
AGENDA ITEM SUMMARY / STAFF REPORT**ITEM NO: 4****FLORENCE PLANNING COMMISSION**Meeting Date: January 9, 2024

ITEM TITLE: PC 23 25 PUD 01 – Myrtle Glen – 37th and Oak Final PUD Application

OVERVIEW:

Background: The 3.13-acre subject property is located west of the existing 37th and Oak St intersection. This application proposes 25 attached single-unit dwellings (SUDs) on individual lots with additional on-site parking, open space and associated 37th Street dedication and construction. Public hearings were held on June 13 and 22 of 2023 regarding the preliminary PUD plan, tentative subdivision, and phase 1 site investigation review applications. The Planning Commission (PC) approved the applications with conditions of approval as seen on Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13. The review of this application is a request for final PUD approval. This review process includes review of code criteria FCC 10-23 that regulates PUDs and the conditions of approval from the Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13.

Application: This application was received August 29, 2023 with a Notice of Incompleteness issued September 27, 2023. Additional application materials and addendum were received October 16 and November 20, 2023 and the application was then deemed complete. The proposed 25 attached single unit dwellings each have an attached garage and rear porch and deck. This proposal includes the development of 37th St. west of Oak St that will be constructed to local street standards with a public utility easement (PUE) on each side to accommodate a 5-foot-wide sidewalk and utilities. There is also a proposed common parking area located between the dwelling units and 37th St. that will provide 13 off-street parking spaces and storm water facilities.

Process and Review: This application includes the request for review and approval of the final PUD only. PUDs are a Type III Quasi-Judicial review process.

The PC held a duly noticed public hearing on December 12, 2023 where they voted 4-0 to continue to a date certain of January 9, 2023. The primary reasons for continuance were the PC desired to review proposed variations in garage and front doors, and review revised recreational open space plans. On December 28, 2023 an addendum was submitted that included the garage and front door designs, example of the proposed gazebo, and a revised landscaping plan with updated recreational open space tentative concept plan. On January 2, 2024 examples of proposed benches and pet waste station were submitted.

Exhibits added since the December 12th public hearing are included under the Exhibits section of this AIS and are listed in ***bold italics***. The FOF have been revised with all revisions included in red underline and removed section ~~red-strikeout~~.

The Resolution, Findings of Fact and application materials are attached to this AIS. The applicable criteria are listed in the “Applicable Criteria” section of the findings. The review of this application material will consider both relevant code criteria as well as review the application against the conditions of approval related to the preliminary PUD from the previous resolution.

Testimony: No written testimony was received for this application.

Referral comments: A referral request was sent to City of Florence Public Works Director on December 29, 2023 and January 3, 2024 for comments on proposed recreational open space plans and amenities. These comments are included under Condition 7.7 in the FOF and included as Exhibit R. This was in addition to the previous referral request sent on September 11, 2023 for comments on the proposed civil plans. All other referral requests were sent during the preliminary PUD and tentative subdivision review process.

FOF Revisions: Pg. 2: Narrative section updated regarding addendum received

Pg. 2-3: Referrals section updated with Public Works comments on revised open space plans and recreational amenities.

Pg. 10: Condition 6.1 revised to discuss the structure separating rear decks and condition this as a privacy wall versus a fence and therefore not subject to maximum fence height limitations. This was added in response to the structure being referred to as a fence during the public hearing on December 12, 2023 by the applicant and/or representative.

Pg. 12-17: Condition 7.1 revised to include review of proposed garage door and front door variations to meet the variation in facades and exterior design criteria. Four different door patterns were provided for each. The front doors are proposed to be painted a complimentary color. Garage doors are proposed to remain white. Removed language as necessary for consistency with addendum.

Pg. 19-22: Condition 7.6 updated to include revised landscaping plan review in context of the recreational open space proposal and address proposed and existing easements onsite. Removed language as necessary for consistency with addendum.

Pg. 22-29: Condition 7.7 updated to include revised landscaping plans and recreational open space amenities. Includes conditions of approval related to amenities’ design and ongoing maintenance of open space and amenities. Removed language as necessary for consistency with addendum.

Pg. 35-36: Revised Findings of Fact conclusion.

Pg. 36: Exhibits updated to include addendum received and additional supporting documents and referral comments.

ISSUES/DECISION POINTS: An addendum to the application was received December 28, 2023 that included images of garage and front door variations proposed, an image of a gazebo proposed for area A, and a revised landscaping plan for each of the proposed recreational open space areas. The proposed final PUD for Myrtle Glen has met the majority of the conditions of approval as required by PC 22 21 PUD 01 (Exhibit K). The conditions listed below have not been satisfied and are either conditioned to be addressed (shown with a single bullet) or require Planning Commission to provide final conditions or decisions (shown with an arrowhead bullet):

4.4 Double line stripping of 2' on center in the common parking area has not been satisfied. (FOF, page 8)

- Revised plans indicating the required striping has been conditioned (**Condition 1**).

7.1 Additional clarification is required for variations in facades and exterior designs for each building group as conditioned. The applicant has proposed a paint color palette consisting of three earth toned colors used in three combinations and an application of horizontal lap siding on the garage gables on the 4-unit building and shingle styled siding on the 3-unit buildings. (FOF, pages 12-17)

- Planning Commission is tasked with determining if the exterior design variation of alternating the 4 different garage door and front door designs is sufficient to meet the intent of this condition.
- Planning Commission is tasked with determining whether differing façade materials of the 4-unit buildings and the 3-unit buildings or if each separate building is required to have changes in facades and exterior designs as stated in the condition.

7.3 An inventory of trees proposed to be retained along the norther property line has not been submitted. A minimum of 22 trees are required to be retained. Staff was not provided with sufficient evidence to review this. (FOF, pages ~~175-197~~)

- An inventory (**Condition 4**) and required maintenance/replacement (**Condition 3**) of trees has been conditioned.

7.7 An addendum was submitted December 28, 2023 that included a revised landscaping plan with updated recreational open space plans including an example of a gazebo. On January 2, 2023 an example of the proposed pet waste stations and bench were submitted. (FOF, pages 22-29)

- Planning Commission is being tasked with determining whether proposed amenities and tentative concept plan satisfy this condition
- There are easements present in both recreational open space areas. This does not necessarily eliminate the proposed open space areas being used as intended. The presence of an easement requires additional consideration. In accordance with FCC 10-36-6- structures, trees, shrubbery, or obstructions are not permitted in or on an easement.
 - Gazebo / shelter in open space area A is not permitted to be sited on the 20-foot public utility easement.
 - The 4 shore pines proposed in open space area B are not permitted in the 15-foot stormwater drainage easement. The proposed open space area is 19 feet in width which only leaves 4 feet on the western portion.
 - All other amenities will require Public Works approval prior to installation.

ALTERNATIVES:

1. Recommend approval of PC 23 25 PUD 01, based on the Commissions' findings that the application meets the requirements of City Code subject to conditions,
2. Recommend denial of PC 23 25 PUD 01 based on the Commissions' findings that the application does not meet the requirements of City Code.
3. Recommend partial approval of PC 23 25 PUD 01 based on the Commissions' findings that the application for modifications meets some, but not all requirements of City Code.
4. Continue deliberations & continue hearing to a date certain if additional information is required to issue a decision.

RECOMMENDATION:

The recommendation is for Alternative 1, recommend approval of PC 23 25 PUD 01, based in the Commissions' findings that the application meets the requirements of the City Code subject to conditions.

AIS PREPARED BY:

Clare Kurth, Assistant Planner

ATTACHMENTS:**# 1 - Resolution PC 23 25 PUD 01 draft**

- Exhibit A Findings of Fact (proposed)
- Exhibit B Narrative & Application
- Exhibit C Attachment 1 – Civil Plans
- Exhibit D Attachment 2 – Architectural Plans
- Exhibit E Attachment 3 – Landscaping Plans
- Exhibit F Attachment 4 – Stormwater Management Report
- Exhibit G Addendum to Myrtle Glen Final PUD Addressing NOIC
- Exhibit H Attachment 5 – Architectural Plans for Triplexes
- Exhibit I Attachment 6 – Paint Colors Plan
- Exhibit J Attachment 7 – Proposed Design vs Old Town ... Standards
- Exhibit K Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13
- Exhibit L Civil Plans with Public Works Comments
- **Exhibit M Addendum Received December 28, 2023**
- **Exhibit N Bench and Pet Waste Example**
- **Exhibit O Stormwater Drainage Easement**
- **Exhibit P Trail Design Excerpt from Portland 's Trail Design Guidelines**

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 23 25 PUD 01

A REQUEST FOR FINAL PLANNED UNIT DEVELOPMENT PLAN FOR MYRTLE GLEN, A PROPOSED RESIDENTIAL DEVELOPMENT WITH 25 ATTACHED SINGLE UNIT ATTACHED DWELLINGS AND PLATTED 37TH STREET.

WHEREAS, application from William Johnson Construction Inc, on behalf of David J. Bielenberg, seeking approval for a final PUD. Development proposal includes 25 attached single-unit dwellings as regulated by FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-23, and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on December 12, 2023 and January 9, 2024, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-23, on January 9, 2024 finds, based on the Findings of Fact, application, staff recommendation, evidence and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a Final PUD Plan for the development of 25 attached single-unit dwellings meets criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

Approval shall be shown on conditions of approval as supported by the following record:

A	Findings of Fact
B	Application Narrative
C	Attachment 1 – Civil Plans
D	Attachment 2 – Architectural Plans
E	Attachment 3 – Landscaping
F	Attachment 4 – Stormwater Report
G	Addendum to Myrtle Glen Addressing NOIC
H	Attachment 5 – Architectural Plans from Triplexes
I	Attachment 6 – Paint Colors Plan
J	Proposed Design Vs Old Town & Mainstreet Standards
K	Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13
L	Civil Plans with Public Works Comments

M	Addendum Received December 28, 2023
N	Bench and Pet Waste Station Example
O	Stormwater Drainage Easement
P	Trail Design Except from Portland's Trail Design Guidelines
Q	Public Comment – T. Wilson December 8, 2023
R	Referral Comments – Public Works re: Recreational Open Space

Title 10: Chapter 3: Off-street Parking and Loading

1. The applicant shall submit a revised Sheet C9 that meets the requirements for minimum 4 inch wide striping that is double striped and a minimum 2 feet wide on center in compliance with FCC 10-3-9 and Condition of Approval 4.4 of Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13

Title 10: Chapter 23: Planned Unit Developments (PUD)

2. Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, and SR 22 48 SIR 12 continue to be applicable.

Title 10: Chapter 34: Landscaping

3. In accordance with FCC 10-34-3-8, any trees in the northern buffer that dies, falls, fails to thrive, or is damaged during construction or at any time after development shall be replaced with an equivalent specimen within 6 months of dying or removal, whichever comes first.
4. An inventory of the proposed trees to be retained on the northern property line and buffer shall be submitted to the City Planning Department prior to any site work. The minimum number of trees required is 22 in accordance with Condition of approval 7.3 of Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13. Trees proposed to be retained in this inventory are subject to replacement and maintenance in accordance with Condition 3 of this Resolution.

Title 10: Chapter 10 Residential Districts

5. At the discretion of the Planning Commission, white garage doors are determined to be stark in comparison to the proposed color pallet. The garage doors on each unit shall be a color that is complimentary to the overall building color and one of the proposed colors submitted in Attachment 6, Exhibit I.
6. The privacy wall shall be constructed of similar materials and quality of materials to the exterior wall of the building and therefore shall be considered a wall and not be subject to maximum fence height in accordance with FCC 10-34-5. If these structures are not constructed out of similar materials than they shall be determined to be a fence and shall meet maximum height limitation in accordance with FCC 10-34-5. The materials shall be reviewed prior to on in conjunction with building plan review for compliance with this condition.
7. The shingle patterned siding shall be installed on the garage gables of the 4-unit buildings rather than the 3-unit buildings to break up long expanses of nearly

identical building designs and horizontal lap siding to meet the intent of FCC 10-6-6 and Condition of approval 7.1 of Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13

8. The proposed color variation between individual building groupings adds the appearance of variation and shall be maintained and is the ongoing requirement of the HOA. The specific color pallet proposed is permitted to change, but shall be of a muted coastal Northwest Pallet and maintain a similar variation between building groupings.

Recreational Open Space Areas

9. Recreational Open Space Area A that is located at the west terminus of 37th St shall be platted as Tract A. Recreation Open Space Area B that is located to the east of lot 22 shall be platted as Tract B.
10. In accordance with FCC 10-36-6 no building structure, tree, shrubbery or other obstruction shall be placed or located on or in a public utility easement. The proposed gazebo / shelter and trees shall not be planted or install within and existing or proposed easement on site. The proposed pet waste stations, benches, and walking paths shall only be installed in an existing or proposed easement with written approval from the City of Florence Public Works Director.
11. The walking path in recreation open space areas A and B shall be constructed in accordance with [Portland Parks & Recreation Trail Design Guidelines for Portland's Park System](#) for type D walking trails. These paths shall be a minimum of 6 feet in width and include engineering fabric a minimum of 7.5 feet in width, 1.25 " crushed rock compacted to 95% [ASTM](#) a minimum of 4" in depth, and engineered wood fiber or chips a minimum of 4" in depth. The proposed path shall have a minimum 2% cross slope to ensure adequate drainage of the pathway. An edging shall be installed to sufficiently secure trail surface materials in place.
12. The pathway proposed in recreational open space Area A shall abut the termination of 37th Street in a location that meanders around the required type III barricade on the north end and provides unobstructed pedestrian access to the recreational open space.
13. In accordance with Public Works Director's Comments in Exhibit R, benches with high durability shall be installed. Revised bench specification shall be submitted for review and approval by the Community Development Department and Public Works. In addition, there shall be a minimum of 2 benches install under the gazebo of the same quality and similar dimension as approved through this condition and approved by the above mentioned City departments..
14. All recreational open space amenities shall be sufficiently secured to the site to prevent removal or theft and provide stability.
15. The maintenance of the recreational open space amenities shall be the ongoing responsibility of the HOA. This shall include, but not be limited to prevention of noxious weeds growing on site, maintenance of landscaping in accordance with

FCC 10-34, replacement or damaged or removed amenities (i.e. benches or gazebo), and removal of trash as needed.

16. The proposed pet waste stations shall be installed on aluminum posts to extend their functional life, durability, and decrease maintenance requirements.
17. Additional details shall be submitted for the proposed benches prior to installation and be subject to final review by the Public Works Director to ensure compliance with high durability and quality of materials that meet the intent of the recreational area.
18. In accordance with Public Works Director's comments in Exhibit R, any and all trees planted in Recreational Open Space Area B shall be a minimum of 7.5 feet from the actual stormwater line and shall be planted with a root barrier to minimize risk of tree roots entering the stormwater pipe. A product such as Deep Root Tree Root Barrier shall be used for all tree planting in Recreational Open Space Area B

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 9th day of January, 2024.

Sandra Young, Chairperson
Florence Planning Commission

DATE

**FINDINGS OF FACT
FLORENCE PLANNING COMMISSION
EXHIBIT "A"**

Meeting Date: January 9, 2023 **Planner:** Clare Kurth & Wendy FarleyCampbell
Application: PC 23 25 PUD 01: Myrtle Glen PUD

I. PROPOSAL DESCRIPTION

Proposal: A request to review and approve the Myrtle Glen final PUD application.

Applicants: William Johnson Construction Inc.

Representative: Hailey Sheldon, Sheldon Planning

Property Owner: David J Bielenberg

Location: Map Reference 18-12-22-11, Tax Lot 1200 and 200
North west and west of the intersection of 37th Street and Oak Street.

Comprehensive Plan Map Designation: High Density Residential

Zone Map Classification: High Density Residential

Surrounding Land Use/Zoning

Site: Undeveloped / High Density Residential (HDR)

North: Single Unit Dwellings (SUDs), Detached / HDR

South: Undeveloped & SUDs, Detached / HDR

East: SUDs, Detached / HDR and Highway District

West: High-Intensity Recreation – Golf Course cart shed and city water tanks / HDR and Open Space

Streets/ Classification:

North – none ; East – Oak Street / Collector ; South – 37th Street / undeveloped ; West - none

II. NARRATIVE

Tentative PUD and subdivision for the proposed Myrtle Glen Subdivision was approved by the Florence Planning Commission June 22, 2023. This proposal is for a 25-unit subdivision consisting of 7 buildings, 5 of which are proposed to be four attached housing units and the other 2 buildings are proposed to be three attached housing units. These are attached single-unit dwellings that will each be on an individual lot. In addition to platting the dwelling units the 37th Street ROW is proposed to be platted and constructed to local street standards with sidewalks and stormwater facilities on both sides of the street. This development also includes an on-site parking lot that adds an additional 13 parking spaces.

The tentative subdivision and preliminary PUD review criteria for this project were reviewed under Resolution PC 22 21 PUD 01, PC 22 23 SUB02, and SR 22 48 SIR 13. These Findings of Fact will review the Final PUD application against FCC 10-23 criteria

related to final PUD application and against the Conditions of Approvals from Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, and SR 22 48 SIR 13 as they relate to the final PUD portion of this development project only.

The Planning Commission held a public hearing on December 12, 2023 where staff provided a presentation of the application which included an overview of the project proposal, issues and decision points for Planning Commission consideration, and staff recommendations followed by applicant and representative presentation. Following questions and discussion the Planning Commission voted 4-0 to continue the public hearing to a date certain of January 9, 2024 to review and deliberate on conditions of approval from the preliminary PUD, Resolution PC 22 21 PUD 01; 7.1 relating to required variety in facades and exterior details and 7.6 & 7.7 related to open space and recreational open space requirements. Planning Commission requested images of the proposed variety in front door and garage door design and a revised tentative concept plan for the recreational open space. These revised plans and images were received December 28, 2023 for staff review.

III. PUBLIC COMMENT & REFERRALS

Public Comment:

December 8, 2023 – T. Wilson submitted public testimony stating concerns of the current local infrastructure from being able to accommodate this residential development.

Response: The hospital and grocery store facilities in the City are not applicable Code review criterion for this application process. A Traffic Impact Analysis was a condition of approval for the final subdivision. This study should identify any transportation system deficits present in the area and improvements required.

Referrals:

The Final PUD application including Stormwater Management Report & Calculations, civil plans, architectural plans, and applicant narratives were sent to the City of Florence Public Works on September 11, 2023 for review and comment. At the time of the writing of these Findings comments were not received by the City Community Development Department.

Referral request was sent to Public Works on December 29, 2023 and January 2, 2024 regarding the revised recreational open space tentative concept plans and provided the following comments:

“The dog waste station that the developer has selected is appropriate for their application. It is similar to dog waste stations that we currently use. I highly recommend that they consider using a metal post (as they have shown in their example). The metal post and anchoring system is much better suited for our coastal climate and will not rot/decay like a treated 4x4 wood post.

The proposed park bench appears to be of a light duty manufacture and not appropriate for use in a common area. The bench should be able to be anchored in order to provide additional stability and eliminate the possibility of theft. Belson Outdoors have a number of different styles of benches that can be used and

appropriate for open spaces. One model is the Malibu recycled plastic park bench. You can even order it with the options custom engraving on the top rail of the bench. It might be a nice addition to have the bench engraved with the HOA or subdivision name.

Regarding the open space 'B' that is within the stormwater easement, they can develop the trail over the easement area, but shore pines need to be at least 7.5 feet from the actual stormwater line. We will also require a root barrier to help keep the tree roots from entering the stormwater pipe. We highly recommend a product such as Deep Root Tree Root Barrier.

The proposed 10'x12' gazebo with steel roof is suitable for an HOA maintained structure. As long as the City is not required to maintain the structure or take over ownership."

Other agency referrals were sent during the preliminary PUD review and comments were reviewed during that process and conditioned as necessary in Resolution PC 22 21 PUD 01, PC 22 23 SUB02, and SR 22 48 SIR 13. As these comments have previously been reviewed and conditioned as necessary additional referrals were not deemed necessary to send.

IV. APPLICABLE REVIEW CRITERIA

Florence City Code:

Title 10: Zoning Regulations

- Chapter 1: Zoning Administration, Sections 1-4, 1-5, & 1-6-3
- Chapter 3: Off-Street Parking, Section 3, 4, 5, 8, 9, & 10
- Chapter 10: Residential Districts, Sections 2, 4, 5, & 7
- Chapter 23: Planned Unit Development, Sections 2, 4, 5, 6, & 11 through 14
- Chapter 34: Landscaping, Section 2 through 5
- Chapter 35: Access and Circulation, Sections 2 through 3
- Chapter 36: Public Facilities, Sections 2 through 9
- Chapter 37: Lighting, Sections 2, 3, 4B, & 5R

Title 9: Utilities

- Chapter 5: Stormwater Management, Sections 1 through 7

Resolution PC 22 21 PUD 01 – Myrtle Glen, Preliminary PUD—Conditions of Approval

V. FINDINGS

The criteria are listed in **bold** followed by the findings of fact.

FLORENCE CITY CODE- TITLE 10: CHAPTER 23 PLANNED UNIT DEVELOPMENTS (PUD)

Portions of Sections 4 and 5 below are added for ease of reference when reviewing open space findings.

10-23-2: DEFINITIONS: As used in this chapter, the following words shall mean:

.....

NET DEVELOPMENT AREA: Area of property exclusive of public or private roads, or parkland.

PUBLIC IMPROVEMENTS: Improvements that include utilities, parklands, and facilities that will be dedicated to the public and maintained by the City.

.....

10-23-4: GENERAL CRITERIA: Applicant must demonstrate that the development conforms to all the following criteria:

- B.** The location, design and size are such that the development can be well integrated with its surroundings or will adequately reduce the impact where there is a departure from the character of adjacent land uses.
- D.** The location, design, size and land uses are such that the residents or establishments to be accommodated will be adequately served by existing or planned utilities and services.
- E.** The location, design, size and uses will result in an attractive, healthful, efficient and stable environment.

10-23-5: DEVELOPMENT STANDARDS: To insure that a PUD fulfills the intent of this Chapter, the following standards and those of FCC 10-36 shall apply.

- G.** **Open Space:** A minimum of 20% of the net development area shall be open space and must be platted for that purpose. (Easements are not acceptable). At least 25% of the 20% shall include an area designated and intended for recreation use and enjoyment. The required recreation area may be provided as:
 - Public dedication for use by public in general, and/or
 - Property owned by the Home Owners Association (or other legal entity) for use by residents of the development.

The recreational area is required to be developed to satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan. If the Master Plan or Comprehensive Plan shows a need for public recreation area in the location of the PUD (such as a trail connection or neighborhood park), the recreation area shall be dedicated to the public. If the recreation area is not meeting a need for public recreation, the city may choose not to accept dedication of the recreation area. (Ord. No. 2, Series 2011)

- 1.** Open space will be suitably improved for its intended use, except that common open space (outside the required 25% of recreation use area) containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open spaces shall be appropriate to the uses, which are authorized for the open space.
- 2.** The development schedule which is part of the development plan shall coordinate the improvement of the open space and the construction of

buildings and other structures in the open space with the construction of residential dwellings in the planned unit development.

3. If buildings, structures or other improvements are to be made in the open space, City may require that the development provide a bond or other adequate assurance that the buildings, structures and improvements will be completed. In this case, the City Council shall release the bond or other assurances when the buildings, structures and other improvements have been completed according to the development plan.
4. The following areas are not acceptable for recreation area required as part of a PUD: (Ord. No. 2, Series 2011)
 - a. Hillsides over twenty-five (25) percent slope;
 - b. Land in the floodway, floodplain, or required riparian or wetland buffer, unless trails, benches, picnic tables and similar above are incorporated;
 - c. Roadside ditches;
 - d. Monument entry areas and central landscaped boulevards;
 - e. Stormwater retention or detention ponds that are designed to hold stormwater runoff from less than one hundred (100) year events;
 - f. Parking areas and road rights-of-way that are located within the parkland, open space, or common area, except for parking that is required specifically for use of the parkland;
 - g. Yards, court areas, setbacks, or other open areas required by the zoning and building ordinances and regulations shall not be included in the computation.

10-23-11: APPROVAL OF THE FINAL DEVELOPMENT PLAN:

1. Within one year following the approval of the preliminary development plan, the applicant shall file with the Planning Commission a final development plan containing in final form the information required in the preliminary plan. The Planning Commission may grant a one-time extension of one (1) year maximum duration based on compliance with the following criteria:
 - a. The request for an extension is made in writing prior to the expiration of the original approval.
 - b. There are special or unusual circumstances that exist which warrant an extension.
 - c. No material changes of surrounding land uses or zoning has occurred.

The planning Commission may deny the request for an extension if new land use regulations have been adopted that affect the applicant's proposal.

Preliminary PUD approval was granted June 26, 2023 and the applicant filed the application for final PUD on August 29, 2023. Criterion met.

- 2. Final development plans shall include plans for proposed:**
 - a. Storm drainage.**
 - b. Sewer and water utilities.**
 - c. Streets, pedestrian ways, trails and paths.**
 - d. Preliminary subdivision plan, if property is proposed to be divided.**
 - e. Open Space and Parklands to be dedicated to the public or held in Homeowner Association ownership. (Ord. No. 2, Series 2011)**
- 3. Plans for public improvements shall be prepared by a Registered Engineer and shall be approved by City staff before final approval by the Planning Commission.**
- 4. If the Planning Commission finds evidence of a material deviation from the preliminary development plan, the Planning Commission shall advise the applicant to submit an application for amendment of the planned unit development. An amendment shall be considered in the same manner as an original application.**

The application included engineered and stamped plans for public and private improvements for stormwater, utilities, and streets. The application included plans for open space to be held in HOA ownership. The application does not include final subdivision plat review. Criteria met.

10-23-12: ADHERENCE TO APPROVED PLAN: The final development plan shall continue to control the planned unit development after it is finished and the following shall apply:

- 1. The use of the land and the construction, modification or alteration of a building or structure within the planned unit development shall be governed by the approved final development plan.**
- 2. An amendment to a completed planned unit development may be approved if it is required for the continued success of the planned unit development, if it is appropriate because of changes in condition that have occurred since the final development plan was approved or because there have been changes in the development policy of the community as reflected by the comprehensive plan or related land use regulations.**
- 3. No modification or amendment to a completed planned unit development is to be considered as a waiver of the covenants limiting the use of the land, buildings, structures and improvements within the area of the planned unit development.**

This criterion is for reference and is not applicable at this time. However, in as much as the findings accept and regulate architectural and open space proposals. those decisions are monumented under these findings and are required to followed in perpetuity unless a revision is sought by the HOA and granted by the Planning Commission.

10-23-13: GUARANTEE OF PERFORMANCE: For public improvements, the City may require that a cash deposit, surety bond or other similar guarantee be posted to insure the full and faithful performance by the parties involved, not to exceed a period of two years after required improvements are completed.

If the applicant requests final plat signing prior to installation of all public improvements then a bond or similar will be required. (Informational)

10-23-14: EXPIRATION OF APPROVAL FOR A PUD:

- A. If the PUD includes creation of a subdivision, and approval of the subdivision has expired or is rejected as provided in Chapter 11-4 of this Code, the PUD approval is revoked as of the expiration or rejection date for the proposed subdivision.**
- B. If substantial construction or development of the PUD has not occurred in accordance with the approved final development schedule, said approval shall lapse at 18 months from the date of approval and shall no longer be in effect. The Planning Commission may, upon showing of good cause by applicant, extend approval for a period not to exceed 18 months.**

The final subdivision plat is required to be completed by June of 2025, unless an extension is sought by the applicant and granted by the city. If this occurs the applicant should request an extension of the PUD for the 18 months offered.

RESOLUTION PC 22 21 PUD, PC 22 23 SUB 02, and SR 22 48 SIR 13

- 1. 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.**
- 3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.**

FCC 10-3:

- 4.1 The shared/common parking area shall meet grading requirements so as not to drain stormwater over public ROWs. Parking lot surfacing shall not encroach upon public ROWs. This shall be in accordance with FCC 10-3-8-C. This shall be**

included on a detailed parking lot plan prior to or in conjunction with first building permits and subject to Public Works and Community Development Department approval.

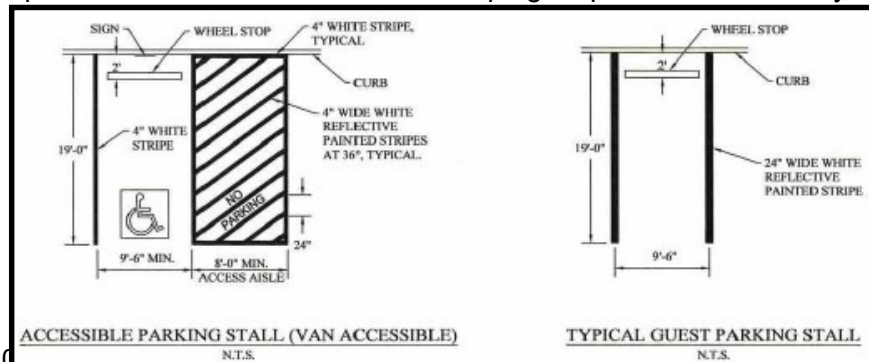
Attachment 1, Sheet C6 (Exhibit C) labeled *Overall Site Grading Plan and Cross Sections* illustrates the site will be graded to direct the flow of stormwater into the stormwater facilities and not over public ROWs. This plan does not indicate that any proposed parking lot surfacing will encroach on to public ROWs. This Condition is satisfied.

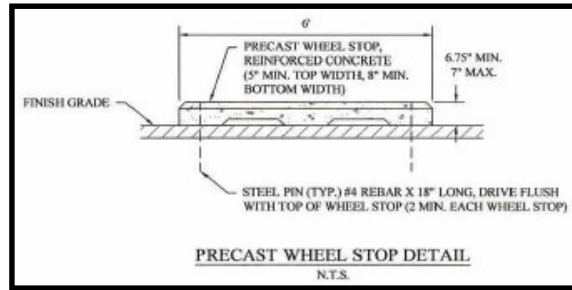
4.2 Parking spaces shall be screened with evergreen shrubs that reach a minimum 36 inches in height above parking lot grade level at maturity so that headlights do not shine onto adjacent residential uses and zones in accordance with FCC 10-3-8-D and FCC 10-34-3-7. Stormwater facility plantings in the 37th St ROW may meet this screening requirement or this requirement may be met through fencing installed between parking spaces and sidewalk/PUE. The screening plan shall be included in the final landscaping/stormwater facility planting with a proposed schedule of planting at final PUD.

Details of the planting areas abutting the parking area that will screen headlights from the parking lot are included on Attachment 3, Sheets L2 and L3 (Exhibit 3). These planting areas abutting the parking are proposed to be planted with Escallonia from 3 / 5-gallon containers. According to the [Tree and Plant List for the City of Florence](#) these plants reach a height and diameter of 5 feet, are evergreen plants, and are the recommended planting size. These plants meet and the landscaping plans for these areas are in compliance with FCC 10-3-8-D, FCC 10-34-3-7, and meet the requirements of this Condition. Note this five-foot screening area is located within a five-foot PUE easement and has multiple waste water and water service lines extending perpendicular through it. Any damage of the landscape buffer resulting from the repair or replacement of any utilities shall result in a replacement of the buffer by the HOA with the same species in 3 or 5-gallon containers. Effort should be made to preserve the buffer species for replanting prior to performing any work on the utilities. This Condition is satisfied.

4.3 The shared/common parking area shall be in compliance with FCC 10-3-8-E. A curb or wheel stop of not less than 6 inches shall be installed abutting streets and interior lot lines to prevent encroachment onto adjacent private property, public walkways, sidewalks, or minimum landscaped area required in accordance with FCC 10-3-8-E2.

Attachment 1, Sheet C9 (Exhibit C) includes details of the precast wheel stop details. The wheel stops details state they will be 6.75" minimum and 7" in height maximum and are proposed to be placed 2 ft. from the end of the parking stall. The wheel stops as proposed are anticipated to be sufficient at prevent encroachment into landscaping or pedestrian walkway. This Condition is satisfied.

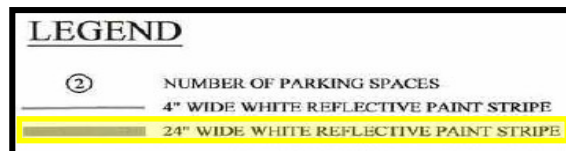




4.4 A complete parking lot plan in accordance with FCC 10-3-8 K and FCC 10-3-8-L shall be submitted prior to or in conjunction with final PUD shall include the following items not previously submitted:

- **Curb cut dimensions**
Attachment 1, civil plans (Exhibit C). Dimensions meet requirements.
- **Dimensions, continuity, and substance of screening**
Attachment 3, Sheets L2 and L3 of the landscaping plans (Exhibit E).
- **Grading, drainage, surfacing, and sub grading details**
Attachment 1, Sheet 6 meets this requirement (Exhibit C).
- **Specifications for signs, bumper guards, and curbs**
Attachment 1, Sheet C9 (Exhibit C) and discussed under Condition 4.3
- **Each Space shall have double line striping with two feet wide on center**

Applicant narrative states that this is satisfied on Attachment 1, Sheet C9 (Exhibit C). This sheet includes details for a 24" wide white reflective paint stripe, appearing to propose a single stripe rather than double lined as required by the Condition or in accordance with FCC 10-3-9-B.



- **The width of any striping line in an approved parking area shall be a minimum 4" wide**
Included on Attachment 1, Sheet C9

Summary: This condition has been satisfied with the civil plans included in Attachment 1, with the exception of the required double lined striping for each parking space. This was likely an oversight or error that had the intention of meeting all above criteria. A revised site plan indicating required 4" line striping that is 2' wide on center shall be submitted to the City Community Development Department prior to, or in conjunction with building permits as required in accordance with FCC 10-3-9. The double line striping shall be confirmed during onsite inspections prior to Certificate of Occupancy of the first building grouping (**Condition 1**). This Condition has been conditioned to be met.

4.5 In accordance with FCC 10-37-4 the City shall have a 30-day review period starting the day following the final Certificate of Occupancy to evaluate and request

adjustments to illumination levels based on staff inspections and public comments. The application shall be permitted to have decreased illumination levels onsite of 1-foot candles versus 2 required in FCC 10-37-4-B.

In accordance with this Condition of Approval, the City shall have a 30-day review period following the final Certificate of Occupancy to evaluate illumination levels on site. This Condition is not being reviewed, or applicable in these findings.

FCC 10-7:

5.1 The area has Yaquina soils which are known for high ground water. Therefore, the applicant shall record a Covenant of Release which outlines the hazard, restrictions and/or conditions that apply to the property as outlined in subsection (D) of FCC 10-7-7, Review and Use of Site Investigation Report, and shall state “The applicant recognizes and accepts that this approval is strictly limited to a determination that the project as described and conditioned herein meets the land use provisions and development standards of the City Code and Comprehensive Plan current as of this date. This approval makes no judgement or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project.” This shall be recorded prior to submittal of any building permit applications or prior to final Subdivision Plat.

This shall be review at time building permit submittal or final subdivision plat. This Condition is not applicable to this review process.

FCC 10-10:

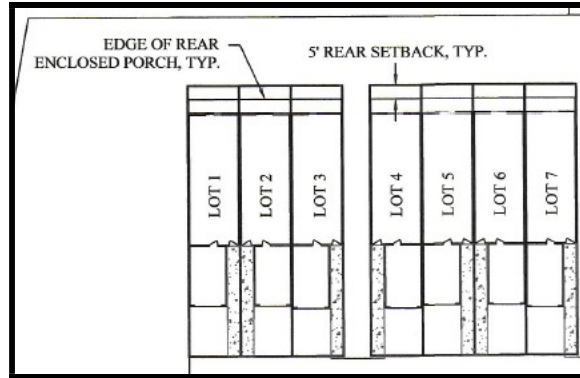
6.1 Based on FCC 10-2-13 definitions of front lot line, the front lot line for lots 23, 24, and 25 is considered the lot line adjacent to Oak St. Therefore, the maximum fence height along Oak St shall be 4 feet in height in accordance with FCC 10-34-5.

No fences are proposed with this final PUD. The front lot line has been established as the lot line along Oak St. Therefore, any future fences proposed shall be limited to a maximum of 4 feet in accordance with FCC 10-34-5.

The proposed units include a privacy wall on the rear deck between each unit. These structures are determined to be a privacy wall rather than a fence between properties and therefore are not subject to the maximum fence height requirement of 4 feet on lots 23, 24, 25, and 6 feet on all remaining units. For the purpose of this review the proposed privacy structure is determined to be a wall if constructed of similar materials to the exterior walls of the buildings and does not extend beyond the deck surface or eaves. This includes interior structure and use of similar hardi-plank siding (Condition 6). This criterion is conditioned to be met.

6.2 The applicant shall provide a minimum 5-foot rear yard setback for each individual lot in compliance with FCC 10-10-4-D.

Attachment 1, Sheet G1 (Exhibit C) indicated the minimum 5-foot rear yard setback for each individual lot in compliance with FCC 10-10-4-D. This Condition is satisfied.

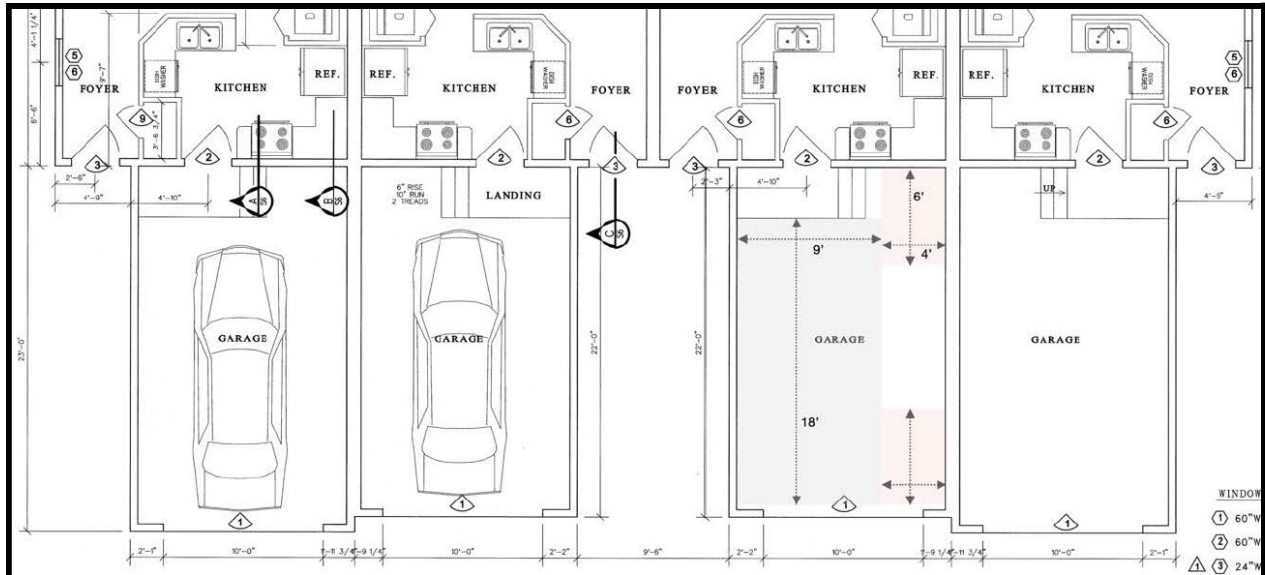


6.3 The garage and driveway parking stalls shall be maintained as vehicular parking for the use of the single-family attached units and not be converted to another use.

Garages and driveways as proposed appear to be reserved for vehicle parking for the use of the single-unit attached dwellings (previously referred to as single-family attached units prior to the July 2023 housing code updates). This Condition appears to be met, but shall be the ongoing responsibility of individual property owners and the HOA to ensure compliance. This Condition is not applicable to this review.

6.4 The applicant shall either provide long term bike parking that meets criteria in accordance with FCC 10-3-10-C or the applicant shall provide other long term bicycle parking onsite in accordance with FCC 10-3-10, this required long-term bicycle parking may either be located on individual sites or in common space. Long term bike parking will be verified prior to Certificate of Occupancy of each unit if provided on the individual lots, or with final PUD if provided in common or open space.

The applicant has provided sufficient evidence that there is adequate space within the interior of the garage to accommodate the parking of a standard sized car and the minimum clearance distance of 4 feet from the wall to the vehicle in accordance with FCC 10-3-10-C and this Condition. Please see the dimensioned image below from page 2 of Exhibit G. It further illustrates the available area from the 4-unit garage dimensions provided on Sheet S2 of Exhibit D-Attachment 2. The 3-unit garage dimensions are provided on Sheet S2 of Exhibit H-Attachment 5 and are a few inches narrower but meet the intent. This Condition is satisfied.



6.5 Long term bike parking may count towards recreation space requirements of Conditions 7.6 if provided in common or open space on the project site all criteria of FCC 10-3-10 shall be met including, but not limited to location and design, visibility and security, and lighting. If proposed, the long-term parking plan shall be submitted with to final PUD.

Long term bike parking is being proposed on individual sites as stated in the applicant narrative on page 7 of 22 (Exhibit B). Therefore, long-term bike parking is not being requested to count towards a portion of the recreation space requirement under Condition 7.6. This Condition is not applicable.

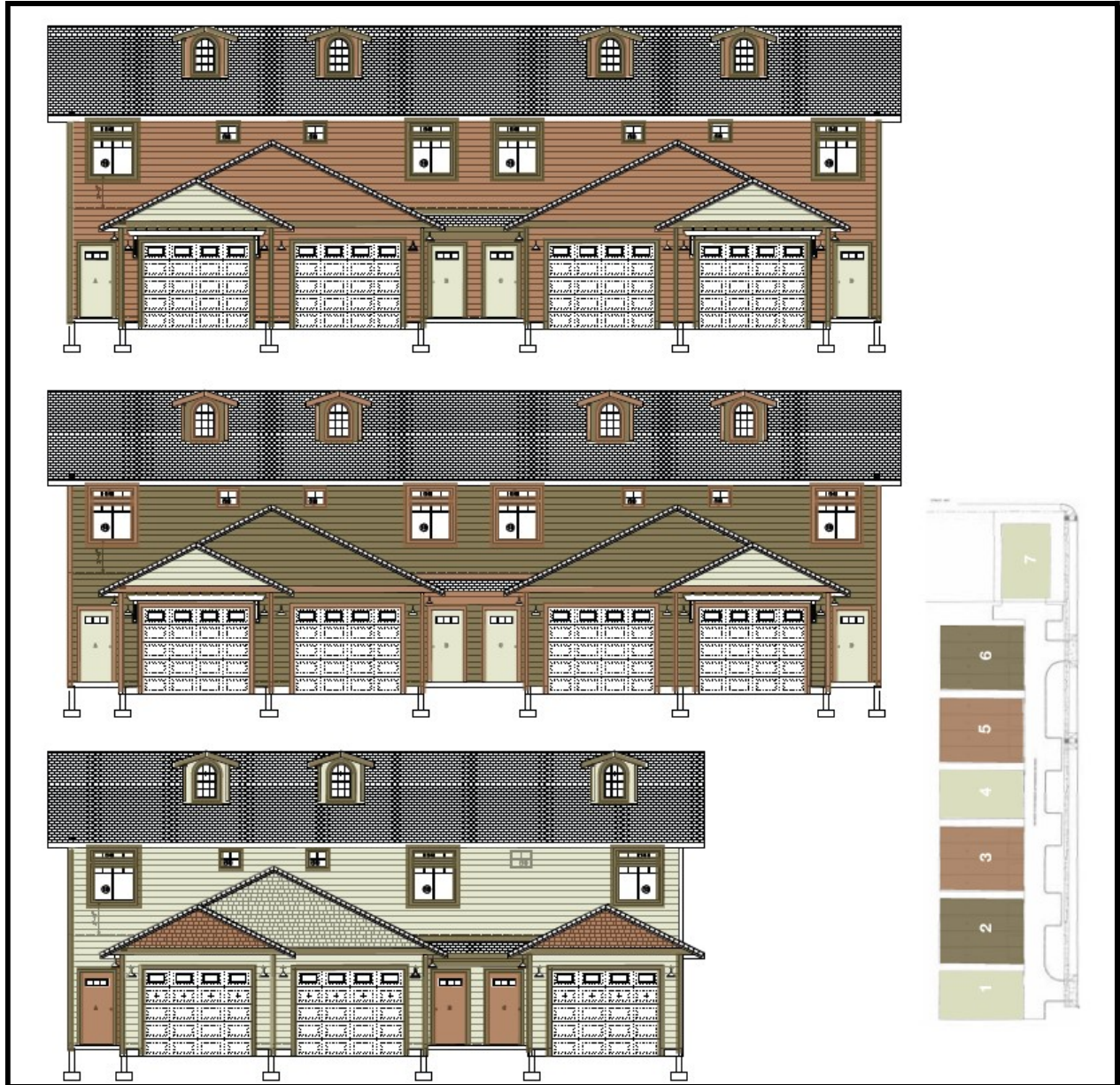
FCC 10-23:

7.1. FCC 10-23-5-H-1 states high quality building design using Old Town and Mainstreet Architectural Standards or better. Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6. This is to include but is not limited to a diversity of building materials and colors, window designs, garage door designs, roof eaves, light fixtures, driveway paving design/colors, and similar details etc. This shall be reviewed at final PUD.

In accordance with FCC 10-23-5-H-1 buildings in a PUD shall be of high-quality building design using Old Town and Mainstreet Architectural Standards or better. The Planning Commission approved Condition 7.1 as an alternative to requiring Old Town and Mainstreet Architecture or better. It requires different building facades and exterior design to be for each building grouping in order to meet the intent of [FCC 10-6-6](#) which regulates [Old Town](#) and [Mainstreet](#) architectural design.

The proposed building designs include three color arrangements from a pallet of three colors- green, brown and tan. The three sets of three-unit buildings are proposed to have a base of tan paint while the four four-unit buildings are proposed to have green and brown bases (2 each). Each of the three-color arrangements alternate as seen in Attachment 6 (below) (Exhibit I).

Façade changes are proposed as a variation in gable siding on the four-unit buildings (horizontal lap siding) and the three-unit buildings (shingle pattern siding). The shingle pattern siding shall be used on the four-unit building garage gables rather than the three-unit buildings to better break up the proposed long uninterrupted expanse (two sets of 150 ft.) of the same building style using horizontal lap siding (**Condition 7.2**). Please see the image below from Attachment 6:



The applicant addresses Condition 7.1 on their response to the notice of incompleteness (NOIC) on pages 2 through 8 (Exhibit G). The narrative includes extensive detail on the variation in types of windows, variations in roof lines, projection of garages, and diversity of roof eaves. However, these variations and diversity in materials proposed are specific to each individual unit and are not a diversity from each building cluster as required by this condition. So, the result is that there is one overall building design being replicated seven times. The

differences are three color palettes for seven buildings and shingle-style roof gables used on three of the seven buildings. Sixteen of the 25 units have no variation in building materials. And the color variation for the 25 units is divided roughly even with 8 units each have green or brown base paint and 9 having tan.

The definition of façade should also be considered. According to *Webster's Third New International Dictionary of the English Language, Unabridged*, which shall be considered a standard reference in accordance with FCC 10-2-23 the definition for façade is:

The front of a building. A face of a building that is given emphasis by special architectural treatment.

The significance of this definition, as it relates to Condition 7.1 is the alternating paint configurations may meet the conditions requirement for different exterior design. The color does not meet the criteria for different building facades. There are two considerations for the coloration proposed as it relates to exterior design;

1. Using variations in color for primary and secondary colors are not permanent and therefore shall be the on-going requirement of the HOA to maintain a variation in colors from one building grouping to the next. Colors shall not be required to remain the same, but a similar variation in alternating colors shall be maintained for the life of the buildings. This shall either be a Condition of Approval stipulated by the Planning Commission (Condition 8).
2. The variation in paint colors should be approved as meeting color palette requirements in accordance with FCC 10-6-6-4-G, but denied as a variation in exterior designs on the basis that this will require continued monitoring and enforcement by the City. Therefore, exterior designs that apply to the requirements of this Condition shall be ~~clarified as~~ permanent architecture details.

The proposed variation in garage gable siding pattern meets the criteria for different building facades. ~~This is the only proposed variation in building facades that meets the criteria of this condition.~~ In the addendum to the application received on December 28, 2023 four variations in garage door patterns and four front door variations were submitted. The garage doors are proposed to be white and the front door colors are proposed to "vary as depicted in Attachment 6--Paint Colors Plan."

The addendum states that buildings "1 and 5 will have the same garage door type; building 2 and 6 will have the same garage door type; buildings 3 and 7 will have the same garage door type; building 4 will have a unique garage door type."

The addendum states that buildings "1 and 5 will have the same front door type; building 2 and 6 will have the same front door type; buildings 3 and 7 will have the same front door type; building 4 will have a unique door type."

During the December 12, 2023 public hearing that was continued, the Planning Commission stated that the white garage doors were stark in comparison to the proposed color pallet in Attachment 6 (Exhibit I). At the Planning Commissions discretion white is determined to not be suitable for the garage doors. The garage doors shall be of a color similar to and complimentary to the proposed color pallet (Condition 5).

It should also be noted that the resolution does not define the number of variations required for different building groupings. However, the use of facades, plural, indicates a minimum of two variations is required per each building grouping. This is interpreted to mean each individual building grouping shall have different facades rather than different facades for three-unit buildings and four-unit buildings. The Planning Commission is tasked eds with clarifying the interpretation on this matter and determining if these criteria are met.

Considerations for this Condition are:

1. The narrative statement in both the application and the response to the NOIC has been detailed and sufficiently demonstrated quality building materials are proposed to be used, both as primary and secondary building materials.
2. The response to the NOIC includes a spreadsheet to illustrate in detail how the “overwhelming majority of Old Town and Mainstreet architectural standards”
 - It is determined that meeting the “overwhelming majority” is neither meeting, nor exceeding Old Town and Mainstreet architectural standards.
 - This condition was written as an alternative to requiring Old Town and Mainstreet Architecture or better. Therefore, this Condition must be met which includes different building facades and exterior designs for each building grouping, unless Condition 1 is invoked by the applicant and a request is sought.
3. This condition specifies that “*Different building facades and exterior design shall be used for each building grouping that meet the intent of FCC 10-6-6*” Examples of architectural details that may vary are provided, but no specification was included in the minimum number of architectural changes between each building grouping. ~~As previously discussed, the condition using the word facades, plural, indicates a minimum of two variations for each grouping of buildings. The applicant is proposing 1 façade variation and 2 exterior design details~~
 - The applicant narrative explains in significant detail the difference in architectural details on the individual dwelling units rather than the required variation of each building grouping. This Condition specifies that there shall be different building facades and exterior designs for each building group that meets the intent of FCC 10-6-6. The variation on individual units does not meet the intent of requirement of this Condition
 - The variations of proposed are garage gable siding patterns between the four-unit buildings and three-unit buildings, variations in garage door designs, and variation in front door designs as stated above. as the only architectural detail variation, does not meet the intent of this Condition or this Condition as written.
 - As previously Conditioned, the shingle pattern siding shall be used on the four-unit buildings rather than three-unit buildings to better break up long expanses of horizontal siding.
 - ~~Is each individual building required to have a variation in facades or does variation in facades from the three-unit building and the four-unit buildings, as~~

~~proposed. Does the proposed variation in exterior design and facades meet the intent of this condition?~~

~~4. The only architectural change between each type of building grouping is the gable siding being a shingle pattern on the three-unit buildings and horizontal lap siding on the four-unit buildings.~~

- ~~• As previously Conditioned, the shingle pattern siding shall be used on the four-unit buildings rather than three-unit buildings to better break up long expanses of horizontal siding.~~
- ~~• The variation in garage gable siding of shingle pattern and horizontal pattern does count towards one variation in façade for the building groupings.~~

~~5.4.~~ FCC 10-6-6-3-C-3 states that “Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-plane standard.” One of the two design elements proposed to change between building groupings is the paint color variation.

- This code section was included to demonstrate that a precedent has been set in code that changes in paint colors do not meet the requirement for permanent architectural features
- ~~• Does the alternating color pallet meet the intent of this Condition?~~
- ~~• Was the intent of this Condition to require permanent architecture differences between each grouping of building?~~
- ~~If the p~~Paint color ~~is accepted as~~ provides a visual appearance of variation in exterior design, ~~should it be~~ and ~~has previously been~~ conditioned to be maintained for the life of the structures

Summary: The condition did not specify which or number of façade and exterior design elements to use in order to provide flexibility to the applicant. The applicant came back with an alternating use of color palette, ~~and~~ shingle roof gables, variations in garage doors, and variations in front door designs. The colors proposed are complimentary to each other and offer an appearance of variation. The only architectural variation between building groupings is the garage gable siding. Four variations of front doors and garage doors are proposed as exterior design variations. These proposed variations in materials between building grouping are met or are conditioned to be met.

~~The specific number of variations to use for building groupings was not defined and should this architectural design not be approved then the number of variations should be specified for clarity. Staff pointed out the lack of variation in facades and exterior design in the NOIC mailed on September 27, 2023 as it related to this Condition. Additional specification should be stipulated by the Planning Commission to ensure compliance with minimum variations to meet the intent of this Condition (i.e., how many building groupings may use the same garage doors or front doors, require window variations on each building grouping vs the proposed variety of window style on an individual unit, require variation in covered entrances on each building grouping, as examples).~~

~~Below is an image of duplex units on 9th St. In this 2012 Google Street View image several differences can be observed. Some of the differences between these buildings include the front doors, paved walkway design, varying roof lines, different window panels, variation in siding in more locations than the gable, and front porch designs.~~

~~This image is provided as an example of details that can be varied from one building unit to another, this is not meant to be prescriptive to the Myrtle Glen PUD.~~



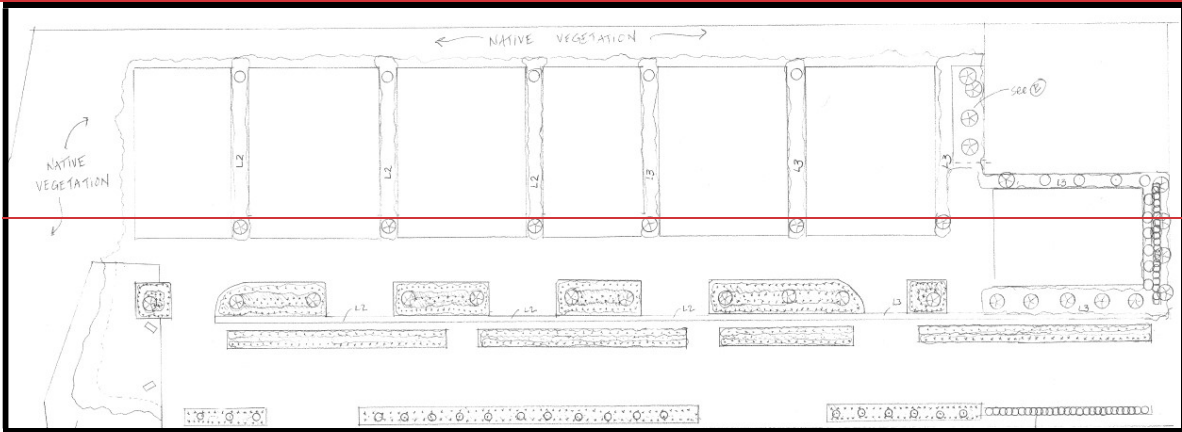
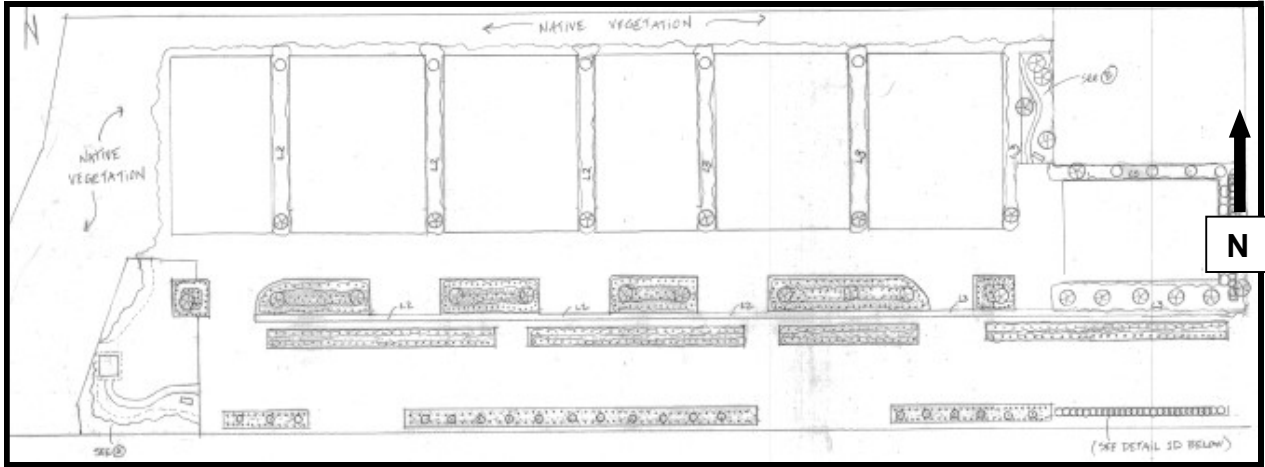
7.2 The applicant shall submit a final grading plan illustrating all cuts and fills and final 1 ft. contours and grades to the edges of the development on all sides prior to final PUD.

Attachment 1, Sheet C6 (Exhibit C) illustrate all cuts and fill and final 1 ft. contours and grades to the edges of the development. This Condition has been satisfied.

7.3 With final PUD application a landscape and vegetation retention plan shall be submitted for the entire development. The buffer to the north shall include trees and shrubs planted or retained at a ratio of at least one tree per 30 ft. The Oak St. frontage and the 37th St. frontage adjacent to unit 25 shall include landscaping consisting of at least one tree for every 30 feet of frontage.

Northern Buffer: Landscaping and vegetation retention plans have been submitted as part of this application as required by this Condition. The applicant has included a statement on page 6 of 8 in the response to the NOIC (Exhibit G) that states *“Attachment 3 Landscaping Plan satisfies this condition. As depicted on the plans and explained in the application narrative: the northern vegetative buffer is proposed to remain in place. This buffer area is approximately 5 feet deep, 650 feet long, and densely vegetated. Given all trees and shrubs are proposed to remain within this buffer, trees and shrubs will be retained at a ratio of at least one tree per 30 feet.”*

Below is a snip from ~~Attachment 3, Sheet L1~~the addendum received December 28, 2024 (Exhibit E N).



Native vegetation buffer has not been inventoried to confirm that trees on this northern buffer meet the minimum 1 tree per 30 linear feet, or a minimum of 22 trees retained along the northern buffer ($650/30=21.6$ – rounded up 22 trees are required to be retained). It is anticipated that the minimum number of required trees will be retained based on the applicant statements. However, the applicant shall submit an inventory of trees to satisfy this condition. In accordance with FCC 10-34-3-8, any required trees on the northern buffer that dies, falls, or is damaged during construction or at any time after development shall be replaced with an equivalent specimen within 6 months of dying or removal, whichever comes first (**Condition 3**).

37th Street and Oak Street: 16 trees are proposed along the 37th Street ROW and 16 trees are required. The street frontage along the 37th Street frontage is dimensioned at 476.77 as seen on Attachment 1 Sheet G5.

- $476.77 / 30 = 15.89$ – rounded up, 16 trees are required

3 trees along the Oak Street ROW are proposed and 3 trees are required. The street frontage along the Oak Street ROW is dimensioned at 85.04 feet as seen on Attachment 1, Sheet G5.

- $85.04 / 30 = 2.83$ – rounded up, 3 trees are required

Summary: This Condition is satisfied as it relates to minimum tree counts along 37th Street and Oak Street frontages.

This Condition is anticipated to be satisfied, but sufficient evidence has not been submitted along the northern property buffer.

Additional details shall be submitted in the form of an inventory of trees retained in the vegetated buffer on the north of this property that buffers the Nandia subdivision (**Condition 4**). This Condition has been conditioned to be met.

7.4 The corrections for utilities and accesses, as stated by SVFR Chief and Public Works, shall be addressed and provided in a revised utility and access plans submitted for review and approval with Final PUD submittal

Corrections for utilities and access have been addressed and provided in revised utility and access plans as seen on Attachment 1. This Condition is satisfied.

7.5 The final stormwater management plan shall be submitted for review and approval with Final PUD submittal. It shall include treatment and conveyance systems that meet city design typicals and it shall include consideration of capacity of existing system and an increase in detention pipe size as needed.

Attachment 4 (Exhibit F) of the application included a Stormwater Management Report Supplemental; Final Stormwater Systems Calculations that was stamped by a registered Professional Engineer. The civils includes profiles of the proposed street sections. The systems seem to be between 12" and 18" deep but the exact widths could not be determined. The landscaping plans submitted as Attachment 3 include the proposed plantings for each of the storm systems both on and off site. Both the sizes and spacing are proposed but the stormwater typical detail numbers from the Stormwater Design Manual are not called out. Regardless of any inconsistencies between city standards and proposed plans it is presumed that the storm systems will be dimensioned, planted and constructed in accordance with SW-120, 130 & 140 and SW 301 & 311 with the requisite other green street typicals for incorporating infrastructure. (Informational)

7.6 Open space shall be calculated using FCC 10-23-5-E criteria at 20% of the net development area and at least 25% of the 20% shall include area(s) designated and intended for recreation. As modifications are being requested to the development standards of the underlying zone, the recreation plan submitted at final PUD shall include more than the minimum required recreation area in accordance with FCC 10-23-5-H3 & 4. Due to the topographical constraints present on the site, exceeding minimum recreation requirements by may be provided through quality of amenities rather than increased square footage beyond minimum requirements, pending Planning Commission review and approval at final PUD.

Open space was conditioned by Planning Commission to be calculated at 20% of the net development area and at least 25% of the 20% shall include areas designated and intended for recreation in accordance with FCC 10-23-5. The minimum square footage of open space and recreational open space has been satisfied based on the submitted application materials, but there are multiple criteria in this condition that requires review. The break down of Open Space is provided in a table on pg. 8 of 22 in the applicant narrative (Exhibit B), a summary of relevant items are discussed below.

Condition 7.6 Criteria to Consider:

- 20% of the net development area shall be open space.
 - 116,667 net development area x .20 = 23,335.4 sq ft required
 - 38,754 sq ft is provided. This is 15,418.6 sq ft or 33% more than is required

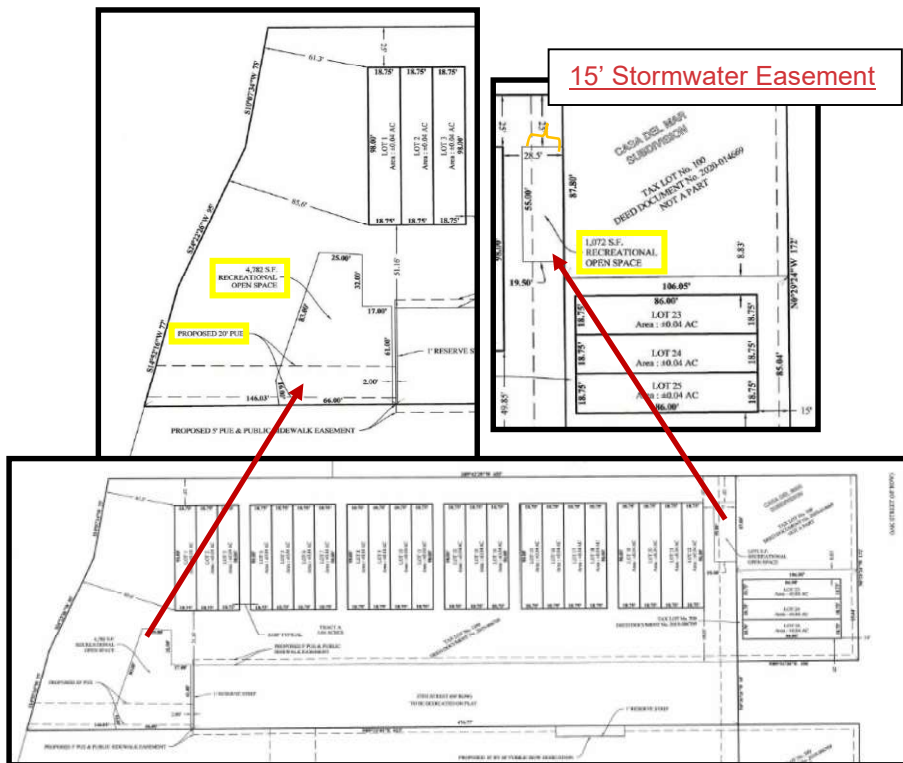
- 25% of the 20% shall be designated and intended for recreational use.
 - 23,335.4 x .25 = 5,833.85 sq feet of recreational open space is required
 - 5,854 sq ft is provided. This is 20.15 sq ft or .3% more than is required
 - The recreational open space does not have a stated intended use and is not proposed to be developed for a specific intended use.

- The recreation plan shall include more than the minimum required recreation area.
 - 20.15 sq ft or .3% more recreational area is provided than is required.
 - This amount of additional open space does not meet the intent of the Condition.

- Due to the topographical constraints, on site recreation requirements may be provided through quality of amenities rather than increased square footage.
 - 2 open spaces are proposed for Open Space
 - ~~Open Space A proposes 2 benches (no details provided) and grass as the amenities.~~
 - ~~Open Space B proposes 4 shore pines as the only improvement/amenities.~~
 - Amenities proposed includes a bench, walking trail, pet waste station at each recreational open space area and a gazebo in recreational open space area A. A full discussion of amenities is included under Condition 7.7.
 - ~~Onsite recreational open space requirements are not provided through the quality of amenities.~~

Discussion on Additional Open Space Concerns and Considerations: Below is an explanation of the proposed open space as it relates to proposed improvements, amenities and long-range concerns for preserving the proposed open space with future development.

According to FCC 10-23-5-G, areas that are not acceptable for recreation area required as part of a PUD include easements. The intent of this statement was to ensure open space and recreation areas were developed to meet their intended use. There is a 20-foot public utility easement on the south portion of proposed Open Space A as seen in Attachment 1, Sheet G5 (Exhibit C). A snip of this area is included next:



A snip of the open space locations shown on the plat is included above. The easement and the location of the easement do not adversely affect the use of the proposed Recreational Open Space Area A for recreational purposes. Therefore, while an easement is present in the open space it is determined that this open space as proposed can meet the open space requirement for minimum square footage as required in FCC 10-23-5.

Recreational open space area B has a 15' wide stormwater drainage easement that houses a 36" drainage pipe located 4 to 5 feet below existing grade level that conveys water from the East Bank Subdivision the north. The stormwater plan submitted with the preliminary PUD states a plan to connect a conveyance pipe to the existing pipe. The presence of the easement and the drainage pipe do not necessarily prohibit the use of the proposed area for recreational space, however in accordance with FCC 10-36-6 no building, structure, tree, shrubbery or other obstruction shall be placed in or on an easement. Conditions of approval and additional considerations are discussed further under Condition 7.7.

It is significant to note that the 37th Street ROW is proposed to end with a 1-foot reserve strip and Type 3 barricade per Condition 9.4 (image below) and as seen on Attachment 1, Sheet G7 (Exhibit C). The Type 3 barricade is a Condition of Approval and required by FCC 10-36-2-9, but should be considered under this Condition as it relates to the aesthetics and use of proposed Open Space A. This barricade necessitates additional consideration regarding the amenities provided to ensure Open Space Area A is developed to the intended use and that this intended use is clear to the intended users. This is directly related to the criteria of this condition to provide areas intended for recreation and quality amenities in exchange for additional quantity of open space.

During the June 22, 2023 hearing an image of an alternative turnaround was shown to the Planning Commission with an applicant explanation that 37th Street may be developed and connect to 35th Street to the south. This is significant as extending 37th Street west would eliminate the majority of Open Space A, which is approximately 82% of the recreation Open Space on-site. Therefore, Open Space Area A shall be platted on the final subdivision plat as 'Tract A' to ensure this space remains available as recreation open space as intended.

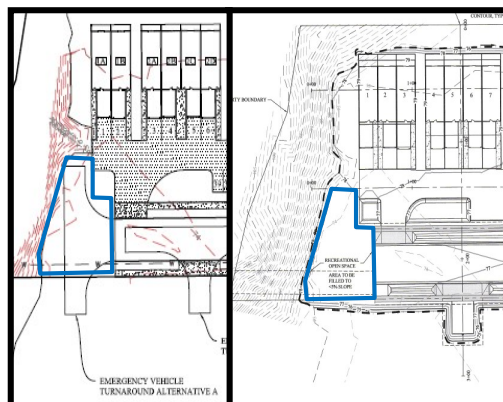
~~4782 (Open Space A) / 5834 (Required Recreational Open Space) = 0.819 or 82%~~

~~Therefore, future development of 37th Street to the west would eliminate the majority of the required recreational open space as proposed and will require additional recreational open space to be developed at a later date, or the applicant may pay a fee in lieu for the required recreational open space for a park to be developed on the lot to the south at a future date and dedicated to the public.—~~

~~Minimum open space requirements and minimum recreation open space square footage of this condition are satisfied in the short term, but long-term preservation of the recreation open space areas required by this Condition is a long-term concern. Requiring a fee in lieu would be appropriate for the recreational open space to develop a park area when the property to the south develops. This is an appropriate option to ensure appropriate park space is developed and due to the physical and topographical constraints present on this site.~~

~~In summary, the minimum open space and minimum recreational open space requirements have been satisfied. While easements are present in both recreational open spaces, which are not deemed acceptable open space designation in accordance with FCC 10-23-5-G, the presence of the easement does not prohibit the intended use of the recreational open space areas and the dual use for underground utilities. The proposed recreational open space areas area deemed acceptable with the conditions of approval under condition 7.6 and Condition 7.7. The two easements are The proposed 20.15 square feet or 0.3% recreational open space above the minimum requirement does not meet the intent of this Condition. Open Space Area A has been conditioned to be platted as 'Tract A' and Open Space Area B shall be platted as 'Tract B' to ensure long-term preservation of this open space area for it's intended use. This criterion has been conditioned to be met. Development of open space for an intended recreational use and quality of amenities has not been satisfied and evidence for these requirements has not been submitted as part of this application.—~~

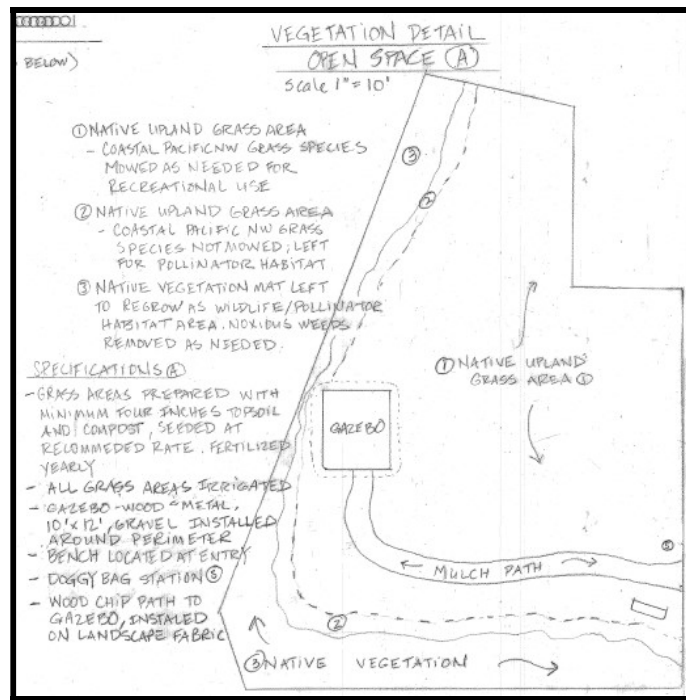
7.7 A tentative concept plan with development amenities for the park area supporting both active and passive recreation shall be submitted with final PUD. Prior to issuance of the building permits for the fifth cluster of units the applicant shall submit and have approved a Final PUD approval for the proposed recreation area that is contained within the existing tax lots associated with this project.



Attachment 3, Sheet L1 (Exhibit E) includes details of Open Space A and Open Space B that are proposed to meet the recreation open space requirement for this project. Both of these recreational open space areas are entirely contained within the tax lots associated with this project. This component of the Condition has been satisfied.

FCC 10-36-6: Easements states that no building, structure, tree, shrubbery, or other obstruction shall be placed or located on or in a public utility easement. In accordance with this code section the proposed gazebo / shelter shall not be placed within the 20-foot PUE and planting of trees within the easements on this site (Condition 10). In accordance with Public Work Director's comments (Exhibit R), any trees planted in Recreational Open Space Area B shall be planted a minimum of 7.5 feet from the actual stormwater pipe and shall be planted with a root barrier to minimize risk of root damage to the stormwater facility (Condition 18). The proposed benches, pet waste station, and walking path may only be installed within the easement with written approval of the City of Florence Public Works Director. All potential obstructions are encouraged to be installed outside of an existing or proposed easement.





Sufficient evidence has not been submitted in the tentative concept plan that the recreation open space is supporting both active and passive recreation. Below are snips of the two open space areas proposed. Additional information was submitted December 28th regarding open space tentative concept plans.



Open Space A: Improved with grass, and two one benches a dog waste station, 10' x 12' wood and metal gazebo with a gravel pad, and a bark mulch walking path to the proposed gazebo. No details provided regarding bench design or quality. No information provided regarding recreation need this area is intended to be improved for. An example of the proposed benches and pet waste station were submitted January 2, 2023. No furniture such as benches or tables are proposed within the gazebo. The applicant shall install a minimum of 2 benches under the gazebo of the same or better quality of proposed benches and of a similar style (Condition 13).

The proposed path abuts the street at the required type III barricade. The proposed walking path shall be installed in a way that meanders around the barricade on the north end and provides unobstructed access to the recreational space area (Condition 12). The walking path is conditioned to meander around the barricade on the north rather than the south due to the location of the 20 foot public utility easement.

No dimensions of this path were provided. This path shall be a minimum of 6' feet in width and be constructed to minimum walking trail standards as provided in the *Portland Parks & Recreation Trail Design Guidelines for Portland's Park System* and shall include sufficient edging to secure surface materials in place (**Condition 11**). The Trail Type Matrix on page 11 includes specific design criteria in row D for walking trails which includes the use of engineered wood fiber or chips rather than the proposed mulch and maximum slopes permitted. Page 19 and 20 include additional information including a wood fiber trail typical to which the proposed walking paths shall be constructed to. An excerpt of this document has been included as Exhibit P.

Trail Type	Nature	Local Access	Community	Regional	facility name	surface	width	longitudinal slope	cross slope	ADA	walker	walker	runner	dog walker	equestrian	wheelchair or electric mobility device	skateboarder	rollerblader	cyclocross rider	mtb rider	road biker	gator	maintenance vehicle	police car	firetruck	Notes
A	✓	✓		✓	 hiking (high challenge)	soil / stairs	18' - 30'	0 - 15% (short segments steeper than 15%)	2% min 4% max	steepest (steps, rocks, roots)	◆	○	○													
B	✓	✓		✓	 hiking (moderate challenge)	soil / stairs	18' - 30'	0 - 8%	2% min 4% max	○ steep	◆	○	○		limited											landings of 60' x 60' every 1000 feet
C	✓	✓		✓	 hiking (accessible)	soil / gravel / engineered wood fiber or wood chips	4' (with passing areas) - 10'	0 - 5% (8% for max. 50')	2%	◆	◆	◆	◆	○	◆											Columbia Slough ADA segments require 6' Fibar (or equivalent engineered wood fiber) and are closed to dogs and bicycles; use gravel causeway for poorly drained sites
D		✓	✓	✓	 walking ****	engineered wood fiber or chips / gravel / pavers asphalt / concrete / wood or plastic lumber	6' - 12' (8' min if paved for vehicles)	0 - 8%	1 - 2%	◆	◆	○	○		○	○	○					○	○	○		sidewalks, boardwalks and trails in developed parks, sometimes include stairways; pave if used for maintenance (8' min. - 10' pref.), phase out chipseal; avoid wood fiber except for 10' wide walking loops in developed parks; landings of 60' x 60' every 1000 feet on accessible trails

The proposed walking path is stated to be 'wood chips on landscape fabric.' In consistency with the *Portland Parks & Recreation Trail Design Guidelines for Portland's Park System* wood fiber trail typical included below the path shall include engineering fabric a minimum of 7.5 feet in width, 1.25" crushed rock compacted to 95% ASTM a minimum of 4" in depth, and engineered wood fiber or chips a minimum of 4" in depth. The proposed path shall have a minimum 2% cross slope to ensure adequate drainage of the pathway and at no point shall include longitudinal slopes above 8%.

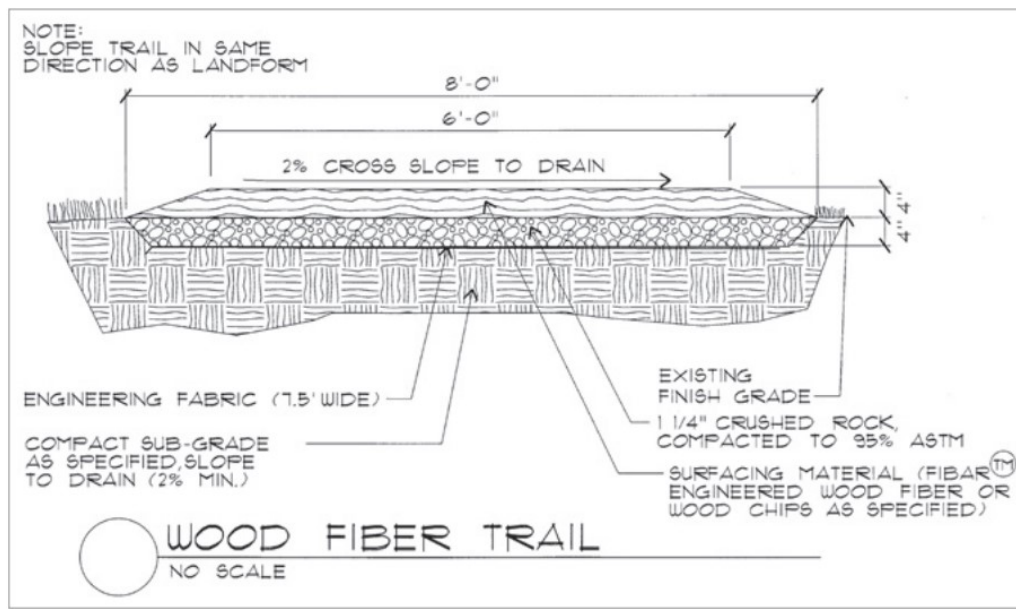
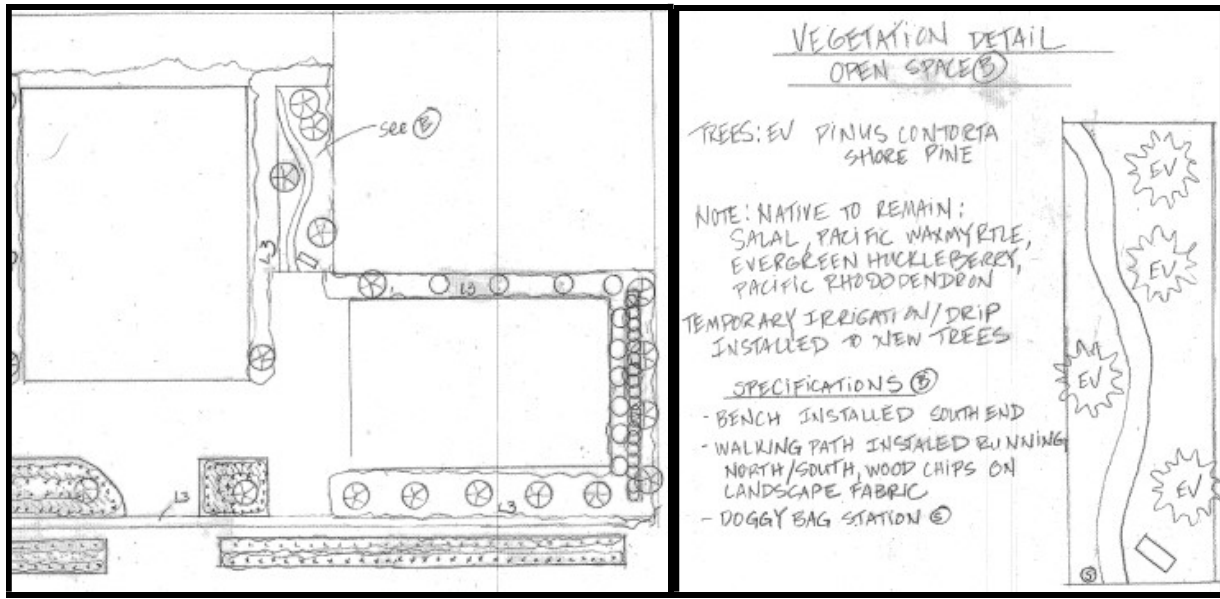
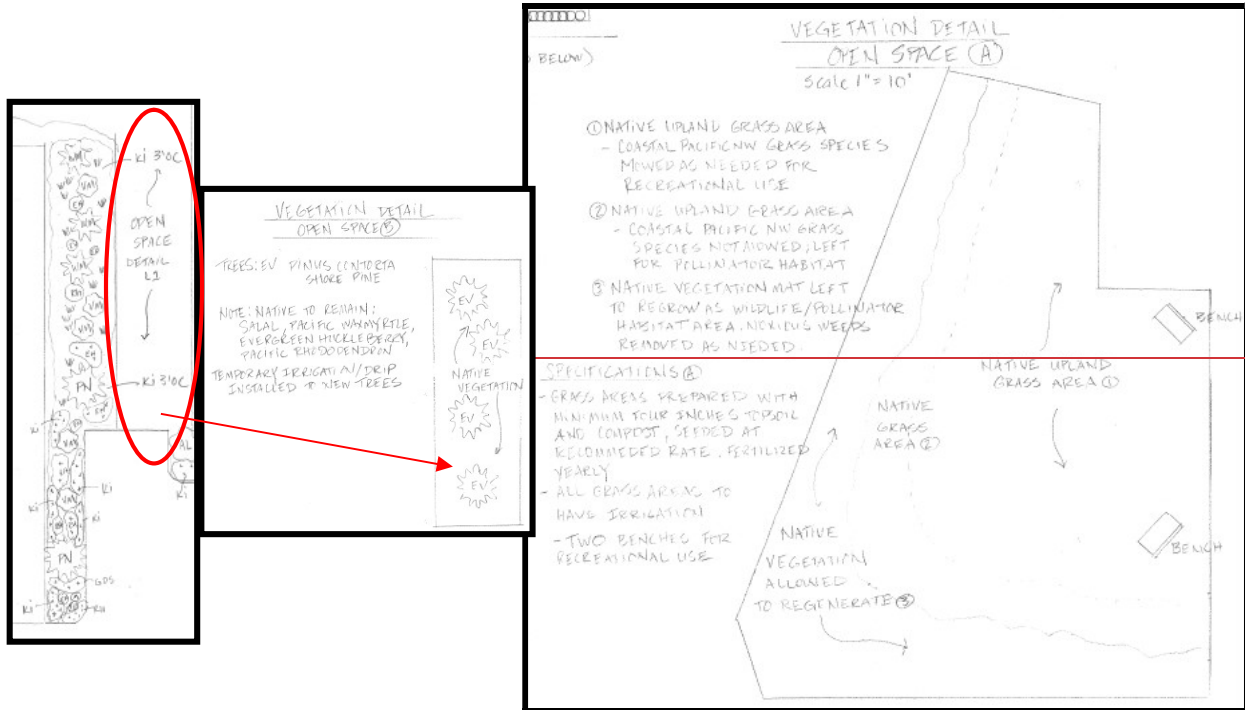


Exhibit R, the Public Works Director states that the proposed benches appear light duty and not appropriate for use in the common areas. Additional details shall be submitted to the City Community Development Department demonstrating that the proposed bench is of high quality and constructed of durable materials in consistency with City park standards (Condition 17). The pet waste station shall be installed using an aluminum post to increase life of the unit and decrease maintenance requirement associated with other materials such as wood (Condition 16).



Open Space B:— Area is proposed to be planted with new shore pines and existing native vegetation. The area to the west is also landscaped. While the landscaping meets landscaping requirements this also serves as a barrier to access the intended recreation open space B. ~~No intended use is identified for this area. The improvement proposed to this area is the planting of 4 shore pines. Additional amenities are required for this area to be improved to an intended recreational need. In accordance with FCC 10-23-5-G, recreational open space is required to be developed for its intended use and the recreational open space shall meet the needs identified in the Florence Parks and Recreation Master Plan. Revised open space plans received December 28, 2023 indicate a plan for this open space to include a dog waste station, a bench, and a woodchip walking path. No dimensions of the walking path were provided. In consistency with Open Space A the walking path shall be a minimum of 6' feet in width and be constructed to minimum walking trail standards as provided in the Portland Parks & Recreation Trail Design Guidelines for Portland's Park System (Condition 11).~~

As previously discussed, additional details shall be submitted to the Community Development Department demonstrating that the proposed bench is of high quality and constructed of durable materials in consistency with city park standards (Condition 17). The pet waste station shall be installed using an aluminum post to increase life of the unit and decrease maintenance requirement associated with other materials such as wood (Condition 16).



A statement in the Addendum to Myrtle Glen PUD Addressing NOIC (Exhibit G) states:

“As described in our application narrative: (1) these recreational (and other) open space areas may be used for dog walking, walking, yoga, and (2) the future HOA may choose to install additional amenities in these spaces, meeting their specific needs.

This proposal is not made to avoid developing recreational amenities.

This proposal is made based on the developers’ experience of residential demand. Lawns are more popular than individual-specific amenities, which go unused and unmaintained.

We find our proposal superior to a proposal to, for example, install a gazebo, playground equipment, barbeque pit. Those amenities (a) require maintenance, (b) complicate landscaping maintenance, (c) tend to go un-used in development which provide individual covered porches and back yards.

If the Planning Commission finds our proposal insufficient, we ask that the Planning Commission stipulate which amenity be developed in the recreational open space areas.”

Based on this condition of approval approved by the City of Florence Planning Commission on June 22, 2023, and the requirement for Open Space requirements under FCC 10-23-5-G it is determined that sufficient information has not been submitted to demonstrated that the open space is planned to be developed for an intended purpose to satisfy a recreational need. FCC 10-23-5-G states: The Planning Commission is tasked with determining whether the tentative recreational concept plans meet the intent of this condition of FCC 10-23-5 related to open space requirements in PUDs.

G. Open Space: A minimum of 20% of the net development area shall be open space and must be platted for that purpose. (Easements are not acceptable). At least 25% of the 20% shall include an area designated and intended for recreation use and enjoyment. The required recreation area may be provided as:

- Public dedication for use by public in general, and/or
- Property owned by the Home Owners Association (or other legal entity) for use by residents of the development.

The recreational area is required to be developed to satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan. If the Master Plan or Comprehensive Plan shows a need for public recreation area in the location of the PUD (such as a trail connection or neighborhood park), the recreation area shall be dedicated to the public. If the recreation area is not meeting a need for public recreation, the city may choose not to accept dedication of the recreation area. (Ord. No. 2, Series 2011)

1. Open space will be suitably improved for its intended use, except that common open space (outside the required 25% of recreation use area) containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open spaces shall be appropriate to the uses, which are authorized for the open space.

FCC 10-2-13: Definitions defines Recreation Needs as “Existing and future demand by citizens and visitors for recreation areas, facilities, and opportunities which can contribute to human health, development, and enrichment. (Ord. No. 2, Series 2011)” Ord. No. 2, Series 2011 adopted the most recent [Florence Parks and Recreation Master Plan](#). Top needs identified by the community are listed in Figure 4.3 Top Recreation Needs Identified by Adult Respondants and Figure 4.4: Top 8 Recreational Needs Identified by Youth Respondents which are found on page 79 of 104 in the Parks and Recreation Master Plan. Below is a table listing the top 8 responses from each age group, but are not listed in a specific order. The items in italics were on the community needs list, but not in the top 8. One of the top 8 needs identified by both age groups includes dog parks. With the proposed walking path and pet waste stations the proposed recreational open spaces areas, with conditions of approval, meet and identified recreational need.

Activity	Adult Respondents	Youth Respondents	May fit Open Space Area A
Trails	X	X	
Dog Parks	X	X	X
Open Space	X		
Sport Facilities	X	X	
Community Gardens	X		X
Recreation Center	X	X	
Swimming Pool	X	X	
Contemplation Areas	X		X
Adult Sports League		X	
Splash		X	
Bike Park		X	
Picnicking Area			X
Bird/Animal ID Area			X
Lawn Sports (i.e. Bocce Ball)			X

~~Staff included the lack of development plans for the recreational open space areas in the notice of incompleteness (NOIC) mailed on September 27, 2023. The response included a revised landscaping plan (snip included above) to Open Space Area A that includes an area improved with grass and 2 benches. Details of the grass proposed were included and satisfy landscaping plan requirements for information provided. No information was submitted regarding the details or quality of the proposed benches. After review it is determined that sufficient details of the open space and how these spaces meet a specific recreation need has not been satisfied.~~

As previously stated, the response to the NOIC states the if *“the Planning Commission finds our proposal insufficient, we ask the Planning Commission stipulate which amenities be developed in the recreation open space.”* As the proposal is found to be insufficient the Planning Commission is being tasked, at their discretion, to stipulate which amenities shall be provided in the recreation open space as requested by the applicant. The stipulated amenities shall meet a recreation need as defined by City Code and that meets a need identified in the most recent Florence Parks and Recreation Master Plan.

~~Two items shall be stipulated by the Planning Commission to meet this condition. Considerations and decision points for the planning commission~~

- ~~1. The recreation need that shall be met with the 2 proposed open space areas Do the proposed amenities and recreational open space improvements meet this condition with the additional conditions of approval included in this section.~~
- ~~2. The amenities that shall be installed to meet this recreational need. Are additional details of the walking paths, dog waste station~~

As proposed, Recreational Open Space Area B is 19.5 x 55 feet or 1,072 sq ft and Open Space Area A is proposed to be 4,782 sq ft. The size of these two spaces and their location limits the uses they can be developed for. Open Space Area B is proposed to be planted with 4 shore pine trees with native salal, pacific wax myrtle, evergreen huckleberry, and pacific rhododendron to remain. ~~No recreational improvements are proposed for Open Space B. Recreational amenities include a bench, a walking path, and a pet waste station.~~

~~The proposed amenities shall be sufficiently secured and installed on site to minimize risk of unintended removal (Condition 14). These amenities shall be the ongoing maintenance of the HOA and shall be maintained, repaired, and promptly replaced as needed (Condition 15).~~

~~As previously discussed, a fee in lieu may be the most appropriate alternative to the required open space. This is because the space is limited and constrained by the topographical constraints onsite, additional details of the amenities and the recreation these spaces were intended to be developed to meet was requested in the NOIC which was not produced, and Open Space Area A may be developed as a street if 37th St extends with future development to the south.~~

~~As previously stated, sufficient evidence of the quality and details of improvements have not been submitted, with the exception of the landscaping plans indicating proposed grass planting in Open Space A and shore pines planted in Open Space B. No evidence has been submitted to indicate the proposed intended use of these proposed recreational open space areas. The burden to provide evidence to support an application is on the applicant in accordance with FCC 10-1-1-6-3-E-4 which states:~~

4. There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.

This condition ~~has not been satisfied and will require Conditions of Approval for meeting this Condition either through improved quality and quantity of amenities or through the condition of a fee-in-lieu.~~ is met with the conditions of approval listed in this section

7.8 The applicant shall submit either an extension request or a Final PUD plan for the townhome development for review and approval within one year of Planning Commission approval of the Preliminary Plan (June 22, 2024). There are many land use regulation changes under consideration that if adopted may affect a request for extension.

This application has been submitted prior to June 22, 2024. This Condition is satisfied.

FCC 10-35:

8.1 A traffic Impact Study (TIS) in accordance with FCC 10-35-2-5 and FCC 10-1-1-4-E is required based on the criteria that the proposed development will have 25 single family dwelling units and that adjacent neighborhoods or other areas may be adversely affected by the proposed development. A TIS shall be completed and submitted to the City for review and approval prior to, or in conjunction with final plat.

This shall be reviewed and assessed prior to or in conjunction with final plat.

8.2 The maximum driveway width allowable under FCC 10-35-2-12-B for driveways serving single-family residences shall not be more than 24 feet shall be a minimum of 18 feet where the driveway provides two-way traffic. Therefore, the two driveway access points proposed on 37th St shall be a maximum of 24 feet in width and a minimum of 18 feet.

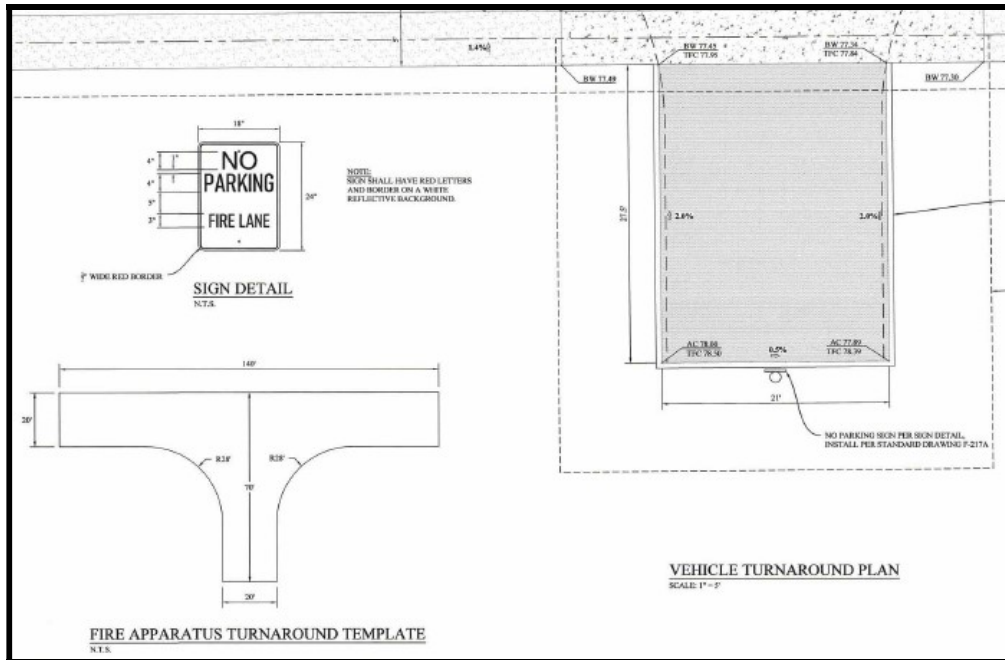
The driveway widths are included on Attachment 1, Sheet C9. These driveway widths are dimensioned at 24 feet in width each. This Condition has been satisfied.

8.3 The East Myrtle Loop stub shall be built to local street standards.

Attachment 1 includes the civil plans for the Myrtle Glen PUD. Sheets C1, C2, C4, C6, C9, and C11 (Exhibit C) support that the East Myrtle Loop stub is proposed to be built to local street standards. This Condition is satisfied.

8.4 The applicant shall provide examples of signs to be installed at any and all fire access lanes or turnarounds in accordance with FCC 10-35-12-D section prior to issuance of building permits and all signs shall be installed and approved by public works prior to issuance of first Certificate of Occupany. This is intended for fire apperatus and street signage in public ROWs. Condition 4.4 addressed parking signage on private property.

Attachment 1, Sheet C12 (Exhibit C) includes details of the proposed signage and the location for the signs to be installed. This Condition has been satisfied.

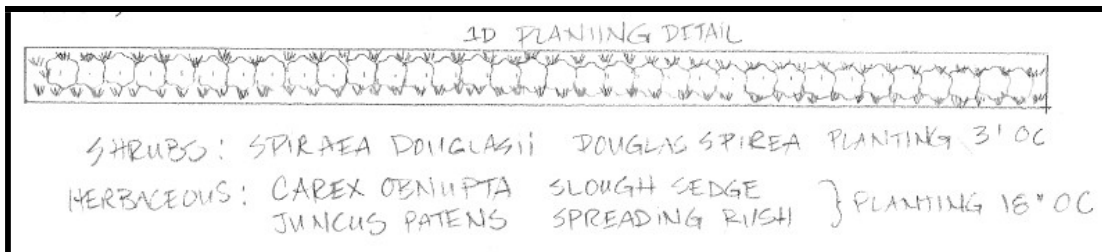
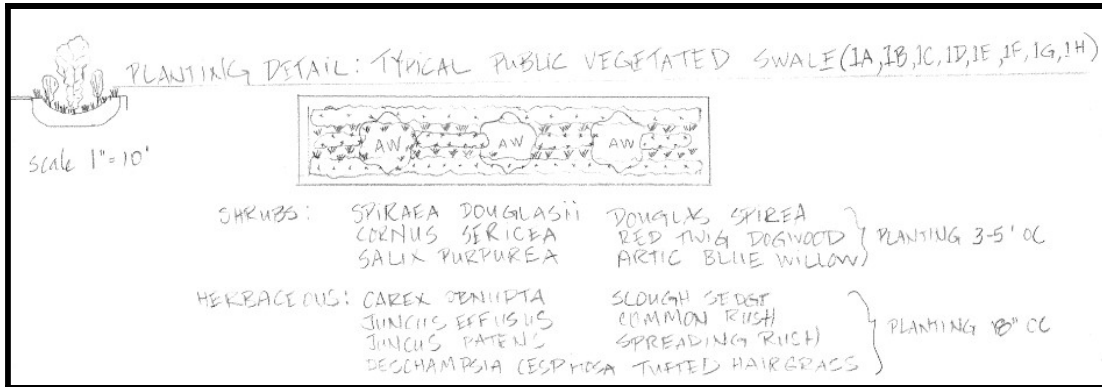


8.5 Certificate of Occupancy for individual units shall not be issued until sidewalks are constructed on the north side of 37th St. and financially secured on the south side of 37th St.

This shall be reviewed and assessed prior to Certificate of Occupancy for each individual unit. This condition is not applicable to this final PUD review.

8.6 Vision clearance at 37th and Oak Street shall be confirmed during building inspection or by staff site visit prior to final approval to ensure compliance with minimum vision clearance.

Below are snips from Attachment 3, Sheet L1 from the landscaping plan (Exhibit E). The top image is of the vegetated swale on the north side of 37th Street at the 37th and Oak Street intersection and the bottom image is of the planting area on the south side of the 37th and Oak Street intersection. These proposed planting areas use plantings that are not anticipated to interfere with vision clearance. This shall be confirmed during final building inspection as stated in this Condition.



8.7 To meet the vision clearance areas criteria as identified in FCC 10-35-2-14, the HOA shall perpetually maintain landscaping so that vegetation does not grow to obstruct vision clearance areas at internal intersections or intersections with public streets in accordance with FCC 10-35-2-14. This shall be included in the CCRs.

This Condition is not applicable to this final PUD review.

FCC 10-36:

9.1 All landscaping and stormwater facilities adjacent to sidewalks and pedestrian walkways shall be maintained by the HOA to prevent encroachment onto the sidewalks and bicycle areas and ground cover such as rocks or mulch shall be secured to prevent pedestrian hazards in consistency with the 2012 TSP.

This Condition is not applicable to this final PUD review.

9.2 Stormwater facilities in the ROW and PUEs shall be completed and approved by the Public Works Department or financially secured prior to issuance of any Certificates of Occupancies. Any damage caused by unmanaged stormwater prior to completion of the stormwater facilities will be the responsibility of the applicant or their representatives.

This Condition will be reviewed prior to Certificate of Occupancy. This Condition is not applicable to this final PUD review.

9.3 The proposed emergency vehicle turnaround easement meets current fire codes. However, this shall be a temporary solution and permanent emergency vehicle access shall be developed in conjunction with any development plans on the lot to the south at the expense of the developer of Myrtle Glenn or as agreed upon in

property and ROWS. Signage on private property shall be addressed during parking lot review under Condition 4.4.

Details of street signage were included on Attachment 1, Sheet G8 and include City of Florence Standard Drawing No. F-217b and F-217g to demonstrate the proposed street signs meet City standards. Sheet C9 includes the proposed location of the required street signs. The applicant narrative states that Sheets G8 and C9 satisfy this Condition. The street sign details being included on the civil plans indicates an understanding that this is the responsibility of the developer, although this was not expressly stated. This Condition is Satisfied.

9.8 Additional information for mailbox type and location shall be submitted and approved prior to issuance of Certificate of Occupancy with associated units.

This shall be reviewed and assessed prior to issuance of Certificate of Occupancy. This Condition is not applicable to this final PUD review.

9.9 The building height shall be confirmed at time of building permit plan review and all shall be in compliance with all state and City fire and life safety codes.

This shall be reviewed and assessed at the time of building plan review. This Condition is not applicable to this final PUD review.

9.10 The project involves disturbance of more than 1 acre of land. The applicant shall obtain an NPDES permit from DEQ prior to site disturbance.

An NPDES permit from DEQ has not been submitted as part of the final PUD application. On page 11 of 22 of the application the narrative statement (Exhibit B) states "*The applicant understands the DE requires a 1200C permit prior to disturbance of more than 1 acre.*" No land disturbing activities have occurred on site and none are permitted until this application is obtained. A DEQ Land Use Compatibility Statement (LUCS) was submitted as part of this application.

9.11 All new utility lines shall be undergrounded, and above ground equipment shall not obstruct vision clearance areas for vehicular traffic.

All utility lines shall be underground and above ground equipment shall not obstruct vision clearance areas for vehicular traffic. This Condition shall be reviewed following installation of utilities and equipment for compliance.

9.12 All public improvements shall be warranted against defects in materials and workmanship for a period of one year following acceptance of the improvements by the City. Once accepted, a minimum one (1) year warranty agreement on materials and workmanship shall be initiated between the City of Florence and the developer. A warranty bond or other financial security acceptable to the City in the amount of 12 percent of the original public improvement construction cost shall be maintained throughout the warranty period. The terms of the warranty and the warranty itself shall be provided to the Florence Planning Director prior to final plat approval.

This shall be assessed and reviewed at time of final plat. This Condition is not applicable to this final PUD review.

FCC 10-37:

- 10.1 All lighting proposed on site to include the exterior of the individual units shall be designed as full cut-off fixtures or have shielding method to direct light downwards and do not glare onto adjacent properties or skyward in accordance with FCC 10-37-4. The required lighting plans for individual dwelling units shall be submitted to the planning department for review prior to issuance of building permit.**

This shall be assessed and review in conjunction with building plan review and prior to issuance of building permits the dwelling units. No details of the proposed light fixtures have been included. The applicant statement on pg. 12 of 181, under Condition 10.1 review, that states *“The applicant understands that lighting details (including design, height, and photometric specification of the proposed street lights) are required to be submitted to the Planning Department for approval prior to making the first application for a building permit.”* This Condition is not applicable to this final PUD review.

- 10.2 The applicant shall provide design, height, and photometric specification of the proposed street lights for review and approval by the Florence Planning Department and Public Work Department prior to any work being commenced and either prior to or in conjunction with final plat.**

This shall be assessed and review at time of final plat. This Condition is not applicable to this final PUD review.

FCC 11-3:

- 11.1 The final plat shall contain an Owner’s Declaration recital, complete with the name and address of the property owner in accordance with FCC 11-3-2-C3 and the platting standards of ORS 92 for subdivisions.**

This shall be assessed and review at time of final plat

- 11.2 The final plat prepared and submitted for final plat approval shall contain the elevations of all points used to determine contours with the required intervals of 1’ 0% to 5’; 2’ 5% to 10%; and 5’ over 10%**

This shall be assessed and reviewed at time of final plat. This Condition is not applicable to this final PUD review.

- 11.3 All final engineering details and plans are subject to review, revision and approval by the Florence Community Department, Public Works Director and or City Engineer. The applicant shall submit all required sewage disposal, flood control, and drainage facility plans prior to final plat.**

This shall be assessed and reviewed at time of final plat. This Condition is not applicable to this final PUD review.

- 11.4 A final grading plan in required prior to final plat. The final grading plan is subject to discretionary approval by Public Works and/or Engineering.**

This shall be assessed and review at time of final plat. This Condition is not applicable to this final PUD review.

11.5 The final plat that is prepared shall contain a legal description in accordance with ORS 92

This shall be assessed and reviewed at time of final plat. This Condition is not applicable to this final PUD review.

11.6 The applicant will be expected to proceed with final survey and to make preparations for final subdivision approval within the timeframes outlined in Title 11 Chapter 3-6 & Chapter 4-4 & 4-6 unless otherwise provided for through approved and allowed extensions from the Planning Director. This tentative plan shall expire on June 22, 2025 unless an extension request is received and approved

The application for final PUD has been submitted within the required time line and the tentative PUD and subdivision are still valid.

CONCLUSION:

The proposed final PUD for Myrtle Glen has met the majority of the Conditions of Approval as required by Resolution PC 22 21 PUD 01. The Conditions of Approval that relate to the subdivision and site investigation report (SIR) will be reviewed at a later time during the appropriate review process. There are still outstanding Conditions of Approval that have not been satisfied with this final PUD application. These items include:

- 4.4: Double line striping of 2 feet on center ~~has not been satisfied to be satisfied with Condition 1~~
- 7.1: ~~The Planning Commission is tasked with determining if the variation in horizontal lap siding for the garage gables on the four-unit buildings and the shingle pattern garage gable siding on the three-unit buildings in combination with the alternating color palates is sufficient to meet this Condition. Conditions of approval have been included related to garage door color based on Planning Commission discretion and garage gable shingle patterns to break up long expanses. This condition has been met with Conditions 5, 7 and 8.~~
- 7.3: An inventory of trees along the northern buffer has not been submitted. ~~Therefore, staff do not have sufficient evidence to verify if this Condition has been met in its entirety. This condition has been satisfied with Conditions 3 and 4.~~

The minimum tree requirement along the 37th and Oak Street frontages has been met.

- 7.7: Sufficient details have ~~not~~ been submitted regarding the recreational open space and amenities to review the proposed recreation need being met and the quality of amenities. ~~This condition has been satisfied with Conditions 9 through 17 sufficient evidence has not been submitted to support the recreational need these spaces are intended to be developed for or that the amenities provided are durable and high quality.~~

~~The applicant has requested that the Planning Commission stipulate what recreational need each proposed open spaces shall be developed to support and specify amenities to be installed.~~

~~Alternatively, the Planning Commission may Condition the requirement of a fee in lieu to be paid by the applicant for the development of future park space~~

In addition to the Conditions of Approval listed in these Findings of Facts, Resolution PC 22 21 PUD, PC 22 23 SUB 02, and SR 22 48 SIR 13 remain in effect **(Condition 2)**.

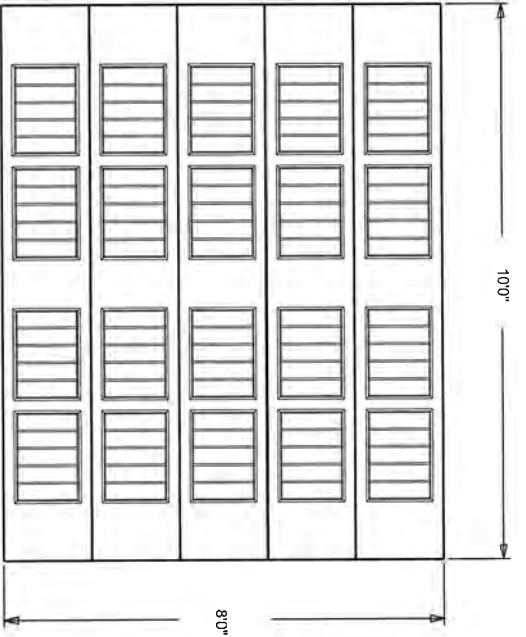
VI. EXHIBITS

- A. *Finding of Fact*
- B. Proposed Myrtle Glen Final PUD
- C. Attachment 1 – Civil Plans
- D. Attachment 2 – Architectural Plans
- E. Attachment 3 – Landscaping Plans
- F. Attachment 4 – Stormwater Management Report
- G. Addendum to Myrtle Glen Final PUD Addressing NOIC
- H. Attachment 5 - Architectural Plans for Triplexes
- I. Attachment 6 – Paint Colors Plan
- J. Attachment 7 – Proposed Design Vs Old Town & Mainstreet Architectural Standards
- K. Resolutions PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13**
- L. Civil Plans with Public Works Comments**
- M. Addendum Received December 28, 2023**
- N. Bench and Pet Waste Station Example**
- O. Stormwater Drainage Easement**
- P. Trail Design Excerpt from Portland’s Trail Design Guidelines**
- Q. Public Comment – T. Wilson December 8, 2023**
- R. Referral Comments – Public Works re: Recreational Open Space**

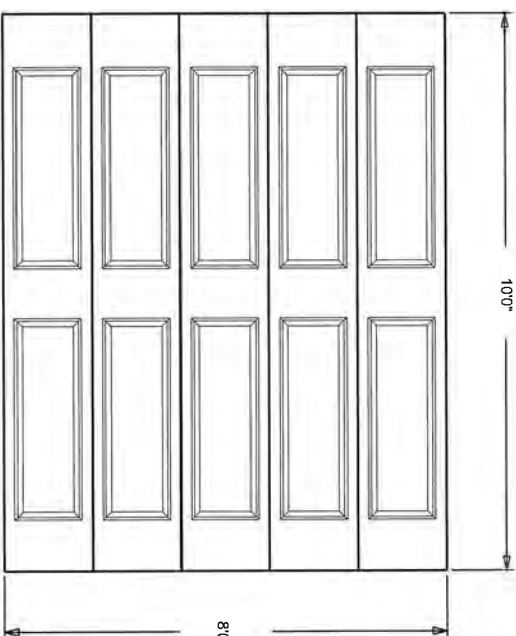
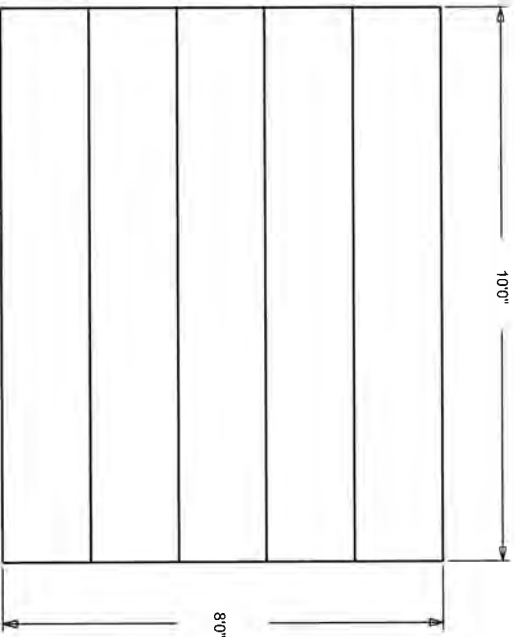
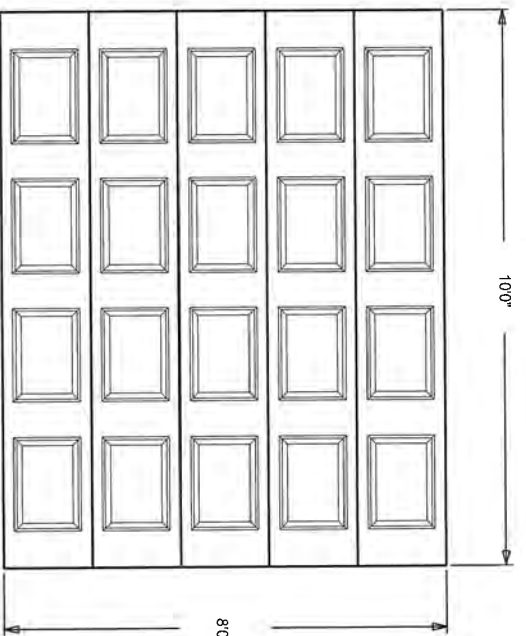
Exhibit M



Exterior View



Exterior View



- Garage doors colors to be white as depicted on Attachment 6 Paint Colors Plan.
- Garage door type to vary/alternate between the types approximately depicted above.
- Buildings 1 and 5 will have the same garage door type; buildings 2 and 6 will have the same garage door type; buildings 3 and 7 will have the same garage door type; building 4 will have a unique garage door type



Front doors colors to vary as depicted Attachment 6 Paint Colors Plan.

Front door type to vary/alternate between the types approximately depicted above.

- Buildings 1 and 5 will have the same front door type; buildings 2 and 6 will have the same front door type; buildings 3 and 7 will have the same front door type; building 4 will have a unique front door type

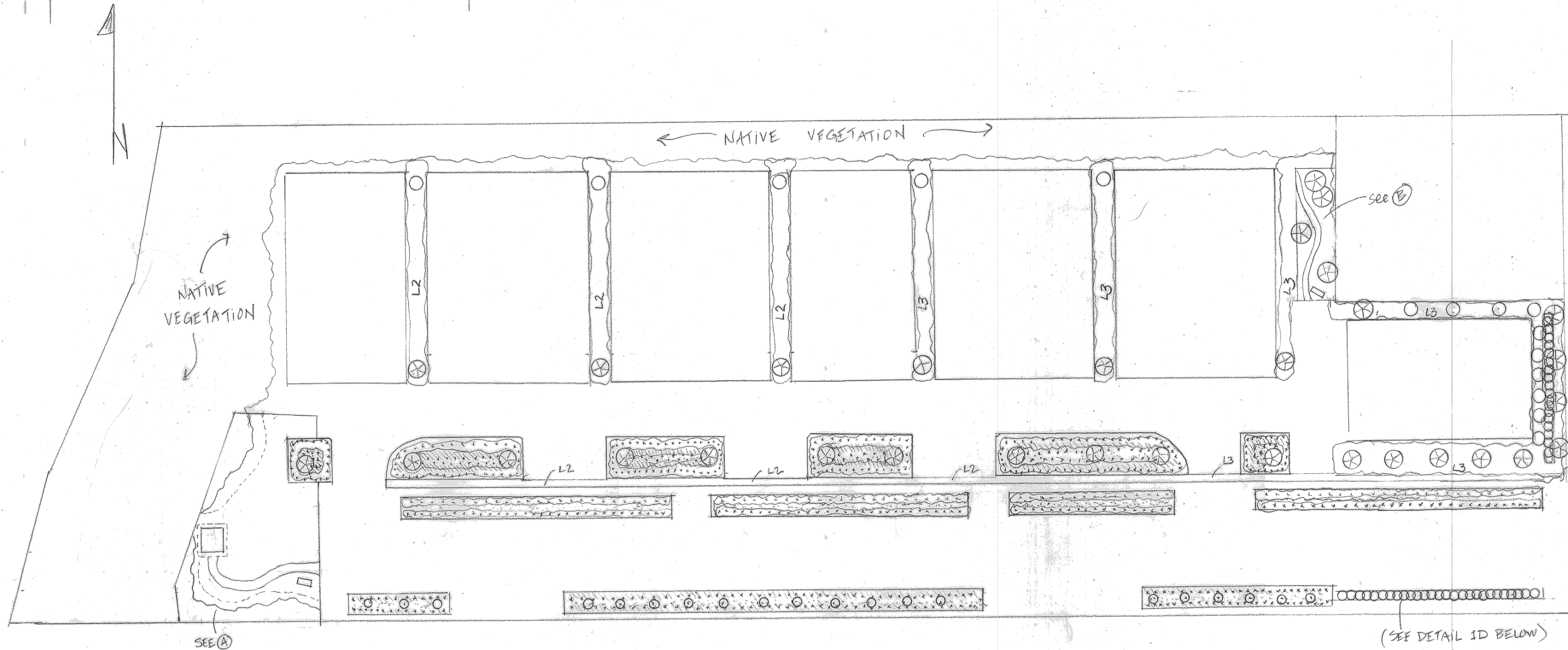
LANDSCAPE DESIGN
MYRTLE GLEN PUD

DESIGN BY LEA WALTER-SEDLACEK
RAIN GARDEN DESIGNS

scale 1" = 30ft

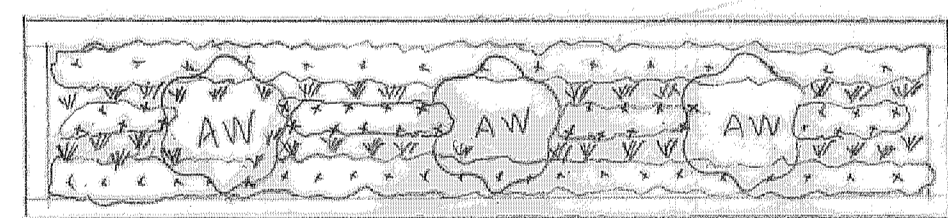
REV. 12/27/2023

SHEET L1
(1 of 3)



PLANTING DETAIL: TYPICAL PUBLIC VEGETATED SWALE (1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H)

scale 1" = 10'



- SHRUBS: SPIRAEA DOUGLASSII DOUGLAS SPIREA } PLANTING 3-5' OC
 CORNUS SERICEA RED TWIG DOGWOOD }
 SALIX PURPUREA ARCTIC BLUE WILLOW }
 HERBACEOUS: CAREX OBNIPTA SLOUGH SEDGE } PLANTING 18" OC
 JUNCUS EFFUSUS COMMON RUSH }
 JUNCUS PATENS SPREADING RUSH }
 DESCHAMPSIA CESPIOSA TUFTED HAIRGRASS }

1D PLANTING DETAIL



- SHRUBS: SPIRAEA DOUGLASSII DOUGLAS SPIREA PLANTING 3' OC
 HERBACEOUS: CAREX OBNIPTA SLOUGH SEDGE } PLANTING 18" OC
 JUNCUS PATENS SPREADING RUSH }

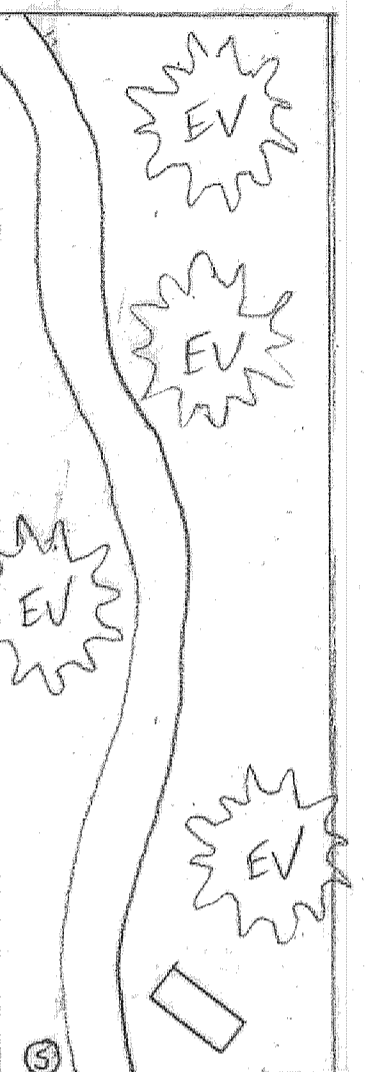
VEGETATION DETAIL
OPEN SPACE (B)

TREES: EV PINUS CONTORTA
SHORE PINE

NOTE: NATIVE TO REMAIN:
SALAL, PACIFIC WAXMYRTLE,
EVERGREEN HUCKLEBERRY,
PACIFIC RHODODENDRON
TEMPORARY IRRIGATION/DRIP
INSTALLED TO NEW TREES

SPECIFICATIONS (B)

- BENCH INSTALLED SOUTH END
- WALKING PATH INSTALLED RUNNING NORTH/SOUTH, WOOD CHIPS ON LANDSCAPE FABRIC
- DOGGY BAG STATION (C)



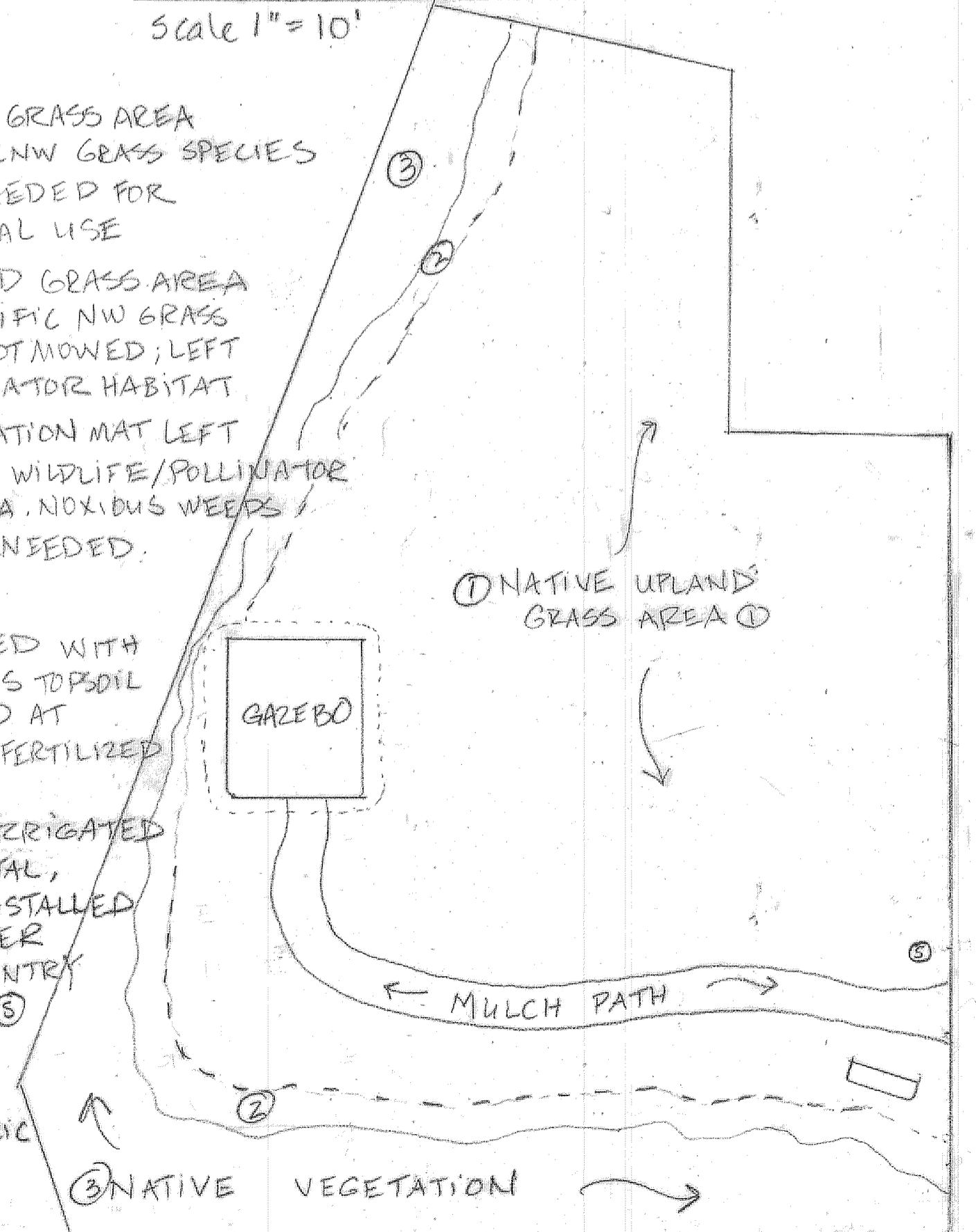
VEGETATION DETAIL
OPEN SPACE (A)

scale 1" = 10'

- NATIVE UPLAND GRASS AREA
- COASTAL PACIFIC NW GRASS SPECIES
MOWED AS NEEDED FOR RECREATIONAL USE
- NATIVE UPLAND GRASS AREA
- COASTAL PACIFIC NW GRASS SPECIES NOT MOWED; LEFT FOR POLLINATOR HABITAT
- NATIVE VEGETATION MAT LEFT TO REGROW AS WILDLIFE/POLLINATOR HABITAT AREA. NOXIOUS WEEDS REMOVED AS NEEDED.

SPECIFICATIONS (A)

- GRASS AREAS PREPARED WITH MINIMUM FOUR INCHES TOPSOIL AND COMPOST, SEEDING AT RECOMMENDED RATE. FERTILIZED YEARLY
- ALL GRASS AREAS IRRIGATED
- GAZEBO - WOOD & METAL, 10' x 12', GRAVEL INSTALLED AROUND PERIMETER
- BENCH LOCATED AT ENTRY
- DOGGY BAG STATION (C)
- WOOD CHIP PATH TO GAZEBO, INSTALLED ON LANDSCAPE FABRIC





Detail of Gazebo Depicted on Replacement Attachment 3 Landscaping Plan Sheet 1

Myrtle Glen Planned Unit Development
Final PUD Application - Addendum 3
Garage Doors, Front Doors, Rec. Open Space Areas

Exhibit N



Division of Chief Deputy Clerk
Lane County Deeds and Records

2006-043843



\$46.00

00817858200600438430050053

06/23/2006 10:30:20 AM

RPR-ESMT Cnt=1 Stn=1 CASHIER 05
\$25.00 \$10.00 \$11.00

25-
10-
11-

STORM DRAIN PIPELINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that First Christian Church of Florence, hereinafter referred to as the Grantor(s), do hereby and forever grant unto the City of Florence, a municipal corporation located in Lane County, Oregon, hereinafter referred to as the City, a permanent easement and right-of-way over and along the full length and width of the premises described as follows; to-wit:


SEE ATTACHED EXHIBIT "A" WITH LEGAL DESCRIPTION AND MAP.

With the right, privilege, and authority, to said City, to construct, maintain, replace, reconstruct, and/or remove a storm drain pipeline, with access and all appurtenances incident thereto or necessary therewith, on, under and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the construction, use, or maintenance of said storm drain pipeline and the right of ingress and egress to, over, and from the above described premises at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted.

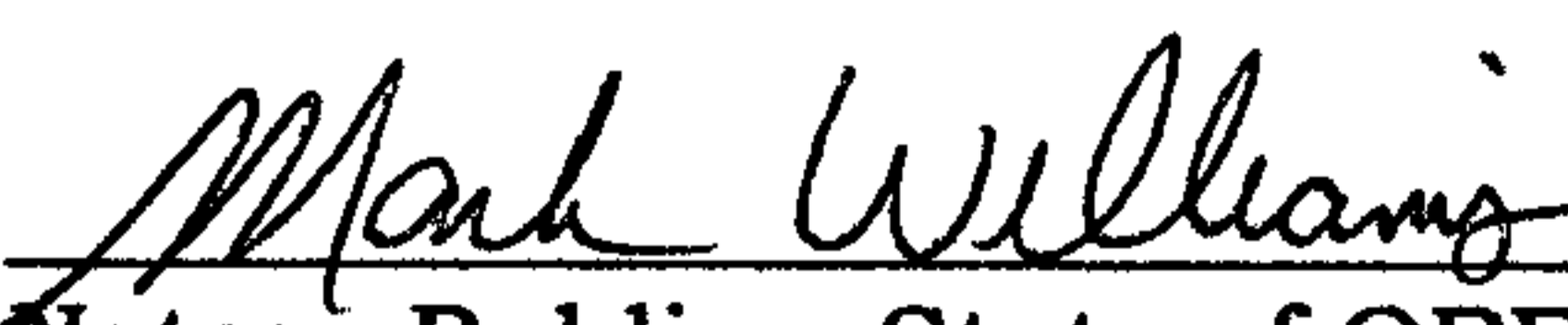
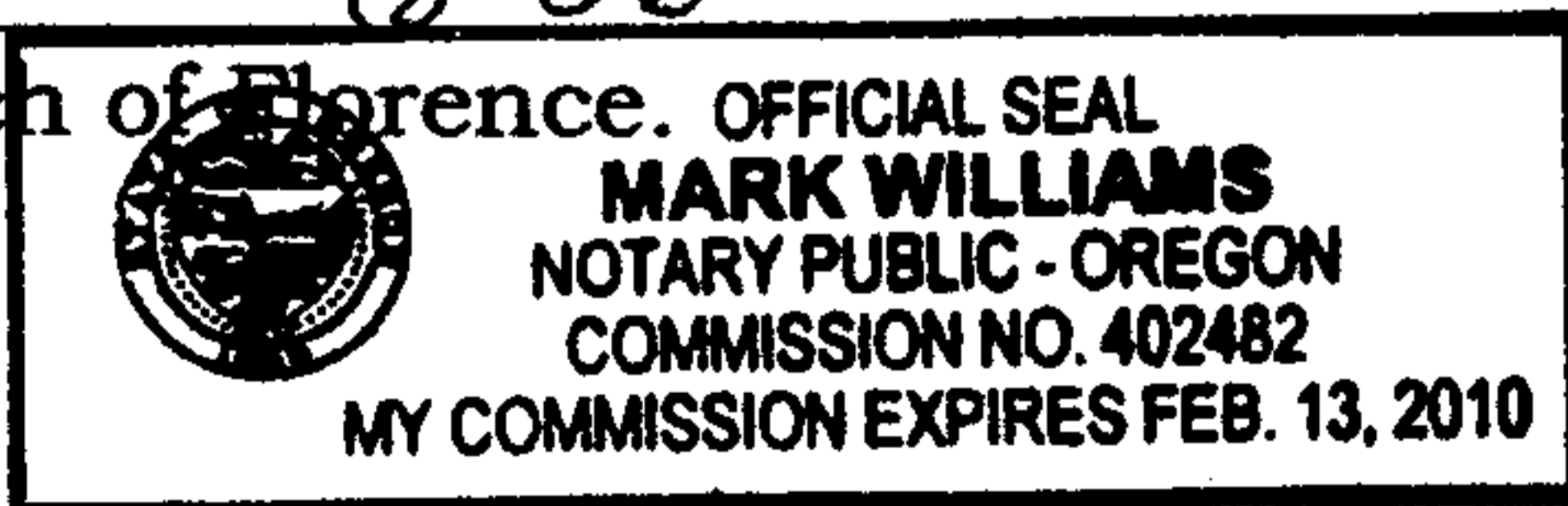
The consideration for this easement is for value other than money.

THE CITY SHALL, upon each and every occasion that such storm drain pipeline is constructed, maintained, replaced, constructed, or removed, restore the premises of the Grantor(s), and any buildings or improvements disturbed by the City, to a condition as near as practicable as they were prior to any such installation or work, and if not practicable, then pay Grantor(s) a reasonable compensation for such conditions that cannot be reasonably or practicably restored.

GRANTOR(S) RESERVE THE RIGHT to use the surface of the premises for utilities, walkways, plantings and related purposes. No building or other permanent structure that would enjoin the City from the intended purpose of this easement shall be placed upon the premises without the written permission of the City.


Joshua Hight, Elder

Dated 6/6/06, 2006

STATE OF OREGON Lane County	
This instrument was acknowledged before me on <u>6-06</u> , 2006 by Joshua Hight as Elder of First Christian Church of Florence.	
 Notary Public - State of OREGON	

After recording return to: City of Florence Community Services Department, 250 Highway 101, Florence, Oregon 97439-0340

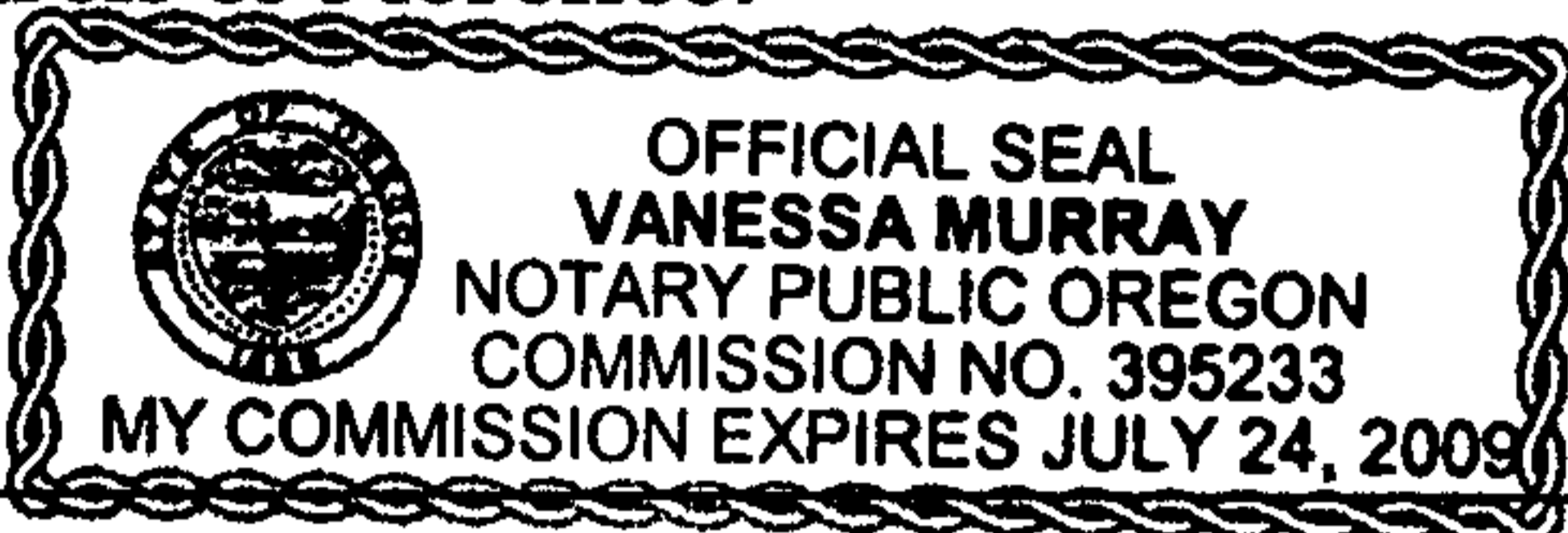
Bill Helphinstine
Bill Helphinstine, Elder

Dated 6/6/2006, 2006

STATE OF OREGON
Lane County

This instrument was acknowledged before me on 6-6-06, 2006
by Bill Helphinstine as Elder of First Christian Church of Florence.

Vanessa Murray
Notary Public - State of OREGON



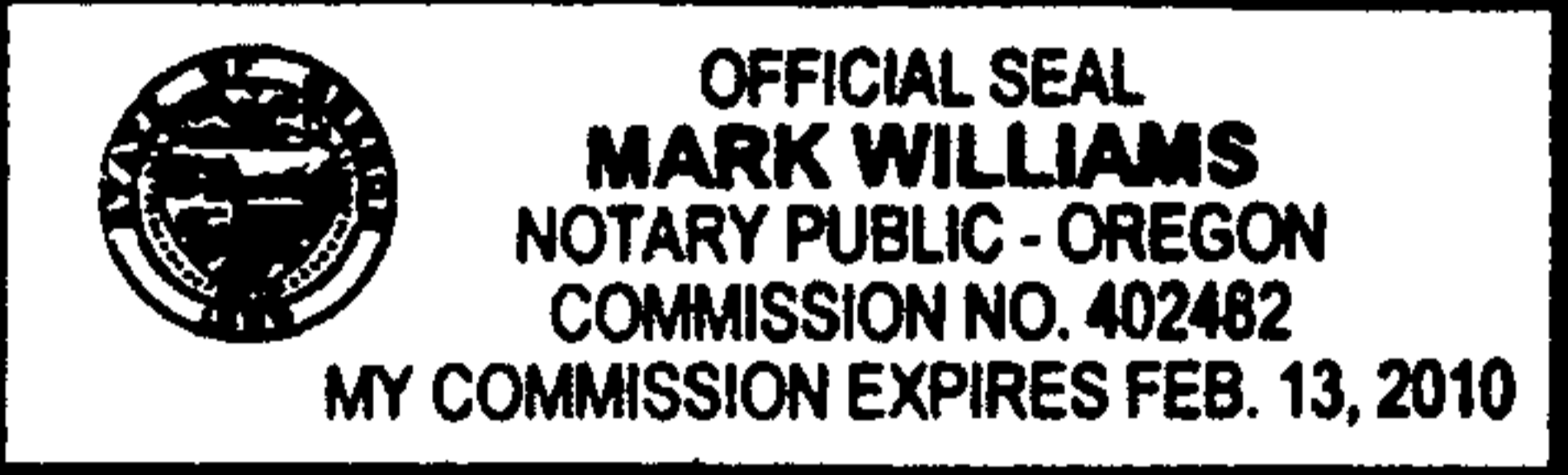
Randy Paredes
Randy Paredes, Lead Pastor

Dated 6-6-06, 2006

STATE OF OREGON
Lane County

This instrument was acknowledged before me on 6/06, 2006
by Randy Paredes as Lead Pastor of First Christian Church of Florence.

Mark Williams
Notary Public - State of OREGON



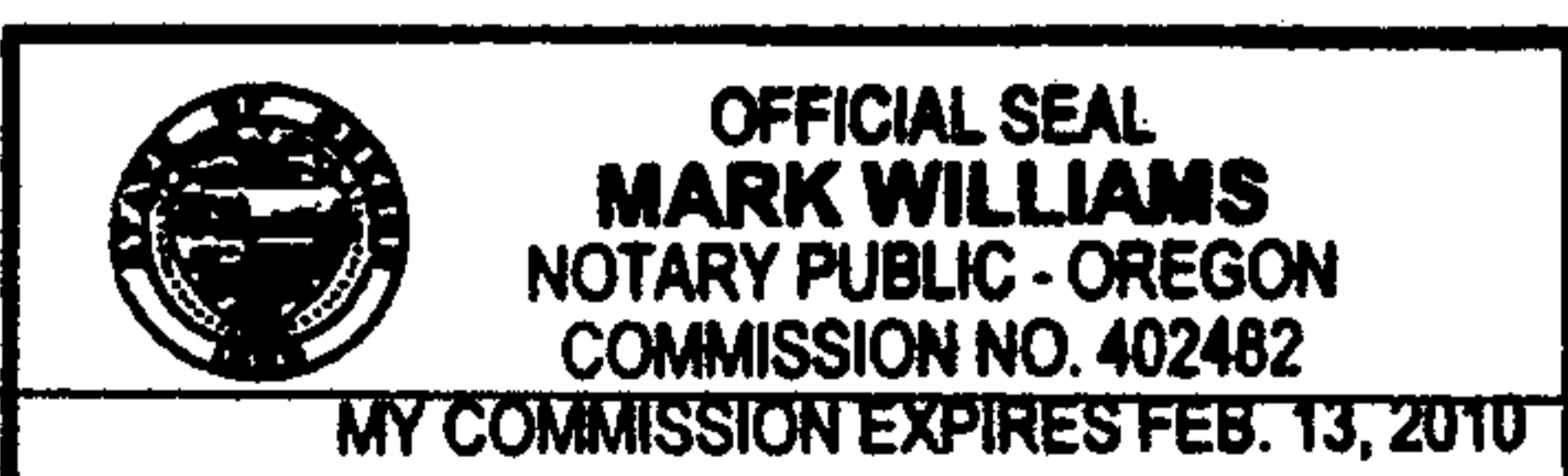
Douglas E. Wood
Douglas E. Wood, Executive Pastor

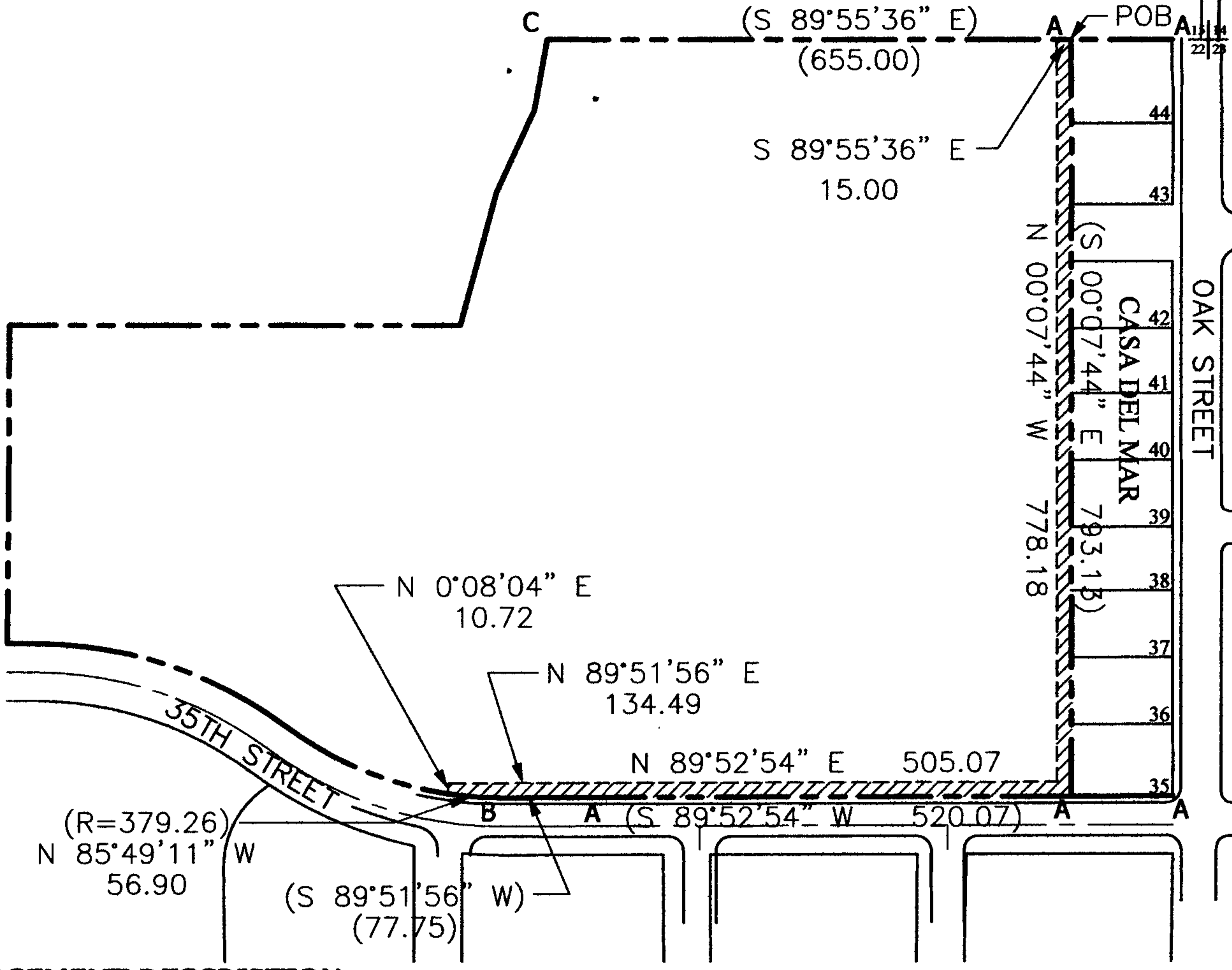
Dated 6-6-06, 2006

STATE OF OREGON
Lane County

This instrument was acknowledged before me on 6/06, 2006
by Douglas E. Wood, as Executive Pastor of First Christian Church of Florence.

Mark Williams
Notary Public - State of OREGON





EASEMENT DESCRIPTION

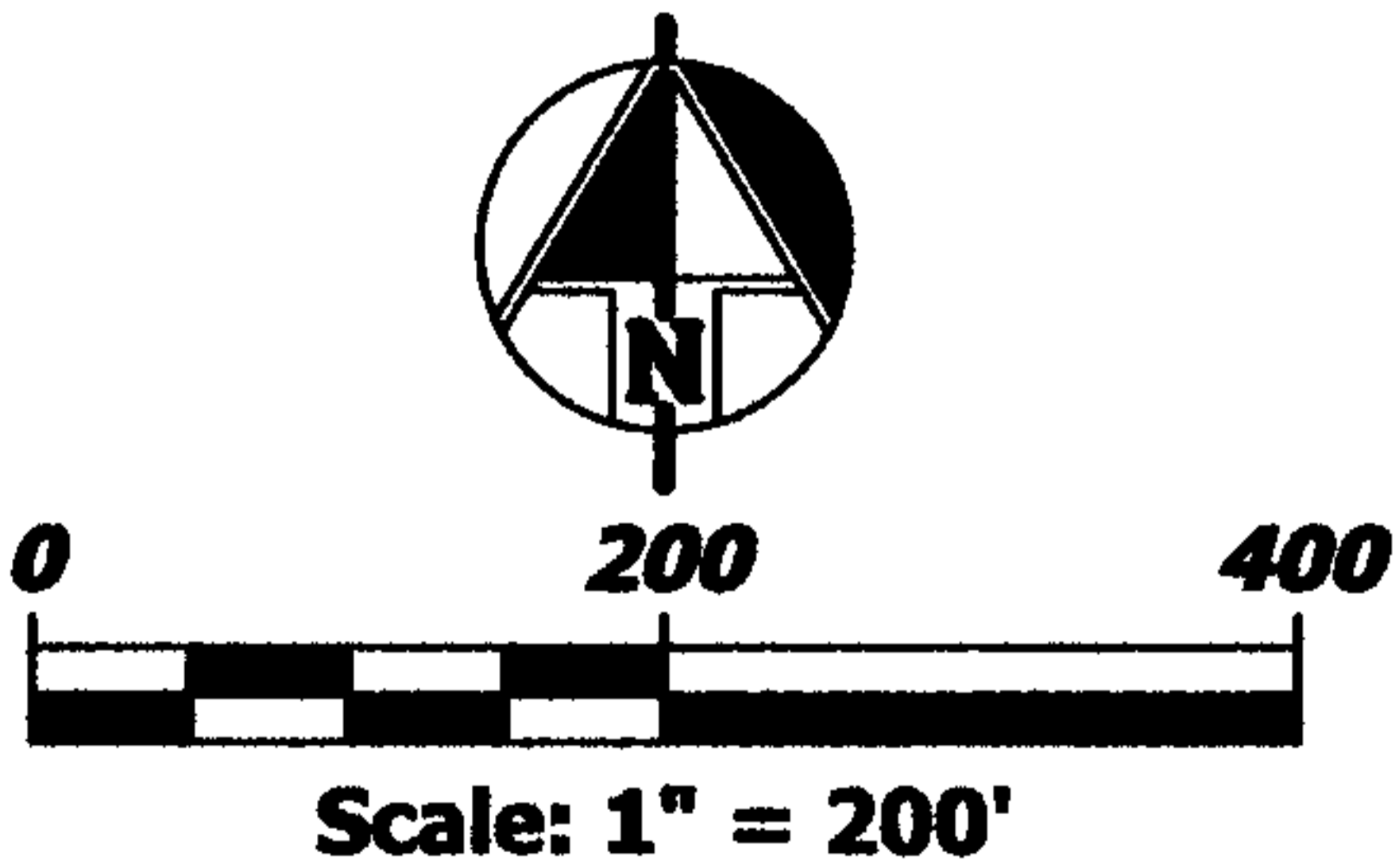
BEGINNING AT THE NORTHWEST CORNER OF LOT 44, CASA DEL MAR, AS PLATTED AND RECORDED IN FILE 73, SLIDE 215, LANE COUNTY OREGON PLAT RECORDS; THENCE ALONG THE WESTERLY LINE OF LOTS 35 THROUGH 44 IN SAID PLAT OF CASA DEL MAR SOUTH 0°07'44" EAST FOR 793.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF 35TH STREET SOUTH 89°52'54" WEST FOR 520.07 FEET; THENCE SOUTH 89°51'56" WEST FOR 77.75 FEET; THENCE ALONG THE ARC OF A 379.26 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 85°49'11" WEST 56.90 FEET) A DISTANCE OF 56.95 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 0°08'04" WEST FOR 10.72 FEET; THENCE NORTH 89°51'56" EAST FOR 134.49 FEET; THENCE NORTH 89°52'54" EAST FOR 505.07 FEET; THENCE NORTH 0°07'44" WEST FOR 778.18 FEET TO THE NORTHERLY LINE OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°55'36" EAST FOR 15.00 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

SURVEY REFERENCES

- A - CASA DEL MAR, FILE 73, SLIDE 215
- B - PEPPER OAKS, FILE 73, SLIDE 403
- C - CSF 33483

LEGEND

EASEMENT AREA



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Fred Wright

OREGON
DECEMBER 02, 1977
Fred Wright
1543

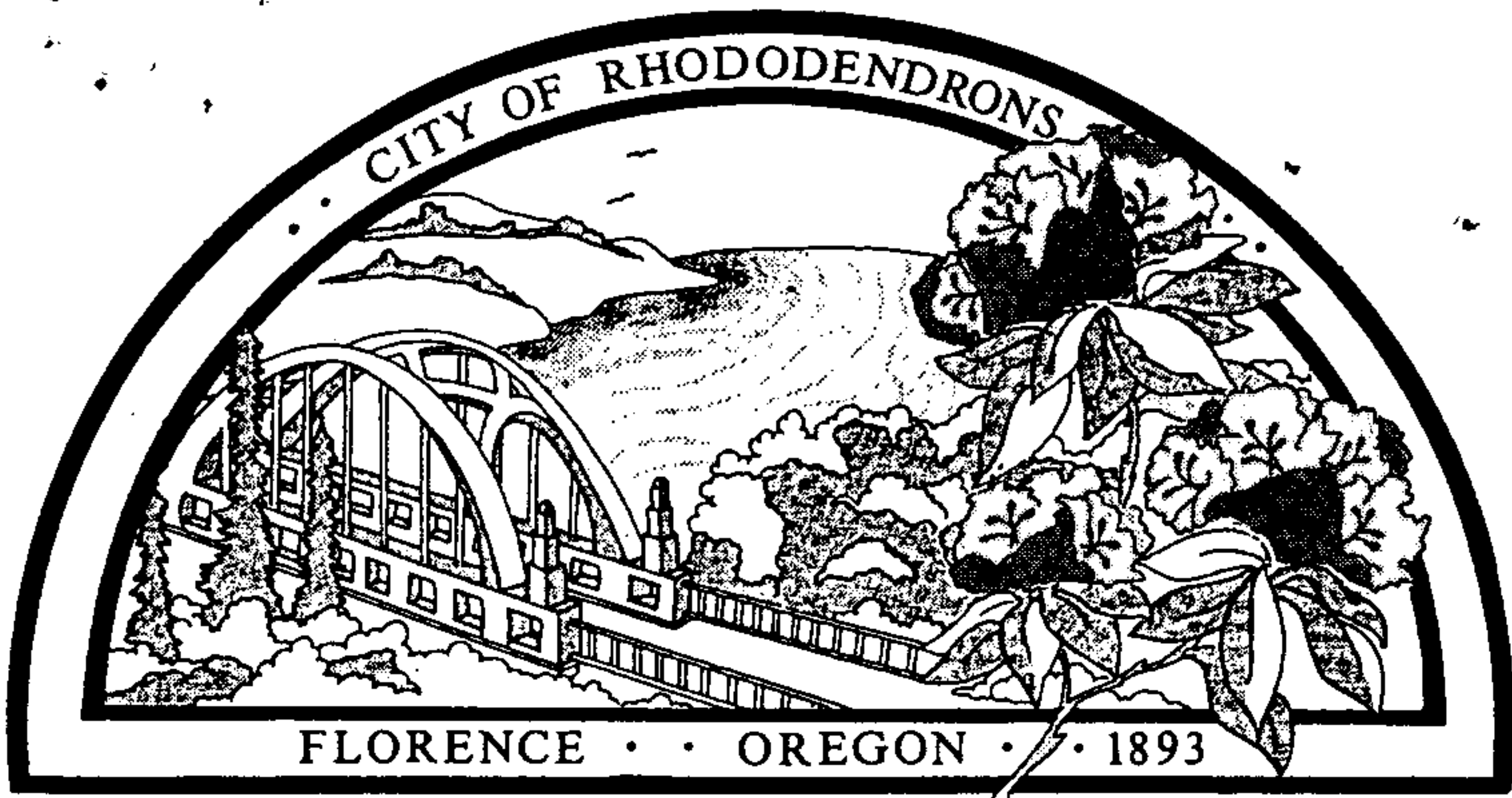
Renewal Date : 06/30/06

SHEET
1
Of 1

EXHIBIT "A"
STORM DRAIN PIPELINE EASEMENT

FRED WRIGHT, P.E.
CONSULTING ENGINEERS, INC.
101 S.W. WESTERN BOULEVARD
CORVALLIS, OREGON 97333
TEL: 541-753-5844 FAX: 541-753-0840

BY	DATE
FW	12/02/77
FW	
FW	
FW	



City of Florence

City Manager's Office

250 Highway 101
Florence, OR 97439-7628

Voice/TDD: (541) 997-3437
FAX: (541) 997-6814

June 14, 2006

Re: Storm Drain Pipeline Easement

To Whom It May Concern:

I, Rodger L. Bennett as City Manager of the City of Florence hereby accept the storm drain easement granted by the Florence Christian Church as described in the attached document.

Sincerely,

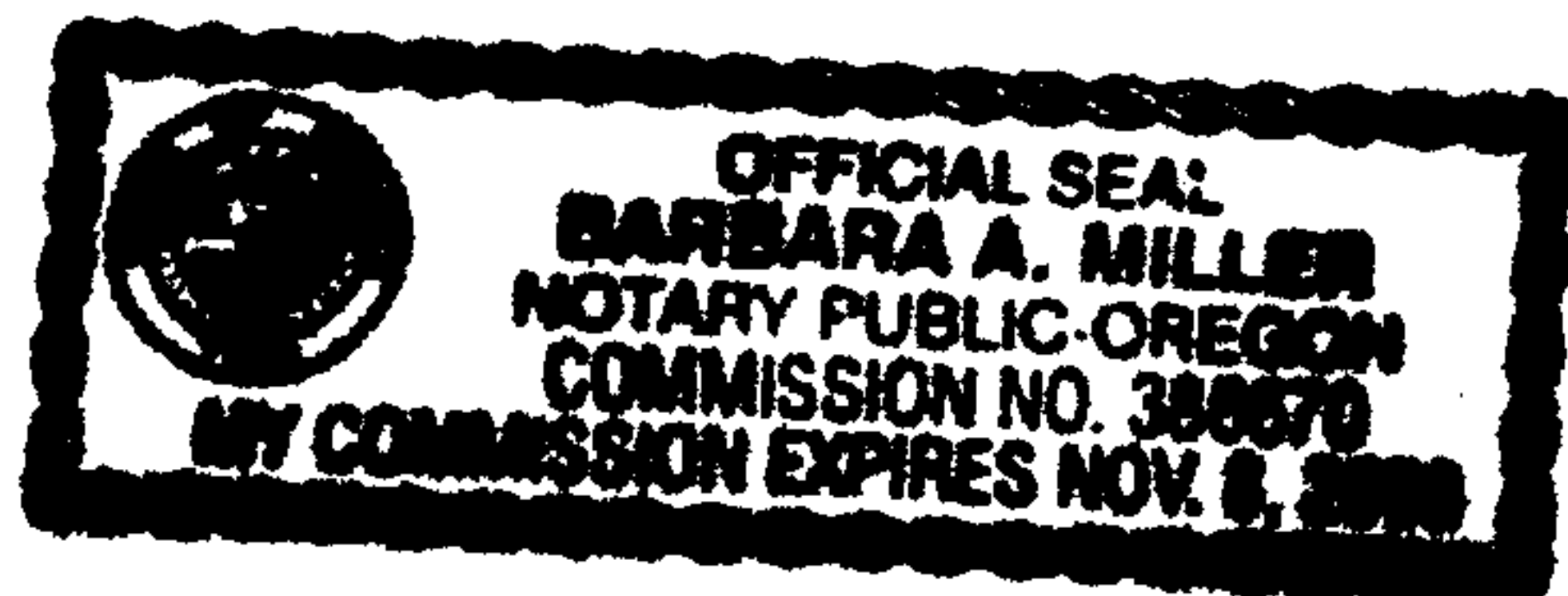
Rodger L. Bennett
City Manager

Enclosures

Accepted on this 15th day of June, 2006 on behalf of the City of Florence

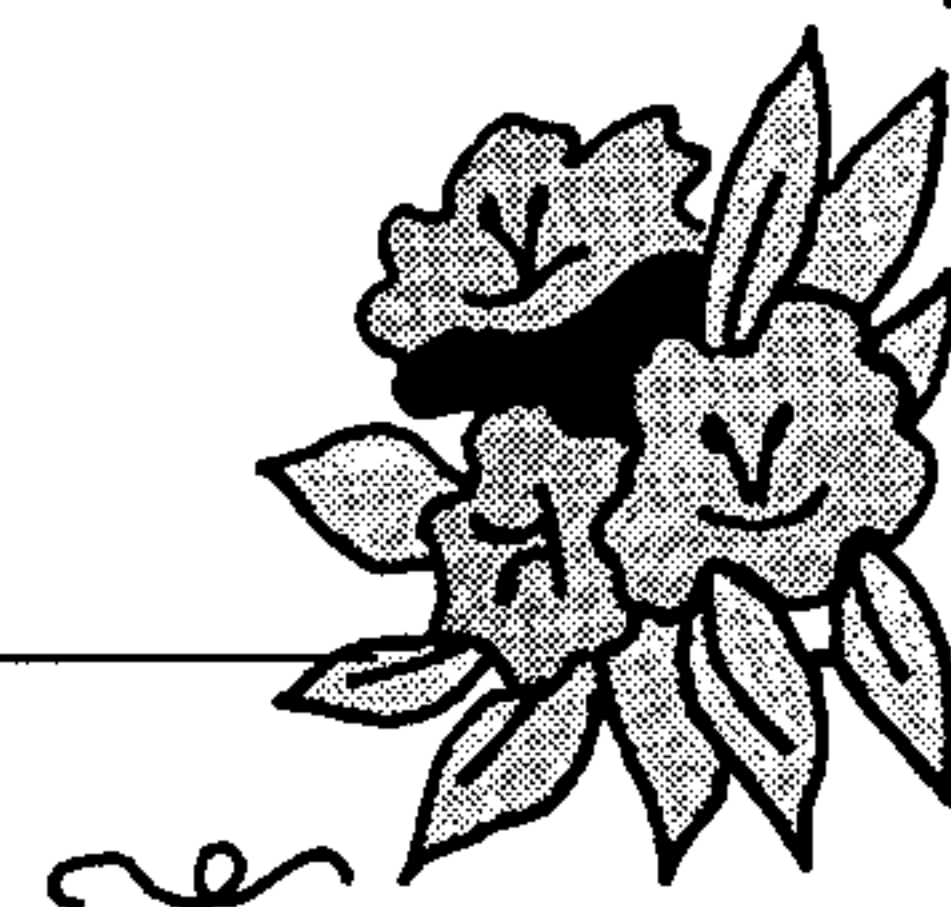
Rodger L. Bennett
City Manager

On this 15th day of June, 2006, before me personally appeared the within named **RODGER L. BENNETT** known to me to be the identical individual described in and who executed the within instrument freely and voluntarily on behalf of the City of Florence.



Notary Public for Oregon

My Commission expires: 11-8-08





PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

EXHIBIT P



Trail Design Guidelines for Portland's Park System

May 2009

Trail Design Guidelines

Regional Trails, Natural Areas and Developed Parks

April 2009

PP&R Trail Guidelines Coordination Team

Robin Grimwade, Manager, Corporate Strategy, Marketing & Business Development
Brett Horner, Strategic Projects Manager
Gregg S. Everhart, Senior Planner/Project Manager

Trail Design Guidelines Contributors and Reviewers

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Susan Barthel, BES
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Will Brozy
Shannon Buono, BOP
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Kim Freeman, BDS
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P.J. McGuire
Michelle Healy, NCPRD
Dawn Hottenroth, BES
Mart Hughes

Marie Johnson, BES
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Production/Editing

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Portland Parks & Recreation

1120 SW Fifth Avenue, Suite 1302
Portland, Oregon 97204
(503) 823-PLAY
www.PortlandParks.org



Commissioner Nick Fish
Director Zari Santner

Contents

Introduction.....	1	Trail Detail 01 - Cribbed Steps.....	41
Trails in <i>Parks 2020 Vision Plan</i>	1	Trail Detail 02 - Timber Steps.....	43
Need for Trail Standards.....	2	Trail Detail 03 - Boardwalk.....	45
Trail Design Guidelines	2	Trail Detail 04 - Wood Bridge	47
Trail Design Philosophy.....	4	Trail Detail 05 - Wood Bridge with Railing	49
Accessibility	5	Trail Detail 06 - Erosion Control at Bridge	51
Street Rights-of-Way	7	Trail Detail 07 - Trail with Swale and Culvert	53
Trail Type Matrix Introduction.....	7	Trail Detail 08 - Causeway.....	55
Accessibility Table	8	Trail Detail 09 - Trail with Infiltration Trench.....	57
Trail Design, Construction, and Maintenance	9	Trail Detail 10 - Trail on Levee	59
Trail Type Matrix.....	11	Trail Detail 11 - Soft-Surface Switchback on Levee	61
Trail Type A - Hiking (high challenge).....	13	Trail Detail 12 - Porous Asphalt Trail.....	63
Trail Type B - Hiking (moderate challenge).....	15	Trail Detail 13 - Signs	65
Trail Type C - Hiking (accessible)	17	Trail Detail 14 - Alignment Tread Crests	67
Trail Type D - Walking	18	Trail Detail 15 - Alignment Tread Dips.....	69
Trail Type E - Exercise / Fitness (track)	21	Trail Detail 16 - Removable Bollard.....	71
Trail Type F - Biking	23	Trail Detail 17 - Cribbed Retaining Wall.....	73
Trail Type G - Mountain Biking.....	25		
Trail Type H - Cyclo Cross.....	27	Appendix A - References	75
Trail Type I - Equestrian	29		
Trail Type J - Hiking and Mountain Biking	31		
Trail Type K - Hiking and Equestrian	33		
Trail Type L - Walking and Biking	35		
Trail Type M - Walking, Biking, and Equestrian.....	37		
Trail Type N - Fire and Maintenance.....	39		

Introduction

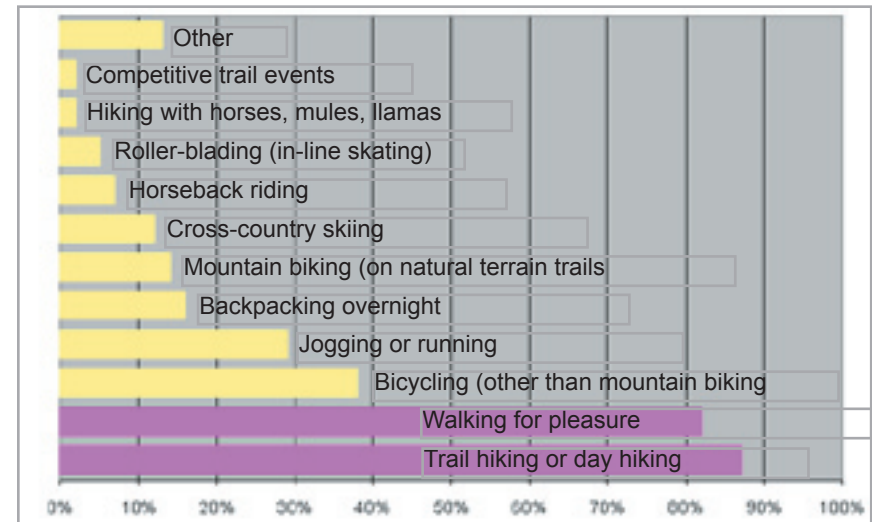
Trails are an integral part of our park and recreation system. They are used by people of all ages and abilities to exercise, relax, socialize, view wildlife, and travel to destinations such as school and work. Portland Parks & Recreation (PP&R) is committed to providing trails throughout Portland in response to local, state, and national studies indicating high demand for walking and biking. PP&R interprets the term ‘trail’ broadly to include sidewalks around parks, park pathways, sidewalks, and enhanced paths on green streets, as well as unpaved pathways in natural resource areas and regional multi-modal trails.



Trails in *Parks 2020 Vision* Plan

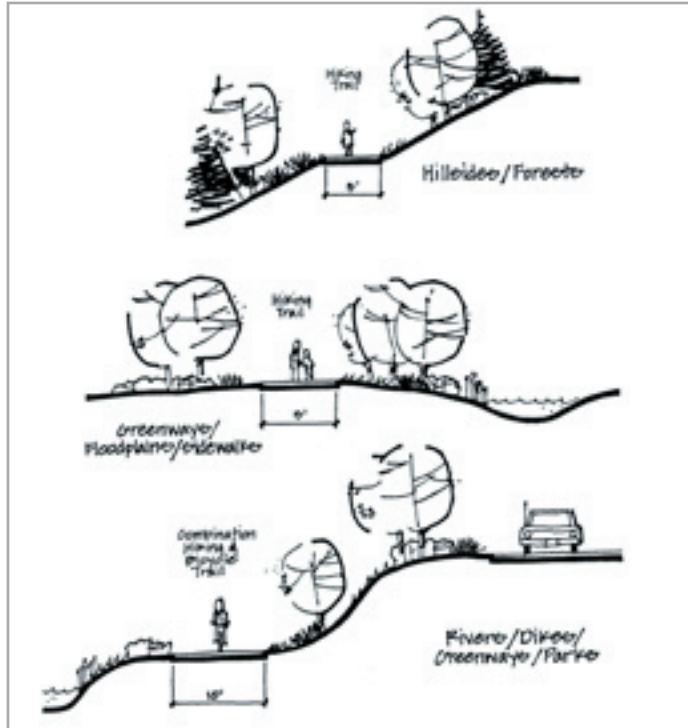
One of the goals of *Parks 2020 Vision* is to “create an interconnected regional and local system of paths and walks to make Portland ‘The Walking City of the West.’” This would provide safe and convenient access between parks, natural areas, and recreation facilities and connect them with residential areas, civic institutions, and businesses. The *Vision* identified trails as PP&R’s most heavily used resource. Completing specific regional trails, and adding more miles of soft-surface trails and other green connectors were key objectives.

The trails section in the appendix of *Parks 2020 Vision* noted that trails are places and connectors that traverse a variety of ownerships and environments, from remote forests to the Central City. It recognized multiple values: recreational, transportation, aesthetic, scenic, environmental, and economic. However, the trail system was acknowledged to have many gaps and lack of connectivity that limited its usability. Insufficient capacity, where older trail segments are too narrow for current, not to mention future, use was also identified as a problem.

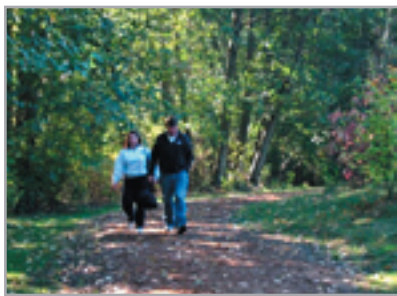


Oregon Trails Usage
*Oregon Statewide Comprehensive Outdoor Recreation
Plan 2003-2007*

Trail Design



Minimum Trail Widths in 1983 40-Mile Loop Master Plan



Need for Trail Standards

The *Parks 2020 Vision* plan identified “no trail standards” as an issue. It noted that trail standards are lacking for the many trail types, sizes, and materials needed in different settings. Impacts to sensitive habitat and stormwater quality and quantity must be considered. The specific recommendation “Develop trail standards for the different conditions and needs” recommended that PP&R:

- Develop standards for the different trail types in the 40-Mile Loop system and for non-Loop sites.
- Include other bureaus, agencies, and adjoining jurisdictions in developing trail standards. Encourage other agencies and jurisdictions to adopt similar standards and trail alignments.
- Rebuild trail sections to meet the revised standards as funding is available.
- Develop and implement a consistent, regional trail signage program to enable users to better utilize the system.

Trail Design Guidelines

Since the *Vision* was published in 2001, more trail segments have been constructed in a variety of settings for different users. The existing system and its gaps have been documented in PP&R’s geographic information system (GIS), revealing a diverse range of widths and trail materials. Although some of the older trails are clearly ‘substandard,’ there are so many special settings and constraints that setting standards is too limiting. Instead, these ‘design guidelines’ establish a range of materials and widths so that trail designers can design trails more flexibly. This will guide PP&R staff in the design of trails and pathways in the entire parks system: regional trails, developed parks, and natural areas. It will also guide consultants, developers, and volunteer groups

that build trails, whether designing a narrow footpath through a woodland, an exercise circuit in a lawn area or a waterfront promenade. Although not intended as a maintenance guide, it should also be useful for volunteer trail building projects.

Design Philosophy

Siting and design of every trail requires consideration of four main goals: safety, connectivity, response to location, and diversity of users.

1. **Safety** is the top concern. Ideally, cars and trucks alongside or crossing a trail should be minimized. If the trail parallels a roadway, separate bicycle and pedestrian space is preferred unless there are few vehicles and low travel speed. Higher speed and traffic volumes decrease users' perception of safety and tend to discourage less experienced users. Although parked cars sometimes slow traffic by making the street seem more narrow, there is danger of opening doors into bicyclists. Visibility is particularly important at intersections with roads and in natural areas, but design principles for crime prevention should be applied to all projects. Different trail users also travel at differing speeds, which can cause conflicts and accidents. In some sites, trail markers designate trails for use by hikers, bikers and/or equestrians; in others we urge everyone to 'share the path.' In corridors of high density (such as the Willamette Greenway in South Waterfront) a biking trail can be used in combination with a walking trail to form a dual trail to separate slower speed "feet" from higher speed "wheels." Additional education and enforcement are needed.

2. **Connectivity** is important because trail length makes longer trips possible, increasing usefulness for commuting and exercise. Trails also connect gaps in the on-street pedestrian network. Trails should have multiple access points from the surrounding system of sidewalks, other



FOUR MAIN GOALS FOR TRAIL DESIGN

1. SAFETY

- 1st Choice - Separate trail from vehicles
- 2nd Choice - Minimize vehicle crossings of trail
- 3rd Choice - If trail co-exists with road then choose route with lower speed and volume
- Design for visibility and crime prevention in all settings

2. CONNECTIVITY

- Connected lengths of trails make longer trips possible, increasing usefulness for commuting and exercise
- Provide trail access points and connect trails to bicycle and pedestrian network in City rights-of-way

3. CONTEXT

- Trail changes to meet opportunities and constraints of its surroundings

4. DIVERSITY

- Provide range of trails to meet needs of all ages and abilities so everyone benefits, including those with disabilities

Trail Design



*Vera Katz Eastbank Esplanade - stairs
near Riverwalk on Steel Bridge*



*Vera Katz Eastbank Esplanade - accessible
ramp near Riverwalk on Steel Bridge*



Marine Drive Trail - rollerblader



Springwater Corridor - scooters



*Springwater Corridor -
Hood-to-Coast runners*



*Vera Katz Eastbank Esplanade -
near plaza just north of Firehouse*

trails, and bikeways to make short trips and loops possible. However, these access points will be less frequent than in a typical street network in order to make fewer interruptions to flow of users along the trail.

3. Response to location means that trail design responds to opportunities, constraints, and character of the surroundings. In some locations, impacts to environmentally sensitive areas and wildlife can be avoided or minimized by relocating the trail or adjusting trail size and material to limit types of users. However, providing periodic views of water may avoid damaging user-made trails to reach the water. Metro's *Green Trails: Guidelines for environmentally friendly trails* discusses practices for minimizing natural resource impacts. Trail width, slope, and material of trails may also change to fit neighboring development, vegetation, drainage needs, vehicle circulation patterns, and so forth. Impacts to private property should be avoided or minimized. Although trails may be less consistent over their length, the adaptations enliven the overall trail experience and fit different neighborhoods and settings.

4. Diversity of users refers to activity, age, and ability. Although the overall recreational trail system includes challenging segments for the most fit and expert, the general aim is to provide challenge levels suitable for all ages and abilities. Trails provide potential health benefits for all, including those with disabilities and a growing number of seniors. Where possible, trail design should accommodate diverse modes and mobility devices – walkers and runners, bicyclists and rollerbladers, wheelchairs and baby strollers. However, in many locations, not all users may be accommodated. Although trail facilities can often be successfully shared, it is also important to have some locations where hikers need not fear being overtaken by mountain bikes, places where mountain bikers know there aren't supposed to be hikers, and trails where horses won't need to shy away from cyclists.

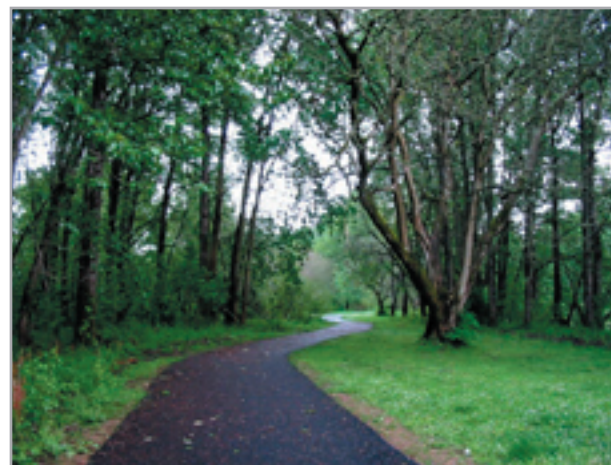
Accessibility

The Americans with Disabilities Act (ADA) is a comprehensive civil rights law which prohibits discrimination on the basis of disability. It requires, among other things, that newly constructed and altered “places of public accommodation” be readily accessible to and usable by individuals with disabilities. Accessibility guidelines are developed by the Architectural and Transportation Barriers Compliance Board (Access Board). Most accessibility standards (ADAAG, Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities) are not readily applicable to the natural environment. The most pertinent to trails is the *Recommendations for Accessibility Guidelines: Outdoor Developed Areas Final Report*. The United States Department of Agriculture Forest Service (USFS) has developed Forest Service Trail Accessibility Guidelines (FSTAG) based on the guidelines on outdoor developed areas. Although the USFS trail design parameters do not apply to the range of trails provided by PP&R, the FSTAG are helpful because they “provide guidance for maximizing accessibility of trails... while recognizing and protecting the unique characteristics of their natural setting.”

Although there is a substantial amount of technical information regarding accessibility and trails, PP&R seeks to provide a range of challenge levels for outdoor facilities such as trails. These guidelines encourage design for increased accessibility but do not require unreasonable efforts to provide an accessible route in hiking trails in steep terrain without added surfacing. Where terrain allows accessible slopes, a range of surfacing choices from pavement to fine gravel to engineered wood fiber can create levels of accessibility that respond to the character and desired use of the trail. In an early review of some standard construction details for the *Trail Design Guidelines* by



Kelley Point Park - some of the 40-Mile Loop Trail at the confluence of the Willamette and Columbia Rivers was once inaccessible gravel road



Kelley Point Park - accessible asphalt replaces gravel and sand

Trail Design



Forest Park Ridge Trail



Oaks Bottom Connector - existing dirt road was paved, some slopes greater than 5%



Forest Park - accessible trail along Balch Creek in Lower Macleay

the Portland Citizens' Disability Advisory Committee (PCDAC), the committee noted that trail users, including the disabled community, value diversity of experience.

The PCDAC agreed that there should be varying levels of physical challenge. Everyone would be able to use the level esplanade next to a major river; fewer could make the steep scramble up a 'wilderness' site. Steep hillsides in the west hills and east buttes are particularly challenging because the long lengths of trail (at 5%, 1:20 accessible slope) and multiple switchbacks may destroy the natural character of the site. The most challenging constraints to providing accessibility are:

- Steep slopes and landslide potential
- Sensitive vegetation or wildlife species
- Wetlands and waterways
- Desired character of minimal development

Public process and PCDAC review help determine what type and amount of use is likely and appropriate to each site. Most trails are fully accessible, although there is little signage indicating accessibility status. Examples of fully accessible trails include Springwater Corridor, Kelley Point Park, and Terwilliger Parkway. Some sites have higher challenge or no accessible features, such as Forest Park Ridge Trail, Woods Memorial Natural Area, Oaks Bottom Connector, and OHSU Trails #13 (Connor Trail) and #24 (proposed). In some locations PP&R made more site impacts by providing accessible features at one site so that other similar sites could avoid those impacts. Examples include the Lower Macleay paved accessible path along lower portion of Balch Creek, Stephens Creek Nature Park's boardwalk across part of the creek that also serves as a detention basin, and Johnson Creek Park's porous pavement to confluence with Crystal Springs Creek. Other creeks and other portions of Balch, Stephens, and Johnson Creeks are not fully

accessible. Unfortunately, nearly every trail in the PP&R system needs improvements in edge protection, wayfinding, and accessible signage.

The Technical Provisions for Access Routes, Outdoor Access Routes, and Accessible Trails table (page 8) gives the technical details of ADAAG and the Outdoor Developed Areas guidelines. ‘Access routes’ (ADAAG) relate to the built environment where all routes must meet accessibility requirements. ‘Outdoor access routes’ are in outdoor environments, e.g., parks where reasonable access is required, such as between a parking lot and a playground. ‘Accessible trails’ are those trails that meet the USFS guidelines. All refer to newly constructed or altered trails, not retroactively to existing trails. ‘Alteration’ differs from ‘maintenance’ by changing the trail from its original condition. Exceptions to the technical provisions can be made in certain situations.

Technical provisions for outdoor access routes and accessible trails may not apply if it cannot be provided because compliance would:

- cause substantial harm to cultural, historic, religious or significant natural features or characteristics;
- substantially alter the nature of the setting or purpose of the facility;
- require construction methods or materials that are prohibited by Federal, state or local regulations or statutes; or
- be infeasible due to terrain or prevailing construction practices

Street Rights-of-Way

The Portland Bureau of Transportation (PBOT) manages the public street right-of-way in Portland. Many park sidewalks and/or edges of parks and natural areas are within the right-of-way; PBOT should be consulted regarding design standards and permits for development in rights-of-way adjacent to PP&R property. The most current guidance regarding accessibility that pertains to public right-of-way (*Revised DRAFT Public Rights-of-Way Accessibility Guidelines (PROWAG)*) permits the grade of a pedestrian access route within a sidewalk to be as steep as the grade of the adjoining roadway. In some areas of steep terrain, this allows ‘accessible’ sidewalks to be steeper than accessible trails.

Trail Type Matrix Introduction

PP&R trail types (page 11 and 12) are based on trail user activity. The first section outlines trail types with single users. The second section outlines trail types shared by different types of trail users. Some basic design features (surface, width, longitudinal and cross-slope, accessibility) and notes are included. Individual sheets on each trail type provide a definition, describe users and materials, and show photograph(s) and typical detail. Some trail types can be built of several materials so other details are also referenced. Ranges of width or longitudinal and cross-slope allow flexibility to respond to site conditions and expected intensity of use.

Trail Design, Construction, and Maintenance

Descriptions, charts, photographs, and construction details cannot convey the complete reality of selecting, designing, and building a trail that is appropriate for a site and its intended users. Trained designers and experience are essential for success. The following information

Trail Design

TECHNICAL PROVISION FOR ACCESS ROUTES, OUTDOOR ACCESS ROUTES AND ACCESSIBLE TRAILS			
	Access Route (ADAAG)	Outdoor Access Route	Accessible Trail
Surface	stable, firm, and slip resistant	firm and stable	firm and stable (exception:*)
Maximum Running Slope	1:12 [8.33%]	1: 20 [5%] (for any distance) 1: 12 [8.33%] (for max. 50 ft) 1:10 [10%] (for max. 30 ft)	1: 20 [5%] (for any distance) 1: 12 [8.33] (for max. 50 ft) 1:10 [10%] (for max. 30 ft) 1: 8 [12.5%] (for max. 10 ft) <i>(Exception: 1: 7 [14.3%] for 5 ft maximum for open drainage structures or when * applies)</i>
Maximum Cross Slope	1:50 [2%]	1: 33 [3.03%] <i>(Exception: 1: 20 [5%] for drainage purposes</i>	1: 20 [5%] <i>(Exception: 1: 10 [10%] at the bottom of an open drain where clear tread width is a minimum of 42 inches</i>
Minimum Clear Tread Width	36 inches 32 inches for no more than 24 inches	36 inches <i>(Exception: 32 inches when * applies)</i>	36 inches <i>(Exception: 32 inches when * applies)</i>
Tread Obstacles	Changes in level: 1/4 inch with no beveled edge, 1/4 - 1/2 inch must have a beveled edge with a max slope of 1: 2 [50%] (over 1/2 inch = ramp)	1 inch high maximum <i>Exception: 2 inches high maximum where beveled with a slope no greater than 1: 2 [50%] and where * applies.</i>	2 inches high maximum Exception: 3 inches maximum where running and cross slopes are 1: 20 [5%] or less. <i>(Exception: *)</i>
Passing Space	Every 200 feet where clear tread width is less than 60 inches, a minimum 60 x 60 inch space, or a T-shaped intersection of two walks or corridors with arms and stem extending minimum of 48 inches.	Every 200 feet where clear tread width is less than 60 inches, a minimum 60 x 60 inch space, or a T-shaped intersection of two walks or corridors with arms and stem extending minimum of 48 inches. <i>(Exception: Every 300 feet where * applies .)</i>	Every 1000 feet where clear tread width is less than 60 inches, a minimum 60 x 60 inch space, or a T-shaped intersection of two walks or corridors with arms and stem extending minimum of 48 inches. <i>(Exception: *)</i>
Resting Intervals	Landings: 60 inch min length, minimum width as wide as the ramp run leading to it, if change in direction occurs, must have 60 x 60 inch space	60 inches minimum length, width at least as wide as the widest portion of the trail segment leading to the resting interval and a max slope of 1: 33 [3.03%] <i>(Exception: A max slope of 1: 20 [5%] is allowed for drainage purpose.)</i>	60 inches minimum length, width at least as wide as the widest portion of the trail segment leading to the resting interval and a max slope of 1: 20 [5%] <i>(Exception: *)</i>
* The provision may not apply if it cannot be provided because compliance would cause substantial harm to cultural, historic, religious, or significant natural features or characteristics; substantially alter the nature of the setting or purpose of the facility; require construction methods or materials that are prohibited by Federal, state, or local regulations or statues; or be infeasible due to terrain or the prevailing construction practices.			

Based on table in *Trail Planning, Design, and Development Guidelines: Shared Use Paved Trails, Natural Surface Trails, Winter-Use Trails, Bikeways* by Minnesota Department of Natural Resources Trails and Waterways, 2006

addresses some practical matters involved in design, construction, and maintenance of trails.

Permits

Most trail projects will need land use review and many will require building permits. Projects in environmental zones, crossing drainageways, and along creeks and rivers will all be more complex. Staff at the Bureau of Development Services and appropriate state and federal agencies should be contacted early in the planning process. Adequate funds should be budgeted for application and permit fees.

Erosion Control

Specific erosion and sediment control solutions have not been added to these details. This should be done when a construction management plan is developed and makes site specific edits to trail cross-sections and/or adds specific erosion control details to plan drawings. Additional information is included in the project specifications.

Grading and Drainage

Ranges of longitudinal slope (along length of trail) and cross-slope are provided for different trail types. However, consideration of soil, surface water movement, and site hydrology will help determine appropriate trail alignment with crowned or side slope, swales, and/or rolling grade. Water is a valuable asset in the landscape but needs careful management to not cause problems on trails.

Vegetation Clearing Distances

The figures for vertical and horizontal clearance shown in the Trail Types and illustrated in Trail Details apply to woody plants. The actual

cleared distance may be wider during construction due to cutting and filling on slopes. Generally, native herbaceous vegetation will repopulate sloped areas in natural areas not worn by passage of feet or wheels. Staff and/or volunteers should monitor for and manage any non-native invasive plants that appear. Trails in many developed parks will be bounded by mowed grass. When trails pass through landscapes with groundcover, shrubs, and trees, they should be sited to provide adequate visibility and enough space for plant growth.

Vehicle Usage

PP&R staff use a wide range of vehicles in park and natural area sites. In some locations, utility and security companies, fire, and police may also access trails. Since driving or parking on soil or turf compacts it, trail widths should be adequate for the largest vehicle anticipated. Where regular park maintenance is provided, additional width or turnouts are needed for trail users to pass a parked vehicle. Designers must also provide adequate turning radius and pavement strength. Bureau of Development Services uses load standard of 100 psi (pounds per square inch) while the American Association of State Highway and Transportation Officials (AASHTO) uses 60 psi. Avoid siting benches, tables, lights, drinking fountains, and similar site furniture on the inside of curves where vehicles are more likely to damage them. PP&R electricians use a large boom truck to access park lights or buildings for maintenance and repairs. Maintenance staff use large dump trucks. Urban Forestry crews provide both regular and emergency maintenance with boom trucks.

Wood Preservatives

The question of using native, rot-resistant woods versus a variety of wood preservatives and/or plastic lumber arouses fierce debates.

Trail Design

PP&R has included its most current details, but note the materials and preservatives are subject to change. Research continues on the effects of various substances on wildlife, fish, aquatic life, and humans so staff will address the topic with each design.





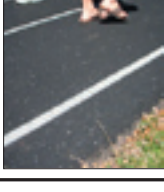

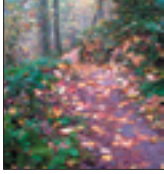
Trail Maintenance

Trails wear out and types and numbers of users can change over time. Adjustments may be necessary through major maintenance, realignment or reconstruction. Seasonal maintenance techniques and schedules are not included in these *Trail Design Guidelines*. However, the Trail Details can provide basis for restoring slopes, surfaces, and vegetation clearances or improving management of water.

PP&R Vehicles	Length / wheel base	Width	Height	Weight	Turning Radius
Freightliner FL60	150" wheelbase		11'	20,000 lbs	
Six-Yard Dump Truck	160" wheelbase	9' - 6"	10' - 6"	35,000 lbs (loaded)	22'
O&M boom truck (for unloading "deep" cans) smaller than six-yard dump truck			20' above trash cans		
Urban Forestry Crane Truck	34' w/24' wheelbase	98"	13'		
Fire Bureau Apparatus					
Pumper	31'-3" w/184" wheelbase	9' - 10"	10' - 4"	37,660	23'
Brush Unit	20'-5" w/143" wheelbase	8'	8' - 3"	17,500	51' outside wall to wall
Water Tender	28' - 8" w/195" wheelbase	9' - 10"	10' - 7"	51,940	31' - 7"
Aerial (Tractor and Trailer)	53' - 10" overall length tractor = 140" wheelbase trailer = 305" wheelbase	9' - 10"	11' - 6"	58,000	15' - 7"

TRAIL TYPE MATRIX

May 2009

Trail Type	Nature	Local Access	Community	Regional	facility name	Design Features					Users											Notes													
						surface	width	longitudinal slope	cross slope	ADA	walker	runner	dog walker	equestrian	wheelchair or electric mobility device	skateboarder	rollerblader	cyclocross rider	mtn biker	road biker	gator		maintenance vehicle	police car	firetruck										
A	✓	✓		✓		hiking (high challenge)	soil / stairs	18" - 30"	0 - 15% (short segments steeper than 15%)	2% min 4% max	steepest (steps, rocks, roots)	◆	○	○																					
B	✓	✓		✓		hiking (moderate challenge)	soil / stairs	18" - 30"	0 - 8%	2% min 4% max	○ steep	◆	○	○		limited																		landings of 60" x 60" every 1000 feet	
C	✓	✓		✓		hiking (accessible)	soil / gravel / engineered wood fiber or wood chips	4' (with passing areas) - 10'	0 - 5% (8% for max. 50')	2%	◆	◆	◆	◆	○	◆																		Columbia Slough ADA segments require 6' Fibar (or equivalent engineered wood fiber) and are closed to dogs and bicycles; use gravel causeway for poorly drained sites	
D		✓	✓	✓		walking ****	engineered wood fiber or chips / gravel / pavers asphalt / concrete / wood or plastic lumber	6' - 12' (8' min if paved for vehicles)	0 - 8%	1 - 2%	◆	◆	○	○		○	○	○																sidewalks, boardwalks and trails in developed parks, sometimes include stairways; pave if used for maintenance (8' min. - 10' pref.), phase out chipseal; avoid wood fiber except for 10' wide walking loops in developed parks; landings of 60" x 60" every 1000 feet on accessible trails	
E		✓				exercise / fitness (resilient track)	synthetic rubber	2-4' / lane	0 - 1%	1%	○	○	◆																					discourage use of wheelchairs and baby strollers to protect resilient surface	
F	✓	✓	✓	✓		biking ****	asphalt / concrete	6' one-way, 10' min. - 12' pref. two-way	0 - 3% pref. (to 5% if needed, up to 10% for 500', up to 12% for 50' and ramps)	2%						*○	○	○					○	◆	○	○	○	○	○					to 12% for short segments & ramps; porous paving may be too rough for skateboarders and rollerbladers; 12' asphalt for bikes is sometimes paired with 10' concrete or paver "walking" for dual trail in high use areas	
G	✓	✓				mountain biking	soil / gravel / wood	18" - 4'	0 - 12%	2 - 5%														◆										18" one-way single track; add width & banking (superelevation) at turns; harden surface with compacted soil/gravel to prevent erosion	

Recreational Trail Strategy Trail Types







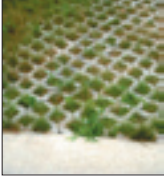
Nature Community
Local Access Regional

◆ Major use
○ Minor use

* Mobility devices that can equal bicycle speed
** Sometimes specialized shoulder on multi-use trail
*** Some limitations in parks or congested areas
**** Trail type unlikely to meet environmental zone standards due to width and/or paving material; will need environmental review if in e-zones.



PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

	Trail Type					Design Features						Users											Notes				
	Nature	Local Access	Community	Regional	Image	facilityname	surface	width	longitudinal slope	cross slope	ADA	walker	runner	dog walker	equestrian	wheelchair or electric mobility device	skateboarder	rollerblader	cyclocross rider	mtn biker	road biker	gator		maintenance vehicle	police car	firetruck	
SINGLE USE						cyclocross ****	soil / wood / grass / concrete / asphalt	6' - 12'	varies	varies									◆							site specific loops with variety of challenges (& mud)	
		✓		✓		equestrian**	soil / gravel / wood chips	3' - 6' (pair of riders)	0-12% (prefer 5% max.)	2%					◆											wood chips difficult to maintain	
MULTIPLE USE		✓		✓		hiking and mountain biking	soil / gravel	4' (with passing areas) - 10'	0-5% (to 12% if needed)	2%	◆	◆	◆	○	○	○				◆	○	○				adjust width for user volume & vehicular use; 6' gravel allows wheelchairs to pass	
		✓	✓	✓		hiking and equestrian	soil / gravel / wood fiber	4' - 6' (pair of riders) - 10'	0-12% (prefer 5% max.)	2%	◆	◆	◆		◆	○						○				adjust width for user volume & shared use; use gravel causeway for poorly drained sites; wood chips difficult to maintain	
		✓	✓	✓		walking and biking ****	gravel / asphalt / concrete	8' - 25' (10' - 12' pref. maint. vehicles)	0-3% (5% as needed) (8% max.)	1%	◆	◆	◆	◆		◆	◆				***	***	○	◆	○	○	8' asphalt for minor park paths; 12' asphalt (8' min - 14' max) for major park path or lengthy multi-use trail; add fencing for rail-with-trail; 10' asphalt with 1' gravel shoulders used on narrow levees; 12' - 25' concrete for riverfront esplanades
						walking, biking and equestrian ****	gravel / asphalt / concrete	8' - 25' (10' - 12' pref. maint. vehicles)	0-3% (5% max)	2%	◆	◆	◆	◆	◆	◆	◆	◆			○	◆	○	◆	○	○	6' asphalt for minor park paths; 12' asphalt (8' min - 14' max) for major park path or lengthy multi-use trail; add fencing for rail-with-trail; 10' asphalt with 1' gravel shoulders used on narrow levees; 12' - 25' concrete for riverfront esplanades
		✓		✓		fire and maintenance ****	gravel / turf block	10 - 14'	0-5% (to 12% as needed)	2%	◆	○	○	○	○	○					○	○	◆	◆	◆	◆	Forest Park "fire lanes" often function as trails for hiking and/or mountain biking

Recreational Trail Strategy Trail Types

Nature
Local Access

Community
Regional

◆ Major use
○ Minor use

* Mobility devices that can equal bicycle speed
** Sometimes specialized shoulder on multi-use trail
*** Some limitations in parks or congested areas
**** Trail type unlikely to meet environmental zone standards due to width and/or paving material; will need environmental review if in e-zones.



Trail Type D – Walking

DEFINITION

Walking trails are typically fully accessible with a maximum longitudinal slope of 5%. Some short segments of up to 8% longitudinal slope are used with slip-resistant paving. They offer a shorter, less vigorous “walk in a park” than the hiking trails. Sidewalks are in the public right-of-way and managed by PBOT. [See *Portland Pedestrian Design Guide*] In some locations, PBOT has allowed walking trails that meander farther into the park and away from the curb, instead of sidewalks, in order to improve the walking environment. These walking trails still need curb ramps and connections to sidewalks or road crossings in order to connect to the adjoining sidewalk system.



Lents Park - wood chip exercise loop path

USERS

Walking trails serve all pedestrians, including those with fitness and balance limitations. These routes are the main circulation system in, around, and/or through developed parks. People of all ages walk and run to enjoy the environment, socialize, exercise, and access other parts of the community. Walking trails also serve wheelchairs and electric mobility devices used by persons who need assistance to be mobile. Bicycles are not allowed due to trail surface, width, adjacent uses, sight distance or desired environment. The walking trail is also used in combination with a bike trail to form a dual trail system to separate slower speed ‘feet’ from higher speed ‘wheels’ (bicycles, scooters, skateboards, rollerbladers) in corridors of high density, such as the South Waterfront neighborhood.

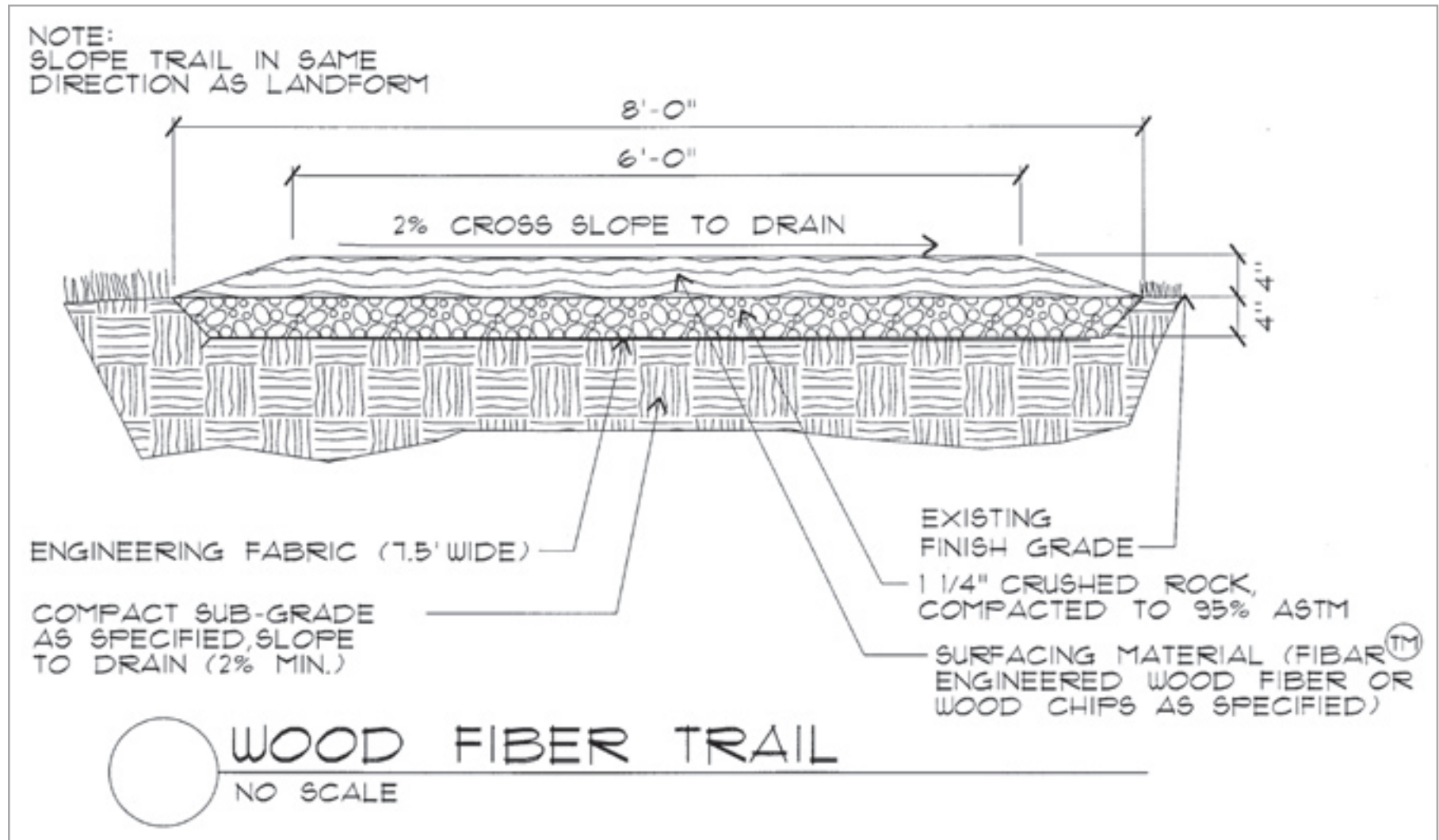
MATERIALS

Walking trails are generally paved with unit pavers, asphalt or concrete. Trail width is based on projected use with a minimum expectation that two adults can walk side-by-side, or one user can pass another. Additional width is provided where the walking trail is also used for maintenance access.

Wood chips are used where desired for exercise loops or required by *33.515 Columbia South Shore Plan District* (based on the *Columbia South Shore Slough Trail Masterplan*). Code requires Fibar (or engineered wood fiber equivalent) for accessible segment between I-205 and NE 122 Avenue and wood chips between NE 122 and 185 Avenues (to discourage bicycles). Wood chips should not be used where flooding is likely.

Width	6' - 12'
Surface	Engineered wood fiber or wood chips, gravel, a.c., concrete, pavers, wood or plastic lumber
Longitudinal Slope	0 - 8%
Cross-Slope	1% - 2%
Radius	Aesthetic consideration
Sight Distance	N/A except road crossings
Easement Width	Tread + 10' min.
Side Slope	Varies
Vertical Clearance	8'
Horizontal Clearance	1' from side of tread

Trail Type D – Walking



Also see Trail Types B, C and M and Trail Details: 01-Cribbed Steps, 02-Timber Steps, 03-Boardwalk, 04-Wood Bridge, 05-Wood Bridge with Railing, 11-Soft Surface Switchback on Levee, 13-Signs, 14-Alignment Tread Crests, 15-Alignment Tread Dips

Clare Kurth

From: Tom Wilson [REDACTED]
Sent: Friday, December 8, 2023 3:28 PM
To: Planning Department
Subject: 25 Townhomes

This town does not have the infrastructure to accommodate more residents. We just lost a large pharmacy, Rite Aid, and the hospital is overrun with people. We have two grocery stores that are the same size they were when I bought my home 20 years ago. I recommend that this community not approve more large residential projects until significant infrastructure improvements are made.

Tom and Karen Wilson.

Clare Kurth

From: Mike Miller
Sent: Friday, January 5, 2024 3:14 PM
To: Clare Kurth
Subject: Mrytle Glen - Additional comments regarding the proposed open space

Hi Clare,

Thank you for sending over the additional information from the developer concerning the use of the open space, benches, dog waste station and planting requirements.

The dog waste station that the developer has selected is appropriate for their application. It is similar to dog waste stations that we currently use. I highly recommend that they consider using a metal post (as they have shown in their example). The metal post and anchoring system is much better suited for our costal climate and will not rot/decay like a treated 4x4 wood post.

The proposed park bench appears to be of a light duty manufacture and not appropriate for use in a common area. The bench should be able to be anchored in order to provide additional stability and eliminate the possibility of theft. Belson Outdoors have a number of different styles of benches that can be used and appropriate for open spaces. One model is the Malibu recycled plastic park bench. You can even order it with the options custom engraving on the top rail of the bench. It might be a nice addition to have the bench engraved with the HOA or subdivision name.

Regarding the open space 'B' that is within the stormwater easement, they can develop the trail over the easement area, but shore pines need to be at least 7.5 feet from the actual stormwater line. We will also require a root barrier to help keep the tree roots from entering the stormwater pipe. We highly recommend a product such as Deep Root Tree Root Barrier.

The proposed 10'x12' gazebo with steel roof is suitable for an HOA maintained structure. As long as the City is not required to maintain the structure or take over ownership.

Thank you,

Mike

Mike Miller
Public Works Director
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