

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

December 9, 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 November 10, 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. RESOLUTION PC 14 19 DR 02:** A request by Rodd Hansen, Architect LLC, for design review to construct exterior building modifications to modernize the Taco Bell building. The site is located at the SE corner of 25th and Hwy 101, 2460 Highway 101, Assessor's Map 18-12-23-33 TL 00900 and is zoned Highway District.
- 5. RESOLUTION PC 14 22 CUP 09:** A request by the Oregon Department of Transportation for a Conditional Use Permit to add fill to the Siuslaw River for the purpose of supporting temporary work platforms and a containment structure alongside the Siuslaw River Bridge. The project includes repair work and cathodic protection taking place for about three years from approximately 2015 to 2019. The under bridge parking area will be closed during the repair work. Installation and removal of work bridges will take place during in-water work periods from November 1 through February 15. No work will be done within the navigation channel and the drawbridge will remain operable throughout the work period. Work platforms and pilings will be removed after work is complete.
- 6. PLANNING COMMISSION DISCUSSION ITEMS**
- 7. CALENDAR**
 - Tuesday, Dec. 23, 2014 – Regular Session, 7:00 pm at City Hall – CANCELLED
 - Tuesday, January 13, 2014 – Regular Session, 7:00 pm at City Hall
 - Tuesday, January 27, 2014 – Regular Session, 7:00 pm 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. (Over for Public Hearing Procedure) 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

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