

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 23 25 PUD 01

A REQUEST FOR FINAL PLANNED UNIT DEVELOPMENT PLAN FOR MYRTLE GLEN, A PROPOSED RESIDENTIAL DEVELOPMENT WITH 25 ATTACHED SINGLE UNIT ATTACHED DWELLINGS AND PLATTED 37TH STREET.

WHEREAS, application from William Johnson Construction Inc, on behalf of David J. Bielenberg, seeking approval for a final PUD. Development proposal includes 25 attached single-unit dwellings as regulated by FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-23, and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on December 12, 2023 and January 9, 2024, 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 10-23, on January 9, 2024 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 Final PUD Plan for the development of 25 attached single-unit dwellings meets 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 Narrative
C	Attachment 1 – Civil Plans
D	Attachment 2 – Architectural Plans
E	Attachment 3 – Landscaping
F	Attachment 4 – Stormwater Report
G	Addendum to Myrtle Glen Addressing NOIC
H	Attachment 5 – Architectural Plans from Triplexes
I	Attachment 6 – Paint Colors Plan
J	Proposed Design Vs Old Town & Mainstreet Standards
K	Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13
L	Civil Plans with Public Works Comments

M	Addendum Received December 28, 2023
N	Bench and Pet Waste Station Example
O	Stormwater Drainage Easement
P	Trail Design Except from Portland's Trail Design Guidelines
Q	Public Comment – T. Wilson December 8, 2023
R	Referral Comments – Public Works re: Recreational Open Space

Title 10: Chapter 3: Off-street Parking and Loading

1. The applicant shall submit a revised Sheet C9 that meets the requirements for minimum 4 inch wide striping that is double striped and a minimum 2 feet wide on center in compliance with FCC 10-3-9 and Condition of Approval 4.4 of Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13. Revised Sheet C9 shall be submitted prior to, or in conjunction with building permit submittal.

Title 10: Chapter 23: Planned Unit Developments (PUD)

2. Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, and SR 22 48 SIR 12 continue to be applicable.

Title 10: Chapter 34: Landscaping

3. In accordance with FCC 10-34-3-8, any trees in the northern buffer that dies, falls, fails to thrive, or is damaged during construction or at any time after development shall be replaced with an equivalent specimen within 6 months of dying or removal, whichever comes first.
4. An inventory of the proposed trees and shrubs to be retained on the northern property line and buffer shall be submitted to the City Planning Department prior to any site work. The minimum number of trees required is 22 and the minimum number of shrubs is 132 in accordance with Condition of approval 7.3 of Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13. Trees and shrubs proposed to be retained in this inventory are subject to replacement and maintenance in accordance with Condition 3 of this Resolution.

Title 10: Chapter 10 Residential Districts

5. At the discretion of the Planning Commission, white garage doors are determined to be stark in comparison to the proposed color pallet. The garage doors on each unit shall be a color that is complimentary to the overall building color and one of the proposed colors submitted in Attachment 6, Exhibit I. Revised colors shall be submitted prior to, or in conjunction with building permit submittal.
6. The privacy wall shall be constructed of similar materials and quality of materials to the exterior wall of the building and therefore shall be considered a wall and not be subject to maximum fence height in accordance with FCC 10-34-5. If these structures are not constructed out of similar materials than they shall be

determined to be a fence and shall meet maximum height limitation in accordance with FCC 10-34-5. The materials shall be reviewed prior to on in conjunction with building plan review for compliance with this condition.

7. The shingle patterned siding shall be installed on the garage gables of the 4-unit buildings rather than the 3-unit buildings to break up long expanses of nearly identical building designs and horizontal lap siding to meet the intent of FCC 10-6-6 and Condition of approval 7.1 of Resolution PC 22 21 PUD 01, PC 22 23 SUB 02, & SR 22 48 SIR 13.
8. The proposed color variation between individual building groupings adds the appearance of variation and shall be maintained and is the ongoing requirement of the HOA. The specific color pallet proposed is permitted to change, but shall be of a muted coastal Northwest Pallet and maintain a similar variation between building groupings.

Recreational Open Space Areas

9. Recreational Open Space Area A that is located at the west terminus of 37th St shall be platted as Tract A. Recreation Open Space Area B that is located to the east of lot 22 shall be platted as Tract B.
10. In accordance with FCC 10-36-6 no building structure, tree, shrubbery or other obstruction shall be placed or located on or in a public utility easement. The proposed gazebo / shelter and trees shall not be planted or install within and existing or proposed easement on site. The proposed pet waste stations, benches, and walking paths shall only be installed in an existing or proposed easement with written approval from the City of Florence Public Works Director.
11. The walking path in recreation open space areas A and B shall be constructed in accordance with [Portland Parks & Recreation Trail Design Guidelines for Portland's Park System](#) for type D walking trails. These paths shall be a minimum of 6 feet in width and include engineering fabric a minimum of 7.5 feet in width, 1.25 " crushed rock compacted to 95% [ASTM](#) a minimum of 4" in depth, and engineered wood fiber or chips a minimum of 4" in depth. The proposed path shall have a minimum 2% cross slope to ensure adequate drainage of the pathway. An edging shall be installed to sufficiently secure trail surface materials in place.
12. The pathway proposed in recreational open space Area A shall abut the termination of 37th Street in a location that meanders around the required type III barricade on the north end and provides unobstructed pedestrian access to the recreational open space.
13. There shall be a minimum of 2 benches install under the gazebo of the same quality and similar dimension as approved by the Public Work Director under Condition 17 of this Resolution.
14. All recreational open space amenities shall be sufficiently secured to the site to prevent removal or theft and provide stability.

15. The maintenance of the recreational open space amenities shall be the ongoing responsibility of the HOA. This shall include, but not be limited to prevention of noxious weeds growing on site, maintenance of landscaping in accordance with FCC 10-34, replacement or damaged or removed amenities (i.e. benches or gazebo), and removal of trash as needed.
16. The proposed pet waste stations shall be installed on aluminum posts to extend their functional life, durability, and decrease maintenance requirements.
17. Additional details shall be submitted for the proposed benches prior to installation and be subject to final review by the Public Works Director to ensure compliance with high durability and quality of materials that meet the intent of the recreational area.
18. In accordance with Public Works Director's comments in Exhibit R, any and all trees planted in Recreational Open Space Area B shall be a minimum of 7.5 feet from the actual stormwater line and shall be planted with a root barrier to minimize risk of tree roots entering the stormwater pipe. A product such as Deep Root Tree Root Barrier shall be used for all tree planting in Recreational Open Space Area B.
19. ADA access shall be provided to each of the recreational open space areas that is in compliance with FCC 10-35-3-3. These ADA access point shall be in compliance with City of Florence Standard Drawings such as Drawing No. F-206 and F-206A, or similar as approved by the City Public Work Department. Revised civil plans shall be submitted prior to, or in conjunction with building permit submittal.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 9th day of January, 2024.

Sandra Young, Chairperson
Florence Planning Commission

DATE