



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

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>.

June 9, 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

With 48-hour prior notice, an interpreter and/or TDY: 541-997-8237, can be provided for the hearing impaired.

COVID-19 UPDATE

Due to federal and state restrictions on public gatherings, Florence Planning Commission meetings shall be held via teleconference and shown live and for rebroadcast on Cable Channel 191 and online at

<https://www.ci.florence.or.us/citymanager/public-meetings-live>.

In person attendance is not allowed. Citizens wishing to express their views may do so via teleconference or in writing as explained on page 2 of this agenda.

CALL TO ORDER – ROLL CALL

2. APPROVAL OF THE AGENDA

3. APPROVAL OF THE MINUTES

- April 14, 2020 – Regular Sessions

PUBLIC HEARINGS

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

4. RESOLUTION PC 20 16 PUD 02 – DevNW Airport Road Final Development Plan for Planned Unit Development (PUD)

RESOLUTION PC 20 17 SUB 02 – DevNW Airport Road Final Subdivision (SUB) Plat

- Applications from Josh Shafer, Stonewood Construction, on behalf of DevNW for final SUB Plat and PUD Plan approval for the property located at Assessor's Map 18-12-27-10, Tax Lot 15400, at the SW intersection of Airport Rd. and Nopal St. Proposal is located in the High Density Residential District regulated by Florence City Code Title 10, Chapter 10. Applicant received Tentative SUB approval and Preliminary PUD on November 26, 2019.

*Senior Planner
Roxanne
Johnston*

REPORTS

5. REPORT & DISCUSSION ITEMS

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

*PD Wendy
FarleyCampbell*

6. PLANNING COMMISSION CALENDAR

Date	Time	Description
June 23, 2020	5:30 PM	Regular Session
July 14, 2020	5:30 PM	Regular Session

ADJOURN

UPDATED PUBLIC MEETINGS PROCEDURES – COVID-19

Governor Brown has issued executive orders concerning COVID-19. The City of Florence in response has established temporary procedures for public meetings in order to protect the public and our volunteers and staff. In person attendance is not permitted. Persons wishing to participate may do as follows:

PUBLIC COMMENTS

Florence Planning Commission meetings shall not allow for public comments on any item other than a public hearing. Meetings shall be held via teleconference, and City Hall is not open to in-person participation. 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 planningdepartment@ci.florence.or.us
2. Mail written comments to Florence City Hall, Attn: Planning Department, 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 off Highway 101

PUBLIC HEARING TESTIMONY

Those interested in providing testimony for a public hearing may do so via one of the following methods:

1. Written Testimony: All written testimony received at least 2 hours prior to the Commission meeting will be distributed to the Planning Commission and made part of the record.
2. Participation Via Conference Call: All verbal testimony, shall be provided via participation on a conference call line. To do so, please complete and submit a speaker's card available online at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card> at least 2 hours prior to the start of the meeting (3:30 p.m. on Tuesday June 9, 2020). Speaker's cards must indicate your desire to participate in the meeting via conference call and include the speaker's name and phone number they seek to call into the meeting from. City staff will then contact the speaker to let them know the conference call line number and protocols.

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. 1st and 2nd on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval
- I. Discuss and Vote on Motion