

CITY OF FLORENCE PLANNING COMMISSION
FLORENCE EVENTS CENTER
715 Quince Street, Florence OR 97439

June 12, 2018

AGENDA

5:30 pm

John Murphey, Chairperson – Sandi Young, Vice Chairperson
Eric Hauptman, Commissioner – Michael Titmus, Commissioner
Ron Miller, Commissioner – Phil Tarvin, Commissioner – Brian Jagoe, Commissioner

Please turn off or silence all cell phones and pagers prior to start of meeting.

~ CALL TO ORDER ~ ROLL CALL ~ PLEDGE OF ALLEGIANCE ~

1. APPROVAL OF AGENDA

2. 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.*

3. RESOLUTION PC 18 11 CUP 02 – Florence SDA Modular Building: A continuation of an application from Donald Large on behalf of the Oregon Conference of Seventh Day Adventists requesting approval of a Conditional Use Permit to place a modular building for use as an addition and educational space. The site is located at 4465 Hwy 101, Assessor's Map no. 18-12-14-32, Tax Lot 03200, in the Highway Zoning District regulated by FCC Title 10, Chapter 16.

4. RESOLUTION PC 18 16 CPA 01 - Housing Comp Plan Amendments:

Proposed changes to the Florence Realization 2020 Comprehensive Plan, Chapter 9: Economic Development and Chapter 10: Housing Opportunities to address housing and economic development within Florence, address current trends in housing, and the need to strengthen the local economy. These proposed changes are recommendations from work performed on updating Florence' Buildable Lands Inventory, Housing Needs Analysis and Economic Opportunities Analysis in 2017.

5. RESOLUTION PC 18 17 CPA 02 – Beat the Wave Comp Plan Amendments: Proposed changes to the Florence Realization 2020 Comprehensive Plan, Introduction and Chapters 7 (Development Hazards and Constraints), 11 (Utilities, Facilities, and Services), 12 (Transportation), and 14 (Urbanization) to address Tsunami threats and development patterns within areas subject to these natural hazards. These proposed changes are implementations of model policies from the Department of Land Conservation and Development.

6. RESOLUTION PC 18 12 PUD 01 – Cannery Station, Preliminary PUD: An application for a Preliminary Planned Unit Development from Cannery Station Development, LLC for an 8-phase, mixed-use development with 31 proposed lots to be developed over a 10-year period. The 17-acre parcel is located east of Highway 101 across from Fred Meyer, west of Florentine Estates, north of the Community Baptist Church, and south of Munsel Lake Road. Property is located at Map No. 18-12-14-20, Tax Lot 00700, in the North Commercial District, regulated by FCC Title 10, Chapter 30.

7. PLANNING COMMISSION DISCUSSION ITEMS

8. CALENDAR

- **Tuesday, June 26, 2018** – Regular Session, Florence Events Center, 715 Quince St. 5:3 p.m.
- **Tuesday, July 10, 2018** – Regular Session, Florence Events Center, 715 Quince St. 5:30 p.m.
TENTATIVE

ADJOURN

The meeting location is wheelchair accessible. Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.

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. 1st and 2nd on Motion
- H. Applicant's Opportunity to Respond to any New Conditions of Approval
- I. Discuss and Vote on Motion