



City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439

Ph: (541) 997-8237
planningdepartment@ci.florence.or.us

DECEMBER 24, 2024

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing at **5:30 P.M. on January 14, 2025**, in the City of Florence City Hall Chambers located at 250 Highway 101, to hear and consider the following matter:

RESOLUTION 24 29 CPA 01 – 1150 BAY ST. COMPREHENSIVE PLAN AND ZONE AMENDMENT: An application from Chris Leturno on behalf of A & D Bay Street LLC to 1. to amend plan and zoning designations related to 1150 Bay St. (formerly known as the “Lotus” building) and the western abutting unaddressed property (MR 18-12-34-12 TLs 8000 and 8100) as follows: Comprehensive Plan diagram Map 17-1: Estuary & Coastal Shorelands Management Unit in the Florence UGB, change from Development Estuary Management Unit F to Residential Development Shoreland Management Unit 3; Zoning Map Amendment from Development Estuary to Old Town Area A; and 2. a Zoning Text Amendment to Old Town Area A to add multi-unit, single unit attached, duplex, tri-plex, and four-plex development as permitted uses for properties within a specific distance from residential zoning or having a Residential Shoreland MU overlay. The Planning Commission will make a recommendation to the City Council for a hearing date yet to be determined. The first request is a quasi-judicial and the second is legislative. The application will be processed in accordance with the higher public notification and hearing standards.

Criteria Applying to this Matter:

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-E & G, 1-5, 1-6-3, 1-6-4, 1-8-C, 2-2, and 3

Chapter 2, General Zoning Provisions, Section 2, 6, 7, 13

Chapter 7, Special Development standards, Sections, 2, 3, 5, 6-A-2 & 6-D-1 & 6, 7

Chapter 8, Nonconforming Lots and Uses, Sections 1, 5, 6

Chapter 17, Old Town District, Sections 1, 2, Figure 17-1, 17-A, 17-B, 17-C

Chapter 19, Estuary, Shorelands, and Beaches and Dunes, Sections 1, 4, 5, 6

Florence Realization 2020 Comprehensive Plan:

(found at <https://www.ci.florence.or.us/planning/florence-realization-2020-comprehensive-plan-2018>)

Plan Adoption, Amendments, Review and Implementation

Chapter 1, Citizen Involvement:



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.

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Chapter 2, Land Use: Policies 1, 4, 7, Commercial: Policy 10, Other Plan Designations Policies 1 & 2, Downtown Section

Chapter 5: Open Spaces and Scenic, Historic, and Natural Resources, RTESS, Scenic Resources and Visual Quality, Policy 1, 5H1,

Chapter 7: Development Hazards and Constraints, Policies 1, 4, Earthquake & Tsunami, Reducing Dev. Risk Policies 1 - 6 & Appendix 7: DOGAMI Local and Distant Source Tsunami Inundation Maps (TIMs), Hazards Map,

Chapter 11: Utilities and Facilities

Chapter 12: Transportation, Policy 14,

Chapter 16: Siuslaw River Estuarine Resources, Policies 1, 2 and 18

Chapter 17: Coastal Shorelands: Ocean, Estuary, and Lake Shorelands, Policies 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 15, 16, Map 17-1,

Lane County Coastal Resource Inventory, 1978; Coastal Resource Management Plan

Oregon Revised Statutes (ORS): 197.175, 197.250, 197.253, 197.610, 197.615, 197.763, and 227.175

Oregon Statewide Planning Goals | Oregon Administrative Rules (OAR 660-011, 660.015, 660-018-0005)

Goal 1, Citizen Involvement; Goal 2: Land Use Planning; Goal 5: Natural Resources, Goal 11, Public Facility Planning;

Goal 12 Transportation, Goal 16: Estuarine Resources, and Goal 17: Coastal Shorelands

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which are believed to apply to the decision. Written testimony should be mailed to the Florence Planning Department, 250 Highway 101, Florence 97453 or e-mailed to planningdepartment@ci.florence.or.us, and include a return mailing address. Written testimony received prior to January 7, 2025 can be addressed within the staff report; however, written testimony will be accepted until January 14, 2025 at 3:30 PM. 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.

Questions can be directed to planningdepartment@ci.florence.or.us or 541-997-8237.

Applicable criteria and other related materials are available for inspection or for purchase at the City of Florence Planning Department, located at 250 Highway 101, Florence, Oregon 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.



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