



City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439-7623

PH: (541) 997-8237

planningdepartment@ci.florence.or.us

October 25, 2023

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a video conference public hearing at 5:30 P.M. on **November 14, 2023**, in the City of Florence City Hall Chambers located at 250 Highway 101, to hear and consider the following matters:

PC 23 19 CUP 01– Laurel & 7th Residential Use - Castleman

Marion Castleman, property owner, submitted an application for a conditional use permit to develop a lot zoned Mainstreet Area B with a single unit residential dwelling. This application is also requesting a temporary conditional use permit for the use of an RV for temporary construction site dwelling on an adjacent lot to the west (also owned by Castleman) and a variance for a decrease in the front yard setback to allow for a covered front porch. This project is to be located on two tax lots on the corner of 7th Street and Laurel Street. The property is located at Assessor's Map 18-12-27-44, Tax Lot 05602 (conditional use permit and variance for a residential unit) and Tax Lot 05601 (temporary construction site dwelling) situated in Mainstreet Area B regulated by Florence City Code Title 10, Chapter 27.

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 3-A, 4-A, 8-A, 8-D, 8-F, and 8-J
- Chapter 4: Conditional Uses, Sections 3 through 11 and 12-E-3
- Chapter 5: Zoning Adjustments & Variance, Sections 2 through 7
- Chapter 10: Sections 2, 4 through 5, and 10
- Chapter 27: Mainstreet District, Sections 3 through 5
- Chapter 34: Landscaping, Section 5
- Chapter 35: Access and Circulation, Sections 2-2, 2-3, 2-6 through 2-8, 2-12 through 2-14, and 3-1
- Chapter 36: Public Facilities, Sections 2-7, 2-16 through 2-18, 2-22, 3, and 5
- Chapter 37: Lighting, Section 5R

Florence Realization 2020 Comprehensive Plan

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

Ch. 2, Residential Policy 9, Downtown Planning Area Policy 1, Ch. 10 & Ch. 12 Policies 10

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

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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 November 7, 2023, can be addressed within the staff report;** however, written testimony will be accepted until November 14, 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.

