



# City of Florence

250 Hwy 101, Florence, OR 97439  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

February 7, 2024

## NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold an in-person video conference public hearing at 5:30 P.M. on **February 27, 2024**, in the City of Florence City Hall Chambers located at 250 Highway 101, to hear and consider the following matter:

### **PC 24 03 CUP 03 – Estuary Trail with Parking at Hwy 126 & Spruce St.**

A conditional use permit application submitted by Public Works Director Mike Miller on behalf of the City of Florence to develop an estuary trail constructed of compressed gravel with associated parking area and trail head located at the southwest corner of the Spruce St. and Hwy 126 intersection and with an access point on Quince Street. Proposed trail amenities to include benches and interpretative signs. This project is located on Lane County Assessor's Map and Tax Lots 18-12-26-33-00904 and 18-12-26-32-08000 and 07800. The Estuary trail will be located in Mainstreet Area A as regulated by Florence City Code (FCC) 10-27 and Old Town District C as regulated by FCC 10-17 and located within the Natural Estuary Management Unit and Natural Resource Conservation Management Unit as regulated by FCC 10-19.

### **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 1-6-3
- Chapter 2: General Provisions, Sections 2C & E4, and 13
- Chapter 3: Off-Street Parking and Loading, Sections 2 through 5, 8-C through L, 9, & 10
- Chapter 4: Conditional Uses, Sections 3 through 11
- Chapter 7: Special Development Standards, Sections 2 through 7
- Chapter 17: Old Town District, Sections 17C-2-A, 17C-4-C through K & Figure 17.2
- Chapter 19: Estuary, Shorelands, and Beaches and Dunes, Sections 1, 2, & 10
- Chapter 27: Mainstreet Areas, Sections 2 through 5
- Chapter 34: Landscaping, Sections 2, 3, and 4
- Chapter 35: Access and Circulation, Sections 2 & 3
- Chapter 36: Public Facilities, Sections 2-1, 2-5, 2-11, 2-16 through 2-21 2-23, 5, and 9
- Chapter 37: Lighting, Sections 2 through 4

#### **Florence Realization 2020 Comprehensive Plan**

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

- Chapter 2: Land Use, Policy 1 and Other Plan Designations, Policy 1.  
Other Plan Designation Categories, Public, Downtown, and Marina
- Chapter 5: Open Spaces and Scenic, Historic, and Natural Resources: Scenic Resources and Visual Quality Policies 1 and 3
- Chapter 8: Parks and Recreation, Policies 4 through 6 & 9, 11c and Open Space, Policies 13, 14, 15 and 19 Recommendation 7, 8 and 9
- Chapter 12: Transportation, Policies 8 and 13, 15 through 19, 22, 23, 34, 35, 40, 41, and 44.
- Chapter 13: Energy Facilities and Conservation, Policies 1 and 2
- Chapter 16: Estuarine Resources, Policies 15 and 16
- Chapter 17: Coastal Shorelands, Policies 5, 12, and 14, Management Unit #5

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](http://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](mailto: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 February 19, 2024, can be addressed within the staff report;** however, written testimony will be accepted until February 27, 2024, 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.

