



**City of Florence
Planning Commission
Regular Session**
Florence City Hall
250 Hwy101
Florence, OR 97439
541-997-8237
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>

August 13, 2024		AGENDA		5:30 p.m.
Commissioners:		Kevin Harris, Chairperson – Debbie Ubnoske, Vice Chairperson		
Laurie Green, Commissioner — Eric Hauptman, Commissioner — Wendy Krause, Commissioner Renee LoPilato, Commissioner — Sandra Young, Commissioner				
Florence Planning Commission meetings are being 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/3039603634494180694 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 meetings but may occur as a follow-up service. To arrange for these services, contact the Community Development Department at 541-997-8237. The meeting is wheelchair accessible.				
CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE				
1.	APPROVAL OF AGENDA			
2.	APPROVAL OF MINUTES -None.			
3.	PUBLIC COMMENTS – <i>Items not on the Agenda.</i> An opportunity for members of the audience to bring to the Commission’s attention any item not otherwise listed on the agenda. <i>Please see page two of the agenda for methods to comment on items not on the Planning Commission agenda.</i>			
PUBLIC HEARINGS:				
4.	<u>RESOLUTION PC 24 23 ANN 03 & PC 24 24 ZC 03 - Hwy 101 – Prater Annexation and Zone Change:</u> Petition from Jason Erickson and Annette Prater to annex approximately 1.49 acres of property and apply Service Industrial zoning. The property is described as 87657 Highway 101, Assessor’s Map No. 18-12-11-33, Tax Lot 01200, approximately 600 feet SE of Highway 101 and Heceta Beach Rd intersection. The Planning Commission’s decision will be a recommendation to the City Council for consideration at their September 16, 2024 meeting.			<i>Planning Manager Jacob Foutz</i>
5.	REPORT & DISCUSSION ITEMS <ul style="list-style-type: none"> • Planning Commission’s Report & Discussion Items • Director’s Report & Discussion Items 			<i>Community Dev. Dir. FarleyCampbell</i>
6.	PLANNING COMMISSION CALENDAR			
Date		Time		Description
August 27, 2024		5:30 PM		Regular Session
September 10, 2024		5:30 PM		Regular Session
September 24, 2024		5:30 PM		Regular Session

7. ADJOURN

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/3039603634494180694> Watch live on Charter Cable Channel 191.
3. Watch online via Campbell Productions at <http://video.ibm.com/channel/Hjzx9zagzZc>

Citizens wishing to express their views and provide testimony may do so in one of the following ways:

Written Testimony: (1) Submit written comments via email to the Community Development Department at planningdepartment@ci.florence.or.us. (2) Mail written comments to Florence City Hall, Attn: Planning Commission, 250 Hwy 101, Florence, OR 97439. (3) 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. (4) Provide verbal testimony at the hearing. (5) Provide written testimony submitted in-person at the hearing. ** Note: Written testimony not submitted at the hearing must be received at least 2 hours prior to the meeting (August 13, 2024 at 3:30 p.m.) in order to 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/3039603634494180694> . To do so, please complete a speaker's card request 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 (August 13, 2024). 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.

Testimony not submitted in compliance with the above procedures, will not be included in the record.

Testimony time limits:

1. **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 (5) individuals will be allowed to comment verbally. There is no limit on written public comments.
2. **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. Written testimony will not be read into the record by staff.
3. **Public Comments on Action Items:** Public Comments will be allowed on each action item on the Planning Commission agenda, except for land use decisions for which the public hearing is closed. 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.

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 the 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
- E. Staff Response and Recommendation
- F. Applicant Accept or Waive Final Written Argument
- G. Close Hearing
- H. Commission Deliberation - Direction to Staff or Decision
- I. 1st and 2nd on Motion
- J. Applicant's Opportunity to Respond to any New Conditions of Approval
- K. Discuss and Vote on Motion