

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

November 27, 2012

AGENDA

7:00 pm

Jan Nieberlein, Chairperson

Curt Muilenburg, Vice Chairperson

Bob Peters, Commissioner

Cheryl Hoile, Commissioner

Robert Bare, Commissioner

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

INTRODUCTION

Katya Reyna – RARE Volunteer

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- Meeting of October 9, 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

RESOLUTION PC 12 16 CUP 08: RLA Holdings LLC, represented by Stecher Buss, applied for a conditional use permit and design review to construct a two-story mixed use building with four apartments and one retail/office space at 1739 19th Street. (Map Reference No. 18-12-26-22, tax lot 3301).

5. PLANNING COMMISSION DISCUSSION ITEMS

- 2013 Planning Commission Meeting Calendar

6. DIRECTOR'S REPORT

- Monthly Report

7. CALENDAR

- Tuesday, December 11, 2012 – Regular Session, 7:00 pm at City Hall ~ *Tentative*
- Tuesday, December 25, 2012- Canceled

The meeting location is wheelchair accessible.
Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing

(Over for Public Hearing Procedure)

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