



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

## City of Florence Planning Commission Public Hearing

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>.

**October 22, 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. APPROVAL OF MINUTES**

- July 9, 2019 & October 8, 2019

**3. 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.*

**4. RESOLUTION PC 19 15 DR 04 – Florence Pro Lumber Building Supply Store Relocation**

An application from John LaRocco requesting approval of design review for a new 7,200 sq. ft. metal warehouse and expansion of existing retail building, for change of use from greenhouses and nurseries, retail to building supply and building material yard at the proposed relocation of 4385 Highway 101. The property is located between Hwy 101 and Oak St., on the west side of Hwy 101, north of 43<sup>rd</sup> St., at Map No. 18-12-14-32, Tax Lot 02800 in the Highway District regulated by FCC Title 10, Chapter 16.

**5. PC 19 08 VAR 01 – Drive-Thru Car Wash & PC 19 09 VAR 02 – Drive-Thru Coffee Kiosk Variance**

**PC 19 10 CUP 03 – Drive-Thru Car Wash & PC 19 11 CUP 04 – Drive-Thru Coffee Kiosk CUP**

Joseph Moore, of GMA Architects, on behalf of Sean Randle submitted two Conditional Use Permit applications, to construct a Drive-Thru Car Wash and Coffee Kiosk and two Variance applications to exceed the 10 ft. maximum front yard setbacks for both projects. Property for the proposed drive-thru car wash is located at 586 Hwy 101, Map No. 18-12-27-44, Tax Lot 06601 and the property for the proposed coffee kiosk is located at Map No. 18-12-27-44, Tax Lot 06600, in the Mainstreet/Area A District regulated by FCC Title 10, Chapter 27. Lots are situated between 6<sup>th</sup> St. and 5<sup>th</sup> St. (Rhododendron Dr.) E of Highway 101, W of Old School Furniture.

**6. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS**

**7. DIRECTOR'S REPORT & DISCUSSION ITEMS**

- Updates & Reports for City Council

Wendy  
FarleyCampbell

**8. 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
November 6, 2019	5:30 p.m.	Housing Informational Session
November 12, 2019	5:30 p.m.	Regular Session
November 18, 2019	5:30 p.m.	CC/PC Joint Public Hearing @ Florence Events Center
November 26, 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

# Florence PLANNING COMMISSION

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## Memorandum

To: City of Florence Planning Commission  
From: Wendy FarleyCampbell, Planning Director  
Date: October 17, 2019  
Subject: Fall Council/ Committee Work Session

In addition to the Council approving the Commission work plans, there is a step that was added to the communication process for the Commission – which is the opportunity for a work session with the City Council to discuss the Planning Commission goals and concerns, and to allow the Planning Commission to provide information regarding potential city policy decisions prior to the Council's goal setting work. This work session with the Council is set for **Monday November 4th at 10:30 a.m.**

This work session is not mandatory; however, it is the primary opportunity for the Commission / Council to meet and discuss topics. To that end, whether or not Planning Commission would like to participate in the work session, and what the Commission would like to discuss, is something that the Commission will need to decide on.

If the Commission would like to participate:

The Commission will need to discuss as a group what they would like to share with the City Council at the Work Session that includes any recommendations for work programs and/or potential issues or recommendations.

- The Commission will need to direct Staff regarding topics to include in a memo to the Council that will be due by the beginning of the day on October 23<sup>rd</sup>
- In addition, the Commission will also need to appoint 1-2 members who will discuss the topics with the Council on November 4<sup>th</sup>
- There will be an allotted time of about 15-20 minutes per Committee/Commission.

Committee & Commission policy manual:

[https://www.ci.florence.or.us/sites/default/files/fileattachments/commissions\\_and\\_committees/page/10801/committee\\_commission\\_manual.pdf](https://www.ci.florence.or.us/sites/default/files/fileattachments/commissions_and_committees/page/10801/committee_commission_manual.pdf)