

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

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**May 22, 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**
- **May 8, 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 17 26 PUD 01 – Fairway Estates, Final PUD:** An application for a Preliminary Development Plan for a Final Planned Unit Development and Final Subdivision from Michael Pearson of Pacific Golf Communities, LLC to develop the 10-acre parcel located adjacent to the Sandpines Golf Course and abutting Rhododendron Drive into 40 building lots for single family detached homes. Property is located at Map No. 18-12-15-00, Tax Lots 01200 & 01300, Map No. 18-12-15-33, Tax Lot 04700, and Map No. 18-12-15-34, Tax Lot 04300, in the Single Family Residential District, regulated by FCC Title 10, Chapter 11.

- 5. RESOLUTION PC 18 13 PT 01 – deRyk House Lot Partition:** An application from Jon and Janet deRyk requesting a Minor Partition of the parcel located at 4744 South Harbor Vista Drive, Assessors Map 18-12-15-22, Tax Lot 05301, in the Single Family Residential District and regulated by FCC Title 10, Chapter 11. The property abuts South Harbor Vista Drive and is proposed to become two parcels.

- 6. RESOLUTION PC 18 14 PT 02 – deRyk Vacant Lot Partition:** An application from Jon and Janet deRyk requesting a Minor Partition of the parcel located at Assessors Map 18-12-15-22, Tax Lot 05302, in the Single Family Residential District and regulated by FCC Title 10, Chapter 11. The property abuts both Treewood Court and South Harbor Vista Drive and is proposed to become three parcels.

**7. PLANNING COMMISSION DISCUSSION ITEMS**

**8. CALENDAR**

- **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.
- **Tuesday, July 10, 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