

CITY OF FLORENCE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
250 Highway 101, Florence OR 97439

December 13, 2016

AGENDA

7:00 pm

Curt Muilenburg, Chairperson – John Murphey, Vice Chairperson

Clarence Lysdale, Commissioner - Robert Bare, Commissioner

Ron Miller, Commissioner – Michael Titmus, Commissioner

Please turn off or silence all cell phones and pagers prior to start of meeting.

~ CALL TO ORDER ~ ROLL CALL ~ PLEDGE OF ALLEGIANCE ~

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- November 22, 2016

3. PUBLIC COMMENTS

*This is an opportunity for members of the audience to bring to the Planning Commission's attention any items **NOT** otherwise listed on the agenda. Comments will be limited to **three minutes per person**, with a maximum time of 15 minutes for all items.*

PUBLIC HEARING

- 4. RESOLUTION PC 16 26 CUP 08 – Verizon Wireless Tower:** An application from Sean Maddox, on behalf of Verizon Wireless, requesting approval of a Conditional Use Permit to construct and operate a 128-foot wireless telecommunications facility (monopole with associated equipment yard) at the property located at 87545 Highway 101. The proposed site is located at Map #18-12-14-00, Tax Lot 00100 in the Service Industrial District regulated by FCC Title 10 Chapter 31.
- 5. RESOLUTION PC 16 19 ANN 03:** To consider a request for annexation of undeveloped property located east and west of Xylo Street between 12th St. and Hwy 126, Map # 18-12-26-42 Tax Lots 01000, 02400, 01202, and 00800 and east of undeveloped Vine St. between 11th and 12th Sts., Map# 18-12-26-24, Tax Lot 01700 and Map # 18-12-26-31 Tax Lot 00100 within the Urban Growth Boundary. Continued from November 22, 2016.
RESOLUTION PC 16 20 ZC 03: To consider a request to zone the properties to the corresponding City of Florence zoning: Single Family Residential regulated by Florence City Code Title 10, Chapter 11 and Commercial regulated by Florence city code Title 10, Chapter 15. Continued from November 22, 2016.
- 6. RESOLUTION PC 16 27 EAP 02 – Porter Boat Lift Extension of Approval Period:** A request for a one-year extension of approval period, which ended October 27, 2016 for Resolution PC 15 16 CUP 09 - a request for a conditional use permit to construct a private boat lift and gangway located at 100 Rhododendron Drive, Map 18-12-27-33, Tax Lots 304, 400, 500 and the Bay (Front) Street Right-of-Way.
- 7. RESOLUTION PC 16 15 CUP 05 – SFR to Office Building:** A Conditional Use Permit application from Larry Porter, representing Solv-It International, requesting to change the use of a residence located at 1684 29th Street to an office building, a conditional use within the Multi-Family Residential District. The site is located at 1684 29th Street on the west side of Highway 101 behind Terrace Homes, Map #18-12-23-32, Tax Lot 01401, regulated by Florence City Code Title 10 Chapter 13.
- 8. PLANNING COMMISSION DISCUSSION ITEMS**
- 9. CALENDAR**
 - **Tuesday, January 10, 2017** – Regular Session, 7:00 p.m. at City Hall
 - **Tuesday, January 24, 2017** – Regular Session, 7:00 p.m. at City Hall

ADJOURN

The meeting location is wheelchair accessible. Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.
The hearing will also be broadcast live on Channel 191.

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 Presentation
- 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 you go to the table to testify, sign in (please write legibly) and state your name. If someone has made statements with which you agree, please come forward, sign in and 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