

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

October 14, 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 September 9, 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.*

ACTION ITEM:

- 4. RESOLUTION PC 14 13 ANN 01:** A request for annexation by Tim Sapp & Nancy Johnson of 05467 11th Street, Map 18-12-26-31 Taxlots 101 and 102.

PUBLIC HEARINGS:

- 5. RESOLUTION PC 14 14 ZC 02:** An application by Tim Sapp & Nancy Johnson to assign zoning to the properties requesting annexation at 05467 11th Street, Map 18-12-26-31, to the corresponding Medium Density Designation, Single-Family Residential.

- 6. RESOLUTION PC 14 20 CUP 07:** A request by Dave Goss for approval of a Conditional Use Permit to replace a single-family residence with a single-family residence at 1649 W. 23rd Street, in the Highway District.

- 7. RESOLUTION PC 14 15 CUP 06:** A request by the Port of Siuslaw for approval of a Conditional Use Permit to install a floating restroom on Mile 5 of the Siuslaw River 280' south of the navigation channel. Map 18-12-35-00 located at the following coordinates: 43.966228°, -124.1001847°

- 8. RESOLUTION PC 14 17 CPA 02:** Proposed changes to make the City Comp Plan match the County Chapters 6 (Air, Water, and Land Quality) and 14 (Urbanization). These chapters address testing and protection of the aquifer, annexation policy, and development of the area outside the city limits and within the urban growth boundary. The proposed amendments must comply with Statewide Planning Goals 6 (Air, Water, and Land Quality) and 14 (Urbanization).

9. PLANNING COMMISSION DISCUSSION ITEMS

10. CALENDAR

- Tuesday, October 28, 2014 – Regular Session, 7:00 pm at City Hall
- Tuesday, November 11, 2014 – Regular Session, 7:00 pm at City Hall

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

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.