



# City of Florence

Community Development Department

250 Highway 101  
Florence, OR 97439

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May 24, 2023

## NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing 5:30 p.m. on June 13, 2023, in the City Hall Chambers, located at 250 Hwy 101, to hear and consider the following matter:

**Resolution PC 22 21 PUD 01 & Resolution PC 22 25 SUB 03– Myrtle Glenn – 37<sup>th</sup> and Oak:** An application submitted by Mike Johnson, on behalf of the applicants William Johnson Construction, Inc and property owner David J. Bielenberg, for PC 22 21 PUD 01, preliminary planned unit development (PUD) and tentative subdivision plan. The overall proposal is to subdivide property into 25 individual lots and one street on 3.13 acres of property as shown on the Lane County Assessor’s Map # 18-12-22-11, TL 01200 and 0.21 acres as shown on Lane County Assessor’s Map 18-12-22-11 TL 00200 located approximately 770 feet west of the Hwy 101 and 37<sup>th</sup> St intersection and approximately 610 feet north of the 35<sup>th</sup> St and Oak St intersection. The proposal includes extending 37<sup>th</sup> St west. The 37<sup>th</sup> St right-of-way proposal includes sidewalks and on-street parking on both sides and an emergency vehicle turn around on the south west portion of the street. The applicant is requesting a variance for decreased lot size to provide additional on-site parking and decrease units per acre due to the constraints of the slope on the western portion of the property.

### 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 3: Off-Street Parking, Section 3, 4, 5, 8, 9, & 10
- Chapter 7: Special Development Standards, Sections 2-C, 3-H, 6, & 7
- Chapter 10: Residential Districts, Sections 2, 4, 5, & 7
- Chapter 23: Planned Unit Development, Sections 1 through 10, 12 and 15
- Chapter 34: Landscaping, Section 2 through 5 (if needed per 10-23)
- Chapter 35: Access and Circulation, Sections 2 through 4
- Chapter 36: Public Facilities, Sections 2 through 9
- Chapter 37: Lighting, Sections 2, 3, 4, 5B, & 5R

#### **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, Provisions, Sections 1 through 4 & 6
- Chapter 3: Subdivision Tentative Plan Procedure
- Chapter 5: Platting and Mapping Standards
- Chapter 7: Modifications, Subdivision Regulations

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

**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



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. 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 June 5, 2023, can be addressed within the staff report;** however, written testimony will be accepted until June 13, 2023, 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.

