

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 24 29 CPA 01

A RECOMMENDATION TO THE FLORENCE CITY COUNCIL TO APPROVE A REQUEST FOR AN AMENDMENT OF 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

WHEREAS, application was made by Chris Leturno, Representative for himself and A&D Bay Street, for a comprehensive plan diagram and zone change amendment as required by FCC 10-1-1-6-3, FCC 10-1-3; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on January 14, 2025, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission of the City of Florence, per FCC 10-1-1-6-3 and FCC 10-1-3, finds, based on the Findings of Fact, application, staff recommendation, evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for amendment of the Comprehensive Plan diagram Map 17-1 and Florence Zoning Map meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan, with conditions. The Planning Commission recommends adoption by Ordinance of the Florence City Council as follows:

Amend “Map 17-1: Estuary & Coastal Shorelands Management Unit in the Florence UGB” changing the land on the 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 designated Development Estuary Management Unit and that are located above the mean higher high tide line to Residential Shoreland Management Unit 3, to include amending language in Comprehensive Plan Chapters 16 and 17 to remove inconsistencies in descriptions of the properties or boundaries.

Amend the City of Florence Zoning Map to change 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 that are zoned Development Estuary and are located above the mean higher high tide line to Old Town Area A

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 14th day of January, 2025

Debbie Ubnoske Vice Chairperson
Florence Planning Commission

DATE

PROPOSED