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**City of Florence  
Planning Commission Meeting  
250 Hwy 101, Florence, OR 97439  
June 25, 2019**

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

Meeting called to order at 5:30 PM.

Commissioners Present: Chairperson John Murphey, Vice Chair Sandra Young, Commissioner Eric Hauptman, Commissioner Andrew Miller, Commissioner Brian Jagoe, Commissioner Ron Miller, Commissioner Phil Tarvin

Commissioners Absent:

Staff Present: Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland, and Planning Technician Dylan Huber-Heidorn

**1. APPROVAL OF THE AGENDA**

Start Time: 5:30 PM  
Action: Approve agenda as presented.  
Motion: Vice Chairperson Young  
Second: Commissioner Tarvin  
Vote: Unanimous

**2. APPROVAL OF MINUTES OF MAY 14, 2019**

Action: Approve minutes as presented.  
Motion: Commissioner Ron Miller  
Second: Commissioner Jagoe  
Vote: Unanimous

**3. PUBLIC COMMENT**

This is an opportunity for members of the audience to bring to the Commission’s attention any item not otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.

Start Time: 5:32 PM  
Commenter:  
Topic:  
Comments: *There were no public comments on topics not on the agenda.*

**4. RESOLUTION PC 19 03 DR 01– Hanson Mixed-Use**

An application from Bob Hanson to request approval of a Design Review to construct a mixed-use development that will include a new 7,200 square foot building with retail space, industrial space, and four apartments. Proposed construction is at 3375 Highway 101. The property is located south of the Rite Aid on 34<sup>th</sup> Street and west of Highway 101, at Map No. 18-12-23-22, Tax Lots 08600 & 08701 in the Highway District regulated by FCC Title 10, Chapter 16.

Open:	5:35 PM
Closed	6:19 PM
Applicant:	Robert Hanson
Discussion:	As follows

No Commissioner declared a conflict of interest, ex parte contact, or bias. There were no challenges.

AP Southerland delivered a staff presentation on the proposed mixed-use development (see attached).

Commissioner Hauptman requested clarification about the site plan, including vegetation that had been removed.

Applicant Testimony: Mr. Hanson spoke about his desire to improve the lot with a valuable building and rental residential units.

Commissioner Hauptman asked about the commercial/industrial uses for the building. Mr. Hanson explained the rear garage bay would be for his personal use, and the front unit would ideally be rented to a commercial tenant.

Vice Chairperson Young and Mr. Hanson discussed the requirements for alternative siding materials.

Mr. Hanson stated he had not read the staff report.

Public Testimony: Kelly Riggs (P.O. Box 1219, Florence), supported the application and testified that she manages property for Mr. Hanson. She stated her agency, Nelson Shields, has a waiting list for the residential units in his proposal. She fully supported the application.

AP Southerland delivered the staff recommendation that the application be approved with the conditions of approval as discussed.

Discussion: The Commission discussed design review criteria. AP Southerland elaborated on issues with applying existing design criteria to metal buildings, which are difficult to customize. Commissioner Jagoe stated that alternative siding would potentially look out of place on a commercial/industrial metal building. Vice Chairperson Young discussed the importance of the aesthetics of commercial structures in this section of the highway and considerations for the future tenants.

The Commission discussed adding flexibility to the design review requirements and conditions of approval applied to the proposal. AP Southerland explained flexibilities already present in the conditions.

Action: Approval of the application and conditions of approval as presented and amended by staff  
Motion: Commissioner Jagoe  
Second: Commissioner Ron Miller  
Vote: Unanimous

**5. RESOLUTION PC 19 06 CUP 01- Elks Lodge Storage Containers**

A conditional use permit application from Roger McCorkle on behalf of the Florence Elks Lodge #1858 to request temporary approval to use two storage pods in the parking lot of the Elks Lodge property located at 1686 12<sup>th</sup> Street for the thrift store storage use. The properties are south of 12<sup>th</sup> Street between Oak and Pine Street, west of Highway 101. Northern properties (on the south side of 12<sup>th</sup> Street) are located at Assessor’s Map 18-12-26-32, Tax Lots 02100, 02200, & 02900, in the Multi-Family Residential District regulated by FCC Title 10, Chapter 13. Properties to the south along the vegetated park area behind the Ixtapa Restaurant are located at Tax Lots 03200, 03300, & 03400 in the Commercial District regulated by FCC Title 10, Chapter 15. The applicant has also requested approval for the vegetation that was previously cleared and removed for clean up in the park area.

Open: 6:19 PM  
Closed: 8:26 PM  
Applicant: Roger McCorkle  
Discussion: As follows

No Commissioner declared a conflict of interest, ex parte contact, or bias. There were no challenges.

PT Huber-Heidorn delivered a staff presentation on the proposed temporary storage containers and landscaping changes (see attached). The containers had been on the property for a number of years, but had recently been required to apply for a temporary conditional use permit.

Commissioner Andrew Miller asked whether there were any complaints on record regarding the containers. PT Huber-Heidorn stated he did not know of any complaints.

VC Young asked for clarification regarding the proposed landscaping plan.

Applicant Testimony: Mr. McCorkle spoke about the storage containers’ use and maintenance, history of the Lodge, lighting, and other matters. He explained the reasoning behind the unpermitted vegetation clearing. He agreed with the conditions of approval as written with the exception of requesting a five-year temporary permit rather than two years, which were typical of this kind of conditional use approval.

VC Young asked for clarification about the boundaries of the taxlots which make up the property and the areas where additional landscaping would be added in response to the conditions of approval. There was also discussion of parking areas which extended into public rights of way.

There was discussion of whether the City planned to improve the unimproved segment of Oak Street which is adjacent to the Elks property on the west side. PT Huber-Heidorn stated there were no immediate plans to improve it. Commissioner Jagoe raised issues related to potentially unsafe access from 12 Street to Hwy 101.

Public Testimony: Donna Boggiano Chmelicek (88360 Hwy 101, Florence) supported the application and testified that she operates a business adjacent to the subject property. She stated that the Elks Lodge kept their property in clean order.

PT Huber-Heidorn delivered the staff recommendation that the application be approved with the conditions of approval as discussed.

Discussion: Commissioner Jagoe suggested that the Commission grant a 5-year temporary approval. A majority of Commissioners were in favor of the change.

Action:	Approval of the application and conditions of approval as presented and amended
Motion:	Commissioner Jagoe
Second:	Commissioner Ron Miller
Vote:	Unanimous

## **WORK SESSION ITEMS**

The Commission took a break from 7:03 to 7:08.

### **6. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS**

Start Time: 7:08 PM

Discussion: PD FarleyCampbell discussed the definition of automotive uses, recreational vehicle sales, sporting goods, outdoor display, and other issues related to interpreting Florence land use codes. The Commission discussed outdoor versus indoor display, overnight display, the differences between various types of vehicle sales operations, and other related issues. The Commission informally communicated that they would be more open to certain types of vehicle-related applications if they included predominantly indoor display and limited their outdoor display.

### **7. REVIEW AND DISCUSS PROPOSED HOUSING CODE UPDATES**

Commissioner Hauptman expressed a desire for the Commission to have an additional work session to review and discuss the draft residential codes, which the Community and Economic Development Committee had presented to the City Council as its recommended draft.

The Commission discussed how best to compile the Commission's input into recommendations to deliver at the July 15<sup>th</sup> joint work session with the Florence City Council. It was agreed that

the Commission would meet on July 9<sup>th</sup> to formalize their thoughts and recommendations. The Commissioners would send their notes to the Planning Department, and those comments would be the basis of discussion. At the meeting, the Commission would decide by consensus which items to raise as issues in the joint work session.

Discussion: AP Southerland gave an overview of recent steps of the housing code update process. He elaborated on changes which had been made by the CEDC since the last time the Commission looked closely at the code as a group.

**8. WORK PLAN RECOMMENDATION & PRIOR YEAR ACTIVITIES REPORT**

Discussion: AP Southerland presented information about the ongoing processes related to developing the City’s work plan and the Planning Commission’s activities report.

Action: A recommendation of the Florence Planning Commission regarding the development of the Work Plan

Vote: Unanimous

Meeting adjourned at 8:26 PM.

**ATTEST:**

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John Murphey, Chairperson

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Dylan Huber-Heidorn, Assistant Planner