

CITY OF FLORENCE PLANNING COMMISSION
March 27, 2018 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 5:30 p.m. Roll call: Chairperson John Murphey, Commissioner Michael Titmus, Commissioner Phil Tarvin, Vice Chairperson Sandi Young, Commissioner Ron Miller, Commissioner Brian Jagoe, and Commissioner Eric Hauptman were present. Also present: Planning Director Wendy FarleyCampbell, Planning Technician Dylan Huber-Heidorn, and City Recorder Kelli Weese.

APPROVAL OF AGENDA

Commissioner Jagoe motioned to approve the agenda. Commissioner Miller seconded. By voice, all ayes. The motion passed.

APPROVAL OF MINUTES

Commissioner Hauptman motioned to approve the minutes of January 23, 2018 and February 13, 2018. Commissioner Jagoe seconded. By voice, all ayes. The motion passed.

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.*

Bill Durst commented on the economic hardship of forced annexation.

PUBLIC HEARING

Chairperson Murphey announced there were two public hearings before the Planning Commission that evening. The hearings would be held in accordance with the land use procedures required by the City in Florence City Code Title 2 Chapter 10 and the State of Oregon. Prior to the hearings tonight, 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 of this decision based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval without sufficient specificity to allow the Planning Commission to respond to the issue that precludes an action for damages in circuit court. Any proponent, opponent, or other party interested in a land use matter to be heard by the Planning Commission may challenge the qualifications of any Commissioner to participate in such hearing and decision. Such challenge must state facts relied upon by the party relating to a Commissioner's bias, prejudgment, personal interest, or other facts from which the party has concluded that the Commissioner will not make a decision in an impartial manner.

RESOLUTION PC 18 01 ANN 01: A request from Lane County for the annexation of Harbor Vista Campground, located 87658 Harbor Vista Road, Assessor's Map 18-12-09-00, Tax lots 00300 and 00400. The proposed annexation also includes the abutting South Harbor Vista Drive, Harbor Vista Road, and North Jetty Road, all formerly known as County Road 1301. 11.6-acre property is developed with a county park that includes a day use area, overnight tent and RV campsites, bathrooms, showers, and caretaker residence.

RESOLUTION PC 18 02 ZC 01: Zone assignment to the park properties at Harbor Vista Road, North Harbor Vista Drive, and a portion of North Jetty Road to the corresponding open space district with a natural resource conservation overlay. North Jetty Road east of the park is proposed to be zoned single-family residential.

Chairperson Murphy opened the public hearing at 5:39 PM.

Vice Chairperson Young stated she had a conflict of interest as a resident within the notice area of the proposed annexation. VC Young stated that her proximity to the park would not impact her vote. There were no challenges to her impartiality.

PD FarleyCampbell presented information connected to the application for annexation by Lane County on behalf of the Parks Department. Criteria for the resolution to annex: ORS 222 Sections 111, 120, 125, and 170(2); Florence Realization 2020 Comprehensive Plan Chapter 14. Criteria related to zone assignment: Florence City Code Title 10 Chapter 1 Sections 10-1-1-6-4, 10-1-2-3, and 10-1-3; Chapter 11; Chapter 19; and Chapter 22. Applicable Comprehensive Plan policies come from Chapter 17. The Planning director presented materials related to the annexation (see exhibits). She stated that there were no electors residing in the area proposed for annexation and the state requirements for triple majority were met. The property will remain on

Heceta Water. Existing accesses will continue to be used and no improvements are necessary. Sewer is being installed to serve the campground. City of Florence Public Works and Police Department submitted testimony that their respective departments have adequate capacity to serve the area in question. The City received several calls regarding the annexation but received no citizen input in writing.

The applicant, Lane County, represented by Dan Hurley, did not make a statement or presentation.

Lea Patten of Florence commented to the Commission in opposition to the proposed annexation. (see attachment)

Planning Director FarleyCampbell addressed the issues raised by Ms. Patten (see attachment) and presented a staff recommendation for passage of the resolutions in favor of annexation.

Chairperson Murphy closed the public hearing at 6:06 PM.

Commissioner Jagoe motioned to approve **Resolution PC 18 01 ANN 01 – Annexation of Harbor Vista Campground to March 27, 2018**; Commissioner Miller seconded.

By roll call vote: Vice Chairperson Young, “Yes;” Commissioner Miller, “Yes;” Commissioner Tarvin, “Yes;” Commissioner Titmus, “Yes;” Commissioner Hauptman, “Yes;” Commissioner Jagoe, “Yes;” Chairperson Murphy, “Yes.” Motion passed 7-0.

Commissioner Jagoe motioned to approve **Resolution PC 18 02 ZC 01 – Zone Assignment to Harbor Vista Campground to March 27, 2018**; Commissioner Titmus seconded.

By roll call vote: Vice Chairperson Young, “Yes;” Commissioner Miller, “Yes;” Commissioner Tarvin, “Yes;” Commissioner Titmus, “Yes;” Commissioner Hauptman, “Yes;” Commissioner Jagoe, “Yes;” Chairperson Murphy, “Yes.” Motion passed 7-0.

PLANNING COMMISSION DISCUSSION ITEMS

There were none.

PLANNING DIRECTOR’S REPORT/CALENDAR

PD FarleyCampbell discussed the ongoing process for developing new codes for accessory dwelling units (ADU’s) and code amendments for church housing. These issues will be brought before the Planning Commission in May 2018. She also discussed the timeline for revising codes related to housing — including lot dimensions, setbacks, cottage development, PUD’s, and other topics — and the possibility of work sessions related to both ADU and housing code changes.

PD FarleyCampbell reported on two Contractor Huddles that occurred on February 14th and 15th. The notes from those meetings and written comments will be made available.

Chairperson Murphey suggested that upcoming PC work sessions be held on the same days as PC meetings, beginning at 4:30PM if there are public hearings scheduled for the regular 5:30 meeting time.

The next Planning Commission meeting is scheduled for April 10th at 5:30PM, and no public hearings are scheduled. A PC meeting is scheduled for April 26th and will include public hearings on three proposed annexations. The PC meeting on May 8th will include a hearing on a land use policy change, potentially including ADU’s and housing code changes. The Cannery Station development project’s managers are hoping to be ready for a hearing on May 22nd.

Chairperson Murphey adjourned the meeting at 6:17 p.m.

John Murphy, Chairperson
Florence Planning Commission

Date

Harbor Vista Campground Annexation

PC 18 01 ANN 01
&
PC 18 02 ZC 01



Introduction

- **January 2, 2018**–Petition/Application received
- **January 26, 2018**–Deemed complete
- **March 27, 2018**–First evidentiary hearing (PC)
- **April 16, 2018**–Scheduled hearing (CC)

• Harbor Vista Campground Annexation –PC 18 01 ANN 01

03/27/2018 •2

Annexation Criteria

Oregon Revised Statutes:

222.111; 222.120; 222.125; and 222.170 (2)

Florence Realization 2020 Comprehensive Plan:

Chapter 14: Urbanization, Policies 1 and 3 through 7

• Harbor Vista Campground Annexation –PC 18 01 ANN 01

03/27/2018 •3

Zone Assignment Criteria

Florence City Code, Title 10:

- Chapter 1: Zoning Regulations, Sections 10-1-1-6-4, 10-1-2-3, and 10-1-3
- Chapter 11: Single Family Residential
- Chapter 19: Estuary, Shorelands, and Beaches and Dunes; Section 10
- Chapter 22: Open Space District; Sections 2 & 3

Florence Realization 2020 Comprehensive Plan:

- Chapter 17: Coastal Shorelands; Ocean, Estuary, and Lake Shorelands; Policies 10 & 14, and References to Management Unit #50

• Harbor Vista Campground Annexation –PC 18 01 ANN 01

03/27/2018 •4



Vicinity Aerial Map

Rhododendron Dr.

S. Harbor Vista Dr.

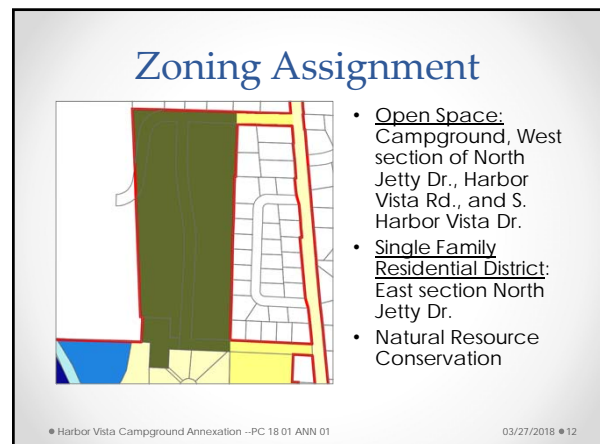
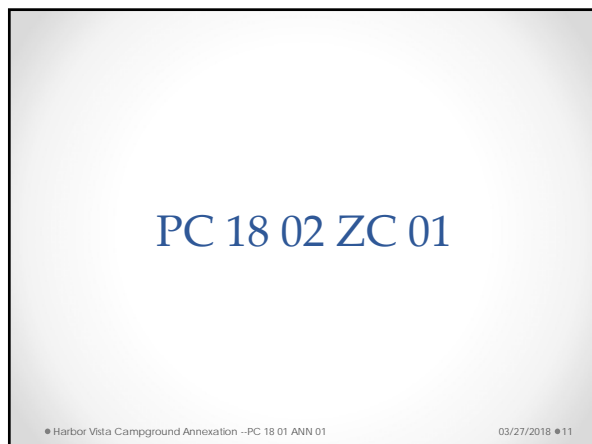
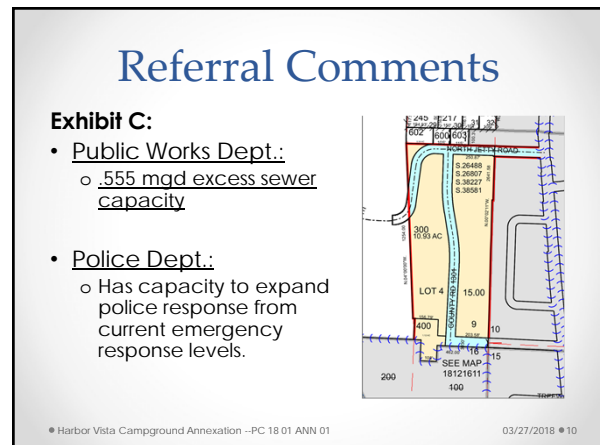
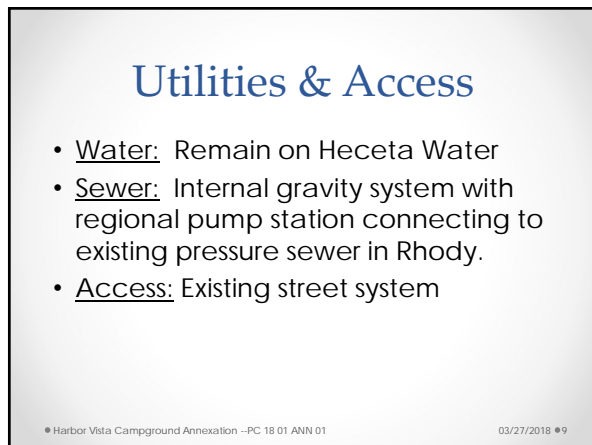
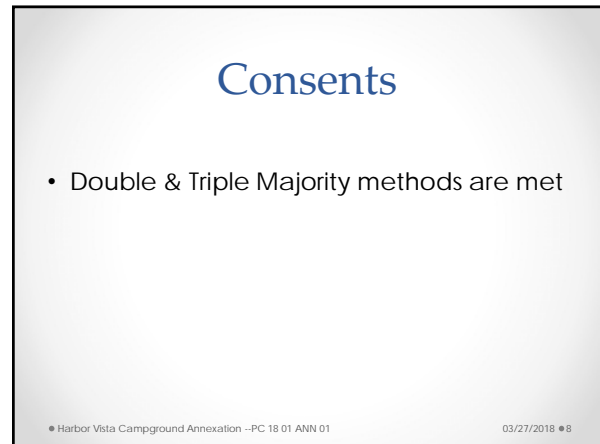
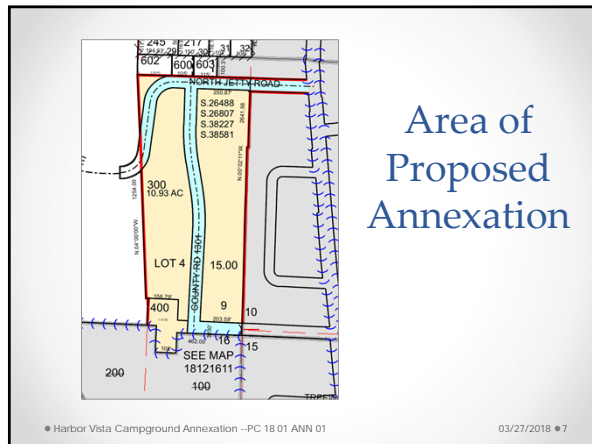
• Harbor Vista Campground Annexation –PC 18 01 ANN 01

03/27/2018 •5

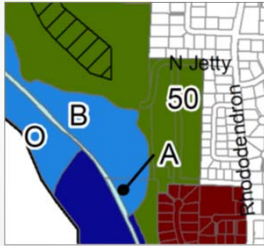
PC 18 01 ANN 01

• Harbor Vista Campground Annexation –PC 18 01 ANN 01

03/27/2018 •6



Zoning Assignment



- Natural Resource Conservation Shoreland Management Unit Overlay

• Harbor Vista Campground Annexation --PC 18 01 ANN 01

03/27/2018 • 13

Public Comments

- No written testimony
- Several verbal inquiries

• Harbor Vista Campground Annexation --PC 18 01 ANN 01

03/27/2018 • 14

Staff Recommendation

Provide a recommendation supporting the annexation and zone change to the City Council.

• Harbor Vista Campground Annexation --PC 18 01 ANN 01

03/27/2018 • 15

Alternatives

1. Provide a recommendation supporting the annexation and zone assignment to the City Council, or
2. Provide a recommendation to the City Council to deny the petition for annexation and zone assignment with reasons for the denial, or
3. Modify the findings, reasons, or conditions and provide a recommendation supporting the annexation and zone assignment to the City Council, or
4. Continue the Public Hearing to a date certain if more information is needed.

• Harbor Vista Campground Annexation --PC 18 01 ANN 01

03/27/2018 • 16

Questions?



• Harbor Vista Campground Annexation --PC 18 01 ANN 01

03/27/2018 • 17