



City of Florence  
A City in Motion

## City of Florence Planning Commission Public Hearing

Florence City Hall  
250 Highway 101  
Florence, OR 97439  
541-997-8237  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting at [www.ci.florence.or.us/bc-pc](http://www.ci.florence.or.us/bc-pc) and items distributed during the meeting and meeting minutes.
- To be notified of Planning Commission meetings via email, please visit the City's website at <http://www.ci.florence.or.us/newsletter/subscriptions>.

November 12, 2019

## AGENDA

5:30 p.m.

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

With 48-hour prior notice, an interpreter and/or TDY: 541-997-8237, can be provided for the hearing impaired.  
Meeting is wheelchair accessible.

Proceedings will be recorded for rebroadcast on Cable Channel 191 and are available for purchase.

### CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

1. **APPROVAL OF AGENDA**

2. **APPROVAL OF MINUTES**

- June 25, 2019 & July 9, 2019

3. **PUBLIC COMMENTS – Items Not on the Agenda**

*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.*

4. **RESOLUTION PC 19 17 PUD 02 – Oak Street Commons Final Development Plan for Planned Unit Development (PUD)**

**RESOLUTION PC 19 16 SUB 02 – Oak Street Commons Final Subdivision (SUB) Plat**

An application for a Final Subdivision (SUB) Plat and Final Plan for Planned Unit Development (PUD) for the property located at Assessor's Map 18-12-23-23, Tax Lots 02200 & 02800, south of 32<sup>nd</sup> Street between Oak Street and Highway 101. Proposed development is located in the Multiple Family Residential District regulated by Florence City Code Title 10, Chapter 13 and the Highway District regulated by Florence City Code Title 10, Chapter 16. Applicant received Tentative Subdivision approval and Preliminary PUD on May 28, 2019.

5. **RESOLUTION PC 19 18 CUP 06 – Oak Street/Lemhouse SFR CUP**

A conditional use permit application for a single-family dwelling in the Multi-Family Residential District, regulated by Florence City Code Title 10, Chapter 13. The undeveloped property is located west of Oak Street at Assessor's Map 18-12-22-11, Tax Lot 08000, north of Lane Community College Florence Center and New Friends Memory and Residential Care and south of 34<sup>th</sup> Street.

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

7. **DIRECTOR'S REPORT & DISCUSSION ITEMS**

- Updates & Reports for City Council

Wendy  
FarleyCampbell

8. **PLANNING COMMISSION CALENDAR**

*All meetings are held at the Florence City Hall Chambers at 250 Highway 101, Florence Oregon unless otherwise indicated*

Date	Time	Description
November 18, 2019	5:30 p.m.	CC/PC Joint Public Hearing @ Florence Events Center
November 26, 2019	5:30 p.m.	Regular Session
December 10, 2019	5:30 p.m.	Regular Session

### ADJOURN

## 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