

Exhibit T 2

From: [Brandt Melick](#)
To: [Wendy Farley-Campbell](#)
Cc: [Jed Truett](#); [Michael Pearson](#); [John Pearson](#); [Nancy Pearson](#)
Subject: 21-051 Fairway Estates (PC 21 39 SUB 03 & PC 21 40 PUD 02) Conditions of Approval
Date: Wednesday, May 10, 2023 3:35:55 PM
Attachments: [21-051 FairwayEstates_Memo_ConditionsApproval_20230510.pdf](#)
[21_051_Fairway_Resolution_Fairway_Estates_2-3-4_Proposed_5-23-23.pdf](#)
[21_051_Fairway_Preliminary_Utility_Plan_051023.pdf](#)
[21_051_Fairway_ParkLand-Pathway_OpenSpace_051023.pdf](#)

Good afternoon Wendy,

Please enter into public record the attached submittal of written comment for PC 21 39 SUB 03 & PC 21 40 PUD 02 Fairway Estates Phases 2, 3, & 4. Comments are in response to your proposed resolution (also attached).

Attachments include:

1. 21-051_FairwayEstates_Memo_ConditionsApproval_20230510.PDF
2. 21_051_Fairway_Preliminary_Utility_Plan_051023.PDF
3. 21_051_Fairway_ParkLand-Pathway_OpenSpace_051023.PDF
4. 21_051_Fairway_Resolution_Fairway_Estates_2-3-4_Proposed_5-23-23.PDF

Should you have any questions please let me know.

Thank you for your time,
Brandt
541.913.7212



LAND USE PLANNING AND CONSULTING SERVICES

846 A STREET
SPRINGFIELD, OREGON 97477
(541) 302-9830
WWW.METROPLANNING.COM

Memorandum:

**Substantive: Fairway Estates Phase II PUD/Subdivision
Application – Conditions of Approval**

Date: May 10, 2023
To: City of Florence, Planning Department
From: Metro Planning, Inc.
Subject: Substantive Comments for Conditions of Approval

Agency File No.: PC 21 39 SUB 03 & PC 21 40 PUD 02
Agency Contact: Wendy Farley Campbell, Planning Director, AICP

Property Owner/Applicant: Joseph M. Pearson, Pacific Golf Communities LLC
PO Box 3094
Florence, OR 97439

Subdivision Name: Fairway Estates Phase 2
Map/Lot: 18-12-15-00, TL 1500
Site Address: Florence Oregon 97439

Applicant File No.: 21-051 Pearson-Fairway
Applicant’s Rep: Jed Truett, AICP, Principal
(jed@metroplanning.com)

Wendy Farley Campbell,

This memo and attached material address substantive issues from the city regarding final conditions of approval received (in draft form) on May 5, 2023, at 5:51 PM

Below, city code and draft resolution conditions of approval are in ***bold italics*** or enclosed in boxes. Applicant responses are in plain text.

A cross reference table is provided on the last page of this document to cross reference footnoted attachments with electronic file submittals.

Response to Draft Proposed Resolution in line-out-strike-out Provided for Comment

Chapter 6: Design Review

6. The applicant shall ~~either construct homes that are 1900's craftsman or cottage style as approved in the Master PUD plan or~~ provide ~~construct homes with the~~ architectural details meeting Old Town and Mainstreet Architectural Standards in FCC 10-6 or higher concurrently with the building permits for ~~all housing~~~~the single family detached housing~~. An associated review fee shall be will be required unless determined otherwise by the Planning Director.

A - Draft Resolution Fairway Estates ¹

Response: No comments.

9. The ~~application project~~ includes modifications to the code ~~standards~~. ~~With The Final PUD application~~ ~~submittal~~ ~~the applicant shall~~ ~~include~~ ~~review the criteria in 10-23-5-H~~ ~~and respond with how~~ the application ~~will~~ ~~meets~~ the criteria ~~in 10-23-5-H~~. Modifications to the code standards are not permitted if the criterion is not met.

B - Draft Resolution Fairway Estates

Response: No comments.

10. ~~To implement Master PUD approval for tree lined perimeters, the applicant shall plant trees along the western and northern borders at the quantity set in code of 1 tree per 30 linear feet. These trees shall be planted on the outside edge of the 10' open space area.~~

C - Draft Resolution Fairway Estates

Response: No comments.

11. The 500' spacing proposed in consult with the Fire Chief is adequate unless the fire code in consideration of other presently unconsidered factors ~~does in fact~~ requires 300' spacing upon which the utility plan shall be altered to meet this interval.

D - Draft Resolution Fairway Estate

Response: No comments.

¹ Attachment: Draft Resolution Fairway Estates

12. The final plat shall ~~include narrative language that specifies the dual (vehicular and pedestrian) purpose~~ delineate the pedestrian and vehicular areas of the North East driveway stem adjacent to lots 65, 66, 67, and 68 ~~is open space area~~. The Phase 4 pedestrian pathway area shall either be constructed of different material, ~~or~~ demarcated with a paint line or other pavement markings, or include a landscape buffer separating the vehicular and pedestrian areas. A sign shall be placed at the street ~~at the~~ entry for each pathway connection announcing it as a ~~trail~~ pedestrian connection or similar.

E- Draft Resolution Fairway Estate

Response: No comments.

13. In conjunction with Final PUD application the construction plans for the outer perimeter pathways shall be provided. The paths shall be constructed to park/recreation industry standards with a minimum 8' width and 2" deep bark, asphalt, or ¾" minus gravel. The area not constructed as pathway shall not count towards the recreation open space calculation unless recreation amenities are included such as resting and passing space with durable park quality benches, tables and/or pet waste stations or combination thereof. Trees shall be planted along the paths in between amenity areas at a ratio spacing of 1 per 50' linear feet.

F- Draft Resolution Fairway Estate

Response: No comments.

14. ~~In conjunction with The~~ Final PUD application shall include either a development plan for all open spaces ~~Traet A shall be provided that includes provides for either~~ recreation amenities to support the use or ~~a replanting plan~~ with native shrub, tree and groundcover species replicating the site prior to clearing as shown by aerial photography. Open Space along the northern perimeter shall include fencing and vehicular and pedestrian gates with access for Fairway Estates residents and SVFR emergency and Public Works.

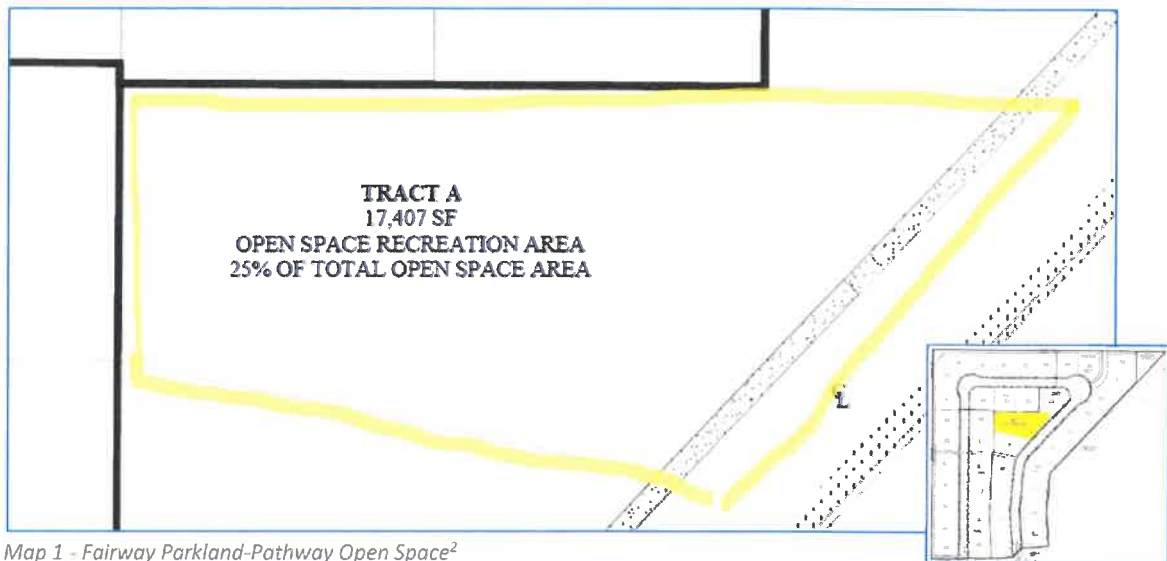
G- Draft Resolution Fairway Estate

Response: No comments.

15. ~~Upon submittal of the Final PUD application shall include, the applicant shall demonstrate evidence that active recreational uses throughout~~ the recreational open spaces will be provided in greater amount than the 25% required. A final open space and recreation space plan shall be provided with Final PUD application that includes the sq. ft. calculations, percentages and construction details, replanting plans and recreation amenities.

H- Draft Resolution Fairway Estate

Response: Applicant provides 25.4% of overall open space as recreational open space with Tract "A" at 17,407 SF. Total required open space is 68,470 SF, i.e., $(25.4\% = (17,407 / 68,470))$. It is important to note that open space nature paths are recreational in nature and should also count toward the requirement. Exact calculation will be provided on final PUD, but in no case will the percentage of recreational area fall below 25%.



Map 1 - Fairway Parkland-Pathway Open Space²

16. Required open space and recreation areas shall be provided in proportion or greater than their phase size (e.g.: 3 phases=33% of required space provided with each phase). The open space and recreation areas shall be constructed/improved prior to final plat signing for their respective phase, unless a performance bond or other assurance is provided.

I- Draft Resolution Fairway Estate

² Attachment - Fairway Parkland-Pathway Open Space

Response: No comments.

17. The applicant shall either pay the entire fee-in-lieu ~~amount in whole~~ prior to plat signing for the first phase or pay a per lot amount of the fee-in-lieu in a proportionate amount prior to final plat signing for each phase ~~in an amount of \$4,191.63 per lot per phase (\$171,867.03/41 lots)~~. The amount owed shall be adjusted to the most current real market average sq. ft. value published by the tax assessor. The current fee-in-lieu amount using values published in 2022 is _____. This amount is based on the average sq. ft. value--or a weighted linear frontage amount or weighted lot size amount.

J- Draft Resolution Fairway Estate

Response: Applicant needs to see finalized fee-in-lieu dollar amount before agreeing to terms or City agrees that applicant interpretation of formula is accurate (\$3.85 per SF).

18. Required pPlantings for open spaces shall be designed and proposed through a landscape plan by a licensed landscape architect.

K- Draft Resolution Fairway Estate

Response: Applicant plans to preserve existing native vegetation and collaborate with Homeowners Association during the development of the plan to maximize design and contain costs.

21. With the Final PUD application, construction plans shall be provided for the accessway between lots 65, 66, 67, and 68 illustrating its planned connections with the northern on-site pathway and the southern street from which it extends from. A pedestrian connection/demarcation (different paving material or thermoplastic connection) shall ~~be provided between~~ extend North East from the sidewalk adjacent to Lot 81 to the southwest and to the pedestrian accessway that connects to 3 Mile Prairie land to the north. "driveway access"

L- Draft Resolution Fairway Estate

Response: No comments.

23. The PUD phasing shall be completed within 8 years of preliminary PUD approval with each final development plan for a phase submitted within 2 years of each other.

M- Draft Resolution Fairway Estate

Response: Given current economic conditions, rising interest rates, and bank lending restrictions, applicant is concerned and will do everything possible to meet these deadlines.

24. With final plat applications the materials shall provide notation or easement illustrating the street and pathways proposed use as a private HOA access. Additionally, in accordance with Sandpines Master Plan implementation, emergency vehicular and pedestrian ingress and egress shall be provided to ~~the Public Works~~public through the accessway.

N- Draft Resolution Fairway Estate

Response: No comments.

25. Telephone, cable, fiber, and electricity lines are not illustrated on the utility plans and shall be placed underground.

O- Draft Resolution Fairway Estate

Response: No comments.

26. The 2003 Master Plan modification approval includes water looping between this project and the one to the east-C3. The water line proposed for in the access area between lots 65, 66, 67, and 68 shall be sized to accommodate future connection, placed in an easement and extended to either the northern edge of the project to the city park property line or eastward within the open space area for future C3 connection.

P- Draft Resolution Fairway Estate

Response: No comments.

31. The structures built in Phases 2, 3, and 4 shall meet ORS 918-480-0125-4e implemented by 2021 Oregon Residential Specialty Code R327. At such time secondary access is available that meets Fire Code D107 standard construction may be performed and this alternative method end. Emergency vehicular access connection shall be available to the abutting City property to the north to provide the opportunity to meet fire code requirements.

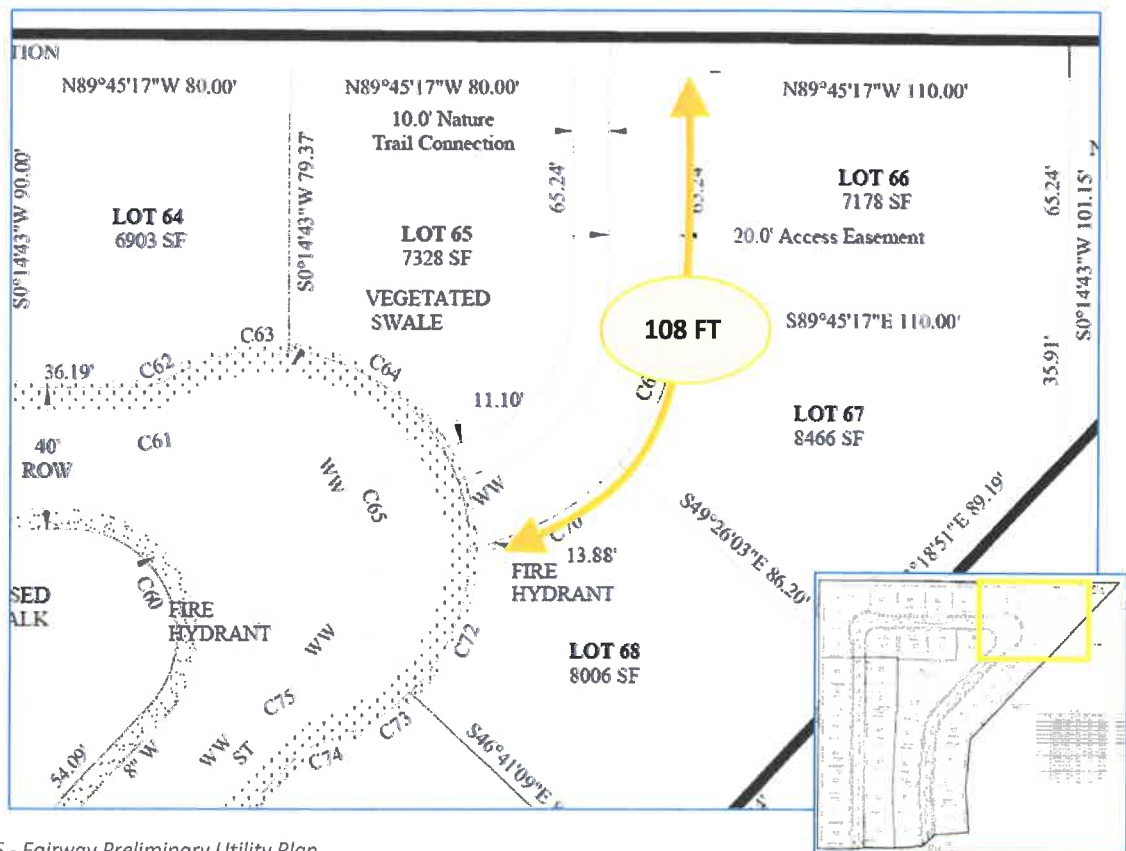
Q- Draft Resolution Fairway Estate

Response: No comments.

37.36. The driveway serving Lots 65, 66, 67, and 68 shall be paved a minimum width of 18' wide with 20' of unobstructed aisle width and shall be signed "'no stopping" parking prohibited". The driveway shall ~~and~~ include a turnaround meeting figure 10-35(3) if greater than 150' from the entry to the furthest building wall. Any required turnaround may be removed once until through connection onto Rhododendron Drive or east to Oat St. is available and constructed to from the northern city owned property. The pedestrian pathway along this driveway shall be demarcated with either a paint stripe or differing pavement colors or markings. With a minimum width of 10' wide meeting the block length criterion.

R- Draft Resolution Fairway Estate

Response: Applicant met with Fire Chief Michael Schick, early afternoon May 9, 2023, reviewed the new driveway plan (below), driveway dimensions, proximity to fire hydrant, and proximity to lots 65,67,66, and 68. Fire Chief said that design was sufficient to properly service these properties with current design (without adding a turnaround). As can be seen on the utility plans below, the distance from the street to back of lot 66 is less than the 150 FT requirement.



S - Fairway Preliminary Utility Plan

425. The applicant shall provide financial security for proportionate contribution for the future right-of-way improvements to Rhododendron Dr. in conformance with the TSP for Phases 2, 3 and 4. Proportionate financial security shall be provided to the City of Florence prior to turning improvements over to the Home Owners Association for the respective phase and/or prior to issuance of the building permit for the home on the lot that constitutes the point at which HOA turnover would occur as stated in the CCR's and/or Bylaws. Failure to do so does not pass the financial obligation on to the HOA. Payment remains the responsibility of the applicant and no additional building permits will be issued until payment is received or a notarized plan for payment is coordinated with the City. The per lot cost is \$358.20 per dwelling to be adjusted by Engineering News Record (ENR) 20-City Composite Construction Cost Index (CCI), and shall be the difference between the ENR CCI for the month in which the tentative subdivision plan is approved and the ENR CCI for the month in which the final plat is signed or building permit is pulled, whichever event the applicant chooses to pay.

T- Draft Resolution Fairway Estate

Response: No comments.

Attachment Cross Reference Table:

This table cross references attachment footers names with files names found in the electronic submittal package.

Attachment	File Name (*.PDF)
Fairway Parkland-Pathway Open Space	21_051_Fairway_ParkLand-Pathway OpenSpace_051023
Fairway Preliminary Utility Plan	21_051_Fairway_Preliminary Utility Plan_051023
Draft Resolution Fairway Estates	21_051_Fairway_Resolution Fairway Estates 2-3-4 Proposed 5-23-23

**CITY OF FLORENCE
PLANNING COMMISSION**

**RESOLUTION PC 20 07 PUD 01
RESOLUTION PC 20 08 SUB 01
RESOLUTION AR 21 21 SIR 14**

A REQUEST FOR APPROVAL OF PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN, TENTATIVE SUBDIVISION PLAN, AND PHASE 1 SITE INVESTIGATION REPORT FOR FAIRWAY ESTATES PHASES 2, 3 & 4 (PHASE C2 OF SANDPINES GOLF MASTER PLAN PUD--2004) FOR 41 SINGLE FAMILY DETACHED RESIDENTIAL LOTS

WHEREAS, applications from Pacific Golf Communities, LLC, seeking approvals for a proposed PUD which include 41 detached single-family residences, was made as required by FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-23, and FCC 11-3; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on November 22, 2022, and subsequently continued to January 10th, February 14th, ~~and~~ February 28th, March 14th, April 25th, and May 23, 2023, 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, FCC 10-23, 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 Preliminary PUD Plan, Tentative Subdivision Plan and Phase 1 Site Investigation Report for ~~431~~ 41 detached single-family residences, for Fairway Estates Phases 2, 3 & 4 (Phase C2 of Sandpines Golf Master Plan) 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	Plat Proposal Cover Sheet 9-23-22
C	Memo-Completeness 9-23-22
C1	Memo 1-10-23
C2	Written Narrative Memo-Initial
D	Written Statement 9-23-22

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E	Application Form 9-23-22
F	Existing Conditions 9-23-22
G	Plat Proposed Layout 9-23-22
H	Preliminary Utility Plan 1-3-23
H1	Stormwater & Streets Typicals 9-23-22
H1	Utility Plan Revised
I	Park Land Pathway OpenSpace 1-3-23
I1	Park and Open Space Revised
J	Stormwater Mgmt. Rpt 9-23-22
J1	Stormwater Mgmt. Plan Revised
K	Traffic Study 9-23-22
K1	TIA Response to Peer Review
L	Site Investigation Report
M	Wetland Delineation 4-21-21
M1	Wetland DSL WD Concurrence 9-23-22
M2	Army Corps Jurisdictional Verification 9-23-22
N	Tax lot Record & Legal Description
O	Email Submittal Narrative 1-3-23
P1	Referral Stormwater
P2	Referral TIA Review
P2a	Referral TAI Review
P3	Referral SVFR
P4	Public Works Referral Memo
P5	SVFR Referral Comments
Q	120-day Waiver Florence 1-5-23
R-1	Public Testimony - Duran
R2	Public Testimony - Faber
R3	Public Testimony - Faber
R4	Public Testimony - LoPilato - Stanley
R4a	Renee LoPilato Testimony
R5	Fairway Estates HOA Testimony
R5	Public Testimony - Rhodes
R6	Public Testimony - Davis
R7	Public Testimony - Handly
R8	Public Testimony - Robertson
R9	HOA Sandpines
R10	Public Testimony - Handly
R11	Public Testimony - Rhodes
R12	Public Testimony – Sandpines HOA
S	Easement Royal St George Secondary
T	Fairway Estates Memo
U	Past PUD Approval 2017
U	Past PUD Approvals 2003-2016
U	PC 17 26 PUD 0-1 – Prior PUD Approval
V	Fire Code Considerations

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, 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 prior to issuance of a building permit.
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.

Title: 10 Chapter 3

4. One of the two required on-site parking spaces per lot may be within a driveway. No parking spaces in the driveways or garages shall have any encroachments that reduce the size and/or availability of the spaces. ~~The~~All parking spaces shall include dimensions of 9' 6" by 19' for each parking space.
5. Subdivision ~~s~~Street lighting shall be installed consistent with Resolution 16, Series 1999.

Chapter 6: Design Review

6. The applicant shall ~~either construct homes that are 1900's craftsman or cottage style as approved in the Master PUD plan or provide construct homes with the~~ architectural details meeting Old Town and Mainstreet Architectural Standards in FCC 10-6 or higher concurrently with the building permits for ~~all housing~~the single family detached housing. An associated review fee shall be will be required unless determined otherwise by the Planning Director.

Chapter 7: Special Development Standards

7. The applicant shall record a Covenant of Release which outlines the hazard, restrictions and/or conditions that apply to the property as outlined in subsection (D) of FCC 10-7-7, Review and Use of Site Investigation Report, and shall state "The applicant recognizes and accepts that this approval is strictly limited to a determination that the project as described and conditioned herein meets the land use provisions

and development standards of the City Code and Comprehensive Plan current as of this date. This approval makes no judgement or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project." This shall be recorded prior to submittal of any building permit applications or prior to final Subdivision Plat.

Chapter 10: Residential Districts

8. PUD-Primary structures shall not exceed 35 feet in height. Accessory structures shall not exceed 20 feet in height. The minimum roof pitch of all structures shall be 3:12.

Chapter 23: Planned Unit Developments

9. The ~~application project~~ includes modifications to the code ~~standards~~. ~~With The Final PUD application submittal the applicant shall~~ ~~include~~ ~~review the criteria in 10-23-5-H and respond with~~ how the application ~~will meet~~ the criteria ~~in 10-23-5-H. Modifications to the code standards are not permitted if the criterion is not met.~~
10. ~~To implement Master PUD approval for tree-lined perimeters, the applicant shall plant trees along the western and northern borders at the quantity set in code of 1 tree per 30 linear feet. These trees shall be planted on the outside edge of the 10' open space area.~~
11. The 500' spacing proposed in consult with the Fire Chief is adequate unless the fire code ~~in consideration of other presently unconsidered factors does in fact require~~ 300' spacing upon which the utility plan shall be altered to meet this interval.
12. The final plat shall ~~include narrative language that specifies the dual (vehicular and pedestrian) purpose delineate the pedestrian and vehicular areas of the North East driveway stem adjacent to lots 65, 66, 67, and 68 is open space area.~~ The Phase 4 pedestrian pathway area shall either be constructed of different material, ~~or~~ demarcated with a paint line or other pavement markings, ~~or include a landscape buffer~~ separating the vehicular and pedestrian areas. A sign shall be placed at the street ~~at the~~ entry for each pathway connection announcing it as a ~~trail pedestrian connection or similar head.~~
13. In conjunction with Final PUD application the construction plans for the ~~outer perimeter~~ pathways shall be provided. The paths shall be constructed to park/recreation industry standards with a minimum 8' width and 2" deep bark, asphalt, or ¾" minus gravel. The area not constructed as pathway shall not count towards the recreation open space calculation unless recreation amenities are included such as resting and passing space with durable park quality benches, tables and/or pet waste stations ~~or combination thereof.~~ ~~Trees shall be planted along the paths in between amenity areas at a ratio spacing of 1 per 50' linear feet.~~
14. ~~In conjunction with The~~ Final PUD application ~~shall include either a development plan for all open spaces Tract A shall be provided that includes provides for either~~ recreation amenities to support the use or ~~a replanting plan with native shrub, tree and~~

groundcover species replicating the site prior to clearing as shown by aerial photography. Open Space along the northern perimeter shall include fencing and vehicular and pedestrian gates with access for Fairway Estates residents and SVFR emergency and Public Works.

15. ~~Upon submittal of the~~ Final PUD application shall include, ~~the applicant shall demonstrate evidence~~ that ~~active recreational uses throughout~~ the recreational open spaces will be provided in greater amount than the 25% required. A final open space and recreation space plan shall be provided with Final PUD application that includes the sq. ft. calculations, percentages and construction details, replanting plans and recreation amenities.
16. Required open space and recreation areas shall be provided in proportion or greater than their phase size (e.g.: 3 phases=33% of required space provided with each phase). The open space and recreation areas shall be constructed/improved prior to final plat signing for their respective phase, unless a performance bond or other assurance is provided.
17. The applicant shall either pay the entire fee-in-lieu ~~amount-in-whole~~ prior to plat signing for the first phase or pay a per lot amount of the fee-in-lieu-in-a-proportionate amount prior to final plat signing for each phase, ~~in an amount of \$4,491.63 per lot per phase (\$471,857.03/41 lots).~~ The amount owed shall be adjusted to the most current real market average sq. ft. value published by the tax assessor. The current fee-in-lieu amount using values published in 2022 is _____. This amount is based on the average sq. ft. value--or a weighted linear frontage amount or weighted lot size amount.
18. Required pPlantings for open spaces shall be designed and proposed through a landscape plan by a licensed landscape architect.
19. Typical home renderings shall be provided with the Final PUD application.
20. With the Final PUD application the applicant shall provide agreements, provisions or covenants to govern the use, maintenance and continued protection of the PUD and its common open space and recreation areas.
21. With the Final PUD application, construction plans shall be provided for the accessway between lots 65, 66, 67, and 68 illustrating its planned connections with the northern on-site pathway and the southern street from which it extends from. A pedestrian connection/demarcation (different paving material or thermoplastic connection) shall ~~be provided between~~extend North East from the sidewalk adjacent to Lot 81 to the southwest and to the pedestrian accessway that connects to 3 Mile Prairie land to the north. "driveway access"
22. Signage shall be installed indicating which side of the street parking is permitted.
23. The PUD phasing shall be completed within 8 years of preliminary PUD approval with each final development plan for a phase submitted within 2 years of each other.
24. With final plat applications the materials shall provide notation or easement illustrating

the street and pathways proposed use as a private HOA access. Additionally, in accordance with Sandpines Master Plan implementation, emergency vehicular and pedestrian ingress and egress shall be provided to ~~the Public Works~~public through the accessway.

Chapter 36: Utilities:

25. Telephone, cable, fiber, and electricity lines are not illustrated on the utility plans and shall be placed underground.
26. The 2003 Master Plan modification approval includes water looping between this project and the one to the east-C3. The water line proposed for in the access area between lots 65, 66, 67, and 68 shall be sized to accommodate future connection, placed in an easement and extended to either the northern edge of the project to the city park property line or eastward within the open space area for future C3 connection.
27. All streets, lanes or tracts shall allocate no parking areas, per State requirements, around all fire hydrants located within the development.
28. The applicant shall apply and receive required state permitting such as NPDES prior to the site disturbance.
29. All proposed utility easements shall be a minimum of 15' wide. All easements shall be illustrated on the plat.
30. Prior to construction of streets or utilities an engineered final construction plan and utility facility specifications shall be submitted for review and approval by the Public Works Director. Stamped approval will be shown on the utility plans.
31. The structures built in Phases 2, 3, and 4 shall meet ORS 918-480-0125-4e implemented by 2021 Oregon Residential Specialty Code R327. At such time secondary access is available that meets Fire Code D107 standard construction may be performed and this alternative method end. Emergency vehicular access connection shall be available to the abutting City property to the north to provide the opportunity to meet fire code requirements.
- ~~32. Curbs and curb cuts shall be designed to meet the City of Florence Standards and Specifications.~~
- ~~33.~~32. The final utility plan shall include the standard drawings for street signs and street lights and they shall meet code and city standards. Mailbox plans shall be reviewed and approved by the US Postal Service.

Chapter 37: Lighting

- ~~34.~~33. Each home shall provide full cut-off lighting and/or the exceptions from 10-37 as follows: 1. One partly shielded or unshielded luminaire at the main entry, not exceeding 630 lumens. 2. Any other partly shielded or unshielded luminaires not exceeding 315 lumens. 3. Low voltage landscape lighting aimed so that glare is not visible from adjacent properties and not exceeding 525 lumens per fixture. 4. Shielded directional

flood lighting aimed so that direct glare is not visible from adjacent properties and not exceeding 1,260 lumens. 5. Lighting installed with a vacancy sensor, where the sensor extinguishes the lights no more than 10 minutes after the area is vacated. 6. Decorative low wattage lights (Individual lamps 525 lumens or less).

Chapter 35: Access

- 35.34.** Driveway approaches shall receive a right-of-way permit for construction to ensure the approaches have been designed and located to conform with the City's spacing and design standards in accordance with 10-35-2-12-B.
- 36.35.** The sidewalks shall have signage and a demarcated connection to adjacent pathways through either pavement markings, thermoplastic, or contrasting paving materials (e.g., light-color concrete inlay between asphalt) to illustrate the crossing area. Use of paint or thermoplastic on a 28' wide street constitutes an exception from 10-35-3-3-B.
- 37.36.** The driveway serving Lots 65, 66, 67, and 68 shall be paved a minimum width of 18' wide with 20' of unobstructed aisle width and shall be signed "'no stopping" parking prohibited". The driveway shall ~~and~~ include a turnaround meeting figure 10-35(3) if greater than 150' from the entry to the furthest building wall. Any required turnaround may be removed once until through connection onto Rhododendron Drive or east to Oat St. is available and constructed to from the northern city owned property. The pedestrian pathway along this driveway shall be demarcated with either a paint stripe or differing pavement colors or markings. With a minimum width of 10' wide meeting the block length criterion.
- 38.37.** The pathway in Phase 1 shall connect with the adjacent one in Phase 2.
- 39.38.** The accessways/pathways used to meet block length criteria and those connecting offsite and between phases shall meet the provisions of 10-35-3 related to design and construction. The multi-use paths provided to meet block length criteria shall be concrete or asphalt at least 10 ft. in width.
- 40.39.** All walkways and multi-use paths shall conform with applicable ADA requirements. Ramps will be provided where walkways intersect with driveways and streets, On-site residential walkways will provide direct routes to primary building entrances.

Title 11: Chapter 3: Subdivision Tentative Plan Procedure and Misc.

- 403.** Each phase shall have a fire code official approved turnaround for any leg of street or drive extension over 150' long. Easements for these emergency access will be required as they will be constructed on the subsequent phase.
- 414.** The Phase 4 accessway shall either be platted as a private right-of-way or as a tract and have a private access easement for vehicular and pedestrian uses.
- 425.** The applicant shall provide financial security for proportionate contribution for the future right-of-way improvements to Rhododendron Dr. in conformance with the TSP for Phases 2, 3 and 4. Proportionate financial security shall be provided to the City of Florence prior to turning improvements over to the Home Owners Association for the respective phase and/or prior to issuance of the building permit for the home on the

lot that constitutes the point at which HOA turnover would occur as stated in the CCR's and/or Bylaws. Failure to do so does not pass the financial obligation on to the HOA. Payment remains the responsibility of the applicant and no additional building permits will be issued until payment is received or a notarized plan for payment is coordinated with the City. The per lot cost is \$358.20 per dwelling to be adjusted by Engineering News Record (ENR) 20-City Composite Construction Cost Index (CCI), and shall be the difference between the ENR CCI for the month in which the tentative subdivision plan is approved and the ENR CCI for the month in which the final plat is signed or building permit is pulled, whichever event the applicant chooses to pay.

- ~~46.~~ ~~Final plat materials shall indicate the corner curb return radii meeting city code standards, or modification to the standards sought and documented by the Planning Commission.~~
- ~~437.~~ An affidavit of services of the engineer or land surveyor shall be provided with final plat application, in accordance to this criterion.
- ~~448.~~ The name of the proposed subdivision and streets shall be provided with final plat application for review and approval by the Planning Commission. The names cannot be duplicates and the street names must be in keeping with named area streets per Title 10, Section 8-2-1-1 or receive an exception from the City Council.
- ~~459.~~ The applicant shall include reservations or restrictions in an instrument such as a Covenants, Conditions and Restrictions that is required for Final PUD approval,

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD
the 23rd 8th day of May February, 2023.

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Sandra Young, Chairperson
Florence Planning Commission

Date