
**City of Florence
Planning Commission Meeting
250 Hwy 101, Florence, OR 97439
September 10, 2019**

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Meeting called to order at 5:30 PM.

Commissioners Present: Chairperson John Murphey, Vice Chair Sandra Young,
Commissioner Eric Hauptman, Commissioner Andrew Miller,
Commissioner Brian Jagoe, Commissioner Ron Miller,
Commissioner Phil Tarvin

Commissioners Absent:

Staff Present: Planning Director Wendy FarleyCampbell and Planning Technician
Dylan Huber-Heidorn

1. APPROVAL OF THE AGENDA

Start Time: 5:30 PM
Action: Approve agenda as presented.
Motion: Vice Chairperson Young
Second: Commissioner Ron Miller
Vote: Unanimous

2. APPROVAL OF MINUTES OF MAY 28, 2019

Action: Approve minutes as presented.
Motion: Commissioner Ron Miller
Second: Commissioner Jagoe
Vote: Unanimous

3. PUBLIC COMMENT

This is an opportunity for members of the audience to bring to the Commission's attention any item not otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.

Start Time: 5:32 PM
Commenter: Sherry Wilson
Topic: Yard debris collection service
Comments: Ms. Wilson asked whether there had been any recent discussions or progress in the City regarding implementing yard debris or green waste collection as part of curb-side pickup operations. She was

advised to raise the issue at a City Council meeting and attend a meeting of the Environment Management Advisory Committee.

4. ACTION ITEM: RESOLUTION AR 19 08 VEG 04 – Cannery Station Vegetation Clearing

A Vegetation Clearing permit application from Daniel P. Klute of GMA Architects, on behalf of Cannery Station Development LLC requesting approval for cleared property in excess of that approved in Final Planned Unit Development approval – Resolution PC 18 33 PUD 02. Property is located at the southeast corner of Munsel Lake Road, Assessor's Map No. 18-12-14-20, Tax Lot 00700 in the North Commercial District, regulated by FCC Title 10 Chapter 30.

Open:	5:35 PM
Closed	6:38 PM
Applicant:	Daniel P. Klute
Discussion:	As follows

No Commission had elected to call before them an administrative review for vegetation clearing. This was not a quasi-judicial public hearing.

PD FarleyCampbell delivered a staff presentation on the proposed vegetation clearing (attached). She explained the process which led to the application appearing before the Commission, including reasons why the clearing plan for Phase 1 of the Cannery Station project was proposed to be changed from what was initially approved. She discussed public testimony submitted for the application, including considerations for soil erosion, wind throw, and noise.

Vice Chairperson Young asked for clarification about which areas were being suggested by staff for replanting. PD FarleyCampbell provided additional details related to replacement requirements. Until this point in the hearing, it was believed by staff that some areas outside the Phase 1 clearing boundary had been cleared.

The application, Daniel Klute, who had phoned into the hearing, clarified that no clearing had yet been done outside the boundaries of areas designated and approved for clearing in Phase 1. He stated that the application was to request approval to clear additional areas. In beginning development of the site, it had been discovered that some areas were higher than had previously been believed, and new areas for relocated sand were needed. Excavation and relocation plans for the excess sand had been prepared for state agencies early in 2019 by KPFF. The plans had also been submitted to Florence Public Works in March 2019, who had stated their department does not review that kind of plan or application. KPFF did not send copies of those plans to other city departments at that time. Mr. Klute also stated the contractor in charge of building the fence on the east property line would not be able to install the fence without a 20' cleared access path for equipment. He explained that, overall, the request for additional clearing area was intended to create space to stockpile soils and sand during development of Phase 1 for later use on-site.

Commissioner Tarvin asked about the expected timeframe for beginning to stockpile sand. The applicant stated that those operations would happen as soon as possible if approved.

Action: Approval of the application and conditions of approval as presented by staff
Motion: Commissioner Tarvin
Second: Commissioner Hauptman
Discussion: PD FarleyCampbell requested an amendment to the condition regarding the basis of planting counts and the applicability of state Forestry Permits. The Commissioners agreed to the amendment. Commissioner Jagoe requested clarification regarding which areas along the eastern property boundary were requested for clearing in connection with fence installation and equipment access. The applicant stated that within the area directly abutting the approved fence, vegetation would be cleared as little as possible, but outside the buffer area, the land would be graded for construction of the walking path and other features.
Vote: Unanimous

5. IT APPLICATIONS/PROGRAM TRAINING

City Recorder Kelli Weese delivered a training session on the Planning Commission's new tablets, including how the devices would be used for application review and other Commission business.

6. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS

7. DIRECTOR'S REPORT & DISCUSSION ITEMS

There was no Director's report or other discussion.

8. PLANNING COMMISSION CALENDAR

PD FarleyCampbell gave an overview of upcoming land use items and applications which would come before the Commission.

Meeting adjourned at 7:27 PM.

ATTEST:

John Murphey, Chairperson

Dylan Huber-Heidorn, Assistant Planner



Vegetation Clearing Permit: Cannery Station Phase 1

AR 19 08 VEG 04

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Criteria

Florence City Code

Title 4, Chapters:

- 1: Building Regulations, Section 15-3
- 6: Vegetation Preservation, Sections 2 through 6

Title 10, Chapters:

- 1: Zoning Administration, Section 1-6-2

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Site Location

SE Corner MLR & Hwy 101;
East of Fred Meyer
North of Baptist Church
West of Florentine Estates

Cannery
Station, Phase 1

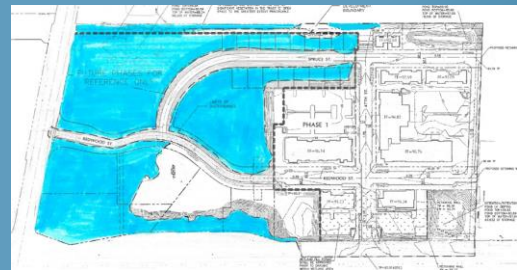


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Approved Clearing Plan



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Requested Clearing Plan



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Testimony

Base, Chris and Dana, September 3, 2019:

- Unmitigated damage to ecological functions
- Soil Erosion
- Wind Throw
- Sand Blowing
- Increased Noise

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Staff Recommendation

Approve the Vegetation Removal Permit with the following conditions:

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Conditions of Approval

4.1 Cover any sand exposed by vegetation clearing or related activities with mulch or contained by other means by the end of the same day it is exposed.

4.2 Correct erroneous EC2 plan

4.3 Penalty Assignment:

- 1. A fine of \$500 in accordance with FCC 1-4-1.

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Conditions of Approval

- 2. Replacement of removed vegetation in Exhibit A, Figure 2's pink area as follows:
 - a. Three trees planted for every tree removed.
 - b. Trees meeting planting requirements listed within the City of Florence Tree and Plant List planted along the Phase 1 northern boundary & eastern edge of pink area adjacent to Florentine. Planted linearly at an interval matching the trees' maturity diameter.

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Conditions of Approval

- 3. No building permits shall be issued until the above mitigation measures have been completed.
- 4. Final PUD for Phase 1 shall be revoked if above mitigation is not completed by November 12th.

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Conditions of Approval

Informational

1. No vegetation can be cleared from public rights-of-way until appropriate permissions have been granted by the applicable jurisdiction.

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Questions?

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