



*City of Florence*  
**A City in Motion**

**City of Florence  
Planning Commission  
Regular Session**

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 and can be found at the City of Florence website at <https://www.ci.florence.or.us/calendar>

To be notified of Planning Commission meetings via email, please visit the City's website at <http://www.ci.florence.or.us/newsletter/subscriptions>.

**July 26, 2022 Revised**

**AGENDA**

**5:30 p.m.**

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

**Florence Planning Commission meetings will be held in person and via videoconference.**

The public may attend in person or through the 'GoToWebinar' platform at the following link: <https://attendee.gotowebinar.com/register/2486758176492806159>. Meetings are also shown live on Cable Channel 191 and online at <https://www.ci.florence.or.us/citymanager/public-meetings-live>, and will be available after the meeting on the City's [Vimeo Site](#).

With 48-hour prior notice, an interpreter and/or TTY can be provided for the hearing impaired. These services may not be available during meeting but may occur as a follow up service. To arrange for these services, contact Community Development Department at 541-997-8237. Meeting is wheelchair accessible.

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

**1. APPROVAL OF THE AGENDA**

**2. APPROVAL OF MINUTES**

- July 12, 2022

**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. *Please see page two of the agenda for methods to provide comments on items not on the Planning Commission agenda.*

**4. ACTION ITEMS**

- A request from Landon Development LLC for an extension to replace the non-conforming Dairy Queen building located at 125 Highway 101 in accordance with FCC 10-8-4.

*Planning  
Director  
Wendy  
Farley  
Campbell*

**5. RESOLUTION PC 21 34 DR 02 – 4701 Hwy 101 Design Review for Fred Meyer Fuel Center**: An application submitted by E.L. Jake Tate of Wahlen & Associates, requesting a design review for a new canopy and larger fuel center kiosk. For property located at 4701 Hwy 101 shown on the Lane County Assessor's Map # 18-12-14-20, TL 01104; and located in the North Commercial District regulated by Florence City Code Title 10, Chapter 30.

*Planning  
Director  
Wendy  
Farley  
Campbell*

**6. Nomination and Appointment of Chairperson & Vice Chairperson**: Election of a chairperson and Vice Chairperson for the Planning Commission

**7. REPORT & DISCUSSION ITEMS**

- Planning Commission's Report & Discussion Items
- Director's Report & Discussion Items

*Planning  
Director  
Wendy Farley  
Campbell*

## 8. PLANNING COMMISSION CALENDAR

| Date               | Time    | Description                 |
|--------------------|---------|-----------------------------|
| August 9, 2022     | 5:30 PM | Regular Session - cancelled |
| August 23, 2022    | 5:30 PM | Regular Session             |
| September 13, 2022 | 5:30 PM | Tentative Regular Session   |
| 9. ADJORN          |         |                             |

**The July 26, 2022 at 5:30 p.m. Planning Commission meeting will be held in person. Citizens wishing to view the meeting may do so through the following options:**

1. Attend in person at Florence City Hall – 250 Hwy 101, Florence, OR 97439.
2. Watch live through the GoToWebinar platform. To access the meeting via GoToWebinar please visit the following link: <https://attendee.gotowebinar.com/register/2486758176492806159>.
3. Watch live on Charter Cable Channel 191.
4. Watch online via Campbell productions at <http://video.ibm.com/channel/Hjzx9zagzZc>

**Expressing Views to the Planning Commission:** Citizens wishing to express their views to the Commission may do so in both written testimony and verbal formats.

**Written Testimony:** Citizens wishing to express their views in writing may do so in one of the following ways:

- a. Submit written comments via email to the Community Development Department at [planningdepartment@ci.florence.or.us](mailto:planningdepartment@ci.florence.or.us).
- b. Mail written comments to Florence City Hall  
Attn: Planning Commission, 250 Hwy 101, Florence, OR 97439
- c. Drop off written comments to the City of Florence drop box located at Florence City Hall (250 Hwy 101) to the right of the main entrance.

**\*\* Note:** Written comments received at least 2 hours prior to the meeting (July 26, 2022 at 3:30 p.m.) will be distributed to the Planning Commission, posted to the City of Florence website, and made part of the record.

**Verbal Testimony:** Citizens wishing to express their view verbally may participate in the meeting at Florence City Hall or via GoToWebinar: <https://attendee.gotowebinar.com/register/2486758176492806159>. To do so, please complete a speaker's card in person or online at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card> at least 1 hour prior to the meeting (July 26, 2022). If participating via GoToWebinar staff will contact the speaker to let them know the process to participate in the meeting. Call the Community Development Department at 541-997-8237 at least 24 hours prior to the hearing if you would prefer to arrange participation over the phone.

- a. **Public Comments on items not on the agenda:** General public comments (on items not on the Planning Commission agenda) will be allowed at each Planning Commission meeting during the public comment agenda item. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all items. In practicality, this means no more than five individuals will be allowed to comment verbally. There is no limit on written public comments.
- b. **Public Hearing Testimony:** Testimony on public hearing items will be allowed when a public hearing is held. Verbal comments will be allowed on public hearing items after staff has given their report and have allowed time for initial Commission questions.
- c. **Public Comments on Action Items:** Public Comments will be allowed on each action item on the Planning Commission agenda. Verbal comments will be allowed on action items after staff has given their report and have allowed time for initial Commission questions. Comments will be limited to three

(3) minutes per person, with a maximum of 15 minutes for all comments on each action item. In practicality, this means no more than five (5) individuals will be allowed to comment verbally. There is no limit on written public comments.

**For more information on the City of Florence's Temporary Public Meeting Policies, visit the City of Florence website at <https://www.ci.florence.or.us/em/public-meeting-during-covid-19>.**

## **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 Testimony
- 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 testifying, if someone has made statements with which you agree, 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