

CITY OF FLORENCE PLANNING COMMISSION
FLORENCE EVENT CENTER
715 QUINCE STREET

February 26, 2019

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 13, 2018 and December 18, 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 19 01 VAC 01 – Pine at 32nd Vacation:** An application by David Bielenberg for vacation of a portion of the Pine Street right-of-way between 31st Street and 32nd Street. The area requested for vacation is approximately 7,200 square feet and extends from the southern edge of the 32nd Street right-of-way to the northern corners of the alley rights-of-way. Mr. Bielenberg proposes the vacation of the right-of-way for inclusion in a residential development which would consist of townhouse units throughout the aforementioned taxlots. The Florence City Council initiated vacation procedures on February 4th, 2019, with an estimated \$30,795.42 assessed value for the right-of-way.
- 5. RESOLUTION PC 18 30 ZC 06 – Crossroads Church Zone Change:** An application from R. Dale Edwards, on behalf of the Cross Road Assembly to seek approval for a zone change for the properties, 0.72 acres in total, located at 920 Maple Street. The properties are located at Map #18-12-27-41, Tax Lots 04300, 04400, and 04500 in the Mainstreet District regulated by FCC Title 10, Chapter 27. The request is to change the zoning to Commercial District regulated by FCC Title 10, Chapter 15, in conformance with the Florence Realization 2020 Comprehensive Plan Map designation of "Commercial" for these properties.
- 6. RESOLUTION PC 18 50 ZC 08 – Farnsworth Limited Industrial Zone Change:** An application from Larry and Crystal Farnsworth requesting approval to change zoning on 14 lots to include properties located at Assessors Map #18-12-22-42, Tax Lots 00100, 00200, 00300, 00400, & 00500 and Assessors Map #18-12-22-43, Tax Lots 00100, 00200, 00300, 00400, 00500, 00600, 00700, 00800, & 00900. The lots consist of 9.54 acres and are currently in the Pacific View Business Park District regulated by FCC Title 10, Chapter 28. Applicant requests the zone change to Limited Industrial District (LID) regulated by FCC Title 10, Chapter 20. Additional associated amendments include Comprehensive Plan, Background, and Summary references and adding "storage" and "community services" uses to LID.
- 7. PLANNING COMMISSION DISCUSSION ITEMS**
- 8. CALENDAR**
- **Tuesday, March 5, 2019** – Special Session, Florence City Hall Chambers, 250 Highway 101, 5:30 pm
 - **Tuesday, March 12, 2019** – Regular Session, Florence City Hall Chambers, 250 Highway 101, 5:30 pm
 - **Tuesday, March 26, 2019** – Regular Session, Florence 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. 1st and 2nd on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval
- I. Discuss and Vote on Motion