

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

May 27, 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 April 22, 2014 and May 13, 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 HEARING:

- 4. SEIFERT PLAN AND ZONE CHANGE – RESOLUTION PC 14 06 CPA 01 AND PC 14 07 ZC 01:** An application for zoning map and Comprehensive Plan designation changes for properties located at the northeast corner of Munsel Lake Road and Spruce Street. The properties are as follows: Map Number 18-12-14-20 Tax Lots 00301 & 00600 and the east half of Spruce Street and Map Number 18-12-14-24 Tax Lot 00300. The applicant proposes to change 13.6 acres zoned Service Industrial to Mobile / Manufactured Home District and plan designated Service Industrial to High Density Residential. The applicant proposes to change 0.9 acres zoned North Commercial to Mobile / Manufactured Home District and plan designated North Commercial to High Density Residential. The changes are proposed to accommodate a 55 and old manufactured home park.

APPEAL HEARING:

- 5. CALOSSO FENCE APPEAL – RESOLUTION PC 14 08 APP 01:** An appeal of the administrative land use decision (AR 14 03 DR 02) concerning sheet metal fencing at 1231 18th Place, as submitted by Fred Calosso.
- 6. PLANNING COMMISSION DISCUSSION ITEMS**
- 7. DIRECTOR'S REPORT**
- 8. CALENDAR**
- Tuesday, June 10, 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