



**City of Florence
Planning Commission
Regular Session**
Florence City Hall
250 Hwy101
Florence, OR 97439
541-997-8237
www.ci.florence.or.us

Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting and can be found at the City of Florence website 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/subscription>

June 10, 2025

AGENDA

5:30 p.m.

Commissioners: Debbie Ubnoske, Chairperson – Laurie Green, Vice Chairperson
Marylin Datzman, Commissioner – Phil Tarvin, Commissioner
Renee LoPilato, Commissioner – Lucas McQuillan, Commissioner – Sandra Young, Commissioner

In addition to attending in person, members of the public can listen and view the meeting through the 'GoToWebinar' platform at the following link: <https://attendee.gotowebinar.com/register/468239569119648598> Meetings are also shown live on Cable Channel 191 and online at <https://www.ci.florence.or.us/citymanager/public-meetings-live>. With 48-hour prior notice, an interpreter and/or TTY can be provided for the hearing impaired. These services may not be available during meetings but may occur as a follow-up service. To arrange for these services, contact the Community Development Department at 541-997-8237. The meeting is wheelchair accessible.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

1. APPROVAL OF THE AGENDA

2. RETIREMENT OF COMMISSIONER – Eric Hauptman

3. WELCOME NEW COMMISSIONER – Phil Tarvin

4. ELECTION: New Planning Commission Chair & Co-Chair

5. 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 of the agenda for methods to provide comments on items not on the Planning Commission agenda.*

PUBLIC HEARINGS

6. RESOLUTION PC 25 02 CUP 01 & PC 25 01 DR 01- SOS Continued from May 13th

An application submitted for a Conditional Use Permit and Design Review to allow for the Professional Office use in an existing building located at 1536 12th Street, Assessor's Map 18-12-27-41, Tax Lot 00400, situated in the High Density Residential District. This area is regulated by Florence City Code Title 10, Chapter 10.

*Planner
Hanna
Hutcheson*

7. RESOLUTION 25 04 TA 01 – 1150 BAY ST. ZONING TEXT AMENDMENT: An application from Chris Leturno on behalf of A & D Bay Street LLC to amend FCC 10-19-4-F.10 to allow nonconforming structures to be used for nonconforming uses in the Development Estuary ("DE") District until such time the structure is converted to a conforming use.

*Planning
Manager
Jacob Foutz*

The proposal does not change the boundary of the Comprehensive Plan Designation, the MU DE designation, or the zoning districts, so it does not impact the coastal resources inventory.

8. Resolution PC 25 08 TA 02 to the Florence City Code Title 4 Chapter 4

Flood Damage Prevention. The proposal to consider a recommendation to City Council for adoption of amendments proposed to protect habitat and achieve no net loss measures that will avoid, minimize, and mitigate impacts in the floodplain areas.

*Community
Dev. Dir. Wendy
Farley-Campbell*

9. REPORT & DISCUSSION ITEMS

- Committee Reports
- Planning Commission Discussion and Sub-Committee Reports
- Director's Report & Discussion Items

*Community
Dev. Dir. Wendy
Farley-Campbell*

10. PLANNING COMMISSION CALENDAR

*Planning Mgr.
Jacob Foust*

<u>Date</u>	<u>Time</u>	<u>Description</u>
June 24, 2025	---	No Meeting
July 8, 2025	5:30 PM	Regular Meeting
July 22, 2025	5:30 PM	Regular Meeting

11. ADJOURN

Meeting Viewing Options:

1. Attend in person at Florence City Hall – 250 Hwy 101, Florence, OR 97439.
2. Watch live online via GoToWebinar using the link at the top of this agenda.
3. Watch replay at the City's [Vimeo Site](#).
4. Watch live and replay on Charter Cable Channel 191.
5. Watch live and replay online via Campbell Productions at <http://video.ibm.com/channel/Hjzx9zagzZc>

Public Hearing Participation: Citizens wishing to express their views and provide testimony for a public hearing must do so in one of the following ways:

- (1) Submit written comments via email to the Community Development Department at planningdepartment@ci.florence.or.us. (2) Mail written comments to Florence City Hall, Attn: Planning Commission, 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. ** (4) Provide written testimony submitted in-person at the hearing. ** Note: Written testimony not submitted at the hearing must be received at least 2 hours prior to the meeting (June 10, 2025 at 3:30 p.m.) in order to be distributed to the Planning Commission, posted to the City of Florence website, and made part of the record. (5) Provide verbal testimony at the hearing either in person or via GoToWebinar. If participating remotely please complete a speaker's card request in person or online at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card> at least 1 hour prior to the meeting (April 8, 2025). Staff will contact the speaker to let them know the process to participate in the meeting. Verbal comments will be allowed on public hearing items after staff has given their report and have allowed time for initial Commission questions.

Public Comments for Items not on the Agenda:

Citizens wishing to express their views during "Public Comments" may do so following the procedures above.

Speaking time limits:

1. **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 (5) individuals will be allowed to comment verbally. There is no limit on written public comments.
2. **Public Hearing Testimony:** Testimony on public hearing items will be allowed when a public hearing is held. Testimony will be limited to five (5) minutes per person, with no limit to the number of speakers.
3. **Public Comments on Action Items:** Public Comments will be allowed on each action item on the Planning Commission agenda, except for land use decisions for which the public hearing is closed. 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 five (5) minutes per person, with a maximum of 15 minutes for all comments on each action item. In practicality, this means no more than three (3) individuals will be allowed to comment verbally. There is no limit on written public comments.

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
- E. Staff Response and Recommendation
- F. Applicant Accept or Waive Final Written Argument
- G. Close Hearing
- H. Commission Deliberation - Direction to Staff or Decision
- I. 1st and 2nd on Motion
- J. Applicant's Opportunity to Respond to any New Conditions of Approval
- K. Discuss and Vote on Motion