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**AGENDA ITEM SUMMARY / STAFF REPORT**  
**FLORENCE PLANNING COMMISSION**

**ITEM NO: 5**  
Meeting Date: June 13, 2023

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**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

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**OVERVIEW:**

Process and Review:

The initial hearing was opened on November 22<sup>nd</sup> and subsequently continued on January 10<sup>th</sup>, February 14<sup>th</sup>, February 28<sup>th</sup>, and March 14, 2023. The continuances were requested to have more time to prepare materials in response to testimony, additional application materials being received at or before a hearing, and to respond to staff's reports/findings of fact. On April 25, 2023 the Planning Commission closed the public hearing, left the written record open for 7 days, and an additional 7 days for the applicant to respond with final argument to testimony received.

On May 23<sup>rd</sup> the Planning Commission considered the testimony received, the applicant's final written argument, and the revised resolution and findings of fact. They went through the conditions of approval numerically making edits and comments in turn. They completed their review and requested staff make the edits agreed to in the resolution and the findings of fact. The Planning Commission then voted to keep the record closed and resume deliberation at a date certain which was set for June 13, 2023. The public record remained closed, no new public testimony or information was entered into the record. The resolutions with conditions were revised in accordance with Planning Commission deliberations. The meeting on June 13, 2013 will consist of continued deliberation by the Planning Commission followed by a vote based on the alternative outlined below

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**ISSUES/DECISION POINTS:**

- None. Planning Commission to review draft revised resolution, revised FOF, continue deliberations as desired, and vote on this land use item.

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**ALTERNATIVES:**

1. Approve the Planned Unit Development request with conditions of approval, or
  2. Approve the Planned Unit Development request with modifications to the findings and/or conditions of approval, or
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3. Recommend denial based on the Commissions' findings and request the findings and resolution be revised stating how the application does not meet code criteria.

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**RECOMMENDATION:** Option 1

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**AIS PREPARED BY:** Wendy FarleyCampbell, Community Development Director

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**ATTACHMENTS:**

- Revised Proposed Resolution, 6-13-23
- Revised Proposed Findings of Fact, 6-13-23

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