

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

February 28, 2012

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. APPROVAL OF MINUTES

* November 8, 2011

* December 13, 2011

* February 14, 2012

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.*

4. PUBLIC HEARING on RESOLUTION PC 12 02 CUP 01

An application submitted by the City of Florence for a conditional use permit and design review to construct the Siuslaw Interpretive Wayside at two locations. The east wayside will be located south of Bay Street, between Waterfront Depot and Siuslaw Coffee Roasters (Map Reference 18-12-34-14 Tax Lots 700, 101, and 107). The East Wayside consists of a stormwater demonstration project, pedestrian trail, bridge overlook, and picnic tables. The West Wayside will be under the Siuslaw Bridge. The West Wayside consists of benches, seawall, and a parking lot.

5. PLANNING COMMISSION DISCUSSION ITEMS

6. DIRECTOR'S REPORT

7. CALENDAR

* Tuesday, March 13, 7:00 pm – Regular Meeting: Public Hearing on Port's Offices

* Tuesday, March 27, 6:00 pm – Work Session on Transportation System Plan

7:00 pm – Public Hearing on Transportation System Plan

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 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

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