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**City of Florence
Planning Commission Meeting
250 Hwy 101, Florence, OR 97439
November 24, 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 PM
Action: Approved
Motion: Comm. Young
Second: Comm. R. Miller
Vote: 7-0

2. APPROVAL OF THE MINUTES OF November 10, 2020

Start Time: 5:32
Action: Approved
Motion: Comm. Jagoe
Second: Comm. Young
Vote: 7-0

3. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No public comments were made.

4. 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 1st Ave, Assessor's Map 18-12-04-13, Tax Lot 07000, the North East Corner of 1st Ave. and Falcon St

Planning Director Wendy FarleyCampbell delivered the staff report. Comm. Hauptman asked if the original approval required the lap siding and if the windows were the required size. FarleyCampbell affirmed the applicant was conditioned to do the windows and siding per Condition 5.2 of the original approval to meet the lap siding and window requirement. Applicant Martin Alletson gave a brief statement on the application, stating the change in the variance was due to the weather conditions at the location. He stated that the building is subject to 104 mph winds and they sustained \$6 Million worth of damage to the main building 6 or 7 years ago. He stated that it is a maintenance building which would never be opened to the public. The building had attempted break-ins as well. Alletson asserted the company would like more lighting and to eventually add fencing around the building for protection.

Chairperson Murphey asked why the applicant proceeded to build the building as-is without coming to the Planning Commission to request a variance before the construction was started. The applicant responded by stating it was a misunderstanding on the siding part of it and they attempted to contact the City. Alletson also stated that he was not aware that the metal building design that was built was different than the design was submitted to the City. Chairperson Murphey informed the applicant that in the original hearing he had asked the applicant if he had read the staff report and if he understood the approval as proposed with the conditions, which included putting lap siding on the building.

Chairperson Murphey asked the applicant if they understood the (current) staff report with conditions so far and the applicant confirmed he had.

Other than the written testimony there was no public testimony.

Chairperson Murphey asked for the staff recommendation. FarleyCampbell stated that staff stands by what has already been provided to the Planning Commission on the reviewable criteria. The applicant's circumstances are such that the company has the only hotel with an industrial maintenance building in the commercial zone, with close proximity to the ocean and high winds. The applicant voiced concerns that the oversized awnings and lap siding could tear off in the high winds and with the salty air interacting and perhaps damaging the metal building. If the building had been a stick building from the start, the applicant wouldn't be faced with the issues they are facing.

The hearing was closed at 6:11 PM. The Planning Commission began discussing the application. Comm. Hauptman stated that he believes the applicant knew the conditions and chose to ignore them. Comm. A. Miller said the applicant should have come back for the variance request before they started building the building. Comm. Jagoe agreed with Comm. Hauptman and Comm. A. Miller suggested that the Planning Commission accept the variance for the windows and awnings but the lap siding should be placed on the building as originally requested. Vice Chairperson. Tarvin suggested "Hardi" board lap siding that will withstand 150 mph winds and stated that the

difference on the windows and awning variances are acceptable. Comm. Young stated that she agreed with Commissioners Jagoe and Tarvin. Comm. R. Miller was also in concurrence with the other Commissioners. Chairperson Murphey agreed with the solution presented by Comm. Jagoe and Vice Chairperson Tarvin. Comm. Jagoe motioned PC 20 25 VAR 02 be modified to accept the variance for windows and awnings for 1st Ave. and Falcon St., and disapprove the variance for lap siding on 1st Ave. and Falcon St. Comm. R. Miller Second. Applicant Martin Alleston stated that they are willing to accept anything the Planning Commission has to offer. The motion carried 7-0, unanimously.

Start Time: 5:39 PM

Motion: Comm. Jagoe

Second: Comm. R. Miller

Vote: 7-0

5. **RESOLUTIONS PC 20 28 EAP 03 – Drive-Thru Carwash & PC 20 29 EAP 04– Drive-Thru Coffee**

Kiosk: Sean Randall applying for two one-year extensions on Conditional Use Permits and related variances for a drive-thru carwash and drive-thru coffee kiosk that were approved in October 2019 under Resolutions PC 19 10 CUP 03, PC 19 11 CUP 04, PC 19 08 VAR 01, and PC 19 04 VAR 02. These proposed projects are to be located on two tax lots abutting the east side of Hwy 101 between 5th St. (also known as Rhododendron Drive) and 6th St., and west of Old School Furniture identified as Assessor's Map 18-12-27-44, Tax Lot 06601 (carwash), and Assessor's Map 18-12-27-44, Tax Lot 06600 (coffee kiosk) in the Mainstreet Area A District.

Senior Planner Roxanne Johnston gave the staff report. Due to COVID-19, the construction process was delayed which is the reason for the extension request. Staff recommended approval of the application with conditions. Condition 3 states that the applicant abide by the prior approvals from the previous Conditional Use Permits and the Variances. Condition 4 confirms that approval of the extension will end on November 24, 2021. The applicant Sean Randall was given the opportunity to speak to the Commission. He restated that they are eager to start construction and they have just been delayed. Chairperson Murphey asked the applicant if he understood the staff report and the conditions of approval as purposed. Mr. Randall confirmed that he has read it and understood. Johnston was asked to repeat the staff recommendation. Chairperson Murphey closed the hearing at 6:27 PM. Comm. Jagoe motioned to approve PC 20 28 EAP 03 and PC 20 29 EAP 04 as recommending by staff. Comm. R. Miller seconded. Comm. Hauptman voted "Nay". Motion passed 6-1.

Start Time: 6:18 PM

Motion: Comm. Jagoe

Second: Comm. R. Miller

Vote:6-1

6. **RESOLUTION PC 20 27 CUP 05– Lemhouse Single Family Dwelling**

An application from Pat Lemhouse requesting a Conditional Use Permit to construct a 1760 sq. ft. single family dwelling on Lane County Assessor's Map # 18122211, Lot 07900, located at 3377 Oak St, southwest of the Oak St. & 34th St. intersection in the High-Density Residential District.

Planning Director Wendy FarleyCampbell gave the staff report. Staff recommended approval of the application with conditions listed on the findings. Pat Lemhouse was given the opportunity to address the Planning Commission but added no comments. Chairperson Murphey asked if Mr. Lemhouse understood the staff recommendation with the conditions of approval. Mr. Lemhouse confirmed that he did. The public hearing was closed at 6:43 PM. Comm. R. Miller motioned to approve PC 20 27 CUP 05 as stated. Comm. Jagoe Seconded. The motion carried 7-0, unanimously.

Start Time: 6:30 PM
Motion: Comm. R. Miller
Second: Comm. Jagoe
Vote:7-0

7. PLANNING COMMISSION REPORT & DISCUSSION ITEMS

Comm. Jagoe shared that the Napa and Roby's Furniture businesses and the entire district is looking great thanks to getting permits out there. Chairperson Murphey complimented Vice Chairperson Tarvin on their presentation to City Council.

Wendy FarleyCampbell gave the Director's report and stated that the Committee and Commission recruitment window is open. There is a lot of work being proposed on the work plans and will need people to execute the work plan agendas. The Portland State University population estimates that came in increased our population by 75 people, now 8925 people in Florence.

FarleyCampbell reminded the Commission that December 8 is the next meeting and the Design Review for Burger King will be reviewed. Also, at the last meeting, the public hearing for the Benedick Holdings' LLC Annexation and Zone Change was closed and the written record was left open until today (Nov 24). The Planning Commission will deliberate on December 8 for their recommendation to City Council. Another meeting is scheduled for December 22, however, presently there was nothing on the agenda. The Farnsworth Storage design review for barbed wire fence and lighting proposal would be going to Planning Commission for consideration. All Commissioners stated that they are available for the December 22nd meeting.

Start Time: 6:45 PM

Meeting adjourned at 6:55 PM

ATTEST:

John Murphey, Chairperson

Aleia Bailey, Admin. Assistant

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