



LAND USE PLANNING AND CONSULTING SERVICES

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**Memorandum:
Fairway Estates Phase II PUD/Subdivision Application**

Date: 09/22/2022
To: City of Florence, Planning Department
From: Metro Planning, Inc.
Subject: Completeness Comments for PC 21 39 SUB 03 & PC 21 40 PUD 02

Agency File No.: PC 21 39 SUB 03 & PC 21 40 PUD 02
Agency Contact: Wendy Farley Campbell, Planning Director, AICP
Determination: March 25, 2022

Property Owner/Applicant: Joseph M. Pearson, Pacific Gold Communities LLC
[REDACTED]
Florence, OR 97439

Subdivision Name: Fairway Estates Phase 2
Map/Lot: 18-12-15-00, TL 1500
Site Address: Florence Oregon 97439

Applicant File No.: 21-051 Pearson-Fairway
Applicant's Rep: Jed Truett, AICP, Principal
(jed@metroplanning.com)

Wendy Farley Campbell,

This supplemental memo and attached material address your incompleteness comments for our recent submittal package deemed incomplete on March 25, 2022.

Please see below city code and incomplete review comments (notes) in ***bold italics*** and applicant responses in plain text.

A cross reference table is provided on last page of this document that cross references footnoted attachments with electronic file submittals.

1. PC 15 17 PUD O 1, letter dated August 20, 2015

- ***Because of the Yaquina soils in the area of Fairway Estates, please provide a Phase I Site Investigation Report. (enclosed) (High Priority):***

Response: Please see attached Site Investigation Report.¹

- ***Please provide plat maps of Fairway Estates. (High Priority)***

Response: Please see attached subdivision maps.²

- ***Please provide a details regarding planned Open Space areas, i.e. vegetation and amenities (trails, benches, etc.).***

Response: Written statement has been updated to address Open Space, pages 5 and 6.³

- ***Please consider new street names - Blue Heron Way is a duplicate of a road name used elsewhere in the county. Ironwood is also used elsewhere in the County in other forms and may not be approved by the Lane County Road Naming Committee.***

Response: New street names have been considered and changed in the attached site map⁴ and subdivision referenced below.

- ***Please indicate whether you have applied for approval from the Department of Environmental Quality for your method of stormwater discharge and construction activities for an area greater than one acre.***

Response: Please see attached storm water report.

2. PC 21 39 SUB 03 & PC 21 40 PUD 02, letter dated March 25, 2022

- ***PUD & SUB: Application fee of \$9275.77***

Response: Application fee was paid in full by property owner on March 28, 2022.

- ***PUD: Items listed in 10-23-10***

Response: Please see updated written statement (pages 5-7) attached and referenced below.

- ***PUD: Open Space and Recreation Plan (10-23-5-E: location, design, percentage of development area)***

¹ Attachment: Fairway Estates Site Investigation Report

² Attachment: Fairway Estates Subdivision

³ Attachment: Written Statement

⁴ Attachment: Fairway Estates Cover Sheet

Response: Written statement has been updated to address Open Space, pages 5 and 6.⁵

- ***SUB: Findings for FCC 11-5 (e.g. 10-36: block length and perimeters, intersection angles, etc.)***

Response: Please see updated written statement, referenced below, and Fairway Estates Subdivision⁶

- ***SUB: Utility Plan (10-36 & 10-23-15: size, location, easements)***

Response: Please see updated written statement, referenced below, and engineering plan.⁷

- ***SUB: Stormwater Management Plan (required per FCC 9-5-2-1)***

Response: Stormwater management report⁸ has been prepared and attached.

- ***SUB: Traffic Impact Study (per 10-1-1-4-E 2)***

Response: Traffic study⁹ has been prepared and attached.

- ***SUB: Phase 1 Site Investigation Report (SIR) application (11-5-4 & 10-7-2-B & E) Yaquina Soils and 4.4/6.4 of Stormwater Master Plan Update, 2018. Provide Wetland Delineation and DSL Concurrence.***

Response: Soil verification investigation report¹⁰, wetland delineation¹¹ and DSL concurrence¹² have been performed, documented, and attached.

- ***SUB: Grading Plan (11-3-2-C-18)***

Response: Grading plan has been prepared and included in the Fairway Estates Stormwater Management Report, referenced below, page 13.

- ***SUB: Legal description (11-3-2-C-19)***

Response: Please see RLID Property Report and Deed¹³ page 3 for the property legal description.

⁵ Attachment: Written Statement

⁶ Attachment: Fairway Estates Subdivision

⁷ Attachment: Fairway Estates Engineering Plan

⁸ Attachment: Fairway Estates Stormwater Management Report

⁹ Attachment: Fairway Estates Traffic Impact Analysis

¹⁰ Attachment: Fairway Estates Soil Verification Letter

¹¹ Attachment: Fairway Estates Wetland Delineation Report

¹² Attachment: Fairway Estates Wetland DSL Concurrence WD#2021-0235

¹³ Attachment: Fairway Estates RLID Property Report and Deed

Attachment Cross Reference Table:

This table cross references attachment names found in page footers to files names found in the electronic submittal package.

Attachment Name	New File Name (*.PDF)
Completeness Memo	21-051_FairwayEstates_Memo_20220922
Written Statement	21-051_FairwayEstates_WS_20220922
Subdivision & PUD Application	21-051_FairwayEstates_App_20210811
Fairway Estates Cover Sheet	21-051_FairwayEstates_ATT01-CoverSheet_20220909
Fairway Estates Existing Conditions	21-051_FairwayEstates_ATT02-ExistingCond_20220909
Fairway Estates Subdivision	21-051_FairwayEstates_ATT03-ProposedLayout_20220909
Fairway Estates Wetland Delineation Report	21-051_FairwayEstates_ATT04-Wetland-Del-Report_20220909
Fairway Estates Wetland DSL Concurrence WD#2021-0235	21-051_FairwayEstates_ATT05-Wetland-DSL-WD-021-0235_20220909
Fairway Estates Soil Verification Letter	21-051_FairwayEstates_ATT10_Soil-Verification-NWP-2021-455
Fairway Estates Engineering Plan	21-051_FairwayEstates_ATT06-Utility-Plan_20220913
Fairway Estates Engineering Plan Detail	21-051_FairwayEstates_ATT07-Utility-Detail_20220620
Fairway Estates Stormwater Management Report	21-051_FairwayEstates_ATT08-STM-Water-MNG-Report_20220922
Fairway Estates Traffic Impact Analysis	21-051_FairwayEstates_ATT09-TIA_20220909
Fairway Estates RLID Property Report and Deed	21-051_FairwayEstates_ATT11-LC-TaxlotRecord_1812150001500_20220909
Fairway Estates Site Investigation Report	21-051_FairwayEstates_ATT12-LC-Site-Inv_Report_20220922