

CITY OF FLORENCE PLANNING COMMISSION
November 27, 2018 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 5:30 p.m. Roll call: Chairperson John Murphey, Vice Chairperson Sandra Young, Commissioner Michael Titmus, Commissioner Brian Jagoe, Commissioner Eric Hauptman, and Commissioner Phil Tarvin were present. Commissioner Ron Miller was absent and excused. Also present: Planning Director Wendy FarleyCampbell and Associate Planner Glen Southerland.

APPROVAL OF AGENDA

Commissioner Hauptman motioned to approve the agenda. Vice Chairperson Young seconded. By voice, all ayes. The motion carried.

APPROVAL OF MINUTES

There were no minutes proposed for approval.

PUBLIC COMMENTS

*This is an opportunity for members of the audience to bring to the Planning Commission's attention any items **NOT** otherwise listed on the agenda. Comments will be limited to **three minutes per person**, with a maximum time of 15 minutes for all items.*

There were no public comments.

Public Hearing: PC 18 43 CUP 06 – Port of Siuslaw Revetment

An application from the Port of Siuslaw seeking approval to place riprap along the damaged side bank along the Siuslaw River, adjacent and south along the Port of Siuslaw Campground. Property is located on the Siuslaw River at Map #18-12-26-00, Tax Lot 00701, in the Waterfront/Marine District regulated by FCC Title 10 Chapter 24, as well as Development Estuary regulated by FCC Title 10 Chapter 19.

Chairperson Murphey declared a conflict of interest due to a business relationship with the applicant however stated that he was able to make an impartial decision. There were no public challenges.

Chairperson Murphey opened the public hearing at 5:34 p.m.

PD FarleyCampbell presented the staff report on the subject of bank repair and revetment. FarleyCampbell pointed out that the Waterfront Marine Zone in Chapter 23 also applied. She noted that in FCC Title 10, Chapter 7 buffering measurements were determined from the Mean High HighWater line. She reported one referral had been received from Army Corps that stated their permit was not yet issued and there was no public testimony received. Staff recommended to approve the Conditional Use Permit with conditions as presented (see attachment).

Commissioner Jagoe requested confirmation regarding the location of the proposed rip rap in relationship to low tide and possible pedestrian access, PD FarleyCampbell described the rip rap base on the profile at the lowest stone level to be 8 feet at the MLLW and explained that at low tide it could be accessible. Commissioner Jagoe expressed concern regarding replanted vegetation in that area and PD FarleyCampbell responded that a condition could be added to stake the plantings. Commissioner Hauptman requested clarification regarding the government funding and PD FarleyCampbell indicated that the funding was still available however, the applicant would be able to confirm. Vice Chairperson Young pointed out American Beach Grass as a non-native species and questioned why it was being used and PD FarleyCampbell replied that it was on the DSL accepted plant list. Commissioner Titmus requested clarification regarding the in-water work period and PD FarleyCampbell stated the allowable period was from November 2018 to February 2019.

Applicant – Jack Akin, EMC Engineer Scientists, Jacksonville, OR

Mr. Akin stated he did not have a presentation but would answer questions. Commissioner Hauptman asked if the government funding was still available. Mr. Akin responded that it was still available and explained the two FEMA funding areas of repair and mitigation. He continued and stated that 75% would be paid by FEMA and the additional 25% by the State of Oregon and the total cost was estimated at \$212,000.00. Commissioner Jagoe questioned the plan for replanting vegetation along the walk way and Mr. Akin described how there was no base underneath the wall with encroachment

only at high waters and explained how the nature of the beach grass would provide a stabilizing factor. He stated that there should be no difference in the walking path after the construction of the wall. Mr. Akin said that they would be willing to change the choice of vegetation to be planted if it was included on the DSL accepted plant list, it had adequate rooting depth and was persistent in semi-saturation conditions. Commissioner Jagoe asked about the erosion along the top of the wall and Mr. Akin described damage left from previous inadequate repair that had allowed water to accumulate over time. He concluded and explained the decision he had made to create the steeper bank in the attempt to allow more adequate drainage.

Chairperson Murphey asked if the applicant had read the staff report, understood, and agreed with the conditions of approval and Mr. Akin replied affirmatively.

There were no proponents, opponents, or neutral parties.

There were no other questions for the applicant.

Staff stated that Condition #11 would be added regarding plant selection. Condition #11 stated, "The applicant shall coordinate with the Siuslaw Watershed Council and their partners on plant selection for mitigation and replanting areas." Staff concluded that the request was consistent with the applicable criteria in Florence City Code, Lane County Coastal Resources Management Plan and the Florence Realization 2020 Comprehensive Plan and recommended approval of the application with the conditions as listed and modified.

Chairperson Murphey closed the public hearing at 6:13 p.m.

There was no deliberation or discussion by the Commission.

Vice Chairperson Young motioned to approve **RESOLUTION PC 18 43 CUP 06 – Port of Siuslaw Revetment** with the addition of condition #11; Commissioner Jagoe seconded.

By roll call vote: Chairperson Murphey, "Yes"; Vice Chairperson Young, "Yes"; Commissioner Hauptman, "Yes"; Commissioner Titmus, "Yes"; Commissioner Tarvin, "Yes"; Commissioner Jagoe, "Yes." Motion passed 6-0.

Public Hearing: PC 18 42 SUB 02 – Pearson / Fairway Estates SUB Modifications

An application from J. Michael Pearson for a Modification to a previously approved PUD application, PC 17 26 PUD 01, that includes two requirements related to street widths and on-street parking. Property is located at Map No. 18-12-15-00, Tax Lots 01200, 01300, & 01500, and Map No. 18-12-15-33, Tax Lot 04700, in the Single-Family Residential District, regulated by FCC Title 10, Chapter 11.

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

Chairperson Murphey opened the public hearing at 6:15 p.m.

AP Southerland presented the staff report on the subject of Subdivision Modification. AP Southerland pointed out that the previous tentative approval had been given, the road base had been constructed, and utilities were already in the ground before the code to require parking on both sides was implemented. Staff recommended to approve the modification to the Subdivision with conditions as presented (see attachment).

Commissioner Hauptman asked why the request for parking modification had not been brought up in the May 2018 hearing and AP Southerland explained that there was the previous condition of approval to meet the 34 foot right-of-way however, the contractor built the 26 foot right-of-way the week of the hearing and approval which did not allow adequate time to verify that the work had been done correctly. He continued and stated that the road base had been constructed in 2007. Vice Chairperson Young requested cross-section clarification and if it had been constructed correctly. AP Southerland replied that it was a ribbon curb and a rock swale and did not meet current code. He continued and said that the original approval had included a vegetated swale. Commissioner Titmus asked if there would be signage to indicate the street side parking and AP Southerland stated that the CCR's prohibited street parking. Commissioner Tarvin requested clarification of both wet and dry utilities and AP Southerland stated that except for the swales all utilities had already been put in the ground prior to the 2010 code change. Commissioner Tarvin pointed out the need to ensure

driveways had not been shortened and AP Southerland said that would be reviewed at the building permit application process.

Applicant – Michael Pearson, Pacific Golf Communities, LLC – Florence, OR

Mr. Pearson did not have a presentation. There were no questions from the Commissioners.

Chairperson Murphey asked if the applicant had read the staff report, understood, and agreed with the conditions of approval and Mr. Pearson replied affirmatively.

There were no proponents, opponents, or neutral parties.

There were no other comments or questions.

Staff stated that the request was consistent with the applicable criteria in Florence and recommended approval of the application with the conditions as listed.

Chairperson Murphey closed the public hearing at 6:32 p.m.

There was no deliberation or discussion by the Commission.

Commissioner Titmus motioned to approve **PC 18 42 SUB 02 – Pearson / Fairway Estates SUB Modifications** with the conditions stated; Commissioner Jagoe seconded.

By roll call vote: Commissioner Jagoe, “Yes”; Commissioner Tarvin, “Yes”; Commissioner Titmus, “Yes”; Commissioner Hauptman, “Yes”; Vice Chairperson Young, “Yes”; Chairperson Murphey, “Yes”. Motion passed 6-0.

PLANNING DIRECTOR’S REPORT/CALENDAR

PD FarleyCampbell presented the memo regarding the opportunity to submit recommendations Council consideration for the 2019-2020 work plan. There was discussion and PD FarleyCampbell asked if the Commissioners agreed to recommend the work plan to Council.

Vice Chairperson Young motioned to recommend the 2019-2020 work plan as presented; Commissioner Jagoe seconded.

By roll call vote: Commissioner Jagoe, “Yes”; Commissioner Tarvin, “Yes”; Commissioner Hauptman, “Yes”; Commissioner Titmus, “Yes”; Chairperson Murphey, “Yes”; Vice Chairperson Young, “Yes.” Motion passed 6-0.

PLANNING COMMISSION DISCUSSION ITEMS

There was no discussion of other topics.

CALENDAR

PD FarleyCampbell announced the December 11, 2018 meeting was cancelled and the December 18, 2018 was tentative.

Chairperson Murphey adjourned the meeting at 6:54 p.m.

Chairperson, John Murphey
Florence Planning Commission

Date