
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO: 4
Meeting Date: August 24, 2021

ITEM TITLE: PC 21 20 SUB 01 - *Cannery Station Phase 1 PUD Final Subdivision Plat*

OVERVIEW:

Background: On August 10, 2021, an extension of the Final PUD and Tentative Subdivision Plan for the Cannery Station, Phase 1 was conditionally approved by the Planning Commission and will expire on May 25, 2023. The development proposal includes a mixed-use development consisting of a 64-Bed Assisted Living Facility, 10 single-story Transitional Cottage Units, a 42-Unit three-story apartment building and two single-story commercial structures. Subject property is located east of Highway 101 across from Fred Meyer, west of Florentine Estates, north of the Community Baptist Church, and south of Munsel Lake Road and shown on Map #. 18-12-14-20, Tax Lot 00700.

Application: Since the extension of the Final PUD and Tentative Plan for Phase 1 of the Cannery Station has been approved, applicants Chuck McGlade and Peter Englander, on behalf of Cannery Station Development, LLC, are seeking approval for the Final Subdivision Plat for this phase.

Process and Review: Referral comments and other information is continuing to be reviewed for review. As such, it is possible that a supplemental to the Findings of Fact will be distributed prior to the public hearing on August 24, 2021. Final Subdivision Plat requests for Planned Unit Developments are Type III land use applications requiring quasi-judicial public hearings. The Florence Planning Commission is the review body as set out in Florence City Code Title 10, Chapter 1. The Resolution, Findings of Fact and application materials are attached to this AIS. Additionally, testimony (if any) and, at times, parts of the application are included as separate attachments and are not included as part of the resolution exhibits. The applicable criteria are listed in the "Applicable Criteria" section of the findings. Not only related code sections in this particular instance may be applied in the decision-making process, but also application materials, public testimony and agency referrals that speak to the criteria may also be considered.

The Planning Commission will open and possibly close the public hearing on August 24, 2021. The Planning Commission may then deliberate and provide their final decision on this matter.

ISSUES/DECISION POINTS: None

ALTERNATIVES:

1. Recommend approval of PC 21 20 SUB 01, based on the Commissions' findings that the application meets the requirements of City Code subject to conditions,
2. Recommend denial of PC 21 20 SUB 01 based on the Commissions' findings that the application does not meet the requirements of City Code.

3. Continue deliberations and defer the decision.

RECOMMENDATION: The evidence in the record demonstrates that the proposed request, PC 21 20 SUB 01, for the Final Subdivision Plat for Phase 1 of the Cannery Station PUD, is consistent with the policies set forth in state statutes and administrative rules, and Florence City Code based on the findings. Staff recommends that Planning Commission recommend approval of PC 21 20 SUB 01, Phase 1 PUD Final Subdivision Plat as shown in Alternative 1, above.

AIS PREPARED BY: Roxanne Johnston, Senior Planner, CFM

ATTACHMENTS:

- # 1 - Resolution PC 21 20 SUB 01 (draft)**
 - Exhibit A Findings of Fact (proposed)
 - Exhibit B Land Use Application and Timeline
 - Exhibit C Phase 1 PUD Final Plat Draft
 - Exhibit D Applicant Testimony
 - Exhibit E Kilgore Testimony
 - Exhibit E.1 Base Testimony
 - Exhibit E.2 Business Testimony
- # 2 – PC 18 33 PUD 02 & PC 18 34 SUB 01 Findings (w/o exhibits)**
- # 3 – Conditions Checklist**
- # 4 – Phase 1 PUD Tent. Sub. Plan Draft**
- # 5 – Public Improvement Plan Sheets G1.0 thru G1.6**
- # 5.1 – Public Improvement Plan Sheets ST2.0 thru ST2.5**
- # 5.2 – Public Improvement Plan Sheets 3.0 thru ST 4.5**
- # 5.3 – Public Improvement Plan Sheets ST5.0 thru ST 7.4**
- # 5.4 – Public Improvement Plan Sheets ST 8.0 Thru ST 10.03**
- # 5.5 – Public Improvement Plan Sheets ST 11.0 Thru ST 12.2**
- # 5.6 – Public Improvement Plan Sheets LA-1 Thru LA-8**
- # 5.7 – Public Improvement Plan Sheets E1.00 thru E 1.10**
- # 6 – Resolutions PC 18 33 PUD 02 & PC 18 34 SUB 01**
- # 7 – Title Report**
- # 8 – Service Availability**
