

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

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**October 27, 2015**

**AGENDA**

**7:00 pm**

Curt Muilenburg, Chairperson

John Murphey, Vice Chairperson

Charles Hammon, Commissioner

Robert Bare, Commissioner

Ron Miller, Commissioner

Clarence Lysdale, Commissioner

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

**1. APPROVAL OF AGENDA**

**2. APPROVAL OF MINUTES**

- September 22, 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.*

**4. PUBLIC HEARING**

**RESOLUTION PC 15 16 CUP 09 – Porter Boatlift** : A Conditional Use Permit application from Greg Swenson of PBS Engineering & Environmental, representing Larry Porter, to construct a new private boatlift, gangway, and two mooring buoys in the Siuslaw River near applicant's residence. The proposed project will be located within the Restricted Residential and Conservation Estuary zoning districts at 100 Rhododendron Drive, Map 18-12-27-33, Tax Lots 304, 400, 500 and the Bay (Front) Street Right-of-Way. Proposed work (9 piles) will take place during the in-water work period from November 1<sup>st</sup> to February 15<sup>th</sup> during daylight hours. As mitigation for the project, 37 derelict creosote piles would be removed from the waterway (*continuance of Hearing from August 25, 2015*).

**5. DISCUSSION ITEM**

**City Council Goal Task 2, Objective 5, Task 2:** Streamline portions of the land-use process with over the counter permit process.

**6. PLANNING COMMISSION DISCUSSION ITEMS**

**7. CALENDAR**

- Wednesday, November 4, 2015 Work Session with City Council  
10:00 a.m. – 12:00 Noon at City Hall - TENTATIVE
- Tuesday, November 10, 2015 – Work Session, 7:00 pm at City Hall
- Tuesday, December 8, 2015 – Regular Session, 7:00 pm at City Hall
- Monday, December 14, 2015 – City Council-Planning Commission Joint Hearing  
7:00 pm at City Hall

**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. 1<sup>st</sup> and 2<sup>nd</sup> on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval

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I. Discuss and Vote on Motion

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