

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

May 9, 2017

AGENDA

7:00 pm

John Murphey, Chairperson – Robert Bare, Vice Chairperson
Clarence Lysdale, Commissioner – Sandi Young, Commissioner
Ron Miller, Commissioner – Michael Titmus, Commissioner – Brian Jagoe, 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

- **April 11 & 25, 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 AR 17 02 MOD 01 – 76 Station Exterior Modification:** An application from Dave Reed of Wayward R Studio, on behalf of Josh LaFranchi of Ron's Oil for a approval of a modification to Resolution PC 16 07 CUP 01. This is a request to change the originally proposed building materials and colors for the new convenience store to include a revised roof construction and building color selection. The property is located at 1544 Highway 101, Map #18-12-26-23, Tax Lots 00400 & 00402 in the Commercial Zoning District, regulated by Florence City Code Title 10, Chapter 15.

- 5. RESOLUTION PC 17 05 CUP 03 – Temporary Mobile Building Space:** An application from Great Western Corporation for a Conditional Use Permit, seeking approval to install temporary buildings for construction equipment, materials and lodging (RV's) for onsite security while working on an ODOT project for the Siuslaw River Bridge. Property is located on the NE corner of Bay and Kingwood Streets, south of Dairy Queen, at Map #18-12-34-11 Tax Lots 10900 and 11000 within the Old Town/Area A District, regulated by FCC Title 10 Chapter 17.

- 6. RESOLUTION PC 17 09 TA 01 – Planned Unit Development Code Update:** A proposal by the City of Florence, to change the minimum PUD size from five acres to no minimum size. The proposed amendments will provide definitions for common PUD terms, standardize existing PUD policies into industry standard policy language, provide standards and identify exemptions and prohibitions.

7. PLANNING COMMISSION DISCUSSION ITEMS

8. PLANNING DIRECTOR'S REPORT

9. CALENDAR

- **Tuesday, May 23, 2017** – Regular Session, 7:00 p.m. at City Hall
- **Tuesday, June 13, 2017** – Regular Session, 7:00 p.m. at City Hall
- **Tuesday, June 27, 2017** – Regular Session, 7:00 p.m. at City Hall - TENTATIVE

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