



250 HIGHWAY 101
 FLORENCE, OR 97439
 CI.FLORENCE.OR.US

September 4, 2024

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing at 5:30 P.M. on **September 24, 2024**, in the City of Florence, City Hall Council Chambers, located at 250 Highway 101, to hear and consider the following matter:

PC 24 35 DR 11 –Heceta Village Mobile Home Park Expansion

Dennis Elmer, Land Use Resources, LLC, applied for Design Review to add 11 recreational vehicle spaces, a stormwater system, parking lot, access drive and lighting to an existing mobile home park, located at 87675 Hwy 101, 279’ southeast of the intersection of Heceta Beach Rd and Hwy 101, Assessor’s Map 18-12-11-33, Tax Lot 00800, in the Service Industrial District regulated by Florence City Code Title 10 Chapter 31.

Criteria Applying to this Matter for the application include:

Florence City Code, Title 10:

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

- Chapter 1: Zoning Administration, Sections 1-4, 1-5, 1-6-3, 1-7
- Chapter 3: Off-Street Parking and Loading, Sections 2 through 5, 8-C through 8-L, 9 and 10
- Chapter 5: Variances
- Chapter 6: Design Review, Sections 4, 5-2
- Chapter 7: Special Development Standards, Sections 3-H, 6, and 7
- Chapter 8: Nonconforming Lots and Uses, Section 1 and 2
- Chapter 10: Basic Regulations and Provisions Section 11
- Chapter 31: Service Industrial, Sections 2 through 7
- Chapter 32: Drinking Water Protection Overlay District, Sections 1, 2-9
- Chapter 34: Landscaping, Sections 2 through 5
- Chapter 35: Access and Circulation, Sections 2-2, 2-3, 2-4, 2-6 through 2-14, and 3
- Chapter 36: Public Facilities, Sections 2-5, 2-16, 2-17, 2-18, 2-22, 2-23, 3 through 8
- Chapter 37: Lighting, Sections 2 through 6

Title 9: Utilities

Chapter 5: Stormwater Management Requirements, Sections 1 through 7

Florence Realization 2020 Comprehensive Plan

(found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)

- Ch. 2, Industrial Policies 4, 5, and 6
- Ch. 12 Policies 6, 10, 13, 23, 26, and 28

Florence Planning Commission meetings are accessible in person at Florence City Hall, videoconference call, and air live on Cable Channel 191, or the ‘GoToWebinar’ platform link made available on the meeting’s agenda, and streamed live and for playback at www.ci.florence.or.us/citymanager/public



Public Works
 2675 Kingwood St.
 (541) 997-4106

**City Manager /
 City Recorder**
 250 Highway 101
 (541) 997-3437

**Community Development:
 Planning & Building**
 250 Highway 101
 (541) 997-8237

**Finance /
 Utility Billing**
 250 Highway 101
 (541) 997-3436

Justice Center
 900 Greenwood St.
 (541) 997-3515

Florence Events Center
 715 Quince St.
 (541) 997-1994



[meetings-live](#). Hearing testimony shall be given in person at the meeting or in writing through a request to participate in the conference call. Those testifying via a conference call must complete and submit a speaker's card by 3:30 PM the day of the hearing. For additional information on how to provide verbal or in person testimony at the hearing visit the City of Florence website at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>, or contact the City of Florence Planning Department at (541) 997-8237, or visit the meeting calendar page at <https://www.ci.florence.or.us/calendar>.

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which is believed to apply to the decision. Testimony shall be submitted in one of the following three ways, (1) Written testimony mailed to 250 Hwy 101, Florence, OR 97439, emailed to planningdepartment@ci.florence.or.us, or delivered to the document drop box outside and on the right side of the City Hall main entrance received at least two hours prior to the hearing. (2) Providing verbal testimony at the hearing. (3) Written testimony submitted in-person at the hearing. Testimony not submitted in compliance with any of these procedures, will not be included in the record. **Written testimony received prior to September 16, 2024, can be addressed within the staff report;** however, written testimony will be accepted until September 24, 2024, at 3:30 PM. Comments should include a mailing address. Failure to raise an issue in person or in writing and failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10. Applicable criteria, a copy of the application, documents and evidence submitted by or on behalf of the applicant, and other related materials are available for inspection or for purchase at the City of Florence Planning Department, located at 250 Highway 101, Florence, OR, or may be found on the City's website under "Planning & Zoning." The staff report is available for inspection 7 days prior to the hearing and will be provided at reasonable cost. For special accommodations please call (541) 997-8237 at least 48 hours prior to the hearing.

