

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

September 11, 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. APPROVAL OF MINUTES

- **July 10, 2018 & August 14, 2018**

3. 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.*

- 4. RESOLUTION PC 18 23 CUP 04 – First Step Pilot Program:** An application from Kathryn Lenox on behalf of First Step requesting approval of a temporary Conditional Use Permit to place three camp trailers on the Presbyterian Church property south of the sanctuary for the purpose of transitional housing. The proposal is for a one-year pilot project, after which the permit would expire. The site is located at 3996 Hwy 101, Assessor's Map no. 18-12-14-33, Tax Lot 00400, in the Highway Zoning District regulated by Florence City Code Title 10, Chapter 16.

- 5. RESOLUTION PC 18 24 CUP 05 – South Rhododendron Beach Park:** An application from Public Works Director, Mike Miller, on behalf of the City of Florence requesting approval of a Conditional Use Permit to convert an undeveloped open space along the Siuslaw River into a day use park with a picnic shelter, nature trails, and a boat landing/tie off area. No in-water work is proposed. The properties are located at Assessors Map No. 18-12-27-340, TL 04500, 05300, 05401, & 05600 / Map No. 18-12-34-21, TL 01400 / Bay Street ROW, in the Restricted Residential District regulated by FCC Title 10, Chapter 10 and Open Space District regulated by FCC Title 10, Chapter 22.

6. PLANNING COMMISSION DISCUSSION ITEMS

7. CALENDAR

- **Tuesday, September 25, 2018** – Work Session, Florence Events Center, 715 Quince St. 5:30 pm
- **Tuesday, October 9, 2018** -Regular Session, Florence Events Center, 715 Quince St. 5:30 pm
- **Tuesday, October 23, 2018** -Regular Session, Florence Events Center, 715 Quince St. 5:30 pm

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