
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO: 5
Meeting Date: March 14, 2023

ITEM TITLE: Fairway Estates Phases 2-4
PC 21 39 SUB 03 – Tentative Subdivision Plan
PC 21 40 PUD 02 – Preliminary Planned Unit Development (PUD)
AR 21 21 SIR 14 – Site Investigation Report

OVERVIEW:

Background:

The initial hearing was opened on November 22nd and subsequently continued on January 10th, February 14th, February 28th and March 14, 2023. The continuances were performed due to requests for more time to prepare materials in response to testimony, additional application materials and staff's reports. The applicant and representatives agreed to sign a 120-day waiver through April 3, 2023 and then again through May 3rd to allow for continuance of the public hearing.

The last continuance was requested of the applicant in order to respond to the findings of fact and commissioner comments. They found several items objectionable or questionable: amount of fee in-lieu, fire access requirements, tree planting, paving the block connections, ADA improvements to pedestrian walkways, reconfiguring the NE intersection angle, and lighting the perimeter multiuse trails. As of writing no written response was received from the applicant on the conditions of approval. However, staff have met with the applicant and their development team to review some of these topics. The night of the hearing, during the meeting staff received an email from the developer's design team requesting a 30 day continuance. This was not known until after the hearing had been continued 14 days and the topic closed. The developer's design consultant had problems getting access to the gotowebinar platform for participation in the hearing. The speakers card was not received until shortly before the meeting after staff were no longer checking emails. Staff feels most of the items can be resolved with conditions of approval. If there are any objectionable items they can be appealed assuming the material supporting their concern is in the PC hearing record.

Application: Request by Metro Planning representing Pacific Golf Communities LLC for Preliminary Planned Unit Development, Tentative Subdivision Plan and Site Investigation Report. The project site is approximately 10.36 acres and abuts Mariners Village on the west and Florence Golf Links on the east. To the north is undeveloped City Open Space which abuts Lane County's Three Mile Prairie undeveloped park land. This proposal includes 41-detached single-family residential lots. The lots will be served by extension of Dunbar and Caddington northward and connect at the north end with another street, essentially forming a looped street. Open space includes a bark walking path abutting Mariners Village and accessing city-owned open space to the north. During the January hearing the applicant had submitted additional materials that included rearranging lot lines in Phase 4 to create a Tract A to be used for open space use for the development. They propose a fee-in-lieu for the balance of the required open space as available under [10-23-5-E-5](#). There are a

number of code criteria that are proposed to not be met and addressed under Title 10 Chapter 23. Namely these are intersection angles explained in [10-36-2-14](#) and include frontage requirements, lot depth, among other items explained in the findings.

Process and Review: The PUD and Subdivision applications follow a Type III land use procedure requiring a quasi-judicial public hearing. The application materials available as of writing are attached to this AIS. The applicable criteria are listed below. Only code sections and comprehensive plan policies and appendices are policy considerations that may be applied in the decision-making process. Application materials, public testimony, previous approvals, and research that speak to the criteria may also be considered.

Additional public testimony was received both in opposition from Renee LoPilato on March 12th and neutral from the Fairway Estates HOA on March 7th.

The Planning Commission will reopen the public hearing, accept public testimony and hear the staff report and applicant response. Following hearing from staff and applicant the Planning Commission will have the opportunity to hear public testimony and ask questions of both staff and applicant prior to closing the public hearing for deliberations.

ISSUES/DECISION POINTS: Incorporated with the findings.

ALTERNATIVES:

1. Approve the Planned Unit Development request with conditions of approval, or
2. Recommend denial based on the Commissions' findings and request the finding be revised and a resolution be drafted stating how the application does not meet code criteria.
3. Continue the public hearing to a date certain and request the applicant extend their 120-day waiver.
4. Close the hearing and keep the written record open 7-days and holding deliberations on March 14, 2023.

RECOMMENDATION: Option 1 or 2

AIS PREPARED BY: Wendy FarleyCampbell, Community Development Director

ATTACHMENTS:

Resolution
A- Findings of Fact

R13 Public Testimony – Fairway Estates HOA
R4b Public Testimony LoPilato
