



# PLANNING COMMISSION



PLANNING COMMISSION MEETING  
JANUARY 14, 2025



# PLANNING COMMISSION



**CITIZENS WISHING TO EXPRESS THEIR VIEWS MAY SUBMIT COMMENTS IN WRITING.**

**FOR MORE INFORMATION, VISIT THE CITY OF FLORENCE WEBSITE AT:**

[BIT.LY/FLORENCEPCSPEAKERS](https://bit.ly/florencepcspeakers)

CALL [541-997-8237](tel:541-997-8237)

OR EMAIL [PLANNINGDEPARTMENT@CI.FLORENCE.OR.US](mailto:planningdepartment@ci.florence.or.us)





# PLANNING COMMISSION



# ROLL CALL



# PLEDGE OF ALLEGIANCE





# PLANNING COMMISSION



## APPROVAL OF THE AGENDA



# PLANNING COMMISSION



# PUBLIC COMMENTS





WRITTEN COMMENTS:

EMAIL TO [PLANNINGDEPARTMENT@CI.FLORENCE.OR.US](mailto:PLANNINGDEPARTMENT@CI.FLORENCE.OR.US)

MAIL TO FLORENCE CITY HALL, ATTN: PLANNING COMMISSION, 250 HWY 101, FLORENCE, OR 97439

DROP OFF AT FLORENCE CITY HALL (250 HWY 101) DROP BOX  
*(TO THE RIGHT OF THE MAIN ENTRANCE)*

NOTE: COMMENTS MUST BE RECEIVED AT LEAST 2 HOURS PRIOR TO START OF MEETING.

COMMENTS DISTRIBUTED: TO PLANNING COMMISSION, POSTED TO CITY OF FLORENCE WEBSITE, AND MADE PART OF THE RECORD. (1 HOUR PRIOR TO MEETING)

VERBAL COMMENTS:

SPEAKER'S CARD: COMMENTERS MUST COMPLETE A SPEAKER'S CARD AVAILABLE ONLINE AT [HTTPS://WWW.CI.FLORENCE.OR.US/BC-PC/REQUEST-ADDRESS-PLANNING-COMMISSION-SPEAKERS-CARD](https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card)

NOTE: CARDS MUST BE RECEIVED AT LEAST 1 HOUR PRIOR TO MEETING START

TIME LIMITS: GENERAL COMMENTS (NOT A PUBLIC HEARING) ARE LIMITED TO 3 MINUTES PER PERSON, WITH A MAXIMUM OF 15 MINUTES FOR ALL ITEMS.

**PUBLIC COMMENTS –  
3 MINUTE COUNT DOWN TIMER**

**2 Minutes Left**

**1 Minute Left**

**30 Seconds Left**

**Time is Complete**





# PLANNING COMMISSION



## **NOMINATION & APPOINTMENT OF CHAIRPERSON & VICE-CHAIRPERSON**



# PLANNING COMMISSION



# PUBLIC HEARING PROCESS



# PUBLIC HEARING PROCESS



1. PUBLIC HEARING PROCESS READING
2. PLANNING COMMISSION DECLARATIONS
3. STAFF REPORT & QUESTIONS
4. PUBLIC HEARING

*SPEAKERS WILL BE CALLED IN THE FOLLOWING ORDER: APPLICANT, THEN EACH APPELLANT, THEN IN ALTERNATING ORDER PROPONENTS, OPPONENTS, AND THEN ALL THOSE THAT ARE NEUTRAL.*

5. STAFF RESPONSE & PLANNING COMMISSION QUESTIONS
6. APPLICANT RESPONSE
7. DECISION TO CLOSE OR LEAVE OPEN PUBLIC HEARING



# PLANNING COMMISSION



# PUBLIC HEARING





# PLANNING COMMISSION



**RESOLUTION PC 24 29 CPA 01**

## RESOLUTION PC 24 29 CPA 01

Comprehensive Plan Amendment and Zone  
Change



## RESOLUTION PC 24 41 TA 02

Old Town Area A Text Amendment

Planning Commission Public Hearing

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JANUARY 14, 2025

WENDY FARLEY CAMPBELL, CD DIRECTOR





# Packet Overview

## **Agenda Item Summary**

Resolutions: PC 24 29 CPA 01 & PC 24 41 TA 02

Exhibit A: Findings of Fact

Attachment 1: Application Packet

Attachment 2: Site Photos

Attachment 3: Surveys

Attachment 4: 1988 LUBA Appeal Packet

Attachment 5: Testimony



# Applicable Criteria

## Florence City Code, Title 10, Chapters:

- 1: Zoning Administration: Sections 1-4-E & G, 1-5, 1-6-3, 1-6-4, 1-8-C, 2-2, and 3
- 2: General Zoning Provisions, Section 2, 6, 7, 13
- 7: Special Development standards, Sections, 2, 3, 5, 6-A-2 & 6-D-1 & 6, 7
- 8: Nonconforming Lots and Uses, Sections 1, 5, 6
- 17: Old Town District, Sections 1, 2, Figure 17-1, 17-A, 17-B, 17-C
- 19: Estuary, Shorelands, and Beaches and Dunes, Sections 1, 4, 5, 6



# Applicable Criteria



## Realization 2020 Florence Comprehensive Plan, Chapters:

Plan Adoption, Amendments, Review and Implementation

1: Citizen Involvement

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

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

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,

# Applicable Criteria



## Realization 2020 Florence Comprehensive Plan, Chapters:

9: Economic Development

10: Housing

11: Utilities and Facilities

12: Transportation, Policy 14

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

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



# Applicable Criteria



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, 660-18-0005)

Goal 1, Citizen Involvement; Goal 2: Land Use Planning; Goal 5: Natural Resources; Goal 9 Economic Development; Goal 10, Housing; Goal 11, Public Facility Planning; Goal 12 Transportation, Goal 16: Estuarine Resources, and Goal 17: Coastal Shorelands



# Request-PC 24 29 CPA 01

- #1. Amend Comprehensive Plan diagram “Map 17-1: Estuary & Coastal Shorelands Management Unit in the Florence UGB”, changing properties from Development Estuary Management Unit F to Residential Shoreland Management Unit 3; and a Zoning Map Amendment from Development Estuary to Old Town Area A for properties east of Juniper St. Right of Way and south of Bay St. known as Map Reference 18-12-34-12 Tax Lots 8000 and 8100



# Request-PC 24 41 TA 02

- #2. Amend Zoning Text in FCC Title 10 Chapter 17 Old Town Area A to add multi-unit, single unit attached and detached, duplex, tri-plex, and four-plex development as outright exclusive permitted uses for properties within a specific distance from residential zoning or having a Residential Shoreland MU overlay

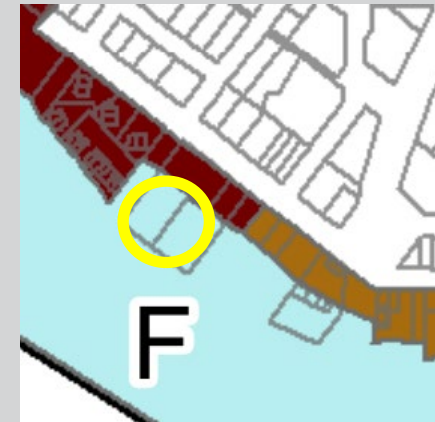
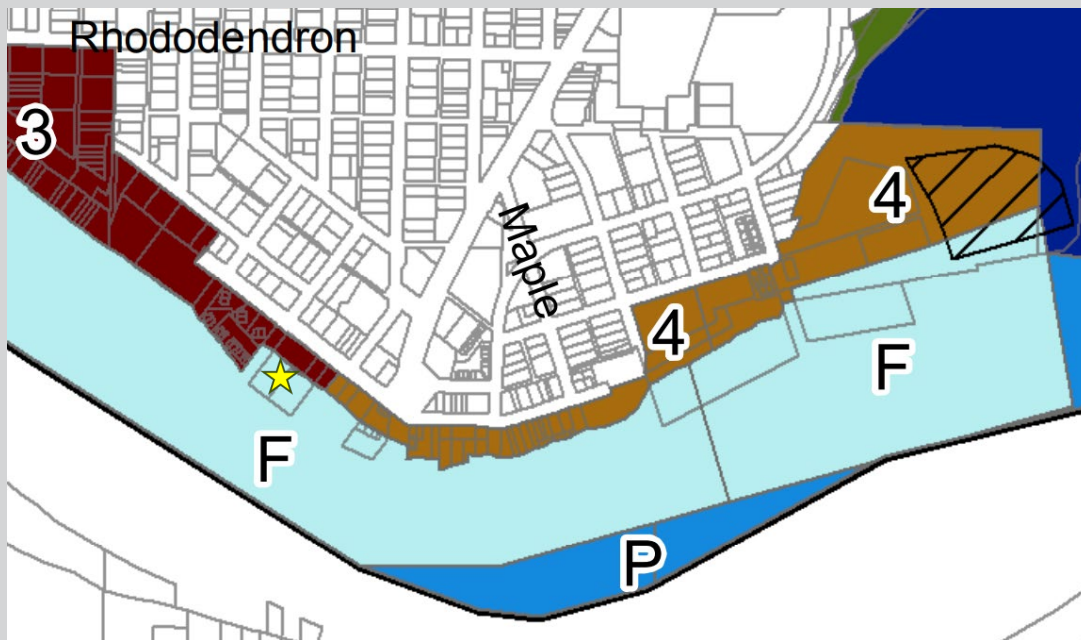




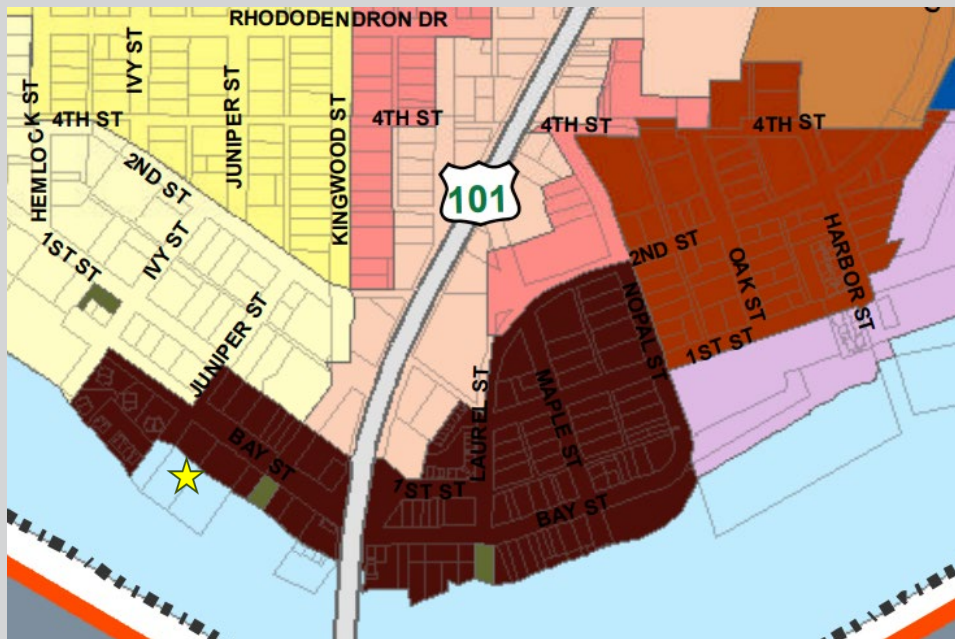
# Request #1-PC 24 41 TA 02

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# Comprehensive Plan diagram 17-1



# Zoning Map – Old Town District-A



**Mixed Use**

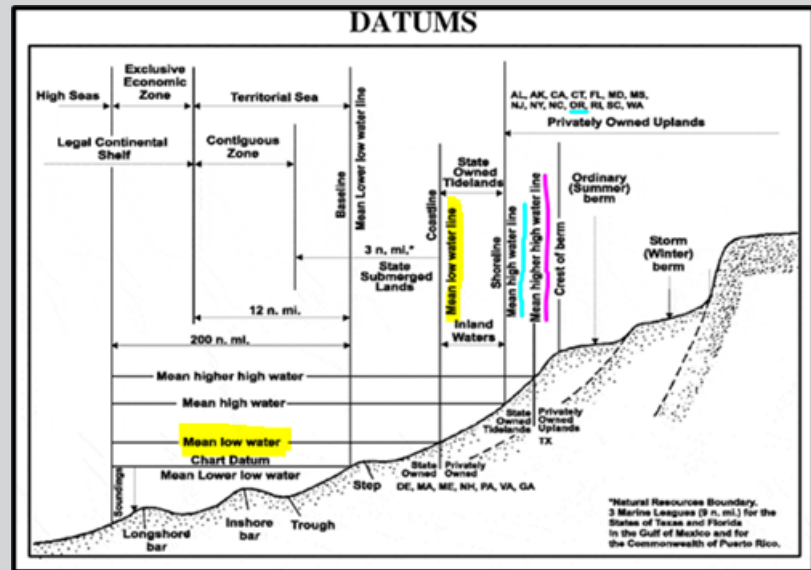
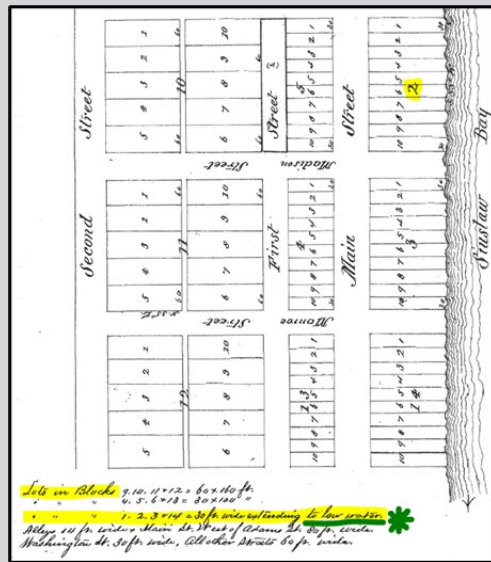
- Old Town Area A
- Old Town Area B
- Old Town Area C
- Waterfront/Marine
- Professional Office/Institutional



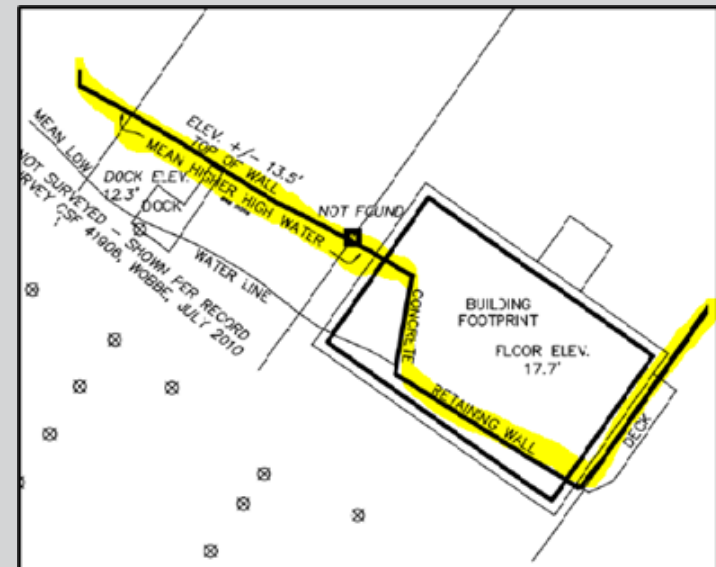
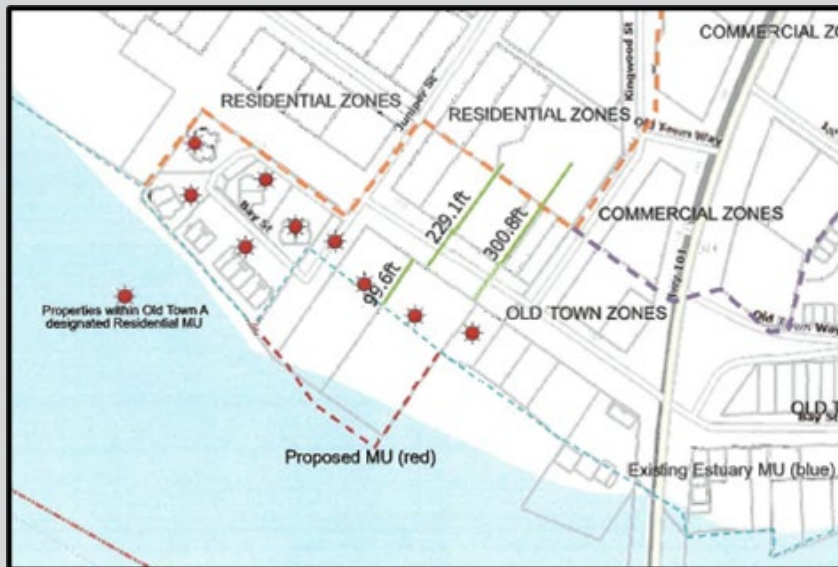
# Original Plat & Tide Determination



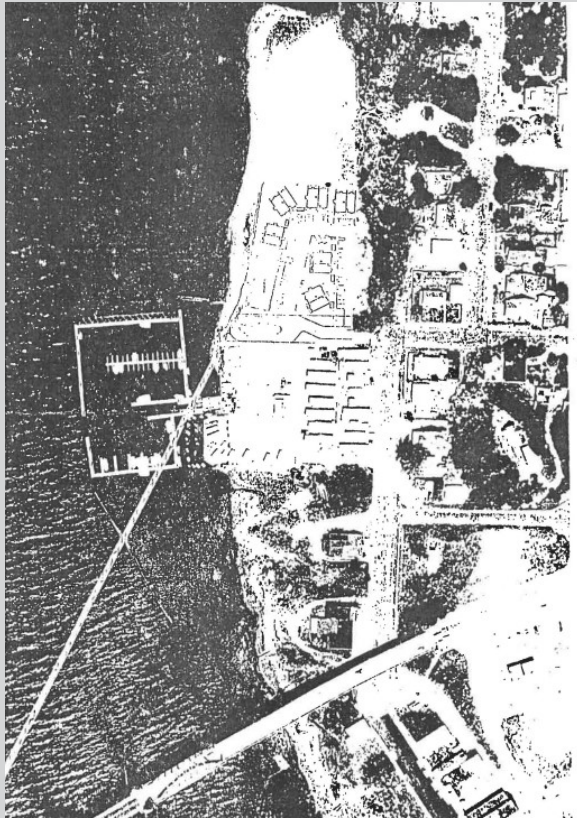
**SHORELINE:** The boundary line between a body of water and the land, measured on tidal waters at mean higher high water, and on non-tidal waterways at the ordinary high-water mark.



# Request versus Survey

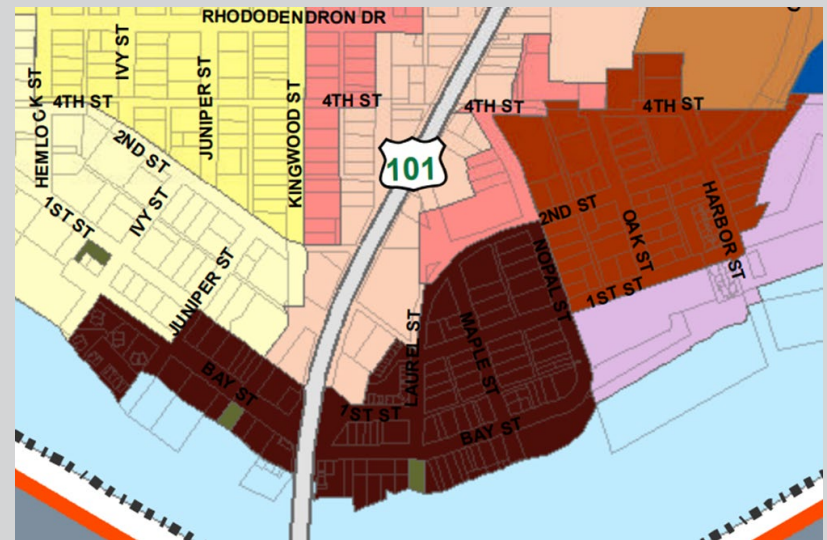
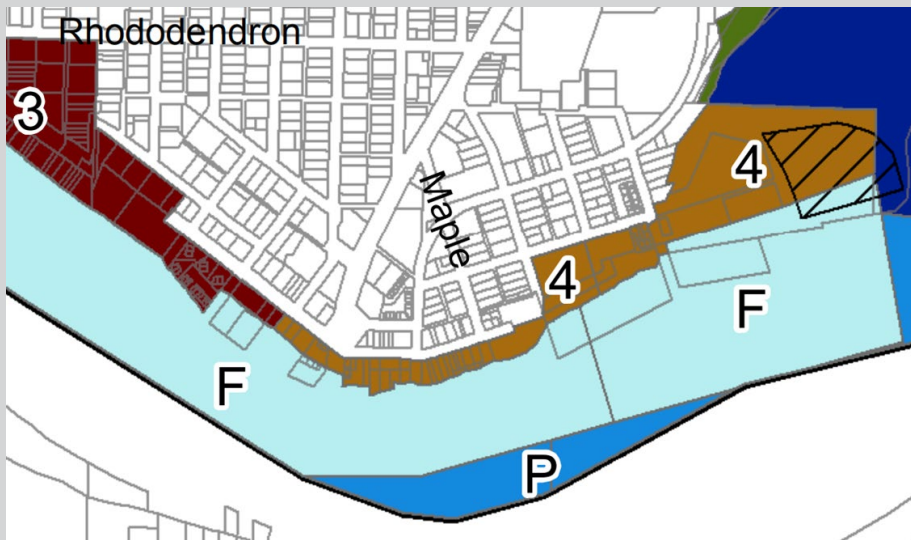


# Photos





# Conclusion—Map 17-1 & Zoning Map





# Request #2-PC 24 29 CPA 01

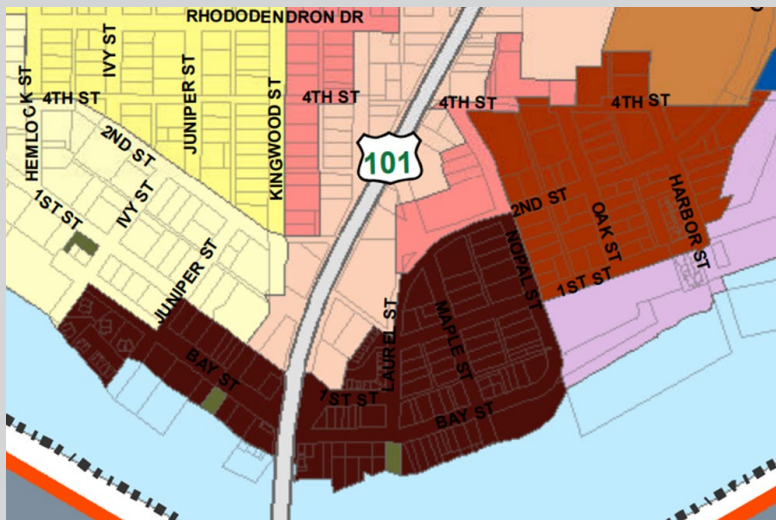
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# Request



## AMEND OLD TOWN AREA A

## EXISTING TEXT



C. **Prohibited Uses:** Uses that are administratively determined to have impact similar to or greater than a Prohibited use listed below are prohibited in this Area. The following uses are specifically Prohibited:

- Residential, single unit (unless part of mixed uses as listed in permitted or conditional uses)
- Residential: multi-unit, single unit attached, duplexes, tri-plexes, four-plexes (unless part of mixed use development as listed in permitted or conditional uses)



# Request



**C. Prohibited Uses:** Uses that are administratively determined to have impact similar to or greater than a Prohibited use listed below are prohibited in this Area. The following uses are specifically Prohibited:

## EXISTING TEXT

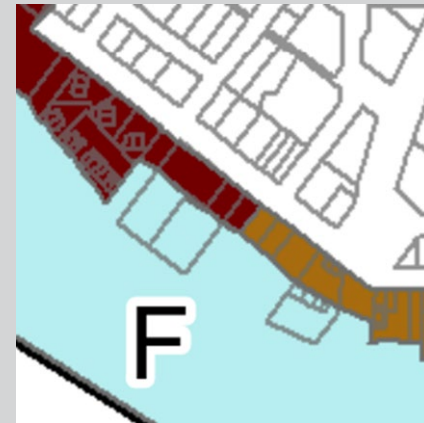
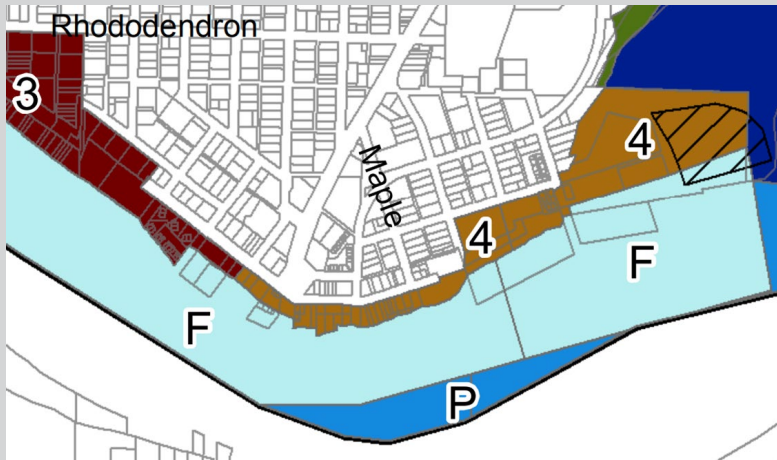
Residential, single unit (unless part of mixed uses as listed in permitted or conditional uses)  
Residential: multi-unit, single unit attached, duplexes, tri-plexes, four-plexes (unless part of mixed use development as listed in permitted or conditional uses)

## PROPOSED TEXT

Residential, single unit (unless part of mixed uses uses *or unless designated Shorelands Residential Development MU* as listed in permitted or conditional uses)

Residential: multi-unit, single unit attached, duplexes, tri-plexes, four-plexes (unless part of mixed use development *or unless designated Shorelands Residential Development MU* as listed in permitted or conditional uses)

# Coastal Lands-Goals 16 & 17—FCC 10-19

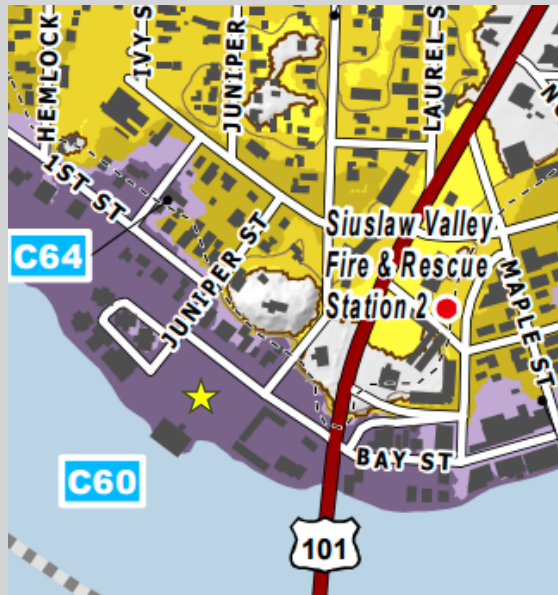


# Hazards: Goal 7--FCC 10-7



DOGAMI-TIM – LOCAL CASCADIA

FIRM – 41039C1428G: FLOOD ZONE



# Alternatives

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1. Recommend City Council approve Resolution PC 24 29 CPA 01 as presented or with modifications, and Deny Resolution PC 24 41 TA 02 as presented or with modifications.
2. Recommend City Council deny the requests and rewrite the findings to support denial, or
3. Recommend City Council approve the requests and rewrite the findings to support approval, or
4. Continue the public hearing to a date certain, or
5. Close the hearing and leave the written record open for 7 days



# Recommendation

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#3 Continue the public hearing to a date certain

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# Questions





# PLANNING COMMISSION



**RESOLUTION PC 24 39 DR 13**



# W. 9<sup>th</sup> St. Public Infrastructure Project Design Review

## Planning Commission Public Hearing

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JANUARY 14, 2025, CONTINUED FROM DEC. 17, 2024

WENDY FARLEY CAMPBELL, CD DIRECTOR





# Packet Overview

## **Agenda Item Summary**

Exhibit A: Finding of Fact

Exhibit B: Application and Narrative

Exhibit B2: Memo and Intrusion Minimization Proposal

Exhibit C: 50% Engineering Plan Set

Exhibit D: Infrastructure Wetland Delineation, Rabe Consulting

Exhibit E: Infrastructure Wetland Delineation, Branch Engineering

Exhibit F: Elm PUD Survey

Exhibit G: Project Area Recorded Surveys

Exhibit H: Referral Comments



# Applicable Criteria

## Florence City Code, Title 10, Chapters:

5: Stormwater Management, Sections 1 through 7

## Florence City Code, Title 10, Chapters:

- 1: Zoning Administration, Sections 1-4, 1-5, & 1-6-3
- 2: General Zoning Provisions, Sections 12 & 13
- 7: Special Development Standards, Section 4
- 36: Public Facilities, Sections 2 through 9



# Applicable Criteria

## Realization 2020 Florence Comprehensive Plan, Chapters:

- 1: Citizen Involvement, Policy 6
- 2: Land Use, Other Plan Designations: Policy 1, West 9th Street Area, Specific Plans: West 9th Street Planning Area, Sub Area Map 2-3, 2-4
- 5: Wetland and Riparian Section, Policies 3, 4, 5, & 6
- 11: Utilities, Facilities, and Services—Stormwater Policies: WC--2, 5 & PE--29
- 12: Transportation, Policies 10, 34, and 35



# Introduction & Timeline

- Proposal: Design Review Application
- November 22<sup>nd</sup>: Application Received
- Nov. 20<sup>th</sup> – Notice of Hearing Mailed 100 ft.
- Dec. 4<sup>th</sup> & 11<sup>th</sup> – Media notice published
- December 17<sup>th</sup> —Public Hearing, Continued to January 14, 2025

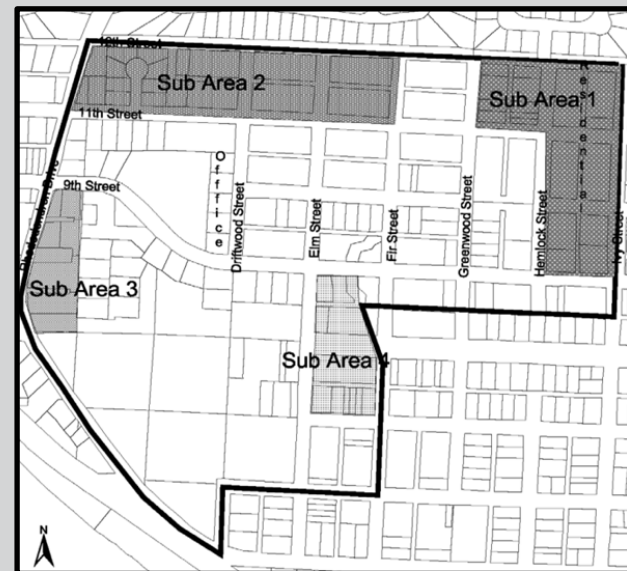
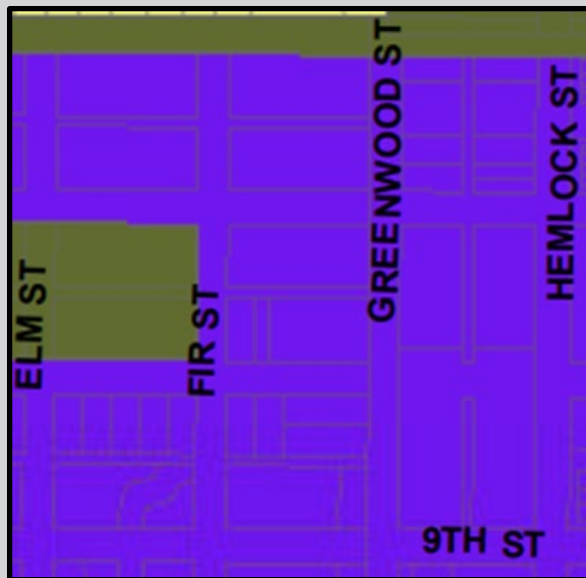


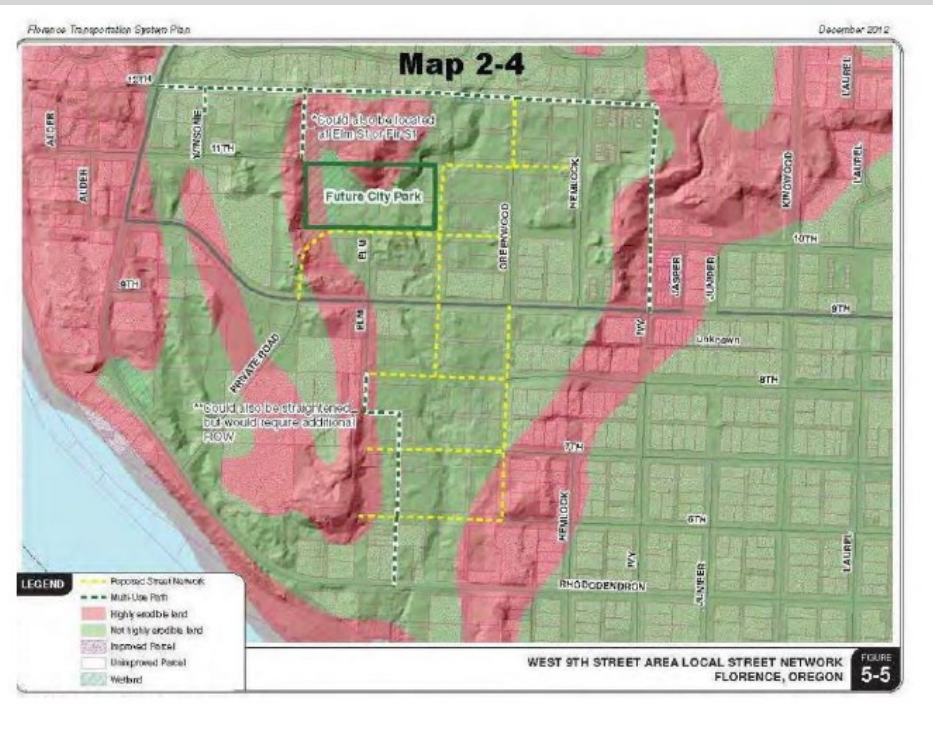
# Project Site Location



ZONING-PROFESSIONAL OFFICE

OVERLAYS-SUB-AREAS 1 & 2





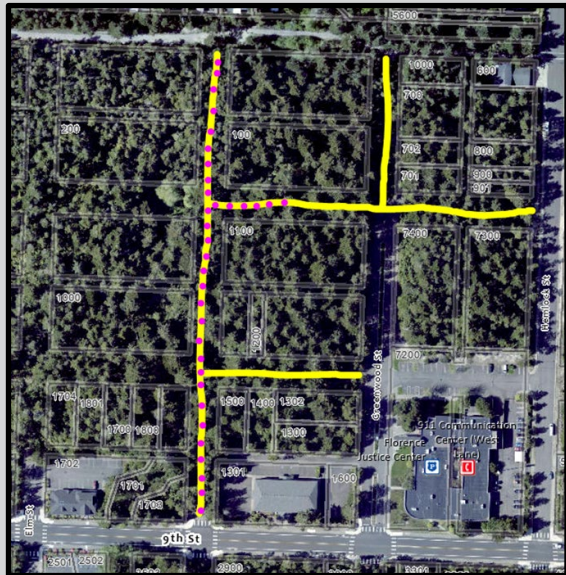
## Project Location

- Fir: 9<sup>th</sup> - ~~12<sup>th</sup>~~ - 11<sup>th</sup>
- Greenwood: 11<sup>th</sup> - 12<sup>th</sup>
- 10<sup>th</sup>: Fir to Greenwood
- 11<sup>th</sup>: Fir - ~~W~~ Greenwood
- ~~Alley: Greenwood & Hemlock~~

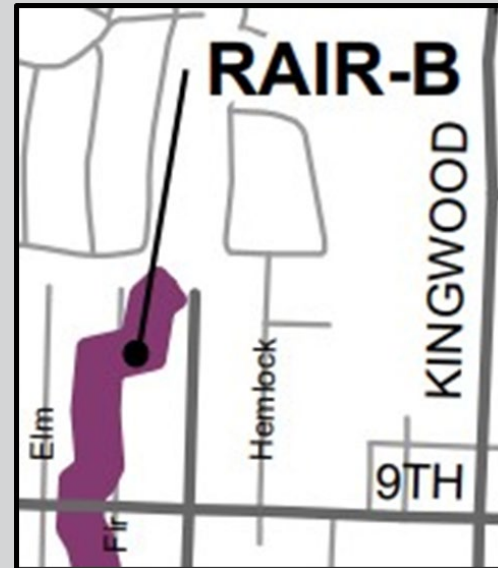
# Project Site Location



PROJECT LOCATION - AERIAL



RIPARIAN AREA – RAIR-B



# Issue #1 Riparian Reach Crossing

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FCC 10-7-4-G Stormwater Quality, permits streets to cross riparian buffer areas to get to the other side.

Florence Comprehensive Plan, Chapter 2 prohibits crossing of the drainage ways in the West 9th St. Planning Area.

Other comprehensive plan policies include language about prohibiting rerouting of natural drainage and protecting habitat and surface waters

Wetlands & Riparian: Ordinance 2, Series 2013

versus

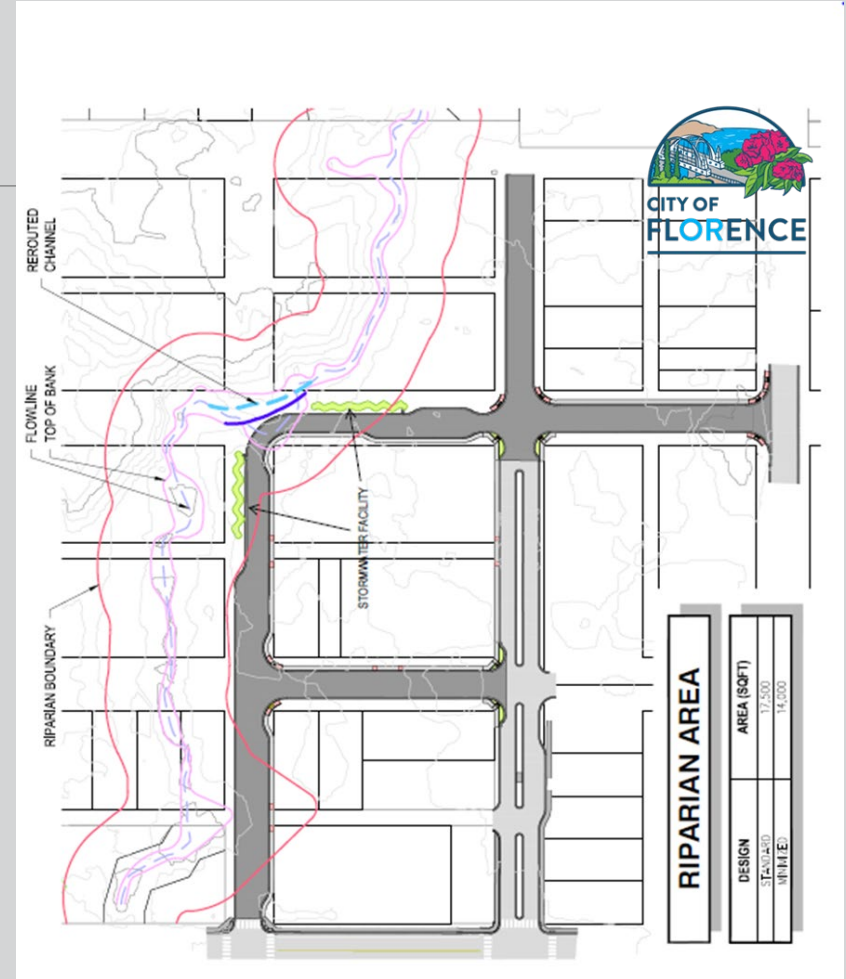
TSP 2012: Ordinance 11, Series 2012



# Issue #2 – Impact Minimization

## Minimization

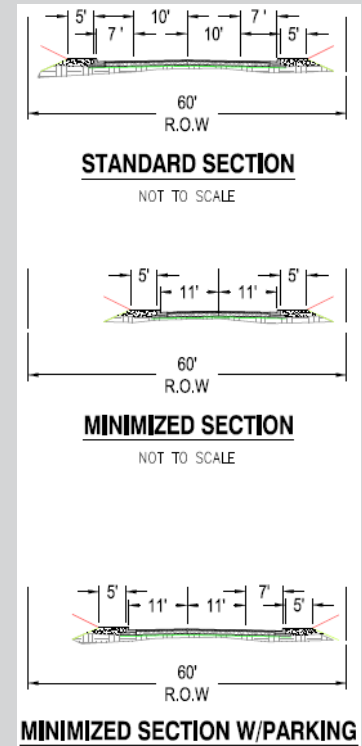
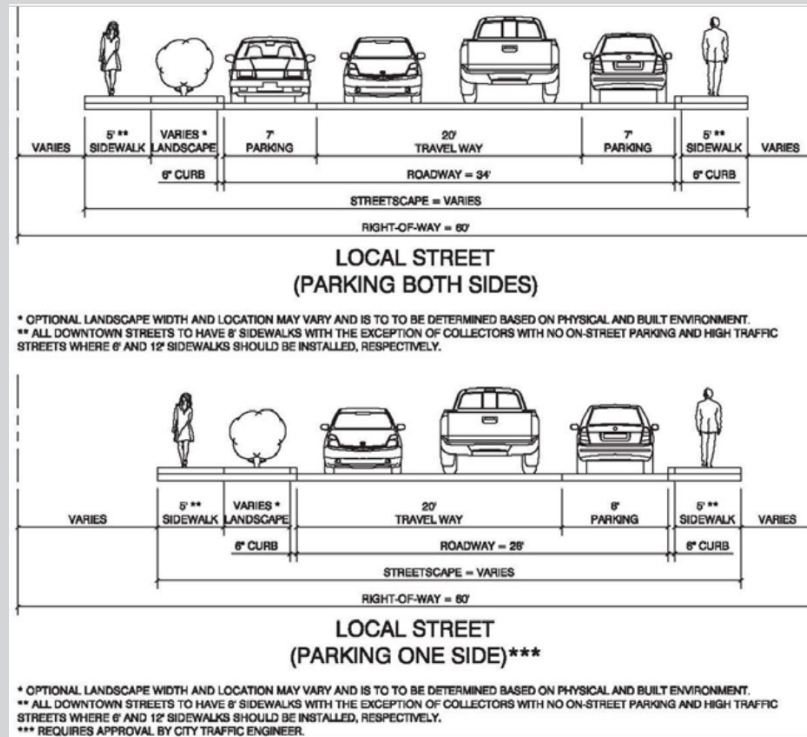
- Three types of cross sections
- Fir St.
- 11<sup>th</sup> St.
- No crossing



# Issue #2 – Impact Minimization



## Local Street Standards Versus Proposal



# Alternatives

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1. Approve the request with conditions of approval.
2. Amend the findings of fact and/or resolution and approve the request with conditions of approval.
3. Continue the Public Hearing to a date certain, or
4. Close the public hearing and keep the written record open for 7 days to permit additional testimony or information,
5. Do not approve the application, amending the findings and resolution to reflect the denial.

# Recommendation

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#1 Approve with Conditions

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# Questions







# NW 9TH STREET NEIGHBORHOOD INFASTRUCTURE PROJECT

Mike Miller

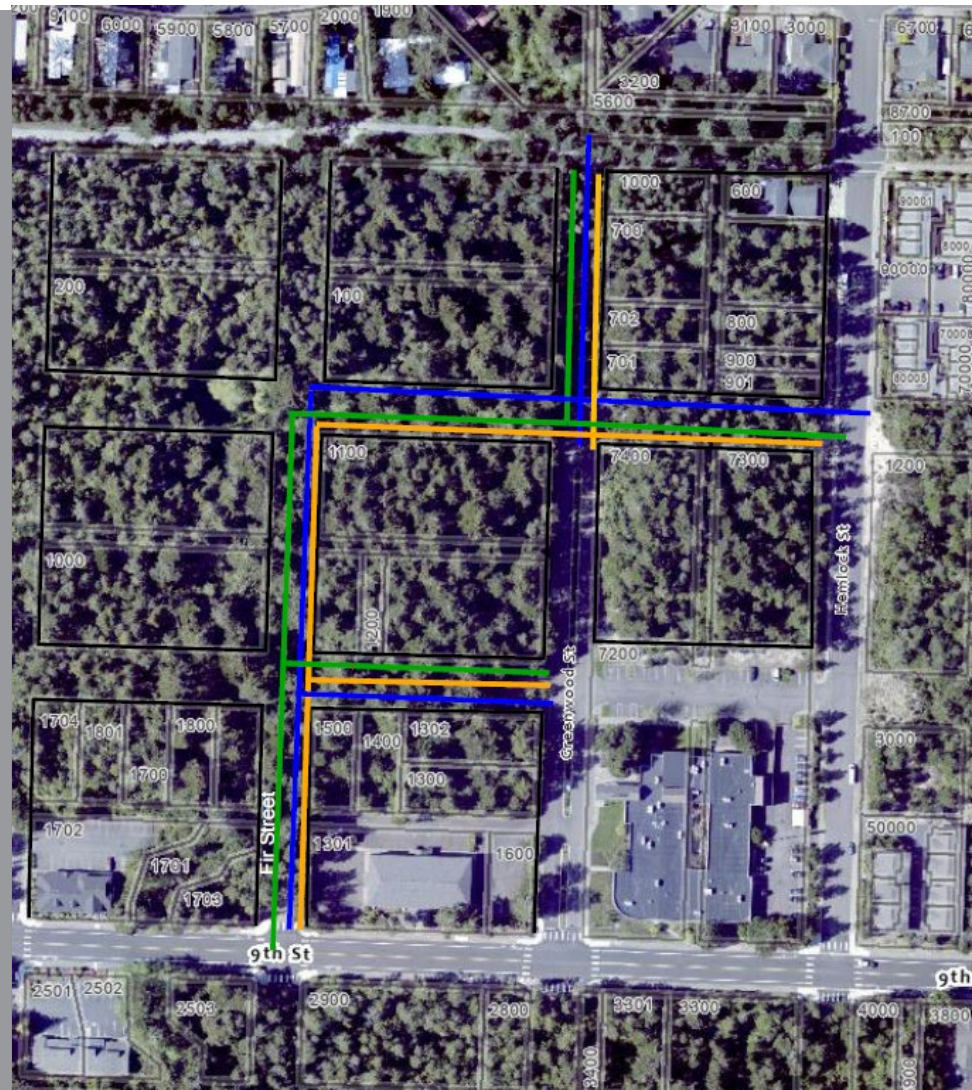
Director of Public  
Works

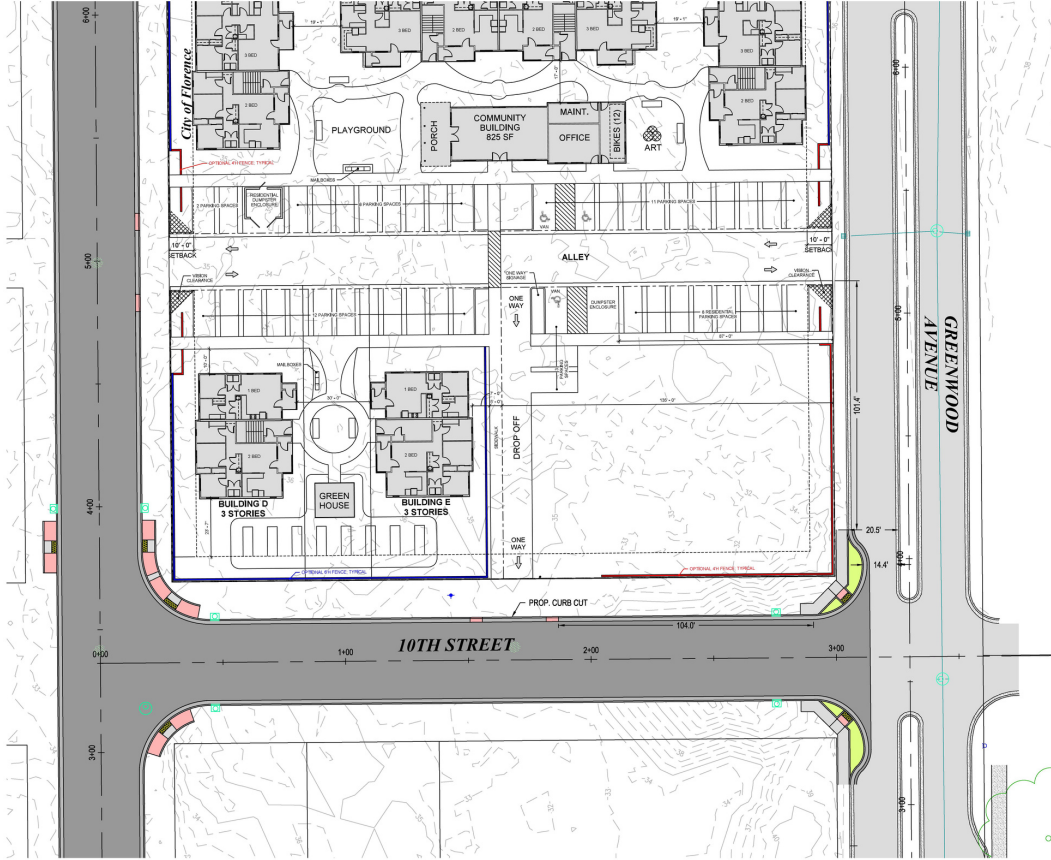


2024  
Oregon Legislative Session  
Senate Bill 1530  
awarded the City of Florence  
1.9 Million of State Funding

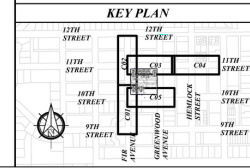
\$376 million Emergency Housing  
Stability and Production Package

\$94.3 million allocated to cities for  
infrastructure projects that support  
housing production.





**PLAN VIEW**  
1" = 20'





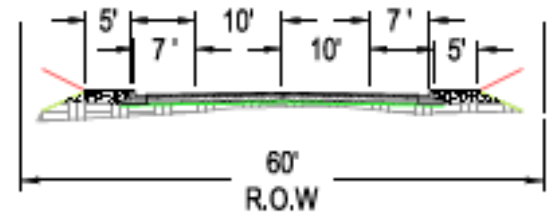
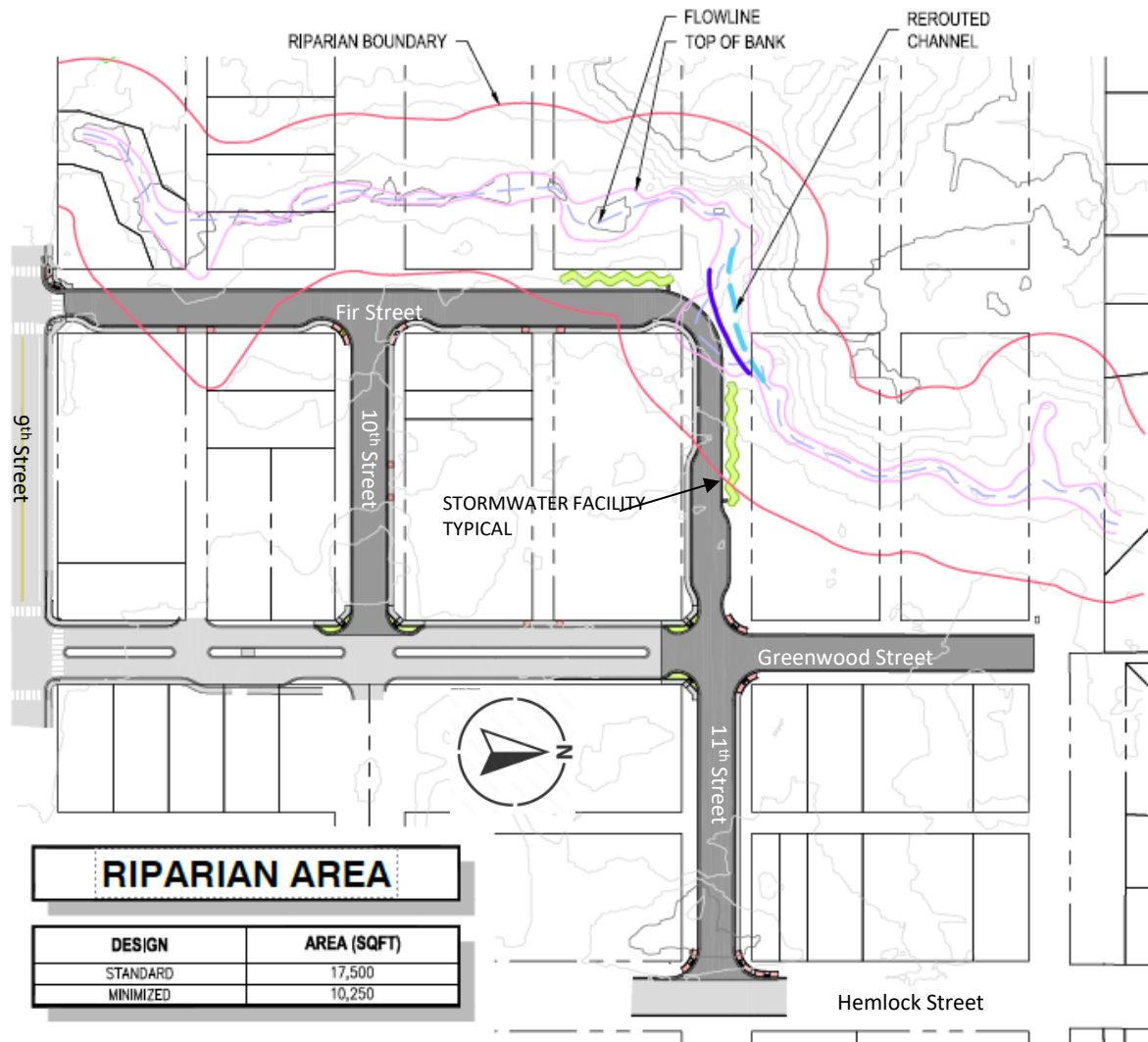

**CITY OF FLORENCE**  
**9TH STREET IMPROVEMENT PHASE 1**  
**GENERAL CONSTRUCTION -**  
**SHEET 5 OF 5**

NO.	REVISIONS	DATE	BY
1	PRELIMINARY REVIEW DRAWINGS		

SCALE SHOWN

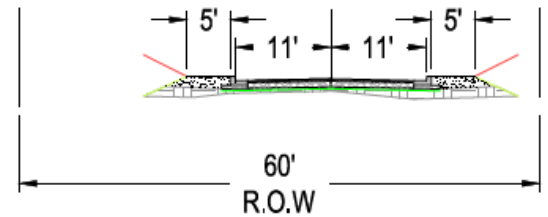
DATE: 08/01/2024  
 DRAWN BY: J. H. HINES  
 CHECKED BY: J. H. HINES  
 PROJECT: 9TH STREET IMPROVEMENT  
 SHEET NO: 17 OF 17





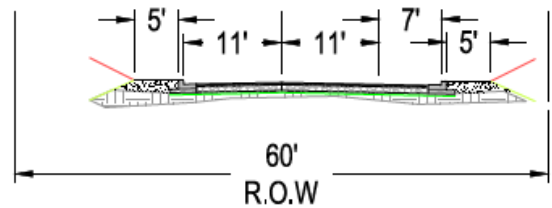
**STANDARD SECTION**

NOT TO SCALE



**MINIMIZED SECTION**

NOT TO SCALE



**MINIMIZED SECTION W/PARKING**

NOT TO SCALE

# PROJECT FUNDING

NW 9th Street Neighborhood, Phase 1 Project



<u>Description</u>	<u>Cost</u>
Design engineering, survey and environmental review	\$262,500
Construction (water, sewer, storm, roadway, sidewalks)	\$1,749,790
Contingency	\$174,979
 Project estimated total	 \$2,187,269



# ANTICIPATED SCHEDULE

Engineering Services

Winter 2025

Advertise for Competitive Bid

March 2025

Florence City Council award

April 2025

Notice to Proceed

Late May 2025

Project Completion

November 2025



# Questions

Mike Miller

Director of Public  
Works







# PLANNING COMMISSION



## REPORT & DISCUSSION ITEMS

- PLANNING COMMISSION REPORT & DISCUSSION ITEMS
- DIRECTOR'S REPORT & DISCUSSION ITEMS



# PLANNING COMMISSION



## PLANNING COMMISSION CALENDAR

Date	Time	Description
January 28, 2025	5:30 PM	Regular Session
February 11, 2025	5:30 PM	Regular Session
February 25, 2025	5:30 PM	Regular Session





# PLANNING COMMISSION



**THANK YOU!**