

CITY OF FLORENCE ~ LANE COUNTY
JOINT PLANNING COMMISSION MEETING
FLORENCE CITY HALL COUNCIL CHAMBERS
250 Highway 101, Florence OR 97439

May 7, 2013

AGENDA

7:00 pm

City of Florence Planning Commission

Cheryl Hoile, Chairperson Curt Muilenburg, Vice-Chairperson
Alan Burns, Commissioner John Murphey, Commissioner Robert Bare, Commissioner

Lane County Planning Commission

Ryan Sisson, Chairperson Robert Noble, Vice Chairperson, Dennis Sandow, Commissioner
George Goldstein, Commissioner Nancy Nichols, Commissioner James Peterson, Commissioner
John Sullivan, Commissioner Larry Thorp, Commissioner

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

1. APPROVAL OF AGENDA

2. 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.*

JOINT CITY/COUNTY PUBLIC HEARING:

- 3. AQUIFER PROTECTION AND WETLAND & RIPARIAN CORRIDORS LANE COUNTY COMPREHENSIVE PLAN AMENDMENTS – ORDINANCE NO. PA 13-0582:** A proposal to amend the Comprehensive Plan text to adopt an updated Wetlands and Riparian Inventory, and Aquifer Protection Plan, and related policies that apply outside the city within the Florence Urban Growth Boundary (UGB). No County Code Regulations are proposed.

~ ADJOURNMENT OF LANE COUNTY PLANNING COMMISSION MEETING ~

- 4. AQUIFER PROTECTION AND WETLAND & RIPARIAN CORRIDORS FLORENCE CODE AND COMPREHENSIVE PLAN AMENDMENTS – RESOLUTION PC 13 03 CPA 01, PC 13 04 TA 01, AND PC 13 05 ZC 01 (ORDINANCE NO. 2, SERIES 2013):** A proposal to amend Florence Realization 2020 Comprehensive Plan to adopt an updated Wetlands and Riparian Inventory, an Aquifer Protection Plan, and related policies, as well as housekeeping amendments, and to amend Florence City Code to comply with Statewide Planning Goals for wetlands and riparian areas and groundwater resources, including a Drinking Water Protection Overlay Zone to apply to the use and storage of hazardous materials within the Drinking Water Protection Area for the City's proposed drinking water well field, and housekeeping amendments.

5. CALENDAR

- Tuesday, May 14, 2013 – Regular Session, 7:00 pm at City Hall
- Tuesday, May 28, 2013 – Regular Session, 7:00 pm at City Hall

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