



City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439-7623

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August 23, 2023

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a video conference public hearing at 5:30 P.M. on **September 12, 2023**, in the City of Florence City Hall Chambers located at 250 Highway 101, to hear and consider the following matters:

PC 23 22 CUP 05– Mushroom Processing - Isola

Leslie Isola, property owner, submitted an application for site design of a warehouse building for wild mushroom processing and wholesale sales. This project is to be located at 1787 31st Street on the west side of Hwy 101 directly across from Mast Bros Towing. The property is located at Assessor's Map 18-12-23-23, Tax Lot 03100, situated in the Highway District regulated by Florence City Code Title 10, Chapter 16.

Criteria Applying to this Matter for the application include:

Florence City Code, Title 10:

(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 3: Off-Street Parking and Loading, Sections 2 through 5, 7, 8-C through 8-L, and 9 through 10
- Chapter 4: Conditional Uses, Sections 4, 10, & 11
- Chapter 6: Design Review, Sections 4, 5-1, 7 through 11
- Chapter 16: Highway District, Sections 3 through 5 and 7
- Chapter 34: Landscaping, Sections 2 through 5
- Chapter 35: Access and Circulation, Sections 2-2, 2-3, 2-6 through 2-9, 2-12 through 2-14, and 3 through 4
- Chapter 36: Public Facilities, Sections 2-1 through 2-5, 2-17, 2-18, 2-22, 3 through 7
- Chapter 37: Lighting, Sections 2 through 6

Title 9: Utilities

- Chapter 5: Stormwater Management Requirements, Sections 1 through 7

Florence Realization 2020 Comprehensive Plan

(found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)

- Ch. 2, Commercial Policy 9, & Ch. 12 Policies 9, 10 & 13

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. Hearing 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, 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 any of these procedures, will not be included in the record. **Written**

For special accommodations please call (541) 997-8237 at least 48 hours prior to the hearing. To be published August 2, 2023

testimony received prior to September 5, 2023, can be addressed within the staff report; however, written testimony will be accepted until September 12, 2023, 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 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.

