

CITY OF FLORENCE PLANNING COMMISSION
March 24, 2015 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Vice Chairperson Murphey opened the meeting at 7:00 p.m. Roll call: Commissioners: Chic Hammon, John Murphey, Robert Bare and Alan Burns were present. Chairperson Muilenburg was absent and excused. Also present: Planning Director Wendy FarleyCampbell, Assistant Planner Glen Southerland and Planning Admin. Assistant Vevie PopplewellWalker.

APPROVAL OF AGENDA

Commissioner Bare motioned to approve the Agenda, Commissioner Hammon seconded. By voice, all ayes, with the exception of Chairperson Muilenburg, who was not present. The motion passed.

APPROVAL OF MINUTES

Commissioner Burns motioned to approve the Minutes of February 24, 2015, Commissioner Bare seconded. By voice, all ayes, with the exception of Chairperson Muilenburg, who was not present. The motion passed.

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 **3 minutes per person**, with a maximum time of 15 minutes for all items.*

There were no public comments.

PUBLIC HEARING:

Vice Chairperson Murphey said that there were three public hearings before the Planning Commission that evening. The hearing would be held in accordance with the land use procedures required by the City in Florence City Code Title 2 Chapter 10 and the State of Oregon. Prior to the hearing(s) tonight, 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 of this decision based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval without sufficient specificity to allow the Planning Commission to respond to the issue that precludes an action for damages in circuit court. Any proponent, opponent, or other party interested in a land use matter to be heard by the Planning Commission may challenge the qualification of any Commissioner to participate in such hearing and decision. Such challenge must state facts relied upon by the party relating to a Commissioner's bias, prejudgment, personal interest, or other facts from which the party has concluded that the Commissioner will not make a decision in an impartial manner.

RESOLUTION PC 15 01 ANN 01 & PC 15 08 ZC 01 - JERRY'S PLACE ANNEXATION & ZONING ASSIGNMENT: Request for annexation of 88274 Rhododendron Drive, MR 18-12-04-42 TL 7800, 7900, & 6700 and zoning the properties to the corresponding Comprehensive Plan designation, Commercial. The owner has not proposed to include the manufactured home on TL 6700, Lot 2 of Block 13.

Vice Chairperson Murphey opened the hearing at 7:02 p.m.

Vice Chairperson Murphey asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, site visits, or bias. No Commissioner had anything to declare. Vice Chairperson Murphey asked if the public had any challenges to any commissioner's impartiality in making this decision.

There were no challenges.

Vice Chairperson Murphey asked for the staff report.

Staff Report

AP Southerland delivered staff report, Resolution PC 15 01 ANN 01 & PC 15 08 ZC 01 – Jerry's Place Annexation & Zoning Assignment. AP Southerland presented a brief introduction, applicable criteria for the annexation & zoning assignment request and the modifications regarding the project, identified maps of the site and showed specific location, current use and legal description. AP Southerland noted the clarification of Assessors Map #18-12-04-42 which was included as Exhibit B. AP Southerland recognized public comments and referral comments received and expounded on staff findings pertaining to current use and any possible future redevelopment. Staff recommended support and approval with conditions. See attachment.

Planning Commission had no questions for staff.

Applicant Testimony – Barbara Cessnun, 25796 Jeans Road, Veneta, OR 97487

Ms. Cessnun had no testimony, however, was prepared to answer questions.

There were no questions.

Vice Chairperson Murphey opened up opportunity for any proponents, opponents, or interested neutral parties to speak.

There were no proponents, opposed or interested and neutral parties to provide testimony.

Vice Chairperson Murphey asked for staff's response and recommendation.

AP Southerland responded and recommended that the Planning Commission approve resolution recommendation for Annexation and Zoning Assignment to City Council.

Vice Chairperson Murphey closed hearing at 7:19 p.m.

Commission Discussion

Vice Chairperson Murphey asked the Commission for any added comments. There were no other Commissioners questions for staff.

Commissioner Burns motioned to approve Resolution PC 15 01 ANN 01 – Jerry's Place Annexation and PC 15 08 ZC 01 – Jerry's Place Zone Assignment with the change that staff determine the location of lot lines between Lots 1 and 2. Commissioner Bare seconded the motion. By voice, all ayes, with the exception of Chairperson Muilenburg, who was not present. The motion passed.

Vice Chairperson Murphey asked if the applicant agreed to the conditions of approval.

Applicants understood and agreed to the conditions of approval.

RESOLUTION PC 15 04 DR 01 – PEACE HARBOR EMERGENCY ROOM:

A request by Philip Farrington, AICP, on behalf of Peace Harbor, seeking design review approval from the City of Florence to improve PeaceHealth Peace Harbor Medical Center by expanding the hospital Emergency Department (“ED”) and making associated renovations and remodels. The project includes 4,404 sf of new building, 3,964 sf of remodeled space, and 1,822 sf of new exterior ambulance canopy. Assessor’s Map 18-12-27-34 TL 2100.

Vice Chairperson Murphey stated that all public hearing procedures continued to apply.

Vice Chairperson Murphey opened the Public Hearing at 7:21p.m.

Vice Chairperson Murphey asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, site visits, or bias. No Commissioner had anything to declare. Vice Chairperson Murphey asked if the public had any challenges to any commissioner’s impartiality in making this decision.

There were no challenges.

Vice Chairperson Murphey asked for the staff report.

Staff Report

AP Southerland presented an introduction, applicable criteria that applied to the expansion, purpose of hearing, aerial of the site, current use of site, utilities & access. AP Southerland indicated parking would be changing and showed how the projected flow would route traffic away from the new ambulance canopy. AP Southerland also explained that the hospital provided more than required parking and exceeded bicycle parking adding new bicycle parking as well. AP Southerland interpreted the elevations, detailed canopy, and door clearance. AP Southerland shared the referral comments that were received and explained Public Works Director Mike Miller’s concern with the relocation of a six-inch water line under the proposed structure and added that equipment would be unable to fit within the enclosed canopy to make any needed repairs if the water line failed. He stated Mr. Miller requested that a new easement be established and the water line moved. He stated no public testimony was received. AP Southerland clarified in issues and changes that the design review deadline in Condition 4 should read March 24, 2016. He added that the applicant requested Condition 7.5, regarding buffers be waived for safety reasons and that staff agreed. AP Southerland stated that “6 inch curb criteria” was recommended to be added to Condition 3.4, and change to the equipment screening changed from 14% to 11% due to proposed demolition of existing. AP Southerland concluded that staff found that the proposed application met city code and recommended approval with conditions. See attachment.

The Planning Commission had no questions for staff.

Vice Chairperson Murphey asked the applicant to come forward to give their presentation, or answer any questions.

Applicant Testimony

Rick Yecny – 400 9th Street, Florence, OR 97439

Mr. Yecny recognized and thanked everyone. Mr. Yecny continued and explained the medical and economic importance of the ten year vision of emergency expansion to Peace Harbor Hospital, including the community challenge to fulfill a \$5 million master plan and how close they have come to achieving the plan. Mr. Yecny stated the project need was to expand the emergency department to complete the extensive remodel and expansion of the 25 year old hospital. Mr. Yecny went on to reveal how the original emergency room handled 2,500 visits a year and that number has grown to 9,000 a year with a lack of privacy, currently accommodating six beds in only four rooms. Mr. Yecny described the project to include the two distinct

entry ways with ambulance drive through as well as the emergency walk in lobby, two new vital rooms, nine beds in nine private rooms to include two that will be over-sized trauma rooms and 1 used as a safe room for behavioral health issues. Mr. Yecny emphasized that the proposed project would be the last piece of revamping the hospital to improve community access to emergency care, patient safety, provide room for technology changes and community growth and will develop a more attractive place to work.

Phil Farrington – 1160 Monroe Street, Eugene, OR 97402

Mr. Farrington thanked Staff for their outstanding coordination and excellent presentation. Mr. Farrington stated he had reviewed Peace Harbor Hospital's efforts so far to meet conditions and requirements primarily with Conditions 3.1 & 3.2 regarding accessible van parking, and Conditions 3.3 through 3.7 regarding grading and curbing requirements and bicycle parking. Mr. Farrington emphasized the hospital's desire and request to waive Conditions 5.1 & 5.2 regarding the screening of roof top mechanical with a supplemental requirement to retroactively screen the existing to eliminate additional spending and he pointed out the large size of the campus and the limited adjacent properties that would be affected and also that the mechanical in the new expansion would be self-contained. Mr. Farrington submitted evidence with a photo of a roof top chiller on the MRI facility and indicated it would be removed during an additional improvement planned in the near future. Mr. Farrington stated that applicant would comply with the Condition 6.3, regarding dark sky code and landscaping and stated that the hospital would like to request that Condition 7.5 also be waived. He stated that the open grassy area was important to visitors and noted that it kept the line of sight open which allowed a safer solution for arriving patients and unimpeded view for security. On the subject of Condition 7.6, Mr. Farrington explained the hospital campus had some past issues with pedestrians tripping over wheel stops and it was the hope of the applicant to avoid that by installing adequate extended landscaping and paving overhang. Mr. Farrington said that the applicant would be advancing on Conditions 9.1 & 9.2 associated with the water line relocation as well as Conditions 9.3, 9.4 & 10. Mr. Farrington concluded with the request for relief only on the two conditions mentioned.

Commissioner Bare questioned Condition 7.5 and asked for clarification for their request to waive the Condition.

Mr. Farrington responded that it was to allow a safer solution for patients who are driving into the campus as well as the line of vision for the internal security location to be able to canvas the area.

Commissioner Bare questioned the time line for Conditions 5.1 & 5.2.

Mr. Farrington responded it would be approximately 2 to 3 years, with the request of June 30, 2018 added by Mr. Yecny.

Commissioner Hammon agreed with the proposed landscaping request.

Vice Chairperson Murphey opened up opportunity for any proponents, opponents, or interested neutral parties to speak.

There were no proponents, opposed or interested and neutral parties to provide testimony.

Vice Chairperson Murphey asked for Staff response and recommendation.

AP Southerland responded that recommendation was the same. Staff was in agreement to remove Condition 7.5 to help the improve sightlines and appearance of the campus. AP Southerland recommended leaving Condition 5.1 regarding mechanical equipment on the expansion in the Conditions of Approval and noted that if applicant did expand, it should be screened. AP Southerland stated that Staff was happy to remove Condition 5.2 and determined that landscaping with the possibility of planting a taller tree or something could be a compromise to fulfill the additional percentage for landscaping requirements.

The Planning Commission had no questions for staff.

Vice Chairperson Murphey closed the hearing at 7:49 p.m.

Commission Discussion

Vice Chairperson Murphey asked the Commission for any added comments. There were no other Planning Commission questions for staff.

Commissioner Burns motioned to approve Resolution PC 15 04 DR 01 - Peace Harbor Emergency Room with the changes discussed: removal of Condition 7.5, correcting Condition 4 to read "2016", and removal of Conditions 5.1 & 5.2. Commissioner Hammon seconded the motion. By voice, all ayes, with the exception of Chairperson Muilenburg, who was not present. The motion carried.

RESOLUTION PC 15 03 CUP 02 – KINDERGARTEN MODULAR BUILDING:

A request by Bob Archer & Kari Blake on behalf of the Siuslaw School District 97J for approval of a Conditional Use Permit to install a modular complex that will serve as Kindergarten classrooms for the school district. The modular complex will be 84'x64', which will consist of five classrooms and two bathrooms. Four classrooms will be used full time and the fifth will serve as a work area or special services.

Vice Chairperson Murphey stated that all public hearing procedures continued to apply.

Vice Chairperson Murphey opened the Public Hearing at 7:56 p.m.

Vice Chairperson Murphey asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, site visits, or bias. No Commissioner had anything to declare. Vice Chairperson Murphey asked if the public had any challenges to any commissioner's impartiality in making this decision.

There were no challenges.

Vice Chairperson Murphey asked for the staff report.

Staff Report

PD FarleyCampbell gave an introduction, the applicable criteria, site location, proposed site plan with lot coverage information, applicable conditions review, demolition and aerial of identified site location and area that will be abandoned. PD FarleyCampbell explained that staff had asked applicant to adhere to ADA modifications where needed and provide 20 bicycle parking locations. Staff included a place holder to request that applicant come back to planning for a revisit in the event they decided to incorporate a drive through drop off area. PD FarleyCampbell stated that the applicant provided the dark sky proposal, however the proposal was a partially shielded lighting with the bulb still exposed. Keeping with City Code requirement of a full cut off, full shielded lighting, PD FarleyCampbell explained that Staff would work with applicant to fulfill the Dark Sky requirement. PD FarleyCampbell showed the elevation along with the proposed color schemes, utilities with proposed curbs including a chain link fence between. PD Farley said that applicant indicated plans of a future covered walkway. PD FarleyCampbell noted that the storm water utility will be abandoned and two new fire hydrants are to be installed. She stated that applicant was currently working with CLPUD and Public Works and there are no concerns at this time. PD FarleyCampbell stated that staff recommendation was to approve the resolution with the conditions stated.

There were no questions from the Planning Commissioners.

**Applicant Testimony - Bob Archer, Siuslaw School District 97J, 2221 Oak Street, Florence, OR 97439
Ethel Angal, Siuslaw School District 97J, 2221 Oak Street, Florence, OR 97439**

Mr. Archer and Ms. Angal had no testimony, however, were prepared to answer questions.

There were no questions.

Vice Chairperson Murphey opened up opportunity for any proponents, opponents, or interested neutral parties to speak.

There were no proponents, opposed or interested and neutral parties to provide testimony.

Vice Chairperson Murphey asked for staff response and recommendation.

PD FarleyCampbell responded and recommended that the Planning Commission approve the resolution.

Vice Chairperson Murphey closed the hearing at 8:12 p.m.

Commission Discussion

Vice Chairperson Murphey asked the Commission for any added comments. There were no other Commission questions for Staff.

Commissioner Bare motioned to approve PC 15 03 CUP 02 – Kindergarten Modular Building. Commissioner Burns seconded the motion. By voice, all ayes, with the exception of Chairperson Muilenburg, who was not present. The motion carried.

PLANNING DIRECTOR'S REPORT

PD FarleyCampbell stated that the monthly report was in the packet, indicating she would answer any questions and start putting the committee reports in the packet as well. PD FarleyCampbell commented that she took Commissioner Hammon's questions and concerns to staff regarding the need for school resource officer and crossing guards and that it was on staff's radar. PD FarleyCampbell informed that staff had been in conversations with ODOT and there are pedestrian crossings proposed in the transportation systems and in the very near future funding for 12th Street & 15th Street, Redwood & Highway 126, and an agreement for pedestrian crossing project for the middle school area as well. PD FarleyCampbell concluded to say that the City is pursuing a grant for safe school crossing to complete a crossing at the north end location.

PLANNING COMMISSION DISCUSSION ITEMS

Commissioner Bare recognized the Siuslaw High School economic class student visitor.

Calendar

AP Southerland announced the upcoming Planning Commission meetings scheduled for April 14th and April 28th and tentatively scheduled for May 12, 2015.

Vice Chairperson Murphey set the next meeting for April 14, 2015 at 7:00 p.m.

Vice Chairperson Murphey adjourned the meeting at 8:16 p.m.

Curt Muilenburg, Planning Commission Chairperson