

City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439

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

January 3, 2024

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing at 5:30 P.M. on **January 23, 2024**, in the City of Florence, City Hall Council Chambers, located at 250 Highway 101, to hear and consider the following matters:

PC 23 30 DR 06– Twombly Hwy 101 - Warehouses

David Twombly, property owner applied for design review of a warehouse building for construction contractors complex with caretaker’s unit. This project is to be located west of Hwy 101 east of Central Coast Disposal, and 577 feet north of the intersection of 53rd St. and Hwy 101, Assessor’s Map 18-12-11-33, Tax Lot 01600, in the Service Industrial District.

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, 8-C through 8-L, 9 and 10
- Chapter 6: Design Review, Sections 4, 5-1, 6-3, 6-4-G and 7 through 11
- Chapter 7: Special Development Standards, Sections 3-H, 6, and 7
- Chapter 31: Service Industrial, Sections 2 and 4 through 7
- Chapter 32: Drinking Water Protection Overlay District, Sections 2-9
- Chapter 34: Landscaping, Sections 2 through 5
- Chapter 35: Access and Circulation, Sections 2-2, 2-3, 2-4, 2-6 through 2-14, and 3
- Chapter 36: Public Facilities, Sections 2-4, 2-5, 2-16, 2-17, 2-18, 2-22, 2-23, 3 through 8
- 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, Industrial Policies 4, 5, and 6
- Ch. 12 Policies 6, 10, 13, 23, 26, and 28

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>.

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

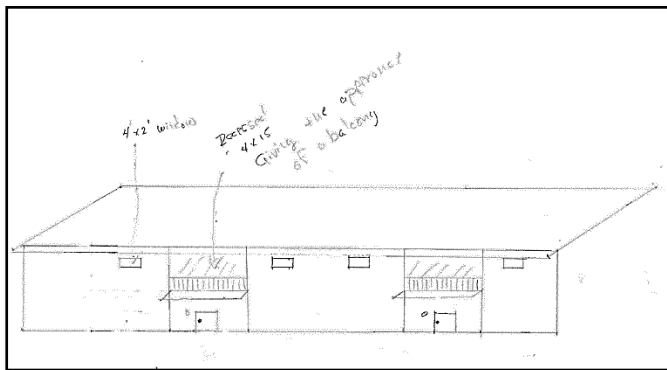
Justice Center
900 Greenwood St.
(541) 997-3515

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

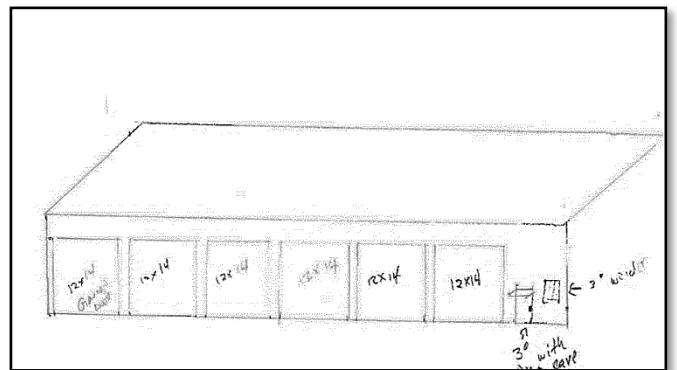


Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which is believed to apply to the decision. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439; e-mailed to planningdepartment@ci.florence.or.us; or delivered to the document drop box outside and on the right side of the City Hall main entrance. **Written testimony received prior January 16, 2024**, can be addressed within the staff report; however, written testimony will be accepted until **January 23, 2024**, 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. For special accommodations please call (541) 997-8237 at least 48 hours prior to the hearing.



East Elevation – Facing HWY 101



West Elevation – Facing Interior of Site