



# City of Florence

250 Hwy 101, Florence, OR 97439

[www.ci.florence.or.us](http://www.ci.florence.or.us)

August 3, 2022 (Revised 8/4)

## **NOTICE OF PUBLIC HEARING**

The Florence Planning Commission will hold a public hearing at 5:30 P.M. on **August 23, 2022**, in the City of Florence City Hall Council Chambers located at 250 Highway 101, to hear and consider the following matter:

### **RESOLUTIONS PC 22 05 DR 04 & SR 22 11 SIR 06 – Quince Street Wyndham Microtel Design Review and Phase 1 Site Investigation Report**

A consolidated application to request approval for a Design Review and Phase 1 Site Investigation Report to consider plans for building architecture, parking, lighting, landscaping, access, utilities, and hazard abatement for the Quince Street Microtel. Proposed development to be located at Assessor's Map 18-12-26-33, Tax Lots 0900 and 0901. Site contains 13.41-acres a vacant parcel of land previously being the old Middle School. The proposal is for an 86-unit hotel with associated parking area, pedestrian pathways and common areas, located in the Old Town Area C (OTC), regulated by Florence City Code Title 10, Chapter 17.

#### **Applying to this Matter for the application include:**

##### **Florence City Code, Title 10:**

**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, and 1-6-3
- Chapter 3: Off-Street Parking and Loading, Sections 2 through 5, and 7 through 11
- Chapter 6: Design Review, Sections 3A.1.a, 2. and 3., Sections 4, 5.1., 6-1 through 6-5, 7 through 9, and 11
- Chapter 7: Special Development Standards, Sections 2, 3, 4, 6, and 7
- Chapter 17: Old Town District, Section 17C-2A, 17C-3, and 17C-4
- Chapter 19: Estuary, Shorelands and Beaches and Dunes, Sections 1, 2, 5, and 10
- Chapter 34: Landscaping, Sections 3, 4, and 5
- Chapter 35: Access and Circulation, Sections 2-2 through 2-6, 2-9, 2-12 through 2-14, and 3-1 through 3-3 & 4
- Chapter 36: Public Facilities, Sections 2-1-B & C, 2-2, 2-4, 2-5, 2-16 through 2-23, and 3 through 9
- Chapter 37: Lighting, Sections 2 through 6

**Florence City Code, Title 9: Utilities** (found at <https://www.ci.florence.or.us/council/title-9-utilities> )

Chapter 5: Stormwater Management, Sections 3, 4, and 7

##### **Florence Realization 2020 Comprehensive Plan**

Chapters 2, 5, 6, 7, 9, 11, 12, Policy #s 6, 9, 10, 11, 13, 14, Chapter 13 Objectives 1 and 5, and Chapter 16

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](http://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.

**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



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. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439; e-mailed to [planningdepartment@ci.florence.or.us](mailto:planningdepartment@ci.florence.or.us); or delivered to the document drop box outside and on the right side of the City Hall main entrance. **Written testimony received prior to August 15, 2022, can be addressed within the staff report;** however, written testimony will be accepted until August 23, 2022, at 3:30 PM. Comments should include a mailing address. Failure to raise an issue in person or by letter 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, 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 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.

