

CITY OF FLORENCE PLANNING COMMISSION
June 26, 2018 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 5:30 p.m. Roll call: Chairperson John Murphey, Vice Chairperson Sandra Young, Commissioner Ron Miller, Commissioner Eric Hauptman, Commissioner Michael Titmus, Commissioner Phil Tarvin, and Commissioner Bryan Jagoe were present. Also present: Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland, and Planning Technician Dylan Huber-Heidorn.

APPROVAL OF AGENDA

Vice Chairperson Young motioned to approve the agenda with the exception that no minutes would be put forward for approval. Commissioner Miller seconded. By voice, all ayes. The motion passed.

APPROVAL OF MINUTES

No minutes were put forward for approval.

PUBLIC COMMENTS

*This is an opportunity for members of the audience to bring to the Planning Commission's attention any items **NOT** otherwise listed on the agenda. Comments will be limited to **three minutes per person**, with a maximum time of 15 minutes for all items.*

There were no public comments.

PUBLIC HEARING

Chairperson Murphey announced there were three public hearings before the Planning Commission that evening. The hearings would be held in accordance with the land use procedures required by the City in Florence City Code Title 2 Chapter 10 and the State of Oregon. Prior to the hearings tonight, staff will identify the applicable substantive criteria which have also been listed in the staff report. These are the criteria the Planning Commission must use in making its decision. All testimony and evidence must be directed toward these criteria or other criteria in the Plan or Land Use Regulations which you believe applies to the decision per ORS 197.763 (5). Failure to raise an issue accompanied by statements or evidence sufficient to afford the Planning Commission and parties involved an opportunity to respond to the issue may preclude an appeal of this decision based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval without sufficient specificity to allow the Planning Commission to respond to the issue that precludes an action for damages in circuit court. Any proponent, opponent, or other party interested in a land use matter to be heard by the Planning Commission may challenge the qualifications of any Commissioner to participate in such hearing and decision. Such challenge must state facts relied upon by the party relating to a Commissioner's bias, prejudgment, personal interest, or other facts from which the party has concluded that the Commissioner will not make a decision in an impartial manner.

RESOLUTION PC 18 12 PUD 01 – Cannery Station, Preliminary PUD: An application continued from June 12, 2018 for a Preliminary Planned Unit Development from Cannery Station Development, LLC for an 8-phase, mixed-use development with 31 proposed lots to be developed over a 10-year period. The 17-acre parcel is located east of Highway 101 across from Fred Meyer, west of Florentine Estates, north of the Community Baptist Church, and south of Munsel Lake Road. Property is located at Map No. 18-12-14-20, Tax Lot 00700, in the North Commercial District, regulated by FCC Title 10, Chapter 30.

No Commissioner declared a conflict of interest or bias. There were no challenges.

Chairperson Murphey opened the public hearing at 5:35 PM.

PD FarleyCampbell presented a staff report detailing the proposed development, including exhibits and attachments that were added in the time since the hearing was opened. She delivered additional testimony that was received from the Oregon Department of State Lands regarding the wetlands present on the proposed development site. Specifically, the agency concluded that certain wetlands on the property were created by human activities rather than naturally occurring. She clarified a newly included attachment containing communication from the Confederated Tribes of Coos, Lower Umpqua, & Siuslaw Indians; new data and testimony regarding the Traffic Impact Analysis; communications with the applicant regarding the proposed Resolution; and testimony from a community member. A revised Resolution for consideration by the Commission was presented. Various plans related to the development were revisited to create a foundation for the continued hearing and discussion. PD FarleyCampbell also elaborated on various contentious potential exceptions and development conditions, including buffering, setbacks, and fences.

Commissioner Jagoe requested clarification of areas where buffering exceptions had been requested. PD FarleyCampbell indicated an area between proposed housing structures on the eastern side of the property and the property line with Florentine Estates.

Applicant Bryan Cavaness deferred his testimony in favor of first hearing public testimony.

Neutral Party – Judy Thibault – Florentine Estates Resident – 203 Munsel Creek Loop

Ms. Thibault thanked the Commission for putting the continued hearing first on the meeting's agenda. She asked for clarification of whether the proposed development would be age-restricted or not. She indicated that the local newspaper had suggested the development would not be age restricted. She also requested that the applicant be required to construct a wall rather than a fence to better protect and buffer Florentine Estates from the impacts of the development.

Neutral Party – Jenny Valinty – Florentine Estates Resident – 419 Sherwood Loop

Ms. Valenti testified on potential issues and hazards related to stormwater improperly draining from the Cannery site to Florentine. Refurbishing costs for flooding damage can be prohibitively expensive for residents. She requested that stormwater drainage be reliably directed to the west. Existing ponds on-site and drainage from elsewhere have been an issue in the past. A 15'x10' drain ditch constructed by the CCC was filled with sand in the early 90's. In '91 the western 400 and 500 areas of Florentine were dewatered with sand point drain pipes and pumps. A decade later similar sand points were used along Hwy 101. In '92 new homes were added which experienced flooded crawl spaces. Several homes needed to be raised or had sump pumps installed. Water rushed out of manhole covers during rain events. In '97, Ms. Valinty had a conversation with a retired hydrologist who stated that the western portions of Florentine were likely situated on an ancient lakebed sitting on a lens of impervious material beneath. In '98 the Florentine Stormwater Committee installed 30 groundwater inspection wells. In the wet months, groundwater levels in the 400-500 areas were consistently measured just a few inches below road level. Homeowners began a policy to drain water to street gutters rather than dry wells. New construction was advised to occur on top of 30-40 dump loads of sand to raise the grade.

Neutral Party – Rod Stowe – Florentine Estates Resident - 434 Sherwood Loop

Mr. Stowe objected to the number of exceptions being proposed for the Cannery Development, especially given the contentious nature of the proposed development on the eastern portion of the property. He suggested the city should stick to the codes that other developments in the city have to adhere to and that the developer would be wise to garner good will by working with Florentine to address sensitive issues.

Neutral Party – Kay Willman – Florentine Estates Resident – 140 42nd Way

Ms. Willman agreed with Mr. Stowe that the city's codes should be applied to Cannery Station as written.

Neutral Party – June Braun – Florentine Estates Resident – 503 Robin Lane

Ms. Braun stated her sense of encouragement that the development had claimed it could create as many as 200 jobs during construction, but she was skeptical that those workers would be able to find adequate housing. She would like to hear the Commission's plans for workforce housing related to this and other developments.

Neutral Opponent – John Dublin – Florentine Estates Resident – 879 Western Way

Mr. Dublin stated he does not object to development that is compatible with existing communities. He objected to the perceived practice of development companies to propose plans they think would be approved and then changing those plans as processes go forward. Developers who follow this pattern, he testified, habitually cut corners during construction and continue to request changes that do not meet code or the needs of adjacent communities. He asked for increased scrutiny of the company behind the Cannery development, specifically the fact that they do business in Beijing, China and their stated goal of providing green cards and jobs to foreign nationals. In Mr. Dublin's opinion, if a development company cannot stick to initial proposed plans, they should pack up and go back to Portland and Beijing.

Opponent – Mike Ksen – Florentine Estates Resident – 431 Sherwood Loop

Mr. Ksen objected to the data used in the development's traffic impact analysis, specifically that the base data was collected in February. He felt that a traffic control device must be required at Munsel Lake Road. His second point of contention regarded the city's sewer capacity. He asked for verification of whether the current sewer system would be adequate for the Cannery development. He submitted written testimony in the form of an ODOT report reflecting seasonal swings in traffic volume.

Neutral Party – Don Gardner – Florentine Estates Resident – 148 42nd Way

Mr. Gardner stated he would like to see Florence grow, but many factors are being overlooked with this development proposal. Dealing with potential problems now could prevent issues many years in the future.

Neutral Party – Jason Nelson – Florentine Estates Resident – 182 Florentine Avenue

Mr. Nelson, the general manager of Florentine Estates and representing their interests, presented testimony on behalf of a Florentine Resident who could not be present. He referred to Florence City Code Title 10 Chapter 3 Section 3: Walkway and

Multi-Use Path Design and Construction and staff comments on that section of code. The applicant proposed curbs to prevent water from entering at-grade walkways during rain events. Such a curb on the eastern side of the intersection between Spruce and 47th, at the bottom of a slope, would prevent water from traveling toward its intended destination and could force water toward Florentine, however. He requested that design feature be changed at this stage rather than a later Design Review application. Also, in an eastern portion of 47th Street, the sidewalk is designed to divert east-flowing water toward catch basins. Mr. Nelson requested that a more adequately sized design feature be added to ensure that high water levels could not overflow toward slopes leading to Florentine. He then presented a flow diagram from the Cannery application which indicates that the far eastern portions of the development would drain downhill toward Florentine. The fourth major part of his testimony indicated an area in the development plans where Florentine would like to see a catch basin added for stormwater management. The omission of a basin on the plans may simply be an error in the drawings, he added. His next statement pointed out that Florentine's stormwater infrastructure is designed to handle existing loads but not what could occur in a 100-year rain event or other major flooding situation, the result of which could be huge amounts of water overtopping Cannery Station's retention ponds and flowing to Florentine. On behalf of Dave Hansen, BS Civil Engineering and President of Florentine HOA, Mr. Nelson asked for additional consideration for the design of proposed stormwater catch ponds.

Applicant Rebuttal – Bryan Cavaness

Mr. Cavaness, on behalf of Cannery Station LLC, provided statements in response to testimony. He first asked for clarification of the nature and origin of the documents provided by Mr. Nelson on behalf of Mr. Dave Hansen and whether they constituted specific expert testimony on the subject of stormwater. Mr. Nelson said that they did not constitute such testimony, and explained that Mr. Hansen's comments were made as a resident of Florentine Estates.

Mr. Cavaness asked whether Mr. Nelson was aware if Mr. Hansen had reviewed any of the stormwater drawings. Mr. Nelson said he had sent Mr. Hansen the full Cannery Station application as soon as he received it, and he assumed it was the basis for Mr. Hansen's comments. Mr. Cavaness pointed out that Mr. Nelson was making an assumption and asked if Mr. Nelson knew if Mr. Hansen had reviewed the stormwater documents and calculations and whether Mr. Hansen had any experience with engineering for subdivisions.

Chairperson Murphy pointed out that the hearing was not a trial. He asked Mr. Nelson to return to his seat and Mr. Cavaness to direct rebuttal statements to the Commission.

Mr. Cavaness stated that Mr. Hansen's qualifications as an engineer had not been proven to the Commission. He found it odd that someone would read written testimony on behalf of a party not present at the hearing, and that Mr. Hansen's testimony amounted to "hearsay."

Mr. Cavaness addressed a comment from the Commission regarding age restrictions in the development and whether they could be relaxed to allow the city to meet housing goals. During a recent site visit, Dr. Charles McGlade, a senior Cannery Station LLC representative, stated interest in offering one of the two large apartment buildings without age restrictions.

In regards to public testimony regarding stormwater, Mr. Cavaness stated that every drop of water falling on impervious surfaces in the proposed development would be directed to stormwater facilities and away from Florentine Estates. About 90% of any water that lands on the property would be directed to facilities either along Munsel Lake Road or Highway 101. He cited Oregon water laws which state that water cannot be channelized or directed so that flow volume or velocity are increased. The development aims to absorb more water than current conditions and reduce flows off of the property.

Mr. Cavaness pointed out that the city's sewer capacity is more than adequate to handle the loads of this development, and systems developments charges will be paid. Site visits with the Oregon Division of State Lands (DSL) and Oregon Department of Fish and Wildlife contributed to DSL's determination that certain wetlands on the property were not under their jurisdiction as they had been created by human activity. Cannery's wetlands biologist is still following up with the Army Corps of Engineers. Mr. Cavaness suggested that conditions of approval could include a requirement for authorized fill permits from agencies with an interest in the wetlands.

Addressing traffic concerns, Mr. Cavaness presented a graphic representation of traffic queuing in their traffic models.

VC Young stated that, after her request at the first hearing date, she had been expecting to see a visualized traffic simulation to show traffic interactions.

Kelly Sandow, a traffic engineer for Cannery Station LLC, testified that she had understood VC Young's request, but it had been too difficult to provide the requested simulation footage. She explained that the relevant traffic modeling data is created by running

five one-hour simulations and averaging the results. The visualized traffic flow simulation showed the movement of traffic in ways Ms. Sandow did not believe would be helpful in understanding the movement of traffic, so she had chosen to provide other forms of data.

Commissioner Jagoe inquired about how many lanes would make up the access drive at 47th drive, with a preference for two exiting lanes and one entry lane. Ms. Sandow was not sure of what had been decided on final plans. Mr. Cavaness pointed out that ODOT would not be bound by any preferences or conditions made by the Commission.

Commissioner Titmus raised the issue of the 2008 PUD approval including a traffic signal at Munsel Lake Road. He voiced a preference for the signal to be constructed sooner rather than at a later phase.

Mr. Cavaness explained that the 2008 traffic signal requirement was based on both older traffic count data and the assumed progression of other projects which did not come to fruition.

Commissioner Titmus pointed out the timing of traffic count data used in the project's analysis, which were gathered in a February when traffic is generally low.

Ms. Sandow described that times of year with generally higher traffic counts were included in traffic analyses by multiplying the data by a multiplication factor. She elaborated that ODOT and other entities had asked about why Cannery Station's engineers had chosen one particular factor in their analyses rather than an alternative, higher factor. She claimed the difference of approach was due to differences in engineering judgement. The factor ODOT would prefer is based on a traffic recorder north of Heceta Beach. Her view is that traffic near the Cannery Station location would see a more minor swing in traffic counts between seasons compared to the more rural location of the ODOT traffic recorder due to the consistent traffic to Fred Meyer and other local destinations. For these reasons, she chose the more moderate traffic multiplication factor. She was still working with ODOT to resolve the disagreement, which could result in revised plans.

Commissioner Titmus asked whether the traffic analyses included consideration for construction traffic and other early processes, which were slated to enter the site from Munsel Lake Road. Mr. Cavaness replied to describe the plans and permits being completed to construct an access road from Munsel Lake Road, which could also serve as an emergency exit route.

Mr. Cavaness expounded that the standard for review for this application was based on substantial evidence. The applicant had submitted traffic analyses conducted by a registered, expert traffic engineer. In Mr. Cavaness's view, any rebuttal or opposition would necessarily have to come from another Oregon registered professional engineer with expertise in traffic engineering, and no substantial evidence had been presented which conflicted with Ms. Sandow's work.

Commissioner Jagoe requested clarification on age restrictions in the residential developments.

Mr. Cavaness responded that the first apartment building planned for construction would be marketed as an independent living facility which shared services with the assisted living facility. Dr. McGlade had expressed intent for the second apartment building to have no age restrictions. Additionally, Habitat for Humanity had approached Cannery Station LLC to discuss the possibility of cooperation in residential construction. He was not able to state with certainty whether many of the development's residential units would be age-restricted or not.

Commissioner Jagoe pointed out that many Florence residents had been led to believe Cannery Station would be a 55+ development, and he wanted clarification.

Mr. Cavaness explained that the assisted living facility and one of the apartment buildings would be tailored to older residents, but he couldn't speak to age restrictions in other parts of the development.

PD FarleyCampbell first addressed public testimony. She explained that City Code called for a solid wood fence or block wall no less than 6' in height between Cannery Station and Florentine Estates as a visual and sound buffer in one section and, in another section, called for an 8' solid fence. Staff's interpretation was that the application's plans for an 8' fence met both of these requirements. She also explained that the applicant had submitted a stormwater master plan, but that plan was not being presented for approval as part of this hearing. Stormwater plans would be reviewed in more detail during the later phases of subdivision applications, and PD FarleyCampbell suggested members of the public concerned with stormwater issues would have chances to participate in future hearings. She also described site grading conditions, permeable pavement application, and other factors to address Mr. Hansen's testimony regarding drainage.

PD FarleyCampbell explained that Planned Unit Development applications provide opportunities to request exceptions to zoning regulations to suit development of large pieces of land with opportunities for innovative uses and efficiencies. No exceptions to the functioning of public stormwater utilities have been requested at this point. Throughout most of the city, stormwater does not flow to the sewer system; it flows to the river. The city's sewer capacity is more than adequate to handle the proposed development.

She led the Commission in a review of the revised Resolution PC 18 12 PUD 01, including conditions, design details, and requested exceptions to codes. There was discussion surrounding the specific wording and details of the conditions of approval, timing of proposed site improvements, future application phases, and related issues.

PD FarleyCampbell delivered the staff recommendation that the application be approved and that it meets or could meet City Code with the conditions discussed. Mr. Cavaness communicated that he understood the report and conditions as described.

Chairperson Murphey closed the public hearing at 7:49 PM.

Commissioner Titmus began deliberation with his proposal to add two conditions related to vegetation and landscaping. The first involved a requirement that 50% or more of the plantings in the proposed development be composed of native vegetation from the city's Recommended Tree and Plant List. PD FarleyCampbell suggested that the applicant may already have proposed a ratio of native vegetation that high. However, she pointed out that not very species of desirable native vegetation was present on the Recommended Tree and Plant List. Also, many plantings in Cannery Station would be in stormwater basins, and the Tree and Plant list isn't specialized for those planting conditions. Commissioner Titmus elaborated on his desire to preserve the unique qualities and nature of the Florence area. Such a requirement for native vegetation would also help to ensure plant survivability and reduce the applicant's irrigation requirements.

Commissioner Jagoe asked for clarification of the conditions pertaining to compact parking spaces. His view was that any additional smaller parking spaces should not be added.

The Commission reviewed the exceptions to code being proposed as part of the PUD process.

Additional discussion included the number of lanes in and out of the development on 47th St., landscaping and public facilities along Hwy 101 and Munsel Lake Road, timing of future Traffic Impact Analyses, and the possibility of changes to traffic conditions triggering a traffic signal at a later point.

In connection to the vegetation clearing work that would go along with the proposed development, Commissioner Titmus pointed out a perceived hole in city code. FCC Title 4 Chapter 6 includes definitions related to tree felling and vegetation clearing, but no clear distinction between these activities in the review and exercise of vegetation clearing permits. He requested the Commission take up these issues at a later meeting.

Commissioner Titmus motioned to approve RESOLUTION PC 18 12 PUD 01 – Cannery Station Preliminary PUD; Commissioner Miller seconded.

Mr. Cavaness's only objection to the proposed changes to conditions was potential redundancy between two conditions related to vegetation requirements. He asked for clarification and quantification of requirements for native vegetation and landscaping.

By roll call vote: Commissioner Tarvin, "Yes;" Chairperson Murphey, "Yes;" Vice Chairperson Young, "No;" Commissioner Miller, "Yes;" Commissioner Titmus, "Yes;" Commissioner Hauptman, "Yes;" Commissioner Jagoe, "Yes."
Motion passed 6-1.

RESOLUTION PC 18 18 EAP 01 – Driftwood Shores TMBS Extension: A request for an extension of a previously granted approval period, which ended February 28, 2018 for Resolution PC 17 01 CUP 01 - a request for a conditional use permit to place two metal storage containers and a temporary office trailer to serve as the maintenance shop and temporary dry storage during the remodel of the Driftwood Shores Pool & Admin building. The site is located at 88427 1st Avenue on the lot east of the Driftwood Shores property, Assessor's Map 18-12-04-13, Tax Lot 07000, in the Commercial District regulated by FCC Title 10 Chapter 15.

No Commissioner declared a conflict of interest or bias. There were no challenges to impartiality.

Chairperson Murphey opened the public hearing at 8:46 PM.

AP Southerland presented the staff report on the application to extend approval for a temporary office and storage containers. Criteria for this development and conditional use: Florence City Code Title 10 Chapter 1 Section 1-6-3 and Chapter 4 Section 8. He explained how the site had been recently improved and decluttered after it came to the city's attention that the site was not conforming to code and the initial requirements of the conditional use permit. Screening was improved to reduce views of the construction and storage area and stored goods were moved into the containers to reduce negative visual impacts of storage activities.

Public testimony was received from Rod Alg of 04563 Falcon Street, Florence. Mr. Alg and his wife observed the condition of the storage site deteriorate over time after the initial conditional use permit. He described and submitted photos of unsightly nuisance conditions, but also stated that the situation improved significantly after the city contacted Driftwood Shores.

AP Southerland delivered the staff recommendation that the application be approved with conditions.

Martin Alletson, applicant and general manager of Driftwood Shores, presented to the Commission. He explained the history that led to the initial conditional use application and the near-term plan to construct a maintenance and storage facility on this site. The current storage containers are mostly full. Some materials had recently been moved off the site, and remaining materials would be placed in the new storage building.

Commissioner Titmus described outdoor storage conditions he'd witnessed several days prior as well as conditions of approval from the initial conditional use permit which completely restricts outdoor storage. Mr. Alletson expressed willingness to have stored materials off-site if required to do so.

Commissioner Jagoe described a stack of pallets he saw outside the fenced storage area. Mr. Alletson claimed the pallets were no longer there, but Commissioner Jagoe pointed out that local residents shouldn't be burdened with even temporary storage outside what was approved in the permit.

Joseph Korczak, Maintenance Chief at Driftwood Shores, testified that he had gotten rid of the pallets on the site. Other materials stored outside, including lumber, had been stacked on pallets and prepared for removal.

The Commission discussed details of the conditions of approval, including outdoor storage.

Chairperson Murphy closed the public hearing at 9:00 PM.

Commissioner Miller motioned to approve **RESOLUTION PC 18 18 EAP 01 – Driftwood Shores TMBS Extension.**
Commissioner Hauptman seconded.

By roll call vote: Commissioner Tarvin, "Yes;" Chairperson Murphey, "Yes;" Vice Chairperson Young, "Yes;" Commissioner Miller, "Yes;" Commissioner Titmus, "Yes;" Commissioner Hauptman, "Yes;" Commissioner Jagoe, "Yes."
Motion passed 7-0.

RESOLUTION PC 18 15 DR 01 – 4-Unit Cluster Housing: An application from Stecher Buss/Advanced Construction, on behalf of Ron Anderson/Ron's Stuff LLC requesting approval of a Design Review Permit to construct a four-unit housing cluster to include two attached and two detached units. The site is located at 1610 19th Street, Assessor's Map no. 18-12-26-22, Tax Lot 06003, in the Multi-Family Residential District regulated by FCC Title 10, Chapter 13.

No Commissioner declared a conflict of interest or bias. There were no challenges to impartiality.

Chairperson Murphey opened the public hearing at 9:01 PM.

PD FarleyCampbell presented the staff report on the subject of Mr. Buss's residential development proposal. Criteria for this development include: Florence City Code Title 10 Chapter 1 Section 1-6-3; Chapter 3 Sections 2 through 5 and 8 through 10; Chapter 6 Sections 3 through 5; Chapter 13 Sections 2,4, and 5; Chapter 34 Sections 3 and 5; and Chapter 35 Sections 2-2, 2-3, 2-7-C, 2-9, 2-12 through 2-14, and 3; Chapter 36 Sections 2-1-B, 2-2, 2-22, 2-23, and lighting sections 3 and 4. She reviewed the conditions of approval in her staff report for the proposed development.

Written testimony was received from Jack Hendricks of 1660 19th Street, Florence. Mr. Hendricks was concerned with new residential units impacting the already restricted supply of on-street parking. He also remarked on the potential hazard of adding units and traffic to a street where children regularly play.

PD FarleyCampbell delivered the staff recommendation that the application be approved with the conditions included in the Findings of Fact.

Mr. Buss declined to give a presentation.

Commissioner Hauptman inquired about another residential development in progress next door to the proposed cluster.

Vice Chairperson Young asked for clarification of the development's exterior materials and colors.

Mr. Buss discussed potential solutions to site conflicts and conditions of approval with the Commission and Planning staff.

Chairperson Murphy closed the public hearing at 9:32 PM.

Commissioner Jagoe motioned to approve **RESOLUTION PC 18 15 DR 01 – 4-Unit Cluster Housing.** Commissioner Tarvin seconded.

By roll call vote: Commissioner Tarvin, "Yes;" Chairperson Murphey, "Yes;" Vice Chairperson Young, "Yes;" Commissioner Titmus, "Yes;" Commissioner Hauptman, "Yes;" Commissioner Miller, "Yes;" Commissioner Jagoe, "Yes." Motion passed 7-0.


PLANNING COMMISSION DISCUSSION ITEMS

There were none.


PLANNING DIRECTOR'S REPORT/CALENDAR

Upcoming items of interest to the Planning Commission include a variance proposal and an extension of a conditional use permit on July 10, 2018.

Chairperson Murphey adjourned the meeting at 9:35 PM.



Chairperson, John Murphey
Florence Planning Commission



Date

Cannery Station Preliminary PUD

PC 18 12 PUD 01



4

5

Introduction

- **2008** – Preliminary Planned Unit Development approved
- **2009** – Council 2-year extension
- **2011** – PC 6 mos. Extension
- **2013** – Phase 1 Final PUD, Tentative Subdivision, & Design Review
- **2014** – PC Extension Tentative Subdivision & Design Review
- **April 10, 2018** – Preliminary PUD Application RCV'd
- **April 10, 2018** – Application deemed "complete" as of

• Cannery Station – PC 18 12 PUD 01

8/29/18 #2

Proposal

Cannery Station Mixed Use Development

- Preliminary PUD Review & Approval
- 17 acres
- 8 phases
- 31 lots
- 10 year development plan

• Cannery Station – PC 18 12 PUD 01

8/29/18 #3

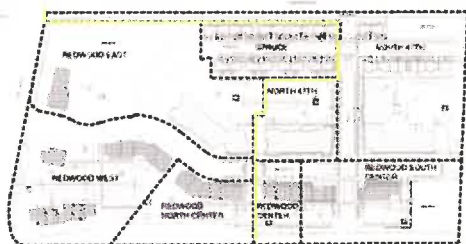
Aerial of Site



• Cannery Station – PC 18 12 PUD 01

8/29/18 #4

Phasing Plan



Traffic Impact Analysis Phasing—
Yellow Line South – Phase 1 2019-2021 (RSC, S-47, N-47, RC)
Yellow Line North – Phase 2 2021-2028 (Spruce, RNC, RE, RW)

• Cannery Station – PC 18 12 PUD 01

8/29/18 #5

Additional Testimony & Materials

Testimony & Referral Comments:

- R-1: DSL – Update
- A-18: Tribal comments
- A-20: Cavaness TIA Findings Statement
- A-21: Sandow TIA Queue Memo
- A-22: Cavaness Resolution change Request
- T-3: Rodney Stowe

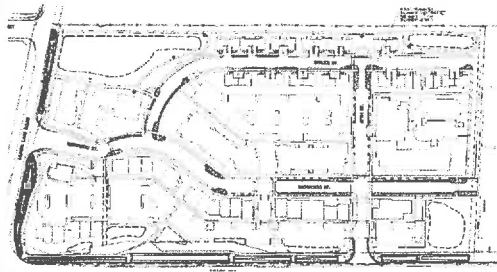
Revised Resolution: Blue Font is new

Exceptions Table: Requested and Granted

• Cannery Station – PC 18 12 PUD 01

8/29/18 #6

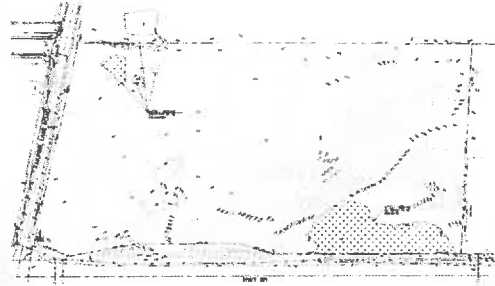
Stormwater Plan



• Canby Station - PC 18 12 PUD 01

8/29/18 • 1

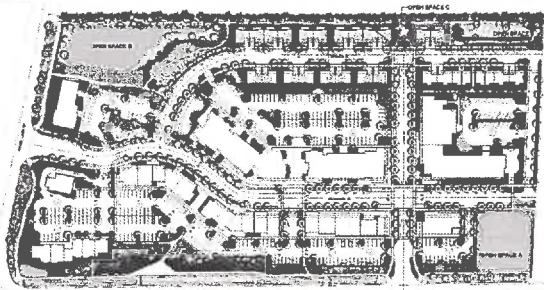
Wetlands



• Canby Station - PC 18 12 PUD 01

8/29/18 • 6

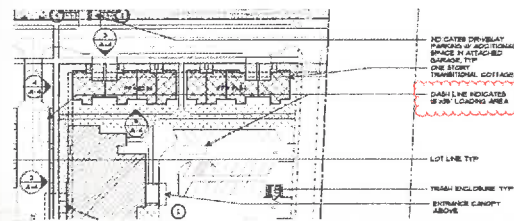
Open Space / Landscape Plan



• Canby Station - PC 18 12 PUD 01

8/29/18 • 9

Loading Area A-2



• Canby Station - PC 18 12 PUD 01

8/29/18 • 10

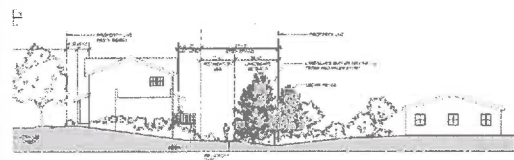
Assisted Living Elevations



• Canby Station - PC 18 12 PUD 01

8/29/18 • 11

Setback - 35' Vertical Encroachment



• Canby Station - PC 18 12 PUD 01

8/29/18 • 12

Staff Recommendation

Staff finds that the applicant meets the criteria provided by Florence City Code and the Florence Realization 2020 Comprehensive Plan and can be approved with the Revised conditions of approval.

© Century Station - PC 1812 PUD 01

6/25/18 #12

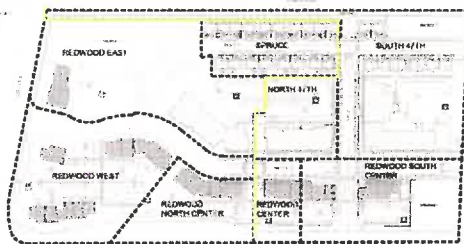
Alternatives

1. **Approve the preliminary PUD;**
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 more information is needed.

© Century Station - PC 1812 PUD 01

6/25/18 #12

Questions?




© Century Station - PC 1812 PUD 01

6/25/18 #12

Driftwood Shores Temp. Mobile Building Space

PC 18 18 EAP 01



• Driftwood Shores Storage CUP Extension 6/26/2018 • 2

Introduction – CUP

- Application for Conditional Use Permit
- Application received on January 3, 2017
- Deemed complete on January 18, 2017
- Property Owner Notice on February 7, 2017
- CUP granted February 28, 2017

• Driftwood Shores Storage CUP Extension 6/26/2018 • 2

Introduction - Extension

- Application received May 7, 2018
- Noticed June 6, 2018
- Renoticed June 8, 2018 – Map issue

• Driftwood Shores Storage CUP Extension 6/26/2018 • 3

Criteria

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-6-3
Chapter 4: Conditional Uses, Section 4-8

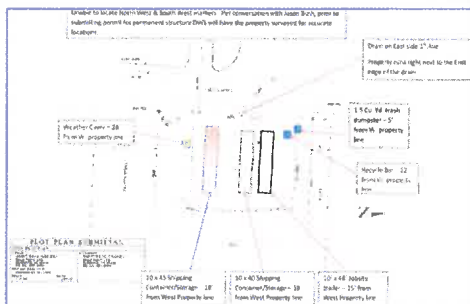
• Driftwood Shores Storage CUP Extension 6/26/2018 • 4

Aerial of Site



• Driftwood Shores Storage CUP Extension 6/26/2018 • 5

Site Plan



• Driftwood Shores Storage CUP Extension 6/26/2018 • 6

Previous Elevations



• Delwood Shores Storage CUP Extension

8/29/2018 • 7

Previous Elevations



• Delwood Shores Storage CUP Extension

8/29/2018 • 8

Current Elevations



• Delwood Shores Storage CUP Extension

8/29/2018 • 9

Testimony

Public Testimony:

- Alg – concern about sightliness & clutter related to storage

Referral Comments:

- None Received

• Delwood Shores Storage CUP Extension

8/29/2018 • 10

Testimony



• Delwood Shores Storage CUP Extension

8/29/2018 • 11

Staff Recommendation

Staff finds that the application meets the applicable criteria of City Code and **recommends approval** of the application with the following conditions of approval:

• Delwood Shores Storage CUP Extension

8/29/2018 • 12

Conditions of Approval

- 4.1. Approval ends: June 26, 2019.
- 4.2. Abide by applicable conditions of PC 17 01 CUP 01.
- 4.3. No nuisances – clean and clutter free.

• Dulles Local Board Storage CUP Extension

8/29/2018 • 13

Alternatives

1. **Approve the application with conditions;**
2. Deny the application;
3. Modify the findings, reasons, or conditions & approve the proposal; or
4. Continue the Public Hearing to a date certain if more information is needed.

• Dulles Local Board Storage CUP Extension

8/29/2018 • 14

Questions?

• Dulles Local Board Storage CUP Extension

8/29/2018 • 15



19th Street 4-Unit Multi-Family Construction

PC 18 15 DR 01

● PC 18 15 DR 01

6/26/18 ● 1

Criteria

Florence City Code, Title 10, Chapters:

- Chapter 1: Zoning Administration, Section 1-6-3
- Chapter 3: Off-Street Parking, Sections 2 through 5, 8 through 10
- Chapter 6: Design Review, Section 3, 4, & 5
- Chapter 13: Multi-Family Residential, Sections 2, 4 & 5
- Chapter 34: Landscaping, Sections 3 and 5
- Chapter 35: Access & Circulation, Sections 2-2, 2-3, 2-7C, 2-9, 2-12 thru 14 & 3
- Chapter 36: Public Facilities, Sections 2-1B, 2-2, 2-22, & 3
- Chapter 37: Lighting, Sections 2 through 4

● PC 18 15 DR 01

6/26/18 ● 2

Site Location



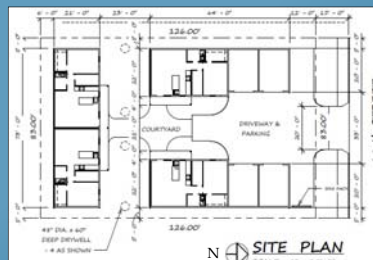
Zoning:
Multi-Family
Residential
**Address, Map
& Taxlot:**
1610 19th St.

NW Corner of
19th and Oak
ROW
Map # 18-12-
26-20 Tax lot
6003

● PC 18 15 DR 01

6/26/18 ● 3

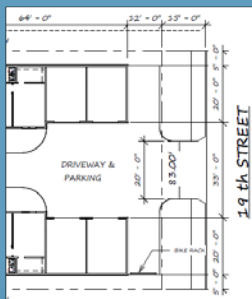
Proposed Site Plan



● PC 18 15 DR 01

6/26/18 ● 4

Conditions Review



Conditions:

3. No stormwater over sidewalk
4. 6" curb along north, west, and east edge of parking lot
5. Bicycle and vehicle parking outside of front setback areas
6. No " & Parking"
7. Cover and illuminate bicycle parking area

● PC 18 15 DR 01

6/26/18 ● 5

Conditions Review

Conditions:

8. Skylights or solar tubes
9. Non-remonstrance for proportionate share of Oak Street
10. Sidewalk addition to connect to Oak Street Path
11. Public Works approval and permit for driveway
12. Sidewalks construction and ADA transitions
13. ¾ of Oak Street assessment non-remonstrance



● PC 18 15 DR 01

6/26/18 ● 6

Conditions Review



Conditions:

20. Trash receptacles. Location of trash receptacles. Applicant shall provide service.
21. No parking in front of garage doors. Signage required.
22. Trim width no less than 2". Decorative posts.

● PC 18 15 DR 01

6/26/18 ● 7

Conditions Review



Conditions:

14. Utility and Stormwater Plans
15. Revised Landscaping Plan – Type II – 15% area
16. 7 Trees
17. 45 Shrubs
18. Curb and 5' separation or bollards along garages. Wheel stop.
19. Lighting fixture/photometric plans. Lighting of parking/bike parking.

● PC 18 15 DR 01

6/26/18 ● 8

Testimony

- Jack Hendricks – Concerns:
 - crowded parking
 - children playing in street & traffic conflict
 - Not zoned for it

● PC 18 15 DR 01

6/26/18 ● 9

Staff Recommendation

Staff recommends:

Approval of the request for design review of a 4-unit apartment cluster with the Conditions of Approval as reviewed.

● PC 18 15 DR 01

6/26/18 ● 10

Alternatives

1. Approve the application with conditions;
2. Deny the application;
3. Modify the findings, reasons, or conditions & approve the proposal; or
4. Continue the Public Hearing to a date certain if more information is needed.

● PC 18 15 DR 01

6/26/18 ● 11

Questions?

● PC 18 15 DR 01

6/26/18 ● 12