



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>.

February 25, 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.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

- APPROVAL OF AGENDA**
- CHAIR AND VICE CHAIR NOMINATIONS AND VOTE - CONTINUED**
- APPROVAL OF MINUTES**
 - **November 12, 2019 Regular Session**
- 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.
- RESOLUTION PC 20 05 CUP 01 - DevNW Site Investigation Report**
A Phase 2 Site Investigation Report and request for a Conditional Use Permit has been submitted for the proposed Planned Unit Development on 15th and Nopal. The Planning Commission approved a Preliminary Planned Unit Development Plan and Tentative Subdivision for this proposed development in November of 2019. This application for review of the Phase 2 Site Investigation Report is pursuant to the Planning Commission's November determination that a Phase 2 Site Investigation Report, geotechnical report, and bank stabilization plan are required, prior to development, given the slopes and soils present on an embankment along the southern border of the property.
Hailey Sheldon
- PLANNING COMMISSION REPORTS & DISCUSSION ITEMS**
- DIRECTOR'S REPORT & DISCUSSION ITEMS:**
 - Commercial Building Height
Wendy FarleyCampbell
- 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
March 10, 2020	5:30 PM	Regular Session
March 24, 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