

*This document is supplemented by agenda packet materials and electronic audio recording of the meeting. These supplemental materials may be reviewed upon request to the City Recorder.*

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**City of Florence  
Planning Commission Meeting  
250 Hwy 101, Florence, OR 97439  
October 13, 2020**

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**CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE**

Vice Chairperson Phil Tarvin called the meeting to order at 5:30 PM.

Commissioners Present: (via teleconference) Vice Chairperson Phil Tarvin, Commissioner Sandra Young, Commissioner Eric Hauptman, Commissioner Ron Miller, Commissioner Andrew Miller, Commissioner Brian Jagoe. (Absent Chairperson John Murphey).

Staff Present: (via teleconference) Planning Director Wendy FarleyCampbell, Assistant Planner Dylan Huber-Heidorn, and Administrative Assistant Aleia Bailey

**1. APPROVAL OF THE AGENDA**

Start Time: 5:33 PM

Action: Approved

Motion: Comm. Hauptman

Second: Comm. R. Miller

Vote: 7-0

**2. APPROVAL OF THE MINUTES OF SEPTEMBER 22, 2020**

Start Time: 5:33 PM

Action: Approved

Motion: Comm. Jagoe

Second: Comm. Hauptman

Vote: 7-0

**3. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

No public comments were made.

**4. Resolution PC 20 22 ANN 01 & PC 20 23 ZC 02– Benedick Holdings, LLC Annexation and Zone Change.**

Vice Chair Tarvin read the following: “Applications from Michael Farthing, on behalf of Benedick Holdings, LLC, to annex approximately 48.82-acres of property and right-of-way and apply a City of Florence zoning designation to annexed lands. The applicant’s proposal consists of annexing Oceana Drive and property described as Assessors Map No. 18-12-10-40, Tax Lots 400 and 401 and MR 18-12-10-34 Tax Lot 801. Oceana Drive is located east of Rhododendron Dr. within Idylewood and the property is located south and west of Heceta Beach Rd., and south of Kelsie Way and Kelsie Court within the Heceta South subdivision, and east and south of Sandrift St., and also east of the eastern terminus of Cloudcroft Lane within Idylewood and Idylewood 1st and 2nd Additions. The property is proposed to be zoned Low Density Residential with a Prime Wildlife shorelands management unit overlay (LDR/PW).” He stated that the applicant submitted a request to postpone the hearing. FarleyCampbell discussed the postponement.

Start Time: 5:35 PM

Action: The Applicant submitted a letter on October 9, 2020 requesting a postponement of the hearing until November 10, 2020. FarleyCampbell informed the Planning Commission that the hearing would not be open if the commission approved the postponement. FarleyCampbell explained that the record would remain open and the Planning Department would continue to accept public testimony and previously received testimony will remain on the record. The process of an annexation is a two-step process, the first step is the Planning Commission's recommendation and the final hearing and decision would be heard before the City Council. No date has been set for City Council; the Planning Commission will need to make a recommendation first. Vice Chair Tarvin asked if the speaker wanted to address the Commission at this time.

Jok Simons addressed the Planning Commission via teleconference and stated that he only wished to give comment if the hearing was open. Huber-Heidorn informed Mr. Simons that he would need to submit a new speaker's card for the next hearing.

Motion: Comm. Jagoe made a motion to postpone the hearing until November 10, 2020.

Second: Comm. R. Miller

Vote: 5-0 motion carries. (Comm. Young had technical difficulties and could not vote. Chairperson Murphey was absent from the meeting.)

## **5. PLANNING COMMISSION REPORT & DISCUSSION ITEMS**

Comm. Jagoe asked Planning Director Wendy FarleyCampbell if in person meetings would resume in the near future. FarleyCampbell stated that at this time there are no plans to begin in person meeting and that she would not expect a change into the beginning of next year. Comm. Jagoe asked if the Florence Events Center was open for business, FarleyCampbell answered "with protocol, yes".

Wendy FarleyCampbell gave a report to the Commission. The City was awarded TGM Grant to update the TSP. The grant is upwards of \$160,000 of total project cost and that the City was in the process of getting paperwork done and that consultant processes would happen after the beginning of the year. Florence Golf Links is going to City Council for appeal on October 19, 2020 with three appellants, all residents of Seawatch. Stormwater, 35<sup>th</sup> St. intersection, density, native vegetation, and density calculation are part of the 18 appeal items and that a decision is to be rendered October 21, 2020 at a City Council meeting. She reminded the Commission of the upcoming City Council Work Plan and going over the State's updated Housing requirements. If the Census reveals that the City population has gone over 10,000, then there will be a lot of potential work to be done. For future meetings, FarleyCampbell talked about upcoming applications including a Driftwood Shore building, extensions for the Conditional Use and Variances for the Human Bean and Carwash and a Burger King at the NE corner of 35<sup>th</sup> and Hwy 101. She stated that the Northwest Alliance had been funded for their housing project at the Presbyterian Church on Hwy 101, and concluded that we had enough work to continue to the end of the year.

Start Time: 5:41 PM

Discussion: 5:49 PM

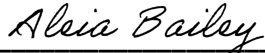
Meeting adjourned at 5:49 PM



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Phil Tarvin, Vice Chairperson

**ATTEST:**



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Aleia Bailey, Admin. Assistant