

CITY OF FLORENCE PLANNING COMMISSION / DESIGN REVIEW BOARD  
CITY HALL COUNCIL CHAMBERS  
250 Highway 101, Florence OR 97439

**October 11, 2011**

**AGENDA**

**7:00 pm**

	Jan Nieberlein, Chairperson	
Mark Tilton, Vice Chairperson	Cheryl Hoile, Commissioner	Robert Bare, Commissioner
Bob Peters, Commissioner	Curt Muilenburg, Commissioner	Joseph Wise, Commissioner

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

**1. APPROVAL OF AGENDA**

**2. 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.*

**3. APPROVAL OF MINUTES**

\* September 13, 2011 – Public Hearing on Coast Village Zoning District

**4. PUBLIC HEARING: RESOLUTION PC 11 11 VAR 01 AND AR 11 08 DR 07**

Two applications from Steven Purvis representing Florence Dialysis LLC. One application for a site review to construct a Dialysis Clinic (a use permitted in the Pacific View Business Park) and another application for a variance from the 20-foot vegetated buffer requirement to allow a five-foot vegetation buffer adjacent to the property to the east. The property is located east of Kingwood Street, west of the Siuslaw School District, and north of 27<sup>th</sup> Street and Dr. Holmes Dental Clinic.

**5. PLANNING COMMISSION DISCUSSION ITEMS**

\* Oregon Planning Institute

**6. DIRECTOR'S REPORT**

\* Monthly Report

\* Proposed Efforts to Obtain More Complete Applications

**7. CALENDAR**

\* Tuesday, October 25 – Regular Meeting (tentative)

\* Tuesday, November 8 – Regular Meeting (tentative)

\* Tuesday, November 22 – Regular Meeting (tentative)

*See Reverse for Public Hearing Procedure*

The meeting location is wheelchair accessible.

Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.

## 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, would preclude an appeal based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity 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, please 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 Proponents
- D. Staff Response and Recommendation
- E. Close of Hearing
- F. Commission Deliberation - Direction to Staff or Decision
- G. 1<sup>st</sup> and 2<sup>nd</sup> on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval
- I. Vote on Motion