



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

- 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 and items distributed during the meeting and meeting minutes.
- To be notified of Planning Commission meetings via email, please visit the City's website at <http://www.ci.florence.or.us/newsletter/subscriptions>.

January 28, 2020

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 are available for purchase.

FAREWELL RECEPTION FOR COMMISSIONER BRIAN JAGOE

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- October 8, 2010 – October 22, 2019 – November 18, 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.

5. RESOLUTION PC 19 26 CUP 09 – 87637 Hwy 101 Sand and Gravel CUP

An application for a Conditional Use Permit and Design Review for 87637 Hwy 101, Assessor's Map 18-12-11-33, Tax Lot 1400 to locate a volumetric concrete company consisting of associated truck storage and outdoor sand and rock bins. The property is zoned Service Industrial District, regulated by Florence City Code Title 10, Chapter 31.

*Hailey
Sheldon*

6. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS

7. DIRECTOR'S REPORT & DISCUSSION ITEMS:

Floodplain Amendments

Amendments to the Florence Realization 2020 Comprehensive Plan and Florence City Code Title 10 to adopt and implement a new FEMA Flood Insurance Study and Flood Insurance Rate Maps.

*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
February 11, 2020	5:30 PM	Regular Session
February 25, 2020	5:30 PM	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. 1st and 2nd on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval
- I. Discuss and Vote on Motion