



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

September 17, 2024

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that on October 22, 2024, at 5:30 p.m. the Planning Commission will deliberate a petition from Roger Center to annex approximately .14 acres and apply the Low-Density Residential zoning designation. The property is located at 88366 4<sup>th</sup> Ave. and is located 302' north of the intersection of 4<sup>th</sup> 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.**

**PC 24 33 ANN 05 & PC 24 34 ZC 05 – 88366 4<sup>th</sup> Ave. Annexation and Zoning Assignment**

**Criteria Applying to this application include:**

**ORS 222.111, 222.120, 222.125 and 222.170**

**Oregon Administrative Rules – 660-015-0000 (Goal 10, Housing), 6600-016-0000 & 0010 (Goal 5 Wetlands), 660-012-0060 (Goal 12 Transportation)**

**Realization 2020 Florence Comprehensive Plan. Chapters:**

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

- 1: Citizen Involvement, Policy 4
- 2: Land Use, Policy 6, Residential Policy 10, and Residential Plan Designation
- 12: Transportation, Policies 1 & 8
- 14: Urbanization; Annexation section, Policies 1 through 7

**Florence City Code, Title 10:**

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

Chapter 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

Chapter 10: Residential Districts, Section 1 A.

Florence Planning Commission meetings are accessible in person at City Hall, and via 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-meetings-live](http://www.ci.florence.or.us/citymanager/public-meetings-live). 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](mailto: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

**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

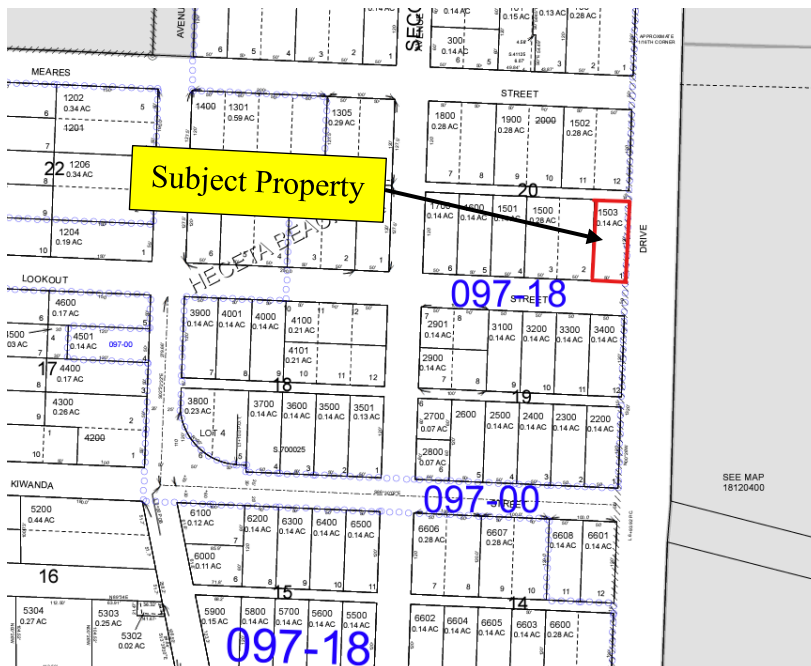
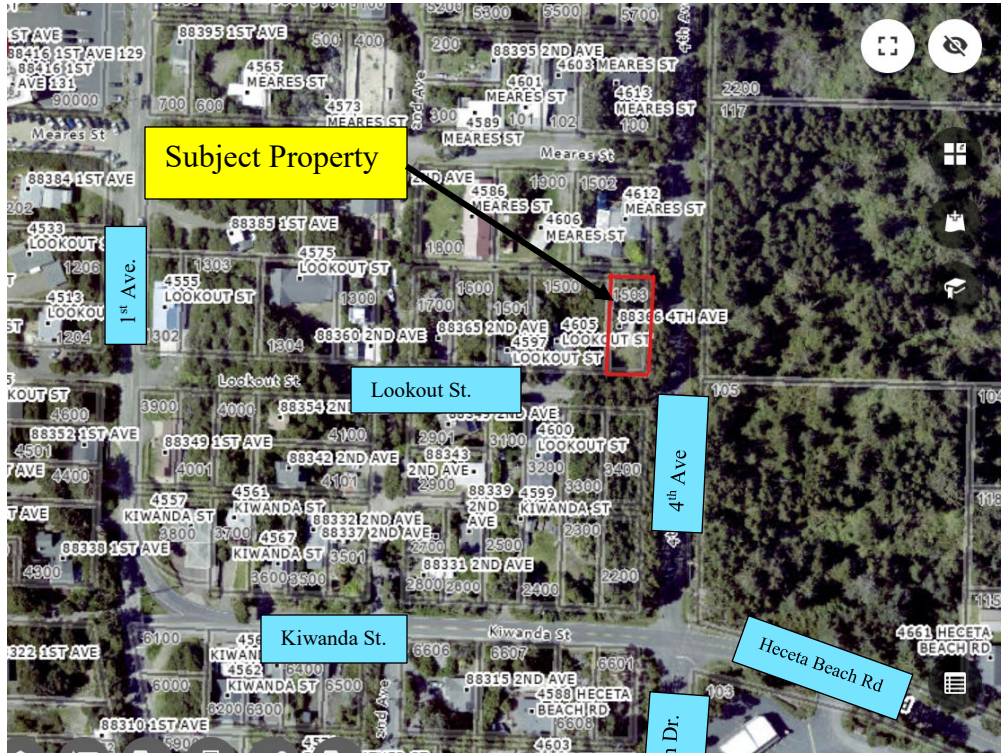
**Florence Events Center**  
715 Quince St.  
(541) 997-1994



procedures, will not be included in the record. **Written testimony received prior to October 14, 2024, can be addressed within the staff report;** however, written testimony not submitted at the hearing will be accepted until October 22, 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 more information call (541) 997-8237. The meeting location is wheelchair accessible. For special accommodations please call (541) 997-8237 at least 48 hours prior to the hearing.

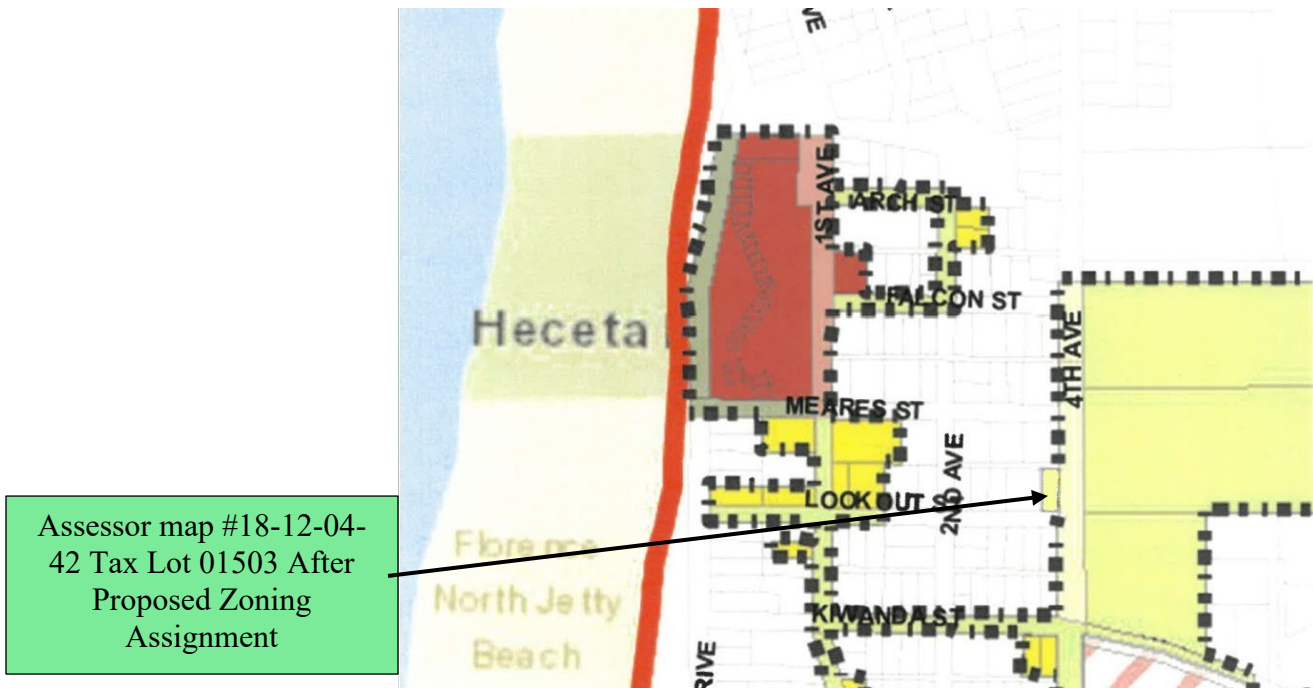
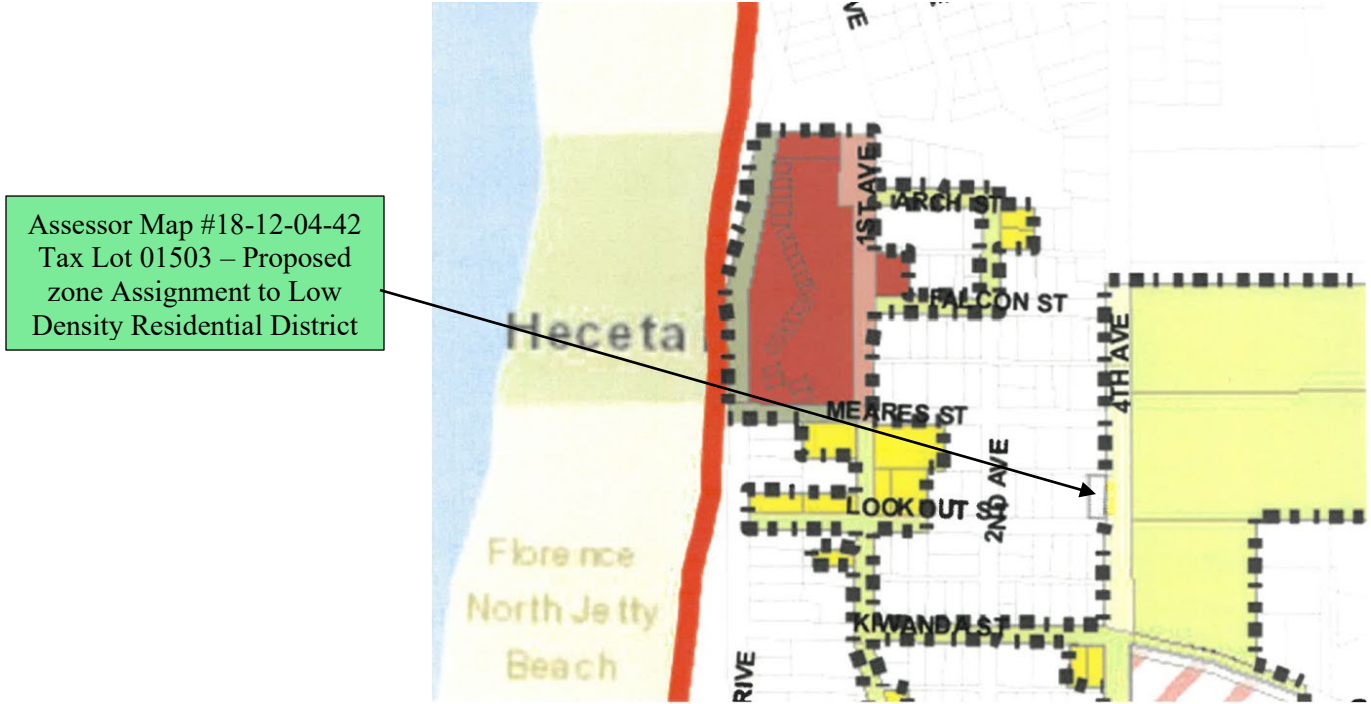


**Legal Description:**  
 Lot 1, Block 20, HECETA BEACH, as  
 platted and recorded in Book 7, Page  
 25, Lane County, Oregon Records, in  
 Lane County, Oregon.

City of Florence Zoning Map excerpt, FCC Title 10

Proposal: County zoned Suburban Residential/Mobile Home to be annexed and rezoned to City of Florence Low Density Residential to match zoning on east side of 4<sup>th</sup> Ave. (light yellow).

Location: 88366 4<sup>th</sup> Ave.- NW corner of intersection of 4<sup>th</sup> Ave. and Lookout



Reserved for Findings of Fact

Findings of Fact will be available for review October 14, 2024, by emailing [planningdepartment@ci.florence.or.us](mailto:planningdepartment@ci.florence.or.us) or calling 541-997-8237