

portions of Lot 48 were replatted under Sandpines West Townhouse Community, Phases 1 & 2 in 1993 & 1994 and then Wisteria in 2004. The result of these actions left the applicant's remnant piece of Lot 48 east of the townhouse developments. The new owner wishes to modify the original 1992 PUD approval, like the applicant of Wisteria in 2003, from duplex and triplex clusters (townhouses) to single family residential development. Because this application involves simply what amounts to a change of use, those related criteria are all that have been reviewed. Vehicular access, utilities and open space were completed with the Sandpines West Final Plat.

The applicant submitted the application for a modification of the Final Planned Unit Development Plan on September 8, 2016. The application was deemed "complete" on September 19, 2016.

IV. NOTICES & REFERRALS:

Notice: On September 20, 2016 notice was mailed to surrounding property owners within 300 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 received no written comments. There were several verbal inquiries via phone.

Referrals: On September 20, 2016 referrals were sent to the Florence Building, Police, and Public Works Departments; United States Postal Service, Central Lincoln PUD, Western Lane Ambulance District, Division of State Lands, Department of Land Conservation and Development, Charter Communications, Century Link, and Siuslaw Valley Fire and Rescue.

Siuslaw Valley Fire and Rescue submitted testimony on September 21, 2016 stating they had no concerns with the development change.

Public Works submitted annotated aerial imagery from site investigation of the area indicating potential private stormwater encroachments from either Sandpines Golf course or Sandpines West Homeowners Association.

V. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Sections 1-5

Chapter 3: Off-Street Parking and Loading, Sections 2 through 4 and 8

Chapter 12: Mobile Home/Manufactured Home Residential District, Section 1

Chapter 23: Planned Unit Development, Sections 3 through 14

Chapter 36: Public Facilities, Section 6

Realization 2020 Florence Comprehensive Plan:

Chapter 2: General Subsection Policy 7, Residential Subsection Policies 1, 5, 10

VI. 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.**
- 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 planned unit development application was mailed on September 20, 2016, 20 days prior to the hearing, to all property owners within 300 feet of the subject property. A notice was also published in the Siuslaw News one time on October 5, 2016. The notification procedures meet 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; the street address of the 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 will receive all evidence deemed relevant at the public hearing. The Planning Commission may deny approval should they determine that insufficient evidence has been provided to support the application. The burden to supply such evidence is upon the applicant.

- F. Notice of Decision by the Planning Commission: A notice of the action or decision of the Planning Commission, and right of appeal shall be given in writing to the applicant. Any party who testified either in writing or verbally at the hearing must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.**

Notice of Decision shall be mailed to the applicant and all parties providing testimony either in writing or verbally at the hearing who provided a mailing address.

TITLE 10: CHAPTER 23: PLANNED UNIT DEVELOPMENT

10-23-1: PURPOSE: The Planned Unit Development authorization is intended to:

- A. Encourage the coordinated development of unplatted land.**
- B. Encourage innovative land utilization through a flexible application of zoning regulations.**
- C. Preserve the natural amenities of land and water.**
- D. Create opportunities for a wide variety of life styles.**
- E. Provide for the efficient use of public utilities, services and facilities.**
- F. Result in a comprehensive development equal to or better than that resulting from traditional lot-by-lot land use development, in which the design of the overall unit permits increased freedom in the placement and uses of buildings and the location of open spaces, circulation facilities, off-street parking areas and other facilities.**

10-23-3: DEVELOPMENT OPTIONS: A PUD may include any of the following land uses, either singly or in combinations when they are compatible with each other and blend harmoniously with adjacent uses:

- B. For all other districts:**
 - a. All uses normal to the designated zoning district.**

- b. Open Space and Parklands (Ord. No. 2, Series 2011)**
- c. Commercial uses.**
- d. Temporary use of vacant lots for RV use. (Ord 12, 1998)**

The Sandpines West property is zoned Mobile Home Manufactured Home Residential. The applicant proposes a single-family residential dwelling on remnant Lot 48, a permitted use in this zone. The proposal meets this criterion.

10-23-12: ADHERENCE TO APPROVED PLAN: The final development plan shall continue to control the planned unit development after it is finished and the following shall apply:

- 1. The use of the land and the construction, modification or alteration of a building or structure within the planned unit development shall be governed by the approved final development plan.**
- 2. An amendment to a completed planned unit development may be approved if it is required for the continued success of the planned unit development, if it is appropriate because of changes in condition that have occurred since the final development plan was approved or because there have been changes in the development policy of the community as reflected by the comprehensive plan or related land use regulations.**
- 3. No modification or amendment to a completed planned unit development is to be considered as a waiver of the covenants limiting the use of the land, buildings, structures and improvements within the area of the planned unit development.**

Sandpines PUD received Final Development Plan approval June 9, 1992 via Resolution No. 92-6-9-27A. The 270 acres approved under that approval has over the years been sold and developed under different ownerships. The PUD designated the Lot 48 area uses as duplex and triplex clusters. Lot 48 was officially platted under Sandpines West in October 30, 1992. Subsequently Lot 48 was replatted under Sandpines West Townhouse Community, Phases 1 & 2 and then Wisteria in 1993, 1994 and 2003, respectively. The result of these actions left the applicant's remnant piece of Lot 48 east of the townhouse developments. The new owner wishes to modify the original 1992 PUD approval, like the applicant of Wisteria in 2003, from duplex and triplex clusters (townhouses) to single family residential development. Criterion 2 above permits an amendment to a final PUD if required for continued success of the PUD. The residential market has changed considerably since their 1992 approval. There are presently an oversupply of attached single family residential dwellings, condominium style in the Florence area. But townhouses are in undersupply of the need. The applicant's lot could possibly accommodate two small single family attached units with the required covered parking. But due to the curved lot frontage, meeting the setback requirements for the approved use on the lot would be a challenge justifying a change to the approved uses for the lot. The requested change meets the criteria.

TITLE 10: CHAPTER 12: MOBILE HOME MANUFACTURED HOME RESIDENTIAL DISTRICT

10-12-1-2: DESIGN STANDARDS:

- 2. Single Family Dwellings**
- 3. Planned Unit Developments**

A PUD is defined as a “development of a unified site design for an area of land that allows deviation from specific site development standards while observing general purposes of the zoning regulations”. The applicant’s property is zoned Mobile Home Manufactured Home Residential District. The applicant proposes a single family development on the lot within a Planned Unit Development at low density lot size due to the lot layout. As such, the proposed single family uses at a lower density than Medium Density is consistent with the RM District. The proposed single family use within the PUD development is permitted.

10-12-1-4: LOT AND YARD REQUIREMENTS:

- A. Minimum Lot Dimensions: To be designated a building site a lot must be at least fifty feet wide and at least eighty feet in depth (50' x 80'). For new subdivisions and newly platted lots, the minimum width shall be sixty five feet (65')**

The plats for Sandpines West, Sandpines West Townhouse Community, Phase 1 and Wisteria were recorded 1992, 1993 and 2004 respectively. The remnant portion left as a result of these actions has 200' of lot frontage along Royal St. George, a southern side lot line 165' long and a western side lot line of 100' long. All of these dimensions meet the minimum lot dimensions.

- B. Minimum Lot Area: To be designated a building site, a lot must be comprised of at least six thousand (6,000) square feet. For new subdivisions and newly platted lots, the minimum square feet shall be six thousand five hundred (6500).**

The lot is 11,326 sq. ft. which meets the minimum lot area.

- C. Lot Coverage: The maximum coverage by all enclosed buildings shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all structures, driveways, parking spaces and surfaced areas shall not exceed sixty five percent (65%) of the lot area.**

This criterion will apply upon application of building permits.

- D. Yard Regulations: Minimum setbacks and yard regulations shall be as indicated below:**
 - 1. Front Yard: No garage or parking structures shall be closer than twenty feet (20') from the front property line. All other buildings shall be set back at least twenty feet (20').**

2. Side Yards: A yard of not less than five feet (5') shall be maintained on each side of the lot. Corner side yards shall not be used for clotheslines, incinerators, permanent storage of trailers, boats and recreational vehicles or of any materials, nor shall said yard be used for the regular or constant parking of automobiles or other vehicles.

3. Rear Yards: Dwelling units shall be set back not less than ten feet (10') from the rear property line. Accessory buildings shall be set back not less than five feet (5') from the rear property line.

4. All patio structures and swimming pools shall be a minimum of five feet (5') from any side or rear property line.

These criteria will apply upon application of building permits.

10-12-1-5: SITE DEVELOPMENT PROVISIONS:

A. Building or Structural Height Limitations:

1. Residential Buildings: The maximum building or structural height shall be twenty-eight feet (28').

2. Accessory Buildings: The maximum building or structural height shall be fifteen feet (15').

3. Nonresidential Buildings: The maximum building or structural height shall not exceed twenty eight feet (28').

B. Fences: See Code Section 10-34-5 of this Title.

C. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition, and requirements.

D. Off-Street Parking: Refer to Chapter 3 of this Title (Off-Street Parking and Loading)

J. Access and Circulation: Refer to Section 10-35 of this Title for requirements.

K. Public Facilities: Refer to Section 10-36 of this Title for requirements.

L. Lighting: Refer to Section 10-37 of this Title for requirements.

Provision for vehicular access and public utilities was made during Sandpines West Plat. Applicable subsections A through L of FCC 10-12-1-5 shall be met by the developer within the Sandpines West Planned Unit Development and shall be reviewed at the time of submission of building permit application. This may include provision for stormwater facilities within the Royal St. George right-of-way or within easements on the applicant's property to accommodate stormwater presently traversing across the applicant's lot in open ditches. **(Condition 3)**

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-2: GENERAL PROVISIONS:

- A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.**
- B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.**

Each residence will be required to provide off-street parking spaces in accordance with FCC 10-3-3 and 10-3-4.

10-3-3: MINIMUM STANDARDS BY USE: The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

- A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum parking.**

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.

10-3-4: MINIMUM REQUIRED PARKING BY USE: During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Design Review Board a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Design Review Board and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces.

Table 10-3-1, Minimum Required Parking By Use:

A. Residential and Commercial Dwelling Types:

Single Family Dwelling Including attached and detached dwellings and manufactured homes	2 spaces per dwelling unit on a single lot
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The applicant has proposed a single-family dwelling. The dwelling unit shall be required to provide at least two spaces of covered parking.

10-3-8: PARKING AREA IMPROVEMENT STANDARDS: All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete , porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50') from the street.

- A. **Parking for new single family dwellings and duplexes shall be provided as a carport or garage, unless the majority of existing dwellings within 100 feet of the property boundary of the proposed development do not have such covered parking facilities. The number of required covered parking spaces shall be based on the predominant number of covered spaces on the majority of lots within the 100 foot radius. Parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long. No encroachments (such as water heaters, steps, door swings) are allowed into the required parking spaces.**

The applicant has proposed a single-family residence as part of a Planned Unit Development. The applicant shall ensure that the 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.

TITLE 10: CHAPTER 35: ACCESS AND CIRCULATION

10-35-2-2: Applicability: Section 10-35-2 applies to vehicle access and on-site circulation facilities in the City of Florence. This Section applies to any type of land use or development permit. Access to a designated state or county highway is subject to the provisions of this Section in addition to the requirements of the applicable roadway authority. Where regulations of the City conflict with those of the roadway authority the more restrictive requirements apply.

10-35-2-3: Access Approval Required: Access will generally be reviewed in conjunction with a land division or building permit. If a property owner wishes to access a public street (e.g., a new curb cut or driveway approach), or make improvements within the public right-of-way (e.g., install or replace sidewalk), the property owner must obtain a "Construction Permit in Right-of-Way". In either case, approval of an access shall follow the procedures and requirements of the applicable road authority.

No modification to the Royal St. George Dr. public access point is proposed. The development will take access from Royal St. Georges Dr. and will require a Construction Permit in Right-of-Way from Pubic Works in conjunction with building permit submittal.

TITLE 10: CHAPTER 36: PUBLIC FACILITIES

10-36-6: EASEMENTS:

- A. Provision: Dedication of easements for storm water, sewers, water and for access thereto for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water; dedication of easements for sanitary sewers, and for access thereto for maintenance; and dedication of easements for other public utilities may be required of the land divider by the Planning Commission along lot rear lines, lot side lines or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this Title. Easements for utility lines shall be not less than fifteen feet (15') in width and the utility shall be located in the center of the easement. Before a partition or subdivision can be approved, there shall appear thereon a restriction, providing that no building, structure, tree, shrubbery or other obstruction shall be placed or located on or in a public utility easement. The City may require an additional five foot (5') easement for utility lines along street frontages when necessary.**
- B. Recordation: As determined by the City all easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other public utilities shall be recorded with the final plat.**

The site appears to have been encumbered with private stormwater facilities. These facilities must be relocated or placed within an easement. **(Condition 3)**

FLORENCE REALIZATION 2020 COMPREHENSIVE PLAN

CHAPTER 2: LAND USE

POLICY 7. The City shall determine estimated additional usage and the impacts of proposed development upon maximum capability for sewer, water and stormwater systems. This information is to be included in subdivision and design review staff reports.

As utilities for the subdivision have already been installed, the additional usage has been calculated and found to be within the capacity of the sewer and water systems.

RESIDENTIAL

POLICY 1. The City shall encourage the use of residential planned unit development subdivisions and may trade off some conventional zoning requirements and density limitations in order to achieve:

- **high quality, innovative residential lot and building design,**
- **incorporation of unique land forms into the final subdivision design,**

- **significant open space,**
- **on-site amenities reflecting the value for both active and passive recreational facilities,**
- **natural resource protection, where identified as part of a preliminary site investigation report,**
- **a mix of dwelling unit types and densities, and a mix of residential, commercial, and recreational uses, where appropriate.**

The applicant has proposed infill on an existing lot within an approved PUD meeting the policies listed above.

5. Residential developers shall, in order to obtain planned unit development approval, to provide recreational area as a percentage of the required open space consistent with the amount indicated in Florence City Code. The recreation area shall satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan.

The applicant has proposed infill on an existing lot within an approved PUD meeting the policy.

10. Single family residential uses (including manufactured homes) shall be located in low and medium density residential areas, and shall be discouraged from high density residential areas to protect that land for the intended uses.

The applicant has proposed infill on an existing lot within an approved PUD meeting the criteria listed above. The area is designated medium density and thus meets this policy.

VII. 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.**

VIII. CONCLUSIONS AND RECOMMENDATIONS

Staff finds that the proposed application meets the requirements of City Code with the and recommends approval with the following conditions:

IX. 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 shall be shown on:

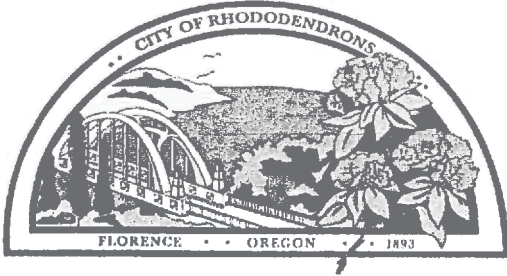
- “A” Findings of Fact
- “B” Land Use Application
- “C” Public Works Stormwater Imagery

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. If private stormwater facilities for either the Golf Course or the Sandpines West PUD are located on the lot they must either be relocated or placed within easements in accordance with city code. Stormwater facilities may need to be constructed within the Royal St. George right-of-way or within easements on the applicant’s property to accommodate stormwater presently traversing across the applicant’s lot in open ditches. These facilities would be required to be constructed in accordance with Title 9 Chapter 5.

X. EXHIBITS

“A” Findings of Fact
“B” Land Use Application
“C” Public Works Stormwater Imagery
“D” Previous Sandpines Plats (1992, 1993, 1994, 2004)
“E” 1992 Sandpines PUD Master Development Plan
“F” Siuslaw Valley Fire and Rescue Referral Comments



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

Modification to Planned Unit Development (PUD) (Florence City Code Title 10, Ch-23)

Applicant Information

Name: Allen Snejireff Phone 1: [REDACTED]
E-mail Address: [REDACTED] Phone 2: [REDACTED]
Address: [REDACTED]
Signature: [REDACTED] Date: 9.8.16
Applicant's Representative (if any): Tim Sapp

Property Owner Information

Name: Same Phone 1: _____
E-mail Address: _____ Phone 2: _____
Address: _____
Signature: _____ Date: _____
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.

For Office Use Only:

RECEIVED
City of Florence
SEP 08 2016
By: GMS

Approved

Exhibit

"B"

Property Description

Assessor's Map No.: 18-12-15-43 Tax lot(s): 1500

Zoning District(s): Multi Family

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map (FCC 10-1-1-4-B-3): _____

Project Description

Lot Size: .26 Acre Number of single family lots proposed: ONE

Proposed Building Coverage if a PUD: _____

Is any project phasing anticipated? (Check One): Yes No

Timetable of proposed improvements: Start Oct 17, 2016

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

New Construction 1840^{sq} Single Family Home. 400^{sq} garage 400^{sq} Drive way
Wont exceed 2500^{sq}

For Office Use Only:

Date Submitted: 9-8-16

Fee: \$1500

Received by: gs

Paid

Yes



Exhibit C

FILED

OCT 30 1982

COUNTY CLERK
BY *Eugene M. Worbe*

Sandpinea West

PHASE 1

REPLAT - BLOCKS 12-13 SIUSLAW VILLAGE
SW 1/4 & SE 1/4, SEC. 15, T 18 S, R 12 W, W.M.
NE 1/4, SEC. 22, T 18 S, R 12 W, W.M.
FLORENCE, LANE COUNTY, OREGON.

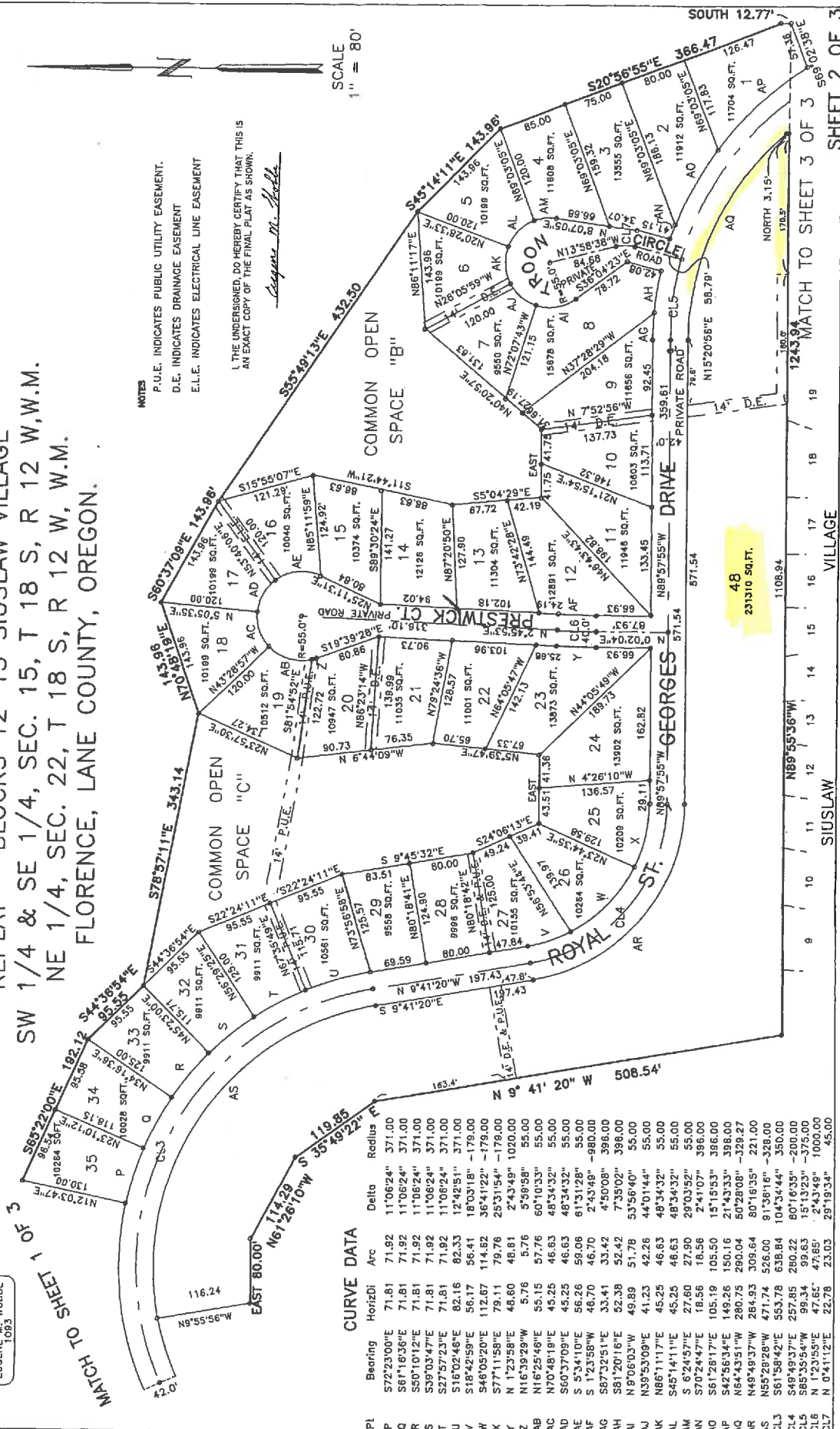
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Eugene M. Worbe
GENEVA, OREGON
EUGENE M. WORBE
1093

NOTES
P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
D.E. INDICATES DRAINAGE EASEMENT
E.L.E. INDICATES ELECTRICAL LINE EASEMENT

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT AS SHOWN.

Eugene M. Worbe

SCALE
1" = 80'



CURVE DATA

PL	Bearing	Horiz:Di	Atc	Delta	Radius
P	S72°23'00"E	71.81	71.82	11°06'24"	371.00
Q	S61°16'36"E	71.81	71.82	11°06'24"	371.00
R	S50°10'12"E	71.81	71.82	11°06'24"	371.00
S	S39°03'47"E	71.81	71.82	11°06'24"	371.00
T	S27°57'23"E	71.81	71.82	11°06'24"	371.00
U	S16°02'46"E	82.16	82.33	12°42'51"	-179.00
V	S18°42'59"E	56.17	56.41	18°03'18"	-179.00
W	S46°05'20"E	112.87	114.52	36°41'22"	-179.00
X	S77°11'58"E	79.11	79.76	25°31'54"	-179.00
Y	N 1°23'58"E	48.60	48.81	2°43'49"	1020.00
Z	N16°39'29"W	5.76	5.76	5°39'58"	55.00
AB	N16°25'46"E	55.15	57.76	60°10'33"	55.00
AC	N70°48'18"E	45.25	46.63	48°34'32"	55.00
AD	S60°37'09"E	45.25	46.63	48°34'32"	55.00
AE	S 5°34'10"E	56.26	59.08	61°31'28"	35.00
AF	S 1°23'58"W	48.70	46.70	2°43'48"	-980.00
AG	S87°32'51"E	33.41	33.42	4°50'08"	396.00
AH	S81°20'16"E	52.38	52.42	7°35'02"	396.00
AI	N 0°06'03"W	49.89	51.78	53°56'40"	55.00
AJ	N39°53'09"E	41.23	42.26	44°01'44"	55.00
AK	N86°11'17"E	45.25	46.63	48°34'32"	55.00
AL	S 6°24'57"E	27.80	27.90	29°03'52"	55.00
AM	S70°24'47"E	18.56	18.56	2°41'07"	396.00
AN	S61°28'17"E	105.19	105.50	15°15'53"	396.00
AO	S42°56'34"E	149.26	150.16	21°43'33"	398.00
AP	N64°43'51"W	280.75	290.04	50°28'08"	-329.27
AQ	N49°49'37"W	264.93	309.64	80°16'35"	221.00
AR	N55°28'28"W	471.74	526.00	91°38'16"	-328.00
AS	S61°58'42"E	553.78	638.84	104°34'44"	350.00
AT	S49°49'37"E	257.95	260.22	60°16'35"	200.00
AV	S85°35'54"W	89.94	90.23	1°43'13"	1000.00
AW	N 1°23'58"E	47.65	47.65	2°43'49"	1000.00
AX	N 0°41'12"E	22.78	23.03	28°19'34"	45.00

1993

FILE 74 SLIDE 66

SANDPINES WEST TOWNHOUSE COMMUNITY PHASE 1

REPLAT OF A PORTION OF LOT 48 SANDPINES WEST PHASE 1 S 1/2, SEC. 15, T 18 S, R 12 W, W.M. FLORENCE, LANE COUNTY, OREGON.

DECLARATION
KNOW ALL MEN THAT CARTER BROTHERS CONSTRUCTION, INC. IS THE OWNER OF THE DESCRIBED PROPERTY AND DOES HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN HEREON.

CARTER BROTHERS CONSTRUCTION, INC.

Kensell Carter, PRES.
KENSELL CARTER, PRES.

ACKNOWLEDGEMENT
STATE OF OREGON
COUNTY OF LANE
ROYAL ST. GEORGES DRIVE
EASEMENT
R-328.27
A-15 738.43
S 82° 09' 55" W 88.44



EX-100
MAY 9 01 1993
EUGENE, OREGON

DECLARATION:
Know all men that Florence Resort Community, Inc. is the owner of the above described property and does hereby layout and subdivide the same as shown hereon.

FLORENCE RESORT COMMUNITY, INC.
EUGENE M. WOBBE, PLS.

STATE OF OREGON
COUNTY OF LANE
ACKNOWLEDGEMENT
EUGENE M. WOBBE, PLS.

Personally appeared Jack H. Roake, who being duly sworn, say that he is the President of Florence Resort Community, Inc., an Oregon Corporation, and that the instrument was signed in behalf of said corporation by the above named officer and he acknowledged said instrument to be his voluntary act and deed.
Subscribed and sworn to before me this 22 day of Sept., 1993.

LANE COUNTY APPROVALS:

State Commissioner
Maire Travis
County Assessor

K. Robert Egan, 5-5-1993
COUNTY SURVEYOR

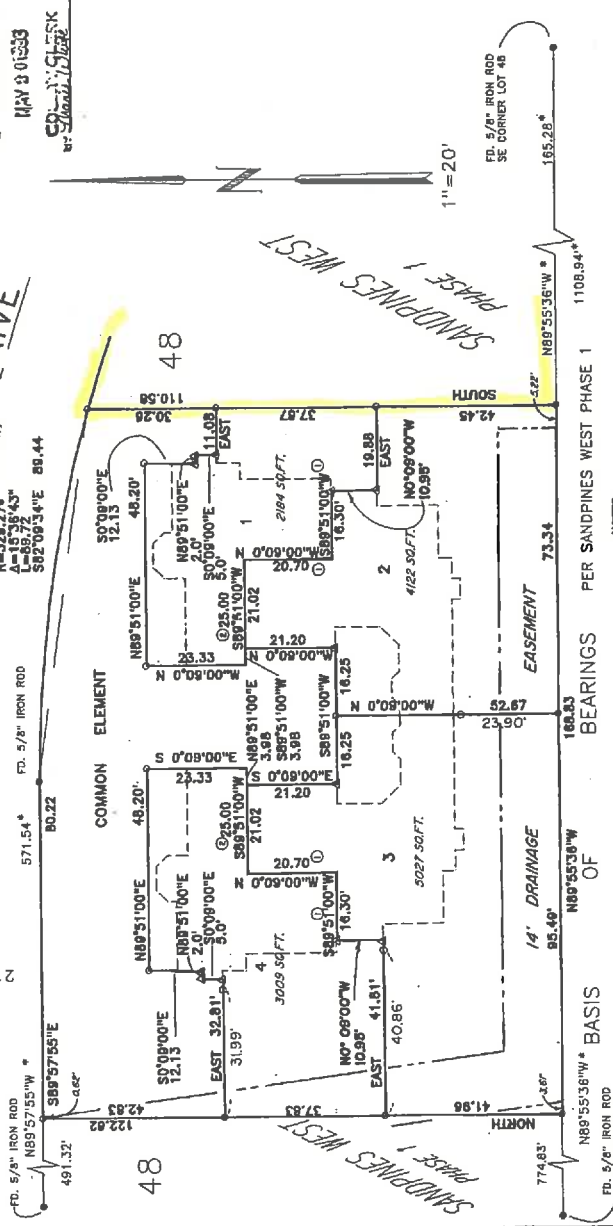
CITY OF FLORENCE APPROVALS:

Planning Commission Chairman
Planning Commission Secretary

NARRATIVE:

The boundary of this survey was based on monuments found from SANDPINES WEST PHASE 1, platted and recorded in File 74, Slide 1B, 19 and 20. Monuments indicated set are for the purpose of defining lot corners. All monuments set are marked with a yellow plastic cap marked "WOBBE - PLS 1083".

- o Indicates 5/8" x 30" iron rod set with yellow plastic cap marked "WOBBE - PLS 1083".
- * Indicates data same as record.
- - - Indicates building outline.
- △ Indicates outside building corner used as lot corner.
- ⊙ Indicates lot line is center of double wall.
- ⊚ Indicates lot line center of common wall.



NOTES
THERE ARE NO WATER RIGHTS FOR THE ABOVE DESCRIBED PARCEL PER DOCUMENT RECORDED JUNE 16, 1992, REEL 1768R, RECEPTION NO. 9232863

THIS PLAT IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDPINES WEST RECORDED OCTOBER 30, 1992, RECORDERS RECEPTION NO. 9261812 & 9261813 OFFICIAL RECORDS OF LANE COUNTY, OREGON.

THIS PLAT IS AFFECTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANDPINES WEST TOWNHOUSE COMMUNITY RECORDED MAY 20, 1993, RECORDERS RECEPTION NO. 9259287, REEL 1820R, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

CONCURRENCE RECORDED SEPT. 9, 1992, RECORDERS RECEPTION NO. 9257885 REEL 1797R, LANE COUNTY OFFICIAL RECORDS.

CONCURRENCE RECORDED JULY 28, 1992, RECORDERS RECEPTION NO. 9241822 REEL 1788R, LANE COUNTY OFFICIAL RECORDS.

EASEMENT AS CREATED BY INSTRUMENT RECORDED APRIL 18, 1938, VOLUME 194, PAGE 567, WEST COAST POWER, POWER LINE (BLANKET EASEMENT) AGREEMENT BETWEEN THE CITY OF FLORENCE AND SUNSET DUNES DEVELOPMENT CORPORATION, RECORDED AUGUST 28, 1990, RECEPTION NO. 90-41488, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

SURVEYORS CERTIFICATE:

I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, BEING FIRST DULY SWORN ON OATH, SAY THAT I HAVE CAUSED TO BE SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 48, SANDPINES WEST, PHASE 1, AS PLATTED AND RECORDED IN FILE 74, SLIDES 1B, 19 AND 20, LANE COUNTY OREGON PLAT RECORDS, SAID POINT BEING NORTH 89°55'36" WEST 165.28 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 48; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°55'36" WEST 168.83 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 122.62 FEET TO THE NORTHERLY LINE OF SAID LOT 48; THENCE ALONG SAID NORTHERLY LINE SOUTH 88°57'55" EAST 80.22 FEET; THENCE ALONG THE ARC OF A 325.27 FOOT RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS SOUTH 82° 09' 34" EAST 88.44 FEET) A DISTANCE OF 88.72 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 110.58 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

WOBBE & ASSOCIATES, INC.
510 KINGWOOD STREET
P.O. BOX 1136
FLORENCE, OR 97439

REGISTERED PROFESSIONAL LAND SURVEYOR
EUGENE M. WOBBE
1093
P.L.S. EXPIRES DATE: 12-31-14

1992

Exhibit 2:
Master Plan with Additional Proper



Wendy Farley-Campbell

From: Vevie McPherrin
Sent: Wednesday, September 21, 2016 9:43 AM
To: Wendy Farley-Campbell; Glen Southerland
Subject: FW: Referral - Resolution PC 16 21 PUD 01

From: Sean Barrett [<mailto:sean@svfr.org>]
Sent: Wednesday, September 21, 2016 8:16 AM
To: Vevie McPherrin <vevie.mcpherrin@ci.florence.or.us>
Subject: RE: Referral - Resolution PC 16 21 PUD 01

Fire has no concerns with this development change. Sean

Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
2625 Hwy 101
Florence, OR 97439
(ph) 541-997-3212
(fax) 541-997-9116
(cell) 541-999-0600
www.svfr.org

From: Vevie McPherrin [<mailto:vevie.mcpherrin@ci.florence.or.us>]
Sent: Tuesday, September 20, 2016 3:23 PM
To: Mike Miller; Jim Langborg; Sean Barrett; Tom Turner; Eric Rines; Robin Hicks - CLPUD; Lisa Herbert; joshua.lightner@charter.com
Cc: Nilda Taylor; Brenda Cervantes; Wendy Farley-Campbell; Glen Southerland; Dave Mortier
Subject: Referral - Resolution PC 16 21 PUD 01

Good afternoon!