
**City of Florence
Planning Commission Meeting
250 Hwy 101, Florence, OR 97439
February 25, 2020**

Commissioners Present: Chairperson John Murphey, Vice Chairperson Sandra Young, Commissioner Phil Tarvin, Commissioner Eric Hauptman, Commissioner Ron Miller, Commissioner Andrew Miller, and Commissioner Brian Jagoe

Commissioners Absent: None.

Staff Present: Planning Director Wendy FarleyCampbell, Planner Hailey Sheldon, and Administrative Assistant Vevie McPherren.

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Meeting called to order at 5:30 p.m.

1. APPROVAL OF THE AGENDA

Start Time: 5:32 p.m.
Action: Approve agenda as presented.
Motion: Commissioner Young
Second: Commissioner *(inaudible)*
Vote: Unanimous 7-0

2. CHAIR AND VICE CHAIR NOMINATIONS AND VOTE – CONTINUED

Start Time: 5:32 p.m.
Action: Nomination of John Murphey for Chairperson.
Motion: Commissioner Hauptman
Second: Commissioner Young
Vote: Unanimous 7-0

Action: Nomination of Sandra Young for Vice Chairperson.
Motion: Commissioner *(inaudible)*
Second: Commissioner Hauptman

Vote: Vote 6-1 Motion fails

Action: Nomination of Phil Tarvin for Chairperson.
Motion: Commissioner Sandra Young
Second: Commissioner (*inaudible*)
Vote: Unanimous 7-0

3. APPROVAL OF MINUTES
• **November 12, 2019**

Start Time: 5:34 p.m.
Action: Approve minutes as presented.
Motion: Commissioner Sandra Young
Second: Commissioner (*inaudible*)
Vote: Unanimous 7-0

4. PUBLIC COMMENTS -Items Not on the Agenda

Start Time: 5:34 p.m.
Discussion: None

5. RESOLUTION PC 20 05 CUP 01 – DevNW Site Investigation Report

A Phase 2 Site Investigation Report and request for a Conditional Use Permit has been submitted for the proposed Planned Unit Development on 15th and Nopal. The Planning Commission approved a Preliminary Planned Unit Development Plan and Tentative Subdivision for this proposed development in November of 2019. This application for review of the Phase 2 Site Investigation Report is pursuant to the Planning Commission's November determination that a Phase 2 Site Investigation Report, geotechnical report, and bank stabilization plan are required, prior to development, given the slopes and soils present on an embankment along the southern border of the property.

Start Time: 5:35 p.m.
Process Reading: Chairperson Murphey read the Public Hearing Script and officiated the procedures.
Handouts: Public Hearing Script

Public Challenges: No public challenges were received.

Public Hearing: Opened at 5:37 p.m.

No Commissioner declared a conflict of interest, ex-parte contact, or bias.

Start Time: 5:37 p.m.
Handout: Staff Presentation

Discussion: Planner Hailey Sheldon presented the staff presentation. She presented the staff recommendation that the proposed application meets the requirements of Florence City Code with conditions. Planner Sheldon outlined the approval conditions as follows...

- Applicant shall follow recommendations in the geo-tech report including recommendations for oversight.
- Requiring onsite storm drainage system that shall be engineered for this project.
- Requiring developer to maintain open space and being responsible for stabilization of bank.

Commissioner Jagoe discussed...

- Proposing retaining wall?

Planner Sheldon discussed...

- Proposal on how to stabilize the bank is up in the air. Developer proposing to maintain as much native vegetation as they can.
- Applicant will be required to submit bank stabilization plan before starting to develop property.

Applicants Josh Schaefer of Stonewood Construction and Andrew Strout of Branch Engineering discussed...

- Plan is set up to dig no deeper than a 2-1 slope. If greater than a 2-1 slope is required, geotechnical engineer will be contacted to address retaining wall as needed or push grading plan deeper into the slope to find a shallower plain.
- Goal with new bank to vegetate it as much as possible and as quickly as possible to stabilize bank.
- Site was originally a dune. Trees that have fallen using a preliminary ring count are approximately 60 years old. Dune hasn't moved much and is fairly stable.
- Understanding approval as proposed.

Public Testimony:

Neutral Commenter 1: Mr. Jonathan Hornung – Florence, OR

- Addressing concerns about people including children walking/climbing on the slope and ability to keep it stabilized.

The applicants discussed...

- One of the considerations being written into the CCR's is restricting access to dune behind the development.
- Expectation is that extra population will bring pride to home ownership and keep an eye on the slope.
- Dev NW will be holding the ground lease on this property long term.

Planner Sheldon discussed...

- Staff recommends approval of conditional use permit subject to conditions.

Public Hearing: Closed at 6:00 p.m.

The Planning Commission discussed...

- Addressing open sand and their plan for open sand.
Comments: All Commissioners present.

Action: Approval of the resolution and Phase 2 Site Investigation Report as proposed.
Motion: Commissioner Jagoe
Second: Commissioner Ron Miller
Vote: Unanimous (7-0)

REPORT ITEMS

6. PLANNING COMMISSION REPORT & DISCUSSION ITEMS

Start Time: 6:03p.m.
Discussion: No discussion.

7. DIRECTOR'S REPORT & DISCUSSION ITEMS

- Commercial Building Height

Start Time: 6:03 p.m.
Discussion: PD FarleyCampbell discussed...

- Changes in commercial building height codes.
- Staff recommendations:
 - Increasing Commercial Highway from 28' to 35'.
 - Keeping Multi-family Residential the same as Low Density to 40' with limit of 3 stories.
 - Increasing Professional Office from 28' to 35' and keep architectural elements, beefing up if needed.
 - Increasing North Commercial from 38' to 40', matching High Density Residential. Limiting to 3 stories and then keeping the criteria, that if doing a flat roof, they need to incorporate architectural elements.
 - Increasing Main Street, Area A from 38' to 40', limiting to 3 stories and keeping architectural limitations.
 - No changes to Main Street, Area B which is the same as Residential.
 - No recommendations to Old Town.
 - Possibly changing Residential abutting North Commercial from 28' to 35'.

Discussion: The Planning Commission discussed...

- Inquiring about architectural elements for a flat roof in Commercial District.
- Not understanding the reasoning for a flat roof in Florence with the substantial rainfall.
- Defining Zoning Districts.

Comments: All Commissioners present.

Discussion: PD FarleyCampbell continued her discussion...

- Planner job vacancy has been filled and will begin employment on March 3, 2020.

8. PLANNING COMMISSION CALENDAR

Start Time: 6:33 p.m.

Discussion: The Planning Commission discussed...

- Upcoming Planning Commission meetings and agenda items.

Comments: All Commissioners present.

Meeting adjourned at 6:37 PM.

ATTEST:

John Murphey, Chairperson

Wendy Farley Campbell, Planning Director