

250 Highway 101 Florence, OR 97439 Ph: (541) 997-8237 planningdepartment@ci.florence.or.us

August 4, 2021

## **NOTICE OF PUBLIC HEARING**

The Florence Planning Commission will hold a hybrid in-person public hearing at 5:30 P.M. on <u>August 24, 2021</u>, in the Florence City Hall Chambers located at 250 Highway 101, to hear and consider the following:

## RESOLUTION PC 21 20 SUB 01 - Cannery Station Phase 1 Final Subdivision Plat

A Type III application submitted by Rob Ward, on behalf of Cannery Station Development, LLC, for a quasi-judicial Planning Commission review of the final subdivision plat for Cannery Station, P.U.D., Phase 1. This proposal includes the final subdivision of 6 lots, 4 tracts, and associated street portions including 47<sup>th</sup>, Redwood and Spruce Streets providing access to the proposed lots and tracts for property shown on the Lane County Assessor's Map # 18-12-14-20, TL700 and located near the southeast intersection of Highway 101 and Munsel Lake Road. Additionally, a temporary public emergency vehicle access easement is proposed in what is identified on the final plat as Tract "D".

## Criteria applying to this application include:

**Florence City Code:** 

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

Chapter 1: Zoning Administration, Sections 1-4, 1-5, & 1-6-2

Chapter 30: North Commercial, Sections 5 G & H
Chapter 36: Public Facilities, Sections 2 through 9

**Title 9: Utilities** (<a href="http://www.ci.florence.or.us/council/title-9-utilities">http://www.ci.florence.or.us/council/title-9-utilities</a>)
Chapter 5: Stormwater Management Requirements, Sections 1 through 7

Title 11: Subdivision Regulations (http://www.ci.florence.or.us/council/title-11-subdivision-regulations)

Chapter 1: Subdivision Administration, General Provisions, Sections 1 through 4

Chapter 4: Partition and Subdivision Final Plat, Sections 1 through 7 Chapter 5: Platting and Mapping Standards, Sections 1 through 5

**Resolutions** PC 18 33 PUD 02, and PC 18 34 SUB 01

The Planning Commission hearing has been scheduled for August 24, 2021, at 5:30 p.m. Florence Planning Commission meetings are now 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 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 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 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 are believed to apply to the decision. Written testimony may be submitted to the Florence Planning Department, 250 Highway 101, Florence, OR 97439, or e-mailed to planning planningdepartment@ci.florence.or.us. Written testimony received prior to August 17, 2021, can be addressed within the staff report. Written testimony will be accepted until 3:30 p.m. on August 24, 2021. Comments should include a return mailing address. Failure to raise an issue in person or in writing 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, Oregon or may be found on the City's website <a href="https://www.ci.florence.or.us/">https://www.ci.florence.or.us/</a> under "Planning & Zoning". The staff report is available for inspection 7 days prior to the hearing and will be provided at reasonable cost, as directed by the Florence City Code (FCC 10-1-1-6-3).

The meeting location is wheelchair accessible. With 48-hour prior notice, an interpreter and/or TTY can be provided for the hearing impaired. These services may not be available during the meeting but may occur as a follow up service. To arrange for these services, contact Community Development Department at 541-997-8237.

## **Cannery Station, PUD Phase 1 Final Plat**





