

CITY OF FLORENCE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
250 Highway 101, Florence OR 97439

November 8, 2016

AGENDA

7:00 pm

Curt Muilenburg, Chairperson – John Murphey, Vice Chairperson

Clarence Lysdale, Commissioner – Robert Bare, Commissioner

Ron Miller, Commissioner – Michael Titmus, Commissioner

Please turn off or silence all cell phones and pagers prior to start of meeting.

~ **CALL TO ORDER ~ ROLL CALL ~ PLEDGE OF ALLEGIANCE ~**

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- October 25, 2016

3. PUBLIC COMMENTS

*This is an opportunity for members of the audience to bring to the Planning Commission's attention any items **NOT** otherwise listed on the agenda. Comments will be limited to **3 minutes per person**, with a maximum time of 15 minutes for all items.*

PUBLIC HEARING

- 4. RESOLUTION PC 16 18 EAP 01 – Extension of Approval Period:** A request for an extension of approval period, ending September 9, 2016, with extension ending November 8, 2017 for Resolution PC 15 17 PUD 01 – an approval of Preliminary Development Plan and Tentative Subdivision from J. Michael Pearson of Pacific Golf Communities, LLC to develop the 10-acre parcel located adjacent to the Sandpines Golf Course and abutting Rhododendron Drive into a 40-lot Planned Unit Development. Map #18-12-15-00, TL 01200 & TL 01300 and Map #18-12-15-33, TL 04700.

- 5. RESOLUTION PC 16 21 PUD 01 – Snegireff Sandpines PUD Modification:** An application for a modification to a Planned Unit Development from Allen Snegireff to allow for a detached single-family residence on Lot 48, a remnant lot designated for multi-family and single-family attached residences within the Sandpines West PUD. The proposal is located on Royal St. Georges Drive within the Sandpines West PUD, Assessor's Map # 18-12-15-43 Taxlot 01500.

- 6. RESOLUTION PC 16 23 PT 03 & PC 16 24 VAR 02 – Mullins Partition and Variance:** An application from Patricia Mullins requesting a variance and minor partition to the property located at 87545 Highway 101 to create three parcels with a variance for highway frontage. Two parcels will border Highway 101 and one parcel will border Spruce Street. The existing use of the parcel is as a single-family residence within the Service Industrial District, Assessor's Map #18-12-14-20 Tax Lot 00100

7. PLANNING COMMISSION DISCUSSION ITEMS

8. CALENDAR

- **Tuesday, November 22, 2016** – Regular Session, 7:00 p.m. at City Hall
- **Tuesday, December 13, 2016** – Regular Session, 7:00 p.m. at City Hall

ADJOURN

The meeting location is wheelchair accessible. Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.
The hearing will also be broadcast live on Channel 191.

PUBLIC HEARING PROCEDURE

The Planning Commission must make its decision based on facts. Prior to the hearing, staff will identify the applicable substantive criteria which have also been listed in the staff report. These are the criteria the Planning Commission must use in making its decision. All testimony and evidence must be directed toward these criteria or other criteria in the Plan or Land Use Regulations which you believe applies to the decision per ORS 197.763 (5). Failure to raise an issue accompanied by statements or evidence sufficient to afford the Planning Commission and parties involved an opportunity to respond to the issue may preclude an appeal based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request more time to present additional evidence, arguments or testimony regarding the application.

- A. Open Hearing
 - *Planning Commissioners declare any conflicts of interest, bias, ex-parte contacts and site visits.*
 - *Public may challenge a Commissioner's impartiality in making the decision.*
- B. Staff Report
- C. Applicant's Presentation
- D. Testimony

The Planning Commission will hear testimony from those in favor of the proposal, those against the proposal, and those that are neutral but have a comment. Copies of written testimony submitted for the hearing have been distributed to the Planning Commission. When you go to the table to testify, sign in (please write legibly) and state your name. If someone has made statements with which you agree, please come forward, sign in and just state that you agree with those comments. You do not need to restate the previous comments.

 - Proponents
 - Opponents
 - Neutral – Interested Persons
 - Rebuttal from Applicant
- D. Staff Response and Recommendation
- E. Close of Hearing
- F. Commission Deliberation - Direction to Staff or Decision
- G. 1st and 2nd on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval
- I. Discuss and Vote on Motion