

CITY OF FLORENCE PLANNING COMMISSION
February 23, 2016 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson Curt Muilenburg called the meeting to order at 7:00 p.m. Roll call: Commissioner Clarence Lysdale, Vice Chair John Murphey, Commissioner Chic Hammon, Chairperson Curt Muilenburg Commissioner Michael Titmus and Commissioner Ron Miller were present. Commissioner Robert Bare was absent and excused. Also present: Planning Director Wendy FarleyCampbell, Assistant Planner Glen Southerland and Admin Assistant Vevie McPherran.

APPROVAL OF AGENDA

Vice Chair Murphey motioned to approve the Agenda. Commissioner Hammon seconded. By voice, all ayes. The motion passed.

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.*

There were no public comments.

PLANNING COMMISSIONER WORK SESSION: LAND USE CODE UPDATE:

PD FarleyCampbell began with an explanation of the information in the packet that also included modifications. See attachment.

There was some Commission discussion regarding the summary, verbiage of some of the changes and thoughts on moving forward. PD FarleyCampbell encouraged the Commissioners to engage in community conversation and investigation. Planning Commissioners comments on proposed ministerial review process code included:

- Page 5 E.1, Add recourse to ministerial procedure. Any project requiring discretion would use the administrative or quasi-judicial process.
- Page 7, 10-1-1-6-1-B-7, Reword last sentence.
- Page 9, 10-1-1-6-2-A, Reword last sentence with "Examples include" or similar.

DIRECTOR'S REPORT

PD FarleyCampbell stated that the monthly reports would be brief and explained the new format. Chairperson Muilenburg asked about information regarding City business licensing and PD FarleyCampbell indicated that she would look into having that information added into a summary or monthly report.

PLANNING COMMISSION DISCUSSION ITEMS

Vice Chair Murphey inquired as how to contact Code Enforcement and PD FarleyCampbell explained the procedure.

CALENDAR

PD FarleyCampbell stated that the Minor Partition that had been scheduled March 8, 2016 had been rescheduled to a tentative date in April, 2016 and briefly explained some of the jurisdiction issues that had initially been given by the State. She added that the tri-plex on 17th Street would be considered at the March 22, 2016 meeting. Vice Chair inquired about the Duman application and PD FarleyCampbell indicated that she had requested more information to deem the application complete but had not heard from him. She concluded by adding there would be more of the Ministerial comments on the agenda to follow the tri-plex application at the March 22, 2016 meeting.

Chairperson Muilenburg adjourned the meeting at 8:45 p.m.

Chairperson, Curt Muilenburg
Florence Planning Commission

Date

AGENDA ITEM SUMMARY**ITEM NO:****FLORENCE CITY COUNCIL**

Meeting Date: Jan. 12, 2016
Dept.: Planning Dept.

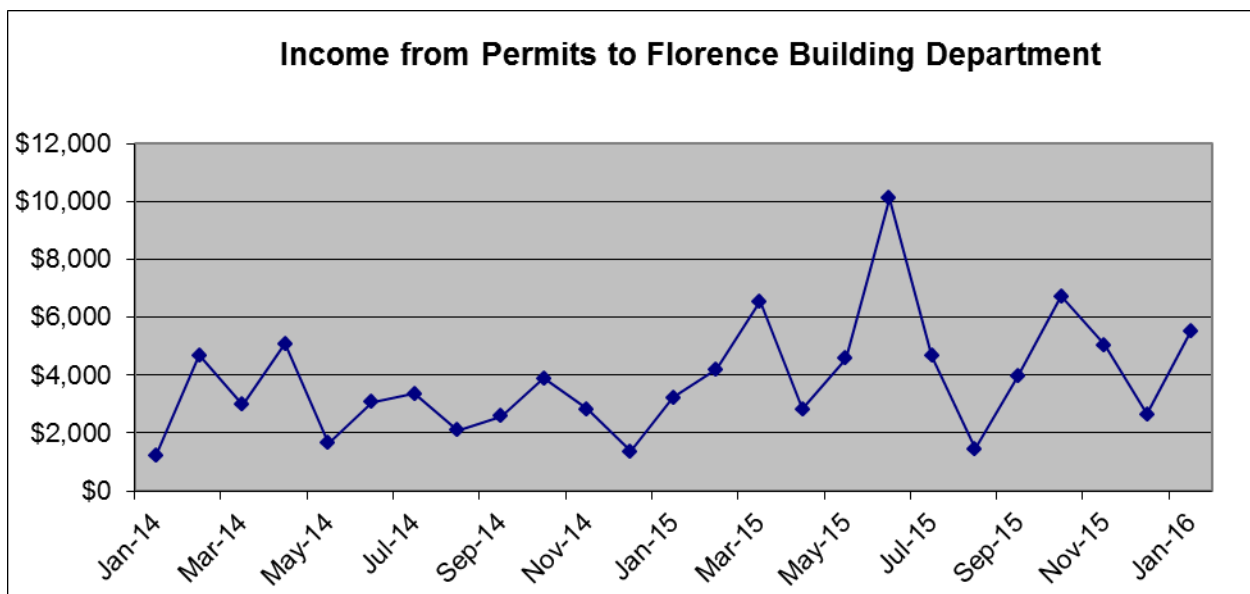
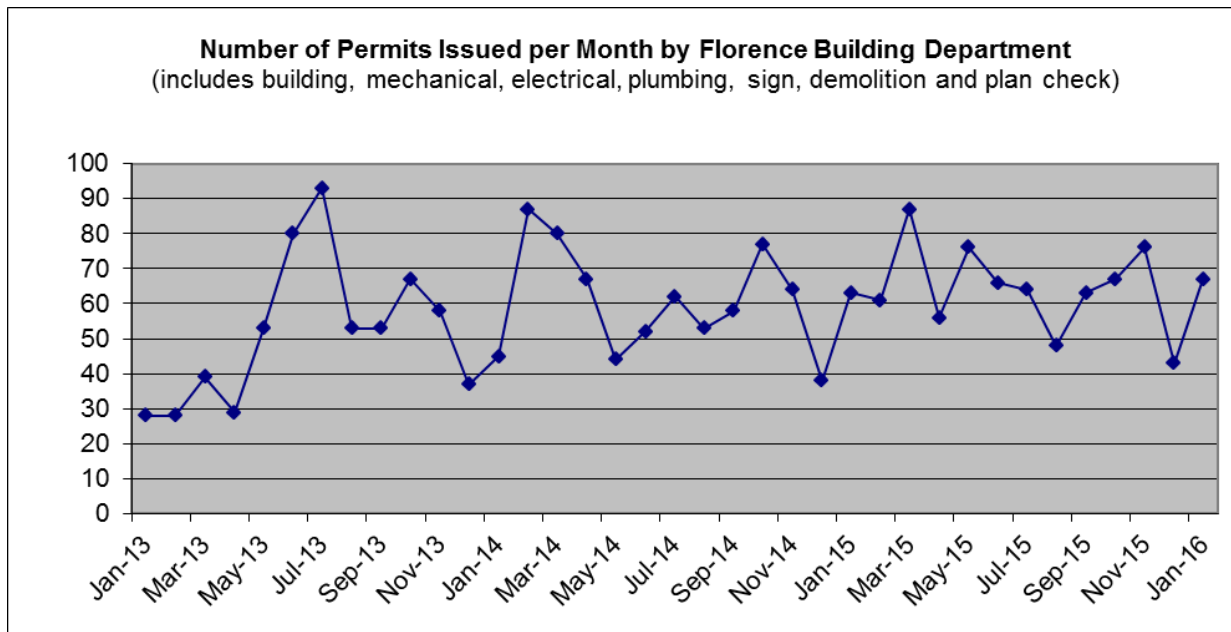
ITEM TITLE: Monthly Report for Work Accomplished in January**PLANNING DEPARTMENT DIVISION ACCOMPLISHMENTS:****Code Enforcement**

Just when you think you have seen all the animal things I had a call for a chicken at large on Maple Street. The owner of 4 chickens who let them run fairly free in the back yard, had a fence in the back yard that is not quite tall enough to contain the red one. She has a foot and a half that she can raise that fence and has. I have not to this point had any further complaints of the chicken running through yards. I did have 4 trials this month and I won them all, of course they were all no shows. I'm guessing they heard that I had not lost a case ever. Three were parking tickets being disputed, all from the Port parking lot. The other was a citation issued for a nuisance animal in a dog bite case.

Complaint/Violations	# Complaints	Resolved	Unresolved	Comments
Citations	0	0	0	0 citations written
Storage on Streets	6	6		
Dog Issues	8	8		Dog at large 4, Dog bite 4
Illegal camping	2	2		Homeless camps & people staying in RVs in parking lots
Alarm issues	1	1		Repeated false alarms
Vegetation Issues	6	6		
Sign violations	5	5		
Obstruction of street	2	2		
Misc animal issues	3	3		Feeding wild animals 2, Chicken at large 1
Nuisances	8	5	3	3 sidewalk tripping hazards
Misc	1	1		Fire door issue Spruce Point
January new cases	38			
January resolved cases	30			
Court cases	4	4		All no shows, (3 parking, 1 dog bite)

Building

Overall permit activity for January 2016 was 55% higher than December 2015 and 139% higher than three years ago, January 2013. There were more permits issued in January 2016 than in any other January since 2007. Included in the 1.54 million dollars of construction value in January were four single-family homes totaling 1.289 million in valuation. These homes were located in Sea Watch Estates, East Bank, Fawn Ridge and Siuslaw Village. Also of note, another home destined for demolish near Taco Bell has started the process of a \$65k rehabilitation. Overall permit income is the 3rd highest in the last 11 months.



Land Use

Planning Staff completed review of the Resto-Bar change of use which will add the opportunity for several more tables to the restaurant. The Peterson partition on Munsel Lake Road is bisected by the Urban Growth Boundary. This has staff and attorney consult befuddled with jurisdictional challenges with Lane County. All other applications received are under completeness review by staff.

Project Proposal	Location	Next Step
<i>City Council/Planning Commission</i>		
Duman Redwood Building	Redwood/Hwy 126	App. Received Dec. 21
Peterson MLR Partition	Munsel Lake Road	App. Received Jan. 21
Peterson MLR Partition Variance	Munsel Lake Road	App. Received Jan. 21
Buss 17 th /Spruce Tri-Plex	17 th /Spruce	App. Received Jan. 22
Ministerial Review Code Change	-	PC Worksession Feb. 23
<i>Staff Review</i>		
Restobar Change of Use Retail-to-Restaurant	1287 Bay Street	Decision issued Feb. 10
1312 Bay Exterior Modifications	1312 Bay Street	App. Received Feb. 1.
Northwood Apts. Exterior Modifications	4480 Hwy 101	App. Received Feb. 11
Phillips PVBP Storage Building	1045 27 th Street	App. Received Feb. 11