



City of Florence
A City in Motion

**City of Florence
Planning Commission
Regular Session**

Florence City Hall
Video Conference
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>.

January 25, 2022

AGENDA

5:30 p.m.

Commissioners: Phil Tarvin, Chairperson – Sandra Young, Vice-Chairperson
Eric Hauptman, Commissioner - Andrew Miller, Commissioner
Ron Miller, Commissioner - John Murphey, Commissioner- Clare Kurth, 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/6617290205999743501>. 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 MINUTES

- January 11, 2022

3. PUBLIC COMMENTS – *Items not on the Agenda*

This is an opportunity for members of the audience to bring to the Commission's attention any item not otherwise listed on the Agenda. *Please see page two & three of the Agenda for methods to provide comments on items not on the Planning Commission agenda.*

4. Resolution PC 21 28 MOD 01 – Oak Commons Fence Modification An application submitted by Dolly Brock, on behalf of the applicants Oak Street Commons HOA, for a PUD modification from an 8-foot wood fence approved in the original PUD to the existing 6-foot wood fence along 32nd St. at the Oak Commons Townhome PUD for property Lane County Assessor's Map # 18-12-23-23, TL 11500; and located south of 32nd St., east on Oak St., and west of Highway 101.

*Planning Director
Wendy
FarleyCampbell*

5. Resolution PC 22 02 DR 01 – Mast Brothers Fence Height Exception: Joshua Mast requesting the use of barbed wire fencing at Mast Brothers Towing for property shown on Assessor's Map # 18-12-23-23, TL 05200; and located at 3087 Hwy 101, on the SW corner of 31st St. and Highway 101, in the Highway District regulated by Florence City Code Title 10, Chapter 16.

*Senior Planner
Roxanne Johnston*

6. **Resolution PC 29 SUB 02 – Stonefield Investments Rhododendron Tentative Plan w/Mod:** Robbie Wright, on behalf of the Stonefield Investments, LLC, for PC 21 29 SUB 02, proposes a tentative subdivision plan of 14 lots with a public street. Proposal includes three modifications from the City of Florence street standards to include: exceptions from FCC 10-36-2-5 for right-of-way street width; FCC 10-36-2-6 for cul-de-sac length; and FCC 10-36-2-9 for street connectivity. Property is 4.54 acres as shown on Assessor’s Map # 18-12-04-44, TL 03800 and located approximately 410 feet NE of the intersection at Rhododendron Dr. and Sebastian St.

*Senior Planner
Roxanne Johnston*

7. **RESOLUTION PC 21 32 CUP 03– Conditional Use Permit to allow for Single-Family Development:** Property owner Don Saxon requesting a Conditional Use Permit for a single-family residential development in a Commercial District. Development proposed includes 5 detached single-family residences, interior street and improvements to Vine St. Property is 1.15-acres located at 5439 Hwy 126, approximately 450 ft. SW of the intersection of Hwy 126 and Xylo St., north of Hwy 126 and shown on Assessor’s Map # 18-12-26-31, Tax Lot 02300. The Commercial District is regulated by Florence City Code Title 10, Chapter 15.

*Senior Planner
Roxanne Johnston*

8. **REPORT & DISCUSSION ITEMS**

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

*Planning Director
Wendy
FarleyCampbell*

9. **PLANNING COMMISSION CALENDAR**

| Date | Time | Description |
|-------------------|---------|-----------------|
| February 08, 2022 | 5:30 PM | Tentative |
| February 22, 2022 | 5:30 PM | Regular Session |
| March 14, 2022 | 5:30 PM | Tentative |

ADJOURN

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.

In person attendance is not allowed at Planning Commission meetings.

Expressing Views to the Planning Commission: Citizens wishing to express their views to the Planning Commission may do so in both written and verbal formats.

1. Written Testimony:

- Submit written comments via email to the Community Development Department at planningdepartment@ci.florence.or.us.
- Mail written comments to Florence City Hall. Attn: Planning Commission, 250 Hwy 101, Florence, OR 97439
- 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.

**** Note:** Written comments must be received at least 2 hours prior to the meeting (January 25, 2022 at 3:30 p.m.) to be distributed to the Planning Commission, posted to the City of Florence website, and made part of the record.

2. **Verbal Testimony:** Citizens wishing to express their views to Planning Commission may participate in the meeting via GoToWebinar platform at the following link: <https://attendee.gotowebinar.com/register/6617290205999743501>

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 (January 25, 2022). City staff will then contact the speaker to let them know the process to participate in the meeting. Call the Community Development Department at 541-997-8237 at least 24 hours prior to the hearing if you would prefer to arrange participation over the phone.

- a. Public Comments on items not on the agenda: General public comments (on items not on the Planning Commission agenda) will be allowed at each Planning Commission meeting during the public comment agenda item. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all items. In practicality, this means no more than five individuals will be allowed to comment verbally. There is no limit on written public comments.
- b. Public Hearing Testimony: Testimony on public hearing items will be allowed when a public hearing is held. Verbal comments will be allowed on public hearing items after staff has given their report and have allowed time for initial Commission questions.
- c. Public Comments on Action Items: Public Comments will be allowed on each action item on the Planning Commission agenda. Verbal comments will be allowed on action items after staff has given their report and have allowed time for initial Commission questions. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all comments on each action item. In practicality, this means no more than five (5) individuals will be allowed to comment verbally. There is no limit on written public comments.

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