

**City of Florence
Planning Commission Meeting
250 Hwy 101, Florence, OR 97439
November 26, 2019**

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Meeting called to order at 5:30 p.m.

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

Commissioners Absent: Commissioner Phil Tarvin

Staff Present: Planning Director, Wendy FarleyCampbell; Planner, Hailey Sheldon; PW Director, Mike Miller; Admin Assistant, Vevie McPherran

1. APPROVAL OF THE AGENDA

Start Time: 5:32 p.m.
Action: Approve agenda as presented.
Motion: Commissioner Ron Miller
Second: Vice Chair Sandra Young
Vote: Unanimous

2. APPROVAL OF THE SEPTEMBER 10, 2019 MINUTES

Start Time: 5:33 p.m.
Action: Approved
Motion: Vice Chair Sandra Young
Second: Commissioner Ron Miller
Vote: Unanimous

3. PUBLIC COMMENT

This is an opportunity for members of the audience to bring to the Council'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: 5:34 p.m.

Commenter: None

**4. RESOLUTION PC 19 22 PUD 03 – DevNW Preliminary Planned Unit Development (PUD)
RESOLUTION PC 19 23 SUB 04 – DevNW Tentative Subdivision (SUB)
RESOLUTION PC 19 25 CUP 08 – DevNW Conditional Use Permit (CUP)**

Applications from Josh Shafer, Stonewood Construction, on behalf of DevNW have been received for DevNW Airport Road Preliminary Planned Unit Development (PUD), Tentative Subdivision (SUB), and Conditional Use

Permit for 12 detached homes in a community-oriented setting, cluster development. Property is located at Assessor's Map 18-12-27-10, Tax Lot 15400, on the south side of Airport Road between Nopal Street and Mulberry Lane, at the former site of the Senior Center. Proposed development is located in the Multiple Family Residential District regulated by Florence City Code Title 10, Chapter 13.

Open:	5:36 p.m.	Recess 6:36 – 6:40 p.m.
Closed	6:43 p.m.	
Applicants:	Emily Reiman, Chief Executive Officer, DevNW	
	Josh Shafer, Stonewood Construction	
Discussion:	As Follows	

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

Planner, Hailey Sheldon delivered a staff presentation on the proposed development (see attachments)

Applicant Testimony: Emily Reiman & Josh Shafer
Ms. Reiman & Mr. Shafer provided a presentation that included the vision and future plan for the development. They supported all requirements however, requested modifications on the following conditions: condition #4 regarding a four-foot fence installation, condition #22 (meant, condition #21) regarding road improvement costs, condition #24 regarding relocation of manhole cover from proposed picnic area, and condition #25 regarding small easement modification from 20 feet to 17 feet to eliminate impact to proposed home at lot #6. C Hauptman asked how the homes would be financed and Ms. Reiman indicated financing would be through third party mortgage lenders. VC Young asked about the stabilization of the south bank and stated the potential impacts clearing or grading could have on neighboring vegetation and Mr. Shafer responded clearing would be determined with the phase 2 site investigation and with minimal disturbance. CP Murphey questioned the impact of headlights and other projecting on to neighboring properties and Mr. Shafer assured the slope would act as protection from any projection. There was brief discussion regarding the number and location of fire hydrants.

Neutral Party: Jonathan Hornung, Adjacent Property Owner
Mr. Hornung expressed concerns regarding the stabilization of the south bank and potential impacts to his property.

Applicant rebuttal: Ms. Reiman & Mr. Shafer restated there was as little disturbance as possible proposed to the existing vegetation on the south slope to protect the natural habitat and eliminate replanting costs. Applicants stated they had read and understood the conditions of approval.

There was discussion between applicants, PW Director, and staff regarding condition modifications. Staff recommended approval of the application with conditions of approval and the following edits: Informational #1 and #2 to be added to the Resolution, modified and added language to condition #22 (meant condition #21) regarding future improvements, revised condition #24 and #25 regarding the location and accessibility of the sanitary sewer manhole and the easement modification from 20 feet to 17 feet at lot #6, and condition #40 regarding Nopal Street swale and storm water management plan be added to the Resolution.

Commission Deliberation: Discussion to ensure vegetation buffering at the Mulberry property/western boundary line to protect adjacent property. Commissioners agreed to a 10-foot landscape buffer. Mr. Shafer asked if the buffer could include vegetation and the proposed storage shed and Commissioners responded that

would have to be reviewed and considered with a future application and that the 10-foot vegetation buffer would be required at this time. The 10-foot vegetation buffer was included as condition #41.

Action: Approval of the application and conditions of approval as presented by staff with conditions of approval

Motion: Commissioner Brian Jagoe

Second: Vice Chair Sandra Young

Roll Call Vote: Commissioner Ron Miller, "Yes"; Commissioner Hauptman, "Yes"; Commissioner Andrew Miller, "Yes"; Vice Chair Sandra Young, "Yes"; Commissioner Brian Jagoe, "Yes"; Chairperson John Murphey, "Yes"

5. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS

Discussion: None

6. PLANNING DIRECTOR REPORTS & DISCUSSION ITEMS

Discussion: Notice of Decision for Housing Joint Public Hearing mailed.
New code effective December 19, 2019

7. PLANNING COMMISSION CALENDAR

Discussion: December Planning Commission Meetings cancelled
December 16, 2019 City County will look at Admin. Code Amendment Section

Meeting adjourned at 6:57 p.m.

ATTEST:

John Murphey, Chairperson

Vevie McPherrin, Admin. Assistant

DevNW Airport Road

Preliminary Planned Unit Development (PUD),
Tentative Subdivision Plan Review (SUB), and
Conditional Use Permit (CUP) for proposed development of
12 affordable, single-family, detached dwellings.

PC 19 22 PUD 03

PC 19 23 SUB 04

PC 19 25 CUP 08



Preliminary PUD, Tent. Subdivision, & Conditional Use Permit Criteria

Florence City Code:

Title 10: Zoning Regulations

Chapter 1: Zoning Administration, Sections 1-4, 1-5, and 1-6-3

Chapter 3: Off-Street Parking and Loading, Sections 3 through 11

Chapter 4: Conditional Uses, Sections 10 and 11

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

Chapter 13: Multiple Family Residential District, Sections 2, 4, 5, and 10

Chapter 23: Planned Unit Development, Sections 1 through 14

Chapter 34: Landscaping, Sections 3 through 5

Chapter 35: Access and Circulation, Sections 2-2 through 2-14, 3-1 through 3-3, and 4

Chapter 36: Public Facilities, Sections 2-1 through 2-5, 2-8 through 2-23, and 3 through 9

Chapter 37: Lighting, Sections 2 through 6

Title 9: Utilities

Chapter 5: Stormwater Management Requirements, Sections 1 through 7

Title 11: Subdivision Regulations

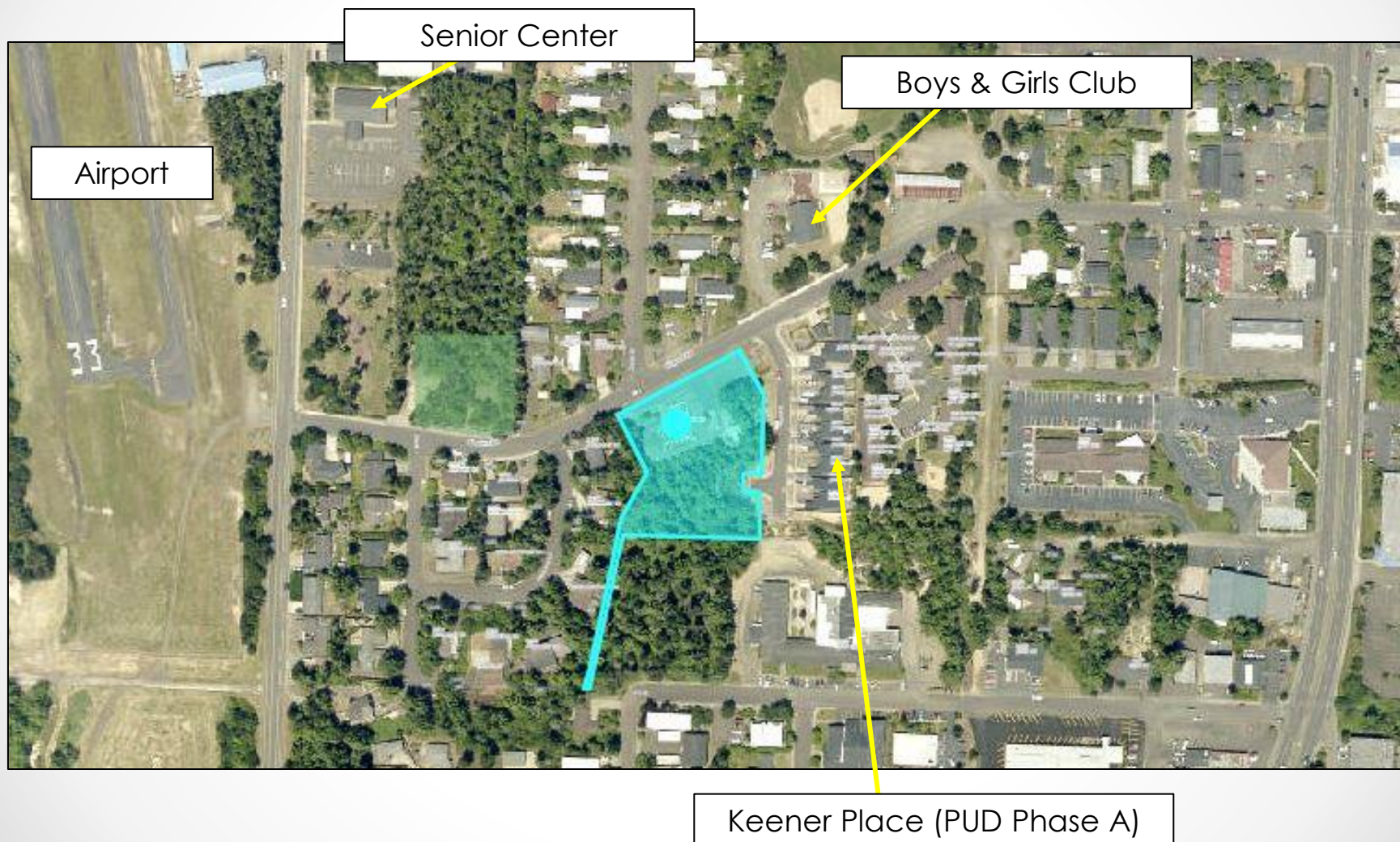
Chapter 1: Subdivision Administration, General Provisions, Sections 1 through 4

Chapter 3: Major Partition, Tentative Plan Procedure, Sections 1 through 7

Chapter 5: Platting and Mapping Standards, Sections 1 through 5

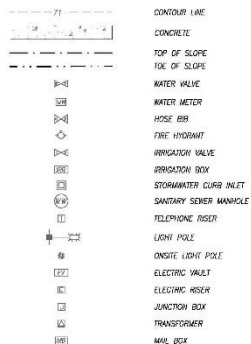
Chapter 7: Modifications, Subdivision Regulations

Aerial of Site

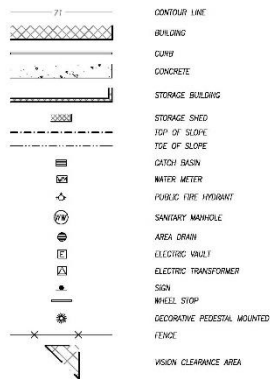


LEGEND

EXISTING



PROPOSED



Site Plan



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DEG/100'	CHORD	CHORD BEARING
C1	9.10	20.00	28°04'01"	N17°00'28"E, 9.02	
C2	31.88	30.50	59°52'41"	S80°26'45"E, 30.44	

TABULATION OF COVERAGE

TABULATION OF COVERAGE INCLUDES THE TOTAL SITE AREA

DEVELOPMENT SITE

SEE MAP 10-12-27-10 TO LOT 15400

TOTAL SITE AREA 73,075 SF (1.72 ACRES)

DEVELOPMENT AREA 47,639 SF (1.09 ACRES)

EXISTING CONDITIONS

IMPERVIOUS AREA 83 SF (0.00 ACRES)
 ROOF 5,308 SF (0.12 ACRES)
 CONCRETE 363 SF (0.01 ACRES)
 PAVEMENT AREA 42,855 SF (0.98 ACRES)

PROPOSED CONDITIONS

IMPERVIOUS AREA 15,808 SF (0.37 ACRES)
 ROOF 10,851 SF (0.25 ACRES)
 PAVING/DRIVE 6,224 SF (0.14 ACRES)

PERVIOUS AREA 11,866 SF (0.27 ACRES)
 GRASS 6,154 SF (0.14 ACRES)

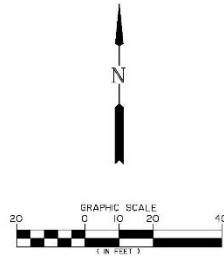
INCREASE IN IMPERVIOUS AREA 23,129 SF (0.53 ACRES)

LANDSCAPED AREA 4,631 SF (0.11 ACRES)
 LANDSCAPED STORMWATER FACILITIES 1,633 SF (0.04 ACRES)
 UNDEVELOPED AREA 27,437 SF (0.63 ACRES)

PERCENTAGE OF LOT UNDEVELOPED

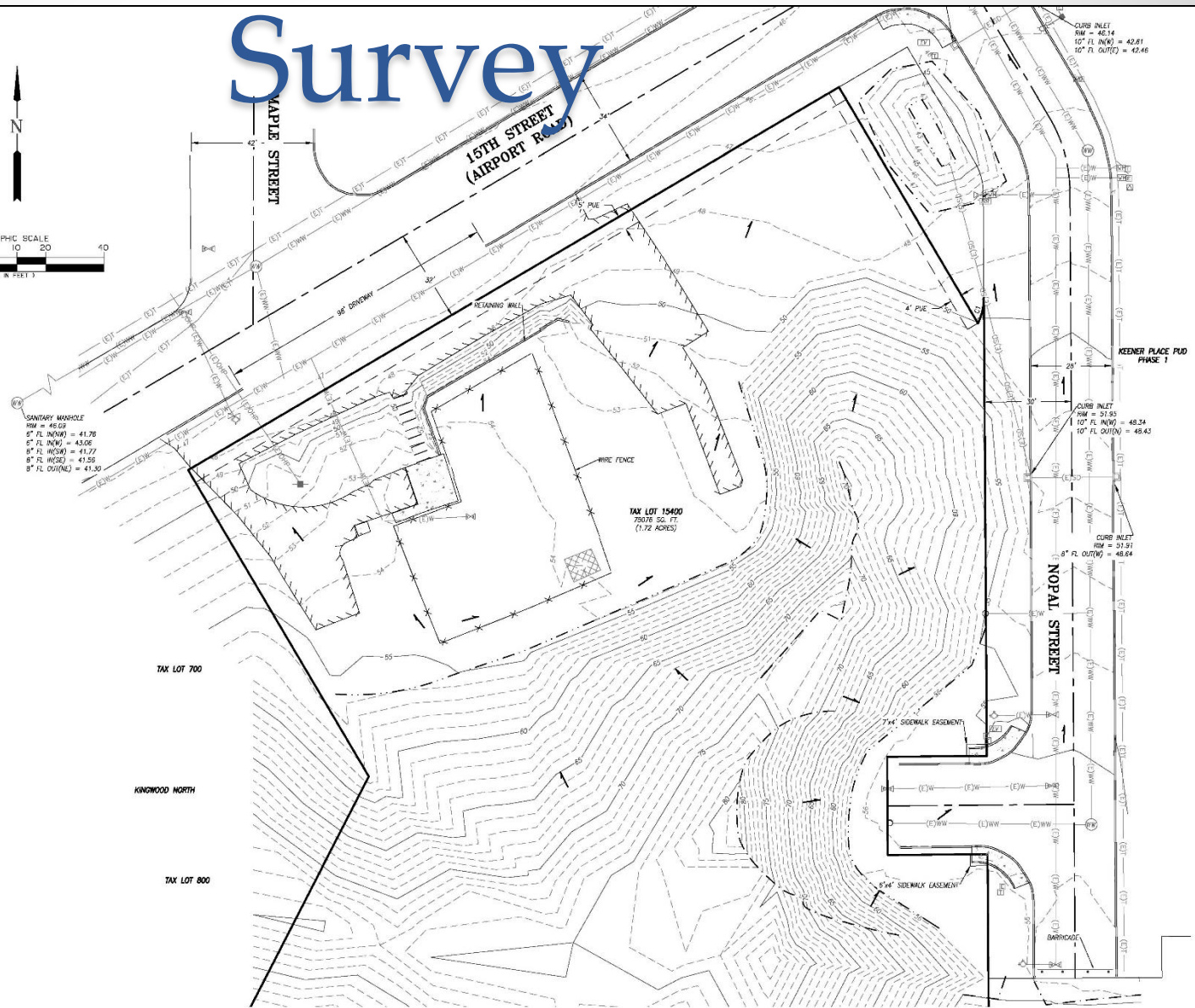
45%

Survey



LEGEND EXISTING

	71'
	CONTOUR LINE
	FENCE LINE
	STRUCTURE
	ASPHALT EDGE
	CONCRETE
	CURB
	STAIRS
	TOP OF SLOPE
	TOE OF SLOPE
	WATER LINE
	WATER VALVE
	WATER METER
	HOSE BIB
	FIRE HYDRANT
	IRRIGATION VALVE
	IRRIGATION BOX
	STORMWATER LINE
	STORMWATER CURB INLET
	SANITARY SEWER MAIN
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	UNDERGROUND COMMUNICATION LINE
	TELEPHONE RISER
	OVERHEAD WIRE
	ELECTRICAL POLE
	LIGHT POLE
	ON-SITE LIGHT POLE
	ELECTRIC VAULT
	ELECTRIC RISER
	JUNCTION BOX
	TRANSFORMER
	MAIL BOX
	SLOPE ARROW



Landscape Plan

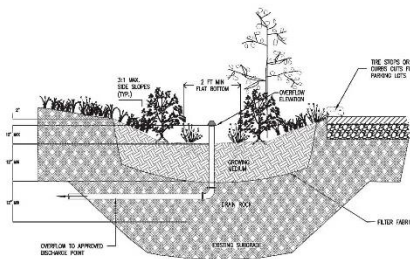
LEGEND

EXISTING	PROPOSED
71	71
CONTOUR LINE	CONTOUR LINE
CONCRETE	CONCRETE
TOP OF SLOPE	TOP OF SLOPE
TOE OF SLOPE	TOE OF SLOPE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
HOSE BARN	HOSE BARN
FIRE HYDRANT	FIRE HYDRANT
IRRIGATION VALVE	IRRIGATION VALVE
IRRIGATION BOX	IRRIGATION BOX
STORMWATER CURB INLET	STORMWATER CURB INLET
SEWAGE SANITARY MANHOLE	SEWAGE SANITARY MANHOLE
TELEPHONE RISER	TELEPHONE RISER
LIGHT POLE	LIGHT POLE
ONSTREET LIGHT POLE	ONSTREET LIGHT POLE
ELECTRIC VAULT	ELECTRIC VAULT
ELECTRIC RISER	ELECTRIC RISER
JUNCTION BOX	JUNCTION BOX
TRANSFORMER	TRANSFORMER
RAIN GARDEN	RAIN GARDEN
	STORAGE BUILDING
	STORAGE SHED
	TOP OF SLOPE
	TOE OF SLOPE
	CATCH BASIN
	WATER METER
	SEWAGE SANITARY MANHOLE
	AREA DRAIN
	ELECTRIC VAULT
	ELECTRIC TRANSFORMER
	SIGN
	WHEEL STOP
	DECORATIVE PEDESTAL MOUNTED LIGHT
	FENCE
	SEEDED LAWN WITH IRRIGATION
	COMMUNITY GARDEN AREA
	BARK MULCH AND PLAYGROUND

LANDSCAPING NOTES

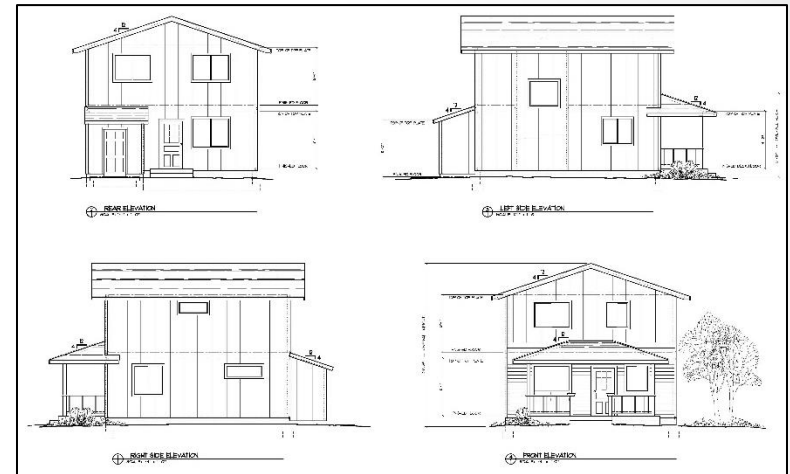
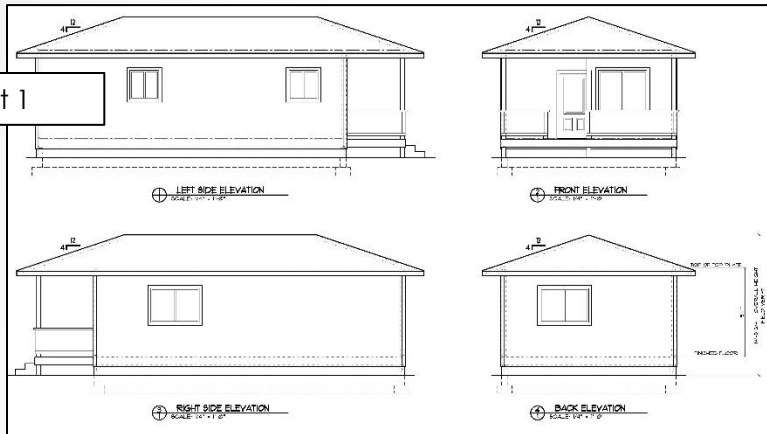
EXPOSED SOIL IN THE CUT SLOPES IN SOUTH NEAR THE PARKING AREA WILL BE PLANTED WITH RHODODENDRON AND OREGON GRAPE TO STABILIZE SLOPE.

TYPICAL RAIN GARDEN DETAIL



Elevations

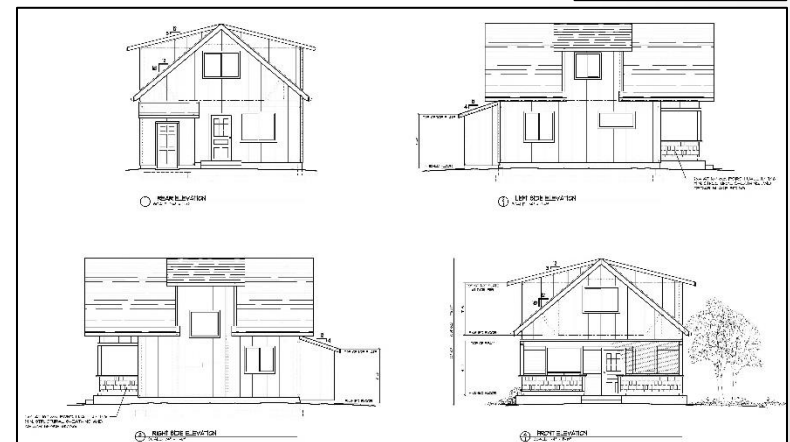
Lot 1



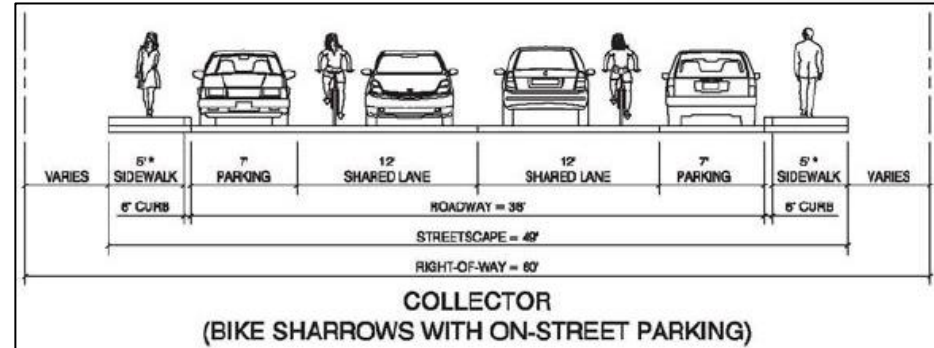
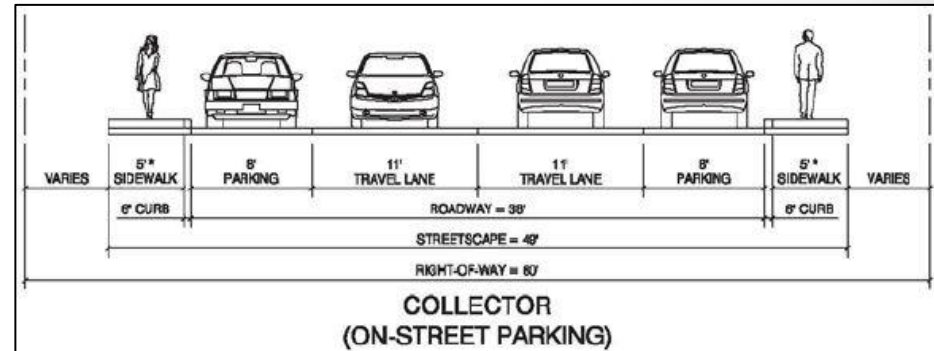
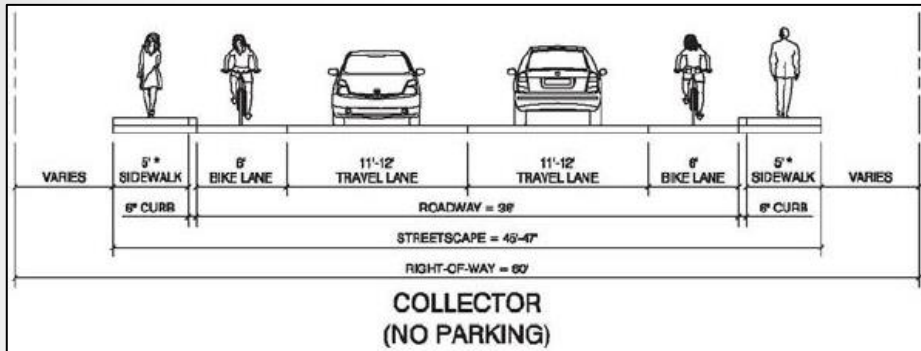
Lots 2, 3, 5, 6, 8, 9, 11

Lots 7, 12

Lots 4, 10



Street Widths



Testimony

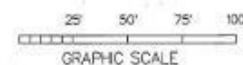
Jonathan Hornung, 1370 Mulberry Ln

Mr. Hornung's property is located on the west side of the vegetated slope the applicant proposes to clear and grade. Mr. Hornung expressed the following concerns in his testimony:

- (1) The foundation of his property may be destabilized by the proposed grading and vegetation removal;
- (2) large trees on Mr. Hornung's property may be destabilized by the proposed grading and vegetation removal;
- (3) the original plans for Phase B included a buffer adjacent to his property line, which is not in the current plans (the condition reads, in part, "The western property line will have a least a 16-foot buffer for the corner lot of Mulberry Lane and 15th Street and the remaining lots of Mulberry subdivision will be adjacent to Phase B open space.");
- (4) the applicant is proposing removal of native vegetation (specifically Rhododendrons), which is in contradiction with the City of Florence Municipal Code and the Comprehensive Plan, which include protections for native vegetation and Rhododendrons;
- (5) the proposed removal of vegetation may displace the animals which inhabit it;
- (6) the parking areas proposed are adjacent to the low-density residential zone; and
- (7) FCC 10-23-5-C states, "The Planning Commission may require a yard at least as deep as that required by the front yard regulations of the district adjacent to the PUD on any, or all, sides of the PUD." The front yard setback in the Restricted Residential district is 20-feet.

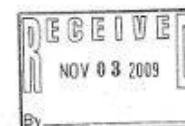
DATE: 10.30.09

WITH HONG PATH



LEGEND:

- | | |
|-------|---------------------------------------|
| 53.00 | ● APPROXIMATE NEW FINISH ELEVATION |
| NBL ● | NEW STREET LIGHT |
| RFH ● | RELOCATED FIRE HYDRANT |
| RFH ○ | EXISTING FIRE HYDRANT TO REMAIN |
| RFH ○ | EXISTING FIRE HYDRANT TO BE RELOCATED |
| NFH ● | NEW FIRE HYDRANT |
| WL | WATER LINE |
| SD | STORM DRAIN |
| E & T | ELECTRICAL & TELEPHONE |
| SS | SANITARY SEWER |
| ○ | MANHOLE |



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

PROPOSED HIKING PATH
ADD 321 L.F.

OPTIONAL ROUTE

REJUVENATE EXISTING
PATH 48 L.F.

BEGIN HIKING PATH

THE PROPOSED HIKING PATH IS TO BE
CONSTRUCTED BY OTHERS. THE REST
OF THE AREA IS TO BE LEFT AS
PRESERVED VEGETATION. PATH
TO BE IN ACCORDANCE WITH ADAG
1999 "OUTDOOR GUIDELINES".

Testimony

- Chuck Trent, Boys & Girls Clubs of Western Lane County
 - Requests a pedestrian activated crosswalk over 15th Street, additional street lights, and sidewalks along the development side of 15th.
- Mike Miller, City of Florence Public Works
 - Response to Boys & Girls Club testimony: neither additional street lights nor a pedestrian activated crossing are warranted at this location. (The applicant is proposing the requested sidewalks.)
 - 15th Street is classified as a Collector. A half-street improvement of 15th Street is warranted.
 - Conditions 24 through 34.
 - There exists a trail running along the southern edge of Keener Place, which dead ends on the south-eastern side of Nopal. The sidewalk along the eastern side of Nopal does not extend down to the trail head. A remedy will be included in the Public Improvement Plan. Note that the maintenance of the trail is the responsibility of the City.

Issues

Issue 1: The paved roadway section of 15th Street is 33 feet and 10 inches at the subject property. The nexus for a half street improvement, widening this section of 15th Street to either 36 feet (Collector, No Parking) or 38 feet (either Collector, On Street Parking or Collector, On-Street Parking), is present (FCC 10-36-2-5). In addition, Phase A of the PUD (Keener Place) was required to install a parking strip pull-out along their section of the 15th Street frontage; as such, there is an issue of proportionality present.

There are three potential courses of action:

- (1) the applicant will enter into a non-remonstrance agreement, consenting to financial participation and granting of easements as needed for future improvements to the section of 15th Street adjacent to DevNW Airport Road,
- (2) the applicant will complete a half-street improvement of the same section of 15th Street, widening it 2 feet 2 inches (to meet the criteria of a Collector, No Parking), or
- (3) the applicant shall complete a half-street improvement of the same section of 15th Street, widening 4 feet 2 inches and installing a parking strip pullout (to meet the criteria of Collector, On Street Parking).

Informationals

Informational 1: The private stormwater facilities proposed – the rain garden and detention pond – are located adjacent to the 15th Street right-of-way. No easements on the rain garden or detention pond are proposed, although an easement may be required as a condition of approval of the final plat.

Informational 2: Information in the record calls to question whether vegetation and/or property on neighboring lots may be harmed by the proposed grading and landscaping of the southern/southwestern slope. This application does not authorize the harming of off-site vegetation and/or property. If, during construction, conditions are found that suggests off-site vegetation and/or property may be harmed, the applicant should take actions to avert harm.

Staff Recommendation

Staff finds that the proposed application meets the requirements of City Code with conditions, and **recommends approval of the Preliminary PUD, Tentative Subdivision, and Conditional Use Permit**, subject to conditions.

Conditions of Approval

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, 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 prior to issuance of a building permit.
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.

Conditions of Approval

Title 10, Chapter 4, Conditional Uses

4. The applicant shall be required to construct a fence spanning from the northwestern corner of Lot 1, along the 15th Street frontage, ending at the northeastern corner of Lot 5. The proposed design of the fence shall meet the requirements of 10-34-5, the details of which shall be included on the site plan or another document submitted to the Florence Planning Department prior to approval of the final PUD.

Title 10, Chapter 7, Special Development Standards

5. The applicant shall be required to submit a Phase 2 Site Evaluation Report, a geotechnical report, and a detailed bank stabilization plan prior to receiving any relevant building permit.

Conditions of Approval

Title 10, Chapter 13, Multi-Family Residential District

6. The applicant shall be required to submit a revised site plan and tentative plat prior to a decision regarding the final PUD and plat.
7. The minimum vision clearance at the proposed driveway entrances shall be 10 feet.
8. There are currently no parking signs proposed along the 15th Street frontage. Should a parking lane be installed along 15th Street, the applicant shall remove those signs.

Conditions of Approval

Title 10, Chapter 23, Planned Unit Developments

9. The applicant shall be required to submit a copy of the Covenants, Conditions and Restrictions for the development prior to the issuance of any relevant building permits. The developer shall be responsible for the maintenance of the common space areas.
10. The applicant shall submit a development schedule prior to the approval of the final PUD and subdivision plat.
11. By November 26, 2020, the applicant shall file with the Planning Commission a final development plan containing in final form the information required in the preliminary plan, or a request for extension.

Conditions of Approval

Title 10, Chapter 34, Landscaping

12. The applicant shall update their landscaping plan to include species, sizes and locations of plantings on the bank, in the parking areas, and the rain gardens.
13. Specifications for soil at time of planting, irrigation and anticipated planting schedule shall be furnished by the applicant prior to any site disturbance, final PUD, final plat, and/or with each associated building permit.
14. An irrigation plan is required prior to final PUD approval.
15. The landscaping plan shall detail the location and species of each of the three trees required throughout the parking lot: 1 at the 15th Street entrance, 1 near the trash enclosure, and 1 along the Nopal entrance.

Conditions of Approval

Title 10, Chapter 35, Access and Circulation

16. The applicant shall be required to obtain a “Construction Permit in Right-of-Way prior to their construction of their access to and improvements of 15th Street.
17. The applicant shall include an easement for joint use of the proposed driveway and parking lot on the Tentative Subdivision Plat.
18. Driveway approaches shall receive a Right of Way Excavation Work Permit prior to construction.
19. The applicant shall widen the proposed driveway to 23 feet in areas adjoining parking stalls.
20. The applicant shall obtain a Right of Way Excavation Work Permit prior to sidewalk construction.

Conditions of Approval

Title 10, Chapter 36, Public Facilities

21. If requested by Fire Marshal, applicant shall add an emergency access easement along the driveway to the plat, prior to the approval of the final plat.
22. Should a parking lane be installed along 15th Street, the applicant shall update the site plan and signage plan accordingly.
23. The applicant shall submit a plan for mail boxes, approved by the United States Postal Service, prior to the issuance of any building permits for residential structures.
24. The sanitary sewer manhole located within the 15 foot public sewer easement needs to be accessible in order for the City to maintain and service the system. The City will need to be able to drive to and set up its combination sewer cleaner over the manhole as well as ability to set up the TVI equipment. The applicant shall relocate the manhole approximately 30 additional feet to the west.
25. The applicant shall increase the width of the proposed public sewer easement from 15 to 20 feet, and center the public sanitary sewer line in the easement.
26. There appears to be an irrigation water meter located in a concrete pad location north west of Lot 12 (just outside of the parking area).

Conditions of Approval

Title 10, Chapter 36, Public Facilities (cont..)

27. The applicant shall relocate the irrigation water meter to the east of the bicycle parking area.
28. The water meter shall be located in a landscaped area, not in hardscape areas.
29. On Nopal Street towards the existing fire turn around (the future street stub that the proposed development will be utilizing) there is an existing water service. The applicant shall verify the location of the water service, and utilize it for one of the proposed homes if possible.
30. On 15th Street, there are two existing water services. If they cannot be utilized for the project, the applicant shall properly abandon them.
31. The proposed connection to the existing water main on 15th Street, to loop the water system, shall be a cut-in connection complete with three water valves in a 'T' configuration. The existing water main in 15th Street is a 6-inch water main, so the connection will need to allow for an 8-inch water main connection and the new 8-inch extending to the south of the proposed fire hydrant, then reduce to 6-inch to continue the water system to the south with connection to the existing water main that is stubbed from Nopal Street.
32. Locate and cap the two existing sanitary sewer laterals that serviced the former Senior Center and the undeveloped area to the east.

Conditions of Approval

Title 10, Chapter 36, Public Facilities (cont..)

- 33. A grading plan and erosion control plan shall be submitted prior to site disturbance or construction in the right-of-way. It shall meet the standards of the Portland Erosion and Sediment Control Manual.
- 34. The applicant shall grant a 20-foot waterline easement from Nopal to 15th Street, for the 6-inch water main.

Title 10, Chapter 37, Lighting

- 35. Locations for general site lighting are shown on the landscape and site plans. A photometric plan shall be submitted and approved prior to the issuance of any relevant building permit(s), and parking lot construction.

Conditions of Approval

Title 11, Chapter 3, Major Partition, Tentative Plan Procedure

- 36. The applicant shall revise their subdivision plat to include existing and proposed easements, including their exact locations and dimensions, prior to approval of the final plat.
- 37. Lot A shall be renamed on the plat as "Tract A;" it is not a legal lot.
- 38. Tract A shall be divided into multiple tracts on the plat, to delineate the areas which are common ownership and the areas which are open space.

Title 11, Chapter 5, Platting and Mapping Standards

- 39. 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.

Title 9, Chapter 5, Stormwater Management

- 40. If the Nopal Street public swale is to be used for private stormwater originating from the project site (as opposed to surface drainage only, as stipulated in the 2009 approved stormwater plan), the 2019 stormwater plan shall be modified to address the discrepancy between the 2009 and 2019 plans. And the Nopal Street swale shall be improved to meet current qualitative treatment standards (plantings) and, if needed, quantitative standards (to handle flow).

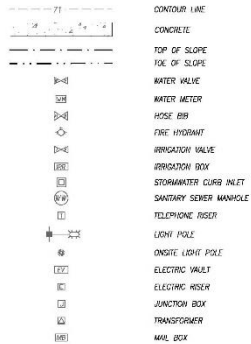
Alternatives

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.

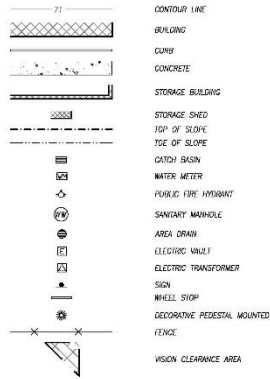
Questions?

LEGEND

EXISTING



PROPOSED



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	9.10	20.00	28°04'01"	N17°00'28"E, 9.02
C2	31.88	30.50	59°52'41"	S80°26'45"E, 30.44

TABULATION OF COVERAGE

TABULATION OF COVERAGE INCLUDES THE TOTAL SITE AREA

DEVELOPMENT SITE

SEE MAP 10-12-27-10 TAX LOT 15400

TOTAL SITE AREA 73,075 SF (1.72 ACRES)

DEVELOPMENT AREA 47,639 SF (1.09 ACRES)

EXISTING CONDITIONS

IMPERVIOUS AREA 83 SF (0.00 ACRES)
 ROOF 5,308 SF (0.12 ACRES)
 CONCRETE 363 SF (0.01 ACRES)
 PAVEMENT AREA 42,855 SF (0.98 ACRES)

PROPOSED CONDITIONS

IMPERVIOUS AREA 15,808 SF (0.37 ACRES)
 ROOF 10,851 SF (0.25 ACRES)
 SIDEWALKS 6,224 SF (0.14 ACRES)

PAVEMENT AREA 11,866 SF (0.27 ACRES)
 COMMON 6,154 SF (0.14 ACRES)

INCREASE IN IMPERVIOUS AREA 23,129 SF (0.53 ACRES)

LANDSCAPED AREA 4,631 SF (0.11 ACRES)
 LANDSCAPED STORMWATER FACILITIES 1,633 SF (0.04 ACRES)
 UNDEVELOPED AREA 27,437 SF (0.63 ACRES)

PERCENTAGE OF LOT UNDEVELOPED

45%

