

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

May 14, 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

- **April 23, 2019**

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 02 PUD 01 – Oak Commons Preliminary Planned Unit Development (PUD)
RESOLUTION PC 19 04 SUB 01 – Oak Commons Tentative Subdivision (SUB)
RESOLUTION PC 19 05 DR 02 – Oak Commons Design Review (DR)**

An application to request approval of a Preliminary Planned Unit Development (PUD), Tentative Subdivision (SUB), and Design Review for a 16-unit townhouse development at the property located at Assessor's Map 18-12-23-23, Tax Lots 02200 & 02800, on the south side of 32nd Street between Oak Street and Highway 101. Proposed development is located in the Multiple Family Residential District regulated by Florence City Code Title 10, Chapter 13 and the Highway District regulated by Florence City Code Title 10, Chapter 16.

5. DIRECTOR'S REPORT & DISCUSSION ITEMS – Planning Commission recommendation to City Council for Approval of 2019-2020 Florence Workplan timeline.

6. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS

7. PLANNING COMMISSION CALENDAR

- **Tuesday, May 28, 2019** – Regular Session, City Hall Chambers, 250 Highway 101, 5:30 pm
- **Tuesday, June 11, 2019** – Regular Session, City Hall Chambers, 250 Highway 101, 5:30 pm
- **Tuesday, June 25, 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. 1st and 2nd on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval
- I. Discuss and Vote on Motion