
City of Florence
Planning Commission Meeting Minutes
250 Hwy 101, Florence, OR 97439
May 25, 2021

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Chairperson Phil Tarvin called the meeting to order at 5:30 PM.

Commissioners Present: (via videoconference) Chairperson Phil Tarvin, Vice Chairperson Sandi Young, Commissioner John Murphey, Commissioner Eric Hauptman, Commissioner Ron Miller, Commissioner Andrew Miller.

Staff Present: (via videoconference) Senior Planner Roxanne Johnston, Assistant Planner Dylan Huber-Heidorn, AIC FEC Manager Aleia Bailey, and Planning Technician Sharon Barker

At 5:30 PM, Chair Tarvin opened the meeting and Aleia Bailey did a Roll call. All members were present except for Commissioner Jagoe who had an excused absence. Commissioner Murphey led the flag salute

1. APPROVAL OF THE AGENDA

Start Time: 5:32PM

Action: Approved

Motion: Commissioner Ron Miller

Second: Commissioner Murphey

Vote: 6-0

There was no discussion on the agenda and it was approved unanimously.

2. APPROVAL OF THE MINUTES OF April 27, 2021

Start Time: 5:33

End Time

Action: Approved, with change to reflect excused absences for absent Commissioners

Motion: Commissioner Murphey

Second: Comm. A. Miller

Abstain: Commissioner Young due to excused absence

Discussion: Vice-Chair Sandi Young, noticed that the minutes normally reflect if a Commissioner is absent, whether or not the absence is excused, and/or if their absence was known in advance.

Chair Tarvin asked the staff to amend the minutes to reflect that Vice-Chair Young and Commissioner R. Miller were excused absences.

Vote: 5-0

3. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA:

None were noted

No Speaker's cards were received nor public comments made.

Chairperson Tarvin relayed basic instructions regarding the proceedings and asked if any member wished to disclose a conflict of interest, ex-parte contact, or biases. None were declared.

4. Resolutions PC 21 09 ANN 03 & PC 21 10 ZC 03 – Rannow Arch Street Annexation and Zone Change:

Request from Bob Rannow to annex approximately .27 acres of property and apply a City of Florence zoning designation to annexed lands. The applicant's proposal consists of annexing property described as Assessors Map No. 18-12-04-13, Tax Lots 03103 and 03104. Public right-of-way would also be annexed, including portions of Falcon Street, Arch Street, and 2nd Avenue. The property is located in Block 26, Lots 7 and 8, of the Heceta Beach subdivision, at the southeast corner of the intersection of Arch St. and 2nd Avenue. The property and right-of-way are proposed to be zoned Medium Density Residential (MDR), with a portion of Falcon St. to be zoned Commercial and a portion of Arch St. to be zoned Open Space.

Motion to approve postponement.

Chair: City staff have requested the hearing be postponed until June 22, 2021. Do I have a motion to postpone the hearing for Resolutions PC 21 09 ANN 03 and PC 21 10 ZC 03?

Start Time: 5:41 PM

End Time: 5:43

Action: Motion Carried

Motion: Vice-Chair Young

Second: Commissioner A. Miller

Vote: 5-0 Could not hear Commissioner Hauptman due to technical difficulties.

Chair Tarvin: We will move on to our 5th item which is an action item and a continuation of our April 27th, meeting due to a lack of quorum.

Chair Tarvin: Commissioner Murphey would you not be participating as before?

Commissioner Murphey: yes

5. Fairway Estates Phase II Vegetation Clearing Violations: Planning Commission will consider any additional penalties for not following Resolution AR 20 04 VEG 02 conditions of approval and clearing without a permit in accordance with Title 4 Chapter 6 Vegetation Preservation Section 6: Penalties.

Chair Tarvin opened the hearing and called upon Senior Planner Roxanne Johnston to deliver the staff report for this agenda item. Johnston commented that she had a presentation and that all materials were included in the packet. She revisited the series of events that had taken place up to this meeting (where this matter was continued) including those of the previous March 9th meeting. She provided details of a site visit by Planning Commission members and Mr. Pearson and additional materials submitted by Mr. Pearson that were included in that packet. Johnston showed the six slides listing the conditions that Mr. Pearson would need to follow, which were discussed by the Commission.

Comm. Young commented on language within the proposed conditions. Regarding Condition 5, she believed it would read better if it read, “ #4 “A wetland delineation shall be performed and provided to the City and DSL by June 30, 2021. If DSL finds that wetlands are to be preserved, a 50’ buffer shall be planted around each wetland no later than October 31, 2021. A written report shall be provided to the Planning Commission....”

The Commission discussed the required height that the plantings should reach by the required date. Comm. R. Miller suggested a “reasonable height.” To expand on what is reasonable, the time of year and which types of plants was discussed by Comm. Young. She stated that it was up to the kind of plants, pot size with root mat, that they would be replacing native species. Although there would be many factors to consider including the weather and size of pots, the final consensus was that the plantings should reach two feet by the date.

The Commission voted on the following conditions, as re-worded:

Condition 1. A fine of \$500 shall be paid for each property where clearing was performed off-site. Other than the golf course property the determinations will be performed in conjunction with the survey work for Fairway Estates. Fines shall be paid to the City by June 30, 2021.

Condition 2. With a PUD application for the property a buffer plan along Mariners’ Village shared property line shall be provided. If a PUD application has not been submitted by October 1, 2021 the 10’ width along Mariners’ Village shall be replanted to the density cleared no later than October 31, 2021. A written report shall be provided to the Planning Commission documenting the planting completed.

Condition 3. If a tentative plan application is not submitted to the City by August 1, 2021 a 20’ depth along property line perimeters shall be replanted to the previous density. Planting shall occur no later than October 31, 2021. A written report shall be provided to the Planning Commission documenting the planting completed.

Condition 4. A wetland delineation shall be performed and provided to the City and DSL by June 30, 2021. If DSL finds that wetlands are to be preserved, a 50’ buffer shall be planted around each wetland no later than October 31, 2021. A written report shall be provided to the Planning Commission documenting the planting completed.

Condition 5. If a tentative subdivision plat application is not received within 1 year – May 25, 2022, the entire site shall be replanted to the previous density if vegetation has not grown to a height of two (2) feet.

Condition 6. Replant off-site cleared areas if vegetation does not start regrowth within 1 year—May 25, 2022. Replanting shall occur no later than October 31, 2022. The golf course owners shall be consulted and replanting coordinated with what they want. The arrangement shall be provided in writing to the City. If the property owner is the City or Mariners Village then replanting what was removed is required.

Johnston explained that the recommendations had been modified and that timeline-based penalties were included and were open for times and dates. She added that an additional wetland was found on the site. Ideally, she explained, the state wished to see wetland delineations completed by the end of June and the tentative plat completed. She explained that the Pearson's were working towards those goals. She further recapped what modifications, as suggestions, she made to the proposed conditions from the previous meeting.

Motion to Finalized Fairway Estates Phase II Vegetation Clearing Violations:

Motion: Vice-Chair Young
Second: Commissioner A. Miller
Motion Carried: 4-1, with Comm. Hauptman voting "No."
Comm. Murphey abstaining.

Started: 5:53
Ended 6:02

6. **Report and Discussion Items.** Commissioner Young would like see increases in penalty amounts as she stated that \$500 is not enough for a deterrent. She requested to staff that they work with the City Manager to increase them. Chair Tarvin agreed, and said that subcommittees could be made up to discuss the work plan items. Johnston said that she would let FarleyCampbell know of requests so FarleyCampbell can discuss with the work plan..

Senior Planner Roxanne Johnston read a memo to City Council that was presented to the on 11/20/2020 regarding the work plan. These work plan items, she said, are ideas on the items the Commission will be working on at the next meeting which is a workshop on 6/8/2021.

7. Calendar: Work session 6/8/21 and will have the Extension for an approval made in 2020 for 3115 Kingwood for Stonefield Investments and the Rannow annexation on 6/22/21

The meeting adjourned at 6:11 PM.

ATTEST:

Phil Tarvin, Chairperson

Aleia Bailey, Admin. Assistant