

## CITY OF FLORENCE PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
250 Highway 101, Florence OR 97439

---

**November 28, 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**

- **October 17, 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 17 23 CUP 10 – 31<sup>st</sup> Street Duplex:** An application from Greg Welton of Greg Welton Construction, on behalf of Chris & Denine Polito for a Conditional Use Permit, seeking approval to convert the existing residence at 1706 31<sup>st</sup> Street into a duplex by constructing an attached three car garage with an apartment above that will include the new addition of 1,144 square feet. This use is permitted conditionally within the Highway Zoning District. The site is located WEST of Highway 101 at Map #18-12-23-23, Tax Lot 05500 in the Highway Zoning District, regulated by Florence City Code Title 10, Chapter 16.

**5. SB 1051 – STAFF PRESENTATION**

**6. PLANNING COMMISSION DISCUSSION ITEMS**

**7. PLANNING DIRECTOR'S REPORT**

**8. CALENDAR**

- **Tuesday, December 12, 2017** – Regular Session, CANCELLED
- **Tuesday, December 26, 2017** – Regular Session, CANCELLED

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