

CITY OF FLORENCE PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
250 Highway 101, Florence OR 97439

March 22, 2016

AGENDA

7:00 pm

Curt Muilenburg, Chairperson – John Murphey, Vice Chairperson

Clarence Lysdale, Commissioner – Chic Hammon, Commissioner

Robert Bare, Commissioner – Ron Miller, Commissioner – Michael Titmus, Commissioner

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

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- February 9, 2016
- February 23, 2016

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 16 03 DR 01 – 1999 17th STREET TRI-PLEX:** A request for Design Review approval of a new 2,561 square foot two-story tri-plex in the Multi-Family District. The proposed location is 1999 17th Street, the northwest corner of Spruce and 17th Street, Assessor's Map No. 18-12-26-22, Tax Lot 9200.
5. **RESOLUTION AR 16 05 VEG 01 – CROSS ROAD VEGETATION REMOVAL:** A request for a vegetation removal permit to remove select trees from the lot east of Cross Road Assembly of God in the Main Street Area B zoning district. The property is located at 920 Maple Street, the northeast corner of Maple & 9th Street, Assessor's Map 18-12-27-41, Tax Lots 04300, 04400, and 04500.

PLANNING COMMISSION WORK SESSION

6. **LAND USE CODE UPDATE:** The second in a series of work sessions to update the City's land use code related to implementing a ministerial land use process. This work session will review architectural design code necessary for the creation and administration of an over-the-counter permitting process.
7. **PLANNING DIRECTOR'S REPORT**
8. **PLANNING COMMISSION DISCUSSION ITEMS**
9. **CALENDAR**

ADJOURN

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.
The hearing will also be broadcast live on Channel 191.