Cable Channel 191 and online at

<https://www.ci.florence.or.us/citymanager/public-meetings-live>.

Citizens wishing to express their views may submit comments in writing or verbally. For more information, please see the end of this agenda or visit the [City of Florence website](http://www.ci.florence.or.us).

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

PRESENTATIONS & ANNOUNCEMENTS

- Proclamation for Pride Month
- City of Florence 2024 Community Survey Update

Mayor Ward

1. PUBLIC COMMENTS

This is an opportunity for members of the public to bring to the Council's attention any item not otherwise listed on the agenda. *Please see the end of this agenda for methods to provide comments on items that are not on the agenda.*

PUBLIC HEARING ITEMS

Please see the end of this agenda for methods to provide testimony on public hearing items.

2. HECETA BEACH PARK ANNEXATION AND ZONE ASSIGNMENT

A. PUBLIC HEARING ON ANNEXATION & ZONE CHANGE

Hear and consider written and oral testimony regarding the annexation and zone assignment as applied for by Rebecca Shepard on behalf of the Lane County Government, for approximately 2.88 acres of Park Way and a portion of Beach Drive rights-of-way used as Heceta Beach County Park.

B. HECETA BEACH PARK ANNEXATION REQUEST

Consider approval of **Ordinance No. 3, Series 2024**, an ordinance approving the annexation of approximately 2.88 acres of Park Way and a portion of Beach Drive rights-of-way used as Heceta Beach County Park.

Wendy
FarleyCampbell
Planning Director

C. HECETA BEACH PARK ZONE ASSIGNMENT REQUEST

Consider approval of **Ordinance No. 4, Series 2024**, an ordinance establishing assignment of open space district as a part of annexation of approximately 2.88 acres of Park Way and Beach Drive rights-of-way of the Heceta Beach Plat.

3. STATE REVENUE SHARING

A. PUBLIC HEARING ON STATE REVENUE SHARING

Hear and consider written or oral testimony on the use of State Revenue Sharing Funds.

B. DECLARE ELECTION TO RECEIVE SHARED REVENUES

Consider approval of **Resolution No. 13, Series 2024**, a resolution certifying the City’s eligibility to receive Shared Revenues.

Anne Baker
Administrative
Serv. Director

C. CERTIFY ELIGIBILITY TO RECEIVE SHARED REVENUES

Consider approval of **Resolution No. 14, Series 2024**, a resolution declaring the City’s election to receive State Shared Revenues.

ACTION ITEMS

Please see the end of this agenda for methods to provide comments on action items.

4. SYSTEM DEVELOPMENT CHARGES (SDC) DISCOUNT & DEFERRAL EXTENSION

1st Ordinance reading held at the May 20, 2024 City Council Meeting

Consider approval of **Ordinance No. 2, Series 2024**, an Ordinance amending City of Florence City Code Title 9, Chapter 1 related to System Development Charges to continue to make available a process for waiving and deferring the collection of certain system development charges to encourage development of affordable housing.

Mike Miller
Public Works
Director

REPORT & DISCUSSION ITEMS

5. QUARTERLY FINANCIAL STATEMENTS

Report on the City of Florence financials for the period ending March 31, 2024.

Anne Baker
Administrative
Serv. Director

6. DEPARTMENT DIRECTOR UPDATES

Management
Team

7. CITY MANAGER REPORT & DISCUSSION ITEM

Erin Reynolds
City Manager

8. CITY COUNCIL REPORTS & DISCUSSION ITEMS

City Council

COUNCIL CALENDAR		
<i>All meetings are held in person with a virtual option unless otherwise indicated</i>		
Date	Time	Description
June 13, 2024	8:45 a.m.	City Council Executive Session
June 13, 2024	9:15 a.m.	City Council Work Session
July 1, 2024	5:30 p.m.	City Council Meeting
July 8, 2024	4:00 p.m.	City Council Work Session
July 11, 2024	8:30 a.m.	City Council Work Session
July 15, 2024	5:30 p.m.	City Council Meeting

PUBLIC MEETINGS PROCEDURES

The June 10, 2024 City Council meeting will be held in person, with the option to view / listen to the meeting virtually through the GotoWebinar platform.

Expressing Views to the City Council: Citizens wishing to express their views to the City Council may do so in both written and verbal formats.

1. Written Testimony: Citizens wishing to express their views to the City Council are encouraged to submit written testimony in one of the following ways:
 - a. Submit written comments via email to City Recorder at cityrecorder@ci.florence.or.us;
 - b. Mail written comments to Florence City Hall, Attn: City Council, 250 Hwy 101, Florence, OR 97439
 - c. Drop off written comments at Florence City Hall (250 Hwy 101) during regular office hours (Monday through Friday 8 a.m. – Noon and 1:00 p.m. – 4 p.m.) or at the City of Florence drop box located at Florence City Hall to the right of the main entrance.
- ** Note: Written comments received at least 2 hours prior to the meeting (June 10, 2024 at 3:30 p.m.) will be distributed to the City Council, posted to the City of Florence website, and made part of the record.
2. Verbal Testimony: Citizens wishing to express their views to the City Council may participate in the meeting at Florence City Hall or via GoToWebinar. To do so, please complete a speaker's card online at www.ci.florence.or.us/council/request-address-city-council-speakers-card at least 1 hour prior to the meeting (June 10, 2024 at 4:30 p.m.). City staff will then contact the speaker to let them know the process to participate in the meeting.
 - a. Public Comments on items not on the agenda: General public comments (on items not on the City Council agenda) will be allowed at each City Council meeting during the public comment agenda item. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all items. In practicality, this means no more than five individuals will be allowed to comment verbally. There is no limit on written public comments.
 - b. Public Hearing Testimony: Testimony on public hearing items will be allowed when a public hearing is held. Verbal comments will be allowed on public hearing items after staff has given their report and have allowed time for initial Council questions. In general (with some exceptions for Land Use hearings), comments are limited to five minutes per person with no limit on the number of speakers.
 - c. Public Comments on Action Items: Public Comments will be allowed on each action item on the City Council agenda. Verbal comments will be allowed on action items after staff has given their report and have allowed time for initial Council questions. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all comments on each action item. In practicality, this means no more than five (5) individuals will be allowed to comment verbally. There is no limit on written public comments.

AGENDA ITEM SUMMARY

FLORENCE CITY COUNCIL

Meeting Date: June 10, 2024

Department: Mayor & Council

ITEM TITLE: Presentations and Announcements

DISCUSSION:

- Proclamation for Pride Month.
 - City of Florence 2024 Community Survey Update
-

PROCLAMATION

Office of the Mayor, City of Florence



PRIDE MONTH
June 2024

WHEREAS, June 2024 marks the 55th PRIDE celebration throughout the United States

WHEREAS, the month of June was chosen to commemorate the dedication and bravery of those who led the 1969 uprising at the Stonewall Tavern in Greenwich Village, New York City which sparked the modern Pride Liberation Movement: and

WHEREAS, during Pride Month, we are reminded that our remarkable diversity makes all of us stronger and we celebrate diversity, unity and remain committed to treating all people with fairness and respect: and,

WHEREAS, Pride Month is also an opportunity to peacefully raise awareness.

WHEREAS, Florence respects those who are part of our PRIDE COMMUNITY: and

WHEREAS, we acknowledge the meaning of the Rainbow Pride Flag where RED represents Life; ORANGE represents Healing; YELLOW represents the Sun; GREEN represents Nature; INDIGO represents Harmony and VIOLET represents the Soul; and

WHEREAS, the City of Florence believes in working together with all members of our community to facilitate open relationships, providing Safety, Dignity and a welcoming environment for our residents and visitors; and

NOW, THEREFORE, I Rob Ward, Mayor of Florence, do hereby proclaim June 2024 as PRIDE MONTH and ask that every Citizen celebrate the great diversity of our community.

Rob Ward, Mayor



AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO: 1

Meeting Date: June 10, 2024

Department: Mayor & Council

ITEM TITLE: Public Comments – *Items Not on the Agenda*

DISCUSSION/ISSUE:

This is an opportunity for members of the audience to bring to the Council's attention any item not otherwise listed on the Agenda. *Please see end of the agenda for methods to provide comments on items not on the City Council agenda.*

AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO: 2
Meeting Date: June 10, 2024
Department: Comm. Dev.

ITEM TITLE: Lane County Heceta Beach Park Annexation and Zone Assignment

OVERVIEW:

Application: The petitioner requests annexation of Park Way and Beach Dr. totaling roughly 2.88 acres. Under Florence City Code, the City Council may assign zoning of Open Space, in conformity with the Comprehensive Plan designation of the property.

Process and Review: Annexation petitions and associated zone assignments are processes that include two public hearings: one with the Planning Commission (PC), which made a recommendation to the City Council, and another public hearing with City Council, which will make the final decision. There are requirements for providing noticing to property owners, utility providers, a newspaper, and to the Department of Land and Conservation and Development (DLCD) for the annexation and zoning assignment processes.

The applicable criteria are listed in the “Applicable Criteria” section of the findings. Only the code sections, comprehensive plan policies and appendices, state statutes, and administrative rules believed to apply may be considered in the decision-making process. Petition/application materials, public testimony, agency referrals, and research that speak to the criteria may also be considered. The findings attached include a review of the petition/application against the applicable criteria and incorporate public testimony and agency referral comments or concerns where applicable.

Testimony/Agency Referrals: Public Testimony comments are included in Exhibit F, and agency referrals are included in Exhibit E. Information, comments, and concerns, where covered by applicable criteria, are addressed in the Findings of Fact.

ISSUES/DECISION POINTS: None

- ALTERNATIVES:**
1. Approve Ord. Nos. 3 & 4, Series 2024 as presented or with modifications, or
 2. Deny the annexation and zone change based on the Council’s findings to support denials, or
 3. Continue the public hearing to a date certain, or
 4. Close the hearing and leave the written record open for 7 days
-

RECOMMENDATION:

Planning Commission: On May 14, 2024, the Florence Planning Commission approved Resolutions PC 24 06 ANN 01 and PC 24 07 ZC 01, recommending approval of the annexation and zone assignment as presented in Ordinances Nos. 3 & 4, Series 2024.

Staff concurs with the Planning Commission's recommendation.

AIS PREPARED BY:

Clare Kurth, Associate Planner

**CITY MANAGER'S
RECOMMENDATION:**

Approve Disapprove Other

Comments:

ER Reynolds

ITEM'S ATTACHED:

Attachment 1- Ordinance 3, Series 2024: Annexation Request
Exhibit A: Annexation Area map and legal description
Exhibit B: Findings of Fact

Attachment 2- Ordinance 4, Series 2024: Zone Assignment
Exhibit A: Zone Assignment Area Map
Exhibit B: Findings of Fact

Other Attachments (Exhibits C through F are part of the Planning Commission Resolutions):

Exhibit C: Petition for Annexation and Application

Exhibit D: Legal Description

Exhibit E: Referral Comments

Exhibit F: Speaker's Card May 14, 2024

Exhibit G: Planning Commission Resolutions

CITY OF FLORENCE ORDINANCE NO. 3, SERIES 2024

AN ORDINANCE APPROVING ANNEXATION OF APPROXIMATELY 2.88 ACRES OF PARK WAY AND BEACH DR. RIGHTS OF WAY OF THE HECETA BEACH PLAT INTO THE CITY OF FLORENCE

RECITALS:

1. The City of Florence was petitioned by the property's representative, Rebecca Shepard, on February 21, 2024 as required by Oregon Revised Statutes (ORS) 222.111(2) and Florence City Code (FCC) 10-1-1-4.
2. The signed petition to annex was received constituting more than half of the owners of land in the territory consenting in writing to the annexation, with the sole owner consenting to annex more than half of the land in the contiguous territory, and the owner consenting to annex representing more than half of the assessed value of property in the territory in accordance with ORS 222.170(1);
3. The territory proposed to be annexed is within the Florence Urban Growth Boundary of the Florence Realization 2020 Comprehensive Plan and is contiguous to the City limits as required by ORS 222.111 (1).
4. The Planning Commission determined, after review of the proposal, testimony, and evidence in the record, that the proposal was consistent with Realization 2020—the City's acknowledged Comprehensive Plan—and adopted findings of fact in support of the annexation and recommended City Council approval.
5. The City Council met in a public hearing on June 10, 2024, after giving the required notice per FCC 10-1-1-6 and ORS 222.120 to consider the proposal, evidence in the record, and testimony received.
6. The City Council on June 10, 2024, found that the request met the applicable criteria and that the property could adequately be served.
7. Per FCC 10-1-2-3, the City Council may establish zoning and land use regulations that become effective on the date of the annexation, and the City Council adopted Ordinance No. 4, Series 2024 zoning the annexed property as Open Space, as described in Exhibits A and B, consistent with the Florence Realization 2020 Comprehensive Plan text and map and the Florence Zoning Code.

Based on these findings,

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

1. The City of Florence approves the annexation of Park Way and Beach Dr. ROWs, and territory owned by the petitioner into the City of Florence containing approximately 2.88-acre as described in Exhibit A.
2. This annexation is based on the Findings of Fact in Exhibit B and evidence in the record.
3. The City Recorder is hereby directed to file certified copies of this Ordinance with the Oregon Secretary of State's Office consistent with the requirements of that office 90 days prior to the general election in order for the annexation to be effective upon filing pursuant to ORS 222.040(1) and 222.180(1).
4. The City Recorder is also hereby directed to file certified copies of this Ordinance with the Lane County Assessment and Taxation Office, Lane County Chief Deputy Clerk and Oregon Department of Revenue pursuant to state law.

ADOPTION:

First Reading on the 10th day of June, 2024.

Second Reading on the 10th day of June, 2024.

This Ordinance is passed and adopted on the 10th day of June, 2024.

Councilors:

AYES

NAYS

ABSTAIN

ABSENT

Rob Ward, Mayor

Attest:

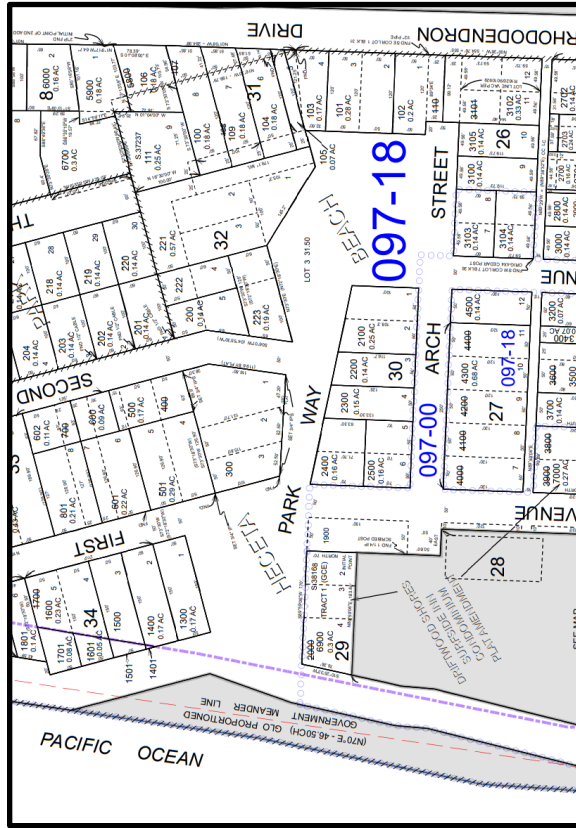
Lindsey White, City Recorder

Exhibit A

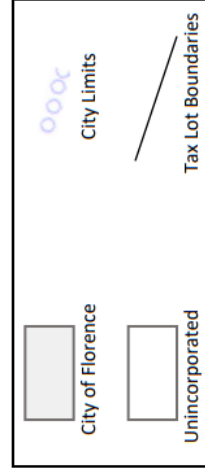
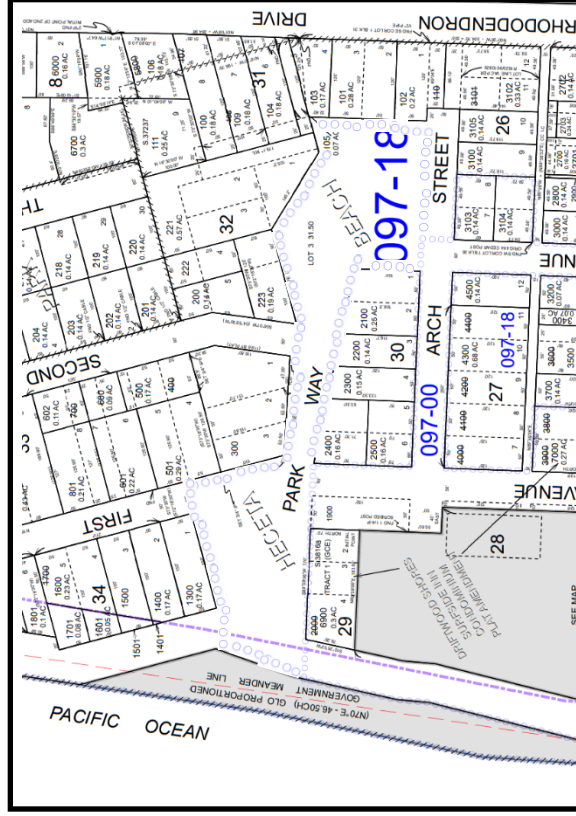
Ordinance No. 3, Series 2024

Park Way & Beach Dr. 2.88 Acres – Heceta County Park, Lane County

Before Proposed Annexation

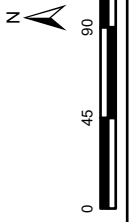


After Proposed Annexation





The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be verified with the appropriate local government. Lane County does not warrant, either explicitly or implied, accompanying this product. However, notification of any errors will be appreciated.



LMD Viewer Web Map

Lane County, Oregon

Bureau of Land Management, State of Oregon, DOT, State of Oregon GEO, Esri, Canada, Esri, HERE, Garmin, USGS, EPA, USDA

HECETA BEACH PARK

Legal Description for Annexation

April 26, 2024

Beginning at the northwest corner of Lot 4, Block 29, HECETA BEACH, as platted and recorded in Book 7, Page 25, of the Lane County Oregon Plat Records; thence North $89^{\circ} 34'$ East along the north line of Block 29, 270 feet to the northwest corner of Lot 6, Block 30; thence Southeasterly along the north line of Block 30, 304.5 feet to the northeast corner of Lot 1, Block 30; thence South $0^{\circ} 26'$ East along the east line of Block 30, 100 feet to the southeast corner of Lot 1, Block 30, which is on the north line of Arch Street, per the plat of HECETA BEACH; thence North $89^{\circ} 34'$ East parallel with the south line of Arch Street, 230 feet to the southwest corner of Lot 1, Block 31; thence North $0^{\circ} 26'$ West along the west line of Block 31, 182.6 feet to the northwest corner of Lot 4, Block 31; thence Southwesterly 50 feet, more or less, to the most southerly corner of Lot 1, Block 32; thence Northwesterly along the most southerly line of Lot 1, Block 32, 145.2 feet to the southeast corner of Lot 4, Block 32; thence South $73^{\circ} 30'$ West along the south line of Block 32, 150 feet to the southwest corner of Lot 5, Block 32; thence Northwesterly 50 feet, more or less, to the southeast corner of Lot 1, Block 33; thence continuing Northwesterly along the south line of Block 33, 164 feet to the southwest corner of Lot 3, Block 33; thence North $16^{\circ} 30'$ West along the west line of Block 33, 150 feet to the northwest corner of Lot 4, Block 33; thence South $73^{\circ} 30'$ West 200 feet to the southwest corner of Lot 1, Block 34; thence continuing South $73^{\circ} 30'$ West to the west line of Beach Drive as depicted in the plat of HECETA BEACH; thence Southwesterly along said west line of Beach Drive to a point that is South $89^{\circ} 34'$ West of the northwest corner of Lot 4, Block 29; thence North $89^{\circ} 34'$ East to the Point of Beginning, containing 2.888 acres, more or less, all in Lane County, Oregon.

Bearings and distances used in this description are taken directly from the plat of HECETA BEACH.

**CITY OF FLORENCE (Proposed)
FINDINGS OF FACT
Ordinance No. 3, Exhibit B
Ordinance No. 4, Exhibit B**

City Council Public Hearing Date: June 10, 2024
Date of Report: June 3, 2024

I. PROPOSAL DESCRIPTION

Proposal: Annexation—Ordinance No. 3, Series 2024
A request from Rebecca Shepard on behalf of the Lane County Government to annex Park Way and a portion of Beach Drive right-of-way used as Heceta Beach County Park.

Zone Assignment—Ordinance No. 4, Series 2024
Upon annexation, the property requires zoning assignment by the Florence City Council. The corresponding zoning district matching the property’s plan designation is Open Space District.

Petitioners/Applicants: Rebecca Shepard for Lane County Government

General Property Description (Annexation boundary described in respective Exhibit A; Zoning areas described in respective Exhibit A):

Assessor’s Map Reference (MR): None.
Property consists of Park Way and Beach Drive only and no real property

Comprehensive Plan Map Designation: Public Open Space

Surrounding Land Use | Current Zoning:

Site: County Park | Parks and Receptions (County)
Overlays: Beaches & Dunes and Natural Resource Conservation

North: Detached single-unit dwelling | Suburban Residential/Mobile Home District with Interim Urban Combining District Overlay (County)

South: Tourism & Lodging (Driftwood Shores Resort) | Commercial

East: Detached single-unit dwelling | Suburban Residential/Mobile Home District with Interim Urban Combining District Overlay (County)

West: Undeveloped Public Open Space | Parks and Receptions (County)
Overlays: Beaches & Dunes and Natural Resource Conservation

Streets | Classification: North: (underdeveloped) 1st Ave - Local.; South: 1st Ave - Local; East: None; West: None

II. NARRATIVE

An application was received on February 21, 2024 and was deemed complete for processing on April 9, 2024. This application is a request for annexation from the urban growth boundary into the City of Florence and the associated zone change. The property being annexed into the City is the Heceta Beach Park which is a Lane County Park that includes parking facilities, restrooms, and beach access just north of the Driftwood Shores Resort located on 1st Ave.

The proposed land to be annexed into the City contains platted rights of way (ROW) Beach Drive and Park Ave. which intersect with 1st Avenue, 2nd Avenue, and Arch St. This annexation is unique in that it is made entirely of ROW as it relates to land use and property. ORS 307.010 Definitions of "land and "real property" for state property tax laws includes "All buildings, structures, improvements, machinery, equipment or fixtures erected upon, above or affixed to the land" in the definition of "real property" for tax purposes. This definition is included in this narrative as an explanation that the land is not considered "real property" in regards to platted lots, but the improvements to the land may be considered real property for taxation purposes

This annexation, as proposed, is not anticipated to change transportation facilities in the area or to adjacent properties. This application is a request for annexation into the City of Florence. This is not an application for development. At the time of this annexation request there is no nexus to upgrade streets in the immediate area that may not meet current City standards or develop currently undeveloped street ROWs. Any future development on site shall go through development review process consistent with the Comprehensive Plan, applicable Florence City Code, and State laws.

The existing use of the Heceta Beach County Park is conditionally permitted in the proposed zone change of Open Space. As such, any future improvements, modifications, or expansions to the use will be subject to the requirements of both FCC 10-4; Conditional Uses and FCC 10-22; Open Space.

The requested annexation is to allow for connection to City sanitary sewer services to allow for future upgrades to the park facilities from vault toilets to restrooms with flush toilets. The site is currently served by and would continue to be served by Heceta Water District.

III. PUBLIC NOTICE

Notice of the proposed zone change was sent to the Department of Land, Conservation and Development (DLCD) on April 9, 2024, not less than 35 days prior to the proposed first evidentiary hearing of May 14, 2024, as required by State law and the Florence City Code.

Notice of the Planning Commission's public hearing was mailed on April 24, 2024, to owners of property within 300' of the Property. Notice was published in the Siuslaw News on May 1, 2024.

Public Comments:

May 14, 2028. Harlen Springer: A speaker's card received prior to the Planning Commission [Exhibit F]

Mr. Springer was a neutral party with concerns regarding possible future connection of 2nd Ave through the park property and concerns of access being limited to 1st Ave to the North.

Response: During the public hearing these concerns were addressed.

No part of this annexation proposes ROW improvements or alterations to 1st or 2nd Ave. Properties on 1st Ave to the north of the annexation will continue to have access through the Heceta Beach County Park via Park Way.

No proposed changes to 2nd Ave are proposed or included in the 2023 Transportation System Plan. However, at a date in the future 2nd Ave may be required to connect through Park Way for orderly and efficient development of the City.

REFERRALS

On April 25, 2024, referrals were sent to the Florence Public Works, Building, Utility Billing, Police Departments, Lane County Management Divisions, Heceta Water PUD, Western Lane Ambulance, and Siuslaw Valley Fire and Rescue.

Referral Comments:

At the time of this report, the City had received comments from Lane County Management Division and Heceta Water District

Heceta Water District

Heceta Water District responded on April 26, 2024 and did not have any concerns or issues.

Lane County Public Works and Lane County Transportation Department

Responded on April 26, 2024 stating they would work to review the application materials.

A second response was received May 22, 2024 that stated [Exhibit E]:

“Thank you for providing the opportunity to comment on this application. Lane County Transportation Planning supports the annexation. In order to support future urban development Lane County Transportation Planning would also like to encourage future annexations of 1st Avenue to the north of this proposed annexation. Beyond this we have no further comments.”

Response: The City of Florence does not intend to annex 1st Ave to the north beyond the borders of this annexation as part of Ordinance No. 3 & 4, Series 2024. Future annexations of property to the north are anticipated to annex portions of 1st Ave ROW necessary for vehicular access to those sites. This is current standard process for the annexation and zone change process.

IV. APPLICABLE REVIEW CRITERIA

Annexation:

Oregon Revised Statutes (ORS)

222.111; 222.120; 222.125; 222.170

Florence Realization 2020 Comprehensive Plan, Chapters

1: Citizen Involvement, Policy 4

2: Land Use, Policy 6; Other Plan Designations, Policy 1 8: Parks, Recreation and Open Space, Policy 3

14: Urbanization; Annexation section, Policies 1 through 7

17: Coastal Shorelands; Ocean, Estuary, and lake Shorelands; Policies 10 & 11

Florence City Code (FCC), Chapters

- 1: Zoning Regulations; Sections 10-1-1-4, 10-1-1-5, 10-1-1-6-3 & 4, 10-1-2-3, and 10-1-3
- 19: Estuary, Shorelands, and Beaches and Dunes; Section 10
- 22: Open Space District; Sections 1 and 3

Proposed Zone Assignment—Open Space:

Florence Realization 2020 Comprehensive Plan

- 1: Citizen Involvement, Policy 4
- 2: Land Use, Policy 6; Other Plan Designations, Policy 1 8: Parks, Recreation and Open Space, Policy 3
- 17: Coastal Shorelands; Ocean, Estuary, and lake Shorelands; Policies 10 & 11

Florence City Code (FCC), Chapters

- 1: Zoning Regulations; Sections 10-1-1-4, 10-1-1-5, 10-1-1-6-3 & 4, 10-1-2-3, & 10-1-3
- 19: Estuary, Shorelands, and Beaches and Dunes; Section 10
- 22: Open Space District; Sections 1 and 3

V. FINDINGS OF FACT

The following findings support the resolutions and address approval criteria within the Florence Realization 2020 Comprehensive Plan, Florence City Code, State Statutes, and State Administrative Rules.

Applicable criteria are shown in **bold text**, followed by findings of consistency in plain text.

FLORENCE REALIZATION COMPREHENSIVE PLAN

Chapter 1: Citizen Involvement

Policies

- 4. **Official City meetings shall be well publicized and held at regular times. Agendas will provide the opportunity for citizen comment.**

Policy 4 of Chapter 1: Citizen Involvement is being met through these proceedings. The public City meetings were publicized in accordance with applicable Florence City Code (FCC) and held at regular times and days. Noticing was previously discussed in these Findings and meets Code criteria in accordance with FCC 10-1-1-6-4-D.

Citizens were provided the opportunity to submit both verbal and written comments as described on the meeting agendas, notice of hearing, and the media notice published in the Siuslaw Newspaper. The option to provide public comment included both in-person and virtual options. Beyond meeting this Comp. Plan policy, Oregon State meeting laws under Executive Order No. 20-16 have also been met. These policies are met.

Chapter 2: Land Use

Policies

6. **“The City shall conduct an internal review at least once every three years to assess the capacity of sewer, water and stormwater systems including three-year projections of additional consumption using a three percent growth rate.”**

Consistent with this policy, the provision of City utility services to the proposed annexation area is based on the most up-to-date assessment of the projected capacity of these systems, assuming a 3 percent growth rate. This policy directs that the City conduct these internal reviews on a regular basis to ensure that the City continuously has the capacity to serve existing and new development, including annexed properties. The City has actively studied the capacity of these systems and hired consultants to supplement these studies. Most recently the City updated its Stormwater Management Plan and Public Facilities Master Plan. Public Works testimony using analysis from the documentation within these recent study results confirm that the City has the capacity to serve the annexation area without affecting service to existing City residents, consistent with the direction in this policy.

Other Plan Designations

Goal

To recognize that there are a number of land use types that do not fit into the Residential, Commercial, or Industrial Comprehensive Plan designations.

Policy 1. The City should recognize unique land uses, sites, and/or ownership patterns and should provide for flexibility in the land use system to address unique situations while remaining consistent with City goals and policies.

This annexation request and zone change is consistent with this policy. The existing use is consistent with current goals and policies for the proposed underlying zone of Open Space as regulated by FCC 10-22. The annexation as proposed will provide opportunities for improved public amenities to serve the site and will serve to improve this community asset. This Policy is met.

Chapter 8: Parks, Recreation and Open Space

Parks, Recreation and Open Space

Policy 3: Within the Florence urban growth boundary, the City and Lane County shall designate lands for possible park development purposes. Lands so designated shall be reserved for future park system expansion upon annexation.

Consistent with this Comprehensive Plan Policy and development standards in FCC 10-22 the land proposed for annexation shall be reserved for future park system use and expansion. This land has previously been designated on the 2020 Florence Realization Comprehensive Plan as Public Open Space. This Policy is met.

Chapter 14: Urbanization

Goal

To provide for an orderly and efficient transition from County/rural land uses to City/urban land uses.

This proposal is consistent with this Urbanization goal as the proposed annexation provides for an orderly and efficient transition from County/rural land uses to City/urban land uses, as follows:

- The annexation area is within the Florence urban growth boundary (UGB) and is contiguous to existing City limits, and the proposal meets the applicable City code and Comprehensive Plan policies; it is, therefore, an orderly transition from rural to urban land uses.
- The existing public infrastructure is an orderly and efficient mechanism for providing urban services to this geographic area. The annexation will allow the provision of City sewer to the property. All connections to the sewer line will be funded through system development charges, connection fees, and property owner investment. This financing method allows for cost-effective service delivery to all users of the system.

Annexation Policies

- 1. The procedures of ORS 222.840 et. Seq. (Health Hazard Abatement) shall be initiated if needed to remove dangers to public health. In the absence of a need for health hazard abatement annexation procedures, any annexation of county territory to the City of Florence shall utilize an annexation method allowable by state law that requires a majority of consents, and shall not utilize the “island annexation” procedures set forth by ORS 222.750.**

The proposed annexation has been initiated by the property owner in order to receive City services and has not been initiated in order to abate a health hazard. ORS 222.840 is not applicable to this specific proposal.

For this proposed annexation, the City of Florence has utilized a method allowable by state law that requires a majority of consents and did not utilize an “island annexation.” The proposed annexation is not an island annexation because the territory to be annexed is contiguous with the Florence City limits. The City has received a signed petition from the property owner. The property does not have electors. This criterion is met.

- 2. For properties within the North Florence Dunal Aquifer that are also within the Urban Growth Boundary, no land divisions shall be allowed prior to annexation to the City. The North Florence Dunal Aquifer boundary is delineated by the EPA Resource Document “For Consideration of the North Florence Dunal Aquifer as a Sole Source Aquifer,” EPA 910/9-87-167, September 29, 1987, Comprehensive Plan Appendix 5.**

The property is located within the UGB and the North Florence Dunal Aquifer and thus not eligible for land division (or replat) until annexed. However, no land division or replat is proposed with this application for annexation.

- 3. Conversion of lands within the UGB outside City limits shall be based on consideration of:**

- a) Orderly, economic provision for public facilities and services:**

The proposed annexation is consistent with Policy 3a. because the annexation area will be served through an orderly, economic provision of public facilities and services, including sewer, water, streets, fire and police protection, power, and communications. The utility services have the capacity to serve the property within the proposed annexation, and the services and facilities can be provided in an orderly and economic manner, as described in detail below. The annexation request is not intended to address details about placement of individual utility lines or other

development-level utility details.

Sewer: The Florence Public Works Department has not responded to the referral request as of the writing of these Findings. The property immediately south, Driftwood Shores Resort, has access to sanitary sewer. The Properties to the north of the subject site are within the Florence UGB. Therefore, it is anticipated that there will be access to the existing City pressure sanitary sewer line that is available in 1st Ave.

Water:

The property is currently within Heceta Water People's Utility District (HWPUD) service territory and will remain an HWPUD customer. Public Works recommends that the petitioner contact HWPUD for specific fire flow and domestic capacities for this area.

Stormwater: There will be no change in the requirements of handling stormwater upon annexation. Future development on the property will be expected to meet City Code, maintaining post-development stormwater flows from the property at pre-development levels. The associated policies reduce the risk of public impacts, including impacts on local natural resources.

Streets:

Currently, a portion of 1st Avenue has already been annexed to the City, however the street continues to be under Lane County for maintenance. The City does not plan on seeking jurisdictional transfer of maintenance of this road at this time.

FCC 10-1-4-E-2 requires performance of a Traffic Impact Study upon, "A change in zoning or plan amendment designation where there is an increase in traffic or a change in peak-hour traffic impact." The zone change from County Parks and Recreation to the City zone designation of Public Open Space is not anticipated to trigger an increase in peak hour vehicle trips.

A TIS is not warranted for this application. It is for these same reasons that the Transportation Planning Rule does not apply—density is not changing, zoning is not impacted, development may impact the street network and may be evaluated via a TIA/TIS when an impact is proposed. Adjacent transportation facilities have not been identified in the 2023 TSP as deficient facilities. An existing public street network is available to serve this property.

Fire and Life Safety: Siuslaw Valley Fire and Rescue District currently provides protection services to the annexation area and will continue to do so following the annexation.

Police: Once annexed, the City will provide public safety services. The Florence Police Department will expand their current emergency response service to patrol and respond to calls for the subject property.

Power: Central Lincoln People's Utility District currently provides electricity to the property and will continue to do so following the annexation.

Communications: Lumen (formerly CenturyLink) currently provides phone service to the area and will continue to do so following the annexation. Other utility companies such as Charter provide other communications services and will continue to do so following the annexation. In addition, there are a number of cellular phone companies that provide service in the area.

b) conformance with the acknowledged City of Florence Comprehensive Plan;

This proposal is consistent with this policy as the Florence Realization 2020 Comprehensive Plan Lane County Heceta Beach Park Annexation and Zone Change Ordinance 3 & 4, Series 2024

was acknowledged by the Department of Land Conservation and Development (DLCD) and is the acknowledged Plan for the City of Florence. As demonstrated in these findings of fact, the annexation proposal is in conformance with this acknowledged Plan.

c) consistency with state law.

The annexation proposal is consistent with this policy as the proposal is consistent with state law, as presented below in the review of Oregon Revised Statutes.

- 4. The City will send a referral requesting comments on annexations to Lane County. The Comments submitted will be considered in any action taken on the annexation request and will become part of the public record of the proceeding.**

Lane County was provided notice on April 25, 2026. A response was received April 26, 2024 that stated the application would be reviewed. No further comments were received as of the writing of these Findings.

- 5. The City will send a referral requesting comments on annexations to the Heceta Water District, for annexations within the District's service boundary. The comments submitted will be considered in any action taken on the annexation request and will become part of the public record of the proceeding.**

The Water District was provided notice on April 25, 2026. A response was received April 26, 2024 that did not address any concerns or issues with continuing to serve the subject site.

- 6. Annexed properties shall pay systems development charges as required by City Code.**

At such a time when Heceta Beach County Park is connected to City infrastructure, this will necessitate payment of applicable systems development charges, and future development may necessitate additional charges commensurate with impacts on the relevant infrastructure systems.

- 7. As a matter of public policy, Lane County and the City of Florence share a substantial interest in development within the Urban Growth Boundary. In order to receive a full range of urban services provided by the City of Florence, development within the Urban Growth Boundary shall require annexation. However, it is also recognized that until annexation Lane County will retain primary permitting responsibility for those lands.**

Lane County provides services and administers jurisdiction to all properties outside of the City of Florence and within the Urban Growth Boundary. After the completion of annexation, the City of Florence will be the responsible jurisdiction for development of the property, with the exception of maintenance and access from the abutting 1st Ave, which is under jurisdictional maintenance by Lane County.

Chapter 17: Coastal Shorelands

Ocean, Estuary, and Lake Shorelands

Goals

1. **Conserve, protect, where appropriate, develop and, where appropriate, restore the resources and benefits of coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources, cultural resources, and recreation and aesthetics.**
2. **To reduce the hazard to human life and property, the adverse effects on water quality, and the adverse effects on fish and wildlife habitat, resulting from the use and enjoyment of Florence’s coastal shorelands.**

Policy 10: Existing visual and physical access points in the UGB shall be retained (see Table 17.1). The City, in coordination with the Parks and Recreation Division, shall develop and implement a program to provide increased public access to Coastal Shorelands. Existing public ownerships, rights of way, and similar public easements in Coastal Shorelands which provide access to or along coastal water shall be retained or replaced if sold, exchanged or transferred. Rights of way may be vacated to permit redevelopment of shoreland areas provided public access across the affected site is retained.

The existing visual and physical access points to the ocean and beach are not proposed to be altered with this annexation or zone change. In conformance with the comprehensive plan policy and applicable Florence City Code, existing access points shall be retained following this annexation and with future proposed site development.

Policy 11: Coastal Shorelands in the Florence UGB shall be all lands contiguous with the ocean, the Siuslaw Estuary, and four lake areas: Munsel Lake, Heceta Junction Lake, South Heceta Junction Seasonal lakes, and North Jetty Lake. The following Management Unit designations, as described in this Chapter of the Comprehensive Plan, shall apply to Shorelands within the Florence UGB: Shoreland Dredged Material Disposal Sites, Natural Resources Conservation, Mixed Development, Residential Development, and Prime Wildlife Area. Application of these MUs to specific areas is shown on “Map 17-1: Estuary and Coastal Shoreland Management Units in the Florence UGB,” in this chapter of this Comprehensive Plan.

Implementation requirements in Lane Code Chapter 10 Overlay Zoning Districts shall apply to these MUs within the Florence UGB, outside city limits, and Florence City Code Title 10, Chapter 19, shall apply within Florence city limits.

The Lane County Property requesting annexation provides access to the Ocean and Beach and is contiguous with the natural resource conservation management unit to the west. The NRC area to the west is where the access from the subject site to the beach area is located. This policy is applicable to this annexation, zone change, and future site development or modifications.

OREGON REVISED STATUTES

ORS 222.111 Authority and procedure for annexation.

(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to

222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.

The property proposed for the annexation is located within the urban growth boundary of the City of Florence. The property is directly contiguous to City boundaries to the south.

(2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

The annexation petition of the property was initiated by the Lane County Government. Lane County is the property owner of this property. This property to be annexed into the City is a series of platted ROWs and is not real property. However, the annexation was initiated by the property owner and is consistent with City Comprehensive Plan goals and policies as discussed throughout these Findings.

(3) The proposal for annexation may provide that, during each of not more than 10 full fiscal years beginning with the first fiscal year after the annexation takes effect, the rate of taxation for city purposes on property in the annexed territory shall be at a specified ratio of the highest rate of taxation applicable that year for city purposes to other property in the city. The proposal may provide for the ratio to increase from fiscal year to fiscal year according to a schedule of increase specified in the proposal; but in no case shall the proposal provide for a rate of taxation for city purposes in the annexed territory which will exceed the highest rate of taxation applicable that year for city purposes to other property in the city. If the annexation takes place on the basis of a proposal providing for taxation at a ratio, the city may not tax property in the annexed territory at a rate other than the ratio which the proposal authorizes for that fiscal year.

This annexation does not include taxable property.

(4) When the territory to be annexed includes a part less than the entire area of a district named in ORS 222.510, the proposal for annexation may provide that if annexation of the territory occurs the part of the district annexed into the city is withdrawn from the district as of the effective date of the annexation. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465.

The annexation area is within the Siuslaw Valley Fire and Rescue District, which is a rural fire protection district named in ORS 222.510, but not named in ORS 222.465. The annexation area will not be withdrawn from the Fire District and thus will remain within the Siuslaw Valley Fire and Rescue District.

(5) The legislative body of the city shall submit, except when not required under ORS 222.120, 222.170 and 222.840 to 222.915 to do so, the proposal for annexation to the electors of the territory proposed for annexation and, except when permitted under ORS 222.120 or 222.840 to 222.915 to dispense with submitting the proposal for annexation to the electors of the city, the legislative body of the city shall submit such proposal to the electors of the city. The proposal for annexation may be voted upon at a general election or at a special election to be held for that purpose.

Resolution No. 28, Series 2010, adopted by the City Council, the legislative body of the City, on July 6, 2010, expressed the City's intent to dispense with elections in the City and annexation area as permitted by ORS Chapter 222, when sufficient written consents are received.

The City received written petition from the owner's representative, Rebecca Shepard, of the property within the annexation area, as allowed in ORS 222.170; therefore, an election is not required.

ORS 222.120 Procedure for annexation without election; hearing; ordinance subject to referendum.

(1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.

Chapter II Section 4 Item (2) (h) of the Charter for the City of Florence lists annexation as one of the City's powers, "to annex areas to the City in accordance with State law." The Charter does not expressly require the City to submit a proposal for annexation of territory to the electors of the City for their approval or rejection. Therefore, the City will not be holding an election on this annexation request. Resolution No. 28, Series 2010 expressed the City's intent to dispense with elections in the City and annexation area as permitted by ORS Chapter 222, when sufficient written consents are received.

(2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.

Resolution No. 28, Series 2010, Section 2 specifically expressed the City Council's intent to dispense with any and all annexation elections both in the City and in the annexed territory whenever permitted by ORS Chapter 222 and instead hold a public hearing. A public hearing on this annexation and zoning assignment proposal will be held before both the Planning Commission and City Council (the legislative body) allowing City electors to be heard on the proposed annexation.

(3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period.

The Planning Commission public hearing was noticed as a Type III quasi-judicial land use proceeding, with notice of the public hearing published in the Siuslaw News on May 8, 2024. The Florence City Council, as the legislative body making the final decision on the request for annexation, will hold a public hearing fully noticed as listed in this criterion. At that time, this criterion will be addressed. This annexation is a Type IV review process, but is noticed as a Type III process as regulated by FCC 10-1-1-6-3-B.

(4) After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question:

(a) Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation;

(b) Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 or 222.170, prior to the public hearing held under subsection (2) of this section; or

(c) Declare that the territory is annexed to the city where the Department of Human Services, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 to 222.915.

The proposed annexation is contiguous to the City limits on the majority of its southern property lines. Subsection “b” above is met. The Florence Planning Commission is not the City legislative body and did not make these declarations.

(5) If the territory described in the ordinance issued under subsection (4) of this section is a part less than the entire area of a district named in ORS 222.510, the ordinance may also declare that the territory is withdrawn from the district on the effective date of the annexation or on any subsequent date specified in the ordinance. However, if the affected district is a district named in ORS 222.465, the effective date of the withdrawal of territory shall be determined as provided in ORS 222.465.

No properties will be withdrawn from the Siuslaw Valley Fire and Rescue as discussed above.

(6) The ordinance referred to in subsection (4) of this section is subject to referendum.

The Ordinance passed by City Council is subject to referendum per ORS 222.170 (1) and 222.170 (2).

(7) For the purpose of this section, ORS 222.125 and 222.170, “owner” or “landowner” means the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is a multiple ownership in a parcel of land each consenting owner shall be counted as a fraction to the same extent as the interest of the owner in the land bears in relation to the interest of the other owners and the same fraction shall be applied to the parcel’s land mass and assessed value for purposes of the consent petition. If a corporation owns land in territory proposed to be annexed, the corporation shall be considered the individual owner of that land.”

The written consent from the property owner was received by the City on a petition requesting annexation to the City.

ORS 222.125 Annexation by consent of all owners of land and majority of electors; proclamation of annexation. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the

final boundaries of the area to be annexed by a legal description and proclaim the annexation. [1985 c.702 §3; 1987 c.738 §1]

Note: 222.125 was added to and made a part of ORS chapter 222 by legislative action but was not added to any smaller series therein. See Preface to Oregon Revised Statutes for further explanation.

The City historically has used ORS 222.120 and never included this section of the statute in the criteria or ever used the reduced process it outlines even though past applications have met the criteria. This application meets the criteria of this statute.

ORS 222.170 Effect of consent to annexation by territory; proclamation with and without city election.

(1) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body on or before the day:

(a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city; or

(b) The city legislative body orders the annexation election in the city under ORS 222.111, if the city legislative body submits the question to the electors of the city.

The area under consideration consists of the Lane County Government's property. Written consent from the property owner was signed and provided with the petition for annexation received by the City on February 21, 2023. The applicant owns property representing 100% of the assessed value of real property under consideration. This criterion is met.

(2) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if a majority of the electors registered in the territory proposed to be annexed consent in writing to annexation and the owners of more than half of the land in that territory consent in writing to the annexation of their land and those owners and electors file a statement of their consent with the legislative body on or before the day:

(a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city; or

(b) The city legislative body orders the annexation election in the city under ORS 222.111, if the city legislative body submits the question to the electors of the city.”

The sole property owner, Lane County Government, has consented to this annexation. There is no residential dwelling present on the site and no electors that are required to submit consent in writing. The criterion is met.

(3) “Annexed properties shall pay system development charges as required by City Code.”

The proposed annexation is consistent with Policy 3. Florence City Code Title 9 Chapter 1 Section 4-A requires properties annexed to pay systems development charges. Systems development charges will be paid upon connection to City utilities and upon further development on the property.

ORS 373.270 Transferring jurisdiction over county roads within cities

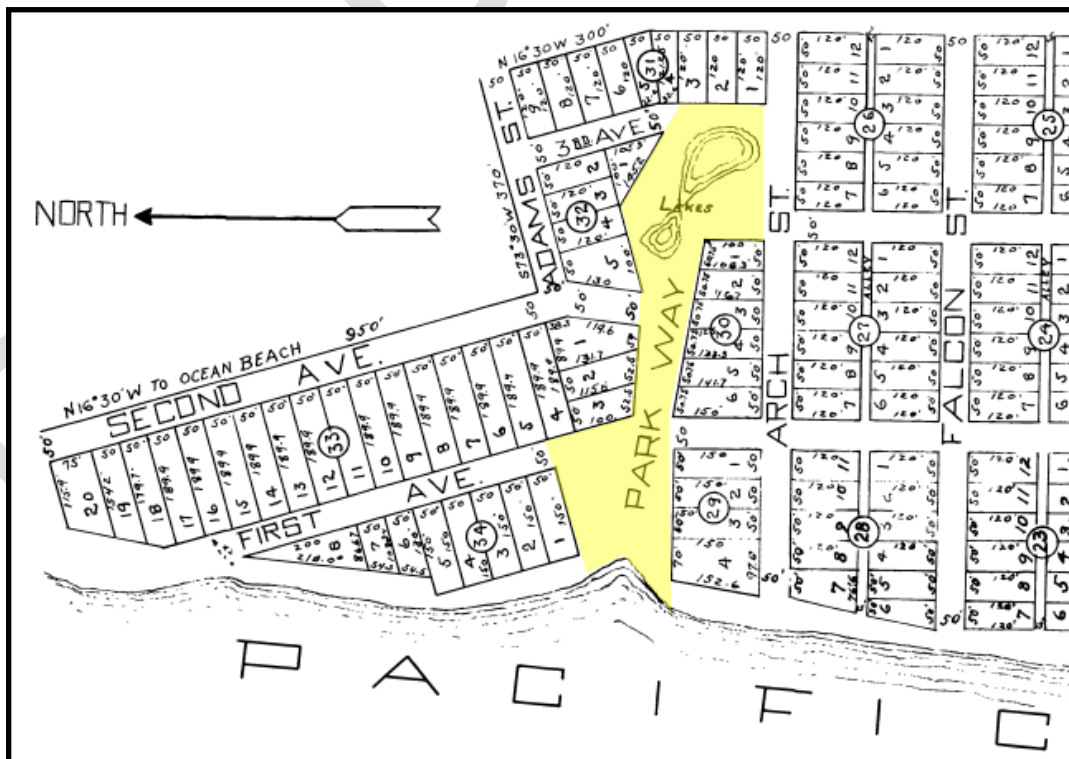
(1) Jurisdiction over a county road within a city may be transferred under this section whenever:

(a) The county governing body deems it necessary, expedient or for the best interest of the county to surrender jurisdiction over any county road or portion thereof within the corporate limits of any city; and

(b) The governing body of the city deems it necessary or expedient and for the best interests of the city to acquire jurisdiction over the county road or part thereof to the same extent as it has over other public streets and alleys of the city.

Jurisdictional transfer of public rights-of-way is not being pursued as part of this annexation request. This criterion and the other criteria of ORS 373.270 would be followed in the event of jurisdictional transfer.

As mentioned in the Narrative section, the land requested to be annexed consists entirely of land originally platted to be ROWs as seen on the Heceta Beach Platt, Book 7, page 25 and signed on April 27, 1915 (see image below). This area was not developed as a ROW and was instead developed as a County Park. The Property shall surrender jurisdiction upon annexation. As the park will still be under Lane County management, maintenance will continue to be under Lane County's responsibility.



* It should be noted the "Lakes" identified on the eastern portion of this plat are not indicated on City adopted wetlands and riparian reach maps.

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-6: TYPES OF REVIEW PROCEDURES:**10-1-1-6-3: TYPE III REVIEWS – QUASI-JUDICIAL LAND USE HEARINGS:****B. Notification of Hearing:**

1. At least twenty (20) days prior to a Type III (quasi-judicial) hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.
 - a. Notice shall also be provided to the airport as required by ORS 227.175 and FCC 10-21-2-4 and any governmental agency that is entitled to notice under an intergovernmental agreement with the City or that is potentially affected by the proposal. For proposals located adjacent to a state roadway or where proposals are expected to have an impact on a state transportation facility, notice of the hearing shall be sent to the Oregon Department of Transportation.
 - b. For a zone change application with two or more evidentiary hearings, notice of hearing shall be mailed no less than ten (10) days prior to the date of the Planning Commission hearing and no less than ten (10) days prior to the date of the City Council hearing.
 - c. For an ordinance that proposes to rezone property, a notice shall be prepared in conformance with ORS 227.186 and ORS 227.175(8).
 - d. Notice shall be mailed to any person who submits a written request to receive notice.
 - e. For appeals, the appellant and all persons who provided testimony in the original decision.
2. Prior to a Type III (quasi-judicial) hearing, notice shall be published one (1) time in a newspaper of general circulation. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.

Subsections 1c and 1e are not applicable. Notice was provided as required in subsections 1a, 1b, 1d, and 2. These criteria are met.

10-1-1-6-4: TYPE IV PROCEDURE (LEGISLATIVE)**D. Notice of Hearing:**

1. **Required hearings. A minimum of two hearings, one before the Planning Commission and one before the City Council, are required for all Type IV applications (e.g., re-zonings and comprehensive plan amendments).**

The applicant, on behalf of Lane County, proposed annexation of Park Way and a portion of Beach Drive as seen on the Heceta Beach Plat, 1915. There were two public hearings as part of this process.

10-1-2-3: ZONING OF ANNEXED AREAS: The City Council may establish zoning and land use regulations that become effective on the date of annexation. This zoning district shall be consistent with the objectives of the Florence Comprehensive Plan and Zoning Code. When zoning is not established at the time of annexation, an interim zoning classification most nearly matching the existing County zoning classification shall be automatically applied until the City Council establishes zoning and land use regulations in accordance with the conditions and procedures of Chapter 1 of this Title. (Amd. by Ord. 30, Series 1990).

The zoning district corresponding to the subject property's Comprehensive Plan designation is Open Space as regulated by FCC Title 10, Chapter 22. This zoning district will be assigned upon approval of the request from the City Council and finalization of the annexation process with the county and state. Review of the applicable code and Comprehensive Plan objectives and policies are contained within these findings.

10-1-3: AMENDMENTS AND CHANGES

B. Quasi-Judicial Changes:

4. **Planning Commission Review:** The Planning Commission shall review the application for quasi-judicial changes and shall receive pertinent evidence and testimony as to why or how the proposed change is consistent or inconsistent with and promotes the objectives of the Florence Comprehensive Plan and Zoning Ordinance and is or is not contrary to the public interest. The applicant shall demonstrate that the requested change is consistent with the Comprehensive Plan and Zoning Ordinance and is not contrary to the public interest.

On May 14, 2024 the Planning Commission held a public hearing on this annexation request and quasi-judicial zone assignment. The findings of fact were available in advance of the hearing and were reviewed against the applicable city and state policies. Annexation of properties within the UGB is permitted if the request meets the applicable ORS and the City's urbanization policies. These have been reviewed earlier with supporting findings.

TITLE 10: CHAPTER 19: ESTUARY, SHORELANDS, AND BEACHES AND DUENS

10-19-10: Natural Resource Conservation Overlay District (/NRC)

- A. **Purpose:** The Natural Resource Conservation Overlay District (/NRC) is applied to those coastal shorelands identified in inventory information and designated generally in the Lane County Coastal Resources Management Plan as possessing a combination of unique physical social or biological characteristics requiring protection from intensive human disturbance. Those areas serve multiple

purposes, among which are education, preservation of habitat diversity, water quality maintenance and provision of intangible aesthetic benefits. The /NRC District is applied to prominent aesthetic features such as coastal headlands and open sand expanses in proximity to coastal waters, sensitive municipal watersheds and significant freshwater marsh areas. If the shorelands are adjacent to the estuary, refer to the adjacent Estuary District for additional allowed uses and criteria. The requirements of any adjacent Estuary District shall supersede the requirements of this Section of the Code. Shoreland uses and buffer zones shall not prohibit land-side components of activities and uses as otherwise permitted in the adjacent estuary.

Intent. The requirements imposed by the /NRC District shall be in addition to those imposed by the base zoning district. Where the requirements of the /NRC District conflict with the requirements of the base zoning district the more restrictive requirements shall apply. The requirements of the adjacent Estuary District shall supersede the requirements of this Section of the Code.

The snip below is from the [City of Florence Map 17-1: Estuary & Coastal Shorelands Management Units in the Florence UGB](#) Map as adopted in the 2020 Florence Realization Comp Plan. As seen in the map, the area requested for annexation does not appear to be included in the NRC district, but abuts the district to its east. The actual location of the shoreland MU will be identified by the location of tidelands. Also, public beach access from the existing site facilities crosses through the NRC district to the west. As such any future development will identify the actual location of the management unit and shall consider development standards as regulated by this Code section.



Shoreland MUs
■ Natural Resource Conservation

- B. Permitted Uses:** In addition to the uses specifically allowed in the adjacent Estuary District, the following structures and uses and no others are permitted outright as specifically provided for by this section subject to the general provisions and exceptions set forth in this section. The maintenance of riparian vegetation shall be enforced to provide shading and filtration and protect wildlife habitat at those sites indicated in the Lane County Coastal Resources Inventory as "riparian vegetation" or "significant wildlife habitat." These areas will be specially evaluated prior to approval of plans to ensure the habitat has been adequately considered. The following uses are allowed if consistent with the applicable requirements of the adjacent Estuary District.

1. **Harvesting of wild crops.**
2. **Low intensity recreation.**
3. **In or adjacent to lakes: maintenance and repair of existing, functional public and private docks and piers, provided that the activity minimizes adverse impacts on lake resources and does not alter the size, shape, or design of the existing structure. This use as it pertains to the estuary is regulated by the applicable Estuary District.**
4. **In or adjacent to lakes: maintenance of riprap or other erosion control structures installed in or adjacent to lakes to protect existing uses and uses allowed by the Florence City Code, unique natural resources, historical and archaeological values, and public facilities, provided the activity does not increase the size, shape or scope of the structure or otherwise affect the natural resources, as provided in the Conditional Use requirements in section D. Otherwise, a Conditional Use Permit is required. For these uses in or adjacent to the estuary, refer to the applicable Estuary District requirements.**
5. **In or adjacent to lakes: mooring buoys and other moorage facilities not permanently anchored to the lake floor. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.**

C. Special Uses Approved by Type II Review: In addition to the Special Uses specifically allowed in the adjacent Estuary District, the following specified uses and no others are permitted only with a Special Use Permit. A Special Use Permit may be approved according to the procedures set forth in Chapter 1 of this Title upon satisfaction of the applicable criteria set forth in 10-19-10 F, G, & H, except as expressly exempted below and except as expressly prohibited by 10-19-10-E, and provided they are consistent with the requirements of the adjacent Estuary District.

1. **Single family homes, mobile homes, and such accessory buildings as allowed in the base zoning district.**
2. **Single family dwelling units and mobile homes as allowed in the base zoning district where existing parcel size is insufficient for the development to meet the development, setback and area requirements set forth in 10-19-10-F, G, & H, provided the following criteria are met:**
 - a. **The said parcel existed prior to July 24, 1980.**
 - b. **The structures shall not occupy more than 30% of the lot area.**
 - a. **All applicable height restrictions are observed.**
 - b. **The parcel is of sufficient size to meet all applicable standards for subsurface sewage disposal.**

mooring buoys, dryland storage, and launching ramps, have been investigated and considered and no alternatives are feasible.

- c. For private, individual, single-purpose docks and piers, the applicant shall attest in writing (and provide the documentation to support that conclusion) that it is not possible to use an existing public pier or dock or to work with other property owners to establish or use a joint-use facility.
 - d. The use will not adversely impact fish and wildlife habitat/species and will minimize sedimentation. The following additional criteria apply:
 - 1) The applicant must submit an analysis of the physical and biological impacts (geomorphic/hydrogeomorphic/hydrologic) of the proposed use by a person or team of persons qualified by education and experience to conduct such studies.
 - 2) Impacts on water quality and fish and wildlife habitat must be minimized.
 - 3) The benefits of the proposed use shall outweigh the negative impacts on water quality and fish and wildlife habitat and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.
3. Fill in coastal lakes adjacent to the /NRC District is generally prohibited, except in those limited circumstances where fill is needed to support a water-dependent use and only where it will not adversely impact fish and wildlife habitat/species and will minimize sedimentation; and it must meet the following additional criteria.
- a. The applicant must submit an analysis of the physical and biological impacts of the proposed fill to be conducted by a person or team of persons qualified by education and experience to conduct such studies.
 - b. Cumulative and direct impacts on water quality and fish and wildlife must be minimized.
 - c. The benefits of the proposed fill shall outweigh the negative impacts on water quality and fish and wildlife and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.
4. In Coastal Lakes, riprap and other erosion control structures, provided the following additional criteria are met. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.

- a. The stabilization is necessary to protect uses allowed in the base zoning district.
- b. They are necessary because land use management practices and non-structural solutions cannot be used.
- c. The use will not adversely impact fish and wildlife habitat/species and will minimize sedimentation. The following additional criteria apply:
 - 1) The applicant must submit an analysis of the physical and biological impacts (geomorphic/hydrogeomorphic/hydrologic) of the proposed structure to be conducted by a person or team of persons qualified by education and experience to conduct such studies.
 - 2) Impacts on water quality and fish and wildlife habitat must be minimized.
 - 3) The benefits of the proposed structure shall outweigh the negative impacts on water quality and fish and wildlife habitat and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.

E. Prohibited Uses: The following uses are specifically prohibited:

- 1. Fill in freshwater marsh areas.

F. Site and Development Requirements. The following specified development requirements shall be in addition to those provided by the base zoning district. See also Chapter 7 for additional requirements that may apply.

- 1. For existing lots which are too small to accommodate the combined required setback in the base zoning district and the buffer zone, development will be allowed within the setback required in Section G only with approval of a variance issued under Chapter 5 of this code. In addition it must be shown that clearance of vegetation on the remainder of the lot is kept to an absolute minimum, stormwater is directed away from the bank or as mitigated through the standards in Title 9 Chapter 5, engineered plans protect life, property, and the coastal water (that is no erosion hazards, slide potential, or flood damage are likely to occur).
- 2. No more of a parcel's existing vegetation shall be cleared than is necessary for the permitted use, accessory buildings, necessary access, and fire safety requirements.
- 3. To the maximum degree possible, building sites shall be located on portions of the site which exhibit the least vegetative cover.

4. Construction activities occur in such a manner so as to avoid unnecessary excavation and/or removal of existing vegetation beyond that area required for the facilities indicated in 10-19-10-F, where vegetation removal beyond that allowed above cannot be avoided, the site shall be replanted during the next replanting season to avoid sedimentation of coastal waters. The vegetation shall be of native species in order to maintain the natural character of the area.
 5. The requirements for parking and vision clearance shall be as provided by the respective base zoning district.
 6. No topographic modification is permitted within the 50 foot buffer zone specified by 10-19- 10-G.
 7. The area within the 50' buffer zone shall be left in existing native vegetation. Non-native plants may be removed if re-vegetated with native plants. Within the 50' of native vegetation, the following kinds of modifications are allowable:
 - a) Foot paths
 - b) Removal of hazardous vegetation, such as unstable stream bank trees or trees otherwise vulnerable to blow-down, may be allowed in unusual circumstances following review by the City and the Oregon Department of Fish and Wildlife. Stream bank trees, snags, and shorefront brush are necessary for wildlife habitat.
 - c) Replanting of the area or other areas which have been previously cleared.
 8. All mature trees must be retained within the setback area specified by 10-19-G, except where removal is subject to requirements of the Oregon Forest Practices Act.
 9. Structures shall be sited and/or screened with native vegetation so as not to impair the aesthetic quality of the site.
 10. The exterior building materials shall blend in color, hue and texture to the maximum amount feasible with the surrounding vegetation and landscape.
- G. Additional Setback Requirements: Setbacks shall be as required in the base zoning district plus the additional below specified setback requirements.**
1. In addition to the yard setbacks required in the base zoning district, a 50 foot buffer zone shall be required. The buffer zone is measured from the mean high tide for the ocean and estuary and from the average high water for coastal lakes. Use of this 50 foot buffer zone shall be as specified in 10-19-10-F.
 2. Building setbacks on ocean front parcels are determined in accord with the rate of erosion in the area to provide reasonable protection to the site

through the expected lifetime of the structure. Setback shall be determined by doubling the estimated average annual erosion rate and multiplying that by the expected life of the structure. At a minimum, structures must be set back from the mean higher high tide at least 100 feet measured horizontally.

H. **Special Land Division Requirements:** The following criteria shall be met for land divisions on property within the /NRC District. These criteria are in addition to minimum area requirements of any base zoning district.

1. **Land divisions must be consistent with shoreland values as identified in the Comprehensive Plan, not adversely impact water quality, and not increase hazard to life or property.**

The existing high intensity recreational use is conditionally permitted in the underlying Open Space District Zone as regulated by FCC 10-22. Any future development, remodel, expansion, or modification of that use shall be reviewed using the above-mentioned Code section.

TITLE 10: CHAPTER 22: OPEN SPACE DISTRICT

10-22-1: PURPOSE: The Open Space District is intended to protect urban open space buffers, park and recreation lands, natural resource lands and lands reserved for later development. This District is intended to be used in conjunction with the Comprehensive Plan. Where, for example, the Plan designates an area for urban development, the application of this District would be interim; when the land became available for development, a rezoning could be considered. Where this Open Space District is consistent with the Plan's land use designation, it is intended that this District would preserve such land permanently in open space use.

The Open Space zoning designation is consistent with both the 2020 Florence Realization and this Code section. As such the land shall be permanently preserved for open space use.

10-22-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:

Parks with intensely developed facilities.

[...]

FCC 10-2-13: Definitions define the existing use as High-Intensity Recreation.

Recreation: High-Intensity Recreation Uses specially built facilities, or occurs in such density or form that it requires or results in a modification of the area or resources. Campgrounds, golf courses, public beaches, and marinas are examples of high-intensity recreation.

The current use is as a public beach access area and is therefore classified a high intensity recreational facility as defined by Florence City Code. As this use is preexisting, no additional conditional use permit is required as a result of this request for annexation and zone change. In

accordance with FCC 10-4, which regulates conditional uses, a remodel or expansion of up to 25% of the floor area are allowed without a new CUP provided the expansion is consistent with the original approval. A future expansion or remodel of greater than 25% will require a new CUP.

VI. CONCLUSION

The evidence in the record demonstrates, and based on findings herein, that the proposed annexation and zone assignment is consistent with the policies set forth in state statutes and rules, Florence City Code, and the Florence Realization 2020 Comprehensive Plan.

**CITY OF FLORENCE
ORDINANCE NO. 4, SERIES 2024**

**AN ORDINANCE ESTABLISHING ASSIGNMENT OF OPEN SPACE DISTRICT AS A
PART OF ANNEXATION OF APPROXIMATELY 2.88 ACRES OF PARK WAY AND
BEACH DR. RIGHTS OF WAY OF THE HECETA BEACH PLAT**

RECITALS:

1. Florence City Code (FCC) Title 10, Chapter 1, Section 2-3 provides that Council may establish zoning and land use regulations that become effective on the date of annexation.
1. The City of Florence was petitioned by the property's representative, Rebecca Shepard, on February 21, 2024, as required by Oregon Revised Statutes (ORS) 222.111(2) and Florence City Code (FCC) 10-1-1-4.
2. The Planning Commission met on May 14, 2024, at a properly noticed public hearing to consider the proposal, evidence in the record, and testimony received.
3. The Planning Commission determined on May 14, 2024, 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 and recommended City Council approval.
4. The City Council met in a public hearing on June 10, 2024, after giving the required notice per FCC 10-1-1-6, to consider the proposal, evidence in the record, and testimony received.
5. The City Council deliberated on June 10, 2024, and found that the subject property is plan designated Open Space in the Realization 2020 Plan, and the City Council supported the establishment of zoning as Open Space consistent with Florence Comprehensive Plan and Zoning Code objectives.
6. The City Council adopted Ordinance No. 4, Series 2024, 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 property as Open Space as shown on the attached map Exhibit A to Park Way and Beach Dr., containing approximately 2.88 acres.
2. This zoning 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 bears 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 No. 4, Series 2024.

ADOPTION:

First Reading on the 10th day of June, 2024

Second Reading on the 10th day of June, 2024

This Ordinance is passed and adopted on the 10th day of June, 2024.

Councilors:

AYES

NAYS

ABSTAIN

ABSENT

Rob Ward, Mayor

Attest:

Lindsey White, City Recorder

Ordinance No. 4, Series 2024
Park Way & Beach Dr. 2.88 Acres – Lane County Park Zone Change
Exhibit A

Before Proposed Rezoning



After Proposed Rezoning

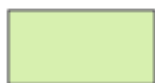


Park Way and Beach Drive – 2.88 Acres
Proposed Zone Assignment to OpenSpace

Other



Open Space



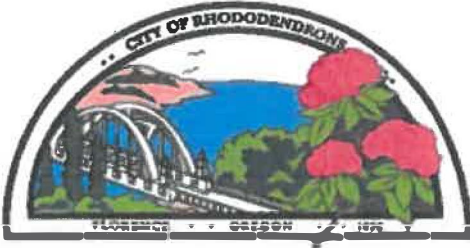
Public Use Airport



City Limits



Urban Growth Boundary



PC 2406 ANN 01
PC 2407 ZC 01
CC 2401 ANN 01
CC 2402 ZC 01

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: Rebecca Shepard Phone 1: 541-682-7679
E-mail Address: rebecca.shepard@lanecounty.or.gov Phone 2: _____
Address: Public Works, 3050 North Delta Hwy, Eugene, OR 97408
Signature: R Shepard Date: 2/21/2024
Applicant's Representative (if any): _____

Property Owner Information

Name: Lane County Phone 1: (541) 682-2001
E-mail Address: brett.henry@lanecounty.or.gov Phone 2: _____
Address: 3050 N Delta Hwy
Signature: [Signature] Date: 2/21/24
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:

RECEIVED
City of Florence
FEB 21 2024
By: _____

Approved

Exhibit

Property Description

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

Property Address: 88494 1st Ave, Florence, OR 97439

General Location (example: City Hall is at the SE corner of 2nd and Highway 101):
West of Heceta Beach parking lot, West of 1st Avenue, north of Arch St.

Assessor's Map and Tax Lot: 5301

Lot Size: 1.57 acres (County) Zoning District: Lane County

List other owners or occupants (electors): n/a

Residential Units to be Annexed: n/a Type: n/a

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

Proposed Development Plan:

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?

other (vault toilet)

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

Streets – Are adequate streets available? Yes No
Street: 1st Avenue Adequate capacity for additional service? Yes No

Known pre-existing non-conforming conditions on-site:
n/a

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.
Annexation with City of Florence is necessary to provide the public service of a flushable restroom facility.

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?
The annexation of the park infrastructure has no net affect on land use.

C) Please provide a detailed description of conformity of the proposed annexation with the approved City of Florence 2020 Comprehensive Plan.
The annexation of Itecata Beach will allow Lane County to remove the vault (pit) restroom that is past its useful life in favor of a flush restroom with connection to city sewer. This action will improve water quality and decrease pollution which is one of the objectives in the 2020 Comp. Plan.

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

Paid

Date Submitted: _____ Fee: _____

Received by: _____

PETITION FOR ANNEXATION

to the

City of Florence, Oregon

The undersigned hereby petitions for and gives our consent for the area described below to be included in the request for annexation to the City of Florence. With these signatures, we are verifying that we have the authority to consent to annexation as the property owner(s) and/or elector(s) or on behalf of our corporation, business, or agency.

The property to be annexed is as follows: *Heceta Beach*

Assessors Map Reference and Tax Lot: *5301*

Property Address (if appropriate): *88494 1st Ave, Florence, OR 97439*

Property Owner /Electors Name(s): *Lane County Government*

Signature(s):

[Signature]

2/21/24

Date:

HECETA BEACH PARK

Legal Description for Annexation

Beginning at the northwest corner of Lot 4, Block 29, HECETA BEACH, as platted and recorded in Book 7, Page 25, of the Lane County Oregon Plat Records; thence North $89^{\circ} 34'$ East along the north line of Block 29, 270 feet to the northwest corner of Lot 6, Block 30; thence Southeasterly along the north line of Block 30, 304.5 feet to the northeast corner of Lot 1, Block 30; thence South $0^{\circ} 26'$ East along the east line of Block 30, 100 feet to the southeast corner of Lot 1, Block 30, which is on the north line of Arch Street, per the plat of HECETA BEACH; thence North $89^{\circ} 34'$ East parallel with the south line of Arch Street, 230 feet to the southwest corner of Lot 1, Block 31; thence North $0^{\circ} 26'$ West along the west line of Block 31, 182.6 feet to the northwest corner of Lot 4, Block 31; thence Southwesterly 50 feet, more or less, to the most southerly corner of Lot 1, Block 32; thence Northwesterly along the most southerly line of Lot 1, Block 32, 145.2 feet to the southeast corner of Lot 4, Block 32; thence South $73^{\circ} 30'$ West along the south line of Block 32, 150 feet to the southwest corner of Lot 5, Block 32; thence Northwesterly 50 feet, more or less, to the southeast corner of Lot 1, Block 33; thence continuing Northwesterly along the south line of Block 33, 164 feet to the southwest corner of Lot 3, Block 33; thence North $16^{\circ} 30'$ West along the west line of Block 33, 150 feet to the northwest corner of Lot 4, Block 33; thence South $73^{\circ} 30'$ West 200 feet to the southwest corner of Lot 1, Block 34; thence Southwesterly to the Point of Beginning; containing 2.716 acres, more or less, all in Lane County, Oregon.

Bearings and distances used in this description are taken directly from the plat of HECETA BEACH.

Clare Kurth

From: Carl Neville <c.neville@hwpud.com>
Sent: Friday, April 26, 2024 8:48 AM
To: Sharon Barker
Subject: RE: Request of Referral for pending Annexation and Zone Change Request

This looks to be a nice improvement to the area. Thank you for the email.

Carl Neville

c.neville@hwpud.com

Heceta Water People's Utility District

General Manager

Work: 541.997.2446

Cell: 541.999.4125

"Public Records Law: This is a public document. This e-mail is subject to the State Retention Schedule and may be made available to the Public."

From: Sharon Barker <sharon.barker@ci.florence.or.us>
Sent: Thursday, April 25, 2024 4:36 PM
To: centralcoastdisposal@gmail.com; Carl Neville <c.neville@hwpud.com>; Mike Miller <mike.miller@ci.florence.or.us>; August Murphy <august@ci.florence.or.us>; amber.bell@lanecountyor.gov; sasha.vartanian@lanecountyor.gov; mwilkins@cencoast.com; chief@wlfea.org; Phae Latta <Phae.Latta@ci.florence.or.us>; matt@wlfea.org; sscott@ctclusi.org; Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>; Clare Kurth <clare.kurth@ci.florence.or.us>
Subject: Request of Referral for pending Annexation and Zone Change Request

Good Afternoon,

Your agency has been selected to review a land use application prior to Florence Planning Commission review.

Notice is hereby given that on May 14, 2024, at 5:30 p.m. the Planning Commission will deliberate a petition from Rebecca Shepard, on behalf of Lane County, to annex approximately 2.936 acres of property and apply Open Space zoning designation. The property is described as Heceta Beach County Park property located approximately 1,389 ft north of the intersection of 1st Avenue and Heceta Beach Road/Kiwanda Street. **The Planning Commission decision will be a recommendation to City Council for consideration at a hearing on a date to be determined.**

I have attached the Notice of Hearing and the applicant's application for your review.

If you have any questions or concerns, please let us know.

Thank you,

Sharon R. Barker

Planning Technician

City of Florence

541-997-8237 ext 1320

planningdepartment@ci.florence.or.us

250 Highway 101
Florence, OR 97439

Clare Kurth

From: STANIAK Aaron T <aaron.staniak@lanecountyor.gov>
Sent: Wednesday, May 22, 2024 1:18 PM
To: Clare Kurth
Subject: Referral Request for Heceta Beach County Park Annexation

Hello Clare,

Thank you for providing the opportunity to comment on this application. Lane County Transportation Planning supports this annexation. In order to support future urban development Lane County Transportation Planning would also like to encourage the further annexation of 1st Avenue to the north of this proposed annexation. Beyond this, we have no further comments.

Have a good day,
Aaron Staniak (he, him)
Engineering Technician II
Lane County Public Works
aaron.staniak@lanecountyor.gov
541-682-6955

From: [LCTPReferrals](#)
To: [Sharon Barker](#)
Subject: FW: Request of Referral for pending Annexation and Zone Change Request
Date: Friday, April 26, 2024 7:53:10 AM
Attachments: [NOH final.pdf](#)
[Application and petition.pdf](#)

Good morning Sharon,

Thank you for sending this referral, Lane County Transportation Planning will work to review this quickly. I also have a request, going forward can you send referrals to this email address (lcwtpreferrals@lanecountyor.gov) rather than to Sasha's email (sasha.vartanian@lanecountyor.gov). Thank you!

Have a good day,
Aaron Staniak (he, him)
Engineering Technician II
Lane County Public Works
aaron.staniak@lanecountyor.gov
541-682-6955

From: VARTANIAN Sasha L <sasha.vartanian@lanecountyor.gov>
Sent: Thursday, April 25, 2024 4:42 PM
To: LCTPReferrals <lcwtpreferrals@lanecountyor.gov>
Subject: Fw: Request of Referral for pending Annexation and Zone Change Request

From: Sharon Barker <sharon.barker@ci.florence.or.us>
Sent: Thursday, April 25, 2024 4:36 PM
To: centralcoastdisposal@gmail.com <centralcoastdisposal@gmail.com>; c.neville@hwpud.com <c.neville@hwpud.com>; Mike Miller <mike.miller@ci.florence.or.us>; August Murphy <august@ci.florence.or.us>; BELL Amber R <amber.bell@lanecountyor.gov>; VARTANIAN Sasha L <sasha.vartanian@lanecountyor.gov>; mwilkins@cencoast.com <mwilkins@cencoast.com>; chief@wlfea.org <chief@wlfea.org>; Phae Latta <Phae.Latta@ci.florence.or.us>; matt@wlfea.org <matt@wlfea.org>; sscott@ctclusi.org <sscott@ctclusi.org>; Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>; Clare Kurth <clare.kurth@ci.florence.or.us>
Subject: Request of Referral for pending Annexation and Zone Change Request

[EXTERNAL]

Notice is hereby given that on May 14, 2024, at 5:30 p.m. the Planning Commission will deliberate a petition from Rebecca Shepard, on behalf of Lane County, to annex approximately 2.936 acres of property and apply Open Space zoning designation. The property is described as Heceta Beach County Park property located approximately 1,389 ft north of the intersection of 1st Avenue and Heceta Beach Road/Kiwanda Street. **The Planning Commission decision will be a recommendation to City Council for consideration at a hearing on a date to be determined.**

I have attached the Notice of Hearing and the applicant's application for your review.

If you have any questions or concerns, please let us know.

Thank you,

Sharon R. Barker

Planning Technician

City of Florence

541-997-8237 ext 1320

planningdepartment@ci.florence.or.us

250 Highway 101

Florence, OR 97439

Clare Kurth

From: Mike Miller
Sent: Wednesday, June 5, 2024 5:36 PM
To: Clare Kurth
Cc: Planning Department; August Murphy
Subject: Lane County Heceta Beach County Park Annexation - CC 24 01 ANN 01 and CC 24 02 ZC 01

Hi Clare,

Florence Public Works offers the following comments regarding the annexation of Lane County Heceta Beach County Park property, 88494 1st Avenue:

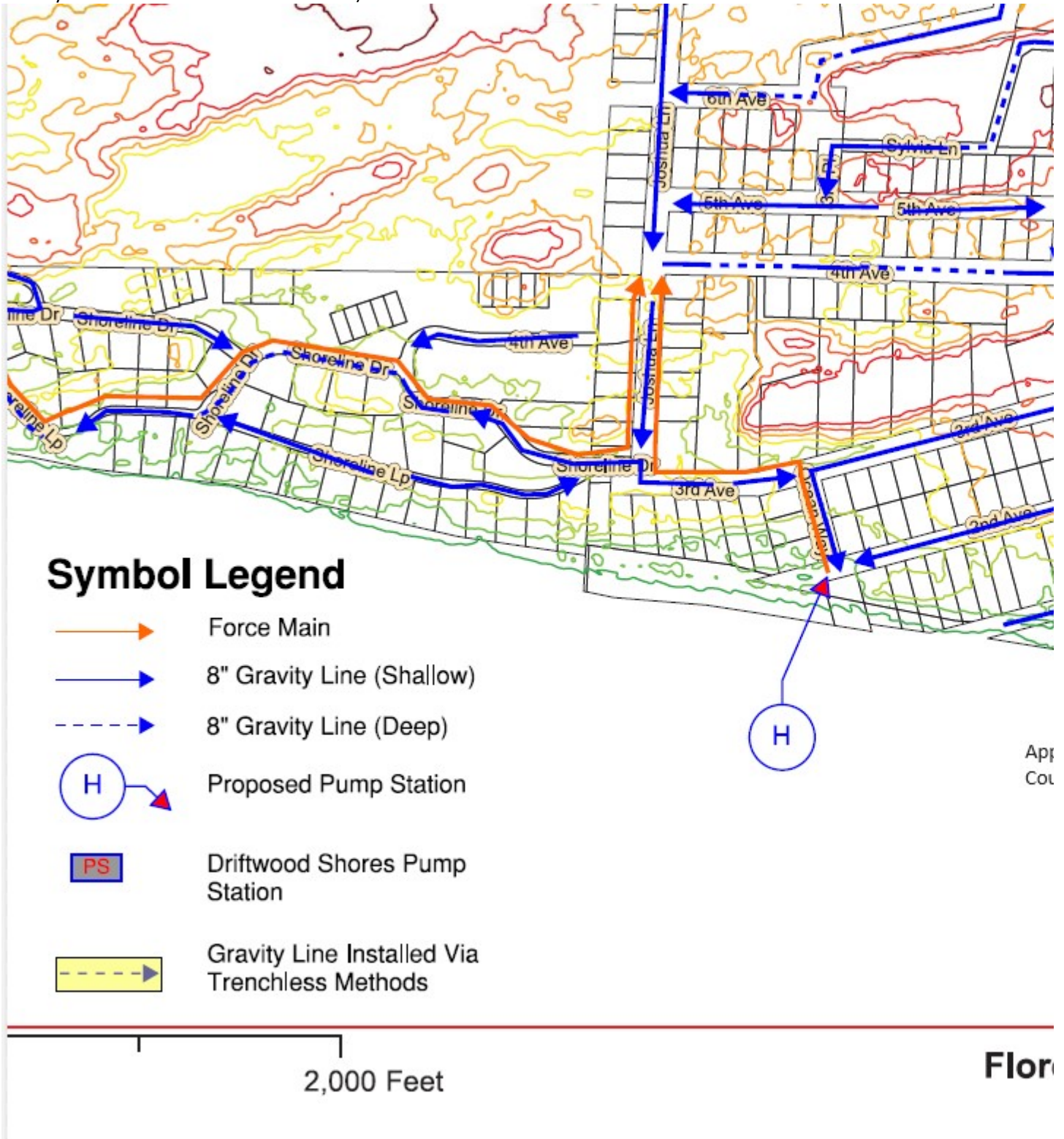
Sanitary Sewer

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 which equates to 0.555 mgd of excess capacity at the treatment plant.

The City has a regional sewer pumping facility on 1st Avenue across from 88466 1st Avenue (Surfside Restaurant) which is immediately to the southeast of the existing vault restrooms that Lane County owns and operates. Gravity sewer is currently available at this location. City development policy states that in order to provide economical and logical extension of City facilities, such as sanitary sewer, the property owner needs to extend sanitary sewer to and through the property in order to allow for the logical extension of sewer service in the future. In other words, the City does not want a property owner (or developer) on the other side of the Lane County property to have to go back onto or in front of Lane County property only to extend the sewer line that should have been extended in the beginning. In addition to extending the gravity sewer system to and through, the County will need to pay for their wastewater System Development Charge which is separate and due prior to final connection to the City sewer system.

Additionally, the City requests that Lane County allow the City access to the park way area to the east of 1st Avenue to allow for the possible gravity sewer line via trenchless methods in order to transmit sewer flows from the 4th Avenue area to the existing regional sewer pumping facility on 1st Avenue. See illustration below from City Technical Report for Sewer Collection System Planning in the Heceta Beach Area (I have placed a red star on the approximate location of the

County's current vault restroom location):



Streets

1st Avenue in this area is part of the park and will continue to be under Lane County jurisdiction for maintenance. The City does not plan on seeking jurisdictional transfer of maintenance of this road at this time.

Park

Just like Harbor Vista County Park, when the City annexed the park at Lane County's request in order to access sanitary sewer, the park and all of their facilities remained with the County for ownership and maintenance. Likewise, the Heceta Beach County Park will remain an asset of the County for maintenance and upkeep.

Stormwater

Stormwater management will only need to be considered when additional expansion of impervious surfaces are constructed. The existing roadway and facilities are pre-existing and do not trigger additional stormwater management at this time.

Water

The property is currently within Heceta Water People's Utility District (HWPUD) service territory and will remain a HWPUD customer. Please contact HWPUD for specific fire flow and domestic capacities for this area.

Thank you,

Mike

Mike Miller

Public Works Director
mike.miller@ci.florence.or.us
(541) 997-4106

Mailing Address:

City of Florence
250 Hwy 101
Florence, OR 97439

Physical Address:

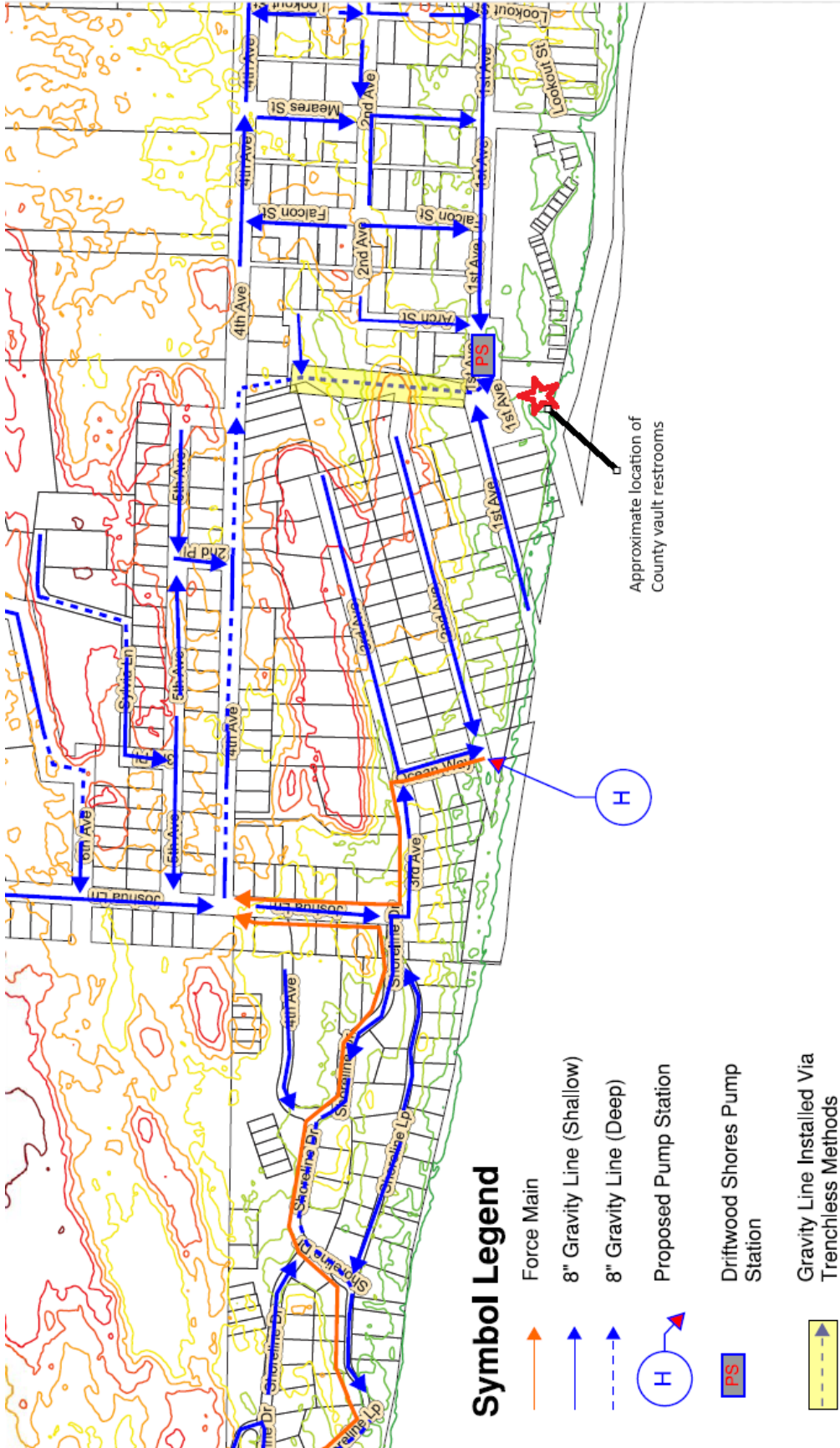
2675 Kingwood Street
Florence, OR 97439

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Symbol Legend

-  Force Main
-  8" Gravity Line (Shallow)
-  8" Gravity Line (Deep)
-  Proposed Pump Station
-  Driftwood Shores Pump Station
-  Gravity Line Installed Via Trenchless Methods

Approximate location of County vault restrooms

Florence Collection System Overview Alternative 2

2,000 Feet

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

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

Submission information

Form: [Request to Address the Planning Commission \(Speaker's Card\)](#) [1]
Submitted by Visitor (not verified)
Fri, 05/10/2024 - 1:05pm
96.41.156.197

Name

Harlen Springer

Planning Commission Meeting Date

Tue, 05/14/2024

Agenda Item Number

6

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

NEUTRAL

Brief Overview of What You Wish to Discuss

Specific questions and clarification on Resolution PC 24 06 ANN 01 & PC 24 07 ZC 01- Lane County Heceta Beach - Rebecca Shepard

Do you Represent an Organization?

Commissioner - Oregon Arts Commission

Name of Organization

Commissioner - Oregon Arts Commission

Residence Address

88525 2nd Avenue

Email

[REDACTED]

Phone Number

[REDACTED]

Source URL: <https://www.ci.florence.or.us/node/16391/submission/30723>

Links

[1] <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 24 06 ANN 01

A RESOLUTION RECOMMENDING APPROVAL OF ANNEXATION OF PROPERTY WITHIN THE UGB, IDENTIFIED AS PARK WAY AND A PORTION OF BEACH DRIVE OF THE HECETA BEACH PLAT, DATED 1915, TO THE FLORENCE CITY COUNCIL.

WHEREAS, the owner initiated the annexation with a petition to the City as required by Oregon Revised Statutes (ORS) 222.111(2) and Florence City Code (FCC) 10-1-1-4; and

WHEREAS, consent was achieved in accordance with ORS 222.170(1) with all owners of land owning a majority of the contiguous land and a majority of the assessed value of all real property; and

WHEREAS, the proposed annexation is within the Florence Urban Growth Boundary and contiguous to the City boundaries as required by ORS 222.111(1); and

WHEREAS, the Planning Commission met in a public hearing on May 14, 2024, after giving the required notice per FCC 10-1-1-6 to consider the proposal, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission determined, after review of the proposal, testimony, and evidence in the record, that the proposal was consistent with Realization 2020, the City's acknowledged Comprehensive Plan, and adopted findings of fact in support of the annexation; and

NOW THEREFORE BE IT RESOLVED that the Florence Planning Commission:

- Section 1. Recommends approval of the annexation as depicted and described in Exhibit A; and
- Section 2. Bases its recommendation for approval on the findings of fact showing consistency with the Realization 2020 Comprehensive Plan, Florence City Code, and Oregon Revised Statutes and Oregon Administrative Rules (Exhibit B).

APPROVED BY THE FLORENCE PLANNING COMMISSION this 14th day of May, 2024.


Sandra Young, Chairperson
Florence Planning Commission

5/15/2024
Date

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 24 07 ZC 01

**A RESOLUTION RECOMMENDING APPROVAL TO THE FLORENCE CITY
COUNCIL OF THE ASSIGNMENT OF OPEN SPACE DISTRICT ZONING AS PART
OF A PROPOSED ANNEXATION TO PROPERTY IDENTIFIED AS PARK WAY AND
A PORTION OF BEACH DRIVE OF THE HECETA BEACH PLAT, DATED 1915.**

WHEREAS, the property owner(s) submitted petition for annexation of their property as required by FCC 10-1-1-4, 10-1-1-6 and 10-1-2-3; and

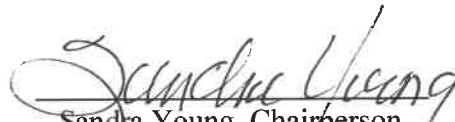
WHEREAS, under FCC 10-1-2-3, the City Council may establish zoning and land use regulations that become effective on the date of annexation; and

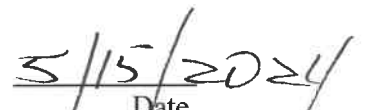
WHEREAS, the Planning Commission met in a public hearing on May 14, 2024, after giving the required notice per FCC 10-1-1-6 to consider the proposal, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission determined, after review of the proposal, testimony, and evidence in the record, that the proposal was consistent with Realization 2020, the city's acknowledged Comprehensive Plan and adopted Findings of Fact in support of the zoning assignment;

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends assigning zoning of Open Space District to Park Way and a portion of Beach Drive of the Heceta Beach Plat, dated 1915 as presented in Exhibit A and based on the Findings of Fact in Exhibit B.

APPROVED BY THE FLORENCE PLANNING COMMISSION this 14th day of May 2024.


Sandra Young, Chairperson
Florence Planning Commission


Date

AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO: 3

Meeting Date: June 10, 2024

Department: Admin Svs Dept.

ITEM TITLE: State Revenue Sharing

DISCUSSION/ISSUE:

Pursuant to ORS 221.770, in order for the City to receive State Shared Revenues, two public hearings must be held to allow citizens to give input on how the City uses its State Shared Revenues. One of the hearings must occur during a Budget Committee meeting and the second meeting must occur during a City Council meeting. A public hearing before the Budget Committee was held on May 8, 2023 for both years of the biennium. On June 5, 2023 Council approved resolution numbers 15 and 16, Series 2023 declaring its election to receive State Shared Revenue and its eligibility to receive State Shared Revenue for the 2023-24 fiscal year.

The action this evening is to consider resolutions for fiscal year 2024-25. Both must be adopted in order for the City to receive State Shared Revenues for fiscal year 2024-25.

- Resolution No. 13, Series 2024, declares the City Council's intent to receive State Shared Revenues
 - Resolution No. 14, Series 2024, declares the eligibility of the City to receive State Shared Revenues
-

FISCAL IMPACT:

The approved budget for the 2024-25 fiscal year includes the following State Shared Revenues (estimated amount, percent of total City budget, and intended uses):

Revenue	Fund	Amount	Percentage	Intended Use
Liquor Tax	General	\$223,200	0.78%	General
Cigarette Tax	General	\$6,600	0.02%	General
State Shared Revenue	General	\$122,200	0.43%	General
Marijuana Tax	General	\$20,300	0.07%	General
State Highway Apportionment	Street	\$768,000	2.69%	Street Maintenance
Total		\$1,140,300	3.99%	

RELEVANCE TO ADOPTED CITY WORK PLAN:

Goal 1 – City Service Delivery

ALTERNATIVES:

1. Adopt resolutions as proposed
2. Consider making adjustments to the use of State Shared Revenues
3. Forego State Sharing monies

RECOMMENDATION:

Adopt Resolution No. 13, Series 2024, declaring the City's election to receive State Shared Revenues and Resolution No. 14, Series 2024, declaring the City's eligibility to receive State Shared Revenues.

AIS PREPARED BY: Anne Baker, Administrative Services Department Director

**CITY MANAGER'S
RECOMMENDATION:**

Approve Disapprove Other

Comments:

ER Reynolds

ITEM'S ATTACHED:

Attachment 1- Resolution No. 13, Series 2024

Attachment 2- Resolution No. 14, Series 2024

**CITY OF FLORENCE
RESOLUTION NO. 13, SERIES 2024**

**A RESOLUTION DECLARING THE CITY’S ELECTION TO RECEIVE STATE
SHARED REVENUES.**

RECITALS:

- 1. The State of Oregon revised statutes (ORS) 221.770 require that a city may not be included in apportionments to receive distributions of State Revenue Sharing unless it elects to receive distributions by enactment of an ordinance or resolution expressing that election.
- 2. As required by ORS 221.770, a public hearing before the Budget Committee was held on the 8th day of May, 2023, and a public hearing before the City Council was held on the 10th day of June, 2024, giving citizens an opportunity to comment on the use of State Revenue Sharing for the 2024 – 2025 fiscal year.

Based on these findings,

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

- 1. Pursuant to ORS 221.770, the City of Florence hereby elects to receive state revenues for the 2024 – 2025 fiscal year.
- 2. This Resolution takes effect immediately upon adoption.

ADOPTION:

This Resolution is passed and adopted on the 10th day of June, 2024.

Rob Ward, Mayor

Attest:

Lindsey White, City Recorder

**CITY OF FLORENCE
RESOLUTION NO. 14, SERIES 2024**

**A RESOLUTION CERTIFYING THE CITY'S ELIGIBILITY TO RECEIVE STATE-
SHARED REVENUES.**

RECITALS:

1. State Revenue Sharing Law, ORS 221.760, provides as follows:
 - a. Section 1: The officer responsible for disbursing funds to cities under ORS 323.455, 366.280 to 366.785, and 471.805 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal decennial census, disburse such funds only if the city provides four or more of the following services:
 - i. Police protection
 - ii. Fire protection
 - iii. Street construction, maintenance, and lighting
 - iv. Sanitary sewer
 - v. Storm sewers
 - vi. Planning, zoning, and subdivision control
 - vii. One or more utility services
2. The City of Florence provides four or more of the required municipal services enumerated in section 1, ORS 221.760 and will be in operation for the duration of the 2024-25 fiscal year.

Based on these findings,

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

1. The City of Florence is eligible to receive State Shared Revenues for the 2024-25 fiscal year.
2. This Resolution takes effect immediately upon adoption.

ADOPTION:

This Resolution is passed and adopted on the 10th day of June, 2024.

Rob Ward, Mayor

Attest:

Lindsey White, City Recorder

AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO: 4
Meeting Date: June 10, 2024
Department: Public Works

ITEM TITLE: Extension of System Development Charge Exemption and Deferral Process. Second reading of Ordinance No. 2, Series 2024

DISCUSSION/ISSUE:

[On May 20, 2024](#), staff presented City Council background and information regarding the temporary exemptions of System Development Charges (SDCs) for homes based on the square footage of the dwelling as well as the opportunity to defer payment of SDCs until final building occupancy.

Since July 2018 the City has provided temporary partial exemptions of System Development Charges for homes based on the square footage of the dwelling with the understanding that the exemptions can expire on June 30th of the following year unless extended by City Council. City Council through various yearly ordinances has extended the partial exemptions and payment deferral through June 30th. The last ordinance, Ordinance No. 5, Series 2023, extends the exemption and deferral program until June 30, 2024.

During the May 20, 2024 Council meeting, the first reading of Ordinance No. 2, Series 2024 was passed with a 3 to 2 vote. Since the first reading was not unanimous, the second reading needed to be scheduled for the next City Council meeting, which is tonight, June 10, 2024.

Council voiced concern over the effectiveness of the program, given the low number of qualifying Single Unit Dwelling (SUD) buildings being built. While it is true that the total number of SUD's being constructed are down from building permit activity FY 2020-21, it still has been a useful tool to help bolster the number of smaller square footage dwellings.

Additionally, subdivisions such as Three Mile Prairie, the forth coming Pine Crossing development, and Habitat for Humanity, cater towards the smaller square footage dwelling which equates to a more affordable housing option.

Given that the present program is scheduled to expire on June 30th, and that certain developers and programs such as Habitat for Humanity, would like to have the program extended another year, staff is recommending that Council approve Ordinance No. 2, Series 2024 as written and after July 2024 begin the process of developing a different program for Fiscal 2025-27 that limits the exemption to SUD's less than 1,500 square feet in size.

Ordinance No. 2, Series 2024, as written and recommended by staff, extends and provides a process to allow for partial exemptions for SDC's for homes based on square footage. These include:

Square Footage Classification	Amount of Partial Exemption
Less than 1,000 sq. ft.	60% exemption
1,000-1,199 sq. ft.	50% exemption
1,200-1,399 sq. ft.	40% exemption
1,400-1,599 sq. ft.	30% exemption
1,600-1,799 sq. ft.	20% exemption
Accessory Dwelling Units	100% exemption

In addition, the enabling Ordinance (Ordinance No 9, Series 2018) and subsequent Ordinance's contained a provision to defer the collection of System Development Charges until the final building occupancy is requested. The deferral provision also has a sunset date of June 30, 2024. Both the Exemption and Deferral options are adopted by ordinance and a part of the [Florence City Code \(FCC\) Title 9, Chapter 1, Sections 4 and 5](#).

FISCAL IMPACT:

Below is a table showing the number of housing permits that have been applied for from 2017-18 to 2023-24. Building permit activity in 2017-18 (July 2017 – June 2018) is the base year, prior to the first time that Council approved the SDC exemption and deferral program.

Single Unit Dwelling Square Foot Classification								
Min square foot	Max square foot	House Permits Base Year 2017-18	House Permits 2018-19	House Permits 2019-20	House Permits 2020-21	House Permits 2021-22	House Permits 2022-23	House Permits 2023-24
ADU's		0	6	1	1	2	0	3
0	999	1	3	3	4	1	0	4
1000	1,199	1	1	2	5	2	1	0
1200	1,399	1	1	17	16	1	5	3
1400	1,599	6	11	4	2	4	6	7
1600	1,799	12	13	5	11	2	1	0
Homes greater than 1,800 SF		12	8	15	16	27	3	5
Total Dwellings Constructed		33	43	47	55	39	16	22

As of April 30, 2024, the City provided a total of 71,928.76 in exemptions during FY2023-24. This compares to \$56,785.86 in exemptions during FY2022-23; \$45,428.69 in exemptions during FY2021-22; \$177,929.03 in exemptions during FY2020-21; \$148,905.14 provided in 2019-20; and \$179,989.38 in 2018-19. Since the beginning of the program, we have provided a total of \$680,966.86 in exemptions.

To illustrate what \$100,000 represents for each of the utilities or transportation system here is an example of what \$100,000 will pay for in capacity increasing projects:

- Water – 416 lineal feet of 12-inch water main or 10% of a new groundwater well
- Wastewater – 330 lineal feet of 12-inch sewer main or 20% of a new sewer pump station
- Stormwater – 225 lineal feet of 30-inch stormwater pipe
- Streets – 1,250 lineal feet of multi-use path or 12.5% of the signal at Munsel Lake Rd and Hwy 101.

As Council is aware, SDC's are one way of paying for necessary capacity increasing projects related to growth. If SDC's are not available and a capacity increasing project cannot be postponed or delayed, funding may need to come from existing customers.

RELEVANCE TO ADOPTED CITY WORK PLAN:

System Development Charge exemptions and deferment is related to the City work plan objectives of:

- Review and update system development charge (SDC) fee structure
- Evaluate the City's role and participation in workforce housing development projects, including land and grant funding assistance
- Identify and explore implementation of affordable housing incentives

System Development Charge exemptions and deferment is also related to the following overarching City Goals:

- Livability and Quality of Life – being responsive to our community's needs in providing incentives to construct affordable and quality homes. Livability is important when businesses and new residents decide to locate or relocate to the area.
- Economic Development – promoting housing stock that is affordable for a segment of our community.
- Communication & Trust – strengthening citizen trust by providing opportunities for developers to incentivize the construction of smaller and more affordable homes.

ALTERNATIVES:

1. Approve Ordinance No. 2, Series 2024 as proposed
2. Amend Ordinance No. 2, Series 2024 and approve as amended
3. Do not approve Ordinance No. 2, Series 2024

RECOMMENDATION:

Staff recommends that the City Council approve Ordinance No. 2, Series 2024 as proposed.

AIS PREPARED BY: Mike Miller, Public Works Director

CITY MANAGER'S RECOMMENDATION: Approve Disapprove Other
Comments: *ER Reynolds*

ITEM'S ATTACHED: Attachment 1- Ordinance No. 2, Series 2024

For Reference:

Florence City Code (FCC) Title 9, Chapter 1, Sections 4 and 5

https://www.ci.florence.or.us/sites/default/files/fileattachments/mayor_and_council/page/924/title_9_chapter_1_utilities_system_enlarge ment temp amended july 2023.pdf

May 20, 2024 City Council Meeting

<https://www.ci.florence.or.us/council/city-council-meeting-263>

CITY OF FLORENCE ORDINANCE NO. 2, SERIES 2024

AN ORDINANCE AMENDING CITY OF FLORENCE CITY CODE TITLE 9, CHAPTER 1 RELATED TO SYSTEM DEVELOPMENT CHARGES TO CREATE A PROCESS FOR WAIVING AND DEFERRING THE COLLECTION OF CERTAIN SYSTEM DEVELOPMENT CHARGES TO ENCOURAGE DEVELOPMENT OF AFFORDABLE HOUSING.

RECITALS:

1. The high demand and limited supply for housing in Florence has led to an increase in housing costs. The combination of high housing costs and limited supply is impacting residents' and prospective residents' ability to find suitable housing.
2. The cost to develop housing includes not only the cost of land and construction, but also the cost of associated permits and fees, including System Development Charges (SDCs). Development of affordable housing is also impacted by multiple other factors beyond the City's authority.
3. The lack of affordable housing is also impacting our community's businesses by limiting the supply of available workers that are able to call our community home.
4. This lack of affordable housing is holding back our community's economic growth and limiting the potential of our local businesses.
5. The City wishes to continue to provide temporary incentives for homebuilders to construct affordable housing within our community.
6. The City wishes to continue to institute partial waivers for system development charges on a temporary basis.
7. The City's system development charges are established by City Council Resolution. The City will continue to apply the exemptions to the existing fees to each Single-Family Dwelling Unit eligible for the exemption as outlined in FCC Section 9-1-5.
8. The City wishes to continue the SDC deferral program, allowing owners to defer the payment of SDCs under certain circumstances.

Based on these findings,

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

1. The Florence City Code Sections 9-1-4 subsection C, and 9-1-5 subsection D and E are hereby extended another year as follows:

- a. FCC Sections 9-1-4-C and 9-1-5-D and E shall lapse, and be of no further effect after June 30, 2025 without need of any action by the City Council.
 - b. Effective July 1, 2025 FCC 9-1-4-C and 9-1-5-D and E shall be removed from the City Code by administrative action of the City Recorder.
2. This ordinance shall become effective on July 1, 2024.
 3. The City Recorder is authorized to administratively correct any reference errors contained herein or in other provisions of the Florence City Code to the provisions added, amended, or repealed herein.

ADOPTION:

First Reading on the 20th day of May, 2024.

Second Reading on the 20th day of May, 2024.

This Ordinance is passed and adopted on the 20th day of May, 2024.

AYES Councilors
NAYS
ABSTAIN
ABSENT

Rob Ward, Mayor

Attest:

Lindsey White, City Recorder

AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO: 5
Meeting Date: June 10, 2024
Department: Administrative Svcs

ITEM TITLE: Financial Report for the Quarter Ending March 31, 2024

DISCUSSION/ISSUE:

In an effort to improve financial and management reporting to the City Council, citizens and other interested individuals we have prepared the attached quarterly report.

FISCAL IMPACT:

Staff time to prepare.

RELEVANCE TO ADOPTED CITY WORK PLAN:

Improves financial and management reporting to inform decisions.

ALTERNATIVES: N/A

RECOMMENDATION:

N/A

AIS PREPARED BY: ANNE BAKER, Administrative Services Director

CITY MANAGER'S RECOMMENDATION: Approve Disapprove Other

Comments:

ER Reynolds

ITEM'S ATTACHED: Attachment 1- Quarterly Report for the period ending March 31, 2024

Attachment 1



City of Florence, Oregon Financial Report Quarter Ended March 31, 2024

June 10, 2024

Dear Mayor Ward, City Councilors, Citizens of Florence and other interested individuals;

We are pleased to report on activities and progress we have made on Council goals on behalf of the City of Florence for the last quarter of the biennium ending March 31, 2024. The report includes comparisons of actual to budgeted amounts, a City-wide summary of beginning fund balances, current period resources and expenditures, and the ending fund balance for all funds and narrative explaining results and highlights for the quarter. The financial information presented is unaudited and any significant adjustments are noted.

The City wrapped up the 2022-23 fiscal audit with an un-modified opinion from its auditors, SingerLewak, LLC. The City did not meet the threshold for a Single Audit of its federal funds for this audit, but will be having a Single Audit for its 2023-24 fiscal year due to the FAA grant the Airport received for its Pavement Rehabilitation Project. The next quarter will be busy for the Finance team as the audit for fiscal year 2023-24 ramps up with training provided by SingerLewak for staff in Salem. This training keeps staff up-to-date on GASB changes expected for the current audit and audits in the future.

Administrative Services began the move to Tyler Technologies ERP Pro 10 in January with general ledger, accounts payable, and purchasing going live at the beginning of February. Payroll and Human Resources were taken live in April with employees entering their time in the new Tyler Employee Access Pro module for the pay period beginning on March 17, 2024.

The budgeted amounts presented reflect the City's budget for the July 1, 2023 – June 30, 2025 biennium. We have included reporting on the City's debt such as outstanding amounts, debt coverage ratios, maturities, and interest rates.

Budgeted amounts presented generally have been allocated proportionately, i.e., twelve and a half percent (12.5%) of the biennial amount for the quarter and may not represent how the revenue is actually received.

City Council continues to embrace five goals which assist in the building of the City Workplan. The current Workplan for the 2023-25 biennium can be found at <https://www.ci.florence.or.us/council/city-council-goals-work-plan>

These goals are:

- City Service Delivery
- Livability and Quality of Life
- Economic Development
- Communication and Trust, and
- Financial and Organizational Sustainability



Operations

- City Council
 - Attended Retreat where City Council Norms were reaffirmed
 - Held work sessions on
 - Housing Code Update
 - Temporary Sheltering
 - Affordable Housing

- City Recorder
 - Responded to 18 Council correspondence items
 - Responded to 15 public records requests
 - Facilitated the Housing Code adoption and updates

- Administrative Services
 - Implemented Tyler ERP Pro 10 for general ledger, accounts payable, and purchasing on
 - Implemented Tyler ERP Pro 10 for human resources, payroll, and timesheets on
 - Awarded GFOA's Award for Excellence in Financial Reporting for our 2022-23 Audit
 - Onboarded Ancero and Hyak as the City's managed service providers of IT services

- Community Development
 - Building Division staff analyzed revenue needs, and for the 2nd time in 19 years prepared a fee increase proposal for submittal to the Oregon Building Construction Division in preparation for City Council consideration
 - Planning Division prepared materials for two public hearings before the Planning Commission and City Council resulting in the adoption of new city code providing opportunities for non-profits and agencies to provide transitional housing, emergency shelters and missions for the disadvantaged
 - Code Enforcement and Planning Division staff continued work on preparing and analyzing new proposed sheltering city code which will provide the opportunity for private citizens to support the disadvantaged and to protect neighborhood quality of life
 - Planning staff issued approvals for two projects to construct 70 new single-family dwellings
 - Building Division staff participated in the Home and Garden show providing education to attendees on the importance of hiring licensed contractors and getting needed permits to ensure construction is inspected and built to state codes to protect their investment

- Public Works
 - Held Rhododendron Drive Realignment and Improvement Project Open House on March 6th
 - Started Construction on Rhododendron Drive
 - Provided Council with an update on the Siuslaw River Slope Stabilization Project
 - Applied for FEMA grant for the Siuslaw River Slope Stabilization Project
 - Began process to create a reimbursement district for improvements at Rhododendron Drive and 35th intersection and a multi-use path from 35th to Tournament Drive
 - FEC van received its new graphics

- Public Safety
 - During this quarter
 - Issued 274 traffic citations
 - 1,495 911 calls were made to Dispatch
 - 75 inmates were processed through the jail
 - A report of a home invasion robbery was received in February. Officers located the suspect and placed them under arrest. The suspect is in custody at the Lane County Jail awaiting trial.
- Florence Events Center
 - Replaced the indoor refrigerator and freezer
 - Events held
 - FACE's Winter Music Festival
 - Rotary Auction
 - Oregon Origins Project
 - FRAA – A Taste of Art & Wine
 - PTA Talent Show
 - Home and Garden Show
 - FACE's Indoor Yard Sale
 - Hosted Chamber Business After Hours in conjunction with FACE
 - Participated in the Wine & Chowder Trail event
 - The FEC Manager and Administrative Assistant attended the Oregon Festivals & Events Association Conference
 - Installed EV charging station for the Center's EV van
- City Manager's Office
 - Hosted the State of the City and City Services Expo
 - Updated the Public Contracting Rules
 - Supported efforts to secure funding to address the Siuslaw River slope slippage
 - Staffed work sessions and supported efforts to develop the emergency sheltering code
 - Supported communications for the Rhododendron Drive Realignment and Improvement Project, which included coordination of the project open house
 - Submitted information to the League of Oregon Cities on housing projects which would be aided by infrastructure funding leading to the allocation of resources by the Oregon legislature to add water, wastewater, stormwater, and streets to the undeveloped area near the Justice Center
- Economic Development
 - Worked through the Art Exposed ReVision Florence Project for the addition of new public art pieces
 - Coordinated an affordable housing presentation for the City Council, which included tours of two new apartment complexes

- Emergency Management
 - Participated in the Lane County application to the EPA’s Community Change Grant Program request for the expansion of the Senior Center
 - Supported the Police Department, Public Works Department, and Lane County in emergency communications through various weather events and 911 outages
 - Continued work with WLEOG to update the WLEOG emergency management website and improve communication efforts
 - Coordinated an introductory meeting with the City of Florence Management Team and the new Lane County Emergency Manager

- Human Resources
 - Initiated the collective bargaining between the City and the Florence Police Employee’s Association

If you have any questions, please let Erin or me know.

Sincerely,



Erin Reynolds
City Manager



Anne Baker, CPFO, MAcc
Administrative Services Director

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City-wide - All Funds

The City began the quarter with a combined \$19.4 million fund balance. During the quarter the City received \$5.6 million in revenue, had operating expenditures of \$4.8 million and invested \$0.48 million in capital. The City closed a financing with Banner bank in the amount of \$13.6 million in April 2023. The first draw of \$10.1 million was received at the end of April 2023 with the second draw of \$3.5 million to be received in April 2024.

Revenue covered operating expenses with an excess of \$748,701. All funds ended the quarter with a positive ending fund balance except the Building Fund and the Airport Fund. Detail of these funds can be found on pages 14 and 19, respectively.

The City's ending combined fund balance totals \$19.7 million, increasing slightly. As financed projects are completed, the total fund balance for the City will be more in line with prior years' balance averages.

Quarter Ended March 31, 2024

Information for the quarter ending March 31, 2024 only

Quarter Ended
March 31, 2024

Fund	Beginning Fund Balance	Revenue	Total Resources	Expenses	Capital Outlay	Debt Service	Total Expenditures	Ending Fund Balance
General	4,090,293	1,173,170	5,263,463	1,957,362	105,124	-	2,062,486	3,200,977
Street	324,102	508,831	832,933	205,744	13,366	-	219,111	613,823
9-1-1	736,568	207,860	944,428	190,112	-	-	190,112	754,316
Transient Lodging Tax	26,562	250,230	276,791	248,394	-	-	248,394	28,398
ARPA Funds	585,406	6,876	592,282	-	-	-	-	592,282
Building Fund	(2,806)	56,049	53,244	60,562	-	-	60,562	(7,318)
Events Center	368,102	536,115	904,217	282,624	65,616	-	348,240	555,977
Water	3,863,970	626,161	4,490,131	453,553	90,364	-	543,917	3,946,214
Wastewater	6,460,741	1,036,505	7,497,246	596,981	191,130	-	788,111	6,709,135
Stormwater	1,326,665	182,962	1,509,626	127,223	1,366	-	128,589	1,381,037
Airport	(747,634)	25,487	(722,148)	36,571	9,577	-	46,148	(768,296)
Public Works Admin	1,022,380	462,633	1,485,014	306,572	-	-	306,572	1,178,442
Street SDC	107,740	9,661	117,400	8,338	-	-	8,338	109,062
Water SDC	230,734	14,891	245,626	33,338	-	-	33,338	212,287
Wastewater SDC	476,920	26,631	503,551	33,343	-	-	33,343	470,208
Stormwater SDC	170,698	14,326	185,023	8,341	-	-	8,341	176,682
Debt Service	473,946	415,434	889,380	-	-	261,112	261,112	628,268
Totals	19,512,925	5,553,821	25,066,747	4,549,059	476,544	261,112	5,286,715	19,780,032

The Florence Urban Renewal Agency (FURA) funds are not included in the above schedule as FURA is a separate entity from the City.

General Fund

The City's general fund accounts for all the City's governmental operations, excluding transportation and emergency dispatch. During the quarter revenue was above budget for the quarter. Revenue such as property tax and franchise fees are cyclical, meaning we receive them at certain times during the year. The City receives its major portion of property taxes in November.

Transfers were made as budgeted for the quarter. Revenues were below budgeted estimates for the quarter as debt proceeds were not utilized and due to revenues being more cyclical than monthly. Property taxes continue to be remitted, but at a lower amount than the November turnover. Property taxes appear to be extremely under budget for the quarter, but this is not unexpected. Debt proceeds are also under budget for the quarter and will remain so as debt expected for the fund when the budget was developed was not issued for the biennium. Charges for services and earnings and contributions are over budgeted amounts for the quarter. For the biennium, 40 percent of revenues have been received (excluding debt). We would expect to see this rate to be around 75 percent at the end of March. Charges for services, Intergovernmental, and Franchise fees are major contributors to the deficiency.

During the quarter, overall expenditures were below budget. All departments except Administration and Non-Departmental (those expenditures which cannot be attributed to any specific department) were under budget for the quarter. As we near the mid-point of the biennium, we plan to analyze the need of a supplemental budget for the first year of the biennium.

Overall, the General Fund realized a decrease in fund balance of \$889,316 during the quarter. The General Fund's balance is expected to decrease each quarter of the fiscal year after December 31st as one of its main revenue sources, property taxes, is received almost in total before that date and is used for the fund's operations during the remainder of the fiscal year.

	Quarter Ended March 31, 2024			2023 - 2025 Biennium		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Beginning Fund Balance	\$ 409,375	\$ -	\$ (409,375)	\$ 3,275,000	\$ 3,479,959	\$ 204,959
Current resources						
Taxes	830,513	149,040	(681,472)	6,644,100	3,088,956	(3,555,144)
Franchise Fees	275,712	210,745	(64,967)	2,205,700	607,500	(1,598,200)
Intergovernmental	174,000	217,702	43,702	1,392,000	323,286	(1,068,714)
Charges for Services	582,750	540,025	(42,725)	4,662,000	1,630,963	(3,031,037)
Earnings & Contributions	37,288	55,658	18,371	298,300	176,159	(122,141)
Debt proceeds	76,250	-	(76,250)	610,000	-	(610,000)
Total current resources	1,976,512	1,173,170	(803,342)	15,812,100	5,826,864	(9,985,236)
Total resources	\$ 1,976,512	\$ 1,173,170	\$ (1,212,717)	\$ 19,087,100	\$ 9,306,823	\$ (9,780,277)
Expenditures						
Public Safety	751,586	687,202	(64,385)	6,012,700	2,089,982	(3,922,718)
Community Development	173,950	136,739	(37,211)	1,391,600	400,054	(991,546)
Parks	251,887	172,549	(79,339)	2,015,100	513,434	(1,501,666)
Municipal Court	99,163	84,189	(14,974)	793,300	238,431	(554,869)
Administration	366,812	386,556	19,743	2,934,500	1,041,492	(1,893,008)
Administrative Services	387,263	355,093	(32,169)	3,098,100	1,157,364	(1,940,736)
Non-Departmental	41,338	42,400	1,063	330,700	144,268	(186,432)
Transfers	174,038	197,757	23,720	1,392,300	520,821	(871,479)
Other requirements						
Contingency	139,850	-	(139,850)	1,118,800	-	(1,118,800)
Total other requirements	139,850	-	(139,850)	1,118,800	-	(1,118,800)
Total expenditures and other requirements	2,385,887	2,062,486	(323,402)	19,087,100	6,105,846	(12,981,254)
Beginning balance	409,375	4,090,293	3,680,918	3,275,000	3,479,959	204,959
Ending Balance	\$ -	\$ 3,200,977	\$ 3,200,977	\$ -	\$ 3,200,977	\$ 3,200,977



Street Fund

This fund accounts for the City's street-related activities. During the quarter, revenues received were below budget expectations. All revenue was above expectations for the quarter except intergovernmental revenues. This is due to grant revenue timing.

With respect to expenditures, all categories except personnel services and materials and services are under budget for the quarter. All expenditures remain under budget for the biennium.

Revenues for the quarter exceeded expenditures leaving a fund balance of \$613,823 for the quarter and biennium. A draw on the Banner Bank loan is anticipated for April, which will increase the Fund's balance, to finance the Rhododendron Drive Realignment Project.

	Quarter Ended March 31, 2024			Biennium-To-Date		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Franchise Fees	\$ 27,125	\$ 33,660	\$ 6,535	\$ 217,000	\$ 87,485	\$ (129,515)
Intergovernmental	315,200	315,848	648	2,521,600	746,871	(1,774,729)
Charges for Services	129,913	128,569	(1,344)	1,039,300	383,131	(656,169)
Earnings & Contributions	1,750	22,421	20,671	14,000	36,261	22,261
Transfers in	12,500	8,333	(4,167)	100,000	25,000	(75,000)
Debt proceeds	562,500	-	(562,500)	4,500,000	-	(4,500,000)
Total current resources	\$ 1,048,988	\$ 508,831	\$ (540,156)	\$ 8,391,900	\$ 1,278,748	\$ (7,113,152)
Expenditures						
Personnel Services	16,713	18,082	1,369	133,700	49,700	(84,000)
Materials & Services	198,525	187,662	(10,863)	1,588,200	617,490	(970,710)
Capital Purchases	678,125	13,366	(664,759)	5,425,000	285,413	(5,139,587)
Transfers	159,975	-	(159,975)	1,279,800	238,566	(1,041,234)
Total expenditures	1,053,338	219,111	(834,227)	8,426,700	1,191,168	(7,235,532)
Other requirements						
Contingency	16,788	-	(16,788)	134,300	-	(134,300)
Total other requirements	16,788	-	(16,788)	134,300	-	(134,300)
Total expenditures and other requirements	1,070,126	219,111	(851,015)	8,561,000	1,191,168	(7,369,832)
Total resources over (under) requirements						
Beginning balance	21,138	324,102	302,964	169,100	526,243	357,143
Ending Balance	\$ -	\$ 613,823	\$ 613,823	\$ -	\$ 613,823	\$ 613,823

Emergency Services (911) Fund

This fund accounts for the area's 9-1-1 emergency dispatch operations, managed by the City. The City charges users, including the City police department, of emergency dispatch services and receives dedicated tax revenue for 9-1-1 operations. The police department charge for services is included in transfers from the general fund.

Revenue from 9-1-1 user taxes and charges for services anticipated for the quarter are on target with estimates. Receipt of payments lag from the quarter earned; Services provided for the quarter being reported are expected to be received shortly after the fiscal year end. Interest received on the fund balance is slightly higher than the conservative estimate used during the budget process.

Total expenditures for the biennium are below budget in all areas at March 31st.

Overall, 9-1-1 Fund expenditures exceeded revenue by \$17,748 for the quarter leaving an ending fund balance of \$754,316.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Taxes	\$ 63,750	\$ 48,596	\$ (15,154)	\$ 510,000	\$ 99,179	\$ (410,821)
Intergovernmental	-	-	-	-	282,515	282,515
Charges for Services	37,488	2,910	(34,578)	299,900	147,053	(152,848)
Earnings & Contributions	375	8,703	8,328	3,000	24,464	21,464
Transfers in	147,650	147,650	-	1,181,200	442,950	(738,250)
Total current resources	\$ 249,263	\$ 207,860	\$ (41,403)	\$ 1,994,100	\$ 996,161	\$ (997,939)
Expenditures						
Personnel Services	200,525	150,538	(49,987)	1,604,200	425,255	(1,178,945)
Materials & Services	54,425	39,574	(14,851)	435,400	164,320	(271,080)
Capital Purchases	11,250	-	(11,250)	90,000	282,515	192,515
Total expenditures	266,200	190,112	(76,088)	2,129,600	872,090	(1,257,510)
Other requirements						
Reserves	55,638	-	(55,637.5)	445,100	-	(445,100.0)
Total other requirements	55,638	-	(55,638)	445,100	-	(445,100)
Total expenditures and other requirements	321,838	190,112	(131,725)	2,574,700	872,090	(1,702,610)
Total resources over (under) requirements						
Beginning balance	72,575	736,568	663,993	580,600	630,246	49,646
Ending Balance	\$ -	\$ 754,316	\$ 754,316	\$ -	\$ 754,316	\$ 754,316

Transient Lodging Tax Fund

This fund accounts for the City's share of the tourism promotion tax (4%). Tourism activity continues to grow. The City entered into an MOU with the State Department of Revenue to collect its taxes as of October 2022. The State remits the City's taxes on a quarterly basis.

Transient room taxes are allocated forty percent (40%) to tourism promotion via contract with the Chamber of Commerce and sixty percent (60%) to the Florence Events Center. Quarterly payments to the Chamber and transfers to the FEC are made as revenue is received.

Revenue received for the biennium is 33.6% of the budgeted amount for the 2023-25 biennium. This is due to the State paying by quarter and remitting the City's turnovers four months after the end of the quarter the taxes are for. This report is six months behind in its lodging tax receipts.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Taxes	\$ 146,613	\$ 249,465	\$ 102,852	\$ 1,172,900	\$ 394,344	\$ (778,556)
Earnings & Contributions	125	765	640	1,000	2,607	1,607
Total current resources	146,738	250,230	103,492	1,173,900	396,951	(776,949)
Expenditures						
Materials & Services	58,750	99,574	40,824	470,000	157,474	(312,526)
Transfers	87,225	148,820	61,595	697,800	235,176	(462,624)
Total expenditures	145,975	248,394	102,419	1,167,800	392,650	(775,150)
Other requirements						
Reserves	3,813	-	(3,813)	30,500	-	(30,500)
Total other requirements	3,813	-	(3,813)	30,500	-	(30,500)
Total expenditures and other requirements	149,788	248,394	98,606	1,198,300	392,650	(805,650)
Total resources over (under) requirements						
Beginning balance	3,050	26,562	23,512	24,400	24,097	(303)
Ending Balance	\$ -	\$ 28,398	\$ 28,398	\$ -	\$ 28,398	\$ 28,398

American Rescue Act Plan (ARPA) Fund

The American Rescue Plan Act (ARPA), also called the Covid-19 Stimulus Package or American Rescue Plan, is a \$1.9 trillion economic stimulus bill passed by the 117th United States Congress and signed into law by the President on March 11, 2021. The City of Florence will receive \$2,032,574 in funds through the State of Oregon as a Non-Entitlement Unit (NEU). The funding arrived in two tranches, one received in August 2021 and one in August 2022.

In May 2022, the City Council approved the use of funds with the adoption of Resolution No. 17, Series 2022. This resolution adopted a supplemental budget appropriating the ARPA funding, which was budgeted in contingency during the 2021-23 biennial budget process.

ARPA funding is required to be obligated by December 31, 2024 and expended by December 31, 2026. The City is required to report on its use of the funding annually in April until all funds have been expended.

The revenue for the quarter represents interest earnings on the fund balance. The balance of \$592,282 is earmarked for projects in Old Town.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Earnings & Contributions	\$ 500	\$ 6,876	\$ 6,376	\$ 4,000	\$ 19,465	\$ 15,465
Total current resources	500	6,876	6,376	4,000	19,465	15,465
Expenditures						
Capital Purchases	71,363	-	(71,363)	570,900	-	(570,900)
Total expenditures	71,363	-	(71,363)	570,900	-	(570,900)
Other requirements						
Reserves	-	-	-	-	-	-
Total other requirements	-	-	-	-	-	-
Total expenditures and other requirements	71,363	-	(71,363)	570,900	-	(570,900)
Total resources over (under) requirements						
Beginning balance	70,863	585,406	514,543	566,900	572,817	5,917
Ending Balance	\$ -	\$ 592,282	\$ 592,282	\$ -	\$ 592,282	\$ 592,282

Building Fund

The Building Fund was created during the 2023-25 biennial budget process to account for the revenue and expenditures of the City's building program. Revenues include building, electrical, and plumbing permits and plan reviews. Expenditures include the salary and benefits of the City's Building Permit Tech and payments to the City's contracted building inspector.

The State of Oregon requires the operations of the building function to be self-supporting, but during the 2023-25 biennium, it is expected the General Fund will provide transfers as revenues are not yet enough to cover the cost of operations and a needed reserve.

The fund began the quarter with a negative fund balance of \$(2,806) and ended with \$(7,318). As of March 31st, the general fund has transferred \$41,667 of the \$50,000 budgeted to the Building Fund. Unless revenues increase during the last three months of 2023-24, even with the remaining \$8,333 left of the transfer from the General Fund, the fund will not recover and will end the year with a negative balance.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Licenses & permits	\$ 97,625	\$ 43,546	\$ (54,079)	\$ 781,000	\$ 168,696	\$ (612,304)
Earnings & contributions	3,000	3	(2,997)	24,000	267	(23,733)
Transfers in	11,100	12,500	1,400	88,800	37,500	(51,300)
Total current resources	111,725	56,049	(55,676)	893,800	206,464	(687,336)
Expenditures						
Personnel services	20,325	22,678	2,353	162,600	59,252	(103,348)
Materials & services	82,063	37,884	(44,179)	656,500	154,530	(501,970)
Total expenditures	102,388	60,562	(41,826)	819,100	213,782	(605,318)
Other requirements						
Contingency	9,338		(9,338)	74,700	-	(74,700)
Total other requirements	9,338	-	(9,338)	74,700	-	(74,700)
Total expenditures and other requirements	111,725	60,562	(51,163)	893,800	213,782	(680,018)
Total resources over (under) requirements						
Beginning balance	-	(2,806)	(2,806)	-	-	-
Ending Balance	\$ -	\$ (7,318)	\$ (7,318)	\$ -	\$ (7,318)	\$ (7,318)

Florence Events Center Fund

This fund accounts for the activities of the City's events center.

Revenue is over budget for the quarter. The amount received for the RTMP Grant was \$109,362 more than anticipated. Charges for services is below quarterly estimates and interest earnings remains steady.

Overall expenses are under budget for the quarter with event management slightly over appropriations.

Overall, the FEC Fund's revenues were \$187,875 above its expenses for the quarter leaving a fund balance of \$555,977.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Intergovernmental	\$ 38,125	\$ 259,362	\$ 221,237	\$ 305,000	\$ 259,362	\$ (45,638)
Charges for services	135,650	89,375	(46,275)	1,085,200	206,305	(878,895)
Earnings & contributions	39,375	38,557	(818)	315,000	110,424	(204,576)
Transfers in	87,225	148,820	61,595	697,800	235,176	(462,624)
Debt proceeds	103,125	-	(103,125)	825,000	-	(825,000)
Total current resources	403,500	536,115	132,615	3,228,000	811,268	(2,416,732)
Expenditures						
Administration	133,513	118,133	(15,379)	1,068,100	360,755	(707,345)
Food & beverage	79,413	68,596	(10,816)	635,300	200,962	(434,338)
Event management	52,688	65,616	12,929	421,500	117,556	(303,944)
Operations	44,888	39,294	(5,594)	359,100	126,689	(232,411)
Capital purchases	103,125	56,600	(46,525)	825,000	81,083	(743,917)
Total expenditures	413,625	348,240	(65,385)	3,309,000	887,046	(2,421,954)
Other requirements						
Contingency	33,963	-	(33,963)	271,700	-	(271,700)
Total other requirements	33,963	-	(33,963)	271,700	-	(271,700)
Total expenditures and other requirements	447,588	348,240	(99,348)	3,580,700	887,046	(2,693,654)
Total resources over (under) requirements						
Beginning balance	44,088	368,102	324,015	352,700	631,755	279,055
Ending Balance	\$ -	\$ 555,977	\$ 555,977	\$ -	\$ 555,977	\$ 555,977

Water Fund

This fund accounts for the City's water utility activities. Charges for services were slightly lower than the quarterly estimate and transfers from the SDC fund were made as budgeted. Earnings and contributions continue to over perform as interest rates remain significantly higher than anticipated when the budget was prepared.

Expenditures except for personnel services were under budget for the quarter, but all are under budget for the biennium. Capital purchases are under budget as expenses are not made equally throughout the year. Debt payments are made as they became due during the quarter so do not follow a regular cycle.

During the quarter revenues slightly exceeded expenses by \$82,244 leaving a fund balance of \$3,946,214, an increase of \$388,750 since July 1, 2023. Expenses for the Rhododendron Drive Project are beginning to come in, which will decrease the fund's balance.

	Quarter Ended March 31, 2024			Biennium-To-Date		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Charges for services	\$ 609,750	\$ 550,718	\$ (59,032)	\$ 4,878,000	\$ 1,961,840	\$ (2,916,160)
Earnings & contributions	2,425	42,110	39,685	19,400	139,674	120,274
Transfers in	43,750	33,333	(10,417)	350,000	100,000	(250,000)
Total current resources	655,925	626,161	(29,764)	5,247,400	2,201,515	(3,045,885)
Expenditures						
Personnel services	116,050	125,021	8,971	928,400	339,375	(589,026)
Materials & services	378,888	328,532	(50,356)	3,031,100	1,057,027	(1,974,073)
Capital purchases	374,375	90,364	(284,011)	2,995,000	224,488	(2,770,512)
Debt service	104,263	-	(104,263)	834,100	191,876	(642,224)
Total expenditures	973,575	543,917	(429,658)	7,788,600	1,812,765	(5,975,835)
Other requirements						
Contingency	124,838	-	(124,838)	998,700	-	(998,700)
Total other requirements	124,838	-	(124,838)	998,700	-	(998,700)
Total expenditures and other requirements	1,098,413	543,917	(554,495)	8,787,300	1,812,765	(6,974,535)
Total resources over (under) requirements						
Beginning balance	442,488	3,863,970	3,421,482	3,539,900	3,557,464	17,564
Ending Balance	\$ -	\$ 3,946,214	\$ 3,946,214	\$ -	\$ 3,946,214	\$ 3,946,214

Wastewater Fund

This fund accounts for the City's wastewater operations. Charges for services are at normal levels for the quarter. Capital expenditures are less than budgeted pending final agreement for the various projects.

Charges for sewer services are below estimates for the quarter. Overall, revenues are below budgeted amounts for the biennium as expected at this point. Intergovernmental is under budget as the CWSRF Grant from the State has not been received.

On the expenditure side, operating costs for the quarter are below quarter budget estimates. For reporting purposes, the budget is divided equally between quarters, which isn't how actual expenses are incurred. Costs continue to be within budget for the biennium.

Revenue exceeded expenses \$248,394 for the quarter leaving a fund balance of \$6.7 million. Expenses for the Rhododendron Drive Project are beginning to come in, which will use up a large portion of the fund balance.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Intergovernmental	\$ 87,500	\$ -	\$ (87,500)	\$ 700,000	\$ -	\$ (700,000)
Charges for services	998,325	903,653	(94,672)	7,986,600	2,901,588	(5,085,012)
Earnings & contributions	3,250	99,518	96,268	26,000	290,079	264,079
Transfers in	50,000	33,333	(16,667)	400,000	100,000	(300,000)
Total current resources	1,139,075	1,036,505	(102,570)	9,112,600	3,291,667	(5,820,933)
Expenditures						
Personnel services	133,563	129,095	(4,468)	1,068,500	341,117	(727,383)
Materials & services	502,488	467,886	(34,602)	4,019,900	1,517,699	(2,502,201)
Capital purchases	725,625	191,130	(534,495)	5,805,000	578,425	(5,226,575)
Debt service	214,313	-	(214,313)	1,714,500	429,526	(1,284,974)
Total expenditures	1,575,988	788,111	(787,877)	12,607,900	2,866,767	(9,741,133)
Other requirements						
Contingency	302,538	-	(302,538)	2,420,300	-	(2,420,300)
Total other requirements	302,538	-	(302,538)	2,420,300	-	(2,420,300)
Total expenditures and other requirements	1,878,525	788,111	(1,090,414)	15,028,200	2,866,767	(12,161,433)
Total resources over (under) requirements						
Beginning balance	739,450	6,460,741	5,721,291	5,915,600	6,284,236	368,636
Ending fund balance	\$ -	\$ 6,709,135	\$ 6,709,135	\$ -	\$ 6,709,135	\$ 6,709,135

Stormwater Fund

This fund accounts for the City's stormwater activities.

Revenue is below the budgeted amounts for the quarter following the trends in the Water and Wastewater funds. Reasons for this can be attributed to federal grants and debt proceeds not being utilized.

All categories were under budget for the quarter. Capital projects are still below budget as projects included in the budget have yet to begin.

Revenues for the quarter exceeded the expenses. The ending fund balance for the quarter of \$1.4 million increased \$54,372 from the prior quarter.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Intergovernmental	\$ 100,000	\$ -	\$ (100,000)	\$ 800,000	\$ -	\$ (800,000)
Charges for services	158,750	160,163	1,413	1,270,000	479,073	(790,927)
Earnings & contributions	2,675	14,465	11,790	21,400	42,424	21,024
Transfers in	12,500	8,333	(4,167)	100,000	25,000	(75,000)
Debt proceeds	52,500	-	(52,500)	420,000	-	(420,000)
Total current resources	326,425	182,962	(143,463)	2,611,400	546,496	(2,064,904)
Expenditures						
Personnel services	65,063	46,403	(18,660)	520,500	160,251	(360,249)
Materials & services	87,838	80,820	(7,017)	702,700	244,205	(458,495)
Capital purchases	258,750	1,366	(257,384)	2,070,000	21,739	(2,048,261)
Debt service	17,875	-	(17,875)	143,000	45,331	(97,669)
Total expenditures	429,525	128,589	(300,936)	3,436,200	471,526	(2,964,674)
Other requirements						
Contingency	59,075	-	(59,075)	472,600	-	(472,600)
Total other requirements	59,075	-	(59,075)	472,600	-	(472,600)
Total expenditures and other requirements	488,600	128,589	(360,011)	3,908,800	471,526	(3,437,274)
Total resources over (under) requirements						
Beginning balance	162,175	1,326,665	1,164,490	1,297,400	1,306,066	8,666
Ending balance	\$ -	\$ 1,381,037	\$ 1,381,037	\$ -	\$ 1,381,037	\$ 1,381,037

Airport Fund

This fund accounts for the activities of the City's municipal airport.

Revenues received for the quarter were less than budgeted as grants are not cyclical in nature. The final FAA payment of \$30,519 on the AWOS project is expected to be received during the next quarter, and a reimbursement request of \$914,186 for the Pavement Rehabilitation Project was submitted. Revenues lagged expenses by \$28,386 for the quarter.

Expenses remain under budgeted amounts for the quarter and biennium.

Ending fund balance is \$(768,296) due to the pending grant payments.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Intergovernmental	\$ 223,625	\$ -	\$ (223,625)	\$ 1,789,000	\$ -	\$ (1,789,000)
Charges for services	18,875	11,947	(6,928)	151,000	48,538	(102,462)
Earnings & contributions	36,588	13,540	(23,048)	292,700	49,571	(243,129)
Total current resources	279,088	25,487	(253,601)	2,232,700	98,109	(2,134,591)
Expenditures						
Materials & services	67,275	36,571	(30,704)	538,200	160,980	(377,220)
Capital purchases	225,000	9,577	(215,423)	1,800,000	1,009,702	(790,298)
Total expenditures	292,275	46,148	(246,127)	2,338,200	1,170,682	(1,167,518)
Other requirements						
Contingency	25,425	-	(25,425)	203,400	-	(203,400)
Total other requirements	25,425	-	(25,425)	203,400	-	(203,400)
Total expenditures and other requirements	317,700	46,148	(271,552)	2,541,600	1,170,682	(1,370,918)
Total resources over (under) requirements						
Beginning balance	38,613	(747,634)	(786,247)	308,900	304,278	(4,622)
Ending fund balance	\$ -	\$ (768,296)	\$ (768,296)	\$ -	\$ (768,296)	\$ (768,296)

Public Works Administration and Support Services Fund

This fund accounts for the activities of Public Works administration and staffing that serves several public works functions. Revenue is received through internal charges for services from benefitting funds.

Revenue for the quarter exceeded budget expectations due to the increase in anticipated interest income. Charges for services provided exceeded budget.

Expenses were under appropriations for the quarter and are expected to be under for the biennium as well. Transfers for debt payments were made as debt became due.

Ending fund balance for the quarter of \$1,178,442 contains a \$250,000 grant for the emergency refueling station and related Banner Bank debt.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Charges for services	\$ 452,163	\$ 449,025	\$ (3,137)	\$ 3,617,300	\$ 1,361,413	\$ (2,255,887)
Earnings & contributions	500	13,608	13,108	4,000	35,852	31,852
Total current resources	452,663	462,633	9,971	3,621,300	1,397,266	(2,224,034)
Expenditures						
Personnel services	226,888	203,471	(23,417)	1,815,100	557,129	(1,257,971)
Materials & services	140,575	103,102	(37,473)	1,124,600	355,185	(769,415)
Capital purchases	101,250	-	(101,250)	810,000	12,855	(797,145)
Transfers	64,988	-	(64,988)	519,900	129,757	(390,143)
Total expenditures	533,700	306,572	(227,128)	4,269,600	1,054,926	(3,214,674)
Other requirements						
Contingency	11,650	-	(11,650)	93,200	-	(93,200)
Total other requirements	11,650	-	(11,650)	93,200	-	(93,200)
Total expenditures and other requirements	545,350	306,572	(238,778)	4,362,800	1,054,926	(3,307,874)
Total resources over (under) requirements						
Beginning balance	92,688	1,022,380	929,693	741,500	836,102	94,602
Ending fund balance	\$ -	\$ 1,178,442	\$ 1,178,442	\$ -	\$ 1,178,442	\$ 1,178,442

System Development Funds

The City maintains four separate funds to account for system development charge revenue; street, water, wastewater and stormwater. Revenue is accumulated and transferred to the various operational funds to pay for qualified improvements costs.

Revenue from all SDC's were below allocated budget in the quarter and the year. Transfers from SDC funds to the operating funds were made consistent with qualified project expenditures and the budget.

STREET SDC FUND	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Charges for Services	5,000	8,350	3,350	40,000	22,112	(17,888)
Earnings & Contributions	\$ 250	\$ 1,311	\$ 1,061	\$ 2,000	\$ 3,557	\$ 1,557
Total current resources	5,250	9,661	4,411	42,000	25,669	(16,331)
Expenditures						
Materials & Services	50	5	(45)	400	30	(370)
Transfers	12,500	8,333	(4,167)	100,000	25,000	(75,000)
Total expenditures	12,550	8,338	(4,212)	100,400	25,030	(75,370)
Other requirements						
Reserves	6,088	-	(6,087.5)	48,700	-	(48,700.0)
Total other requirements	6,088	-	(6,088)	48,700	-	(48,700)
Total expenditures and other requirements	18,638	8,338	(10,299)	149,100	25,030	(124,070)
Total resources over (under) requirements						
Beginning balance	13,388	107,740	94,352	107,100	108,423	1,323
Ending Balance	\$ -	\$ 109,062	\$ 109,062	\$ -	\$ 109,062	\$ 109,062

WATER SDC FUND

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Charges for Services	25,000	12,193	(12,807)	200,000	64,530	(135,470)
Earnings & Contributions	\$ 750	\$ 2,698	1,948	\$ 6,000	\$ 7,385	1,385
Total current resources	25,750	14,891	(10,859)	206,000	71,916	(134,084)
Expenditures						
Materials & Services	50	5	(45)	400	30	(370)
Transfers	43,750	33,333	(10,417)	350,000	100,000	(250,000)
Total expenditures	43,800	33,338	(10,462)	350,400	100,030	(250,370)
Other requirements						
Reserves	10,775	-	(10,775.0)	86,200	-	(86,200.0)
Total other requirements	10,775	-	(10,775)	86,200	-	(86,200)
Total expenditures and other requirements	54,575	33,338	(21,237)	436,600	100,030	(336,570)
Total resources over (under) requirements						
Beginning balance	28,825	230,734	201,909	230,600	240,401	9,801
Ending Balance	\$ -	\$ 212,287	\$ 212,287	\$ -	\$ 212,287	\$ 212,287

WASTEWATER SDC FUND

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Charges for Services	25,000	20,993	(4,007)	200,000	76,825	(123,175)
Earnings & Contributions	\$ 1,000	\$ 5,638	4,638	\$ 8,000	\$ 15,544	7,544
Total current resources	26,000	26,631	631	208,000	92,369	(115,631)
Expenditures						
Materials & Services	100	10	(90)	800	59	(741)
Transfers	50,000	33,333	(16,667)	400,000	100,000	(300,000)
Total expenditures	50,100	33,343	(16,757)	400,800	100,059	(300,741)
Other requirements						
Reserves	29,425	-	(29,425.0)	235,400	-	(235,400.0)
Total other requirements	29,425	-	(29,425)	235,400	-	(235,400)
Total expenditures and other requirements	79,525	33,343	(46,182)	636,200	100,059	(536,141)
Total resources over (under) requirements						
Beginning balance	53,525	476,920	423,395	428,200	477,898	49,698
Ending Balance	\$ -	\$ 470,208	\$ 470,208	\$ -	\$ 470,208	\$ 470,208



STORMWATER SDC FUND

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Charges for Services	12,500	12,272	(228)	100,000	44,002	(55,999)
Earnings & Contributions	\$ 500	\$ 2,053	1,553	\$ 4,000	\$ 5,452	1,452
Total current resources	13,000	14,326	1,326	104,000	49,453	(54,547)
Expenditures						
Materials & Services	75	8	(67)	600	45	(555)
Transfers	12,500	8,333	(4,167)	100,000	25,000	(75,000)
Total expenditures	12,575	8,341	(4,234)	100,600	25,045	(75,555)
Other requirements						
Contingency	-	-	-	-	-	-
Reserves	18,963	-	(18,963.0)	151,700	-	(151,700.0)
Total other requirements	18,963	-	(18,963)	151,700	-	(151,700)
Total expenditures and other requirements	31,538	8,341	(23,197)	252,300	25,045	(227,255)
Total resources over (under) requirements						
Beginning balance	18,538	170,698	152,160	148,300	152,274	3,974
Ending Balance	\$ -	\$ 176,682	\$ 176,682	\$ -	\$ 176,682	\$ 176,682



Debt Service Fund

This fund accounts for several debt service obligations incurred by the City, one of which is debt incurred to complete local improvements which are paid for by property owners via assessments against their properties (LID). The accumulated reserve balance for this debt is sufficient to pay approximately the next five years LID debt service payments without receiving any additional assessment payments from property owners.

Other revenue for the fund is received as payment from the Florence Urban Renewal Agency (FURA) for debt the City holds on its behalf and also as transfers from other funds for their portion of debt issues. The fund earns modest interest on the reserve balance, which is applied to the LID payments.

During this quarter, FURA satisfied its obligation on the 2019B FFCO borrowing from Banner Bank in the amount of \$150,000.

The fund balance of \$628,268 is reserved for future LID loan payments.

	Quarter Ended March 31, 2024			Biennium-To-Date 2023 - 2025		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Intergovernmental	\$ 134,938	\$ 111,112	\$ (23,825)	\$ 1,079,500	\$ 222,224	\$ (857,276)
Earnings & contributions	13,125	5,602	(7,523)	105,000	39,602	(65,398)
Transfers in	240,250	298,719	58,469	1,922,000	792,920	(1,129,080)
Total current resources	388,313	415,434	27,121	3,106,500	1,054,747	(2,051,753)
Expenditures						
Materials & services	75	-	(75)	600	379	(222)
Debt service	403,425	261,112	(142,313)	3,227,400	1,001,010	(2,226,390)
Total expenditures	403,500	261,112	(142,388)	3,228,000	1,001,388	(2,226,612)
Other requirements						
Reserves	71,200	-	(71,200)	569,600	-	(569,600)
Total other requirements	71,200	-	(71,200)	569,600	-	(569,600)
Total expenditures and other requirements	474,700	261,112	(213,588)	3,797,600	1,001,388	(2,796,212)
Total resources over (under) requirements						
Beginning balance	86,388	473,946	(14,524)	691,100	574,909	(116,191)
Ending fund balance	\$ -	\$ 628,268	\$ 226,185	\$ -	\$ 628,268	\$ 628,268

Debt Summary

The following schedule provides information related to the City's outstanding debt during the 2023-2025 biennium through fiscal year 2029. The schedule includes:

- Debt issue
- Fund(s) that the debt is repaid/budgeted
- Original amount of the loan
- The annual payment for the current fiscal year
- Interest rate
- Maturity of the obligation
- Outstanding principal balance as of June 30, by fiscal year through 2029
- Estimated debt per capita for each fiscal year (Total City Debt)

The City's total debt per capita as of June 30, 2024 is \$2,572 from \$2,777 with the satisfaction of FFCO 2019B obligation during this quarter. During the subsequent five fiscal years, the debt per capita is projected to decline to \$1,563 by June 30, 2029. Total debt outstanding at June 30, 2024 is \$25.3 million. These numbers will increase once the remaining \$3.5 million is drawn on the FFCO 2023 Banner Bank financing entered into last fiscal year.

At June 30, 2024, the City's total debt, net of debt relating to the Florence Urban Renewal Agency is \$21.1 million.

Description	Fund(s)	Original Amount	Annual Payment FY 2024	Interest Rate	Maturity	Outstanding balance fiscal year ending June 30,					
						2024	2025	2026	2027	2028	2029
Existing Obligations											
LOCAP 2011	GF/Street/W/WW	1,245,000	65,000	3.0-4.6%	2030	545,000	475,000	405,000	330,000	255,000	175,000
LID 2010 (Spruce)	LID	1,478,000	80,000	1.9-4.5%	2030	745,000	660,000	570,000	470,000	365,000	250,000
FFCO 2010B	GF/WW/SW	8,750,000	75,000	2.5-4.0%	2030	590,000	515,000	440,000	360,000	275,000	185,000
OBDD SPW	WW	657,057	23,527	2.0-4.0%	2034	271,580	247,877	223,988	199,905	175,618	151,117
CWSRF	WW	4,923,260	241,756	0.50%	2032	2,175,796	1,934,040	1,692,284	1,450,528	1,208,772	967,016
FFCO 2017 - Banner	Street	3,395,000	142,752	2.92%	2026	2,514,073	2,365,959	2,212,542	2,053,633	1,889,226	1,718,740
FFCO 2016 - FURA	Street/PW/W/FURA	8,500,000	519,953	2.92%	2036	6,234,564	5,698,576	5,146,603	4,653,659	4,222,780	3,779,095
FFCO 2019 - Banner	FURA	3,150,000	127,968	3.50%	2040	2,519,096	2,386,870	2,250,245	2,109,073	1,963,204	1,812,482
Bank Tax Exempt											
FFCO 2019 - Banner	FURA	150,000	150,000	5.30%	2024	-	-	-	-	-	-
Bank Taxable											
FFCO 2023 - Banner	Street/WW/PW	806,600	100,586	4.45%	2030	706,014	600,903	491,062	376,278	256,330	130,985
Non-Taxable (7 YR)											
FFCO 2023 - Banner	Street/WW/PW	652,400	78,244	5.70%	2030	574,156	491,389	403,837	311,223	213,255	109,623
Taxable (7 YR)											
FFCO 2023 - Banner	W/WW/SW/PW	6,475,000	59,134	4.55%	2043	6,270,792	6,057,187	5,833,752	5,600,036	5,355,564	5,099,842
Series B Tax-Exempt (20 YR)											
FFCO 2023 - Banner	Street/W/WW/SW	2,200,000	61,227	5.70%	2043	2,138,773	2,074,007	2,005,497	1,933,025	1,856,364	1,775,271
Series D Taxable (20 YR)											
Total City Debt		42,382,317	1,725,147			25,284,844	23,506,808	21,674,810	19,847,360	18,036,113	16,154,171
Population	assumes 1% annual increase					9,832	9,930	10,030	10,130	10,231	10,334
Debt per capita						2,572	2,367	2,161	1,959	1,763	1,563



The City of Florence Finance Staff

Anne Baker, Administrative Services Director
Lezlea Purcell, Finance Manager
Vicki Soran, Accounting Specialist III
Phae Latta, Accounting Specialist I
Marissa Davis, Administrative Assistant I

AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO: 6
Meeting Date: June 10, 2024
Department: City Manager

ITEM TITLE: Department Director Updates

AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO: 7
Meeting Date: June 10, 2024
Department: City Manager

ITEM TITLE: City Manager Report & Discussion Items

AGENDA ITEM SUMMARY
FLORENCE CITY COUNCIL

ITEM NO: 8
Meeting Date: June 10, 2024
Department: City Council

ITEM TITLE: City Council Reports & Discussion Items
