

CITY OF FLORENCE PLANNING COMMISSION
March 12, 2019 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 5:30 PM. Roll call: Chairperson John Murphey, Vice Chairperson Sandra Young, Commissioner Andrew Miller, Commissioner Phil Tarvin, Commissioner Brian Jagoe were present. Commissioner Ron Miller and Commissioner Eric Hauptman were absent and excused. Also present: Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland, LCOG Planner Henry Hearly, City Attorney Ross Williamson, and Admin Assistant Vevie McPherrren.

APPROVAL OF AGENDA

Vice Chair Young motioned to approve the agenda. Commissioner Tarvin seconded. By voice, all ayes. The motion passed.

APPROVAL OF MINUTES

Review and Vote on the November 27, 2018 minutes was postponed.

PUBLIC COMMENTS

There were no comments.

PUBLIC HEARING

Chairperson Murphey announced there was one public hearings before the Planning Commission that evening. The hearings would be held in accordance with the land use procedures required by the City in Florence City Code Title 2 Chapter 10 and the State of Oregon. Prior to the hearings tonight, staff will identify the applicable substantive criteria which have also been listed in the staff report. These are the criteria the Planning Commission must use in making its decision. All testimony and evidence must be directed toward these criteria or other criteria in the Plan or Land Use Regulations which you believe applies to the decision per ORS 197.763 (5). Failure to raise an issue accompanied by statements or evidence sufficient to afford the Planning Commission and parties involved an opportunity to respond to the issue may preclude an appeal of this decision based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval without sufficient specificity to allow the Planning Commission to respond to the issue that precludes an action for damages in circuit court. Any proponent, opponent, or other party interested in a land use matter to be heard by the Planning Commission may challenge the qualifications of any Commissioner to participate in such hearing and decision. Such challenge must state facts relied upon by the party relating to a Commissioner's bias, prejudgment, personal interest, or other facts from which the party has concluded that the Commissioner will not make a decision in an impartial manner.

RESOLUTION PC 18 33 PUD 02 – Cannery Station, Phase I Final Planned Unit Development (PUD)

RESOLUTION PC 18 34 SUB 01 – Cannery Station, Tentative Subdivision (SUB)

An application for approval of Phase 1, Final Planned Unit Development (PUD) and Tentative Subdivision (SUB) from Bryan Cavaness, on behalf of Cannery Station Development, LLC, for a Mixed-Use Development to include a 64-Bed Assisted Living Facility, ten Single-Story Transitional Cottage Units, a 42-Unit Three-Story Apartment Building and two Single-Story Commercial Structures. The 17-acre parcel is located east of Highway 101 across from Fred Meyer, west of Florentine Estates, north of the Community Baptist Church, and south of Munsel Lake Road. Property is located at Map No. 18-12-14-20, Tax Lot 00700, in the North Commercial District regulated by Florence City Code Title 10, Chapter 30.

Also included:

RESOLUTION PC 18 35 DR 03 – Assisted Living Facility

RESOLUTION PC 18 40 DR 08 – Transitional Cottage Fourplex #1

RESOLUTION PC 18 41 DR 09 – Transitional Cottage Fourplex #2

Three applications from Kristen Taylor of TBG Architects, on behalf Cannery Station Development, LLC to request approval of a Design Review Permit to construct a proposed 64-Bed Assisted Living Facility and two Transitional Cottages (8 units total) on Lot 2 of Phase 1 of the Cannery Station Planned Unit Development (PUD). The site is located at Assessor's Map no. 18-12-14-20, Tax Lot 00700, in the North Commercial District regulated by Florence City Code Title 10, Chapter 30.

No Commissioner declared a conflict of interest, ex parte contact, or bias. There were no challenges.

Chairperson Murphey opened the public hearing at 5:36 PM.

PD FarleyCampbell and contracted LCOG Planner, Henry Hearley presented the staff report on the subject of Cannery Station, Final PUD, Tentative Subdivision, and Lot 2 Design Reviews. Two public testimonies received prior to the public hearing included a resident's concern regarding additional traffic and a need for a traffic light at the Munsel Lake Road intersection and Florentine Estates HOA's concern regarding possible storm water impacts on to their property. Referral comments received included Civil West regarding stormwater & water service, JRH regarding Traffic Impact Analysis review, bike/ped facilities, transit connection & truck/emergency vehicle circulation, Lane County Transportation regarding Munsel Lake Road impacts, ODOT regarding Traffic Impact Analysis review, traffic signal, & ped/transit connection, and SVFR regarding road widths, fire access & turnaround, hydrant and FDC locations, and building sprinklers. Mr. Hearley noted the discrepancy of the condition regarding the fence height adjacent to Florentine Estates from 6 feet to 8 feet. Staff stated the alternatives (see attachment). There were no questions for Staff.

Chairperson Murphey opened applicant testimony at 6:17 PM.

Applicants

Kristen Taylor, AIA, TBG Architects & Planners, Eugene, OR – Ms. Taylor spoke on behalf of Mr. Chuck McGlade, MD and presented a detailed overview of the applications and proposed development of Phase One. She shared Mr. McGlade's vision, goals, and involvement in the future of the Cannery Station mixed-use, multi-generational development. Ms. Taylor pointed out her appreciation for the effort put forth in collaboration between Florence Planning staff and other agencies. She concluded and introduced the Cannery Station team and stated they were present to answer questions. There were no questions for Ms. Taylor.

Joe Moore and Daniel Klute, TBG Architects & Planners, Eugene, OR – Mr. Moore and Mr. Klute briefly described the architectural concept of the structures. Mr. Moore detailed how the concepts were designed to be compatible with the existing neighborhoods and how they were inspired by the City of Florence Old Town historical architectural designs and guidelines.

Zach Galloway, AICP, TBG Architects & Planners, Eugene, OR – Mr. Galloway described the complexity of the applications and how the TBG team had worked closely with the City of Florence to comply with City code and the comprehensive plan. He provided information that included clarification that work to be completed was within the perimeter of the Phase One development only. He continued and updated that since the submission of the summary, Civil West had approved the storm water analysis and all of the required corrections requested in the ODOT referral comments regarding the addendum to the TIA had been made. Mr. Galloway stated that the open space areas were private designated open space areas and would be maintained by the HOA. He clarified that the designated sidewalk connection to Munsel Lake Road had been pulled back until a wetland determination for a permit has been provided by DSL and the Corp of Engineers. Mr. Galloway concluded and stated that the applicants were asking for a continuance of the hearing with the record open to

allow additional time for the design team to continue collaboration with the City staff to gain clarity on the intent of conditions of approval and specifically to gain the necessary evidence from staff to demonstrate that a pedestrian crossing at Highway 101 and 47th Street would be justified during Phase One.

Commissioner Tarvin requested clarification of the construction area in regards to the secondary fire access at Redwood Street and Mr. Galloway responded that it may be used as construction access but it would be discussed with staff. Mr. Klute explained that the plan showed improvements from Redwood Street to Spruce Street so that it could be used for staging construction and eventually Redwood Street would be used as the secondary emergency access. He concluded and said that during construction Munsel Lake Road and Redwood Street would be used as access.

Bryan Cavaness, American United, Portland, OR –

Vice Chairperson Young requested clarification for the proposed timeline regarding the HOA maintenance of the open spaces and Mr. Cavaness explained that it would not be a homeowner's association but, an owner's association and the CCR's would be recorded at the time of the plat recording. He added the owner's association was Cannery Station Development and they would oversee all maintenance with the intent that the future assisted living facility management company would ultimately oversee the maintenance along with property management. There was brief discussion regarding the CCR's. Young also requested clarification of services provided in the commercial use and Mr. Cavaness explained that the intent was for office and commercial retail and the TIA was conducted with the highest intended use and concluded that services permitted in the commercial district could be provided.

Commissioner Andrew Miller asked if all of the units would be age specific and Mr. Cavaness explained the original thought had been an age restricted project. However, a mixed age group within the project was now being considered which included the proposed assisted living facility as age restricted and the future condo units and duplex units as mixed age with the intent of a wide range of age interaction. Commissioner A. Miller also asked what the timeline for construction was and Mr. Cavaness stated that they would like to begin construction on the assisted living facility as early as May or June followed by the multi-family in the late summer to early fall. The construction of the commercial structure was still undetermined. Commissioner A. Miller expressed his concern regarding pedestrian traffic within the Phase One project. Ms. Taylor stated that the Transportation Engineer would address additional traffic questions. She continued and explained the fence height discrepancy Mr. Hearley noted. Ms. Taylor indicated the six-foot height fence was the proposal and it was consistent with and approved on the preliminary PUD. She continued and explained the grading differential and that it was in response to coordination with Fire Marshal and City staff around the temporary access and displacement for Phase One.

Kelly Sandow, Sandow Engineering, Eugene, OR – Ms. Sandow explained that regarding the 47th Street access the trip generation analysis met the national standard, was based on 10 trips an hour and that it met the ODOT standards. She added that driveway turnouts met the turnout safety standard and were approved by ODOT. Ms. Sandow continued and explained there would be continued conversation with City staff regarding pedestrian crossing and the determination would be based on evidence of numbers crossing, crossing location, and where ODOT would allow a pedestrian crossing to be installed across the highway. There was brief discussion with Chairperson Murphey and Ms. Sandow regarding safety aspects of pedestrian crossing across Highway 101.

Chairperson Murphey asked the applicants if they had read the staff report and understood the conditions of approval. Mr. Cavaness responded that th had read the staff report and understood the conditions of approval however, did not concur with them.

There were no public comments. There were no proponents, opponents, or neutral parties.

Mr. Galloway restated that the applicant requested a continuance of the hearing to a date certain with the record left open. There was discussion between City Attorney Ross Williamson, PD FarleyCampbell, Mr. Galloway, and Mr. Cavaness for clarification. It was determined and agreed that April 9, 2019 would be the date certain for a continuance with the record left open.

Chairperson Murphey did not close the public hearing.

Commissioner Tarvin motioned to leave the hearing open, continue the hearing to the date certain of April 9, 2019, and leave the record open. Vice Chairperson Young seconded.

By roll call vote: Commissioner Andrew Miller, "Yes"; Vice Chairperson Young, "Yes"; Chairperson Murphey, "Yes"; Commissioner Tarvin, "Yes"; Commissioner Jagoe, "Yes". Motion passed 5-0.

PLANNING DIRECTOR REPORT & DISCUSSION ITEMS

There was no report.

PLANNING COMMISSION REPORTS & DISCUSSION ITEMS

There were none.

Chairperson Murphey adjourned the meeting at 7:15 P.M.


Chairperson, John Murphey
Florence Planning Commission

Date

Cannery Station

Final PUD, Tentative Subdivision, and Lot 2 Design Reviews

PC 18 33 PUD 02
PC 18 34 SUB 01
PC 18 35 DR 03
PC 18 40 DR 08
PC 18 41 DR 09



• Cannery Station Final PUD, Tent. Sub. Lot 2 DRs
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Final PUD & Tent. Subdivision Criteria

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-6-3

Chapter 3: Off-Street Parking and Loading, Sections 2 through 5, & 8 through 11

Chapter 7: Special Development Standards, Sections 2, 3, 6 and 7

• Cannery Station Final PUD, Tent. Sub. Lot 2 DRs
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PUD/SUB Criteria, cont.

Florence City Code, Title 10:

Chapter 23: Planned Unit Development, Sections 1 through 14

Chapter 30: North Commercial District, Sections 2, 5 and 6

Chapter 34: Landscaping, Sections 3 through 5

Chapter 35: Access and Circulation, Sections 2-4, 2-6 through 2-9, 2-12, 2-14 & 3

Chapter 36: Public Facilities, Sections 2-16 through 2-18, and 3 through 8

• Cannery Station Final PUD, Tent. Sub. Lot 2 DRs
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PUD/SUB Criteria, cont.

Florence City Code, Title 9:

Chapter 5: Stormwater Management Requirements, Sections 1 through 7

Florence City Code, Title 11:

Chapter 1: Subdivision Administration Provisions

Chapter 3: Major Partition, Tentative Plan Procedure

Chapter 5: Platting and Mapping Standards

Previous Conditions of Approval from PC 18 12 PUD 01

• Cannery Station Final PUD, Tent. Sub. Lot 2 DRs
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Design Review Criteria

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-6-3

Chapter 3: Off-Street Parking and Loading, Sections 2 through 5, & 8 through 11

Chapter 6: Design Review, Sections 3 through 5, 6-7, 7 and 10

Chapter 7: Special Development Standards, Sections 2, 3, 6 and 7

• Cannery Station Final PUD, Tent. Sub. Lot 2 DRs
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DR Criteria, cont.

Florence City Code, Title 10:

Chapter 30: North Commercial District, Sections 2, 5 and 6

Chapter 34: Landscaping, Sections 3 through 5

Chapter 35: Access and Circulation, Sections 2-4, 2-6 through 2-9, 2-12, 2-14 & 3

Chapter 36: Public Facilities, Sections 2-16 through 2-18, and 3 through 8

Chapter 37: Lighting, Sections 2 through 4

Previous Conditions of Approval from PC 18 12 PUD 01

• Cannery Station Final PUD, Tent. Sub. Lot 2 DRs
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Introduction

- **June 26, 2018** – PC 18 12 PUD 01 – Cannery Station Preliminary PUD approved
- **September 19, 2018** – Application received for Phase 1 Final PUD, Tent. Subdivision, ALF, Apartments, Commercial Pads, Lot 3 & 4 Cottages and Transitional Cottages North and South
- **Sept. 25, 2018** – Notice to agencies

• Cannery Station Final PUD, Tent Sub, Lot 2 DRs

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Introduction

- **October 19, 2018** – Application deemed incomplete
- **Nov. 5, Nov. 8, & Dec. 10, 2018** – Additional Materials received
- **January 9, 2019** – Additional notice of incompleteness
- **Feb. 8, 2019** – Resubmittal of materials for consideration, completeness forced by applicant
- **March 12, 2019** – First evidentiary hearing

• Cannery Station Final PUD, Tent Sub, Lot 2 DRs

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Proposal

Cannery Station Mixed Use Development

- Final PUD, Tent. Subdivision, and Design Review
- 17 acres
- 8 phases
- 31 lots
- 10 year development plan

• Cannery Station Final PUD, Tent Sub, Lot 2 DRs

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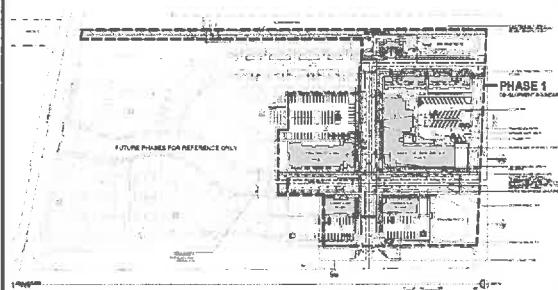
Aerial of Site



• Cannery Station Final PUD, Tent Sub, Lot 2 DRs

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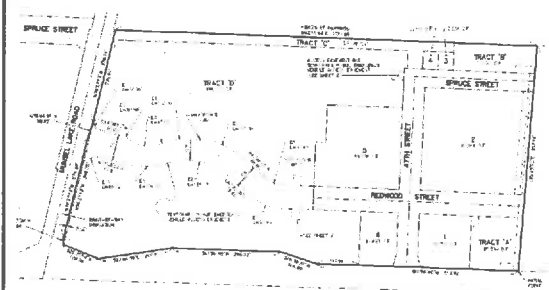
Phase 1 Site Plan



• Cannery Station Final PUD, Tent Sub, Lot 2 DRs

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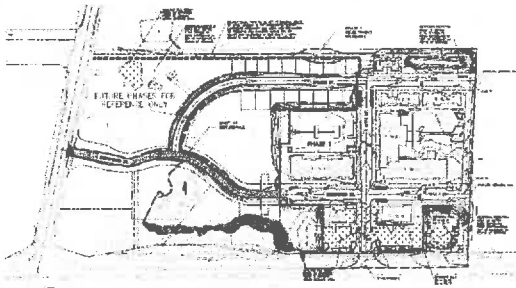
Phase 1 Tentative Plat



• Cannery Station Final PUD, Tent Sub, Lot 2 DRs

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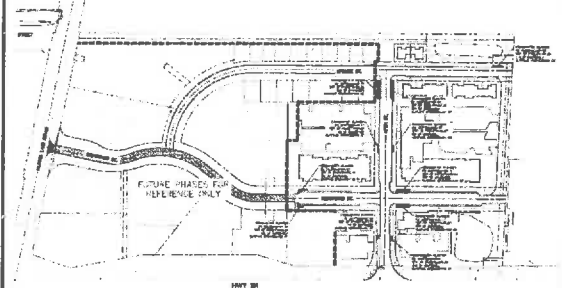
Phase 1 Grading Plan



• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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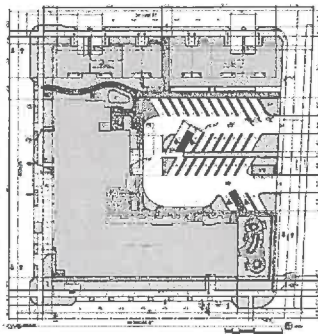
Phase 1 Stormwater Plan



• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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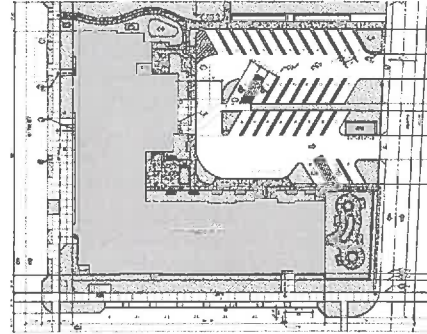
Lot 2 Site Plan



• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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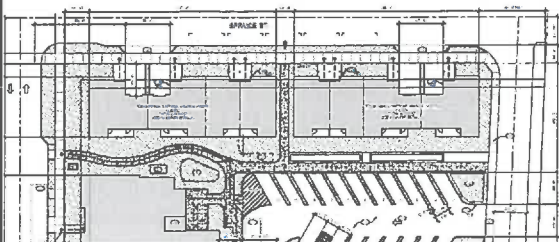
Lot 2 – ALF Site Plan



• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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Lot 2 – TCH Site Plan



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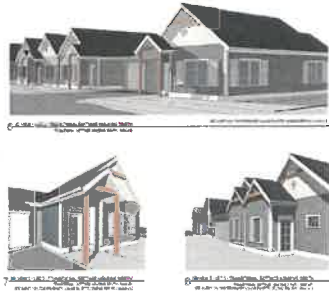
Lot 2 Renderings



• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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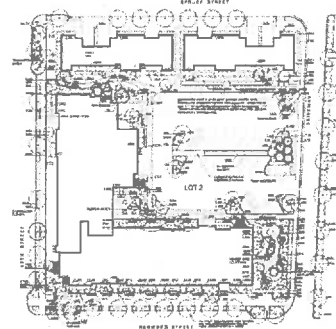
Lot 2 Renderings



• Cannery Station Final PUD, Tent SUB, Lot 2 DBs

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Lot 2 Landscaping Plan



• Cannery Station Final PUD, Tent SUB, Lot 2 DBs

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Testimony

Public Testimony Received:

Jones – Munsel Lake Road intersection (traffic light)
Jason Nelson, Florentine Estates – Stormwater

Referral Comments:

Civil West – Stormwater, water service
JRH – Traffic Impact Analysis review, bike/ped facilities, transit connection, truck/emergency vehicle circulation
Lane County Transportation – Munsel Lake Road impacts
ODOT – Traffic Impact Analysis review, traffic signal, ped/transit connection,
SVFR – Road widths, fire access & turnaround, hydrant and FDC locations, building sprinklers

• Cannery Station Final PUD, Tent SUB, Lot 2 DBs

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Staff Recommendation

Staff finds that the applicant meets the criteria provided by Florence City Code and the Florence Realization 2020 Comprehensive Plan and can be approved with the conditions of approval as listed...

• Cannery Station Final PUD, Tent SUB, Lot 2 DBs

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PUD/SUB Conditions

3. The applicant shall revegetate any areas that do not have either a Public Works approved infrastructure construction plan or a building permit issued and foundation inspection completed within 5 years of this approval. The cleared areas must be monitored for noxious vegetation and exposed soils. Both situations are nuisances and shall be addressed.
4. All finished foundation elevations for buildings are greater than 84'. Buildings and their footings within all of Cannery Station shall be located greater than 84' elevation to avoid inundation with ordinary high ground water.
5. The proposed stormwater drainage plans, prepared by an engineer, did not include engineering evidence of appropriate foundation slope clearance between the stormwater basin in Open Space A and the church building to the south. The final infrastructure construction plans shall include evidence of engineering appropriate to meet the foundation slope clearance in accordance with Oregon Building Codes.

• Cannery Station Final PUD, Tent SUB, Lot 2 DBs

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PUD/SUB Conditions

6. The applicant shall provide a pedestrian count of Highway 101 crossings within a ¼ of the site to be conducted between the months of July and October following issuance of the final building occupancy permit issued for Phase 1. The applicant shall participate monetarily for the proportionate trips for construction of a pedestrian activated crossing.
7. In coordination with ODOT a pedestrian crossing shall be demarcated across Highway 101 from the 47th St. intersection and constructed prior to issuance of final occupancy of the first building permit.
8. The Cannery Station site is located within a ¼ mile of the Fred Meyer transit stop. Pedestrian connectivity to the transit stop at Fred Meyer is required in accordance with Title 10 Chapter 35-4. This requires demarcation of a crossing across Highway 101 from and to improved ADA accessible pedestrian facilities.

• Cannery Station Final PUD, Tent SUB, Lot 2 DBs

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PUD/SUB Conditions

9. Phase 1 building permit applications that include impervious open space areas shall include an illustrated true-to-color design proposal. If using a brushed technique more than one direction of brushing shall be used at an interval of one every other panel or include border designs in a paver or stamped concrete design.
10. Final utility, storm, and street light construction plans shall be submitted for review and approval by the City prior to construction.
11. The agreements, provisions, and covenants cannot include standards contradictory to the land use approval or city code.
12. The side street setback areas where 10' of landscaping is not provided shall have hardscape treatments that include multiple patterns and colors so that the same or better result is achieved as 10' width of code compliant landscape.

• Cannery Station Final PUD Tent SUB Lot 2 DRs

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PUD/SUB Conditions

13. The Public Works Department is concerned about damage to the streets from the continued development as it is unlike a residential subdivision. As proposed, the developer is to provide a means through an owners' association, to ensure maintenance of the street and other private infrastructure is provided until the rights-of-way are dedicated to the city upon project completion.
14. Phase 1 of the Cannery Station project contributes trips to the future development of the signal at the intersection of Highway 101 and Munsel Lake Rd. The applicant shall contribute their proportionate share of the construction of the signal in conjunction with each building permit application.
15. The existing curbcut along Munsel Lake Rd. shall be removed and the right-of-way blended to match the existing right of way design (storm ditch).
16. The walkway within Phase C previously proposed to connect to Munsel Lake Road was modified to be truncated due to the wetland in Tract D. The Tract C open space path shall be constructed to connect to Munsel Lake Road prior to application for Phase 2. Coordination and permitting with the Lane County shall be required.

• Cannery Station Final PUD Tent SUB Lot 2 DRs

3/12/19 #26

PUD/SUB Conditions

17. If at the time of final plat recording the code has changed the easement width shall be modified to meet code.
18. Final Infrastructure construction plan review and approval will include continued coordination efforts with the applicable agencies. All development and design standards will be expected to be met except where Planning Commission has specifically listed and acknowledged a change or the approving agency has granted approval or exception.
19. If any of the commercial uses change from typical uses in a shopping center (retail sales and services, etc. etc.) a supplement to the IIA and its calculations will be required with design review or building permit whichever includes the change.
20. Open Space C to include its fence shall be constructed in conjunction with clearing of that adjacent area within the tract.

• Cannery Station Final PUD Tent SUB Lot 2 DRs

3/12/19 #27

PUD/SUB Conditions

21. 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 additional building permit applications or prior to final Subdivision Plat.
22. All proposed streets will be eventually be dedicated as public right-of-way. For Phase I, this includes the southern-most sections of Spruce and Redwood Streets and 47th Street. The applicant shall include the ownership of the street rights-of-way on the final plat.
23. There is no numerical naming of contour intervals proposed or existing other than those within Phase I. The data provided is incomplete. A grading plan shall be resubmitted that includes the required information in 11-3-2-C-7.

• Cannery Station Final PUD Tent SUB Lot 2 DRs

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PUD/SUB Conditions

24. The applicant provided no timing plan for the proposed improvements. A timing plan will need to be provided and approved prior to the issuing of any building permits.
25. The applicant will be expected to proceed with final survey and to make preparations for final subdivision approval within the timeframes outlined unless otherwise provided for through approved and allowed extensions from the Planning Commission.
26. Crosswalks shall be designated with striping and crossbar and travel lanes shall have narrow markings as required by Public Works.
27. An accessway/multi-use path meeting the standards in FCC 10-36-29-C shall be constructed in Open Space B connecting to the path in Open Space C to meet the standards in FCC 10-36-2-10 for Phase I. Phase 2 will require an additional accessway meeting FCC 10-36-29-C in Tract D to meet the block length connection standards. The plat shall be modified to create the easement required for this condition.
28. Lane County, ODOT, City of Florence Public Works, and peer review engineers provided referral comments that are to be incorporated into the record and are included as conditions of approval.

• Cannery Station Final PUD Tent SUB Lot 2 DRs

3/12/19 #29

PUD/SUB Conditions

29. Additional right-of-way width is required for Munsel Lake Rd. The applicant shall modify the tentative plat to dedicate additional right-of-way for widening of Munsel Lake Rd. The amount of right-of-way required shall be coordinated with the Florence Transportation Systems Plan has been co-adopted by Lane County.
30. Additional right-of-way width is required for Highway 101. The applicant, after consultation with ODOT, shall revise the tentative plat to provide the width required for additional lane width along the highway proposed under Project 15 of the ISP and installation of a traffic signal at the intersection of US HWY 101 and Munsel Lake Road proposed under Project 9 of the ISP. The amount of right-of-way required shall be coordinated with ODOT.

• Cannery Station Final PUD Tent SUB Lot 2 DRs

3/12/19 #30

PUD/SUB Conditions

31. In accordance with FCC 10-36-2-9-B the pavement for Redwood and Spruce Sts. shall extend to the northern edge of the phase and include turnarounds either hammerhead or bulb-shaped constructed to Oregon Fire Code. 47th St. at Highway 101 shall be developed to meet FCC 10-36-2-12 for medians and shall be coordinated ODOT during access permitting.
32. Final construction plans and utility facility specifications are required to be submitted for City review and approval prior to commencing construction. Stamped approval will be shown on the utility plans.

• Canney Station Final PUD, Tent SUB, Lot 2 DBs

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ALF DR Conditions

Design Review Condition 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.

Design Review Condition of Approval 4: Prior to issuance of building permits, applicant shall submit revised landscape plan conforming to criterion F above, or appropriate response in narrative form. Planter boxes shall not be less than 3-feet and any fence or evergreen hedge shall be well kept and maintained. Plan and/or response shall be submitted to City of Florence Planning Department for review and approval.

Design Review Condition of Approval 5: Prior to issuance of building permits, applicant shall submit revised plans to show short term bicycle parking located and displayed in accordance with FCC 10-3-10 (D & G).

• Canney Station Final PUD, Tent SUB, Lot 2 DBs

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ALF DR Conditions

Design Review Condition of Approval 6: Should Siuslaw Valley Fire and Rescue determine the 47th Street loading zone is not acceptable, prior to issuance of building permits, the applicant shall provide an alternative second loading space consistent with criterion listed in FCC 10-3-11.

Design Review Condition of Approval 7: Prior to issuance of certification of occupancy, applicant shall obtain, and place appropriate sign indicating active loading/unloading is to be kept to a maximum of one hour for the loading zone located on the western edge of the right-of-way on 47th Street.

Design Review Condition of Approval 8: Prior to final plat approval, to mitigate some impacts associated with the proposed construction on Lot 2, the construction, demolition, alteration, or repair of any building or the excavation of streets associated with Phase 1 of the PUD, shall take place between 7 a.m. and 7 p.m. on weekdays. In cases of emergency, construction or repair noises are exempt from this condition. This condition that construction, demolition, alteration, or repair of any building or the excavation of streets associated with Phase 1 of the PUD, shall take place between 7 a.m. and 7 p.m. shall be recorded on CC&Rs.

• Canney Station Final PUD, Tent SUB, Lot 2 DBs

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ALF DR Conditions

Design Review Condition of Approval 9: Prior to the issuance of building permits, the applicant shall submit for review, and approval by the City Engineer or his or her designee a revised erosion control plan.

Design Review Condition of Approval 10: Prior to issuance of building permits, applicant shall provide a response either in the form of plans or written narrative in what their proposal takes into consideration of public health, safety and general welfare, including noise and light nuisances and plans for a secure construction site during non-construction hours and days. Plans or written narrative shall be submitted to City of Florence Planning Department for review and approval.

Design Review Condition of Approval 11: Prior to the issuance of building permits, in areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approve by the City.

Design Review Condition of Approval 12: Prior to the issuance of building permits, the applicant shall provide the City with an approved Joint Fill Permit.

Design Review Condition of Approval 13: Prior to issuance of building permits, the applicant shall submit for review and approval by the City of Florence Planning Department or their designee an erosion control plan that addresses elements as described in FCC 10-7-7 REVIEW AND USE OF SITE INVESTIGATION REPORTS.

• Canney Station Final PUD, Tent SUB, Lot 2 DBs

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ALF DR Conditions

Design Review Condition of Approval 14: Prior to final PUD approval, 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."

Design Review Condition of Approval 15: Prior to the issuance of building permits, the applicant shall submit plans for review and approval by the City of Florence Planning Department that satisfy all vision clearance requirements as listed in FCC 10-35-2-14.

Design Review Condition of Approval 16: Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting. This requirement shall be included and recorded on CC&Rs associated with the development on Lot 2.

Design Review Condition of Approval 17: Prior to issuance of certification of occupancy, applicant shall utilize a pocket-planting method with a soil-compost blend around plants and trees to ensure healthy growth.

• Canney Station Final PUD, Tent SUB, Lot 2 DBs

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ALF DR Conditions

Design Review Condition of Approval 18: Prior to issuance of certification of occupancy, noxious weeds shall be removed during site development and the planting of invasive or noxious weeds is prohibited.

Design Review Condition of Approval 19: Prior to issuance of building permits, applicant shall submit a final plant and tree selection plan in accordance with FCC 10-34-3-4 and FCC 10-34-4 (Street Trees) for review and approval by the City of Florence Planning Department.

Design Review Condition of Approval 20: Prior to issuance of building permits, applicant shall obtain an approved stormwater plan.

Design Review Condition of Approval 21: Prior to final plat approval, and to be recorded on CC&Rs, the applicant shall maintain their landscaping and replace any failed plantings with an equivalent specimen within six months of their dying or removal.

Design Review Condition of Approval 22: Prior to issuance of certification of occupancy, the applicant shall plant the proposed street trees with root guards to preserve the adjacent sidewalks, as well as pocket-plant the trees with a soil-compost blend in order to ensure healthy growth.

• Canney Station Final PUD, Tent SUB, Lot 2 DBs

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ALF DR Conditions

Design Review Condition of Approval 23: Prior to issuance of certification of occupancy, applicant shall obtain building permits for fences that exceed 7-feet in height.

Design Review Condition of Approval 24: Prior to final plat approval and recorded on CC&Rs, for safety and for compliance with the purpose of this Chapter, walls and fences shall be maintained in good condition or otherwise replaced by the property owner.

Design Review Condition of Approval 25: Prior to issuance of building permits, the applicant shall submit for review and approval by the Public Work Director plans for driveway approaches as indicated in FCC 10-35-2-12(A).

Design Review Condition of Approval 26: Prior to Final PUD Approval, it shall be recorded on CC&Rs that vertical clearances are maintained at all times, including but not limited to, the maintenance and trimming of mature trees and vegetation that has the ability to impede vertical clearance.

Design Review Condition of Approval 27: Prior to issuance of building permits, applicant shall submit revised plans for review and approval by City of Florence Planning Department that complies with the criterion of FCC 10-35-2-14.

Corneley Station Final PUD, Tent SUB, Lot 2 DRs

3/12/19 #37

ALF DR Conditions

Design Review Condition of Approval 28: Prior to final plat approval, the maintenance of sidewalks and planter strips on the right-of-way is the continuing obligation of the adjacent property owner shall be included in the CC&R's and recorded.

Design Review Condition of Approval 29: The applicant shall receive final plat approval for the subdivision prior to issuance of occupancy for the ALF and TCHs on Lot 2.

Design Review Condition of Approval 30: Prior to issuance of building permits, applicant shall submit plans for review and approval by City Engineer or his or her designee in accordance with FCC 10-36-2-18. Curbs, Curb Cuts, Ramps, and Driveway Approaches.

Design Review Condition of Approval 31: Prior to issuance of building permits, sanitary sewer, water, stormwater plans shall be submitted to the City Engineer or his or her designee for review and approval. No Building permits shall be issued until approved.

Design Review Condition of Approval 32: Prior to issuance of building permits, applicant shall submit for review and approval to the City Engineer or his or her designee utility plans in accordance with FCC 10-36-3: Utilities.

Corneley Station Final PUD, Tent SUB, Lot 2 DRs

3/12/19 #38

ALF DR Conditions

Design Review Condition of Approval 33: Prior to issuance of certification of occupancy it shall be recorded on CC&Rs that exterior lights for the main ALF, landscaping and parking lots shall be extinguished at the end of business hours with a minimum lighting remaining for personal building security and safety hours. In accordance with FCC 10-37-4 (D).

Design Review Condition of Approval 34: A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. This review period applies to Lot 2 of Phase 1 of the PUD. This condition shall be recorded on CC&Rs associated with the development of Lot 2 in Phase 1 of the PUD.

Design Review Condition of Approval 35: The application for design review will expire following one (1) year (March 12, 2020) from the date of approval, March 12, 2019.

Design Review Condition of Approval 36: The applicant shall pave the first fifty feet (50') of Redwood Street/temporary fire & construction access road from the entrance of Munsel Lake Road. Paving shall meet all requirements of Lane County and the City of Florence.

Corneley Station Final PUD, Tent SUB, Lot 2 DRs

3/12/19 #39

TCH (N) DR Conditions

TCH Design Review Condition of Approval 4: Prior to issuance of building permits, applicant shall revise parking and loading plan in accordance with FCC 10-9-10 BICYCLE PARKING REQUIREMENTS A thru H. Revised plan shall be submitted to City of Florence Planning Department for review and approval.

TCH Design Review Condition of Approval 5: Prior to final plat approval, to mitigate some impacts associated with the proposed construction on Lot 2, the construction, demolition, alteration, or repair of any building or the excavation of streets associated with Phase 1 of the PUD, shall take place between 7 a.m. and 7 p.m. on weekdays. In cases of emergency, construction or repair noises are exempt from this condition. Such condition shall be recorded on CC&Rs.

TCH Design Review Condition of Approval 6: Prior to issuance of building permits, applicant shall provide a response either in the form of plans or written narrative in what their proposal takes into consideration of public health, safety and general welfare, including noise and light nuisances and plans for a secure construction site during non-construction hours and days. Plans or written narrative shall be submitted to City of Florence Planning Department for review and approval.

Corneley Station Final PUD, Tent SUB, Lot 2 DRs

3/12/19 #40

TCH (N) DR Conditions

TCH Design Review Condition of Approval 7: Prior to the issuance of building permits, the applicant shall provide the City with an approved Joint Fill Permit.

TCH Design Review Condition of Approval 8: Prior to the issuance of building permits in areas where steep slopes greater than 12 percent have been identified, the applicant shall submit a foundation and grading design plan that also addresses drainage and revegetation. Plan shall be prepared by a registered engineer and approved by the City Engineer or his or her designee.

TCH Design Review Condition of Approval 9: Prior to the issuance of building permit, in areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approve by the City.

TCH Design Review Condition of Approval 10: Prior to issuance of building permits, the applicant shall submit for review and approval by the City of Florence Planning Department or their designee an erosion control plan that addresses elements as described in FCC 10-7-7 REVIEW AND USE OF SITE INVESTIGATION REPORTS.

Corneley Station Final PUD, Tent SUB, Lot 2 DRs

3/12/19 #41

TCH (N) DR Conditions

TCH Design Review Condition of Approval 11: Prior to final PUD approval, 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."

TCH Design Review Condition of Approval 12: Prior to issuance of certification of occupancy, applicant shall obtain building permits for fences that exceed 7-feet in height.

TCH Design Review Condition of Approval 13: Prior to the issuance of building permits, the applicant shall submit plans for review by the City of Florence Planning Department that satisfy all vision clearance requirements as listed in Section 10-35-2-14.

TCH Design Review Condition of Approval 14: Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting. This requirement shall be included and recorded on CC&Rs associated with the development on Lot 2.

Corneley Station Final PUD, Tent SUB, Lot 2 DRs

3/12/19 #42

TCH (N) DR Conditions

TCH Design Review Condition of Approval 15: Prior to issuance of certification of occupancy, applicant shall utilize a pocket-planting method with a soil-compost blend around plants and trees to ensure healthy growth.

TCH Design Review Condition of Approval 16: Prior to issuance of building permits, applicant shall submit a final plant and tree selection plan in accordance with FCC 10-34-3-4 and FCC 10-34-4 (Street Trees) for review and approval by the City of Florence Planning Department.

TCH Design Review Condition of Approval 17: Prior to final plat approval, and to be recorded on CC&Rs, the applicant shall maintain their landscaping and replace any failed plantings with an equivalent specimen within six months of their dying or removal.

TCH Design Review Condition of Approval 18: Prior to issuance of certification of occupancy, the applicant shall plant the proposed street trees with root guards to preserve the adjacent sidewalks, as well as pocket-plant the trees with a soil-compost blend in order to ensure healthy growth.

■ Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (N) DR Conditions

TCH Design Review Condition of Approval 19: Prior to final plat approval, and recorded on CC&Rs, for safety and for compliance with the purpose of this Chapter, walls and fences shall be maintained in good condition, or otherwise replaced by the property owner.

TCH Design Review Condition of Approval 20: Prior to Final PUD Approval, it shall be recorded on CC&Rs that vertical clearances are maintained at all times, including but not limited to, the maintenance and trimming of mature trees and vegetation that has the ability to impede vertical clearance.

TCH Design Review Condition of Approval 21: Prior to issuance of building permits, applicant shall submit new plans for review and approval by City of Florence Planning Department that complies with the criterion showing at least 20' of vision clearance at the intersection of two streets.

TCH Design Review Condition of Approval 22: Prior to final plat approval, the maintenance of sidewalks and planter strips on the right-of-way is the continuing obligation of the adjacent property owner shall be included in the CC&Rs and recorded.

■ Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (N) DR Conditions

TCH Design Review Condition of Approval 23: The applicant shall receive final plat approval for the subdivision, PC 18-34 SUB 01, prior to issuance of occupancy for the ALF and TCHs on Lot 2.

TCH Design Review Condition of Approval 24: Prior to issuance of building permits, applicant shall submit plans for review and approval by City Engineer or his or her designee in accordance with FCC 10-36-2-18, Curb, Curb Cuts, Ramps, and Driveway Approaches.

TCH Design Review Condition of Approval 25: Prior to issuance of building permits, sanitary sewer, water, stormwater plans shall be submitted to the City Engineer or his or her designee for review and approval.

TCH Design Review Condition of Approval 26: Prior to issuance of building permits, applicant shall submit for review and approval to the City Engineer or his or her designee utility plans in accordance with FCC 10-36-5, Utilities.

■ Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (N) DR Conditions

TCH Design Review Condition of Approval 27: A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. This review period applies to Lot 2 of Phase 1 of the PUD. This condition shall be recorded on CC&Rs associated with the development of Lot 2 in Phase 1 of the PUD.

TCH Design Review Condition of Approval 28: The application for design review will expire following one (1) year (March 12, 2020) from the date of approval, March 12, 2019.

■ Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (S) DR Conditions

TCH Design Review Condition of Approval 4: Prior to issuance of building permits, applicant shall revise parking and loading plan in accordance with FCC 10-3-10 BICYCLE PARKING REQUIREMENTS A thru H. Revised plan shall be submitted to City of Florence Planning Department for review and approval.

TCH Design Review Condition of Approval 5: Prior to final plat approval, to mitigate some impacts associated with the proposed construction on Lot 2, the construction, demolition, alteration, or repair of any building or the excavation of streets associated with Phase 1 of the PUD, shall take place between 7 a.m. and 7 p.m. on weekdays. In cases of emergency construction or repair noises are exempt from this condition. Such condition shall be recorded on CC&Rs.

TCH Design Review Condition of Approval 6: Prior to issuance of building permits, applicant shall provide a response either in the form of plans or written narrative in what their proposal takes into consideration of public health, safety and general welfare, including noise and light nuisances and plans for a secure construction site during non-construction hours and days. Plans or written narrative shall be submitted to City of Florence Planning Department for review and approval.

■ Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (S) DR Conditions

TCH Design Review Condition of Approval 7: Prior to the issuance of building permits, the applicant shall provide the City with an approved Joint Fill Permit.

TCH Design Review Condition of Approval 8: Prior to the issuance of building permits in areas where steep slopes greater than 12 percent have been identified, the applicant shall submit a foundation and grading design plan that also addresses drainage and revegetation. Plan shall be prepared by a registered engineer and approved by the City Engineer or his or her designee.

TCH Design Review Condition of Approval 9: Prior to the issuance of building permit, in areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approve by the City.

TCH Design Review Condition of Approval 10: Prior to issuance of building permits, the applicant shall submit for review and approval by the City of Florence Planning Department or their designee an erosion control plan that addresses elements as described in FCC 10-7-7 REVIEW AND USE OF SITE INVESTIGATION REPORTS.

■ Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (S) DR Conditions

TCH Design Review Condition of Approval 11: Prior to final PUD approval, 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 judgment or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project."

TCH Design Review Condition of Approval 12: Prior to issuance of certification of occupancy, applicant shall obtain building permits for fences that exceed 7-feet in height.

TCH Design Review Condition of Approval 13: Prior to the issuance of building permits, the applicant shall submit plans for review by the City of Florence Planning Department that satisfy all vision clearance requirements as listed in Section 10-35-2-14.

TCH Design Review Condition of Approval 14: Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting. This requirement shall be included and recorded on CC&Rs associated with the development on Lot 2.

• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (S) DR Conditions

TCH Design Review Condition of Approval 15: Prior to issuance of certification of occupancy, applicant shall utilize a pocket-planting method with a soil-compost blend around plants and trees to ensure healthy growth.

TCH Design Review Condition of Approval 16: Prior to issuance of building permits, applicant shall submit a final plant and tree selection plan in accordance with FCC 10-34-3-4 and FCC 10-34-4 (Street Trees) for review and approval by the City of Florence Planning Department.

TCH Design Review Condition of Approval 17: Prior to final plat approval, and to be recorded on CC&Rs, the applicant shall maintain their landscaping and replace any failed plantings with an equivalent specimen within six months of their dying or removal.

TCH Design Review Condition of Approval 18: Prior to issuance of certification of occupancy, the applicant shall plant the proposed street trees with root guards to preserve the adjacent sidewalks, as well as pocket-plant the trees with a soil-compost blend in order to ensure healthy growth.

• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (S) DR Conditions

TCH Design Review Condition of Approval 19: Prior to final plat approval, and recorded on CC&Rs, for safety and for compliance with the purpose of this Chapter, walls and fences shall be maintained in good condition, or otherwise replaced by the property owner.

TCH Design Review Condition of Approval 20: Prior to final PUD Approval, it shall be recorded on CC&Rs that vertical clearances are maintained at all times, including but not limited to, the maintenance and trimming of mature trees and vegetation that has the ability to impede vertical clearance.

TCH Design Review Condition of Approval 21: Prior to issuance of building permits, applicant shall submit new plans for review and approval by City of Florence Planning Department that complies with the criterion showing at least 20' of vision clearance of the intersection of two streets.

TCH Design Review Condition of Approval 22: Prior to final plat approval, the maintenance of sidewalks and planter strips on the right-of-way is the continuing obligation of the adjacent property owner shall be included in the CC&R's and recorded.

• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (S) DR Conditions

TCH Design Review Condition of Approval 23: The applicant shall receive final plat approval for the subdivision prior to issuance of occupancy for the ALF and TCHs on Lot 2.

TCH Design Review Condition of Approval 24: Prior to issuance of building permits, applicant shall submit plans for review and approval by City Engineer or his or her designee in accordance with FCC 10-35-2-18, Curbs, Curb Cuts, Ramps, and Driveway Approaches.

TCH Design Review Condition of Approval 25: Prior to issuance of building permits, sanitary sewer, water, stormwater plans shall be submitted to the City Engineer or his or her designee for review and approval.

TCH Design Review Condition of Approval 26: Prior to issuance of building permits, applicant shall submit for review and approval to the City Engineer or his or her designee utility plans in accordance with FCC 10-35-5, Utilities.

• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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TCH (S) DR Conditions

TCH Design Review Condition of Approval 27: A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. This review period applies to Lot 2 of Phase 1 of the PUD. This condition shall be recorded on CC&Rs associated with the development of Lot 2 in Phase 1 of the PUD.

TCH Design Review Condition of Approval 28: The application for design review will expire following one (1) year (March 12, 2020) from the date of approval, March 12, 2019.

• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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Alternatives

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

• Cannery Station Final PUD, Tent SUB, Lot 2 DRs

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Questions?

