

City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439

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

January 5, 2022

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing 5:30 p.m. on January 25, 2022, in the City Hall Chambers, located at 250 Hwy 101, to hear and consider the following matter:

Resolution PC 29 SUB 02 – Stonefield Investments Rhododendron Tentative Plan w/Mod: An application submitted by Robbie Wright, on behalf of the applicants Stonefield Investments, LLC, for PC 21 29 SUB 02, a request for three modifications to City of Florence street standards related to a Tentative Subdivision Plan. The modification requests include exceptions from FCC 10-36-2-5 which regulates right of way street width requirements; FCC 10-36-2-6 relating to required cul-de-sac length; and FCC 10-36-2-9 relating to requirements for street connectivity. The overall proposal is to include 14 lots and one street on 4.54 acre of property as shown on the Lane County Assessor’s Map # 18-12-04-44, TL 03800 and located approximately 410 feet NE of the intersection at Rhododendron Dr. and Sebastian St.

Criteria applying to this application include:

Florence City Code:

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

- Chapter 1: Zoning Administration, Sections 1-4, 1-5, & 1-6-3
- Chapter 7: Special Development Standards, Sections 2, 3, 6, & 7
- Chapter 10: Residential Districts, Section 4
- Chapter 35: Access and Circulation, Sections 2 through 4
- Chapter 36: Public Facilities, Sections 2 through 9

Title 9: Utilities (found at <http://www.ci.florence.or.us/council/title-9-utilities>)

- Chapter 5: Stormwater Management, Sections 1 through 7


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

- Chapter 1: Subdivision Administration, General Provisions, Sections 1 through 4
- Chapter 3: Major Partition, Tentative Plan Procedure
- Chapter 5: Platting and Mapping Standards
- Chapter 7: Modifications, Subdivision Regulations

Given executive orders concerning COVID-19, Florence Planning Commission meetings will occur via video conference call. Meetings will air live on these three sources: Cable Channel 191, the ‘GoToWebinar’ platform link made available on the meeting’s agenda, and at www.ci.florence.or.us/citymanager/public-meetings-live. Both written and verbal testimony via conference call will be accepted. For additional information on how to provide verbal 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>, contact the City of Florence Planning Department at (541) 997-8237, or visit the calendar page for this meeting at the City’s website at www.ci.florence.or.us.

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 Highway101, Florence, OR 97439, or e-mailed to planningdepartment@ci.florence.or.us. **Written testimony received prior to January 18, 2022, can be addressed within the staff report.** Written testimony will

Public Works
2675 Kingwood St.
(541) 997-4106




**City Manager /
City Recorder**
250 Highway 101
(541) 997-3437

**Community Development:
Planning & Building**
250 Highway 101
(541) 997-8237

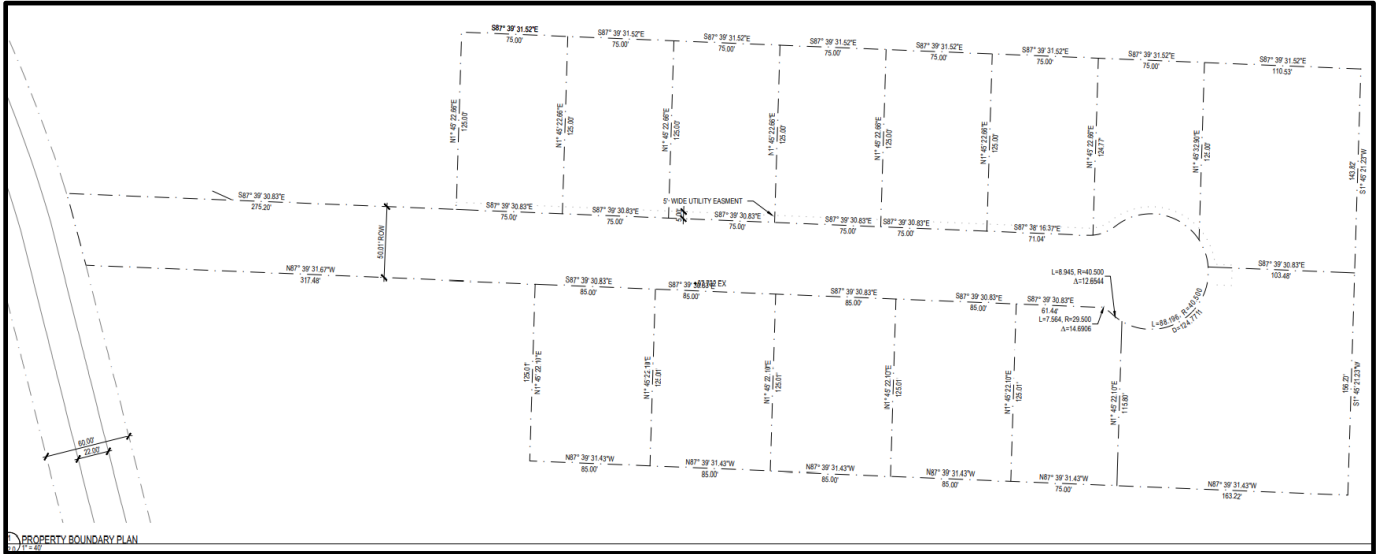
**Finance /
Utility Billing**
250 Highway 101
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

Florence Events Center
715 Quince St.
(541) 997-1994



be accepted until **3:30 p.m. on January 25, 2022**. 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 under "Planning & Zoning." The staff report is available for inspection 7 days prior to the hearing and will be provided at reasonable cost.



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