

CITY OF FLORENCE PLANNING COMMISSION
May 23, 2017 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 7:00 p.m. Roll call: Chairperson John Murphey, Vice Chairperson Robert Bare, Commissioner Clarence Lysdale, Commissioner Michael Titmus, Commissioner Sandi Young and Commissioner Ron Miller were present. Commissioner Brian Jagoe was absent and excused. Also present: Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland and Admin Assistant Vevie McPherren.

APPROVAL OF AGENDA

Vice Chairperson Bare motioned to approve the agenda. Commissioner Titmus seconded. By voice, all ayes. The motion passed 6-0

APPROVAL OF MINUTES

Commissioner Miller motioned to approve the minutes of May 9, 2017 with amendment, “HOA organization and common property”. Vice Chairperson Bare seconded as amended. By voice, all ayes. The motion passed 6-0.

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 **three minutes per person**, with a maximum time of 15 minutes for all items.*

There were no public comments.

PUBLIC HEARING

Chairperson Murphey announced there were two public hearings before the Planning Commission that evening. The hearing would be held in accordance with the land use procedures required by the City in Florence City Code Title 2 Chapter 10 and the State of Oregon. Prior to the hearing(s) tonight, 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 of this decision based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval without sufficient specificity to allow the Planning Commission to respond to the issue that precludes an action for damages in circuit court. Any proponent, opponent, or other party interested in a land use matter to be heard by the Planning Commission may challenge the qualifications of any Commissioner to participate in such hearing and decision. Such challenge must state facts relied upon by the party relating to a Commissioner’s bias, prejudice, personal interest, or other facts from which the party has concluded that the Commissioner will not make a decision in an impartial manner.

Chairperson Murphey asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, site visits, or bias. There were no challenges. Chairperson Murphey opened the public hearing at 7:04 p.m.

RESOLUTION PC 17 08 CUP 05 – Central Lincoln PUD Storage: An application from Randy Grove, Operations Manager, on behalf of Central Lincoln PUD, for a Conditional Use Permit, seeking approval to construct outdoor storage racks, and remove a temporary building space structure in order to expand the storage yard. The site is located at 966 Highway 101, Map #18-12-26-32, Tax Lots 05400, 05500, 05600 & 05700 in the Main Street / Area “A” Zoning District, regulated by FCC Title 10, Chapter 27.

AP Southerland presented the staff report (attached). AP Southerland stated that staff recommended approval with the conditions of approval and the modifications to the findings to include FCC 10.3.2B that stated “*At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outline in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code*”. He presented the alternatives and asked for questions.

There were no questions of staff.

Applicant – Randy Grove, Director of Engineering & Operations, Central Lincoln PUD

The applicant did not have a presentation but was prepared to answer questions. There were no questions.

Commissioner Titmus asked AP Southerland if the conditions would include additional screening along the lower part of the property by the storage building. AP Southerland explained there was existing landscaping however it was not a proposed work area and landscaping was not required. Commissioner Lysdale questioned the growth of the proposed plantings and AP Southerland explained how they would meet the minimum planting standards.

Chairperson asked the applicant if they understood the conditions of approval and Mr. Grove replied that he did. There were no proponents, opponents or neutral parties. AP Southerland stated that staff found that the application met the applicable criteria of City Code and Florence Realization 2020 Comprehensive Plan and recommended approval with the conditions of approval and the insertion of FCC 10.3.2B regarding future parking requirements.

Chairperson Murphey closed the public hearing at 7:25 p.m.

There was no Commission deliberation.

Commissioner Lysdale moved to approve Resolution PC 17 08 CUP 05 – Central Lincoln PUD Storage with conditions stated by staff and with the addition of FCC 10.3.2B. Vice Chairperson Bare seconded.

By roll call vote: Commissioner Lysdale, “yes”; Chairperson Murphey, “yes”; Commissioner Young, “yes”; Commissioner Titmus, “yes”; Commissioner Miller, “yes”; Vice Chairperson Bare, “yes”. Commissioner Jagoe was absent and excused. Motion passed 6-0.

RESOLUTION PC 17 02 CUP 02 – Port of Siuslaw Rip Rap: *Continued from April 11, 2017.* The applicant is seeking approval of a Conditional Use Permit to perform campsite C-Row Erosion Repairs (Revetment/Bulkhead Installation – Rip Rap) at the Port of Siuslaw Campground. Property is located on the Siuslaw River, Map #18-12-26-00 Tax Lots 00700 & 00701 in the Waterfront/Marine District regulated by FCC Title 10 Chapter 24 as well as Mixed Development Shoreland Overlay, Development Estuary, Natural Estuary, and Conservation Estuary Districts regulated by FCC Title 10 Chapter 19.

Chairperson Murphey opened the public hearing at 7:26 p.m.

PD FarleyCampbell stated that the applicant was reconsidering the project and had requested another continuance of the hearing to a date certain of October 10, 2017 (attached). Commissioner Titmus asked if the continuance would affect the in-water work period and PD FarleyCampbell said that it would not impact the joint permit.

There were no proponents, opponents or neutral parties. PD FarleyCampbell stated that staff recommended the approval of the requested continuance to a date certain of October 10, 2017 with the record left open. There was no Commission deliberation.

Vice Chairperson Bare motioned to continue the public hearing for **Resolution PC 17 02 CUP 02 – Port of Siuslaw Rip Rap** to a date certain of October 10, 2017. Commissioner Titmus seconded.

By roll call vote: Commissioner Miller, “yes”; Commissioner Titmus, “yes”; Vice Chairperson Bare, “yes”; Chairperson Murphey, “yes”; Commissioner Young, “yes”; Commissioner Lysdale, “yes”; Commissioner Jagoe was absent and excused. Motion passed 6-0.

PLANNING COMMISSION DISCUSSION ITEMS

There were none.

CALENDAR

PD FarleyCampbell reported the statistics in the increase of land use applications and building permits. She also updated the Planning Commission Meeting schedule.

Chairperson Murphey adjourned the meeting at 7:37 p.m.

Chairperson, John Murphey
Florence Planning Commission

Date