

**CITY OF FLORENCE PLANNING COMMISSION**  
FLORENCE CITY HALL  
250 HIGHWAY 101

**March 12, 2019**

**COMMISSION AGENDA**

**5:30 pm**

John Murphey, Chairperson – Sandi Young, Vice Chairperson  
Eric Hauptman, Commissioner – Brian Jagoe, Commissioner  
Andrew Miller, Commissioner – Ron Miller, Commissioner – Phil Tarvin, Commissioner

*Please turn off or silence all cell phones and pagers prior to start of meeting.*

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

**1. APPROVAL OF AGENDA**

**2. APPROVAL OF MINUTES**

- **November 27, 2018**

**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 **three minutes per person**, with a maximum time of 15 minutes for all item.*

**4. RESOLUTION PC 18 33 PUD 02 – Cannery Station, Phase I Final Planned Unit Development (PUD)**

**RESOLUTION PC 18 34 SUB 01 – Cannery Station, Tentative Subdivision (SUB)**

An application for approval of Phase 1, Final Planned Unit Development (PUD) and Tentative Subdivision (SUB) from Brian Cavaness, on behalf of Cannery Station Development, LLC, for a Mixed-Use Development to include a 64-Bed Assisted Living Facility, eight Single-Story Transitional Cottage Units, a 42-Unit Three-Story Apartment Building, two Duplex Residential Units and two Single-Story Commercial Structures. The 17-acre parcel is located east of Highway 101 across from Fred Meyer, west of Florentine Estates, north of the Community Baptist Church, and south of Munsel Lake Road. Property is located at Map No. 18-12-14-20, Tax Lot 00700, in the North Commercial District regulated by Florence City Code Title 10, Chapter 30.

**5. RESOLUTION PC 18 35 DR 03 – Assisted Living Facility**

**RESOLUTION PC 18 40 DR 08 – Transitional Cottage Fourplex #1**

**RESOLUTION PC 18 41 DR 09 – Transitional Cottage Fourplex #2**

Three applications from Kristen Taylor on behalf Cannery Station Development, LLC to request approval of a Design Review Permit to construct a proposed 64-Bed Assisted Living Facility and two Transitional Cottages (8 units total) on Lot 2 of Phase 1 of the Cannery Station Planned Unit Development (PUD). The site is located at Assessor's Map no. 18-12-14-20, Tax Lot 00700, in the North Commercial District regulated by Florence City Code Title 10, Chapter 30.

**6. DIRECTOR'S REPORT & DISCUSSION ITEMS**

**7. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS**

**8. PLANNING COMMISSION CALENDAR**

- **Tuesday, March 26, 2019** – Regular Session, City Hall Chambers, 250 Highway 101, 5:30 pm
- **Tuesday, April 9, 2019** – Regular Session, City Hall Chambers, 250 Highway 101, 5:30 pm

**ADJOURN**

The meeting location is wheelchair accessible. Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.

## 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
- I. Discuss and Vote on Motion