

**CITY OF FLORENCE PLANNING COMMISSION**  
FLORENCE EVENTS CENTER  
715 Quince Street, Florence OR 97439

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**May 8, 2018**

**AGENDA**

**5:30 pm**

John Murphey, Chairperson – Sandi Young, Vice Chairperson  
Eric Hauptman, Commissioner – Michael Titmus, Commissioner  
Ron Miller, Commissioner – Phil Tarvin, Commissioner – Brian Jagoe, Commissioner

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*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 24, 2018**

**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.*

- 4. RESOLUTION PC 18 11 CUP 02:** An application from Donald Large on behalf of the Oregon Conference of Seventh Day Adventists requesting approval of a Conditional Use Permit to place a modular building for use as an addition and educational space. The site is located at 4465 Hwy 101, Assessor's Map No. 18-12-14-32, Taxlot 03200, in the Highway Zoning District regulated by Florence City Code Title 10, Chapter 16.

- 5. RESOLUTION PC 18 10 TA 01 – ADU Code Amendments:** The City of Florence will meet to consider the proposed changes for FCC Title 10, Chapter 2, General Zoning Provisions; Chapter 3, Off-Street Parking and Loading; Chapter 4, Conditional Uses; and Chapter 10, Restricted Residential District. Regulations relate to siting, design, and construction criteria for Accessory Dwelling Units and Place of Worship provided affordable housing.

**6. PLANNING COMMISSION DISCUSSION ITEMS**

**7. PLANNING DIRECTOR'S REPORT**

**8. CALENDAR**

- **Tuesday, May 22, 2018** – Regular Session, Florence Events Center, 715 Quince St. 5:30 p.m.
- **Tuesday, June 12, 2018** – Regular Session, Florence Events Center, 715 Quince St. 5:30 p.m.
- **Tuesday, June 26, 2018** – Regular Session, Florence Events Center, 715 Quince St. 5:30 p.m.

**ADJOURN**

The meeting location is wheelchair accessible. Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.

## 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