

CITY OF FLORENCE PLANNING COMMISSION / DESIGN REVIEW BOARD  
CITY HALL COUNCIL CHAMBERS  
250 Highway 101, Florence OR 97439

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**March 13, 2012**

**AGENDA**

**7:00 pm**

	Jan Nieberlein, Chairperson	
Mark Tilton, Vice Chairperson	Cheryl Hoile, Commissioner	Robert Bare, Commissioner
Bob Peters, Commissioner	Curt Muilenburg, Commissioner	Joseph Wise, Commissioner

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**~ CALL TO ORDER ~ ROLL CALL ~ PLEDGE OF ALLEGIANCE ~**

**1. APPROVAL OF AGENDA**

**2. APPROVAL OF MINUTES**

\* February 28, 2012

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

**4. PUBLIC HEARING on RESOLUTION PC 12 05 CUP 04**

The Port of Siuslaw applied for a conditional use permit and design review to locate a temporary mobile building office and place a new marina and campground office at the site of the existing campground office at 80 & 100 Harbor St. MR 18-12-35-22 Tax Lots 03500 & 03503.

**5. PLANNING COMMISSION DISCUSSION ITEMS**

**6. DIRECTOR'S REPORT**

\*Monthly Report

**7. CALENDAR**

\* Tuesday, March 27, 6:00 pm – Work Session on Transportation System Plan

7:00 pm – Public Hearing on Transportation System Plan

\* Tuesday, March 13, 7:00 pm – Tentative Regular Meeting: Public Hearing on PUD temporary building

## 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