

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

June 26, 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

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 10, 2018**
- **June 12, 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 12 PUD 01 – Cannery Station, Preliminary PUD:** An application continued from June 12, 2018 for a Preliminary Planned Unit Development from Cannery Station Development, LLC for an 8-phase, mixed-use development with 31 proposed lots to be developed over a 10-year period. The 17-acre parcel is located east of Highway 101 across from Fred Meyer, west of Florentine Estates, north of the Community Baptist Church, and south of Munsel Lake Road. Property is located at Map No. 18-12-14-20, Tax Lot 00700, in the North Commercial District, regulated by FCC Title 10, Chapter 30.

- 5. RESOLUTION PC 18 18 EAP 01 – Driftwood Shores TMBS Extension:** A request for an extension of a previously granted approval period, which ended February 28, 2018 for Resolution PC 17 01 CUP 01 - a request for a conditional use permit to place two metal storage containers and a temporary office trailer to serve as the maintenance shop and temporary dry storage during the remodel of the Driftwood Shores Pool & Admin building. The site is located at 88427 1st Avenue on the lot east of the Driftwood Shores property, Assessor's Map 18-12-04-13, Tax Lot 07000, in the Commercial District regulated by FCC Title 10 Chapter 15.

- 6. RESOLUTION PC 18 15 DR 01 – 4-Unit Cluster Housing:** An application from Stecher Buss/Advanced Construction, on behalf of Ron Anderson/Ron's Stuff LLC requesting approval of a Design Review Permit to construct a four-unit housing cluster to include two attached and two detached units. The site is located at 1610 19th Street, Assessor's Map no. 18-12-26-22, Tax Lot 06003, in the Multi-Family Residential District regulated by FCC Title 10, Chapter 13.

7. PLANNING COMMISSION DISCUSSION ITEMS

8. CALENDAR

- **Tuesday, July 10, 2018** – Regular Session, Florence Events Center, 715 Quince St. 5:30 p.m.
- **Tuesday, July 24, 2018** – Regular Session, Florence Events Center, 715 Quince St. 5:30 p.m. *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.

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