



City of Florence
Community Development Department

250 Highway 101
Florence, OR 97439

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

May 7, 2025

THIS IS TO NOTIFY YOU THAT THE CITY OF FLORENCE IS PROPOSING A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

The proposal would adopt amendments to *Florence City Code Title 4 Chapter 4 Flood Damage Prevention* to comply with measures required by the National Flood Insurance Program (NFIP). Amendments include changes prompted by the Federal Emergency Management Agency (FEMA) requiring the City to adopt code, for land in the Special Flood Hazard Area in order to comply with the Endangered Species Act. The code amendments are directed by FEMA to protect habitat and achieve no net loss measures that will avoid, minimize, and mitigate impacts in the floodplain areas. The goal for floodplain development in Florence is to achieve “no net loss” to beneficial floodplain functions which would look like no net increase in fill, no net increase in impervious surfaces, and no net loss of trees. The amendments are necessary for property owners in the City to continue to obtain discounted flood insurance under the National Flood Insurance Program. More information is available here:

<https://www.ci.florence.or.us/planning/fema-pre-implementation-compliance-measure-picm>

NOTICE OF SPECIAL MEETING

To explain these standards further the Florence City Council is inviting you to a Special Council Meeting on **May 20th at 5:30 P.M. at the Florence Events Center (715 Quince St.)**. City staff and city legal counsel will present the reason for the proposal and explain in detail the new requirements of the proposed code. **This is not a public hearing.** This is an opportunity to learn and ask questions about the proposal and how it may affect your property and other properties. Visit this weblink to get more information:

<https://www.ci.florence.or.us/council/city-council-special-meeting-fema-flood-plane-code-amendments>

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing on **Tuesday, June 10, 2025 at 5:30 P.M. in Florence City Hall (250 Highway 101)**, to hear and consider a recommendation to City Council for adoption of amendments proposed in Resolution PC 25 08 TA 02 to the Florence City Code Title 4 Chapter 4 Flood Damage Prevention. The proposal will be reviewed subject to the Florence City Code Title 10 Chapter 1, Section 1-6-, Type IV Reviews. Planning Commission’s recommendation will determine next steps for the proposed legislative changes, including a second required public hearing with the Florence City Council on **Monday, June 30th, 2025 at 5:30 P.M. in Florence City Hall (250 Highway 101)**.

The meeting locations are wheelchair accessible. For special accommodations please call (541) 997-8237 at least 48 hours prior to the special meeting or hearing.

Until such amendments are adopted, City staff are available to assist potential developers and land owners in obtaining or understanding FEMA’s guidance. You may contact the City of Florence Community Development Department: planningdepartment@ci.florence.or.us or 541-997-8237 with questions or for more information.

To be published May 28, 2025

CRITERIA APPLYING TO THIS MATTER

Florence City Code, Title 10:

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

Chapter 1, Zoning Administration: Sections 1-6-4, and 3

Florence Realization 2020 Comprehensive Plan:

(found at <https://www.ci.florence.or.us/planning/florence-realization-2020-comprehensive-plan-2018>)

Statewide Land Use Planning Goals: 1: Citizen Involvement; 2: Land Use; 5: Natural Resources, Scenic and Historic Areas, and Open Spaces; 6: Air, Water and Land Resources Quality; 7: Areas Subject to Natural Hazards; Goal 8: Recreational Needs; 9: Economic Development; 10: Housing; 11: Public Facilities and Services; 12: Transportation; 13 Energy Conservation; Goal 14: Urbanization; Goal 16: Estuarine Resources, and Goal 17: Coastal Shorelands

Lane County Coastal Resource Inventory, 1978; Coastal Resource Management Plan

Oregon Revised Statutes (ORS): ORS 197.307(4), 197.610, 227.186

PUBIC HEARING -- HOW TO PARTICIPATE OR SUBMIT COMMENTS

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. 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 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 June 3, 2025, can be addressed within the staff report;** however, written testimony will be accepted until June 10, 2025, at 3:30 PM. Comments should include a return 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 documents 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.