

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

February 25, 2014

AGENDA

7:00 pm

Cheryl Hoile, Chairperson

Curt Muilenburg, Vice Chairperson

Alan Burns, Commissioner

John Murphey, Commissioner

Robert Bare, Commissioner

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

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- Meeting of January 14, 2014

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 HEARINGS:

- 4. CHURCH ON THE ROCK – RESOLUTION PC 14 01 CUP 01:** Carl Palinkis, Pastor for Church on the Rock, represented by Scott Marshall of Straightline Architecture, has applied for a conditional use permit and design review for the following: 1750 18th St--remodel and expand the sanctuary, construct new classrooms and demolish the existing classroom building, 1723 17th Street—convert building to church offices and construct new meeting room, 1723 & 1749 Highway 101-- improve parking behind buildings and at Southeast corner of 17th & Pine Streets--construct a new parking lot.

- 5. PEACE HARBOR MODULAR STATUS – RESOLUTION PC 14 02 CUP 02:** Philip Farrington of Peace Health has applied for approval of a Permanent Conditional Use and Design Review Permit for a temporary mobile building placed at Peace Health Hospital in 2007 under Resolution PC 07 46 CUP 07 and granted extension in 2011 under Resolution PC 11 02 EAP 01, located at 400 9th St.

6. ELECTION OF CHAIR AND VICE-CHAIRPERSONS

7. PLANNING COMMISSION DISCUSSION ITEMS

8. DIRECTOR'S REPORT

- Monthly Report for January 2014

9. CALENDAR

- Tuesday, March 11, 2014 – Regular Session, 7:00 pm at City Hall - *TENTATIVE*
- Tuesday, March 25, 2014 – Regular Session, 7:00 pm at City Hall
- Tuesday, April 8, 2014 – Regular Session, 7:00 pm at City Hall

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