

II. NARRATIVE:

In 2005, the Florence Planning Commission approved the tentative subdivision plan for Sandpines Phases II and III. In 2007, the property owners of Phases II and III applied for a modification to their tentative plan to construct a sidewalk and bike path only on one side of Rhododendron Drive. This modification was approved by the Planning Commission on August 8, 2007.

On June 24, 2008, the then property owners submitted an application for three additional modifications. The modifications applied for were the change of phasing from Phases II and III to Phases IIa, IIb, and III; a revision to their stormwater management plan; and a request to move lot lines to address access issues. The phasing plan was approved by the Planning Commission, but following this approval, the deadlines for the project were not met and the approval expired. The property was sold and has changed hands several times since its original approval in 2005.

The applicant submitted an application for a tentative Subdivision Plan and Preliminary Planned Unit Development on July 22, 2015. With the application, as required, the applicant submitted a narrative, Traffic Impact Analysis, site plan and geometry information, survey, and stormwater information. Resolution PC 15 17 PUD 01 was approved by the Planning Commission on September 9, 2015.

The applicant submitted this application for extension of approval period on August 26, 2016. The applicant seeks to extend their approval period for one year for both their Preliminary PUD and tentative plan approvals. The application was deemed complete on September 12, 2016.

III. NOTICES & REFERRALS:

Notice: On September 20, 2016, notice was mailed to surrounding property owners within 100 feet of the property. On September 20, 2016, a sign was posted on the property. Notice was published in the Siuslaw News on October 5, 2016.

At the time of this report, the City has received no written comments.

Referrals: On September 20, 2016, referrals were sent to the Florence Building Department, Florence Police Department, Florence Public Works, United States Postal Service, Department of Land Conservation and Development; and Siuslaw Valley Fire and Rescue.

At the time of this report, the City has received no comments.

IV. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-5

Chapter 23: Planned Unit Development, Section 14

Florence City Code, Title 11:

Chapter 3: Major Partition, Tentative Plan Procedure, Section 6

V. PROPOSED FINDINGS

Code criteria are listed in **bold**, with staff response beneath. Only applicable criteria have been listed.

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-5: LAND USE HEARINGS

- A. Hearings are required for quasi-judicial land use matters requiring Planning Commission review.**
- B. Notification of Hearing:**
- 1. At least twenty (20) days prior to a quasi-judicial hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.**
 - a. Notice shall also be provided to the airport as required by ORS 227.175 and FCC 10-21-2-4 and any governmental agency that is entitled to notice under an intergovernmental agreement with the City or that is potentially affected by the proposal. For proposals located adjacent to a state roadway or where proposals are expected to have an impact on a state transportation facility, notice of the hearing shall be sent to the Oregon Department of Transportation.**
 - 2. Prior to a quasi-judicial hearing, notice shall be published one (1) time in a newspaper of general circulation.**

Notification of the quasi-judicial land use hearing for this extension of approval period was mailed on September 20, 2016, 21 days prior to the hearing, to all property owners within

100 feet of the subject property. A notice was also published in the Siuslaw News one time on October 5, 2016. The notification procedures met the requirements of FCC 10-1-1-5.

C. Notice Mailed to Surrounding Property Owners - Information provided:

1. The notice shall:

- a. Explain the nature of the application and the proposed use or uses which could be authorized;**
- b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;**
- c. Set forth the street address or other easily understood geographical reference to the subject property;**
- d. State the date, time and location of the hearing;**
- e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**
- f. State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;**
- g. State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**
- h. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**
- i. Include the name of a local government representative to contact and the telephone number where additional information may be obtained.**

The notice mailed to surrounding property owners as described above contained information regarding the nature of the application and uses proposed; applicable criteria applying to the issue; a geographical reference to the subject property; the date, time, and location of the meeting; the need to “raise it or waive it” appeal rights; stated that the application and criteria were available for inspection at no cost and would be provided at reasonable cost; stated that a copy of the staff report would be available no less than seven days prior to the hearing regarding the item; included a statement of the requirements for submission of testimony; and included the name of the staff person to

contact, telephone number for the Planning Department and an email address where questions or testimony could be sent. The application was properly noticed and these criteria are met.

D. Hearing procedure: All quasi-judicial hearings shall conform to the procedures of Florence City Code Title 2 Chapter 10.

The Planning Commission will meet and decide upon the application in accordance with FCC (Florence City Code) 2-10.

E. Action by the Planning Commission:

- 1. At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**
- 2. Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**
- 4. There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

The Planning Commission held a public hearing on October 11, 2016 regarding the application for PC 16 18 EAP 01. The Planning Commission was provided with all evidence deemed relevant to the issue and then set forth in the record what it found to be the facts supported by reliable, probative, and substantive evidence. The conclusions drawn by the Planning Commission were from the facts and stated that the Ordinance requirements were met, the Comprehensive Plan was complied with, and that the requirements of State law were met. The applicant provided all evidence required to support the application, which met the burden of proof for approval.

TITLE 10: CHAPTER 23: PLANNED UNIT DEVELOPMENT

10-23-14: EXPIRATION OF APPROVAL FOR A PUD:

- A. If the PUD includes creation of a subdivision, and approval of the subdivision has expired or is rejected as provided in Chapter 11-4 of this Code, the PUD approval is revoked as of the expiration or rejection date for the proposed subdivision.**

- B. If substantial construction or development of the PUD has not occurred in accordance with the approved final development schedule, said approval shall lapse at 18 months from the date of approval and shall no longer be in effect. The Planning Commission may, upon showing of good cause by applicant, extend approval for a period not to exceed 18 months.**

Resolution PC 15 17 PUD 01 was approved on September 9, 2015, with expiration of that PUD approval occurring on March 9, 2017. The applicant applied for extension of their approval period on August 26, 2016. The Planned Unit Development has not been completed and substantial construction of the development has not yet occurred in accordance with the approved final development schedule. The applicant is eligible for an extension of their preliminary PUD approval of 18 months.

No significant changes in the PUD or zoning code have taken place since the original approval. An extension of the approval period will allow the applicant additional time to obtain development funding to finish the project, hire a new project engineering firm, as well as complete public and private infrastructure improvements required by the original approval.

The applicant shall be granted one 18-month extension of approval period for preliminary planned unit development approval, Resolution PC 15 17 PUD 01, ending on **August 9, 2018. (Condition 3)**

TITLE 11, CHAPTER 3: MAJOR PARTITION, TENTATIVE PLAN PROCEDURES

11-3-6: TENTATIVE PLAN, EFFECTIVE DATE: Unless appealed, the Planning Commission decisions under this chapter shall become effective on the thirty first day after rendered. The applicant may then proceed with final surveying and preparation for final approval consideration of the major partition map or subdivision plat, as the case may be. Tentative plan approval shall be effective for two years within which time the application and major partition map or application and subdivision plat must be submitted as required by this Title. An applicant may apply to the Planning Commission for two (2) extensions of twelve (12) months each. A decision to extend the approval shall be based on compliance with the following criteria:

- A. The request for an extension is made in writing prior to expiration of the original approval;**

Resolution PC 15 17 PUD 01 was approved on September 9, 2015, with expiration of that tentative plan approval occurring on September 9, 2016. The applicant applied for extension of their approval period on August 26, 2016.

- B. There are special or unusual circumstances that exist which warrant an extension; and**

- C. No material changes of surrounding land uses or zoning has occurred. Otherwise the entire procedure must be repeated for reconsideration in light of changed conditions that may exist. (Amd. Ord 30, Series 1990). (Amd. Ord. 12, Series 1999).**

Timing of the original development shortly preceding the 2008 recession and bankruptcy of Pacific Lifestyle Homes made financing for the development extremely difficult to obtain. Since 2008, improvements in economic conditions and new ownership of the development have made financing possible, but still difficult to obtain. No significant changes in the applicable codes have taken place since the original approval. An extension of the approval period will allow the applicant additional time to obtain development funding to finish the project, hire a new project engineering firm, as well as complete public and private infrastructure improvements required by the original approval.

The applicant shall be granted one 12-month extension of approval period for tentative plan approval, Resolution PC 15 17 PUD 01, ending on **October 11, 2017. (Condition 4)**

VI. ALTERNATIVES

- 1. Approve the application based on the findings of compliance with City regulations.**
- 2. Modify the findings, reasons or conditions, and approve the request as modified.**
- 3. Deny the application based on the Commission's findings.**
- 4. Continue the Public Hearing to a date certain if more information is needed.**

VII. CONCLUSIONS AND RECOMMENDATIONS

Staff finds that the proposed application meets the requirements of City Code with conditions, and recommends approval of the conditional use permit subject to the following conditions.

VIII. 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.

1. Approval for shall be shown on:

“A” Findings of Fact

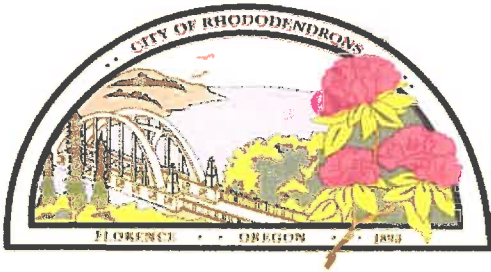
“B” Land Use Application and Letter

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed “Agreement of Acceptance” of all conditions of approval prior to issuance of a building permit.
3. The applicant shall be granted one 18-month extension of approval period for preliminary planned unit development approval, Resolution PC 15 17 PUD 01, ending on **August 9, 2018**.
4. The applicant shall be granted one 12-month extension of approval period for tentative plan approval, Resolution PC 15 17 PUD 01, ending on **October 11, 2017**.

VIII. EXHIBITS

“A” Findings of Fact
“B” Land Use Application and Letter
Included for Reference: Resolution PC 15 17 PUD 01



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

Extension of Approval Period

Applicant Information

Name: J. MICHAEL PEARSON Phone 1: [REDACTED]
E-mail Address: [REDACTED] Phone 2: [REDACTED]
Address: P.O. BOX 3094 FLORENCE, OR 97439
Signature: [REDACTED] Date: AUG. 25, 2016
Applicant's Representative (if any): ENGINEER - RENEE CLOUGH - BRANCH ENG.

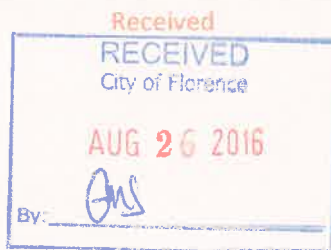
Property Owner Information

Name: PACIFIC GOLF COMMUNITIES, LLC Phone 1: [REDACTED]
ROBERTS LAND CO. LLC
E-mail Address: SAME AS ABOVE Phone 2: [REDACTED]
Address: SAME AS ABOVE
Signature: [REDACTED] Date: Aug 25, 2016
Applicant's Representative (if any): _____

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

(Attach Additional Sheets as Necessary)

For Office Use Only:



Approved

Exhibit

Property Description

Resolution Number: PC 15 17 PUD 01 Approval Date: SEPT 9, 2015

Property Address: 10 ACRES ALONG RHODODENDRON N/W OF 35TH ST.

General Location (example: City Hall is at the SE corner of 2nd and Highway 101):

Assessor's Map and Tax Lot: 18-12-15-00 TAXLOTS: 1200, 1300 AND ALSO

Original Expiration Date: 18-12-15-33 TL. 4700 Revised Expiration Date: SEPT 9, 2016

List the reasons for the extension request (please be specific):

1. We had great difficulty in obtaining institutional development funding to finish project. We very recently obtained private financing and instructed our engineer to expedite the engineering to complete the approval requirements and submit the final approval application.
2. Unfortunately, our civil engineer, Mr Fred Wright has been hospitalized with heart failure and instructed by doctors he must retire immediately. He has therefore informed me this week that he will be unable to finish our project.
3. As a result, we sought out and are working with a new civil engineer who we feel can finish the necessary work to submit our final PUD application for approval by the city.

Date Submitted: 8/26/16
Received by: GMS

Fee: \$500



BY:.....

Pacific Golf Communities, LLC

P.O. Box 3094

Florence, Oregon 97439



August 25, 2016

City of Florence
Mr. Glen Sutherland
250 Highway 101
Florence, Oregon 97439

Re: Final PUD One year extension
Subject Property: Fairway Estates at Sandpines
Resolution #PC 15 17 PUD 01

Dear Glen,

In accordance with our recent email correspondence regarding the above referenced PUD One year extension for filing the final PUD application for approval, I am attaching to this letter a copy of the extension of approval form signed by me as managing member of Pacific Golf Communities, LLC along with the required \$500.00 fee for said extension.

We have recently been in touch with Renee Clough of Brach Engineering and will be working with her towards an expeditious schedule to complete the necessary work to submit our final PUD application.

Please let me know if you need any additional paperwork in that regard.

Sincerely,



J. Michael Pearson
Pacific Golf Communities, LLC



**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 15 17 PUD 01

A REQUEST FOR PRELIMINARY PUD AND TENTATIVE SUBDIVISION APPROVAL FOR FAIRWAY ESTATES, A 40-LOT SINGLE-FAMILY PLANNED UNIT DEVELOPMENT.

WHEREAS, application was made by J. Michael Pearson, representing Pacific Golf Communities, Roberts Land Co., and Sandpines West Lot Owners Association for a preliminary PUD and tentative subdivision approval as required by FCC 10-1-1-5, and FCC 10-23-1; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on September 9, 2015 as outlined in Florence City Code 10-1-1-5 and 10-23-10, to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-1-1-5 and 10-23-10, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a preliminary PUD and tentative subdivision approval for Fairway Estates, a 40-lot single-family Planned Unit Development meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

1. Approval for shall be shown on:
 - "A" Findings of Fact
 - "A1" Supplemental Findings of Fact
 - "B" Land Use Application
 - "C" Preliminary Plat & "Proposed Geometry"
 - "D" Stormwater Plan
 - "E" TIA Review by Civil West
 - "F" Traffic Impact Analysis
 - "G" SVFR Comments
 - "H" PW Comments
 - "I" Phase I Site Investigation Report

“J” Access Easement

“K” Modified and Resubmitted Plans & Tentative Plan

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed “Agreement of Acceptance” of all conditions of approval prior to issuance of a building permit.
3. The applicant shall investigate the possibility of wetlands in these locations and shall inform the Department of State Lands of any proposed fill or other activities involving those wetlands. The applicant shall discuss stormwater plans with the Public Works Director and submit final plans for approval prior to site disturbance and approval of final PUD and final subdivision.
4. **Zoning**
 - 4.1 Each dwelling shall meet the requirements of the Single Family Residential District with regard to maximum allowed lot coverage, described by FCC 10-11-4-C and yard regulations, described by FCC 10-11-4-D.
 - 4.2 Subsections A through I of FCC 10-11-5 shall be met by developments within the Fairway Estates Planned Unit Development and shall be reviewed at the time of submission of building permits application.
 - 4.3 Manufactured homes which may be built within the PUD shall comply with Florence City Code minimum standards regarding manufactured homes.
5. **Parking**
 - 5.1 Each residence shall be required to provide parking counting toward the minimum required number of parking spaces for single-family residences in garages or carports.
 - 5.2 The applicant has proposed single-family dwellings for each proposed lot, consistent with zoning for the Single Family Residential District. Each dwelling unit shall be required to provide at least two spaces of covered

parking.

- 5.3. The applicant shall ensure that each single-family dwelling provides covered parking spaces suitable in area and dimension for two vehicles. No encroachments (such as water heaters, steps, door swings, etc.) into the required parking spaces shall be allowed.

6. Planned Unit Development

- 6.1. Staff finds that the one under-sized (by FCC standards) proposed lot, Lot 31, shall be able to utilize the maximum 50% enclosed building coverage allowance made for PUDs as part of FCC 10-23-5-B. Lot 31 shall have a maximum impervious surface coverage of 65%.
- 6.2. Any additional utilities not already installed within the area of the proposed Planned Unit Development shall be placed underground by the developer prior to final PUD and final subdivision.
- 6.3. The applicant shall provide a statement ensuring that the proposed areas of Open Space do not contain any of the listed conditions of FCC 10-23-5-G-4 as part of the required PUD recreation areas.
- 6.4. Slope easements may be necessary for the Rhododendron Drive Multi-Use Path and will be required to be included with the final plat. The applicant shall consult with the Public Works Director to determine if these easements are necessary.
- 6.5. Reservation easements shall be provided at the end of each street leading to Phase II of Fairway Estates and Phase III of unknown PUD. The reservation easement shall measure the width of the street and meet City of Florence standards.
- 6.6. It is not known if other individuals with the required credentials have been involved in the planning process for Fairway Estates. The applicant shall submit this information with application for Final PUD and Subdivision.
- 6.7. The applicant shall provide a copy of the agreements, provisions, or covenants for the Fairway Estates Homeowners Association prior to approval of final PUD and final subdivision.
- 6.8. A landscaping and tree plan shall be provided to the Planning Department prior to application for approval of final PUD and final subdivision.
- 6.9. Any private or public improvements to include utilities, open space, or similar improvements not completed prior to application for final PUD and subdivision shall require a cash deposit, surety bond, or other similar guarantee reviewed and approved by the Public Works Director in order to

insure the full and faithful performance by the parties involved not to exceed a period of two years after required improvements are completed.

7. Access and Circulation

- 7.1. The streets, though privately-owned, are required to meet the standards of the City of Florence. Additionally, access approval is required for the development. Access Plans to Rhododendron Drive shall be submitted with application for final PUD and final subdivision approval. Construction permits will be required for all work within the public right-of-way along Rhododendron Drive.
- 7.2. A reciprocal access easement will be required and granted for the separately owned PUD to the east of Fairway Estates at which time that area (formerly Sandpines West Shore Phase III or Sandpines Master Plan Phase C3) is developed.
- 7.3. Prior to application for approval of final PUD and final subdivision, the applicant shall provide greater detail regarding planned access onto Rhododendron Drive. The applicant shall submit information regarding the width of private right-of-ways, street improvements, layout and detail of lanes, curbs, and of entrance gate area, information regarding intersection with Royal St. Georges Drive, typicals demonstrating that City-approved standards for ADA accessibility will be met, as well as a plan illustrating connections to the Rhododendron Drive Multi-Use Path.
- 7.4. Since no specific development has been proposed by the applicant, driveways constructed following approval of final PUD and final subdivision shall meet the requirements of FCC 10-37-2-7.
- 7.5. The applicant shall provide information regarding pedestrian and bicycle connections and amenities prior to application for approval of final PUD and final subdivision.
- 7.6. The applicant and subsequently the Fairway Estates Homeowners Association shall provide similar joint and cross access to the planned Phase II of Fairway Estates and Phase III held under separate ownership.
- 7.7. Driveways within Fairway Estates and the main entrance shall comply with the minimum standards of FCC 10-35-2-12.
- 7.8. The applicant shall design the gated entrance driveway onto Rhododendron Drive to meet the vision clearance requirements of Florence City Code 10-35-2-14. Future driveways within Fairway Estates shall also meet the vision clearance requirements.
- 7.9. The applicant shall provide sidewalks for the PUD entrance and all

common and Open Space areas prior to approval for final PUD and final subdivision.

- 7.10. Fairway Estates interior sidewalks (those adjacent lots) shall be constructed as those lots receive building permits for single-family residences.
- 7.11. Should the issues listed in FCC 10-35-3-1-D prevent construction of sidewalks within or adjacent to the Fairway Estates PUD, the applicant or homeowner shall consult with the Public Works Director.
- 7.12. The applicant shall submit plans illustrating a sidewalk connection between the interior sidewalks of Fairway Estates and those public or private facilities near the gated entrance. The applicant shall construct sidewalks along Lot 1 and Open Space 1 for connectivity and accessibility throughout Fairway Estates prior to applicant for approval of final PUD and final subdivision.
- 7.13. The applicant shall provide for walkways which are safe, reasonably direct, and convenient. Each residence built within Fairway Estates shall be required to have an entry walkway leading to the front door.
- 7.14. The applicant shall be responsible for the construction and maintenance internal sidewalks and entry walkways provided as shown to the greatest extent practicable.
- 7.15. Private pedestrian walkways within Fairway Estates leading to Open Space areas shall meet the requirements for pedestrian access and circulation contained within FCC 10-35.

8. Public Facilities

- 8.1. The applicant shall submit, prior to approval of final PUD and final subdivision, a plat map designating the front lot line of each residential lot 1 through 40.
- 8.2. The applicant shall provide information regarding proposed streets, width, and improvements to the Public Works Director.
- 8.3. For access and maintenance of public utilities which will be located under private streets within Fairway Estates, the applicant shall record access easements created and maintained in accordance with Oregon Fire Code and City of Florence Standards and Specifications.
- 8.4. The proposed Public Utility Easements shall also grant public access to the residents of Fairway Estates.
- 8.5. The applicant shall work with the City further to determine which option

regarding the Rhododendron Drive Multi-Use Path would be equitable and effective for each involved party.


- 8.6. Materials submitted by the applicant do not state the throat length of the “Ironwood Circle” cul-de-sac nor the radius or lane width of the landscaped island or circular turnaround. The applicant shall submit this information prior to application for approval of final PUD and final subdivision.
- 8.7. The applicant shall provide private streets with sidewalks and pathways which conform to City standards of construction. The applicant shall submit legal assurance for the construction and maintenance of the private streets, sidewalks, and pathways of Fairway Estates.
- 8.8. The applicant shall provide, at the discretion of the Fire Marshal, a temporary turnaround meeting Oregon Fire Code for all street stubs over 150 feet in length (at the north end of “Deer Haven Lane” and east end of “Tournament Road”). The applicant shall also install a Type III barricade at the end of each street stub (outside of the turnaround area) which shall not be removed until authorized by the City.
- 8.9. The applicant shall provide intersection information such as corner radii, intersection angles, grades, and centerline measurements prior to application for final PUD and final subdivision.
- 8.10. The applicant shall specify and make clear where sidewalks will be located, either adjacent to the street or at the property line for future residents of Fairway Estates by including the item in the PUD CC&Rs. Sidewalks to be completed in common areas shall be provided on plans submitted prior to application for approval for final PUD and final subdivision.
- 8.11. Monumentation and street signage shall be required upon completion of street and other improvements within Fairway Estates.
- 8.12. The applicant shall coordinate with the Florence Postmaster to determine the best location and regulations for mail boxes within Fairway Estates or the entrance area.
- 8.13. The applicant shall provide information regarding street lights which may already be installed prior to submission of an application for final PUD and final subdivision.
- 8.14. Plans regarding public improvements, lighting, stormwater, open space, and any other like plan shall be submitted to the Planning Department and Public Works for review and approval prior to installation or site disturbance and prior to application for final PUD and final subdivision.
- 8.15. The applicant shall submit an application for an NPDES permit and obtain

approval prior to application for final PUD and final subdivision.

9. Lighting

- 9.1. The applicant shall submit a plan demonstrating the location of lighting fixtures, the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output prior to application for approval of final PUD and subdivision.
 - 9.2. The applicant shall submit landscape lighting information prior to final approval of PUD and subdivision which demonstrates that those lights will be extinguished after hours.
 - 9.3. The applicant shall be subject to a 30-day review period following the approval of final PUD and subdivision or following the operation of the lighting system to ensure that the lighting system does not need adjustment. The applicant shall inform staff when the lighting system becomes operational.
 - 9.4. The applicant has not provided any information regarding their entrance or roadway signage, but any lighting for signage with Fairway Estates or at the entrance or in common areas shall meet the standards of FCC 10-37.
10. The applicant shall provide a tentative plan which provides all of the information listed in FCC 11-3-2-C.
 11. The applicant shall submit a Comprehensive Plan Amendment application with application for preliminary PUD and tentative subdivision for Phase II of Fairway Estates to change the designation of this area from Private Open Space to Medium Density Residential, in keeping with the proposed character of the PUD and surrounding areas.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 9th day of September, 2015.



JOHN MURPHEY, Vice Chairperson
Florence Planning Commission

9-9-15
DATE