

NOTICE OF PUBLIC HEARING – STORMWATER AMENDMENTS

Public Hearing Date

On Tuesday, August 9, 2011, the Florence Planning Commission will hold a public hearing at 7:00 pm in the Council Chambers of City Hall, 250 Highway 101 regarding proposed amendments relating to stormwater.

Proposed Amendments

On December 6, 2010, the City Council accepted the Florence Stormwater Design Manual (Design Manual). The Design Manual is one of the products in the work plan for the Siuslaw Estuary Partnership, a three-year project funded by the US Environmental Protection Agency and project partners to improve and protect water quality and fish and wildlife habitat in the lower Siuslaw Watershed (see web site: www.SiuslawWaters.org.) These amendments were initially proposed because the City Council-approved Design Manual created the need to change the Florence Realization 2020 Comprehensive Plan, Stormwater Management Plan, and Florence City Code in order to ensure consistency.

Resolution PC 11 06 CPA 01 & PC 11 07 ZC 01, as initiated by the Planning Commission, proposes legislative amendments to the Comprehensive Plan, Stormwater Management Plan, and Florence City Code (FCC) Titles 9, 10, and 11 for consistency with the Design Manual and to achieve the following objectives:

1. Make the Comprehensive Plan policies consistent with the Guiding Principles of the Siuslaw Estuary Partnership;
2. Clarify which portions of the Comprehensive Plan and Comprehensive Plan Appendices are incorporated into the Comprehensive Plan;
3. Make the Comprehensive Plan consistent with the minimum requirements of Statewide Planning Goal 11, Public Facilities and Services (OAR Chapter 660, Division 11);
4. Update Chapter 11 of the Comprehensive Plan as it relates to Public Safety policies and recommendations; and
5. Make various changes to the Comprehensive Plan and Code to clean up formatting and to improve clarity and consistency.

Amendments to the Florence Stormwater Design Manual are also proposed for approval by the City Council in conjunction with the proposed amendments to the Comprehensive Plan, Stormwater Management Plan, and FCC Titles 9, 10, and 11.

Approval Criteria

The proposed amendments will be evaluated against the criteria for approval. These criteria have been identified as:

1. **Realization 2020 Florence Comprehensive Plan**
Plan Adoption, Amendments, Review and Implementation; Chapter 1, Citizen Involvement; Chapter 2, Land Use; Chapter 11: Utilities and Facilities.
2. **Florence City Code (FCC) Title 10: Zoning Regulations**
Chapter 1: Zoning Administration, Section 3-C: Amendments and Changes: Legislative Changes

3. **Oregon Statewide Planning Goals (OAR 660.015)**
Goal 1, Citizen Involvement; Goal 2, Land Use Planning; Goal 11, Public Facility Planning
4. **Oregon Revised Statutes**
ORS 197.175 Cities' and counties' planning responsibilities; rules on incorporations; compliance with goals. ORS 197.250 Compliance with goals required. ORS 197.253 Participation in local proceedings required for submitting comments and objections. Post-Acknowledgment Procedures: ORS 197.610 Local government notice of proposed amendment or new regulation; exceptions; report to commission; and ORS 197.615 Local government notice of adopted amendment or new regulation; content; notice by director.
5. **Oregon Administrative Rules**
Division 11: Public Facilities Planning (OAR 660-011); and Division 18: Post Acknowledgement Amendments (OAR 660-018-0005)

Comments Requested

The purpose of this notice is to acquaint you with the proposed amendments, to gather information you may have about the proposal, and provide an opportunity to comment and express concerns related to the approval criteria. The Planning Commission will then make changes to the proposed amendments before forwarding them on to the City Council. The Council will hold a public hearing before adopting any amendments. Failure to raise an issue in person or letter with sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue.

The preliminary staff report, proposed amendments, and other related documents are available on the city's website at <http://www.ci.florence.or.us/planning/stormwater-management>. They are also available for inspection and/or purchase at the City of Florence Community Development Department. A more extensive staff report will be made available on or before August 2. Please submit comments to Carol Heinkel at cheinkel@q.com; or mail them to the City of Florence Community Development Department, 250 Highway 101, Florence, OR 97439; or fax to (541) 997-4109. Please include a mailing address if submitting comments by fax or e-mail. If you have any questions you may contact Carol at 541-285-1824 or Sandra Belson at 541-997-8237.