

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

January 27, 2015

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 December 9, 2014
- Meeting of January 13, 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 HEARINGS:

- 4. RESOLUTION PC 14 24 EAP 02 – COAST GUARD RIP RAP EXTENSION:** A request for an extension, ending January 27, 2016, to the approved conditional use permit for the Florence Coast Guard Station rip rap revetment installation, located at Assessor's Map # 18-12-15-33 Taxlot 00600 (Original Files # PC 13 09 CUP 03).
- 5. RESOLUTION PC 14 25 EAP 03 – MUNSEL LAKE VILLAGE EXTENSION:** A request for an extension, ending January 27, 2016, for the approved conditional use and design review permits, and ending July 27, 2016 for the approved PUD for the Munsel Lake Village development, located at Assessor's Map # 18-12-14-20 Taxlots 1203, 1205, & 1206 (Original Files # PC 08 26 PUD 02, PC 08 27 CUP 05, PC 08 39 DR 13, and Ordinance No. 1, Series 2010).
- 6. RESOLUTION PC 14 22 CUP 09 – SIUSLAW RIVER BRIDGE CUP:** A request by the Oregon Department of Transportation for a Conditional Use Permit to add fill to the Siuslaw River for the purpose of supporting temporary work platforms and a containment structure alongside the Siuslaw River Bridge for repair work and cathodic protection taking place for about three years from approximately 2015 to 2019. This is a continuance of a public hearing held on Dec. 9, 2014.
- 7. RESOLUTION PC 14 26 TA 03 – MEDICAL MARIJUANA TEXT AMENDMENTS:** A proposal by the City of Florence, initiated by the Florence City Council at their Oct. 20, 2014 meeting, to establish locational, site design, and operational criteria related to medical marijuana. These text amendments will establish appropriate zoning for medical marijuana facilities as well as establishing minimum listed distances from residential zones, public libraries and parks, child

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.

care facilities licensed by the Oregon Dept. of Education, and public and private schools attended primarily by minors.

8. PLANNING COMMISSION DISCUSSION ITEMS

9. PLANNING DIRECTOR'S REPORT

10. CALENDAR

- Tuesday, February 10, 2015 – Regular Session, 7:00 pm at City Hall
- Tuesday, February 24, 2015 – Regular Session, 7:00 pm at City Hall – TENTATIVE

ADJOURN

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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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