
Florence Planning Commission/Design Review Board

Memorandum

To: Florence Planning Commission/Design Review Board
From: Wendy Farley Campbell, Planning Director
Date: April 5, 2019
Subject: Cannery Station Supplemental Packet Materials
PC 18 33 PUD 02 - Cannery Station, Phase I Final Planned Unit Development
PC 18 34 SUB 01 - Cannery Station, Tentative Subdivision
PC 18 35 DR 03 - Assisted Living Facility
PC 18 40 DR 08 - Transitional Cottage Fourplex #1
PC 18 41 DR 09 - Transitional Cottage Fourplex #2

Background--Per the applicant's request and approved unanimously by the Florence Planning Commission the March 12, 2019 public hearing was continued to April 9, 2019. The record was left open so that the Cannery Station staff could work closely with City staff and contracted LCOG services to provide additional information and materials and to modify and revise specific conditions of approval.

Discussion—Following the hearing Cannery staff and planning staff coordinated via phone and email on proposed proportionate share methodology for the signal and pedestrian crossing nexus and proposed conditions revisions for clarity and simplicity. Mike Miller of Public Works and Jim Hanks of JRH Engineering also assisted city staff with the methodology. Cannery staff on March 21st provided written proposed revisions to the conditions of approval. After city staff reviewed the comments a conference call has held on March 27th to discuss city staff's input on proposed amendments. On April 1st city staff provided written comments. On April 2nd and 3rd final comments were received from Cannery staff. These written exchanges are included in Exhibits K1.1 & K2.1 within each condition listed.

Staff agreed on most of the condition revisions. Materials revised by the time of printing are as follows:

- Resolution PC 18 35 DR 03 – CS ALF DR (Lot 2)
- Resolution PC 18 40 DR 08 – CS ALF Cottage 1 (Lot 2)
- Resolution PC 18 41 DR 09 – CS ALF Cottage 2 (Lot 2)

Other revised materials will be available before the hearing and include Resolution PC 18 33 PUD 02 / PC 18 34 SUB 01 and Findings of Fact for each of the resolutions under consideration. We also anticipate additional agency referral responses prior to the hearing.

Recommendation--Staff's recommendation is to approve the proposals with the amended conditions of approval supported by findings of fact, application material, and testimony in the record.

Additional Exhibits Attached

- Referrals that include: I1.5, I4.3, I4.4, & I4.5
- Testimony that includes: J2.1, J2.2, J3.1, J4.1, J5.1, J6.1, J7.1, J8.1, J9.1, & J10.1
- Cannery Station Response Memos: K1.1 & K2.1