

AGENDA ITEM SUMMARY

ITEM NO: //

FLORENCE CITY COUNCIL

Meeting Date: March 24, 2008

Department: Community Development

ITEM TITLE: DRIFTWOOD SHORES ANNEXATION UPDATE

Driftwood Shores held its annual homeowners meeting on March 8, 2008. At that meeting, city staff provided information about the costs and benefits of annexation. After we left, the homeowners voted unanimously to annex to the city in order to be able to connect to the city's sanitary sewer service rather than replacing their aging treatment plant. They also liked the idea of a five-minute response time for 9-1-1 emergency calls at least 75% of the time which is a dramatic difference from their current level of service.

Driftwood Shores applied for annexation on March 11. The application at this point is incomplete in that we still need a metes and bounds description of the proposed annexation area. The management for Driftwood Shores is also still collecting signed consents from the property owners. They have stated that they have consents from at least half the owners and all of the electors. Therefore, we will be using the double majority annexation method as specified in ORS 222.170 (2) and using the public hearing option as listed in (a). The decision maker for the annexation will be the City Council rather than the Lane County Local Government Boundary Commission – the state agency that approved previous annexations to the city. (The legislature abolished the Boundary Commission. Although in existence until July 2008, it is no longer accepting boundary change applications.)

We will be holding a public hearing on the rezoning of the property at the same time as the annexation, so city zoning will be applied immediately upon the effective date of the annexation. We will follow the usual process whereby the Planning Commission will hold a public hearing and make a recommendation to the Council and then the City Council will hold a public hearing. We have tentatively scheduled the Planning Commission public hearing for April 22. Assuming the Planning Commission was able to make a decision that night, the earliest the City Council could hold a public hearing and make a decision would be May 19. Given a more conservative approach to allow for leaving the record open at the public's request, and/or giving more time to the decision-makers for deliberations, I think we would be a better estimate to say that the Council would make its decision by the end of June. Outside time estimate would be by the end of July. From a property tax standpoint, it won't matter. In order for the city to collect property taxes for the 2008/2009 fiscal year, the property would have to be annexed by March 31 - which definitely won't happen. So, the Resort will essentially be receiving city services (i.e. police) for one year without paying the corresponding property tax to support the service.

In writing findings to support the annexation, we will have to address both the Realization 2020 Comprehensive Plan and the 1988 Comprehensive Plan. The County still recognizes the 1988 Comprehensive Plan - it has not yet co-adopted the Realization 2020 Plan.

Note: Even though there is a lag in collecting property taxes we should begin receiving 3% of their County Room Tax immediately.

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