

CITY OF FLORENCE PLANNING COMMISSION
December 18, 2018 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 5:30 p.m. Roll call: Chairperson John Murphey, Vice Chairperson Sandra Young, Commissioner Michael Titmus, Commissioner Phil Tarvin, and Commissioner Brian Jagoe were present. Commissioner Eric Hauptman and Commissioner Ron Miller were absent and excused. Also present: Planning Director Wendy FarleyCampbell and Planning Technician Dylan Huber-Heidorn

APPROVAL OF AGENDA

Vice Chairperson Young motioned to approve the agenda. Commissioner Jagoe seconded. By voice, all ayes. The motion carried.

APPROVAL OF MINUTES

Commissioner Titmus motioned to approve the minutes of July 10, 2018; Commissioner Tarvin seconded. By voice, all ayes. The motion carried.

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 items.*

There were no public comments.

RESOLUTION PC 18 44 CUP 07 – Rogers Caretaker Unit: An application from David Rogers seeking approval for a caretaker unit. Property is located at 1025 27th St., Florence OR at Map #18-12-22-42, Tax Lot 00600, in the Pacific View Business Park District regulated by FCC Title 10 Chapter 28.

No Commissioner declared a conflict of interest or bias. There were no challenges.

Chairperson Murphey opened the public hearing at 5:34 PM.

PD FarleyCampbell presented the staff report regarding the application to establish a residential caretaker unit in a commercial building (see attached). She discussed the history of the zoning in the area, addressing concerns for commercial suites, landscaping, and other applications and history of uses which affected this application. Specifically, it was determined that the hemp processing use presently in the building was not incompatible with residential caretaker units, unlike marijuana-related uses.

Commissioner Jagoe inquired whether fire sprinklers would be required in the industrial space below the proposed residence. PD FarleyCampbell detailed ongoing processes, which involved the Fire Marshal, which were satisfying any pertinent fire codes.

Commissioner Titmus and PD FarleyCampbell discussed applicable code requirements for industrial hemp processing and how state and local codes differentiate (or don't differentiate) between marijuana processing, hemp, and other agricultural uses.

Applicant – David Rogers

Mr. Rogers discussed the firewalls he had installed himself in the building. He also mentioned security issues his commercial tenants have experienced and his belief that having a caretaker on the property would mitigate these issues.

Commissioner Tarvin asked about past and present occupancy of the proposed residential unit. Mr. Rogers replied that he had had a residential tenant in the unit, but had removed its occupant upon learning earlier in the year that such a use had not been permitted.

Chairperson Murphey closed the public hearing at 5:56 PM.

There was no deliberation by the Commission.

Commissioner Jagoe motioned to approve **RESOLUTION PC 18 44 CUP 07 – Rogers Caretaker Unit**; Commissioner Titmus seconded.

There was no discussion.

By roll call vote: Commissioner Tarvin, “Yes;” Commissioner Titmus, “Yes;” Commissioner Jagoe, “Yes;” Vice Chairperson Young, “Yes;” Chairperson Murphey, “Yes”. Motion passed 5-0.

PLANNING DIRECTOR’S REPORT/CALENDAR

PD FarleyCampbell discussed a proposed shift from paper meeting materials packets to digital files and iPads.

Commissioner Titmus motioned to add a request for iPads to the Commission’s recommendations for the City Work Plan; Vice Chairperson Young seconded. By voice, all ayes. The motion carried.

PD FarleyCampbell discussed upcoming applications, hearings, and tentative meeting times. She detailed progress that was being made on restructuring City boards and commissions. She also discussed the return of City operations to City Hall and progress on the ReVision Florence project.

PLANNING COMMISSION DISCUSSION ITEMS


There was no discussion of other topics.

Chairperson Murphey adjourned the meeting at 6:09 PM.

Chairperson, John Murphey
Florence Planning Commission

Date

ROGERS-1025 27TH ST. CARETAKER UNIT PC 18 44 CUP 07



12/18/18

INTRODUCTION


- Application received October 2, 2018
- Notice sent November 28, 2018

CRITERIA

Florence City Code, Title 10

- Chapter 1: Zoning Administration, Section 1-6-3
- Chapter 4: Conditional Uses, Sections 5 through 11 and 12H
- Chapter 28: Pacific View Business Park, Sections 3 & 5

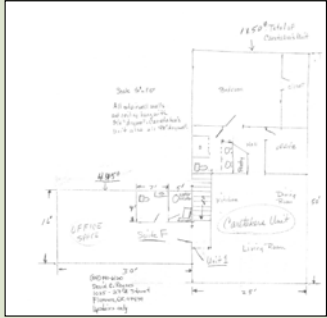
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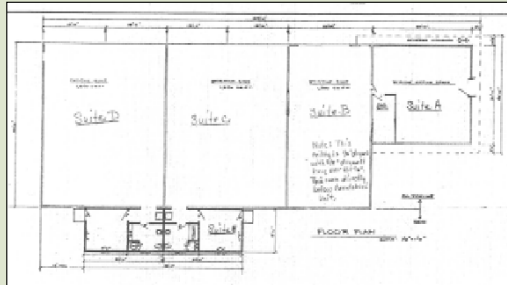
BUILDING ELEVATION IMAGE



FLOOR PLAN UPSTAIRS



FLOOR PLAN DOWNSTAIRS



TESTIMONY

Public Testimony:

- None Received

Referral Comments:

Building Dept.: Needs to provide drawings of construction to ensure meets fire code.

STAFF RECOMMENDATION

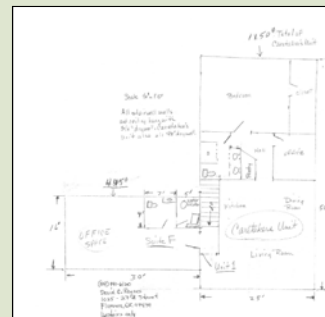
Application meets the applicable criteria of City Code and **recommends approval** of the application with the following conditions of approval:

CONDITIONS OF APPROVAL

4. Trash & Recycling for the site is to be screened.
5. On-site exterior lighting to be modified or replaced to comply with FCC 10-37

ALTERNATIVES

1. Approve the application;
2. Approve with modifications to the resolution and/or findings
3. Deny the application;
4. Continue the Public Hearing to a date certain if more information is needed.



Questions