

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 21 20 SUB 01

A REQUEST FOR PHASE 1 FINAL SUBDIVISION PLAT OF APPROXIMATELY 16.873 ACRES FOR A MIXED-USE PLANNED UNIT DEVELOPMENT SITE AT THE SE INTERSECTION OF U.S. HIGHWAY 101 AND MUNSEL LAKE ROAD.

WHEREAS, application was made by Chuck McGlade, representing Cannery Station Development, LLC, for the Final Subdivision Plat approval of Cannery Station as required by FCC 10-1-1-4 through 6, FCC 10-1-1-6-3, and FCC 11-3; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on August 24, 2021, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3 and FCC 11-3, finds, based on the Findings of Fact, application, staff recommendation, evidence and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a Phase 1 Final Subdivision review of a Planned Unit Development for the Cannery Station located at the SE intersection of U.S. Highway 101 and Munsel Lake Road meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

Approval shall be shown on conditions of approval as supported by the following record:

"A"	Findings of Fact
"B"	Application and Schedule
"C"	Phase 1 PUD Final Subdivision Plat Draft

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision.

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.

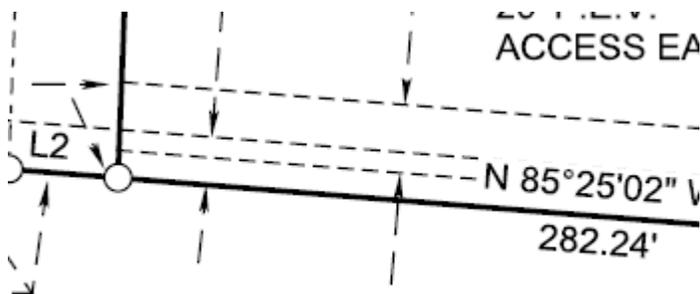
2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT 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.

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.

4. Two streets are unnamed on the final plat draft. Furthermore, the sole proposed street name provided does not match that of the approved tentative subdivision plan. The applicant shall provide the following street names on the final plat to ensure consistency with the conditionally approved tentative plat and existing City streets as follows: a. What is shown on the final plat draft as 47th Street shall be relabeled "Redwood Street." b. The east/west oriented street shall be labeled "47th Street," and; c. The most eastern street (oriented north/south) shown on the final plat draft shall be labeled "Spruce Street."

5. Not all public utility easements are labeled on the Final Plat draft as shown in the Final Plat excerpt, below.



Per FCC 11-4-2 B 10, the applicant shall label all easements accordingly.

6. The applicant shall submit corrected plat draft notes to the Planning Department prior to recording the final plat.

7. Prior to filing the Final Plat, the applicant shall submit to the Planning Department approval letters from Lane County demonstrating that the temporary access point into the property at Munsel Lake Road is feasible.

8. The responsibility to provide water and sanitary sewer services to each lot and the provision of the necessary utility extensions, manholes, fire protection apparatus, construction, connection fees, engineering fees, street opening permits and any other necessary fees and materials required to service the lots shall be borne by the developer.

9. Prior to filing the final plat for Phase 1 of the Cannery Station PUD, a bond shall be required for the public improvements since the developer seeks to finalize the plat prior to installation and completion of these improvements. The developer shall bond, provide a cash deposit or a combination of both so that there are assurances in place in the event

the developer fails to construct the improvements and the City or another party will finish the public improvements. The amount of the bond shall be provided by the Public Works Director.

10. Applicant shall supply a recent copy of Covenants, Conditions, and Restrictions, easements and maintenance agreements pertaining to common improvements recorded and referenced on the plat.

11. Prior to recording the final plat, the applicant shall provide final drainage plans to be reviewed and approved by the City in accordance with FCC 9-5-2-1.

12. Per FCC 11-4-4 D, the Final Plat shall be consistent in design with the approved tentative plan and all conditions of approval have been satisfied. Therefore, the temporary easement that runs N/S from Redwood St. to Munsel Lake Road as shown on the Phase 1 Final Plat draft shall remain. Approval of the next phased Final Plat proposal for the Cannery Station PUD shall require the development and platting of Redwood Street as shown on the approved tentative PUD plan from Resolution PC 18-33 PUD 02 & PC 18 34 SUB 01.

13. Per FCC 10-36-2-9-B and Condition 31 of Resolution PC 18 33 PUD 02 & PC 18 34 SUB 01, provide the required Temporary Public Emergency Vehicle Access Easement at northern terminus of Spruce St. extension. Current length insufficient to meet requirement.

14. All previously approved Resolutions for the Cannery Station PUD continue to be applicable, except those that have expired.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD
the 24th day of August, 2021.



8/24/2021

Phil Tarvin, Chairperson
Florence Planning Commission

DATE