



# City of Florence

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

July 5, 2023

## NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing at 5:30 P.M. on **July 25, 2023**, in the City of Florence City Hall Chambers located at 250 Highway 101, to hear and consider the following matter:

### **RESOLUTION PC 23 09 DR 03 – Three Mile Prairie Home Design Review**

An application submitted by Kyle Honeycutt, for Design Review of a single family attached dwelling. Referral to the Planning Commission for decision on whether the foundation footing as proposed meets the definition for attaching two single family dwellings (townhomes). Development is located in the second phase of Phase 1 of Three Mile Prairie; namely 5283 and 5271 Nopal Street, west of Highway 101, in the Medium Density Residential District, regulated by Florence City Code Title 10, Chapter 10.

### **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, & 1-6-2
- Chapter 2: General Zoning Provisions, Section 13
- Chapter 3: Off-Street Parking & Loading, Sections 3, 4, & 8-A
- Chapter 10: Residential Districts, Sections 2-A, 4, 5, & 7
- Chapter 34: Landscaping, Section 5
- Chapter 35: Access and Circulation, Sections 2-2, 2-3, 2-6, 2-7, 2-8, 2-12, 2-14, & 3-1
- Chapter 37: Lighting, Section 2, 3, 4, & 5

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. 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 July 17, 2023, can be addressed**



**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

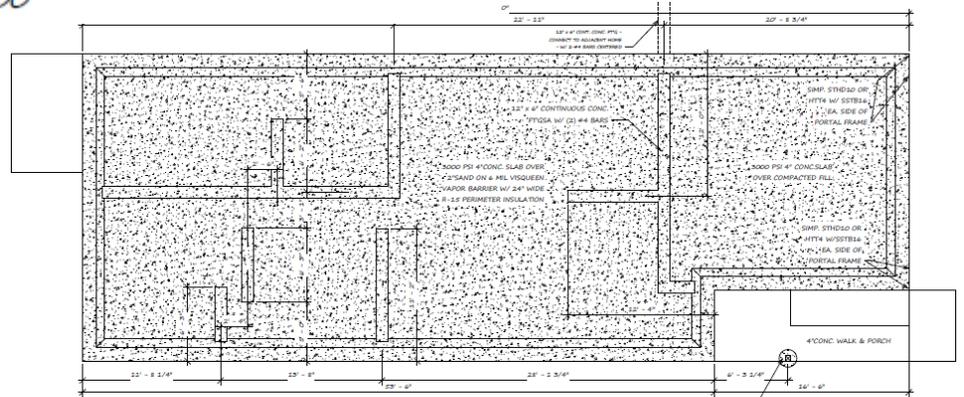
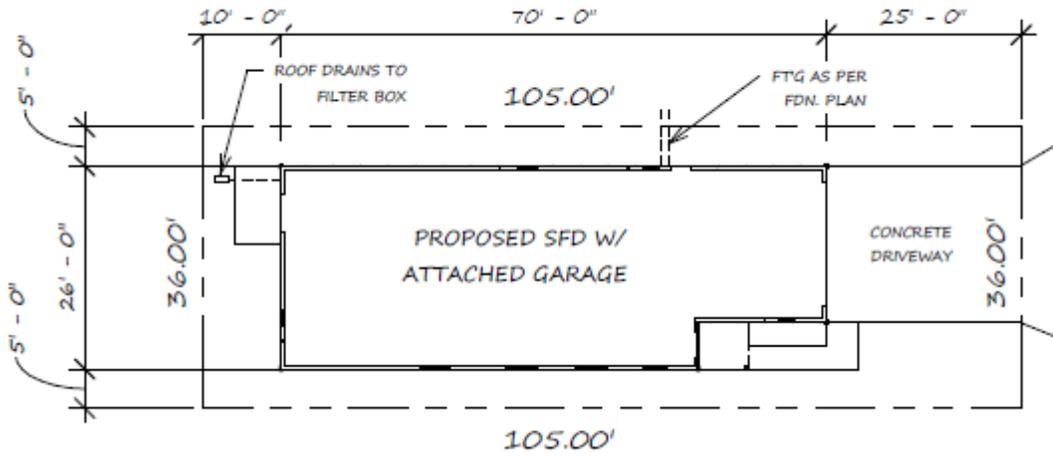
**Justice Center**  
900 Greenwood St.  
(541) 997-3515

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

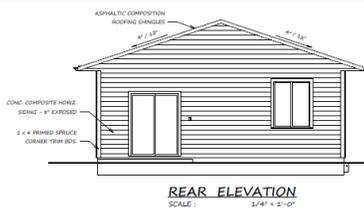


**within the staff report;** however, written testimony will be accepted until July 25, 2023, at 3:30 PM. Comments should include a mailing address. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10.

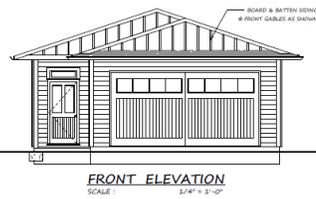
Applicable criteria, a copy of the application, documents and evidence submitted by or on behalf of the applicant, and other related materials are available for inspection or for purchase at the City of Florence Planning Department, located at 250 Highway 101, Florence, OR, or may be found on the City's website under "Planning & Zoning." The staff report is available for inspection 7 days prior to the hearing and will be provided at reasonable cost.



**FOUNDATION PLAN**  
SCALE: 3/4" = 1'-0"



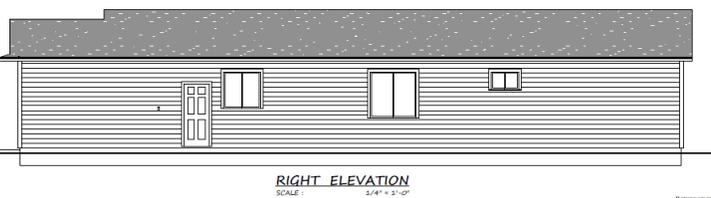
**REAR ELEVATION**  
SCALE: 3/4" = 1'-0"



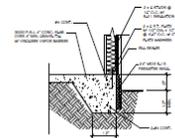
**FRONT ELEVATION**  
SCALE: 3/4" = 1'-0"



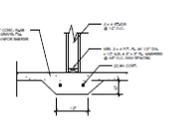
**LEFT ELEVATION**  
SCALE: 3/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 3/4" = 1'-0"



**TYPICAL FT'G**  
SCALE: 3/2" = 1'-0"



**INTERIOR FT'G**  
SCALE: 3/2" = 1'-0"