

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

November 13, 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

5:30 p.m.

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. Action Item –PC 18 20 VAR 01—Ames Setback Variances: A request from City staff to review and consider staff research and interpretation on dwelling modification.

4. Action Item—Planning Commissioner Absenteeism Approval: Consider granting approval of extended absenteeism for Commissioners Miller and Tarvin in accordance with Florence City Code 2-3-5

5. Public Hearing—PC 18 31 ANN 06 & PC 18 32 ZC 06 – Peterson Annexation & Zone Assignment: A request from Gordon Peterson to annex the 0.20-acre property located at 87717 Rhododendron Drive, east of North Jetty Drive, Assessors Map No. 18-12-10-33, Tax Lot 00200. The property is proposed to be zoned Restricted Residential.

6. Public Hearing—PC 18 29 VAR 02 – Justice Center Side Yard Setback Variance: An application from Chief Thomas Turner, on behalf of the City of Florence, for approval for a side yard setback variance from 20' to retain the parking structure that was installed in 2017 to cover specialized police vehicles but did not meet setback requirements. The site is located at 900 Greenwood Street, Assessor's Map 18-12-27-42, Tax Lot 07200, in the Professional Office/Institutional District regulated by FCC Title 10 Chapter 25.

7. PLANNING COMMISSION DISCUSSION ITEMS

8. CALENDAR

- **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