

CITY OF FLORENCE PLANNING COMMISSION
October 11, 2016 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Vice Chair John Murphey called the meeting to order at 7:00 p.m. Roll call: Vice Chair John Murphey, Commissioner Ron Miller were present. Chairperson Muilenburg, Commissioner Lysdale, Commissioner Bare and Commissioner Titmus were absent and excused. Also present: Planning Director Wendy FarleyCampbell and Assistant Planner Glen Southerland.

Vice Chair Murphey announced there was no quorum to approve the Agenda or the Minutes. AP Southerland explained that public comments would still be accepted and the hearings would be opened so that members of the public could provide testimony and the hearing could be continued to a later date.

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 **3 minutes per person**, with a maximum time of 15 minutes for all items.*

There were no public comments.

PUBLIC HEARING

Chairperson Muilenburg announced there were two public hearings before the Planning Commission that evening. The hearing 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 hearing(s) 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, prejudice, 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 16 18 EAP 01 – Extension of Approval Period: A request for an extension of approval period, ending September 9, 2016 and September 9, 2017 for Resolution PC 15 17 PUD 01 - a Preliminary Development Plan and Tentative Subdivision application from J. 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 a 40-lot Planned Unit Development.

Vice Chair Murphey opened the public hearing at 7:03 p.m.

VC Murphey stated there would be no staff report and asked if there was any testimony. There was no testimony and no response. AP Southerland recommended that the hearing be continued to a date certain of November 8, 2016.

VC Murphey closed the public hearing at 7:04 p.m.

VC Murphey stated the hearing would remain open for written testimony until the continued date of November 8, 2016.

RESOLUTION PC 16 21 PUD 01 – Snegireff Sandpines PUD Modification: An application for a modification to a Planned Unit Development from Allen Snegireff to allow for a detached single-family residence on Lot 48, a remnant lot designated for multi-family and single-family attached residences within the Sandpines West PUD. The proposal is located on Royal St. Georges Drive within the Sandpines West PUD, Assessor's Map # 18-12-15-43 Taxlot 01500.

VC Murphey opened the public hearing at 7:05 p.m.

VC Murphey asked for testimony.

Neutral – Michelle Diffenderfer - P.O. Box 1233, Florence, OR

Ms. Diffenderfer was there as President to represent the Home Owners Association, Sandpines Townhomes. She stated the concern was that setbacks and other requirements would be met. PD FarleyCampbell explained the intent of the application, the history of the properties in the subdivision and the possibility of needed CCRs.

Neutral – Donna Mlinek – 10001 Royal St. Georges Drive, Florence, OR

Ms. Mlinek stated she wanted more information.

Opposed – Lorna Eskie – 2012 Royal St. Georges Drive, Florence, OR

Ms. Eskie stated she wanted the lot to remain buildable for townhomes.

VC Murphey closed the public hearing at 7:18 p.m.

VC Murphey stated the hearing would remain open for written testimony until the continued date of November 8, 2016.

CALENDAR

AP Southerland provided information that included current applications and upcoming hearing dates of November 8 and 22, 2016.

Vice Chair Murphey adjourned the meeting at 7:23 p.m.

Vice Chair, John Murphey
Florence Planning Commission

Date