

CITY OF FLORENCE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
250 Highway 101, Florence OR 97439

February 28, 2017

AGENDA

7:00 pm

John Murphey, Vice Chairperson – Robert Bare, Commissioner
Clarence Lysdale, Commissioner – Sandi Young, Commissioner
Ron Miller, Commissioner – Michael Titmus, Commissioner – Brian Jagoe, Commissioner

FAREWELL RECEPTION FOR CHAIRPERSON CURT MUILENBURG

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. INTRODUCTION OF NEW PLANNING COMMISSIONERS SANDI YOUNG & BRIAN JAGOE

3. NOMINATIONS & VOTE FOR CHAIR/VICE CHAIRPERSON

4. APPROVAL OF MINUTES

- December 13, 2016

5. 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.*

PUBLIC HEARINGS

- 6. RESOLUTION PC 16 13 DR 04 – Sand Ranch:** A Design Review application from Deacon Matthews requesting approval of a retail rock shop, pole barn, mobile home, and several other outbuildings constructed or installed since the annexation of the property. The buildings are located at 5351 Highway 101. Map #18-12-14-20, Tax Lot 02100, in the Service Industrial District, regulated by Florence City Code Title 10, Chapter 31.

- 7. RESOLUTION PC 17 01 CUP 01 – Driftwood Shores Temporary Mobile Building Space:** An application from Jay Chinn on behalf of the Driftwood Shores & Surfside Lounge HOA for a Conditional Use Permit, seeking approval to place two metal storage containers and a temporary office trailer on the lot east of the Driftwood Shores property, located at 88427 1st Avenue, for a duration of one year. The storage containers and temporary office trailer will be used as additional temporary dry storage only during the remodel of the pool multipurpose room and conversion of maintenance areas to banquet areas. The site is located at Map #18-12-04-13, Tax Lot 07000 in the Commercial Zoning District, regulated by Florence City Code Title 10, Chapter 15.

8. PLANNING COMMISSION DISCUSSION ITEMS

9. CALENDAR

- **Tuesday, March 14, 2017** – Regular Sessions, 7:00 p.m. at City Hall
- **Tuesday, March 28, 2017** – Regular Sessions, 7:00 p.m. at City Hall

ADJOURN

The meeting location is wheelchair accessible. Anyone requiring special accommodations,
please call (541) 997-8237 at least 48 hours prior to the hearing.
The hearing will also be broadcast live on Channel 191.

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