

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 16 18 EAP 01

A REQUEST FOR AN 18-MONTH EXTENSION OF APPROVAL PERIOD FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVAL AND A 12-MONTH EXTENSION OF APPROVAL PERIOD FOR A TENTATIVE PLAN APPROVAL, RESOLUTION PC 15 17 PUD 01.

WHEREAS, application was submitted by J. Michael Pearson, representing Pacific Golf Communities, LLC, for an extension to the approved Preliminary Planned Unit Development and Tentative Plan, Resolution PC 15 17 PUD 01, as required by FCC 10-1-1-5, and FCC 10-23-14; and

WHEREAS, the Planning Commission/Design Review Board met in a duly-advertised public hearing on October 11, 2016 and continued the hearing to a date certain, November 8, 2016; and

WHEREAS, the Planning Commission/Design Review Board met November 8, 2016, as outlined in Florence City Code 10-1-1-5 to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-23-14, after review of the application, testimony and evidence in the record, that the application meets the criteria; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation, and evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record, that the request for an 18-month extension to the approved Fairway Estates Preliminary PUD and a one-year extension to the approved Tentative Plan, meets the applicable criteria of the Florence City Code.

The Planning Commission approves the request for an extension of approval period for Resolution PC 15 17 PUD 01.

1. Approval shall be shown on:

“A” *Findings of Fact*

“B” Application for Extension

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except

those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.
3. The applicant shall be granted one 18-month extension of approval period for preliminary planned unit development approval, Resolution PC 15 17 PUD 01, ending on **August 9, 2018**.
4. The applicant shall be granted one 12-month extension of approval period for tentative plan approval, Resolution PC 15 17 PUD 01, ending on **November 8, 2017**.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 8th day of November, 2016.

CURT MUILENBURG, Chairperson
Florence Planning Commission

DATE