

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

January 24, 2017

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

- January 10, 2017

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 HEARINGS

- 4. RESOLUTION PC 16 11 DR 03 – Dairy Queen Remodel:** An application from Ken Sanders, representing Landon FDQ, requesting design review approval to remodel and update the appearance of the existing Dairy Queen building to include reframing and adding stone work to the entryway, over the existing front and drive-thru and replacing of the awning and roof. The proposed site is located at 125 Hwy 101. Assessor's Map 18-12-34-11 Taxlot 10800 within in the Mainstreet Area "A" Dist. regulated by FCC 10-27.

- 5. RESOLUTION PC 16 28 CUP 09 – Beryl Recreational Marijuana Retail Facility:** An application from Shawn Fleming, on behalf of Beryl Industries, LLC requesting a conditional use permit to open and operate a recreational marijuana retail facility. The proposed site is located at 1541 Hwy 101. Assessor's Map 18-12-26-23 Taxlot 00700 within the Commercial District, regulated by FCC 10-15

- 6. RESOLUTION PC 16 29 ANN 04:** A request for annexation of three separate properties and adjacent right-of-ways (ROW):

Property 1, ROW 1: Located on the SE corner of Rhododendron Dr. and Heceta Beach Rd. at 4636 Heceta Beach Rd., 18-12-04-00, 00103; as well as a portion of Heceta Beach Rd. adjacent to the property.

Properties 2 & 3, ROW 2: Properties located on the west side of 1st Ave. and south of Driftwood Shores at 4513 Lookout St., 18-12-04-42, 01204 and 4523 Lookout St., 18-12-04-42, 01205; as well as Lookout St. west of 1st Ave.

Property 4, ROWs 3 & 4: Located west of Rhododendron Dr. and north of Treewood Ct. at 04744 South Harbor Vista Dr., 18-12-15-22, 05300; as well as Treewood Ct. and S. Harbor Vista Dr. beginning west of Rhododendron Dr. and terminating at the westernmost property line of the annexing property.

RESOLUTION PC 16 30 ZC 04: A request to zone the properties to the corresponding City of Florence zoning as designated by the Florence Realization 2020 Comp. Plan:

Property 1 & ROW 1: Neighborhood Commercial regulated by FCC Title 10, Ch. 14.

Properties 2, 3, & 4 and ROWs 2, 3, & 4: Single Family Residential regulated by FCC Title 10, Ch. 11.

7. PLANNING COMMISSION DISCUSSION ITEMS

8. CALENDAR

- **Tuesday, February 28 & March 14, 2017** – Regular Sessions, 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