

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

March 24, 2015

AGENDA

7:00 pm

Curt Muilenburg, Chairperson

John Murphey, Vice Chairperson

Alan Burns, Commissioner

Charles Hammon, Commissioner

Robert Bare, Commissioner

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

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- Meeting of February 24, 2015

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. RESOLUTION PC 15 01 ANN 01 & PC 15 08 ZC 01 - JERRY'S PLACE ANNEXATION & ZONING ASSIGNMENT:

A request for annexation of 88274 Rhododendron Drive, MR 18-12-04-42 TL 7800, 7900, & 6700 and zoning the properties to the corresponding Comprehensive Plan designation, Commercial. The owner has not proposed to include the manufactured home on TL 6700, Lot 2 of Block 13.

5. RESOLUTION PC 15 04 DR 01 – PEACE HARBOR EMERGENCY ROOM:

A request by Philip Farrington, AICP, on behalf of Peace Harbor, seeking design review approval from the City of Florence to improve PeaceHealth Peace Harbor Medical Center by expanding the hospital Emergency Department (“ED”) and making associated renovations and remodels. The project includes 4,404 sf of new building, 3,964 sf of remodeled space, and 1,822 sf of new exterior ambulance canopy. Assessor's Map 18-12-27-34 TL 2100.

6. RESOLUTION PC 15 03 CUP 02 – KINDERGARTEN MODULAR BUILDING:

A request BY Bob Archer & Kari Blake on behalf of the Siuslaw School District 97J for approval of a Conditional Use Permit to install a modular complex that will serve all the Kindergarten facility for the school for the school district. The modular complex will be 84x64, which will consist of five classrooms and two bathrooms. Four classrooms will be used full time and the fifth will serve as a work area or special services.

7. PLANNING DIRECTOR'S REPORT

8. CALENDAR

- Tuesday, April 14, 2015 – Regular Session, 7:00 pm at City Hall
- Tuesday, April 28, 2015 – Regular Session, 7:00 pm at City Hall
- Tuesday, May 12, 2015 Regular Session, 7:00 pm at City Hall - TENTATIVE

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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