
**City of Florence
Planning Commission Meeting
250 Hwy 101, Florence, OR 97439
August 25, 2020**

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 5:30 PM.

Commissioners Present: (via teleconference) Chairperson John Murphey, Vice Chairperson Phil Tarvin, Commissioner Sandra Young, Commissioner Eric Hauptman, Commissioner Ron Miller, Commissioner Andrew Miller, Commissioner Brian Jagoe.

Staff Present: (at Florence City Hall) Planning Director Wendy FarleyCampbell, Senior Planner Roxanne Johnston, Assistant Planner Dylan Huber-Heidorn, Administrative Assistant Vevie McPherren, and Administrative Assistant Aleia Bailey. (via teleconference) Mike Miller, Public Works Director, Hailey Sheldon, Planner.

1. APPROVAL OF THE AGENDA

Start Time: 5:32 PM
Action: APPROVED
Motion: Comm. Hauptman
Second: Comm. R. Miller
Vote: Unanimous 7-0

2. APPROVAL OF THE MINUTES OF AUGUST 11, 2020

Start Time: 5:33 pm
Action: APPROVED
Motion: Comm. R. Miller
Second: Comm. Jagoe
Vote: Unanimous 7-0

3. PUBLIC COMMENTS No Public Comments

4. RESOLUTION PC 20 07 PUD 01 –Preliminary Planned Unit Development (PUD), & RESOLUTION PC 20 08 SUB 01 – Tentative Subdivision (SUB) Plat Applications from Mercedes Serra, 3J Consulting, on behalf of APIC Florence Holdings, LLC, seeking approvals for a proposed PUD which include 31 detached single-family residences, 49 single-family attached residences, and 46 multi-family units. Amenities include a pavilion, picnic areas, seating, a children's play area, walking trails, dog park, and pocket gardens, private internal drive and alleyways. The properties are comprised of approx. 9.28 ac. and shown on Assessor's Map 18121533 Tax Lot 0700; Map 18121534, Lots 3800, 3900, 4000, 4100 & 4200; & Map 18122221, Lot 1900, located at the NE intersection of Rhododendron Dr. and 35th St., zoned

Mobile/Manufactured Home Residential District (RMH) & regulated by Florence City Code Title 10, Chapter 10.

Open: 5:42 PM
Closed: 8:09 PM
Applicant: Mercedes Serra, 3J Consulting, on behalf of APIC Florence Holdings, LLC
Action: Senior Planner Johnston presented the staff report that included consideration of applicant's requested changes to conditions of approval (specifically, Condition 11) and the removal of Exhibit L in the draft Resolution. Johnston outlined key concerns submitted as testimony by area residents. These included traffic safety, stormwater (how it related to and affects the larger area), density, quality of life, tsunami evacuation routes, greenbelt conservation, increased crime, and the need for additional open and recreational space. She also discussed ten exceptions from Titles 10 and 11 that the applicant was requesting. These included reductions in lot sizes, setbacks and lot coverage; increased density, off-site parking for the multi-family units, reduced internal street and lane widths, and the request to use a cross section design plan for Rhododendron Drive, the latter of which was not a design recommended by staff. Mike Miller, PW Director explained maintenance issues that could result if right-of-way conditions were modified for the alleys/lanes. James R. Hanks, PE, recommended a follow-up traffic count study and stated that the applicant's traffic study did not include a turn lane as he had recommended. Mr. Hanks believed that there was enough right-of-way for a left turn lane. Comm. Jagoe questioned if and how an HOA would be implemented. Johnston stated that Conditions were included that addressed the requirement for CC&Rs. Commissioner Jagoe was concerned that the applicant's purposed multi-use path within the Rhododendron Dr. right-of-way may not aesthetically match the city's existing path located southward. Although the style of the multi-use path would be different than the existing path, explained Public Works Director Mike Miller, he further stated that the path would be seamless with the path southwards, if not of the same materials. Commissioner Young had concerns related to the stormwater and had not seen a retention or detention pond in the applicant's report. PW Director Miller addressed her questions and explained that the proposed infiltration rates would need to be addressed in an updated stormwater management plan. Commissioner R. Miller was concerned that additional stormwater would flow into Bud's Ravine. PW Director Miller stated having a coastal geomorphologist and qualified hydrogeologist revise the plan that the review of the stormwater plans would be closely examined to prevent this. During the applicant's testimony, the applicant Mercedes Serra outlined the need for workforce housing and an overview of the proposal. Serra discussed that the plat was not proposed in two phases; rather the construction was proposed

as such. She requested an extension of final approval of the PUD to 7 years, in part because of Covid-19. Commissioner A. Miller questioned this timeframe. Commissioner Young was concerned about the timing of the installation of infrastructure and the stormwater. The phasing was written into Condition 11 and Serra stated that she understood the conditions of approval and had read the staff report.

Public Testimony was then heard. The first testimony was provided by Debra Fisher. Fisher stated that no one during the meeting had mentioned keeping Rhododendron Drive a scenic corridor. She felt that the proposed landscaping would be an eyesore. She stated Title 4, 4-6-1 and wondered why this wasn't addressed. The second comment she had was about traffic impacts on Rhododendron Drive. Steve Williams provided the second public testimony. He stated that he represented about 15 people in SeaWatch Estates. He questioned the applicant's statement about workforce housing and asked if the applicant was willing to admit that there would be a condition in the CC&Rs that would address short term rentals. He also stated his concern with Coast Guard Road and emergencies as it related to traffic. Planner Huber-Heidorn addressed an earlier written testimonial to correct a statement made earlier about him by Mr. Williams and wanted the correction on record.

Serra stated that the vegetation would be removed along Rhododendron for the multi-use path and stormwater system. She stated she was not aware of anything in the City codes regulating short-term rentals. The applicant, having requested that Condition 11 be removed, was provided a modification of Condition 11 by Farley-Campbell. Condition 11 was relevant to the applicant's Transportation Impact Assessment (TIA) and an updated TIA. During a discussion of Condition 11, Chairperson Murphy stated that the applicant needed to revise the TIA and to ensure that this was completed and brought back to the September 8th Planning Commission meeting with methods approved by James Hanks, P.E., the City's peer transportation consultant. Although Chairperson Murphy requested a new drainage plan by the same date, a discussion among the Commission, staff and the applicant revealed that more time would be needed to revise/update the stormwater plan and for FarleyCampbell to give legal counsel time to address questions regarding limiting short-term rentals within the development. Farley-Campbell recommended that a revised drainage plan that would include retention/detention instead of infiltration systems would be submitted either with submission of a Phase 1 Site Investigation (which could lead to a Phase II Site Investigation Report) or with the Final PUD approval. Chairperson Murphy stated that the applicant would be required to submit a stormwater plan that would be acceptable to City staff. Chairperson Murphy discussed staff's recommendation of Option 5, which was to leave record open for 7 days and continue to a date certain of

September 8th. After discussing a timeframe to leave the record open, Chairperson Murphey stated: "I alter my motion to close the public hearing and leave the record open till September 4th and continue our deliberations to a date certain of September 8" Comm. R. Miller seconded the motion and a vote taken. Chairperson Murphy concluded by saying: "Motion carries and I close the hearing at 8:09."

Vote: Unanimous 7-0

(Planning Commission took a recess at 8:09 PM and resumed the meeting at approximately 8:15 PM)

**5. PC 20 09 EAP 01 – Extension of Cannery Station, Lot 2, Cottage #1 Design Review
PC 20 10 EAP 02 – Extension of Cannery Station, Lot 2, Cottage #2 Design Review**

Daniel Klute, AIA, GMA Architects, on behalf of Charles McClade, MD, Cannery Station Development LLC submitted two, one-year extension applications on design reviews for the transitional cottages, PC 18 40 DR 08 & PC 18 41 DR 09 related to the Assisted Living Facility which were approved by the Planning Commission in April 2019. The proposed transitional cottages are located in the southeastern quadrant of Lot 2 of Cannery Station Development. Property is located south of Munsel Lake Rd., north of the Baptist Church, east of Fred Meyers and Highway 101 and west of Florentine Estates, Assessor's Map 18-12-14-20, Tax Lot 00700 in the North Commercial District regulated by Florence City Code Title 10, Chapter 30

Open: 8:17 PM

Closed: 8:32 PM

Applicant: Daniel Klute AIA, GMA Architects, on behalf of Charles McClade, MD.

Action: Assistant Planner Huber-Heidorn presented the staff report. Report included information on the design review expiring on April 9th, 2020, and on May 5, 2020 the applicant waived the 120-day decision deadline for these applications. The applicant requested a one-year extension for each set of cottages and anticipates the completion of the foundation by April 23, 2021. The one-year extension would expire April 9, 2021. Staff recommended approval of the application with the conditions of approval as proposed. The commission voted unanimously to approve the extensions.

Motion: Comm. Jagoe

Second: Comm. Hauptman

Vote: Unanimous 7-0

6. RESOLUTION PC 20 15 CUP 04 – 470 Hwy 101 Recreational Marijuana

An application continued from July 28, 2020, from Rosa Cazares for a Conditional Use Permit for a marijuana retail use in the existing building at 470 Hwy 101, at Tax Map 18-12-27-44, Tax Lot 11800 in the Mainstreet District regulated by Florence City Code Title 10, Chapter 27

Open: 8:35 PM

Closed: 8:50 PM

Applicant: David Peterson, on behalf of Rosa Cazares

Action: Planner Sheldon presented the staff report. Staff recommended approval of the conditional use permit, subject to conditions. Condition 13 was removed. Comm. Jagoe is concerned that the

approval of the conditional use permit could cause issues with traffic. Comm. R. Miller motioned to approve the application as it meets the requirements of City Code, subject to conditions and with the removal of condition 13. Comm. Hauptman seconded the motion and the Commission took a vote to approve the application.

Motion: Comm. Ron Miller
Second: Comm. Hauptman
Vote: 6-1 Dissenting vote was Comm. Brian Jagoe

REPORT ITEMS

7. PLANNING COMMISSION REPORT & DISCUSSION ITEMS

Start Time:

Discussion:

PD FarleyCampbell announced the retirement of Admin Asst. Vevie McPherren. She shared McPherren's positive impact on the city, programs initiated by McPherren, and committees she represented the city on. FarleyCampbell then introduced Aleia Bailey who will be temporarily filling in the Planning Department's Admin Asst. position. Bailey most recently served as Admin Asst. for the Florence Events Center.

Meeting adjourned at 9:02 PM.

ATTEST:

John Murphey, Chairperson

Aleia Bailey, Admin. Assistant