



City of Florence

250 Hwy 101, Florence, OR 97439
www.ci.florence.or.us

September 6, 2023

NOTICE OF PUBLIC HEARING

Notice is hereby given that on September 26, 2023, at 5:30 p.m. the Planning Commission will deliberate a petition from Jessica Hill, on behalf of Jerard D. Oflock Trust, to annex approximately 0.34 acres of property into the Florence city limits and apply Medium Density Residential (MDR) zoning. The property is described as 88384 1st Avenue at Assessor's Map No. 18-12-04-42, Tax Lot 01202. The property is located at the SW intersection of 1st Ave. and Meares St. **The Planning Commission decision will be a recommendation to City Council for consideration at a hearing tentatively scheduled for October 16th.**

PC 23 12 ANN 01 & PC 23 13 ZC 01 – Hill & Oflock Annexation and Zone Change

Criteria Applying to this application include:

ORS 222.111, 222.120, 222.125 and 222.170

Oregon Administrative Rules – 660-015-0000, Goal 10 Housing, & 660-012-0060 Transportation

Realization 2020 Florence Comprehensive Plan. Chapters:

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

Chapter 1: Citizen Involvement, Policy 4

Chapter 2: Land Use, Policy 6, Residential Policy 10, and Residential Plan Designation

Chapter 12: Transportation: 8

Chapter 14: Urbanization; Annexation section, Policies 1 through 7

Florence City Code, Title 10:

(accessible at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

Chapter 1: Zoning Regulations; Sections 10-1-1-4, 10-1-1-5, 10-1-1-6-3 & 4, 10-1-2-3, & 10-1-3

Chapter 10: Residential Districts; Section 1

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. 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 testimony received prior to September 18, 2023, can be addressed within the staff report;** however, written testimony not submitted at the hearing will

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



be accepted until September 26, 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.

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.

**Proposed Annexation and Zoning Assignment at
Assessor's Map 18-12-04-42, Tax Lot 01202 – 88384 1st Ave**

