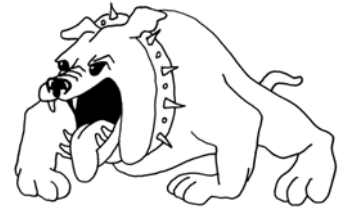


Citizens Against Annexation

P.O. Box 1212
Florence, Oregon 97439



November 17, 2008

THE GIVE and THE TAKE

The City of Florence and Lane County are in the final stages of adopting the "Florence Realization 2020 Comprehensive Plan". A careful review of the plan shows that the city councilors have kept their word and included the 'no forced annexation' policy in the proposed plan which states that the city will not annex anyone without their consent.

Proposed City Policy No. 1: "Unless necessitated by a health hazard as determined by state law, the City will only annex property when requested to do so by a property owner, in accordance with the procedures prescribed by state law existing at the time of annexation." **That's the GIVE.**

But the next item, Policy No. 2, pretty much removes any protections in Policy No. 1. Policy No. 2 says if you live within the Urban Growth Boundary (UGB) and the North Florence Dunal Aquifer, as most of us do, and want to develop (build your dream or retirement home) or redevelop your existing home (adding a room, second bath, etc.), you **MUST** annex to the city and hook up to the city's sewer system.

Proposed City Policy No. 2: "Property owners within the North Florence Dunal Aquifer who are also within the Urban Growth Boundary who wish to either (1) develop or (2) redevelop must first annex to the city and hook up to the city's sanitary sewer system unless they obtain a special exemption from the City council." **That's the TAKE.**

Under Policy No. 2, can go before the City Council and ask them to grant you an exception. IF they decide to waive the annexation requirement, the city would still be free to impose any other kind of requirement on the property owner that they wish.

That means your future home, or even home improvements, would be at the mercy of people you didn't elect, and couldn't recall if you wanted to. That doesn't necessarily mean that City Hall would be unfair or dishonest in dealing with your requests, but there is a considerable amount of pressure on the city to annex as many properties as possible.

WHY IS THE CITY TRYING TO DO THIS?

The concerns expressed by City Hall about the aquifer being polluted is simply a ruse. They're using fear and mis-direction to gain acceptance for forced annexations.

Why is the city trying to do this? First, because annexing your property will increase the City's tax base, to the tune of about **\$670 per year per house**. A letter sent out by the City on October 17, 2008 says:

"Your property taxes would increase upon annexation to the City of Florence. ... For a property that had an assessed value of \$200,000, your annual property tax increase would equal \$670 ... (<http://www.ci.florence.or.us/elagendas/ExhD&E.pdf>)

This does **not** include other costs of approximately \$6,000 (annexing fee, system development charges, etc). And it does **not** include your cost of plumbing your sewage line out to the city collector under the street. These costs can run into the thousands of dollars. It does **not** include the monthly fees you will have to pay which includes

a sewer fee and a storm-water fee.

Second, we believe the city and county are setting the groundwork for future annexations and regulations, by implying that the septic systems are polluting the water table, and that many are on the verge of failing. However, if you check the DEQ web site and review the water tests of both the Heceta Water District and the City of Florence, you will find there is no evidence of the aquifer being polluted. And, a check of county records shows any septic systems which might have been failing (only a few over the last 20 years) have been repaired or replaced.

Third, we believe the City is attempting to force homeowners outside city limits to hook up to city sewer as an ill-conceived remedy for an badly planned, over-built sewage treatment plant.

WHAT YOU CAN DO

Contact ALL of the following people. Tell them you **support Policy No. 1**, the policy already adopted by the Florence City Council which promises there will be no forced annexation - period.

Tell them you **oppose Policy No. 2** which would effectively force annexation on some property owners.

Florence City Council

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Upcoming meetings:

-- November 17, 2008 - Florence City Council (Forced Annexation Policy

(<http://www.ci.florence.or.us/elagendas/Item537.pdf>) and transfer of Rhododendron Drive from County to City jurisdiction (<http://www.ci.florence.or.us/elagendas/Item728.pdf>)

** November 18, 2008 - Lane County Planning Commission - public hearing

** November 25, 2008 - Lane County Commissioners - Changes to county code re: forced annexation policy

** December 5, 2008 - Lane County Commissioners - Deadline for testimony re: forced annexation policy

** December 10, 2008 - Lane County Commissioners - Acceptance/rejection of forced annexation policy

CAA Annexation Appeals:

** Fawn Ridge and Rhododendron Drive Annexation - Still waiting for oral arguments before Oregon Court of Appeals.

** Driftwood Shores and Rhododendron Drive Annexation - CAA written Brief due to Land Use Board of Appeals December 5.

We still have FIGHT ANNEXATION SIGNS - call 997-1241 to get one (or two) for your property.