

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

October 23, 2018

AGENDA

6:00 pm

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

5:00 p.m.

City Hall Tour

At 5:00 p.m., prior to the Planning Commission Hearing, the Planning Commission will meet at the Florence City Hall located at 250 Highway 101.

No action will be taken by the Planning Commission during this informational gathering.

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 28 CPA 03 – Buildable Lands Inventory Comp Plan Amendments:

In the matter amending the Florence Realization 2020 Comprehensive Plan, Table of Contents, Appendices 2 & 14, Part I: Goals, Objectives, Policies, Recommendations and Background, and Chapters 2, 9, 10, and 14 and to adopt the Buildable Lands Inventory and Housing Needs and Economic Opportunities Analyses and associated policies to address housing within Florence, address current trends in housing, and the need to diversify the local housing market.

4. PLANNING COMMISSION DISCUSSION ITEMS

5. CALENDAR

- **Tuesday, November 13, 2018** -Regular Session, Florence Events Center, 715 Quince St. 5:30 pm
- **Tuesday, November 27, 2018** -Regular Session, Florence Events Center, 715 Quince St. 5:30 pm
- **Tuesday, December 11, 2018** -Regular Session, Senior Center, 1570 Kingwood 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