
City of Florence Planning Commission

Florence City Hall
250 Hwy 101
Florence, OR 97439
541-997-8237
www.ci.florence.or.us

February 24, 2015

AGENDA

7:00 p.m.

Commissioners:	Chairperson Curt Muilenburg
	Vice-Chairperson John Murphey Alan Burns
	Robert Bare Charles Hammon

With 48 hour prior notice, an interpreter and/or TDY: 541-997-8237, can be provided for the hearing impaired.
This meeting location is wheelchair accessible.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

7:00 p.m.

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- Meetings of February 10, 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 14 27 CUP 10:** A request by Ray South of Pacific 101 Realty to convert a commercial building located at 527 Maple Street, Assessor's Map 18-12-27-44 Taxlot 07900 to a single-family residential use, a conditional use in the Mainstreet A zoning district.

ACTION ITEM:

5. CITY COUNCIL RECOMMENDATION

A recommendation by the Planning Commission to the City Council for the addition of two seats to the Planning Commission, bringing the total number of sitting Commissioners to seven.

6. PLANNING COMMISSION DISCUSSION ITEMS

7. PLANNING DIRECTOR'S REPORT

8. CALENDAR

- Tuesday, March 10, 2015 – Regular Session, 7:00 p.m. at City Hall
- Tuesday, March 24, 2015 – Regular Session, 7:00 p.m. at City Hall
- Tuesday, April 14, 2015 – Regular Session, 7:00 p.m. at City Hall

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