



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

November 20, 2024

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing 5:30 p.m. on December 10, 2024, in the City of Florence City Hall Chambers located at 250 Hwy 101, to hear and consider the following matter:

RESOLUTION PC 24 01 CUP 01– Attached Single-Units Dwellings in the Commercial Zoning District

An application was received from Jed Truett, Metro Planning, Inc., on behalf of Duman Inc and L&B Development, requesting approval of Conditional Use Permit for 10 single-unit attached dwellings (5 buildings) in a Commercial District Development. Property is 1.15-acres located at 5439 Hwy 126, approximately 450 ft. SW of the intersection of Hwy 126 and Xylo St. and shown on Assessor’s Map # 18-12-26-31, Tax Lot 02300. The Commercial District is regulated by Florence City Code Title 10, Chapter 15.

Criteria applying to this application include:

Florence City Code:

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

- Chapter 1: Zoning Administration, Section 1-6-3
- Chapter 4: Conditional Uses, Sections 3 through 11
- Chapter 7: Special Development Standards Sections 2, 3, 5, 6, & 7
- Chapter 15: Commercial Districts, Sections 3 through 6
- Chapter 19: Estuary, Shorelands, and Beaches and Dunes, Sections 2 and 10
- Chapter 35: Access and Circulation, Sections 2-4, 2-7, 2-8 thru 2-14, and 3
- Chapter 36: Public Facilities, Section 2-4, 2-10, 2-16, 2-22, 2-23, 5, and 6

Realization 2020 Florence Comprehensive Plan:

- Chapter 2: Land Use, Residential Policies 7, 8, 9 and, Recommendation 2
 Land Use, Commercial Policies 1, 3, 9, and Recommendation 3
- Chapter 10: Housing Opportunities Policies 3, 10, and 11
- Chapter 12: Transportation Policy 9, 10 (bullet)

Florence Planning Commission meetings are accessible in person at City Hall, and via teleconference 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. 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>.



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



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. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439; e-mailed 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. **Written testimony received prior to November 27, 2024**, can be addressed within the staff report; however, written testimony will be accepted until **December 10, 2024**, at 3:30 PM. Comments should include a mailing address. Failure to raise an issue in person or by letter or 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.

