

**CITY OF FLORENCE
ORDINANCE NO. 21, SERIES 2011**

IN THE MATTER OF QUASI-JUDICIAL ZONING MAP AMENEDMENTS AND LEGISLATIVE AMENDMENTS TO THE FLORENCE CITY CODE TITLE 10 AND COMPREHENSIVE PLAN RELATING TO COAST VILLAGE.

WHEREAS, the City Council established a goal in 2009 and carried it forward in 2010 and 2011 to amend City Code to create affordable housing opportunities through code amendments;

WHEREAS, the Planning Commission held general work sessions on housing related code changes, and is now recommending approval of amendments to the zoning code, zoning map, and Comprehensive Plan to establish a new district for the Coast Village development and make other related text changes;

WHEREAS, Florence City Code (FCC) Title 10, Chapter 1, Sections 3-B and -C provides that a quasi-judicial zoning change and legislative changes to the text of Title 10 and the Comprehensive Plan may be initiated by resolution of the Planning Commission;

WHEREAS, the Planning Commission initiated amendments to the Florence City Code by resolution on June 28, 2011;

WHEREAS, the City sent notice of the proposed amendments to the Department of Land, Conservation and Development on June 29, 2011, not less than 45 days prior to the first evidentiary hearing as required by state law and the Florence City Code;

WHEREAS, at its July 12, 2011 meeting the Planning Commission participated in a guided tour of the Coast Village community that was open to the public to see the housing types and development pattern of the Coast Village community;

WHEREAS, on August 22, 2011, the City sent notice to Referral Agencies about the proposed amendments and the public hearing;

WHEREAS, on August 24, 2011, the City sent notice to affected and surrounding property owners about the public hearing, posted the information on the web site, at all three Coast Village entrances and at City Hall on August 24th and 25th, prior to the public hearing;

WHEREAS, the City published a notice of hearing in the Siuslaw News on September 7th prior to the Planning Commission conducting a public hearing September 13, 2011;

WHEREAS, the Planning Commission held a public hearing on September 13, 2011 and recommended amendments to the Florence City Code and Comprehensive Plan;

WHEREAS, the City sent notice of the City Council public hearing to affected and sur-

rounding property owners and to people who had commented during the Planning Commission public hearing process on November 23, 2011;

WHEREAS, the City posted notice on the website on November 23, 2011 and published the notice in the Siuslaw News on November 30, 2011, and included an article about Coast Village Rezoning in the City’s November newsletter;

WHEREAS, the City Council held a public hearing, closed the public record and deliberated to a final decision on December 5, 2011;

WHEREAS, the zoning map amendments consolidate the Coast Village properties into one zoning district, and the proposed text amendments to Title 10 expand the allowed land uses and coordinate development standards consistent with the Coast Village CC&Rs and Architectural policies;

WHEREAS, the City Council finds the proposed text, zoning map and Comprehensive Plan amendments consistent with applicable criteria in Florence City Code, Realization 2020 Florence Comprehensive Plan, Statewide Planning Goals, Oregon Administrative Rules and Oregon Revised Statutes;

NOW, THEREFORE, THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

- Section 1. Adopt the Findings of Fact (Exhibit A);
- Section 2. Amend the Zoning Map (Exhibit B);
- Section 3. Amend FCC, Title 10 Chapter 1, Zoning Administration (Exhibit C);
- Section 4. Amend FCC, Title 10 Chapter 2, General Zoning Provisions (Exhibit D)
- Section 5. Amend FCC, Title 10 Chapter 12, Mobile Home/Manufactured Home Regulations (Exhibit E);
- Section 6. Add FCC, Title 10 Chapter 29, Coast Village District (Exhibit F);
- Section 7. Amend Realization 2020, Florence Comprehensive Plan Chapter 2, Land Use (Exhibit G)

Passed by the Florence City Council this 5th day of December, 2011.

AYES _____
NAYS _____
ABSTAIN _____
ABSENT _____

APPROVED BY THE MAYOR, this _____ day of December, 2011.

Phil Brubaker, MAYOR

ATTEST:

Kelli Weese, CITY RECORDER