



*City of Florence*

250 Hwy 101, Florence, OR 97439  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

November 2, 2022

## **NOTICE OF PUBLIC HEARING**

The Florence Planning Commission will hold a public hearing at 5:30 P.M. on **November 22, 2022**, to hear and consider the following:

**RESOLUTIONS PC 21 39 SUB 03 and PC 21 40 PUD 02 –Preliminary Planned Unit Development (PUD) and Tentative Subdivision and AR 21 21 SIR 14 (Site Investigation Report)**. Application from Joseph M. Pearson on behalf of Pacific Golf Communities, LLC, seeking approvals for a preliminary PUD, tentative subdivision, and associated SIR for Fairway Estates Phases 2-3-4 to develop the approx. 10.36 ac. as shown on Assessor’s Map 18-12-15-00 Tax Lot 01500, located 781’ North of Tournament Dr. nearest intersection Rhododendron Dr. and Tournament Dr. zoned Medium Density Residential (MDR).

**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; 1-7
- Chapter 2: General Zoning Provisions, Sections 2- 8 and 2-13
- Chapter 3: Off-Street Parking and Loading, Sections 4 and 8-A-2
- Chapter 6: Design Review. Section 6-6 (If exceptions are sought to the underlying zone)
- Chapter 7: Sections 1, 2, 3H, 6 and 7
- Chapter 10: Residential Districts. Sections 10-1, 10-2, 10-3, 10-4, and 10-5
- Chapter 23: Planned Unit Development, Sections 1 through 10, 12 and 15
- Chapter 34: Landscaping, Sections 2 through 5 (if needed per 10-23)
- Chapter 35: Access and Circulation, Sections 2-2 through 2-14, 3-1 through 3-4.
- Chapter 36: Public Facilities, Sections 2-1 through 2-5; 2-8 through 2-23; and Sections 3 through 9
- Chapter 37: Lighting, Sections 2 through 6

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

- Chapter 5: Stormwater Management Requirements, Sections 1 through 6

**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 6
- Chapter 3: Subdivision Tentative Plan Procedure, Sections 1 through 4, and 8
- Chapter 5: Platting and Mapping Standards, Sections 5-1 through 5-4
- Chapter 7: Application for Modification

**Realization 2020 Comprehensive Plan: (found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)**

- Chapter 2: Other Plan Designations: Policies 1 & 2, Private Opens Space Section,
- Chapter 2: General Subsection Policy 7, Residential Subsection Policies 1, 5, 10 & 11, Recommendation 1
- Chapter 5: Open Spaces and Scenic, Historic, and Natural Resources, Policies 1, 3, 4 & 8
- Chapter 7: Development Hazards and Constraints, Policies 1 & 2
- Chapter 11: Stormwater Policies 1-22
- Chapter 12: Transportation, Policies 6, 8, 9, 13, 14 & 23

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. 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. Testimony shall be submitted in one of the following three ways, (1) Written testimony mailed to 250 Hwy 101, Florence, OR 97439, emailed 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 received at least two hours prior to the hearing. (2) Providing verbal testimony at the hearing. (3) Written testimony submitted in-person at the hearing. Testimony not submitted in compliance with one of these three procedures, will not be included in the record.

**Written testimony received prior to November 14, 2022, can be addressed within the staff report;** however, written testimony will be accepted until November 22, 2022, at 3:30 PM. Comments should include a mailing address. Failure to raise an issue in person or in writing and 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 and 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.

