

*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.*

---

**City of Florence  
Planning Commission Meeting  
250 Hwy 101, Florence, OR 97439  
November 10, 2020**

---

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

Chairperson John Murphey called the meeting to order at 5:30 PM.

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

Staff Present: (via videoconference) Planning Director Wendy FarleyCampbell, Senior Planner Roxanne Johnston, and Administrative Assistant Aleia Bailey

**1. APPROVAL OF THE AGENDA**

Start Time: 5:31  
Action: Approved  
Motion: Comm. Jagoe  
Second: Comm. Ron Miller  
Vote: 7-0

**2. APPROVAL OF THE MINUTES OF OCTOBER 27, 2020**

Start Time: 5:32  
Action: Approved  
Motion: Comm. Ron Miller  
Second: Comm. Young  
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:** 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 1<sup>st</sup> and 2<sup>nd</sup> Additions. The property is proposed to be zoned Low Density Residential with a Prime Wildlife shorelands management unit overlay (LDR/PW).

Planning Director, Wendy FarleyCampbell, gave the staff report for the evidentiary hearing speaking from the powerpoint in the record. Public Works Director Mike Miller gave comment on waste water treatment capacity. Waste water pressure sewer lines run to the location currently. Miller added that a sewage pump system would need to be installed in order to receive a waste water connection. Miller confirmed there is plenty of capacity at the waste water treatment plant for the proposed annexation and possible development. Currently, the urban local roadway Oceana Dr. is maintained by Lane County. A request would need to be made by the City of Florence City Council to seek approval by the Lane County Board of Commissioners in order to transfer jurisdiction of such streets to the City. Miller gave comments on stormwater and how to manage it. Flooding issues around Sandrift and Oceana areas in the early 2000's required piping to get the stormwater to move out towards Rhododendron Dr. If and when the applicant submits plans for development, Public Works would look at how they would manage stormwater. Water will be served by Heceta Water PUD as the City does not provide water to the proposed annexation zone. Comm. Jagoe asked if the Heceta South HOA could block off Kelsie Way, a road maintained by the HOA, and referenced Xylo St. as an example. Miller stated the Transportation System Plan doesn't call for connection between Idylewood 4<sup>th</sup> Addition and Kelsie Way. Miller told the Commission that the preliminary plans for the development show a cul-de-sac, so connectivity wouldn't be an issue. FarleyCampbell continued the staff report. Comm. Eric Hauptman lost connection to the videoconference and was absent from the remainder of the meeting. Staff recommendation was to close the public hearing and keep the written record open for a specified amount of time, continuing deliberations to a date certain. Comm. Jagoe clarified with FarleyCampbell that the staff recommendation was to close the public hearing and not to vote on the annexation because there was a request made by someone from the public. FarleyCampbell informed the Commission that the City Attorney said that if someone from the public makes a request to either continue the hearing or leave the record open you have to honor it but not necessarily do both. Comm. Young asked FarleyCampbell if the City Attorney had a chance to review the new testimony that was submitted 11/10/20, the answer was no. Chairperson Murphey asked for clarification if the Planning Commission was the correct body to approve the annexation of Oceana Drive. FarleyCampbell responded by saying that yes, the Planning Commission will make the recommendation to CC who will make a decision to annex any road but the in the case of Oceana maintenance will be retained by the County.

Chairperson Murphey asked if the applicant, Michael Farthing, had a presentation. Due to technical difficulties the applicant was unable to give a statement at the time he was called upon. Chairperson Murphey moved on to public comment. One speaker's card was submitted for public comment on the application. The speaker, Jeff Talbot called prior to the meeting and requested his comments be recorded and played into the record. Due to technical difficulties, the audio was not consistent on all of the viewing platforms. Chairperson Murphey suggested the testimony be sent to the Commission via email. Mr. Farthing was present on the phone and attempted to give his comments but again was unable

to due to technical difficulties. Comm. Jagoe motioned to close the public hearing and keep the written record open for a specified amount of time, continuing deliberations until a date certain. FarleyCampbell informed the Planning Commission that Farthing requested that the public hearing be closed and the written testimony remain open for 14 days so that the applicant can respond to the testimony that was submitted prior to the meeting. Chairperson Murphey asked for confirmation on if the applicant was requesting written and verbal submission to continue to be accepted, FarleyCampbell confirmed written only with PC deliberations reconvening on Dec. 8th. Comm. Jagoe motioned to close the public hearing and keep the written record open until November 24<sup>th</sup>. Comm. R Miller seconded the motion. A roll call vote took place. The motion carried 6-0.

Start Time: 5:41 PM

Motion: Comm. Jagoe

Second: Comm. R Miller

Vote: 6-0 (Hauptman was unable to vote)

**5. RESOLUTION PC 20 25 VAR 02 – Driftwood Shores Maintenance Building**

An application from Martin Alletson, on behalf of the Association Owners Driftwood Shores & Surfside Inn., for approval of a variance to architectural requirements for the 80' x 40' metal building constructed at 88427 1<sup>st</sup> Ave, Assessor's Map 18-12-04-13, Tax Lot 07000, the North East Corner of 1<sup>st</sup> Ave. and Falcon St.

Chairperson Murphey asked for the staff report. Planning Director Wendy FarleyCampbell stated the Planning Commission received a letter from Martin Alletson requesting the public hearing be continued until November 24<sup>th</sup>. FarleyCampbell informed the Commission that they would have a total of three items on November 24<sup>th</sup>. Comm. Young motioned to continue Resolution PC 20 25 VAR 02 to November 24<sup>th</sup>. The motion passed with a roll call vote 6-0

Start Time: 6:40 PM

Motion: Comm. Young

Second: Comm. Jagoe

Vote: 6-0

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

Planning Director Wendy FarleyCampbell gave a Director's Report. On the calendar the November 24<sup>th</sup> items were mentioned previously. December 8<sup>th</sup> the agenda items would be Burger King and Benedick Holdings, LLC Annexation and Zone Change. The City Council Work Session will be held on November 16<sup>th</sup> and FarleyCampbell informed the commission that their memo had been sent to Kelli Weese for distribution to Council for their consideration. Chairperson Murphey stated that ViceChairperson Tarvin would be presenting the memo to Council, ViceChairperson Tarvin agreed.

Start Time: 6:43

Discussion:

Meeting adjourned at 6:45 PM

**ATTEST:**

---

John Murphey, Chairperson

---

Aleia Bailey, Admin. Assistant