

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

June 25, 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

- **May 14, 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 03 DR 01 – Hanson Mixed-Use

An application from Bob Hanson to request approval of a Design Review to construct a mixed-use development that will include a new 7,200 square foot building with retail space, industrial space, and four apartments. Proposed construction is at 3375 Highway 101. The property is located south of the Rite Aid on 34th Street and west of Highway 101, at Map No. 18-12-23-22, Tax Lots 08600 & 08701 in the Highway District regulated by FCC Title 10, Chapter 16.

5. RESOLUTION PC 19 06 CUP 01 – Elks Lodge Storage Containers

A conditional use permit application from Roger McCorkle on behalf of the Florence Elks Lodge #1858 to request temporary approval to use two storage pods in the parking lot of the Elks Lodge property located at 1686 12th Street for the thrift store storage use. The properties are south of 12th Street between Oak and Pine Street, west of Highway 101. Northern properties (on the south side of 12th Street) are located at Assessor's Map 18-12-26-32, Tax Lots 02100, 02200, & 02900, in the Multi-Family Residential District regulated by FCC Title 10, Chapter 13. Properties to the south along the vegetated park area behind the Ixtapa Restaurant are located at Tax Lots 03200, 03300, & 03400 in the Commercial District regulated by FCC Title 10, Chapter 15. The applicant has also requested approval for the vegetation that was previously cleared and removed for clean up in the park area.

6. WORKSESSION – Review and Discuss Proposed Housing Code Updates, FCC Title 10 & Title 11

7. WORKPLAN RECOMMENDATION & PRIOR YEAR ACTIVITIES REPORT – Review DRAFT of work plan & Prior Year Activities Report and recommend approval by City Council at July meeting.

8. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS

9. PLANNING COMMISSION CALENDAR

- **Monday, July 9, 2019** – *Cancelled*, Regular Session, City Hall Chambers, 5:30 pm
- **Monday, July 15, 2019** – Council/Commission Work Session, City Hall Chambers, 10:30 am
- **Tuesday, July 23, 2019** – Regular Session, City Hall Chambers, 5:30 pm
- **Tuesday, August 13, 2019** – *Tentative*, City Hall Chambers, 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
 - o *Planning Commissioners declare any conflicts of interest, bias, ex-parte contacts and site visits.*
 - o *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.

 - o Proponents
 - o Opponents
 - o Neutral – Interested Persons
 - o 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