

CITY OF FLORENCE PLANNING COMMISSION
June 14, 2016 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson Curt Muilenburg called the meeting to order at 7:00 p.m. Roll Call: Commissioner Clarence Lysdale, Vice Chair John Murphey, Commissioner Chic Hammon, Chairperson Curt Muilenburg, Commissioner Michael Titmus, Commissioner Robert Bare, and Commissioner Ron Miller were present. Also present: Planning Director Wendy FarleyCampbell, Assistant Planner Glen Southerland, and Admin Assistant Vevie McPherren.

APPROVAL OF AGENDA

Commissioner Bare motioned to approve the Agenda. Vice Chair Murphey seconded. By voice, all ayes. The motion passed.

APPROVAL OF MINUTES

Vice Chair Murphey motioned to approve the Minutes of May 10, 2016 and May 24, 2016. Commissioner Bare seconded. By voice, all ayes. The motion passed.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING:

Chairperson Muilenburg announced there was one public hearing 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 qualifications 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.

PUBLIC HEARING

RESOLUTION PC 16 07 CUP 01: An application from Mike McAllister of Mike McAllister Engineering on behalf of Ron's Oil requesting approval of a Conditional Use Permit to construct a convenience store and modify an existing fuel station. Proposed site is located on the east side of Highway 101 from 15th to 16th Street, Assessors Map 18-12-26-23 Tax Lots 400 & 402.

Chairperson Muilenburg opened the public hearing at 7:03 p.m.

Chairperson Muilenburg asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, site visits, or bias. Commissioner Bare stated that he made a site visit. Chairperson Muilenburg asked if any member of the public challenged Commissioner Impartiality in making this decision. There were no challenges.

Chairperson Muilenburg asked for the staff report.

Staff Report

PD FarleyCampbell gave the staff report that began with a brief introduction, noted the applicable criteria and presented a detailed aerial of the proposed site. She referred to the site plan and pointed out the demolition location, proposed access from 15th Street and 16th Street, landscape, parking and pedestrian sidewalk. She pointed out the architectural fine points regarding the elevations and included the proposed building colors. She discussed the applicant's extensive plan to keep as much existing landscape as possible, the proposed use of a bio-swale, and showed the north and south drainage plan that included proposed use of the existing catch basin. PD FarleyCampbell reported that no public testimony had been received however, Siuslaw Valley Fire and Rescue commented regarding fire flows and distance requirements and Public Works commented regarding stormwater and pedestrian crossing. ODOT also commented regarding stormwater, highway approaches, and 15th Street access. PD FarleyCampbell stated that Staff found that the application met the applicable criteria of City Code and the Florence Realization 2020 Comprehensive Plan and recommended approval with specified conditions (see attachment). She then presented the alternatives and asked for questions.

Commissioner Bare asked if the 8 inch wall at the test pit was standard height and PD FarleyCampbell indicated she did not know. He asked if Public Works Director Mike Miller had looked at the details regarding proposed catch basins and she stated that he had. Commissioner Bare then asked if ODOT had reviewed the proposed bio-swale "B" since it was adjacent to Highway 101 and PD FarleyCampbell said that ODOT had looked over the plans and there had been no comment regarding bio-swale "B".

Commissioner Hammon commented regarding the high traffic flow from 15th Street and asked if it was on the City's list for installation of a traffic light and PD FarleyCampbell replied that it was not and added that a pedestrian crossing with rapid-flashing beacon was the only facility proposed for that location.

There were no further questions for Staff. Chairperson Muilenburg asked the applicant for his presentation.

Applicant – Mike McAllister, Mike McAllister Engineering – 11301 East Mapleton Road, Mapleton, OR 97453

Mr. McAllister began and explained the communication, updates and work that led up to the current proposed plan. He pointed out the proposed drainage plan that included details regarding the lateral catch basins and regarding half of the roof structure of the existing service station that runs into a storm drain and the other half that leaks out the back and drains down. He explained how the proposed bio-swales and catch basins would take square foot for square foot. Mr. McAllister reported that the State said because the location is a gas station the code dictates that one particular catch basin would have to be a Coalescing Plate type and that is not the type that the applicant had proposed. He said that Coalescing type catch basin would be installed to ensure the prevention of any oils getting through to the bio-swales. He explained that the 8 inch wall was essentially designed to keep the dirt out and concluded with the State regulations in regard to drainage and how the proposed plan of cross-sections would exceed compliance standard.

Commissioner Bare asked for clarification regarding the gravity flow to the catch basin and Mr. McAllister explained that it was very shallow, that it may be modified but that the State was happy with the proposed access, sidewalk and drainage plan.

Commissioner Titmus asked where the tank fills would be located and how that might impact the proposed drainage plan and Mr. McAllister pointed out the location on the site plan and ensured that it would not be connected.

Commissioner Lysdale questioned whether there would be any issues regarding the carry-over of shingles on the proposed convenience store and inquired about the cupper, down spout and catch basin noted on the west elevation. Architect Dave Reed explained.

Applicant – Dave Reed, Wayward R Studio – P.O. Box 1808 – Bandon, OR 97411

Mr. Reed explained that the directions for the elevations had been flipped and that he would make the revisions to reflect the appropriate placement of the front and back of the convenience store. He also explained the step-out on the east end of the building.

Chairperson Muilenburg asked for proponents, opponents, or interested neutral parties. There were none.

Chairperson Muilenburg asked the applicant if they agreed to the conditions. There was some discussion between the applicant, Staff and the Commissioners regarding the access options from 15th Street. ODOT's recommendations, the option of a lot line adjustment, a crossover easement or common driveway that met curb requirements were all considered. Chairperson Muilenburg asked Staff for recommended language so that the access on to 15th Street remained a two way and PD FarleyCampbell said that another Condition #12 could be added that stated the applicant shall revise Exhibit B, site plan with illustrated minimum footage and submit to the Planning Department for review and approval. PD FarleyCampbell added that Condition #10 could be revised to state that the applicant shall revise the building elevations by switching north to south and east to west.

Chairperson Muilenburg asked for staff recommendation and PD FarleyCampbell stated that Staff recommended approval with noted changes.

Chairperson Muilenburg closed the public hearing at 8:09 p.m.

There was Commission discussion regarding the proposed change to Condition #10 to correct the elevations and the addition of condition #12 presented by PD FarleyCampbell. The Commissioners unanimously agreed that the access off of 15th Street should be a minimum of 22 feet wide.

Commissioner Bare motioned to approve Resolution PC 16 07 CUP 01 – 76 Station Convenience Store with Staff's recommended conditions of approval with noted changes. Vice Chair Murphey seconded the motion.

Chairperson Muilenburg asked the applicant if they agreed with the noted changes and Mr. McAllister stated that he was in agreement. There was no further discussion.

By roll call vote: Commissioner Lysdale "yes"; Vice Chair Murphey "yes"; Commissioner Titmus "yes"; Commissioner Miller "yes"; Commissioner Bare "yes"; Chairperson Muilenburg "yes"; and Commissioner Hammon "yes".

PLANNING DIRECTORS REPORT

PD FarleyCampbell presented a report regarding applications received. She pointed out the upcoming meeting schedules. Commissioner Lysdale asked about the Greenwood Vegetation Clearing permit appeal and PD FarleyCampbell gave an update regarding the City Attorney's advisement, the Opposition's comments, Staff's recommendation, Applicant's agreed amendments and Council's decision. Commissioner Hammon asked if there had been any complaints of blowing sand at the tri-plex construction on 17th Street and PD FarleyCampbell replied that complaint had been received only from the applicant while he waited for the building permits to come through. She gave an update regarding the Commissioner approved annexation, zoning assignment and the code change that was scheduled to go before the City Council and concluded with the Hanson change of Use application for car sales along the highway.

PLANNING COMMISSION DISCUSSION ITEMS

Vice Chair Murphey asked what a citizen's recourse may be after code enforcement had been notified and still nothing was done about disturbance from a barking dog and PD FarleyCampbell indicated that she would make an inquiry.

CALENDAR

PD FarleyCampbell stated that June 28, 2016 was cancelled and July would be left open to schedule later due to the DLCD requirement deadline for Ministerial changes.

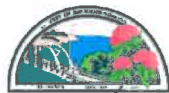
Chairperson Muilenburg adjourned the meeting at 8:26 p.m.

Chairperson, Curt Muilenburg
Florence Planning Commission

Date

76 Station Convenience Store

PC 16 07 CUP 01



Introduction

- Josh LaFranchi, of Ron's Oil applied for Conditional Use Permit w/ Design Review on April 12, 2016.
- Application deemed complete on May 13, 2016.

76 Station Convenience Store

6/14/2016 #2

Criteria

Florence City Code, Title 10:

- Chapter 1: Zoning Administration, Section 1-5
- Chapter 3: Off-Street Parking and Loading, Sections 2 through 5 & 8 through 10
- Chapter 4: Conditional Uses, Sections 3 through 11 & 12-D
- Chapter 6: Design Review, Sections 5, 6 & 9
- Chapter 15: Commercial District, Sections 2 through 6
- Chapter 34: Landscaping, Section 3
- Chapter 35: Access and Circulation, Sections 2-4, 2-6, 2-9, 2-12 through 14 and 3
- Chapter 37: Lighting, Sections 2, 3, & 4

Florence Realization 2020 Comprehensive Plan:

- Chapter 2: Land Use, Commercial Policies 4, 6, & 9

76 Station Convenience Store

6/14/2016 #3

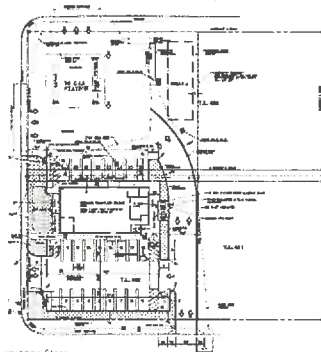
Aerial of Site



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6/14/2016 #4

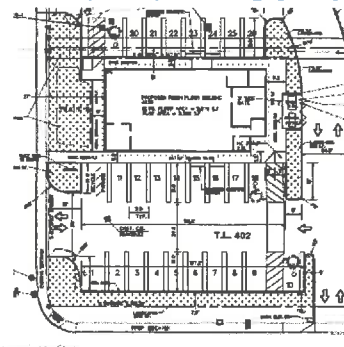
Site Plan



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6/14/2016 #5

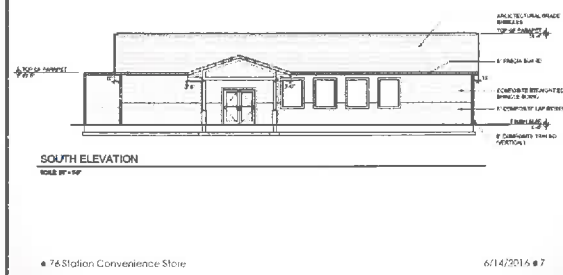
Site Plan – Con't



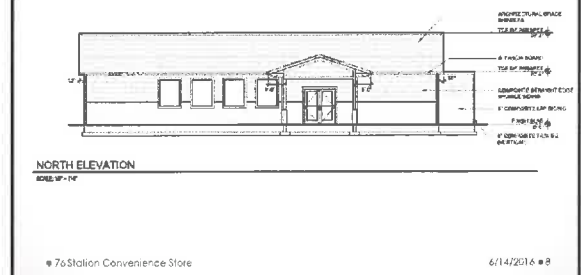
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6/14/2016 #6

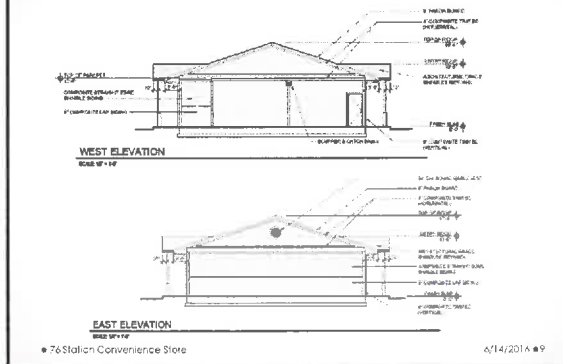
Elevations



Elevations – Con't



Elevations – Con't



Building Colors



Warm Buff
5002-10A,
Valspar

Siding

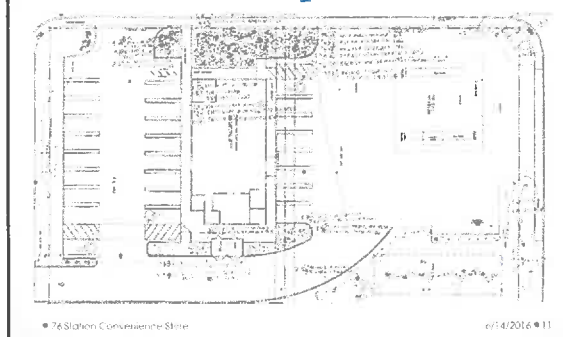
Whitewashed Oak
7006-23
Valspar

Trim

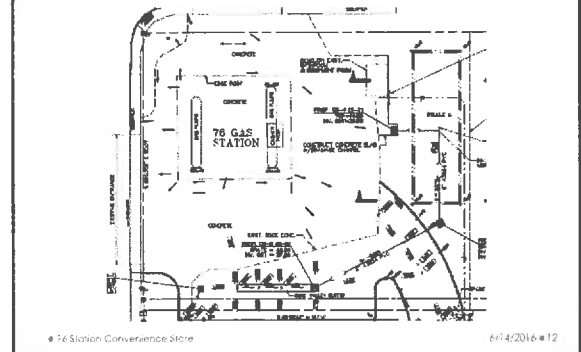
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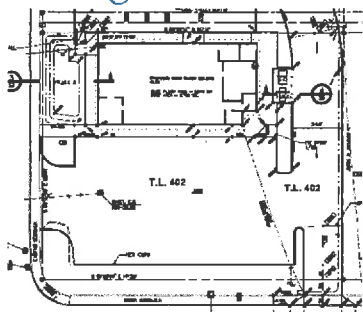
Landscape Plan



Drainage Plan - North



Drainage Plan - South



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Testimony

Public Testimony:

- None Received

Referral Comments:

- **SVFR** – Fire flows and distance req.
- **Public Works** – Stormwater, Ped. crossing
- **ODOT** – Stormwater, Highway approaches, 15th St. access

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Staff Recommendation

Staff finds that the application meets the applicable criteria of City Code and the Florence Realization 2020 Comprehensive Plan and **recommends approval** of the application with the following conditions of approval:

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Conditions of Approval

3. Bicycle parking racks & signage
4. 16th Street sidewalk
5. P.W. Director approval for storm, sewer, and water prior to building permit
6. Landscape plan revised – 19 total trees
7. Bio-swales to meet SDG criteria/FCC 9-5

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Conditions of Approval

8. Backflow prevention device
9. Equipment, mechanical, outdoor storage screened
10. Western elevation siding
11. Existing lighting replaced to meet FCC 10-37

Informational: ROW permits and ODOT access permit

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Alternatives

1. **Approve the application;**
2. Deny the application;
3. Modify the findings, reasons, or conditions and approve the proposal; or
4. Continue the Public Hearing to a date certain if more information is needed.

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