

City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439

Ph: (541) 997-8237
planningdepartment@ci.florence.or.us

November 21, 2023

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing 5:30 p.m. on December 12, 2023, in the City Hall Chambers, located at 250 Hwy 101, to hear and consider the following matter:

RESOLUTION PC 23 25 PUD 01– Myrtle Glen Final PUD: An application submitted by Mike Johnson, on behalf of the applicants William Johnson Construction, Inc. and property owner David J. Bielenberg, for final planned unit development (PUD) plan review. The PUD proposal consists of extending 37th St., and constructing 25 townhomes, parking, stormwater, open space and recreation space on 3.34 acres of property as shown on the Lane County Assessor’s Map # 18-12-22-11, Tls 01200 & 00200 acres located west of the 37th and Oak St. intersection.

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 10: Residential Districts, Sections 2, 4, 5, & 7
- Chapter 23: Planned Unit Development, Sections 2, 4, 5, 6, & 11 through 14
- Chapter 34: Landscaping, Section 2 through 5
- Chapter 35: Access and Circulation, Sections 2 through 3
- Chapter 36: Public Facilities, Sections 2 through 9
- Chapter 37: Lighting, Sections 2, 3, 4B, & 5R

Title 9: Utilities (found at <http://www.ci.florence.or.us/council/title-9-utilities>)

- Chapter 5: Stormwater Management, Sections 1 through 7

Resolution PC 22 21 PUD 01 – Myrtle Glen, Preliminary PUD—Conditions of Approval

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. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439; e-mailed 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. **Written testimony received prior to December 4, 2023, can be addressed within the staff report;** however, written testimony will be accepted until December 12, 2023, at 3:30 PM. Comments should include a

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



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.

