

CITY OF FLORENCE PLANNING COMMISSION
December 13, 2016 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Vice Chair Murphey called the meeting to order at 7:00 p.m. Roll call: Vice Chair John Murphey, Commissioner Ron Miller, Commissioner Robert Bare, Commissioner Michael Titmus and Commissioner Clarence Lysdale were present. Chairperson Curt Muilenburg was absent and excused. Also present: Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland and Administrative Assistant Vevie McPherren.

APPROVAL OF AGENDA

Commissioner Bare motioned to approve the Agenda. Commissioner Miller seconded. By voice, all ayes. The motion passed 5 to 0.

APPROVAL OF MINUTES

Commissioner Miller motioned to approve the Minutes of November 22, 2016. Commissioner Lysdale seconded. By voice, all ayes. The motion passed 5 to 0.

PUBLIC COMMENTS

*This is an opportunity for members of the audience to bring to the Planning Commission's attention any items **NOT** otherwise listed on the agenda. Comments will be limited to **three minutes per person**, with a maximum time of 15 minutes for all items. There were no public comments.*

PUBLIC HEARING

Vice Chair Murphey announced there were four public hearings before the Planning Commission that evening. The hearing would be held in accordance with the land use procedures required by the City in Florence City Code Title 2 Chapter 10 and the State of Oregon. Prior to the hearing(s) tonight, staff will identify the applicable substantive criteria which have also been listed in the staff report. These are the criteria the Planning Commission must use in making its decision. All testimony and evidence must be directed toward these criteria or other criteria in the Plan or Land Use Regulations which you believe applies to the decision per ORS 197.763 (5). Failure to raise an issue accompanied by statements or evidence sufficient to afford the Planning Commission and parties involved an opportunity to respond to the issue may preclude an appeal of this decision based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval without sufficient specificity to allow the Planning Commission to respond to the issue that precludes an action for damages in circuit court. Any proponent, opponent, or other party interested in a land use matter to be heard by the Planning Commission may challenge the qualifications of any Commissioner to participate in such hearing and decision. Such challenge must state facts relied upon by the party relating to a Commissioner's bias, prejudgment, personal interest, or other facts from which the party has concluded that the Commissioner will not make a decision in an impartial manner.

RESOLUTION PC 16 26 CUP 08 – Verizon Wireless Tower: An application from Sean Maddox, on behalf of Verizon Wireless, requesting approval of a Conditional Use Permit to construct and operate a 128-foot wireless telecommunications facility (monopole with associated equipment yard) at the property located at 87545 Highway 101. The proposed site is located at Map #18-12-14-00, Tax Lot 00100 in the Service Industrial District regulated by FCC Title 10 Chapter 31.

Vice Chair Murphey opened the public hearing at 7:03 p.m.

VC Murphey asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, bias, or site visits and there were none. There were no challenges to Commissioner Impartiality in making decisions. VC Murphey asked for the staff report.

Staff Report

PD FarleyCampbell gave the staff presentation with the introduction then stated the lengthy applicable criteria of Florence City Code and the 2020 Comprehensive Plan Policies for the record. She continued with an aerial of the proposed tower location and pointed out that it was situated on parcel number two of three. Due to the pending

*City of Florence Planning Commission Minutes
December 13, 2016*

status of the partition, the property had been noticed as one parcel which resulted in more strict buffering criteria. She explained the site plan that included the proposed use of the existing access road, the proposed equipment yard then stated that it met the set-back requirements. PD FarleyCampbell further detailed the equipment yard that included the proposed chain link fence and the parking criteria. She described the antenna configuration along with the north and west elevations of the proposed tower. She stated that the Statement of Compliance included a review of the criteria in the telecommunications chapter only and pointed out the current and proposed coverage capacity. She reported that the neighborhood meeting invitation letter had been sent out and from the eighteen invitations, six people attended the meeting that was held on July 20, 2016 at the Florence Events Center. There had been no public testimony received. The Fire Chief and Fire Marshal had no concerns but did request that the same criteria be used that applied to the AT&T Tower to accommodate a fire truck and that the generator should be secured to prevent vandalism and theft. The Oregon Department of Aviation requested that the applicant file the FAA form 7460-1 with ODA for a Determination of Hazard to Air Navigation. PD FarleyCampbell stated that Staff found the proposed application met the applicable criteria of City Code and recommended approval with Condition #3 regarding parking, Condition #4 regarding Conditional Use Permit approval that would also include a site investigation report, Condition #5 regarding landscaping, Condition #6 regarding access that will also need to meet ODOT specs and standards, Condition #7 regarding lighting and Condition #8 regarding telecommunications with specific detail to FAA approval and adequate set back on the south side. She presented the alternatives and asked for questions. There were no questions for Staff.

Applicant – Sean Maddox – 4044 North Missouri, Portland, OR 97227

Mr. Maddox had no presentation but stated he was prepared to answer questions. Commissioner Titmus asked for clarification regarding the fall zone. Mr. Maddox explained that a geotechnical, soil analysis report had been taken on December 2, 2016 with results still pending. He stated that the applicant requested an approval with a little wiggle room on the ultimate location to ensure that the exact tower design could be met. Mr. Maddox assured that they would be able to demonstrate the fall zone prior to any building permits being pulled. Commissioner Lysdale questioned whether the applicant understood the fall zone requirements and Mr. Maddox replied that he did and that they would provide confirmation of the 20-foot fall zone requirement with an engineer's letter. There was brief discussion between the applicant and PD FarleyCampbell regarding the telescope design of the tower. There was brief discussion between Commissioner Titmus and the applicant regarding the soil sample test results to determine the depth and anchoring of the base, specifically with the property owner to the south in mind. Mr. Maddox stated that all directions were taken into account to determine the fall zone requirements and as a condition of approval, the engineer's letter would be provided. There were no further questions for the applicant.

There were no proponents, opponents or neutral parties. VC Murphey asked for staff recommendation. PD FarleyCampbell said that Staff recommended approval with the conditions stated.

Commissioner Lysdale questioned the property owner noticing list. There was Commission discussion with PD FarleyCampbell regarding the accuracy of the list and Staff was able to provide clarification of the property owner list.

VC Murphey closed the public hearing at 7: 39 p.m.

COMMISSION DELIBERATION

Commissioner Lysdale stated he would like to see the fall zone analysis done before the 20-foot requirement on the south side of the property was established. There was Commission discussion regarding Condition #8.5, the requirements of the fall zone criteria approval prior to issuing permits and the language provided in the Condition. PD FarleyCampbell explained the fall zone references and the restrictive code and indicated that the code could be added to the Condition.

Commissioner Bare motioned to approve Resolution PC 16 26 CUP 08 – Verizon Wireless Tower with conditions of approval. Commissioner Miller seconded.

Vice Chair Murphey asked the applicant if they understood and agreed to the conditions of approval and Mr. Maddox responded that he did. There was no further Commission Discussion.

Roll Call Vote: Commissioner Miller, “yes”; Commissioner Bare, “yes”; Commissioner Lysdale, “no”; Commissioner Titmus, “no”; Vice Chair Murphey, “yes”. Chairperson Muilenburg absent and excused. The motion passed 3 to 2.

RESOLUTION PC 16 19 ANN 03: To consider a request for annexation of undeveloped property located east and west of Xylo Street between 12th St. and Hwy 126, Map # 18-12-26-42 Tax Lots 01000, 02400, 01202, and 00800 and east of undeveloped Vine St. between 11th and 12th Sts., Map# 18-12-26-24, Tax Lot 01700 and Map # 18-12-26-31 Tax Lot 00100 within the Urban Growth Boundary. Continued from November 22, 2016.

RESOLUTION PC 16 20 ZC 03: To consider a request to zone the properties to the corresponding City of Florence zoning: Single Family Residential regulated by Florence City Code Title 10, Chapter 11 and Commercial regulated by Florence city code Title 10, Chapter 15. Continued from November 22, 2016.

VC Murphey said this had been continued for the opportunity to receive testimony, he opened the public hearing at 7:52 p.m. and stated that all public hearing proceedings would still apply. There were no conflicts of interest, ex parte contacts, site visits, or bias. There were no challenges to Commissioner impartiality in making decisions. VC Murphey asked for the staff report.

Staff Report

PD FarleyCampbell began and restated it had been continued to provide the opportunity for Staff to research documents and to allow the opponents to provide additional information concerning wells located on Mr. Beal's property and to also determine his intent regarding signage. PD FarleyCampbell went on to explain that Staff had researched the State Well Registry website and determined that prior to 2007 wells were not required to be registered. She continued and reported that Public Works Director, Mike Miller indicated that likely the wells excluded the intent of being qualified for exemption. She said that sufficient documentation had been provided and explained the details of the documents. She concluded the wells were a private matter and was not the concern of the City at this time. PD FarleyCampbell explained that Mr. Beale's property would be designated Commercial zone and would be able to construct signage on his property according to the code. There was Commission discussion regarding the sign code, the condition and maintenance of the wells and the lines to Xylo Street that were maintained by the County. PD FarleyCampbell clarified that the lines would be in the City's Jurisdiction but, maintained by the County. There was further discussion to confirm that the wells would not be tied in to the City and PD FarleyCampbell explained the City's policy regarding maintenance on sub-standard streets.

The Applicant was out of Country and there were no Proponents.

Opponent – Candace Hollick – 86210 Xylo Street, Florence, OR

Ms. Hollick stated she was the property owner directly above Mr. Beale's property. She asked if she and the three other property owners would still be able to re-drill if there was failure of the existing wells in the future. She also expressed concern over the possibility of a sign on Mr. Beale's property causing traffic congestion, obstructing the visibility of the property owners above or blocking her own personal view.

Opponent – Connie Ferrall – 86214 Xylo Street, Florence, OR

Ms. Ferrall stated she owned the property next to Ms. Hollick and that her main concern was regarding the status of the well documents and whether Mr. Beale was aware of the entitlement that the four property owners had.

There was no neutral party and no rebuttal from the applicant and VC Murphey asked for staff recommendation. PD FarleyCampbell addressed the question regarding any future well drilling and stated that she recommended the property owners consult an Attorney for advice regarding the language in the easement agreement. She continued and stated that all signs are required to meet vision clearance for access but there was no City Code to prevent blocking a personal view unless it was within the vision management/view shed area. PD FarleyCampbell then stated that Staff's recommendation was that the Commission recommend the annexations and zone assignments to City Council for approval as outlined.

VC Murphey closed the public hearing at 8:11 p.m.

COMMISSION DELIBERATION

Commissioner Miller noted in the Lane County conclusions, they recommended that Xylo, the alley east of Xylo and the 60x60 portion of Willow Street be included in the annexation. PD FarleyCampbell confirmed that the annexation would include Xylo Street, the stub of Willow and an alley not mentioned by Lane County. She continued and said reported that the alley mentioned by Lane County, east of Xylo would not be included at this time.

Commissioner Bare motioned to approve Resolution PC 16 19 ANN 03 – North Highway 126 Annexations to be recommended to City Council for approval. Commissioner Miller seconded. By voice, all ayes. The motion passed 5 to 0.

Commissioner Bare motioned to approve Resolution PC 16 20 ZC 03 – North Highway 126 Zone Assignments to be recommended to City Council for approval. Commissioner Miller seconded. By voice, all ayes. The motion passed 5 to 0.

RESOLUTION PC 16 27 EAP 02 – Porter Boat Lift Extension of Approval Period: A request for a one-year extension of approval period, which ended October 27, 2016 for Resolution PC 15 16 CUP 09 - a request for a conditional use permit to construct a private boat lift and gangway located at 100 Rhododendron Drive, Map 18-12-27-33, Tax Lots 304, 400, 500 and the Bay (Front) Street Right-of-Way.

Vice Chair Murphey opened the public hearing at 8:16 p.m.

VC Murphey stated that all public hearing proceedings would still apply. There were no conflicts of interest, ex parte contacts, site visits, or bias. There were no challenges to Commissioner impartiality in making decisions. VC Murphey asked for the staff report.

Staff Report

AP Southerland gave the staff presentation with the applicable criteria and a brief history of the original approval. He reviewed the aerial of the site and the site plan. He reported there had been no public testimony. Referral comments included a response from SHPO who stated that the applicant had not yet submitted required information but they had no objection to the extension and the Fire Marshal had no concerns. AP Southerland said that Staff found the proposed application met the requirements of City Code with the condition as follows, and recommended approval: Condition #4 regarding the new 12-month extension deadline of December 13, 2017. He stated the alternatives and asked for questions. There were no questions

Applicant – Larry Porter – P.O. Box 2648, Florence, OR

Mr. Porter stated that he had no presentation but requested that the extension be given through February 15, 2018 to utilize the in-water work period.

There were no proponents, opponents or neutral parties. There was no rebuttal from the applicant and VC Murphey asked for staff recommendation. AP Southerland said that Code allowed a 12-month extension however, PD FarleyCampbell stated that the Commissioners could allow a longer extension to provide the opportunity to utilize the entire in-water work period.

VC Murphey closed the public hearing at 8:23 p.m.

COMMISSION DELIBERATION

There was no Commission deliberation.

Commissioner Lysdale motioned to approve Resolution PC 16 27 EAP 02 – Porter Boat Lift Extension of Approval Period through the in-water work period of February 15, 2018. Commissioner Bare seconded. Roll Call Vote: Commissioner Bare, “yes”; Commissioner Lysdale, “yes”; Vice Chair Murphey, “yes”; Commissioner Miller, “yes”; Commissioner Titmus, “yes”. Chairperson Muilenburg was absent and excused. The motion passed 5 to 0.

RESOLUTION PC 16 15 CUP 05 – SFR to Office Building: A Conditional Use Permit application from Larry Porter, representing Solv-It International, requesting to change the use of a residence located at 1684 29th Street to an office building, a conditional use within the Multi-Family Residential District. The site is located at 1684 29th Street on the west side of Highway 101 behind Terrace Homes, Map #18-12-23-32, Tax Lot 01401, regulated by Florence City Code Title 10 Chapter 13.

Vice Chair Murphey opened the public hearing at 8:25 p.m.

VC Murphey stated that all public hearing proceedings would still apply. There were no conflicts of interest, ex parte contacts, site visits, or bias. There were no challenges to Commissioner impartiality in making decisions. VC Murphey asked for the staff report.

Staff Report

AP Southerland gave the staff presentation with the introduction and the applicable criteria of Florence City Code that included Chapter 36: Public Facilities that had been added and the Florence Realization 2020 Comprehensive Plan. He noted that Staff had recommended Option Two and that the applicant had agreed. AP Southerland continued with the aerial of the site and the site plan and pointed out that Pine Street was not constructed at this time. Public testimony included concerns from a neighboring property owner, Cindy Dawes, Exhibit E, about traffic and other vehicle concerns, property values, and tax assessment. Referral comments included a response from the Fire Marshal, Sean Barrett, who had no concerns and the City of Florence Public Works Director, Mike Miller, who pointed out possible fire hydrant issues and review and improvement for access from undeveloped Pine Street. Building Official, Dave Mortier stated that proper permits would be required, a ramp and pathway from an approved ADA parking space would need to be provided and if architectural barriers up to 25% were to be made then the regular bathroom would need to be converted to ADA. AP Southerland concluded and said that Staff found that the application met the applicable criteria of City Code and the Florence Realization 2020 Comprehensive Plan and recommended approval of the application (Option two, to maintain housing stock) with the following conditions of approval: Condition #4 regarding temporary approval, authorization, design review approval and completion date, Condition #5 regarding maximum coverage, Condition #6 (with 6.12 deleted) regarding landscaping, storm water, trash enclosures and fencing and Condition #7 regarding lighting. He stated the Informational that included parking agreement, fire suppression, access from Pine and required building permits. AP Southerland stated the alternatives and asked for questions.

VC Murphey requested clarification of Condition #6.5 regarding the 5-year 70% coverage and the recommendation of Option Two that approved a 2-year use. AP Southerland explained that it was a standard landscaping condition to address growth time of the landscape.

Applicant – Larry Porter – P.O. Box 2648, Florence, OR

Mr. Porter stated that he did not have a presentation but was prepared to answer questions. He continued and said that he had no intentions of accessing Pine Street and that it was his intent to use the property as a temporary office space. Commissioner Lysdale requested clarification of the nature of the applicant's business and Mr. Porter responded that it was an international sales and engineering office that supported his business in China currently with two staff members. Commissioner Miller asked about the possible fire hydrant issue and Mr. Porter indicated that he was not aware of it. VC Murphey requested clarification of the statement that the applicant consult with a State Fire Marshal to ensure the allowed use and AP Southerland explained that it was addressed with the Fire Marshal, Sean Barrett, and Building Official, Dave Mortier. Commissioner Lysdale asked if the applicant had any issues with the six-month time criteria and he responded that he did not.

There were no proponents, opponents or neutral parties and no rebuttal from the applicant and VC Murphey asked for staff recommendation. AP Southerland stated that Staff found that the application met the criteria of Florence City Code and Florence Realization 2020 Comprehensive Plan and recommended approval of Option Two with conditions stated that included the addition of Condition #4.4 and removal of Condition #6.12.

VC Murphey closed the public hearing at 8:48 p.m.

COMMISSION DELIBERATION

There was brief Commission discussion regarding

Commissioner Bare motioned to approve Resolution PC 16 15 CUP 05 – SFR to Office Building with (Option Two) conditions of approval. Commissioner Titmus seconded.

VC Murphey asked if the applicant understood and agreed to the conditions of approval and Mr. Porter responded that he did.

Roll Call Vote: Commissioner Bare, “yes”; Commissioner Lysdale, “yes”; Vice Chair Murphey, “yes”; Commissioner Miller, “yes”; Commissioner Titmus, “yes”. Chairperson Muilenburg absent and excused. The motion passed 5 to 0.

PLANNING COMMISSION DISCUSSION ITEMS

There were no discussion items.

CALENDAR

PD FarleyCampbell updated the Commissioners with details of the upcoming hearings of Tuesday, January 10, 2017 and Tuesday, January 24, 2017. She noted that the Council goal setting meeting was the following day and welcomed suggestions. She also pointed out that Chairperson Muilenburg and Commissioner Miller had terms coming up and there was one vacancy. Finally, she announced and congratulated Associate Planner Glen Southerland’s promotion.

Vice Chair Murphey adjourned the meeting at 8:53 p.m.

Florence Planning Commission

Date

Verizon Wireless Tower

PC 16 26 CUP 08



4

Introduction

- **Sept. 28, 2016** – Application received
- **October 25, 2016** – Application deemed complete
- **November 22, 2016** – Notice mailed
- **November 23, 2016** – Referrals
- **December 7, 2016** – Published

PC 16 26 CUP 08 Verizon Wireless Tower

12/13/2016 # 2

Applicable Criteria

Florence City Code, Title 10:

- Chapter 1: Zoning Admin, Section 1-5 & 1-6-3
- Chapter 3: Off-Street Parking and Loading, Sections 2 through 5 & 8 through 10
- Chapter 4: Conditional Uses, Sections 3 thru 11
- Chapter 6: Design Review, Sections 5, 6 & 9
- Chapter 31: Service Industrial, Sections 4, 5 & 6
- Chapter 33: Telecommunications

PC 16 26 CUP 08 Verizon Wireless Tower

12/13/2016 # 3

Applicable Criteria (con't)

- Chapter 34: Landscaping, Sections 3 through 5
- Chapter 35: Access and Circulation, Sections 2-4, 2-6 through 2-14 & 3
- Chapter 36: Public Facilities, Sections 2-1, 2-2, 2-4, 2-18, 2-23 and 3 through 6
- Chapter 37: Lighting, Sections 2, 3 & 4

Florence Realization 2020 Comprehensive Plan

- Chapter 2: Land Use, Industrial Policy 6
- Chapter 9: Economic Development, Policy 9
- Chapter 11: Utilities, Facilities and Services, Telephone Services, Policy 3

PC 16 26 CUP 08 Verizon Wireless Tower

12/13/2016 # 4

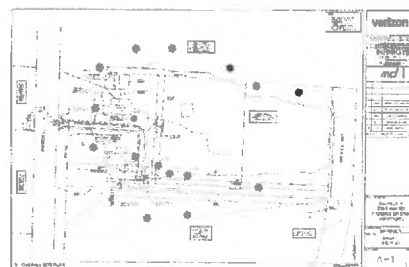
Area of Proposed Tower



PC 16 26 CUP 08 Verizon Wireless Tower

12/13/2016 # 5

Site Plan



PC 16 26 CUP 08 Verizon Wireless Tower

12/13/2016 # 6

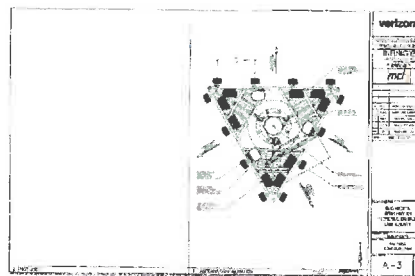
Site Plan



PC 16 26 CUP 06 Verizon Wireless Tower

12/13/2016 • 7

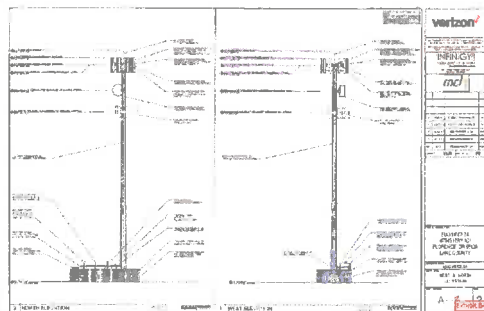
Antenna Configuration



PC 16 26 CUP 06 Verizon Wireless Tower

12/13/2016 • 8

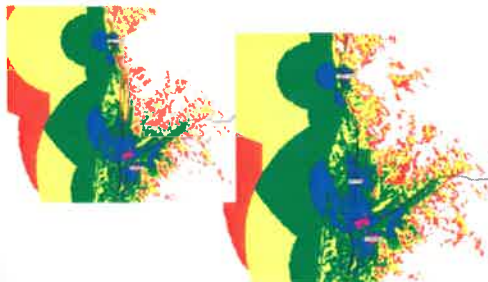
N & W Elevations



PC 16 26 CUP 06 Verizon Wireless Tower

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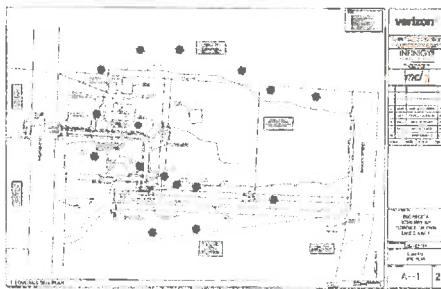
Statement of Compliance



PC 16 26 CUP 06 Verizon Wireless Tower

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Site Survey



PC 16 26 CUP 06 Verizon Wireless Tower

12/13/2016 • 11

Neighborhood Letter, Mailing & Meeting Attendance

- Letter sent on July 20, 2016
- Eighteen Property Owners
- Six in Attendance

PC 16 26 CUP 06 Verizon Wireless Tower

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Testimony/Referrals

Testimony

- None Received

Referral Comments (Exhibit I)

Sean Barrett, Fire Marshal had no concerns.

Jeff Caines, Oregon Dept of Aviation requested that the applicant file FAA form 7460-1 with ODA for a Determination of Hazard to Air Navigation.

PC 16-26 CUP 08 Verizon Wireless Tower

12/13/2016 #13

Staff Recommendation

Staff finds:

Meets the applicable criteria of City Code and the Florence Realization 2020 Comprehensive Plan and **recommends approval** of the application with the following conditions of approval:

PC 16-26 CUP 08 Verizon Wireless Tower

12/13/2016 #14

Conditions of Approval

3. Parking

- 3.1 Pave first 50' of the driveway apron from the highway and the parking area.
- 3.2 Stormwater treatment of parking area
- 3.3 Screen head-in parking at turnaround if proposed
- 3.4 Parking plan with dimensions

PC 16-26 CUP 08 Verizon Wireless Tower

12/13/2016 #15

Conditions of Approval (con't)

4. Conditional Use Permit

- 4.1. Dust free gravel areas
- 4.2. & 4.5 CUP & DR One-year approval
- 4.3. Phase 1 Site Investigation Report
- 4.4. Chain link slats to meet building colors criteria

PC 16-26 CUP 08 Verizon Wireless Tower

12/13/2016 #16

Conditions of Approval (con't)

5. Landscaping

- 5.1. Noxious Weed removal
- 5.2 Cover disturbed areas with bark or other ground cover
- 5.3 Stormwater plantings to meet 9-4 & 10-34
- 5.4 Temporary irrigation
- 5.5 Buffering & Screening to meet 34-3-7
- 5.6 Maintenance of buffering plants
- 5.7 Vision clearance for fencing & screening

PC 16-26 CUP 08 Verizon Wireless Tower

12/13/2016 #17

Conditions of Approval (con't)

6. Access

- 6.1. Driveway engineered for 53,000 lbs.
- 6.2 Driveway apron to ODOT standards
- 6.3 Vision Clearance
- 6.4 Sidewalks or Exception

PC 16-26 CUP 08 Verizon Wireless Tower

12/13/2016 #18

Conditions of Approval (con't)

7. Lighting

- 7.1. Additional materials
- 7.2. No light projection
- 7.3. Lighting of parking area

8. Telecommunications

- 8.1. Secure Generator
- 8.2. Landscape buffering on northern side
- 8.3. Enclose Generator
- 8.4. FAA approval
- 8.5. Fall Zone-documentation at BP

PC 16-06 CUP 08 Verizon Wireless
Tower

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Alternatives

1. **Approve the application;**
2. Deny the application;
3. Modify the findings, reasons, or conditions and approve the proposal; or
4. Continue the Public Hearing to a date certain if more information is needed.

PC 16-06 CUP 08 Verizon Wireless Tower

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Questions?

PC 16-06 CUP 08 Verizon Wireless Tower

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North Hwy 126 Annexation

**PC 16 19 ANN 03
& PC 16 20 ZC 03**



Introduction

- Bob & Sarah Gage petitioned for annexation on August 30, 2016
- Three additional petitioners joined
- Annexation proposed for six properties illustrated in Exhibit A & listed in Exhibit B of Res. 16 19 ANN 03

North Highway 126 Annexation- PC 16 19 ANN 03

11/22/2016 #2

Annexation Criteria

Oregon Revised Statutes:

ORS 222.111, 222.120, 222.125, and 222.170(2)

Florence Realization 2020 Comprehensive Plan:

Chapter 1: Citizen Involvement, Policy 4
Chapter 14: Urbanization, Policies 1 and 3 through 7

North Highway 126 Annexation- PC 16 19 ANN 03

11/22/2016 #3

Zone Assignment Criteria

Florence City Code:

Title 10, Chapter 1: Zoning Regulations, Sections 10-1-1-5-E-3 and 10-1-2-3 and 10-1-3-B-4

Title 10, Chapter 11 - Single Family Residential

Title 10, Chapter 15 - Commercial

Florence Realization 2020 Comprehensive Plan:

- Chapter 2, Land Use, Policies 1 & 8, Section on Commercial & Residential Designations

North Highway 126 Annexation- PC 16 19 ANN 03

11/22/2016 #4

Property to be Annexed



North Highway 126 Annexation- PC 16 19 ANN 03

11/22/2016 #5

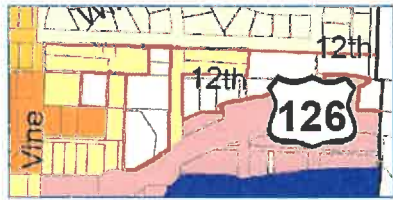
Area of Annexation



North Highway 126 Annexation- PC 16 19 ANN 03

11/22/2016 #6

Zoning Assignment



- Commercial District: Beale Property
- Single Family Residential District: Gage, Williams, & Hamilton Properties, Xylo St. & Willow St.

• North Highway 126 Annexation- PC 16.19 ANN 03

11/22/2016 • 7

Public Comments

- No written testimony
- Several verbal inquiries

• North Highway 126 Annexation- PC 16.19 ANN 03

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Referral Comments

Exhibit D:

- Lane County Transportation:
 - Include Xylo St.
 - Include Alley east of Xylo
 - Status of Willow St. & Include



• North Highway 126 Annexation- PC 16.19 ANN 03

11/22/2016 • 9

Referral Comments

Staff Response:

- Xylo St. included
- Willow St. included & awaiting response from the county surveyors office
- Alley not included

• North Highway 126 Annexation- PC 16.19 ANN 03

11/22/2016 • 10

Utilities & Access

- Water: Extend from Yamaha shop east on south side of Hwy 126 then bore north under Hwy 126 continue to Xylo traverse north and connect with Coastal Highlands
- Sewer: Extend from pump station along north side of Hwy 126 then north on Xylo to Coastal Highlands.
- Access: is indeterminate but available at Xylo, 12th and Vine Sts.

• North Highway 126 Annexation- PC 16.19 ANN 03

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Consents

- Both Double and Triple Majority methods are met

• North Highway 126 Annexation- PC 16.19 ANN 03

11/22/2016 • 12

Staff Recommendation

Provide a recommendation supporting the annexation to the City Council.

• North Highway 126 Annexation- PC 16 19 ANN 03

11/22/2016 • 13

Alternatives

1. Provide a recommendation supporting the annexation and zone assignment to the City Council, or
2. Provide a recommendation to the City Council to deny the petition for annexation and zone assignment with reasons for the denial, or
3. Modify the findings, reasons, or conditions and provide a recommendation supporting the annexation and zone assignment to the City Council, or
4. Continue the Public Hearing to a date certain if more information is needed.

• North Highway 126 Annexation- PC 16 19 ANN 03

11/22/2016 • 14

Questions?



• North Highway 126 Annexation- PC 16 19 ANN 03

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Porter Boatlift Extension

PC 16 27 EAP 02



Criteria

Criteria applying to this application include:

Florence City Code, Title 10:

Chapter 1: Zoning Administration,
Section 1-5

Chapter 4: Conditional Uses, Section 8

Porter Boatlift Extension - PC 16 27 EAP 02

12/13/16 #2

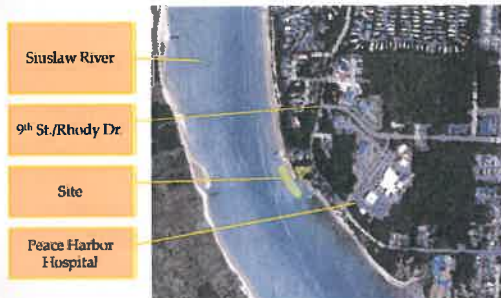
Introduction

- **Oct. 27, 2015** – Original CUP approval
- **Oct. 13, 2016** – Application received
- **Nov. 8, 2016** – Deemed complete

Porter Boatlift Extension - PC 16 27 EAP 02

12/13/16 #3

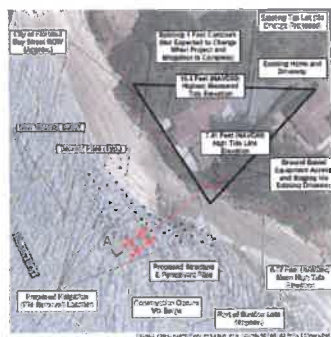
Aerial of Site



Porter Boatlift Extension - PC 16 27 EAP 02

12/13/16 #4

Site Plan



Porter Boatlift Extension - PC 16 27 EAP 02

12/13/16 #5

Testimony

- No Public Testimony Received
- Referral Comments Received from:
 - Dennis Griffin, State Archaeologist, SHPO – Stated that applicant had not yet submitted information required. No objection to extension.
 - Sean Barrett, Fire Marshal, SVFR – No concerns.

Porter Boatlift Extension - PC 16 27 EAP 02

12/13/16 #6

Residential to Office SolvIT

PC 16 15 CUP 05



Introduction

- Residence constructed in 1978.
- Staff made aware of business operating in May 2016.
- Applicant submitted application for CUP on July 15, 2016.
- Application deemed complete on Nov. 1, 2016.

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Criteria

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-5
Chapter 3: Off Street Parking & Loading, Sections 2 through 5, and 8 through 10
Chapter 4: Conditional Uses, Sections 3 through 11 & 2-D
Chapter 6: Design Review, Sections 5 and 9
Chapter 13: Multi-Family Residential, Sections 3, 4-A, 4-B, 4-C-2, 4-D-2, 5-A-3, 5-H through 5-K
Chapter 34: Landscaping, Sections 3 & 5
Chapter 35: Access and Circulation, Sections 2 & 3
Chapter 36: Public Facilities, Sections 2-5, 2-16, & 2-18
Chapter 37: Lighting, Sections 1 through 4

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Criteria

Florence Realization 2020 Comprehensive Plan

Chapter 2: Land Use:

Residential Section, Policy 8 (1) and 8 (2),
Recommendation 2, High-Density
Residential Text

Commercial Section, Policy 3, 4, 6,
Recommendations 3 through 7 and 10

Chapter 9: Economic Development: Policy 1

Chapter 10: Housing Opportunities: Policies 1 through 3

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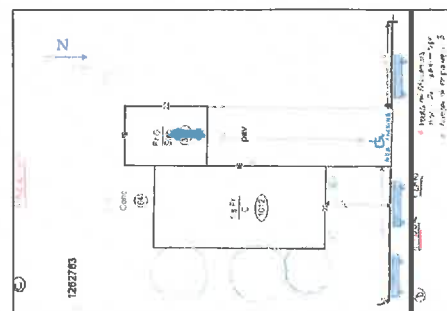
Aerial of Site



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Site Plan



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Current Site



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Testimony Received

Public Testimony:

- Cindy Dawes – Exhibit E
 - Ms. Dawes expressed concerns about traffic and other vehicle concerns, property values, and tax assessment.

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Referral Comments

Referral Comments:

- Fire Marshal Sean Barrett
 - No issues
- Public Works Director Mike Miller
 - Fire hydrant issues, access from undeveloped Pine Street
- Building Official Dave Mortier
 - Proper permits are required, ramp and pathway from an approved ADA parking space, architectural barriers up to 25%

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Staff Recommendation

Staff finds that the application meets the applicable criteria of City Code and the Florence Realization 2020 Comprehensive Plan and **recommends approval** of the application (**Option 2**) with the following conditions of approval:

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Conditions of Approval

- 4.1. Temporary approval until **12/13/18**
- 4.2. Authorization until 12/13/17
- 4.3. Design Review approval 12/13/17
- 4.4.* **Conditions completed prior to 6/13/17**
- 5.1. 75% maximum coverage

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Conditions of Approval

- 6.1 Landscaping Plan required
- 6.2. 15% minimum landscaped lot area
- 6.3. Three additional trees
- 6.4. 35 additional shrubs
- 6.5. 70% coverage within 5 years
- 6.6. Soil-compost blend
- 6.7. No invasive or noxious species
- 6.8. Selections from TaPL

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Conditions of Approval

- 6.9. Storm water review
- 6.10. Irrigation required, permanent or temporary
- 6.11. Screening
- 6.12.* **Delete**
- 6.13. Trash enclosures
- 6.14. 15-foot vegetated buffer w/ fence
- 6.15. Maintenance and replacement

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Conditions of Approval

- 6.16. Street tree root guards
- 6.17. Fencing must meet requirements of FCC 10-34-5-B
- 6.18. Fencing must meet vision clearance requirements

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Conditions of Approval

- 7.1. Evaluation of installed lighting
- 7.2. Lighting shall not project onto other properties
- 7.3. Two foot candles for all required parking (ADA)
- 7.4. Hours of lighting

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Conditions of Approval

Informational

- 1. Parking in ROW requires agreement
- 2. Fire suppression – consult Building Official & Fire Marshal
- 3. Access from Pine will require review. Improvements required.
- 4. Building permits required. ADA modifications required.

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Alternatives

- 1. Approve Option 1;
- 2. Approve Option 2;**
- 3. Deny the application;
- 4. Modify the findings, reasons, or conditions and approve the proposal; or
- 5. Continue the Public Hearing to a date certain if more information is needed.

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Questions?



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