



*City of Florence*  
**A City in Motion**

## City of Florence Planning Commission Work Session

Florence City Hall  
250 Highway 101  
Florence, OR 97439  
541-997-8237  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting at [www.ci.florence.or.us/bc-pc](http://www.ci.florence.or.us/bc-pc) and items distributed during the meeting, meeting minutes, and a link to the meeting video are posted to the City's website as soon as practicable after the meeting.
- To be notified of Planning Commission meetings via email, please visit the City's website at <http://www.ci.florence.or.us/newsletter/subscriptions>.

**September 24, 2019**

## **AGENDA**

**5:30 p.m.**

Commissioners: John Murphey, Chairperson – Sandra Young, Vice-Chairperson  
Eric Hauptman, Commissioner – Brian Jagoe, Commissioner  
Andrew Miller, Commissioner – Ron Miller, Commissioner – Phil Tarvin, Commissioner

With 48-hour prior notice, an interpreter and/or TDY: 541-997-8237, can be provided for the hearing impaired.  
Meeting is wheelchair accessible.

Proceedings will be recorded for rebroadcast on Cable Channel 191 and the City of Florence Vimeo Site.

### **CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF AGENDA**

#### **2. PUBLIC COMMENTS – *Items Not on the Agenda***

This is an opportunity for members of the audience to bring to the Commission's attention any item not otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.

#### **3. RESOLUTION PC 19 12 CUP 05 – First Step Second CUP**

An application from Kathryn Lenox on behalf of First Step requesting approval of a temporary Conditional Use Permit to place three recreation vehicles on the Presbyterian Church property south of the sanctuary for the purpose of transitional housing. The proposal is for a two-year pilot project, after which the permit would expire. The site is located at 3996 Hwy 101, Assessor's Map no. 18-12-14-33, Tax Lot 00400, in the Highway Zoning District regulated by Florence City Code Title 10, Chapter 16.

#### **4. RESOLUTION PC 19 14 DR 03 – Yamaha Relocation DR**

An application from Roger Center on behalf of Ed and Debbie Costa of Florence Yamaha to request approval of site design and outdoor storage and display for the proposed relocation at 310 Highway 101. Currently the location is designated a "hardware store, with limited outdoor storage and display" and the applicant proposes a change of use to sporting goods, specializing in ATV sales. The property is located north of the Chamber of Commerce building, between 1<sup>st</sup> and 2<sup>nd</sup> streets, on the east side of Highway 101 at Map No. 18-12-34-11, Tax Lots 01200, 01300, 01400, 01500, 01700, and 01299 in the Mainstreet District regulated by Florence City Code Title 10, Chapter 27.

#### **4. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS**

#### **5. DIRECTOR'S REPORT & DISCUSSION ITEMS**

#### **6. PLANNING COMMISSION CALENDAR**

*All meetings are held at the Florence City Hall Chambers at 250 Highway 101, Florence Oregon  
unless otherwise indicated*

Date	Time	Description
October 8, 2019	5:30 p.m.	Regular Session
October 22, 2019	5:30 p.m.	Regular Session

**ADJOURN**

## 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