



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

## City of Florence Planning Commission Regular Session

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

Meeting materials are available at the City of Florence website calendar page at  
<https://www.ci.florence.or.us/calendar>

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

**July 14, 2020**

### **AGENDA**

**5:30 p.m.**

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

#### **COVID-19 UPDATE**

Due to federal and state restrictions on public gatherings, the Florence Planning Commission meetings shall be held via videoconference. The public can listen and view the meeting through the 'GoToWebinar' platform at the following link  
<https://attendee.gotowebinar.com/register/5779389765482736910>. Meetings are also shown live on Cable Channel 191 and online at <https://www.ci.florence.or.us/citymanager/public-meetings-live>, and will be available after the meeting on the City's [Vimeo Site](#).

With 48-hour prior notice, an interpreter and/or TDY: 541-997-3437, can be provided for the hearing impaired.

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

1. **APPROVAL OF THE AGENDA**
2. **APPROVAL OF THE MINUTES**
  - April 28, 2020 – Regular Session

#### **PUBLIC HEARINGS**

*Please see Page 2 of this agenda for ways to provide comments on public hearing items.*

#### **3. RESOLUTION PC 20 07 PUD 01 –Preliminary Planned Unit Development (PUD), & RESOLUTION PC 20 08 SUB 01 – Tentative Subdivision (SUB) Plat.**

- Applications from Mercedes Serra, 3J Consulting, on behalf of APIC Florence Holdings, LLC, seeking approvals for a proposed PUD which include 31 detached single-family residences, 49 single-family attached residences, and 46 multi-family units. The properties are comprised of approx. 9.28 ac. and shown on Assessor's Map 18121533, Lot 0700; Map 18121534, Lots 3800, 3900, 4000, 4100 & 4200; & Map 18122221, Lot 1900, located at the NE intersection of Rhododendron Dr. and 35<sup>th</sup> St.

*Sr Planner  
Roxanne  
Johnston*

#### **4. RESOLUTION PC 20 06 CUP 02 – 470 Hwy 101 Recreational Marijuana**

- An application from Rosa Cazares for a Conditional Use Permit for a marijuana retail use in the existing building at 470 Hwy 101, at Tax Map 18-12-27-44, Tax Lot 11800 in the Mainstreet District regulated by Florence City Code Title 10, Chapter 27.

*PD Wendy  
FarleyCampbell*

#### **ACTION ITEMS**

#### **5. TEMPORARY COVID-19 PUBLIC MEETING PROCEDURES**

- Consider amending temporary COVID-19 public meeting procedures to allow for additional verbal public comments during Planning Commission meetings

*Kelli Weese  
City Recorder /  
Economic Dev.  
Coord.*

#### **6. REPORT & DISCUSSION ITEMS**

- Planning Commission's Report & Discussion Items
- Director's Report & Discussion Items

*PD Wendy  
FarleyCampbell*

#### **7. PLANNING COMMISSION CALENDAR**

Date	Time	Description
July 28, 2020	5:30 PM	Regular Session
August 11, 2020	5:30 PM	Regular Session

#### **ADJOURN**

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## UPDATED PUBLIC MEETINGS PROCEDURES – COVID-19

Given executive orders from Governor Brown concerning COVID-19 and social distancing requirements, the City of Florence has established temporary procedures for public meetings in order to protect our volunteers, public and staff.

Planning Commission meetings shall not allow for verbal public comments on any item other than a mandatory public hearing. **In person attendance is not allowed at Planning Commission meetings.** Citizens wishing to express their views to the Planning Commission may do so by submitting written communications in one of the following ways:

1. Submit written comments via email to the Community Development Department at [planningdepartment@ci.florence.or.us](mailto:planningdepartment@ci.florence.or.us).
2. Mail written comments to Florence City Hall  
Attn: Planning Commission, 250 Hwy 101, Florence, OR 97439
3. Drop off written comments to the City of Florence drop box located at Florence City Hall (250 Hwy 101) to the right of the main entrance.

**Public Hearing Testimony:** Those interested in providing testimony in a public hearing may do so via one of the following methods:

1. **Written Testimony:** Citizens are encouraged to provide testimony in writing prior to the meeting through one of the methods listed above. All written testimony received at least 2 hours prior to the Planning Commission meeting (July 14, 2020 at 3:30 p.m.) will be distributed to the Commissioners, posted on the City of Florence website, and made part of the record.
2. **Participation via GoToWebinar:** Those desiring to provide verbal testimony may participate in the meeting via the GoToWebinar platform. To do so, please complete a speaker's card online at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card> at least 1 hour prior to the meeting (July 14, 2020 at 4:30 p.m.). City staff will then contact the speaker to let them know the process to participate in the meeting.

**Comments on Agenda Items:** Written comments received regarding items on an upcoming Planning Commission agenda item will be distributed to the Planning Commission and made available to the public on the City of Florence's website either on the Thursday prior to the meeting, or at 4 p.m. on the meeting date, as long as they are received at least 2 hours prior to the meeting start time. In this way, comments received shall be considered by the Planning Commission during their decision-making process.

**Comments on Items not on an Agenda:** Comments on items that are not on an upcoming Planning Commission agenda will be forwarded to the Planning Commission for their consideration. This policy is planned to change effective July 28<sup>th</sup>.

**For more information on the City of Florence's Temporary Public Meeting Policies, visit the City of Florence website at <https://www.ci.florence.or.us/em/public-meeting-during-covid-19>.**

## 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 Testimony
- 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 testifying, if someone has made statements with which you agree, 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