



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

February 4, 2025

NOTICE OF PUBLIC HEARING

Notice is hereby given that on February 25, 2025, at 5:30 p.m., the Planning Commission will deliberate a petition from Kathryn Socea and Allan Socea to annex approximately .36 acres of property and apply Medium Density Residential zoning. The property is described as Assessor's Map No. 18-12-15-22, Tax Lot 05400 4760 S Harbor Vista Dr, Florence, OR 97439-9021. The property is proposed to be zoned Medium Density Residential (MDR). **The Planning Commission will make a recommendation to the City Council, which will hear this matter at their March 17th, 2025, meeting at 5:30 pm in the Council Chambers.**

PC 24 42 ANN 07 PC 24 43 ZC 07– 4760 S Harbor Vista Annexation and Zone Change

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

Realization 2020 Florence Comprehensive Plan:

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

Chapter 1: Citizen Involvement, Policy 4

Chapter 2: Land Use, Policy 6; Residential Policy 10; and Residential Plan Designation

Chapter 14: Urbanization; Annexation section, Policies 1 through 7

Florence City Code, Title 10:

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

Chapter 1: Zoning Regulations; Sections 10-1-1-6-3 & -4, 10-1-2-3, & 10-1-3

Chapter 10: Residential Districts; Section 1

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>. 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 February 17, 2025, can be addressed within the staff report;** however, written testimony not submitted at the hearing will be accepted until **February 25, 2025**, 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 an 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 a 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.

