

**CITY OF FLORENCE PLANNING COMMISSION**  
**March 5, 2019 \*\* MEETING MINUTES \*\***

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**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 Eric Hauptman, Commissioner Andrew Miller, Commissioner Phil Tarvin, and Commissioner Brian Jagoe were present. Commissioner Ron Miller was absent and excused. Also present: Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland and Planning Technician Dylan Huber-Heidorn

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**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Approval of the minutes of the November 27, 2019, Planning Commission meeting was postponed.

**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.

**RESOLUTION PC 18 48 DR 10 – Driftwood Shores Maintenance Building (continuance):** An application from Martin Alletson, General Manager, on behalf of Associated Owners Driftwood Shores Surfside Inn, requesting approval of a Design Review Permit to construct a 40'x80' metal maintenance building to replace two metal storage containers and an office trailer that were approved for temporary use at the property. The site is located on the lot east of the Driftwood Shores at 88427 1<sup>st</sup> Avenue, Assessor's Map No. 18-12-04-13, Tax Lot 07000, in the Commercial District regulated by Florence City Code Title 10, Chapter 15. This application was continued from the February 5, 2019, hearing to receive and review additional essential materials.

No Commissioner declared a conflict of interest or bias. There were no challenges.

Chairperson Murphey opened the public hearing at 5:35 PM.

AP Southerland delivered the staff report on the application for a metal building in the northern portion of Florence (see attached). The public hearing was opened during the initial hearing on February 5, 2019, and was continued at that hearing to provide more time to enter evidence into the record (see minutes for the February 5 PC meeting). Newly submitted documents resulted in additional conditions of approval in the staff findings of fact, which were described.

Commissioner Jagoe remarked that architectural requirements were largely limited to the front of the building, and asked whether there were any applicable requirements for the rear of the building, which the neighbors would need to look at. AP Southerland responded that those codes are limited to street-facing building elevations. Commissioner Jagoe also inquired about the height of the building.

Vice Chairperson Young asked about vegetation preservation and the effects of construction. She remarked that vegetation or other screening would limit the visual impact for neighbors to the rear.

Commissioner Tarvin asked about siding material requirements.

Vice Chairperson Young asked whether the roof was intended to be a standard metal shed roof.

**Applicant – Martin Alletson, Driftwood Shores General Manager, with Greg Vik of Vik Construction**

Mr. Alletson discussed his communications with Heceta Water District regarding fire hydrants, which had been an issue in the earlier session of the hearing. Mr. Vik described the “really attractive” shade of brown selected for the building. Mr. Alletson elaborated on the placement of the building, which would give neighbors to the rear a view over the parking lot.

Mr. Jagoe remarked that the residents up the hill have only a small window of ocean view which may be blocked by the proposed building, and the view over the parking lot would only be of the Driftwood Shores resort buildings. He asked if this had been considered.

Mr. Alletson replied that the plan could be changed and the building could be moved on the lot.

Vice Chairperson Young asked about the position of the stormwater basin and the effectiveness of proposed vegetation as screening. The landscaping plan did not clearly show plant selections which would grow tall enough to screen the building. She also remarked that the proposed white roof could create significant glare for the neighbors.

Commissioner Tarvin asked if Mr. Alletson would be willing to describe how he intends to match the appearance of the metal building to the existing swimming pool building across the street. The applicant stated there was no intent to add different siding to the metal building, but that the colors would match. There was discussion of darkening the roof color to make it less obtrusive.

Commissioner Jagoe repeated his concern that the unattractive metal exterior would be an issue for the views of neighboring residents, in addition to the potential loss of the remaining ocean view if the structure is placed on the northern end of the lot as shown in site plans.

AP Southerland amended the staff recommendation to approve the proposal with new conditions to change the roof color and move the building to the south end of the lot.

Chairperson Murphey closed the public hearing at 6:07 PM.

Commissioner Jagoe raised potential issues related to moving the structure to the south end of the lot, including road access and corner visibility. He suggested the hearing be continued at a date certain. Commissioners Hauptman, A. Miller, and VC Young expressed that moving the building would have implications which would need to be considered more fully.

Commissioner Tarvin clarified the applicant’s intentions to adhere to conditions of approval, including those pertaining to exterior materials.

The Commission discussed a general willingness to continue the hearing to a date certain.

Mr. Alletson reiterated that the site plan could be changed if the Commission could suggest what orientation would resolve the issues that had been discussed.

The Commission discussed possible site layout changes, including conflicts with access points, sidewalks, and viewsheds.

Commissioner Tarvin voiced his stance that the building could not be moved anywhere on the site where it would not negatively affect the views of nearby residents.

Chairperson Murphey asked staff whether the Commission was under legal obligation to preserve views.

Vice Chairperson Young pointed out that if the building was moved south, it would be directly in front of the house to the east, and it would be prudent to require additional aesthetic considerations for the metal building in that case.

Chairperson Murphey discussed whether the proposed building would even be tall enough to block the view. Vice Chairperson Young discussed details of the site plan and ground elevations.

Chairperson Murphey suggested that the Commission move forward with a vote.

Vice Chairperson Young motioned to approve **RESOLUTION PC 18 48 DR 10 – Driftwood Shores Maintenance Building** with additional conditions of approval and consideration for adequate screening; Commissioner A. Miller seconded.

There was no discussion.

By roll call vote: Commissioner Tarvin, “Yes;” Commissioner Hauptman, “Yes;” Commissioner Andrew Miller, “Yes;” Commissioner Jagoe, “No;” Vice Chairperson Young, “Yes;” Chairperson Murphey, “Yes”. Motion passed 5-1.

#### **ORIENTATION AND TRAINING**

City Recorder Kelli Weese delivered a presentation on Planning Commission responsibilities, city policies, and ethics (see attached).

#### **PLANNING DIRECTOR’S REPORT/CALENDAR**

PD FarleyCampbell discussed items of interest to the Commission, including the start of the ReVision Florence project, upcoming Comprehensive Plan amendments and residential code updates, FEMA flood map updates, and early steps to win grant funding to update the Transportation Systems Plan.

Next Planning Commission Meeting: March 12, 2019

#### **PLANNING COMMISSION DISCUSSION ITEMS**

There was no discussion of other topics.

Chairperson Murphey adjourned the meeting at 7:45 PM.

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Chairperson John Murphey  
Florence Planning Commission

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Date

## Driftwood Shores Maintenance Building (Continuance)

**PC 18 48 DR 10**



## Introduction

- Initial Public Hearing held Feb. 5, 2019
- Continued to Mar. 5, 2019
- Additional materials requested by Planning Commission w/ deadline of Feb. 19, 2019
- Additional materials received Feb. 19, 2019 and Feb. 26, 2019

• Driftwood Shores Maintenance Building Continuance

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## Criteria

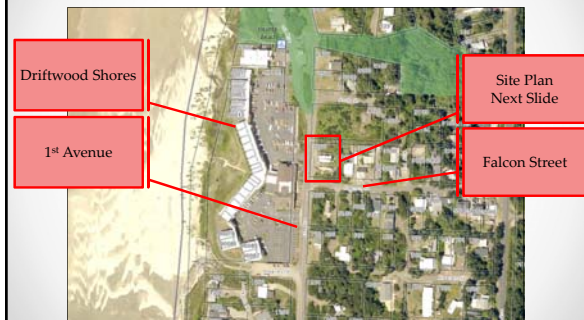
### **Florence City Code, Title 10:**

Chapter 1: Zoning Administration, Section 1-6-3  
 Chapter 3: Off-Street Parking and Loading, Sections 3 through 5 and 7 through 11  
 Chapter 6: Design Review, Sections 2 through 8 and 10  
 Chapter 15: Commercial District, Sections 2, and 4 through 6  
 Chapter 34: Landscaping, Sections 3 and 5  
 Chapter 35: Access and Circulation, Sections 2 and 3  
 Chapter 36: Public Facilities, Sections 2, 3, and 7  
 Chapter 37: Lighting, Sections 2, 3, and 4

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## Aerial of Site



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## Materials Requested

1. Elevations of proposed building
2. Engineering of slope to the east
3. Landscaping / Screening modifications

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## Elevations



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## Statement Submitted

2. Concern was expressed over the stability of the slope east of the drainage swale located at the east end of the property. Our civil design responds to this concern by specifying the use of a high strength erosion control mat, which is to be secured to the slope. The City of Florence utilizes this particular erosion control mat regularly in its public works projects. It is used to provide temporary stability to a slope until vegetation can grow back in. It is anticipated that appropriate seed will be broadcast over the mat at an appropriate time of year to encourage germination.

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## Photos Submitted



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## Photos Submitted



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## Photos Submitted



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## Staff Recommendation

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

• Driftwood Shores Maintenance Building Continuance

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## Conditions of Approval

**Same conditions as previously suggested.**

### 5. Design Review Requirements

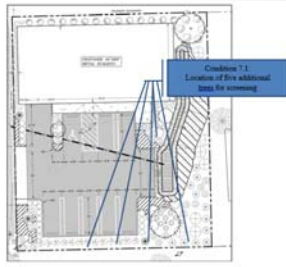
- 5.2. Elevations w/ 3 features (eave >12", windows 30 % of length w/ 4" trim, 6-foot deep covered front entrance 10% of building width, awnings or canopies 30% of face).

• Driftwood Shores Maintenance Building Continuance

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## Conditions of Approval

- 7.9. The applicant shall locate the additional trees, required by Condition 7.1, within the area indicated below.

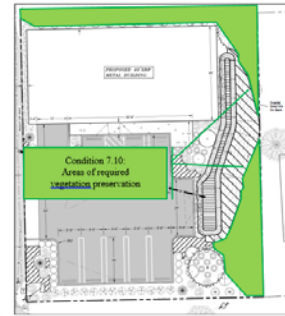


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## Conditions of Approval

- 7.10. The applicant shall retain vegetation to the greatest extent possible within the areas indicated below..

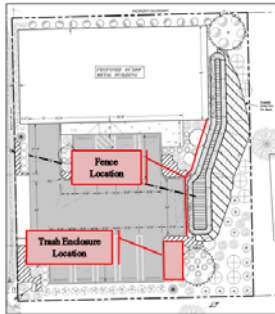


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## Conditions of Approval

- 7.11. The applicant shall locate the required fence as per the diagram below.



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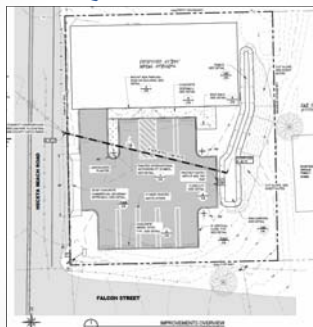
## Alternatives

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

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## Questions?



• Driftwood Shores Maintenance Building Continuance

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