

CITY OF FLORENCE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
250 Highway 101, Florence OR 97439

June 23, 2009

AGENDA

7:00 pm

Jan Nieberlein, Commissioner	Chris Atkin, Chairperson	
Clarence Lysdale, Commissioner	Cheryl Hoile, Commissioner	Mark Tilton, Commissioner
	Curt Muilenburg, Commissioner	Robert Bare, Commissioner

~ CALL TO ORDER ~ ROLL CALL ~ PLEDGE OF ALLEGIANCE ~

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- * May 12, 2009 – Regular Session
- * May 26, 2009 – Regular Session

3. PUBLIC COMMENTS: *This is an opportunity for members of the audience to bring to the Planning Commission's attention any item NOT otherwise listed on the agenda. Comments will be limited to 3 minutes per person, with a maximum time of 15 minutes for all items.*

PUBLIC HEARINGS:

4. **FLORENCE CHRISTIAN CHURCH - RESOLUTION PC 09 07 CUP 03:** A request for a modification to an approved Conditional Use Permit and Design Review, to amend Condition #5 and # 16 to extend the deadline for removal of the temporary modular classroom, located at the corner of 2nd and Ivy Streets, Map Reference 18-12-34-12, Tax Lot 2100; as applied for by Florence Christian Church.

ACTION ITEMS:

5. **WYNDHAM TIMESHARE DESIGN REVIEW - RESOLUTION PC 08 15 DR 04:** A request to extend the Design Review timeline to construct a 120-unit time-share resort, to be located at 750 Quince Street, Map Reference 18-12-26-33, Tax Lots 900 and 901; Across from the Florence Events Center; As applied for by Aspen Flo LLC.

6. **OCEAN DUNES PLANNED UNIT DEVELOPMENT – RESOLUTION PC 08 42 PUD 03:** A Preliminary Development Plan for a 120-unit Planned Unit Development (PUD), 37-acre residential development located at 3345 Munsel Lake Road, Map Reference 18-12-23 Tax Lots 400, 900 and 901, Map 18-12-23-14 Tax Lot 100 and Map 18-12-24-32 Tax Lot 1500, (generally located west of Munsel Lake Road, East of Willow Dunes Subdivision and North of the Three Rivers Casino), as applied for by Martha Stiven of Stiven Planning and Development on behalf of Curtolla Properties, LLC and Pivotal Trust. – *ITEM CONTINUED FROM MAY 26, 2009, PUBLIC COMMENT PERIOD IS CLOSED.*

7. **DRIFTWOOD AREA SEWER PUMP CONDITIONAL USE PERMIT – RESOLUTION PC 09 06 CUP 02:** A conditional use permit with design review to construct a pump station in the First Avenue right-of-way, east of Driftwood Shores Resort, south of the Lane County Heceta Beach parking lot, as applied for by Mike Miller, Public Works Director, for the City of Florence. – *ITEM CONTINUED FROM MAY 26, 2009, PUBLIC COMMENT PERIOD IS CLOSED.*

DISCUSSION ITEMS:

8. **PLANNING COMMISSIONER’S DISCUSSION ITEMS**

REPORT ITEMS:

9. **DIRECTORS REPORT**

* Monthly Report

10. **CALENDAR:**

- * Tuesday, June 30, 2009 – Public Hearing on City Code Amendments (Ordinance #10) – Deliberations on Coastal Goals (Ordinance #9), 7:00 pm at City Hall
- * Tuesday, July 14, 2009 – Regular Session, 7:00 pm at City Hall
- * Tuesday, July 28, 2009 – Regular Session, 7:00 pm at City Hall

AGENDA ITEM # 5

JUNE 23, 2009

WYNDHAM TIMESHARE DESIGN REVIEW – RESOLUTION PC 08 15 DR 04: A request to extend the Design Review timeline to construct a 120-unit time-share resort, to be located at 750 Quince Street, Map Reference 18-12-34-12, Tax Lots 900 and 901; Across from the Florence Events Center; As applied for by Aspen Flo LLC.

Memo

To: Florence Planning Commission
From: Melissa Anderson, Associate Planner
Date: June 18, 2009
Re: Wyndham Timeshare Request to Extend Approval

Aspen Flo, LLC, the property owners of the location where a timeshare was approved is requesting to extend the permit approval (per FCC 10-6-9). Their letter of request is attached.

Design Review permit approval for the 120-unit time-share vacation resort was approved by the Florence Planning Commission on July 8, 2008 through Resolution PC 08 15 DR 04 (attached). The permit approval is active for one year from the date the resolution was signed on July 11, 2008. A request for extension may be granted under the following criteria:

10-6-9: Lapse of Design Review Approval: *Authorization of a design review permit shall be void one (1) year after the date of approval of a design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:*

- A. *The request for an extension is made in writing prior to expiration of the original approval.*
- B. *There are special or unusual circumstances that exist which warrant an extension.*
- C. *No material changes of surrounding land uses or zoning has occurred.*

The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant's proposal. (This permit can be extended for an additional year (per FCC 10-6-9) by submitting a letter of request to the Florence Planning Commission along with a \$100 application fee before the permit expires.

The applicant has met all these criteria for the following reasons:

- A written request for extension with application fee was received by the City prior to the permit expiration;
- There are no material changes of surrounding land uses or zoning changes that have occurred; and
- The global economic crisis constitutes unusual circumstances which warrant an extension.

Staff recommends the Planning Commission extend the permit approval for an additional year.

Attachments:

Request for Extension from Kevin Ness of Aspen Flo LLC
Letter to Notify Applicant of Pending Permit Expiration
Design Review Approval for Timeshare: Resolution PC 08 15 DR 04



Melissa Anderson, AICP
City of Florence
Associate Planner
250 Hwy. 101 N.
Florence, OR 97439

Re: Design Review Permit extension request for Quince Street Timeshare Project

Dear Ms. Anderson:

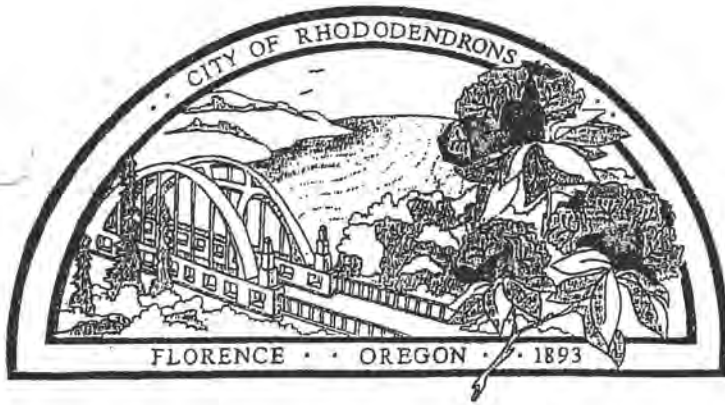
We thank you for your kind letter of June 8, 2009 to Mr. Wayne Helm. Please be advised that Mr. Helm is no longer within the employ of Wyndham. It is our understanding that Mr. Jim Lancaster, Sr. Director of Estimating Resort Development is the "last development man" standing at Wyndham in the Pacific Northwest. It is our further understanding that Jim can be reached at 10735 Willows Rd. NE Redmond, WA 98052; or jim.lancaster@wyndhamvo.com; or (425) 498-2729.

The purpose of this letter is to request make a request of the Florence Planning Commission to extend the July 8th 2008 Approved Resolution PC 08 DR 04. This request is being made as a result of the global economic financial crisis of 2008, also commonly referred to as the recession. More specifically, the chaos in the financial markets as of today continues to postpone, threaten or cancel the majority of all new developments across the country. Lenders, investors and developers continue to be reluctant to make new investments while there is a surplus of residential and commercial property being sold at significant discounts to its prior (pre-recession) market value.

Accordingly, we request the extension so we can all continue to evaluate the prospect of the above captioned development.

Respectfully,

Kevin Ness
Chief Financial Officer
Aspen Flo LLC



City of Florence

Community Development Department
Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
PH: (541) 997-2053
FAX: (541) 997-4109

June 8, 2009

Mr. Wayne Helm
Senior Director of Due Diligence & Entitlements
Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, WA 98052

RE: Permit Extension for Wyndham Timeshare in Florence

Mr. Wayne Helm:

I am writing to notify you the Design Review permit approval for the timeshare resort is close to expiring and can be extended for an additional year by filing an extension with the City of Florence by July 11, 2009.

The Design Review permit approval for a 120-unit time-share vacation resort was approved by the Florence Planning Commission on July 8, 2008 through Resolution PC 08 15 DR 04. The permit approval is active for one year from the date the resolution was signed on July 11, 2008. This permit can be extended for an additional year (per FCC 10-6-9) by submitting a letter of request to the Florence Planning Commission along with a \$100 application fee before the permit expires. Once received, staff will present the request to the Planning Commission at their next regularly scheduled meeting for their approval.

Please feel free to contact me if you have any questions regarding extending the permit approval for an additional year.

Respectfully submitted,

Melissa Anderson, Associate Planner

Cc: Pak Koong, Director of Planning Resort Development



CITY OF FLORENCE
PLANNING COMMISSION

RESOLUTION PC 08 15 DR 04

A REQUEST FOR APPROVAL OF MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A 120-UNIT TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901; EAST OF THE FLORENCE EVENTS CENTER.

WHEREAS, application was made by the Wyndham Vacation Ownership, who was represented by Myhre Group Architects, Inc, as required by FCC 10-1-1-4 and FCC 10-6-6; and

WHEREAS, the Planning Commission/Design Review Board met in a duly advertised public hearing on June 24, 2008 to consider the application, evidence in the record and testimony received as per FCC 10-1-1-5, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-6-5, after review of the application, testimony and evidence in the record, that the application meets the applicable criteria, or can meet the criteria through compliance with certain Conditions of Approval;

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 application, as presented, meets or can meet the 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 with Diagrams, Exhibits and Appendices including visual aids type II animation and type III perspectives A7.20, A7.21 and A7.22 and with revised sheets Planting Plan L4.0 and L4.1, Grading Plan North C3.00, Grading Plan South C3.01, Preliminary Development Site Plan 1 of 2, Exterior Elevation A7.17 and A1.19, and Building Section A9.10.

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 the interior regulated by Building Codes or those needed to comply with conditions of approval, will require approval by the Community Development Director or Planning

Commission/Design Review Board. All required site improvements shall be made prior to final inspection and occupancy the City agrees to a performance agreement and financial security.

2. Regardless of the content of material presented for this Planning Commission hearing, 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 hearing and the associated Conditions of Approval.

3. **Prior to issuance of a building permit**, the applicant will present to the Community Development Department a signed "Acceptance Agreement" of all conditions of approval.

4. **Prior to initiating site development and issuance of a building permit**, the top of the steep bank shall be clearly identified with stakes and/or markers. The stakes and/or markers shall remain on-site during the duration of the construction period.

5. **Prior to issuance of a building permit**, a soils report with foundation recommendations, based on seismic provision of OSSC 1613 or ASCE-7 shall be submitted and approved by the Florence Building Official. The applicant shall submit plans to scale showing compliance with 2007 OSSC-IBC and OFC-IFC; and appropriate mechanical, plumbing and electrical plan submittals, as well as detailed site plan with elevations, existing and proposed.

6. **Prior to issuance of a building permit** concurrency from the Department of State Lands on wetland delineation is required to be submitted by the applicant to the Community Development Department.

7. **Prior to initiating site development** the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians shall be noticed at least 72 hours prior to any ground disturbing activities so that a tribal representative can monitor the activities and contact them immediately if any known or suspected cultural resources are encountered during any phase of the project.

8. **Prior to issuance of a building permit**, the site plan shall be revised and approved by the Community Development Department and the Siuslaw Valley Fire and Rescue that includes: 1) a minimum 16-foot wide fire access on the east side of the property (turf-blocking or similar material should be used to reduce the impervious surface area), 2) a fire hydrant on the north-east corner of the complex, 3) a location for the LPG tank fill/vent that is at least 50 feet from buildings, lot lines and public ways, and 4) a location for the LPG tank that is at

least 10 feet from lot lines, public ways and buildings. Additionally, a permit from the Oregon State Fire Marshal is required for the LPG tank.

9. Within one year of Design Review approval, the boundaries of land that is to be dedicated to the City for purposes of a park and a multi-purpose bike and pedestrian trail shall be identified. The location of the park is generally located on the southern end of the property below the thirty foot (30') contour line. The location of the trail will be mutually agreed to by the City and the applicant and will be a minimum of fifteen feet (15') wide. The trail must be located such that it is financially feasible to be constructed as well as capable of being permitted under the regulations of DSL and the Army Corps of Engineers. Where practicable, the trail will align with the eastern boundary of the applicant's property to a point where the trail will turn northward to connect to the City's Redwood Street right-of-way, and remain west of Munsel Creek. The applicant's environmental consultant will work with the City to identify an alignment for the trail and assist with an application to DSL and the Army Corps of Engineers; the environmental consulting services to the City shall be limited to an amount of \$10,000. If for some reason the City cannot find a permitable route that is economically feasible (including along the slope of the bank below the resort), within twelve (12) months of the Planning Commission approval, the City will not withhold a Certificate of Occupancy for the Project.

10. Prior to issuance of a certificate of occupancy, the applicant shall dedicate the land identified in Condition #9 to the City for use as a park and multi-purpose bike and pedestrian trail. The applicant shall record the land dedication with Lane County and submit the recorded dedication to the Community Development Department.

11. Prior to issuance of a building permit, the applicant shall demonstrate that the layout satisfies requirements of all existing easements on the site plan, so no structure is placed in an easement (e.g. the public utility easement on the west frontage of the property).

12. Prior to any site development and issuance of a building permit, a vegetation removal plan that includes removal of noxious weeds including English Ivy, Himalayan Blackberries and Scot's Broom (per FCC 6-1-6-13) and tree limb trimming shall be submitted and approved by the Community Development Department. The tree limb trimming plan shall be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation and submitted to the Community Development Department. Any additional tree thinning requires authorization by the City for removal of any trees beyond what is identified in the tree preservation plan (sheet A1.13).

13. Prior to any site development and issuance of a building permit, a final grading, erosion control and stormwater management plan (per FCC 9-5) shall be submitted and approved by the Public Works and Community

Development Department. Approval of the plan by the State Department of Environmental Quality (DEQ) shall also be submitted by the applicant to the Community Development Department.

14. Prior to issuance of a building permit, the site plan and landscaping plan shall be revised to 1) illustrate how the landscaping meets the vision clearance requirements at all access points to the development to ensure there are no planting, walls, structures or temporary or permanent obstruction from two and one half feet (2 1/2') above the street grade to a height of eight feet (8'), and 2) provide information regarding the height of the landscaped berms proposed along the Quince Street right-of-way and consistent with the visual aids, and 3) provide information to meet the City of Florence "Site Design Policies and Standards," to address the following specifications:

"Deciduous trees should have a minimum trunk caliper of 1 3/4 inches measured 6 inches above grade. Evergreen trees should be at least 6 feet high. Shrubs should be 18 inches in height, spaced not over 5 feet apart. Ground cover should be a minimum of a 4-inch pot spaced a maximum of 18 inches apart." (pg. 6)

15. Prior to issuance of a certificate of occupancy, all parking areas shall be improved to meet city code standards, per FCC 10-3-8.

16. Prior to issuance of a certificate of occupancy, and the Quince Street right-of-way in front of the applicant's property shall be improved with an 8-foot wide sidewalk and street lighting using the Central Lincoln Public Utility District's Ornamental Streetlights (from the intersection at Pacific Ave./8th Street to the adjacent property to the south/tax lot 3400),

17. Prior to issuance of a certificate of occupancy, all landscaping shall be installed and maintained according to the approved landscaping plan and with vision clearance standards met.

18. Prior to issuance of a building permit, the parking lot lighting fixture with dimensions and illumination specifications shall be submitted for approval to the Community Development Department to ensure consistency with the standards of FCC 10-3-8-G and FCC 10-17C-4-I.

19. Prior to issuance of a building permit, a final utility plan, which includes any necessary utility easements and a 12-inch water main, shall be submitted and approved by the Public Works Department.

20. Prior to issuance of a certificate of occupancy, signage shall be provided for emergency responders by installing addresses on the west end of each building, and a directional sign at the main entry for addresses that are north or south of the entrance.

21. Prior to issuance of a certificate of occupancy, all trash and recycling enclosures shall be screened and constructed with a minimum of five (5') feet high solid screening wall according to the approved plans or with other compatible materials as the building.

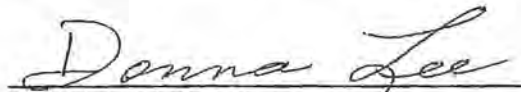
22. Prior to installation of any new commercial signs, a sign permit must be approved by the Community Development Department.

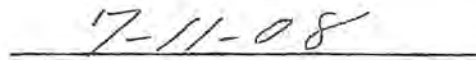
23. Prior to issuance of a building permit, the applicant must provide the city with a copy of a signed Mode of Delivery Agreement with the United States Postal Service.

24. Prior to issuance of a certificate of occupancy, all utilities with recorded easements (as necessary) and public improvements shall be completed and approved by the Public Works Department.

25. Prior to issuance of a building permit, the colorized architectural renderings (type III visual aid) Exhibit B, Sheets A7.20, A7.21 and A7.22 shall be certified by the source, per FCC 10-17-2, with respect to the building size and location, grade elevations and berm height and location.

ADOPTED BY THE FLORENCE PLANNING COMMISSION the 8th day of July, 2008.


DONNA LEE, Chairperson
Florence Planning Commission


DATE



FOR IMMEDIATE RELEASE:
October 8, 2008

CONTACT:
Jacque M. Morgan
Assistant City Manager
(541) 991-2896

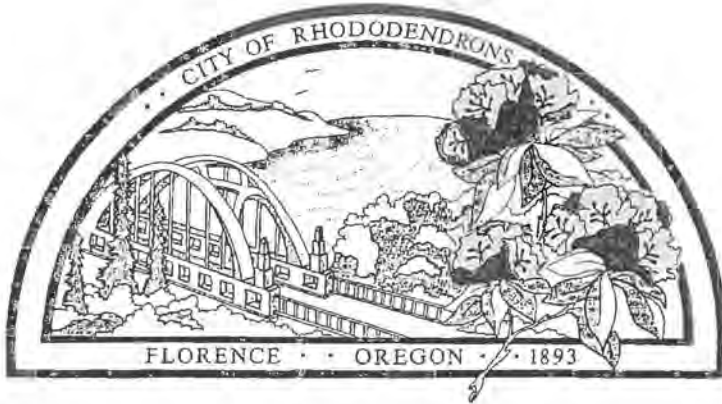
Time Share Resort Development Cancelled

FLORENCE – The owners of the former middle school site advised the City today that they were notified by the buyer that they (buyer) have elected not to proceed with their acquisition of the Old Middle School property. We believe that the turmoil in the financial markets is related to their decision.

“This is a disappointing turn of events; and we hope that once things stabilize another deal will materialize”, commented Mayor Phil Brubaker.

The City has been further advised that the buyer and seller have requested their names be left out of any discussions with the media and that they not be contacted. There is no additional information available at this time.

###



City of Florence

Community Development Department
Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
PH: (541) 997-2053
FAX: (541) 997-4109

June 26, 2009

Kevin Ness
Chief Financial Officer - Aspen Flo LLC
425 NW 10th Ave., Suite 307
Portland, OR 97209

RE: Timeshare Design Review Extension Letter (Resolution PC 08 15 DR 04)

Mr. Ness,

The City of Florence Planning Commission has approved your request for a one time extension for the Wyndham Vacation Timeshare – Resolution PC 08 15 DR 04. The Design Review Permit approval is active for an additional year, and will expire on July 11, 2010. As stated in FCC 10-6-9, substantial construction must have taken place before the above date or the Design Review Approval will lapse.

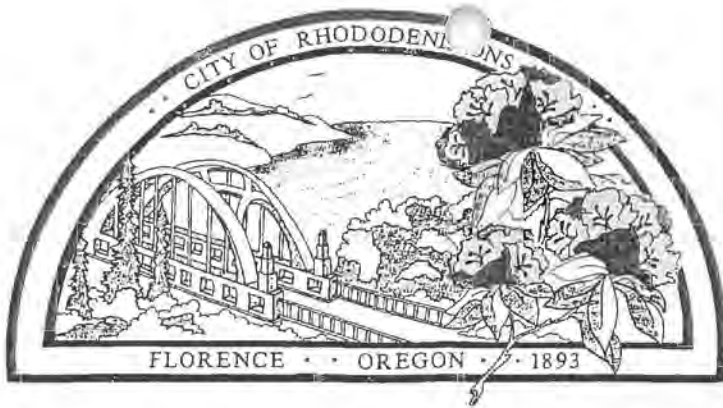
10-6-9: LAPSE OF DESIGN REVIEW APPROVAL: Authorization of a design review permit shall be void one (1) year after the date of approval of a design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation.

Please feel free to contact me if you have any questions about this or any other land use matter. You may reach me at 541-997-8237.

Regards,

Kelli Weese
City of Florence - Planning Technician





City of Florence

Community Development Department
Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
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June 8, 2009

Mr. Wayne Helm
Senior Director of Due Diligence & Entitlements
Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, WA 98052

RE: Permit Extension for Wyndham Timeshare in Florence

Mr. Wayne Helm:

I am writing to notify you the Design Review permit approval for the timeshare resort is close to expiring and can be extended for an additional year by filing an extension with the City of Florence by July 11, 2009.

The Design Review permit approval for a 120-unit time-share vacation resort was approved by the Florence Planning Commission on July 8, 2008 through Resolution PC 08 15 DR 04. The permit approval is active for one year from the date the resolution was signed on July 11, 2008. This permit can be extended for an additional year (per FCC 10-6-9) by submitting a letter of request to the Florence Planning Commission along with a \$100 application fee before the permit expires. Once received, staff will present the request to the Planning Commission at their next regularly scheduled meeting for their approval.

Please feel free to contact me if you have any questions regarding extending the permit approval for an additional year.

Respectfully submitted,

Melissa Anderson, Associate Planner

Cc: Pak Koong, Director of Planning Resort Development



CITY OF FLORENCE PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
250 Highway 101, Florence OR 97439

JULY 8, 2008

AGENDA

7:00 pm

	Donna Lee, Chairperson	
Chris Atkin, Commissioner	Mark Tilton, Commissioner	Clarence Lysdale, Commissioner
Bonnie MacDuffee, Commissioner	Curt Muilenburg, Commissioner	Jan Nieberlein, Commissioner

CALL TO ORDER ~ ROLL CALL ~ PLEDGE OF ALLEGIANCE ~

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES:

* June 24, 2008 – Regular Planning Commission Meeting

- 3. PUBLIC COMMENTS:** *This is an opportunity for members of the audience to bring to the Planning Commission's attention any item NOT otherwise listed on the agenda. Comments will be limited to 3 minutes per person, with a maximum time of 15 minutes for all items.*

PUBLIC HEARINGS:

- 4. WILLIAM ALFORD VARIANCE – RESOLUTION PC 08 16 VAR 01: A REQUEST FOR A VARIANCE TO FLORENCE CITY CODE (FCC) 10-10-4-D, YARD REGULATIONS, IN ORDER TO ADD AN ADDITION TO THE EXISTING HOUSE LOCATED AT 1868 TAMARACK STREET, THAT WILL ENCROACH INTO THE 20 FOOT YARD REQUIREMENT, AS APPLIED FOR BY WILLIAM ALFORD.**

ACTION ITEMS:

- 5. ADMINISTRATIVE REVIEW MODIFICATION AR 08 11 MOD 06: APPLICATION TO REVISE THE LANDSCAPING PLAN FOR THE NEW NORTH BAY CONDOMINIUM PROJECT LOCATED AT 211 HARBOR STREET (AT THE CORNER OF 1ST STREET AND HARBOR STREET) IN OLD TOWN FLORENCE.**
- 6. WYNDHAM TIMESHARE DESIGN REVIEW - RESOLUTION PC 08 15 DR 04: A REQUEST FOR A MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A 120-UNIT TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901; EAST OF THE FLORENCE EVENTS CENTER; AS APPLIED FOR BY WYNDHAM VACATION OWNERSHIP, REPRESENTED BY MYHRE GROUP ARCHITECTS, INC.**

The meeting location is wheelchair accessible.

Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.

DISCUSSION ITEMS:

7. PLANNING COMMISSIONERS' DISCUSSION ITEMS

- * Title 10, Chapter 34 – Native Rhododendron Preservation

REPORT ITEMS:

8. DIRECTOR'S REPORT

- * Monthly Report
- * Oregon Government Ethics Commission – Quarterly Public Official Disclosure (QPOD)

9. CALENDAR:

- * Wednesday, July 16, 2008 - City of Florence Community Development Department Open House, 3-5 pm at City Hall
- * Tuesday, July 22, 2008 - Regular Session, 7:00 pm at City Hall
- * Tuesday, August 12, 2008 - Regular Session, 7:00 pm at City Hall
- * Tuesday, August 26, 2008 – Regular Session, 7:00 pm at City Hall

RESOLUTION PC 08 15 DR 04: A REQUEST FOR A MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A 120-UNIT TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901; EAST OF THE FLORENCE EVENTS CENTER; AS APPLIED FOR BY WYNDHAM VACATION OWNERSHIP, REPRESENTED BY MYHRE GROUP ARCHITECTS, INC.

THE CRITERIA USED TO EVALUATE THIS MATTER INCLUDE:

Florence City Code – Zoning Regulations:

- FCC 9-5: Stormwater Management
- FCC 10-1: Zoning Administration
- FCC 10-2: General Zoning Provisions
- FCC 10-3: Off Street Parking and Loading
- FCC 10-6: Design Review
- FCC 10-7: Special Development Standards
- FCC 10-17: Old Town District, Area C
- FCC 10-19: Estuary and Shorelands

Other Planning Documents:

- Realization 2020 Florence Comprehensive Plan
- Florence Downtown Architectural Guidelines
- City of Florence Site Design Policies and Standards (1992)

EXHIBITS

Revised Sheets are attached and replace the previous sheets that are in the application material. (Exhibit B)

CITY OF FLORENCE PLANNING COMMISSION

July 8, 2008 ** MINUTES

CALL TO ORDER, ROLL CALL; PLEDGE OF ALLEGIANCE; AND APPROVAL OF AGENDA

Chairperson Lee opened the meeting at 7:00 p.m.. Roll call: Commissioners Tilton, Nieberlein, Atkin, Lysdale, Muilenburg, and MacDuffee were present. Also present: Community Development Director Belson, City Manager Willoughby, Assistant to the City Manager Morgan, Senior Planner Farley, Associate Planner Anderson, and Planning Technician Weese. Chairperson Lee led the pledge of allegiance. The agenda was adopted as presented.

Chairperson Lee said that the City Council had agreed to continue to have the Planning Commission meeting televised. However, she was informed that a 10 p.m. cut off had been implemented with regards to the amount of time meetings can be televised. The Planning Commission will do their best to have the meetings over by 10 p.m..

CONSIDER APPROVAL OF MINUTES

The minutes for June 24, 2008, Regular Planning Commission Meeting was approved with revisions. *Corrected June 24, 2008 minutes can be found by contacting the Community Development Department.*

PUBLIC COMMENTS: *This is an opportunity for members of the audience to bring to the Planning Commission's attention any item 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 ITEMS *Chairperson Lee: This evening we have one public hearing on the William Alford Variance. These proceedings will be recorded. This hearing will be held in accordance with the land use procedures required by the City and the State of Oregon. Prior to the hearing 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, would preclude an appeal based on that issue. 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 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 qualification 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.*

Wyndham Timeshare
see page 7

WILLIAM ALFORD VARIANCE – RESOLUTION PC 08 16 VAR 01: A REQUEST FOR A VARIANCE TO FLORENCE CITY CODE (FCC) 10-10-4-D, YARD REGULATIONS, IN ORDER TO ADD AN ADDITION TO THE EXISTING HOUSE LOCATED AT 1868 TAMARACK STREET, THAT WILL ENCROACH INTO THE 20 FOOT YARD REQUIREMENT, AS APPLIED FOR BY WILLIAM ALFORD.

Chairperson Lee asked Commissioners to declare conflicts of interest, bias, ex-parte contact or site visits. All Commissioners declared site visits.

Chairperson Lee asked if any member of the public wished to challenge a Commissioner's impartiality. No challenges were heard.

Chairperson Lee opened the public hearing for Resolution PC 08 16 VAR 01 at 7:12 p.m.

STAFF REPORT

SP Farley began her staff report by presenting an overhead of the location of the property requesting the variance. The property is located at the SE corner of 19th Street and Tamarack Street in the Holly subdivision at 1868 Tamarack Street. The applicant wishes to add a 1068 sq. feet RV barn to be connected to his dwelling which is just over 1,000 square feet.

SP Farley said that this particular application is a variance because the proposed RV barn would not be consistent with the Florence City Code. The variance procedure is set out to evaluate particular projects under four specific criteria to determine if they have exceptional situations that warrant an exception from the code. There are four criteria for a variance, only three of which are applicable to the project. These conditions are listed in the staff report starting on page 6.

SP Farley said that Mr. Alford's project is defined under Florence City Code definitions as a corner lot. In this definition the front of the lot is the narrowest lot width. For Mr. Alford's property this would be the northern property line which faces 19th Street. The front door of the home is facing Tamarack Street. There is roughly a 20 foot setback from Tamarack Street to the front of his house. The applicant is proposing the RV barn in the northern portion of the vacant area on his lot. Under the restricted residential and all residential code within the City of Florence, it is required that there is a 20 foot setback on your front property. He is proposing to extend 10 feet into that setback area.

SP Farley continued by saying that Mr. Alford's house was platted in 1911. His house was built in 1963. Thus, this area was platted around 69 years before zoning code was created and his home was built around 17 years before the code was created. None of the houses in the area developed after 1980. As such, every area house on a corner lot is in the same situation as Mr. Alford. The Holly subdivision is an older subdivision and subdivisions are not created like it anymore.

SP Farley said that the right of way construction philosophies have changed since these lots were created. These lots developed as the roads were made available, which is inconsistent with how subdivisions are developed today. In today's subdivisions the roads must be built before the lots are.

concrete wall to the western edge of the property, which is a 5 foot gap. The other fence is east of the trash enclosure. AP Anderson said that they have already installed the small 5 foot fence from the concrete trash enclosure west.

Commissioner Tilton said that he would like to see some additional green groundcover. The landscaper could make a decision on the species. He felt some ferns should be added to the landscaping on the east side so when you come down that street you are not just seeing rock clear up to the building.

Chairperson Lee said that the Planning Commission needs to add to condition number five to incorporate the things that Commissioner Tilton was adding. Commissioner Tilton asked if they would rather add it to condition number three. A revised condition number three can be found in the AR 08 11 MOD 06 resolution.

Commissioner Tilton motioned to approve the request for modification AR 08 11 MOD 06, application to revise the landscaping plan for the new North Bay Condominium project located at 211 Harbor Street (at the corner of 1st Street and Harbor Street) in Old Town Florence. With an amendment to condition number three which shall state, "Prior to the issuance of a certificate of occupancy, the landscape plan as presented in Exhibit H shall be installed, with the addition of 24 plants of vinca minor groundcover to be placed in groupings on the west side and eighteen plants of vinca minor groundcover to be placed in groupings on the east side." With the elimination of the six foot fence as seen in condition number four. Seconded by Commissioner MacDuffee. By Role Call Vote: Commissioner Tilton "Yes", Commissioner Nieberlein "Yes", Commissioner Atkin "Yes", Commissioner Lysdale "Yes", Commissioner Mulenburg "Yes", Commissioner MacDuffee "Yes", Chairperson Lee "Yes". Motion Passed.

WYNDHAM TIMESHARE DESIGN REVIEW - RESOLUTION PC 08 15 DR 04: A REQUEST FOR A MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A 120-UNIT TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901; EAST OF THE FLORENCE EVENTS CENTER; AS APPLIED FOR BY WYNDHAM VACATION OWNERSHIP, REPRESENTED BY MYHRE GROUP ARCHITECTS, INC.

STAFF REPORT

AP Anderson said the projects landscaping plan had been revised to provide the total plant count. In addition, the Commissioners identified inconsistencies with respect to the finished floor, therefore the grading plan and associated diagrams were adjusted to make sure the information was consistent with the 47.5 feet. It was identified in terms of meeting the building height definition, which would be dependent on a city approved grading plan which would need to be approved by the Planning Commission. Staff revised the resolution and findings of fact to address issues that were brought up. Staff has also worked with the developer in terms of some language regarding the trail and the alignment of the trail. That wording can be found in conditions nine and ten. One of the concerns of the city is acquiring a permit for the trail from the Department of State Lands and the Army Corps of Engineers.

CDD Belson said that they have been working with the applicant on some new conditions which have an addition of one sentence to condition number nine. AP Anderson said that these were simply detailed refinements from the last meeting.

Commissioner Lysdale said that he had some concern about the building heights. He felt the building height subject has been an ongoing issue with respect to the code revision for Old Town. He would like to consider what the code says and what everyone thinks that it means, because he believes that it is important that everyone be on the same page. Commissioner Lysdale said the issue revolves around the definition of building height. He believes that it works out okay, but the Planning Commission should be going into this with their eyes wide open. The definition of building height is listed in the Florence City Code (FCC) 10-17-2.

Commissioner Lysdale said that four of the five buildings are not in any question with respect to the definition of building height. However, according to the applicant building number one has an average grade elevation of 41.8 feet. If you add 55 feet to that you get 96.8 feet. The building design for building number one is a finished floor of 47.5 feet and a building height of 53.5 feet, so if you add those together you get 101 feet, and based on the existing grading only 96.8 feet is allowed.

Chairperson Lee said that the building one's height is 53 feet 4.5 inches above the finished floor elevation. She wondered if the Commissioners were saying that the building height after the grading is done will be 53 feet 4.5 inches. Commissioner Lysdale said that the actual height of the structure is not determined by the grading and as such the finished floor elevation is at 47.5 feet.

Chairperson Lee asked if the building was too tall. Commissioner Lysdale said that until they approve a city grading plan for the applicant which will allow them to do a bunch of filling to the north building, it is too tall. Chairperson Lee said that the definition of building height says "in accordance with a city approved grading plan" so if they city approves their grading plan the height of building one will be 53 feet 4.5 inches. Commissioner Lysdale said that building height to the peak will be finalized after the grading plan is approved, which is in compliance with the City Code for Old Town Area C. However, if the Planning Commission dug their heels in for any reason and said that the applicants do not have a good reason to do any fill for building number one, then there would be a problem.

Commissioner Lysdale believes that they have four of the five buildings meeting the height requirement; the applicants have the ability to have a grading plan approved if there is good reason for the fill. He felt having all of the floors at the same level was enough justification for approving a grading plan. But, the Planning Commission will want to make that approval with their eyes wide open.

Chairperson Lee said that she didn't see anything in the definition that said the Planning Commission approves the grading plan. It says the city approves the grading plan. Commissioner Lysdale said that a grading plan is part of the design review that the Planning Commission is doing. AP Anderson said that she saw it as a staff decision, but the Planning Commission could decide to have the grading plan go to the Planning Commission.

Commissioner Lysdale wondered if building number one were the entire project, would the Planning Commission have any problem with the height criteria without an approved grading plan. If that were the

case, not only is the building too tall, it is actually five stories because the basement is more than three feet out of the existing grade. All he is trying to say is that the Planning Commission needs to make a conscious decision that they are approving the fill so the applicant can have all five buildings at the same level. He believes that the Planning Commission should approve the grading plan as the applicant has corrected it.

Commissioner Atkin agreed with that conclusion. The Planning Commission should allow the applicant to fill and to have the buildings be consistent in height. Commissioner Tilton agreed. Commissioner Lysdale said that for the record they needed to discuss the issue. He thought the building height issue could arise again for a single building and the Planning Commission could choose to not approve it and they need to be able to state why there is a difference.

Commissioner Lee said that they had been handed an addition to condition number nine. Chairperson Lee asked the applicant if they were aware of this change.

Wayne Helm; Wyndham Vacation Ownership – 9805 Willows Rd NE, Redmond, WA 98052

Mr. Helm said that he had two concerns with the addition to condition nine. One was financial feasibility. Because financial feasibility is subjective, he felt it needed to be discussed, although that issue is addressed in the additional paragraph. The other thing that he would like to see added to the paragraph is, “the applicant’s environmental consultant will work with the city to identify an alignment for the trail.” He would like to put a dollar cap on that statement so the applicant will not run up a horrendous bill. He would propose a \$10,000 cap. The city can get a lot of consultant time for that amount of money.

Bob Willoughby; City Manager – 250 Hwy 101 N., Florence, OR 97439

Mr. Willoughby said the intent of the city was to apply for a grant for the planning, so they are concerned about whatever the local match might be. However he believes that the \$10,000 is generous unless CDD Belson feels otherwise.

CDD Belson said Staff have identified a potential source to help them with the estuary trail project and it is the National Park Services. They could provide technical assistance for planning of trails. It is not in the form of a grant, the park service would be providing technical assistance in the form of staff help, so it would be consultant type of time, to help the city with capacity building and dealing with some of the permitting issues as well.

Mr. Helm said that they are willing to have their consultants work on the project up to a \$10,000 limit. Their consultants reported back to them this morning that they may have found a way to wind a trail in the area that wouldn’t require a permit. What he was saying is that they will offer \$10,000 so that they have some limit on that. Chairperson Lee asked if they were going to include what the consultants already have done. Mr. Helm said that it would be from now on.

Mr. Willoughby said that given the fact that the applicant has promised to give the city not only the property for the path but everything to the east of that he believes that the offer with a \$10,000 cap is generous. Mr. Helm said that the city will probably end up with all of the property from the bottom of the slope.

Mr. Helm said that in regards to condition number 17 which discusses noxious weeds, he felt it was talked about at the last Planning Commission meeting that the applicant would remove noxious weeds in the area that they would effect as part of the development. The condition however, would lead one to believe that they would be removing all of the noxious weeds from the entire site.

Commissioner Tilton said that there is some redundancy with the language in condition 12. The first part of condition 12 which states, "Prior to any site development and issuance of a building permit, a vegetation removal plan that includes removal of noxious weeds including English Ivy...and the tree limb trimming shall be submitted and approved by the Community Development Department." He felt that the Planning Commission was not thinking of wholesale removal of all noxious weeds, especially on that steep slope, and thus he was confused by this sentence. He would suggest that they remove the last sentence of condition number 17 which states "All noxious weeds shall be removed from both properties..." He agrees with the applicant that the stabilization of the slope is more important.

Mr. Helm said that in condition number 25 where it says, "Prior to the issuance of a building permit, the colorized architectural renderings... shall be certified by the source." He said he would like some clarification on that condition. AP Anderson said that it is a requirement of the code and Commissioner Lysdale had a concern about one of the perspectives where he was not sure if it was accurate in terms of the building heights and how it portrayed building number one. So she included this condition to address that issue.

Commissioner Tilton said as he looked at the animation something struck him. The plans say the building is light beige, in the animation you are really being bombarded with a bright white look and he had a concern that that light beige would read as an off white. He knows that the applicant has spent a lot of effort trying to reduce the scale of the building and if it looks too white it will not blend into the environment.

Mr. Helm said that the animation is used more to communicate massing and not to communicate finishes and colors. Commissioner Tilton said that he assumed that was the case, but then when he was looking at the drawings, such as A7-10, which gives a full frontal view of one of the buildings, he wondered how accurate that color was.

Mr. Helm said that it communicates intent, but they are just beginning the process of selecting color schemes. He knows they will be earth tones and that they will blend in with the environment. They have to produce color and material boards and present them to the city and thus the architect is going to develop probably four or five different schemes and one of them they will present to the city.

Commissioner Tilton said that he appreciates knowing more about that process, and for the record he would like to say that the Planning Commission hopes that they get something that doesn't dominate the environment. Chairperson Lee said that if staff feels that they are not comfortable with the color scheme after it is presented to them they can bring it back to the Planning Commission.

Commissioner Nieberlein said that the way she read condition number 25 was in regards to the concern she had that what you see is what you get. She wanted to make sure that the architectural renditions are what the city is actually going to end up with. AP Anderson said that one of the main concerns is in illustration

A7-20, in terms of the authenticity is that it shows essentially three stories from that perspective for building one.

Melynda Retallack; Myhre Group Architects – 700 SW Taylor St. Ste. 400, Portland, OR 97205

Ms. Retallack said that particular shot was done from the perspective of as if you were in a car driving along Quince Street. The berms, which will be around 3 to 4 feet high, will block out the view.

Commissioner Lysdale said that a 3 or 4 foot berm would not block out the view. A 6 foot berm would perhaps, and what they see in the architectural renderings is what they would like to get. The city has had a grievous experience with not getting what was depicted and it has caused a lot of strife, and they do not want to go there again. They would much rather drag out a problem then have it happen after the building is already built.

Mr. Helm said that all that they can communicate at this stage with a rendering is intent. To do a rendering and say that standing in that exact spot 16 months from now you are going to get that exact perspective, because that berm is going to be exactly that high from the point in the street is impossible. There isn't that amount of accuracy.

Commissioner Lysdale said that on the landscape plan there isn't a berm, but there is a 6 foot berm in the applicants visual aid. The reason the Planning Commission received these visual aids is because having some idea of what it might look like is not good enough. This project was presented to Florence and the city better have the project turn out pretty much how it was presented, or the applicant will need to come to us and get approval of why they can't quite do that and the Planning Commission will look into it.

He continued in saying the berms were not on the landscaping plan, but they are on the renderings and on the video as well. He believes that the Planning Commission should site those documents as conditions of approval. That doesn't mean the applicant can't come back and say they have a problem on some particular issue, but right now the city has to have what you see is what you get as the intent. The berm issue is probably the biggest, he would propose that the Planning Commission include the video and illustrations as part of what the approval is based on. He understands that there is a bit of artist's license in a rendering, but the process for a modification is well established should the applicant have problems doing what they portrayed.

Chairperson Lee asked the applicant if there was any reason the berm was not on the landscape plan. Ms. Retallack said that it was on the plan but at the 11 x 17 scale it is hard to read. Commissioner Lysdale said that there was no berm on the Northeast corner.

AP Anderson said that as a condition of approval she had tried to illustrate the height of the landscape berm, because she knew that it was not there and she had tried to quantify the berm. That was addressed in a condition. Mr. Willoughby asked about condition number 25, he wondered if the intent of the condition was to say, "certified by the source as accurately representing what it purports to show."

CDD Belson said that the language is taken directly from the code. If staff sites the code then that provides the context for that condition. So it could say per FCC 10-17-2. Mr. Willoughby said what he is saying is

that they expect to get from the architect a statement about the drawing which says that these drawings and videos accurately represent the proposed project.

Commissioner Lysdale's suggestions to add are building size and location, grade elevations, and berm height and location, because the berms are what effect what you see. He hopes that they are based on a 47.5 foot finished floor, not 43 foot.

Ms. Retallack said that was possible to the best of their abilities. The information used for the artistic renderings was based on a survey and on the information they have available to them right now. Commissioner Lysdale said that he can assume 47.5 feet is the finished floor height of the building. Ms. Retallack replied that it was. Mr. Helm said that when you look at the renderings the intent is there is berming there, but that is subjective. He said some could look at it and say it must be an 8 foot berm, and others could say it was a 3 foot berm.

Commissioner Lysdale said that if you stand on the street and you show on your A100 drawings that you can only see three stories then that is what needs to be the final product. He is not saying it needs to be exact, but close, because there will be people who will stand there and look and if it doesn't look like what the picture showed then the Planning Commission will hear about it. Mr. Helm said that the intent was to do berming there but renderings are never very accurate. Commissioner Lysdale said that he is expecting to see the berming even though the landscaping plan does not show that.

Chairperson Lee said that she agrees to a certain extent with Commissioner Lysdale, but if she is five feet tall or seven feet tall the view is going to be different when you are looking over the berm. However, she feels that the Planning Commission has complemented the applicant on what they have presented to the Plannign Commission. The idea is that the Planning Commission is not going to okay a square building and then get a round one. However, she does not want Florence to become a dictatorship. The Planning Commission should have thought about this when they put it in the code that they wanted all the visual aids. She couldn't tell you how many times she has seen a drawing of an object that didn't turn out anything like what she thought it would look like. She felt Commissioner Lysdale's addition of wording makes it clear what the Planning Commission is expecting.

Commissioner Lysdale said that he would like to propose a few things as additions to the conditions of approval. He would like to add to condition one "Approval shall be shows on... 'B' Land Use Applications with Diagrams and Exhibits..." He would like to add visual aids to that list, listing the video clip by an identifier. Staff can list the type three perspectives which are A7.20DR, A7.21DR, A7.22DR, and A1.10DR.

Commissioner Lysdale continued that under condition number 14, it is appropriate that a sentence be added that says something to the effect that "the proposed berms shall be in accordance with the visual aids." The landscaping plan should be revised to show these berms.

The last thing Commissioner Lysdale proposed was to add the additions he stated earlier to condition number 25. He also wanted to make sure that DEQ approval of storm water would be included in condition number 13. He would also like the applicant to understand what the Planning Commission means when they say that they would like the visuals certified.

Mr. Helm said he is still unsure what kind of form the certification should take. CDD Belson said that what she would recommend is whoever did the computer generated designs would write a statement that the drawings are accurate and that they meet the City Code requirements. Mr. Helm said that he would like to take this out of the subjective and put it into the objective as something that can be quantified because when they move forward with something that is totally subjective you get ten different opinions from ten different people and that is what they are trying to avoid.

Commissioner Tilton said that he had an additional question on number 12. The way it is written now in terms of the limb trimming, it looks like it is just talking about the initial trimming before the certificate of occupancy is issued. He wondered if the Planning Commission needs to add another sentence that says something like, "plans for any additional tree trimming should be submitted to the Community Development Department for approval." As he understands it that wording is not required within the overall City Code.

AP Anderson said that the last sentence could start with any additional tree trimming. Commissioner Tilton said that because of the sensitive nature of the Spruce stand and the steep slope he is concerned the Planning Commission makes sure that it's run by the Community Development Department. He felt it is always hard to keep these things alive into the future, and he wondered whether it was standard management procedure within Wyndham's developments for the managers and ground keeping crew as they change, to be briefed so that they understood a requirement of the original approval to build was that they need a permit to cut down any trees on the property and they will need a permit to limb trees as well. Mr. Helm said the only time that they have contemplated removing trees was when they thought that they had diseased trees that would pose a hazard.

Commissioner Muilenburg asked how high the basement on building number one was above average grade level. Meaning what is the dimension from the ceiling of the basement to the average grade level. The reason he asks this is because the basement being counted as a level is dependent on that dimension. If it is counted as a level the building would be five stories which are not allowed. Ms. Retallack said that the basement is only exposed for a 10 to 15 foot width. CDD Belson asked Ms. Retallack if she could tell them what the ceiling height elevation was.

Commissioner Atkin said that he would like to thank the applicants for the donation of the city park. Mr. Helm said he felt it would benefit both parties.

Chairperson Lee motioned to approve the request for a major design review permit to construct a 120-unit time-share resort, to be located at 750 Quince Street, Map reference 18-12-26-33, Tax Lots 900 and 901; East of the Florence Event's Center; With the following changes; there will be an addition and changes to conditions number 1, 9, 12, 14, 17, and 25 as stated earlier. Second by Commissioner Atkin. Role Call Vote: Commissioner Tilton "Yes", Commissioner Nieberlein "Yes", Commissioner Atkin "Yes", Commissoiner Lysdale "Yes", Commissioner Muilenburg "No", Commissioner MacDuffee "Yes", Chairperson Lee "Yes". Motion Passed.

DISCUSSION ITEMS

TITLE 10, CHAPTER 34 – NATIVE RHODODENDRON PRESERVATION – DRAFT & COMPREHENSIVE PLAN 2002 – CHAPTER 5 DRAFT

Chairperson Lee began by saying that the two chapters were written by Commissioner Lysdale. Commissioner Tilton said that the idea of preserving as many native Rhododendrons as they can is reasonable and certainly a good idea. However, he is a little concerned by the apparent complexity of some of the issues. For instance in 10-34-4 where it says, "If a significant population is found then the local nurseries have to be notified", he wondered who would take care that it would work. He would assume that would go to the Community Development Department. He speculated about the replacement plants on the next page under 10-34-5, in regards to the replacement plants needing to be at least 12 inches tall. He wondered if there was a ready source of 12 inch tall Native Rhododendrons. He also wondered if there had been opportunity to have Code Enforcement Officer Ott take a look at the draft and give his ideas about what might be easy to enforce.

CDD Belson said that they have not had detailed comments from Officer Ott, but she can say that someone from the police department was concerned about the amount of work that would be required to enforce it. Commissioner Tilton said that was concerning to him as well. He saw in 10-34-8 where it says, "It is intended that the provisions of this chapter be primarily self-enforced," which he believes is an excellent goal to work towards. However, he thinks that the idea of doing something with the Native Rhododendrons in terms of trying to preserve them, especially the older mature species, is a valid concern. He asked if this would apply to individual property owners. Chairperson Lee said that it would be strictly commercial and industrial.

Commissioner Nieberlein was concerned about the enforcement issue. She was also concerned about the holding place for Rhododendrons. She wondered who would maintain the plants, would it fall under the city's jurisdiction and if so she knows the city staff can't take on regular maintenance of vegetation. She agrees that they need to protect the Rhododendrons but these two issues need to be discussed. Commissioner MacDuffee said that she was also concerned with enforcement and who would maintain the supply of native Rhododendrons. Commissioner Lysdale said that he had some second thoughts on the issue himself.

Chairperson Lee said that she had a problem with the intensity of the code. She believes the idea is great but she has a problem with enforcement and who would determine the definition of significant population. She hasn't heard from any of the landscape businesses in town, but she did hear from one developer who was concerned about the dollar cost. There were concerns from someone else who said that trying to transplant Native Rhododendrons is a very iffy thing. Personally, she thinks if the Planning Commission wants to do something to help the beautification of the city they should look into street trees. Florence as she understands it is one of the very few cities in the state that does not have some kind of resolution for street trees. She would at some time like the staff to let them know what other cities do with street trees.

Chairperson Lee said she agrees that the native Rhododendrons are very important but she believes this would be an awful lot of work for the law enforcement and she thinks that the Planning Commission are going too far. She praised Commissioner Lysdale for what he did but she feels that the code would be challenged in many ways. One of her biggest concerns was that she does not like having rules and regulations on the books unless they enforce them.

Planning Commission does that will impact the financing of the general fund will impact police and fire than anything else.

Commissioner Atkin said that the Rhododendron club was mentioned and he was hopeful that the Planning Commission could come up with a plan where they are going to do the design review and then give the developers a resource to talk to such as the Rhododendron Club. He felt the Rhododendrons are a precious resource in the community and the United States has trampled over far too many natural resources and the Planning Commission should do what we can do help the developers try to save Native Rhododendrons. The Planning Commission just needs to help developers in doing that. He would suggest using the design review as a way to get them started.

REPORT ITEMS

DIRECTOR'S REPORT

CDD Belson said that at the last meeting the Planning Commission raised some concerns about a number of issues. In terms of Spruce Point, staff has made available a grading plan. What would be helpful to her is to see if what is being cleared is different than what their grading plan shows, and if so, direct Staff on the plan where the difference is.

After some discussion, Chairperson Lee asked if the building department had been alerted to the Planning Commission's concerns. CDD Belson said that they went out and did not see a violation based on the approved plans. That is why she brought the plans to the Commission so staff could get better clarity about what is going on.

Commissioner Nieberlein said that it was on the left side before you get to Rhododendron Street. Commissioner Lysdale said it was near the north arrow on the grading plan. CDD Belson said that she will go out and make a site visit and talk with the contractor now that she understood the issue.

Commissioner Nieberlien asked why the U-Haul trucks were parked at the Curves building. Chairperson Lee said that she assumed that they were parked there because they were the ones that brought in the big tent with all of the fire works. She thought that because when the tent went up is when she saw the U-Haul trucks, so she was assuming that they got permission from Curves property owner to park them there, because it seemed like the timing was the same. She didn't see them when she went by today. Chairperson Lee asked if there was a U-Haul dealership in town now. Commissioner Atkin said that it was at the RV dealership up north.

CDD Belson said that the Planning Commission received a reminder that they need to fill out their Oregon Government Ethics Commission Quarterly Public Official Disclosure forms before July 15th. She would also add that there is an effort by the League of Oregon Cities to get the legislature to take a look at the forms. Commissioner Nieberlein said that filling it out once per year was sufficient.

Chairperson Lee reminded the Planning Commission about the Community Development Department Open House on July 16, 2008.

Commissioner Muilenburg posed a question for staff. On Kingwood Street on the east side of the road

north of where the PUD was put in, almost to 35th Street, someone put grass seed down and then someone came in and put a pipeline in and dug it all back up, he wondered if they were going to replace that.

Commissioner Atkin said that PUD did the first trenching then the construction company that is putting in the fiber optics went back through again. It was a timing problem. Commissioner Mulenburg said he thought the city had planted the grass. City Manger Willoughby said that ACS had a permit from the city to put in the cable. He said that he would mention it to Mike Miller and ask him to try to get the grass planted back.

Chairperson Lee said that she would like to comment on the variance for Mr. Alford, who will need a curb cut. She thought that some new rules about curb cuts had been implemented. CDD Belson said that Staff is trying to establish a new procedure with a new form but the actual rules about curb cuts have not changed.

Commissioner Atkin brought up the fact that Mr. Alford suggested that the City Code should be modified in a way that would not force people to use the narrow end of their lot as the frontage, because in many cases that doesn't make sense. He felt that when the Planning Commission gets back to the code they need to take a hard look at that issue. Commissioner Atkin said that it was a shame it took his time to do something that was very logical, so the Planning Commission should change the code to avoid these sorts of situations.

Chairperson Lee said that she was disappointed that the city waived the \$750 fee. CDD Belson said that the reason the City waived the fee is because Mr. Alford had been told by three different staff that he could build his RV barn and Staff didn't feel that it was appropriate to charge the fee after Mr. Alford went forward in having a design made on the advise of city staff. He was ready to give up at that point. CDD Belson said that it wasn't until she and Mr. Willoughby met with him and waived the fee that he agreed to go forward with the variance.

Chairperson Lee said she would assume that the staff is going to define what the public are told unofficially and officially. CDD Belson said that the problem was that Mr. Alford had talked to people who are not in planning and those people had made the assumption that the front door represented front of the lot without knowing the city code. After that, she did communicate with those people to say that they really shouldn't be giving out information that is outside their domains. They should be directing the public to the planners.

ADJOURNMENT

The meeting was adjourned at 9:55 p.m..



**DONNA LEE, CHAIRPERSON
FLORENCE PLANNING COMMISSION**

CALL TO ORDER, ROLL CALL; PLEDGE OF ALLEGIANCE; AND APPROVAL OF AGENDA

Chairperson Lee opened the meeting at 7:00 pm. Roll call: Commissioners Tilton, Nieberlein, Atkin, Lysdale, Muilenburg, and MacDuffee were present. Also present: Community Development Director Belson, City Manager Willoughby, Assistant to the City Manager Morgan, Building Official Dependahl, Public Works Director Miller, Associate Planner Anderson, Assistant Planner Pezley, and Planning Technician Weese. Chairperson Lee led the pledge of allegiance. The agenda was adopted as presented.

CONSIDER APPROVAL OF MINUTES

The minutes for June 10, 2008, Regular Planning Commission Meeting was approved with revisions. *Corrected June 10, 2008 minutes can be found by contacting the Community Development Department.*

PUBLIC COMMENTS: *This is an opportunity for members of the audience to bring to the Planning Commission's attention any item 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.

ACTION ITEMS

ADMINISTRATIVE REVIEW MODIFICATION - AR 08 11 MOD 06: APPLICATION TO REVISE THE LANDSCAPING PLAN FOR THE NEW NORTH BAY CONDOMINIUM PROJECT LOCATED AT 211 HARBOR STREET (AT THE CORNER OF 1ST STREET AND HARBOR STREET) IN OLD TOWN FLORENCE.

APPLICANT TESTIMONY

Jim Kenney – 6640 Buckham Drive, Gladstone, OR 97027

Doug Spiro – 3822 NE Meganson Street, Newport, OR 97365

Mr. Spiro began by saying he brought in new landscape plans. He apologized that he did not get the new plans to the Planning Commission sooner. These new plans incorporate changes that he received from Mr. Kenney about bringing in more plants.

Chairperson Lee commented that the Planning Commission would not be able to make a decision tonight because they have not been able to view the landscape plans. They would have to postpone any decision until the July 8th meeting when they will have had a chance to look at those plans. Chairperson Lee asked Mr. Spiro if he had a chance to see the landscape plan that the Planning Commission approved originally. Mr. Spiro replied that he did not see that landscape plan until recently, which was when the landscaping had already been completed.

Mr. Spiro said that he would like to offer the new plans as more of a reference point rather than a submittal. He felt that the purpose of the Planning Commission meeting was to determine if he would

need to put more plants in, if that was the remaining concern. He felt the Planning Commission should take some action on the resolution.

Chairperson Lee asked Mr. Spiro if he had an opportunity to look at the original landscape plan. She felt that the original landscape plan represented Florence better than the newly implemented plan, which is a more desert type landscaping.

Mr. Spiro said that he understood why the Planning Commission felt the landscaping looked sparse. He said that it was Spiro Landscapes desire to create a sustainable landscape which would require little maintenance and less energy over a long period of time. Mr. Spiro said it was their hope to do more planting to give it a more coastal look.

He felt the plan he submitted previously was unclear. He said that the actual plant quantity that they have in the existing landscape, before new plants were added, was actually a greater number than on the originally approved plan. He felt it looked under-landscaped because the plants were juvenile at the time. He said it was Spiro Landscapes intention to create a sustainable landscape that had interest, and Spiro Landscapes was making a good effort to create something beautiful.

The new plan he wished to submit was what he could change and incorporate after seeing what was there. Thus it represents what is already there plus some of the plants that the Commission identified. Spiro Landscapes are hoping to add 20-25 more plants, and answer any more concerns the Planning Commission may have on the issue.

Commissioner Muilenburg asked if his plan included the northern fence. Mr. Kenney replied that he would like to put in a hedge because he felt it would be a better choice. Chairperson Lee said that this was not part of the landscape plan and should be considered a different topic to be discussed later with Mr. Kenney and not Mr. Spiro.

Commissioner Tilton had a comment regarding the landscape plan. He felt the landscaping should be consistent with the Old Town Area. He asked the applicant whether he had added some more native species. Mr. Spiro said that they had, and in a letter sent to Jim Kenney that was included in the Planning Commissioners packets (*Exhibit G*), he said that he would include Rhododendron, Wax myrtle, and Huckleberries.

Commissioner Tilton asked if they would include any native groundcover plants. He felt that the native species would not need any additional water once they were established. The purpose of the Old Town District was to include native species to give the area a Central Oregon Coast look. Mr. Spiro said they submitted a list of all the species they were including. He feels the native species on that list will tone down the "Arizona" look, and things will soften more as they grow into larger plants.

Mr. Spiro said that they chose to go with the river rock instead of the bark mulch because of the storm water runoff issue. The river rock was used because the bark mulch has a tendency to wash away.

The Planning Commissioners agreed that they would like a chance to look over the new landscape plan and discuss the landscape plan and the fence issue at the next meeting on July 8th.

***PUBLIC HEARING ITEMS** Chairperson Lee: This evening we have three public hearings on Wyndham Timeshares, the Mitchell Modification, and the Port of Siuslaw Bathroom Construction. These proceedings will be recorded. These hearings will be held in accordance with the land use procedures required by the City and the State of Oregon. Prior to the hearings 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, would preclude an appeal based on that issue. 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 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 qualification 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, prejudice, personal interest, or other facts from which the party has concluded that the Commissioner will not make a decision in an impartial manner.*

WYNDHAM TIMESHARE DESIGN REVIEW - RESOLUTION PC 08 15 DR 04: A REQUEST FOR A MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A 120-UNIT TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901: EAST OF THE FLORENCE EVENTS CENTER; AS APPLIED FOR BY WYNDHAM VACATION OWNERSHIP, REPRESENTED BY MYHRE GROUP ARCHITECTS, INC.

Chairperson Lee asked Commissioners to declare conflicts of interest, bias, ex-parte contact or site visits. All Commissioners declared site visits.

Chairperson Lee asked if any member of the public wished to challenge a Commissioner's impartiality. No challenges were heard.

Chairperson Lee opened the public hearing for Resolution PC 08 15 DR 04 at 7:25 p.m.

STAFF REPORT

AP Anderson began her staff report by describing three new exhibits that were delivered to the Planning Commission that evening, they were Exhibit W - which was an email from Kathy Lennox, Exhibit X - an email from Evelyn Alford, and Exhibit Y - An email from Brandon Ott, the City of Florence Code Enforcement Officer. She then showed an animation supplied by the applicant of the proposed development.

She then reviewed some of the issues that were in the staff report, which were issues the staff recommended the Planning Commission discuss with the applicant. For example, an adjacent right of way improvement was proposed. Right now there is a secondary access located along the North side of the property, and there is an unimproved public access. It is recommended by the city as well as the city's traffic engineer at Branch Engineering, to consolidate the secondary access with a public road and then

have access coming from another area. In doing so the main entrance would remain the same, just another entrance would be added. However, the applicant does have some concerns about that so that would be a good discussion item. At this time there is a condition in the staff report to improve that right of way and change that northern access. The applicant can speak to the commission about that.

AP Anderson continued by discussing the Quince Street parking and bike lanes. She said that as of now there is a 60 foot right of way along Quince Street, and as suggested in the Comprehensive Plan this road is recommended to have bike lanes. In our Downtown Plan it is also recommended that it have parking on both sides of the street. However, that cannot be accommodated with just a 60 foot right of way, there would need a 70 foot right of way for that to be accomplished. Thus Staff is recommending as a condition in the staff report to have parking on the visitor's center side and no parking on the proposed Wyndham Timeshare side, and then bike lanes on both sides of the street.

Commissioner Muilenburg asked if the parking would end at 6th street, or if it would go on to the front of the Event Center. He felt that a lack of street parking would be an issue when the parking lot at the Event Center was full. AP Anderson said that it depends on where the property ends as to where parking would pick up again. She said that the parking would be allowed all the way down Quince Street, but not on the Wyndham Timeshare side of the street, only on the Event Center side.

One of the comments that was included tonight (*Exhibit Y*) From Code Enforcement Officer Ott, was to include a condition of approval, to post addresses and directional signs on the west and east building for emergency services, so that if there were an emergency those providers could find their way easily on the site.

AP Anderson continued her staff report by discussing vegetation removal and erosion control. She said there are some noxious weeds such as scotch broom on the slope, and the staff recommended that those be removed. The applicant would also like to trim some limbs off of some of the trees. Staff recommends a very specific plan be submitted by the applicant and approved, prior to removing any vegetative material.

AP Anderson said that it is very important that a storm water management plan and an erosion control plan be submitted and approved because of the estuary located below. Care should be taken so that erosion and construction material will not slough off and degrade the water quality. A condition for that is included, but it is an issue that can be discussed by the Planning Commission.

In terms of parking, the staff wishes the applicant to consider a reduction in parking due to the fact that the code requires only one parking space per unit. Reducing the parking would allow more breathing room for the natural area below, and thus would create more of a buffer for that area. Staff would also like the applicant to reconsider the location of the basketball court. Staff would like the applicant to extend the buffer along the front to along the parking areas as well. There is no condition required for that. The applicant has said that their parking needs are 1.5 parking spaces per unit and thus they may have good reasons to have the amount of parking spaces proposed.

Pull through parking is another issue. Staff wishes the applicant to consider adjusting some of the parking spaces to the North so that if there were any recreational vehicles, they could have some pull through

spots. However, there is no condition for that at this time. The parking pull through issue is something the Planning Commission can discuss.

AP Anderson continued by saying that the City of Florence Fire Marshall has requested that a fire lane be provided on the eastern edge of the property, and that it be a 16 foot fire lane. Staff is recommending a fire lane be included. A condition is included in the staff report to address that issue.

Staff recommends concurrency with the Department of State Lands, which is addressed in the conditions of approval. Staff recommends a condition that states prior to developing the site, a wetlands delineation report and concurrency by DSL be approved and submitted to the city.

AP Anderson said that the Planning Department received a comment from the Department of Fish and Wildlife that stated they were concerned with the building of a high density development on the site due to the Bald Eagle and Salmon habitat in the estuary below. The Department of Fish and Wildlife requests that no trees be eliminated. The Planning Commission may incorporate conditions to address these concerns.

It is in the City of Florence comprehensive plan that a trail would be located along the estuary corridor. The applicant is willing to deed over some land to the city for the development of an estuary trail. There is a condition in the staff report for the applicant to follow through with that.

Public comments were received about avoiding night light, in terms of any excess lighting. They would like to see it not get too bright in the parking area. Comments were also received recommending that the applicant use mature landscaping and to insure public access. AP Anderson felt that with the estuary trail plan the public access issue would be addressed.

AP Anderson continued by saying that towards the end of the review process the Public Works Department recommended that a 12-inch waterline be installed instead of the 10-inch waterline that was originally recommended.

CDD Belson read the approval criteria that the staff used to make their decision which was listed in the staff report, and available seven days prior to the hearing, and was also in the Planning Commission packet which is available on the City of Florence website.

In conclusion of her staff report, AP Anderson discussed the tree preservation plan submitted by the applicant, which shows that the applicant was proposing to eliminate eleven trees, however, much of the current vegetation would remain.

Commissioner Muilenburg brought up the fact that in the plans submitted by the applicant it talks about a 38 foot setback but a 50 foot setback is written in the code. After some discussion it was determined that the Florence City Code states from FCC 10-7-3D discussing the river cut bank that, "no building shall be permitted within 50 feet." Thus the code specifically states building. In the plans submitted by the applicant the buildings do not go over that 50 foot buffer, however the parking lots do.

Commissioner Tilton asked about how the storm water is handled. He wondered if all of the storm water is captured and infiltrated on site. AP Anderson replied that it was. He said that would address one of the

Department of Fish and Wildlife's concerns about dramatically altering the hydrology of the Spruce Forest below.

AP Anderson said that part of the concern was making sure that during construction there are mitigation measures in place so that no materials are sloughing over the edge and no erosion is going on. There will be a lot of disturbance during the construction period. Commissioner Tilton added that in terms of the long term consequences to the Spruce Forest below, some of those concerns have been mitigated.

APPLICANT TESTIMONY

Don Sowieja; Myhre Group Architects – 700 SW Taylor Street, Suite 400; Portland, OR 97205
Wayne Helm; Wyndham Vacation Ownership - 9805 Willows Rd NE Redmond, WA 98052

Mr. Sowieja began by thanking AP Anderson and CDD Belson for their help in the initial stages of their project. As a general overview of the development proposals he began by stating that Wyndham Vacation Ownership is proposing a development across the street from the events center. This development would be a 120 unit timeshare resort which would occupy the top of the site. There are 12 acres of actual site area and they are proposing using 8 of those for actual site development.

The main entry to the timeshare would align with the Event Center entry. The development of the site would provide the city with an extension of the old town lighting standards past their property frontage, as well as providing a paved pedestrian and bicycle pathway for that entire frontage. Mr. Sowieja stated that in developing the site the applicant, Wyndham, would like to scale down the orientation of Quince Street to make it more pedestrian friendly.

Mr. Sowieja said that the actual structure would be broken down into discrete elements which would work to bring the building down to a pedestrian scale. This would also allow views between the developments to the estuary below. He said it was important that a wall wasn't created along the site which would block those views.

Mr. Sowieja discussed the building design, stating that the intent was to represent the Central Oregon Coast in architecture. It also works double duty to give the impression of a reduced scale to these buildings, which was the overall intent. He said that they worked within the Old Town guidelines from a materials standpoint as well.

Mr Sowieja said that there is a difference between top of bank and break in slope. The top of the bank for the river is related to the high water, and the break in slope is related to what might be called the top of bank, which is where the hill starts to go down. Our geotechnical engineer recommended initially a 50 foot setback which is consistent with the cut bank of the river, but the site is not delineated as a cut bank so that 50 foot setback did not apply. Mr. Sowieja said that their geotechnical engineer assured them that if they were to have secondary structures those can get as close as 30 feet from the top of the bank. The geotechnical engineer also assured them that the parking lots distance from the slope would not affect the integrity of the slope.

Mr. Helm began his portion by saying that Wyndham feels that a secondary entry on 8th Street would disrupt their circulation and wouldn't be beneficial to their owners due to security issues. They like to control the access to their site at night and one central entrance would provide that. They are also hesitant to lose some parking. He said that Wyndham would like to stick to their original proposal, and therefore remove condition number nine.

Mr. Helm said that it would be a hardship to reduce the amount of parking. Wyndham is a drive to resort and thus they have found that they really need a minimum of a 1.5 to 1 parking ratio, because they have a lot of large units, and a lot of times you get more than one vehicle utilizing one unit. During times of peak occupancy, which they expect will be the majority of the year, they will need the 1.5 parking ratio to avoid overflow parking onto Quince Street.

Commissioner Atkin said that he wished to discuss the 8th Street entrance issue. He wanted to hear from staff about why they chose to incorporate the 8th Street addition. AP Anderson said that it was based on a comment from the transportation engineer, who recommended the addition. However, the applicant has some good points as to why they feel that the current plan is better.

Mike Miller; City of Florence Public Works Director – 250 Hwy 101, Florence, OR 97439

Mr. Miller said that there are several good reasons for extending 8th Street. One of those reasons is for the proposed fire hydrant. He felt that in looking at the proposed plan, the reasoning for consolidating 8th Street are reasonable. As Ms. Anderson mentioned the continuation of 8th Street is part of a plan the City had for this area which had been looked at by ODOT. Mr. Miller felt this was an issue that should be looked at further. He felt that the Planning Commission could ask the applicant to sign a non-remonstrance agreement in this case.

Commissioner Lysdale asked the applicant if they expect people with RVs and trailers. Mr. Helm said that the club strongly discourages their owners from bringing RV's and trailers. However, there are areas within old town where they can put these things. We would suggest the city put up "No RV Parking" signs in the parking area across the street. Commissioner Lysdale said that RV parking can be a real issue and it is short sighted to believe that their owners would not bring RV's and trailers. He believes they should have at least some place that can handle the occasional RV, even though bringing them is against Wyndham policy.

Chairperson Lee said that she had phone calls from people who belong to this organization and she feels that this is a different clientele then those that bring their RV's. Commissioner Atkin said that people who have ATV's will probably be owners at Wyndham. Mr. Helm said that if they are an owner they will know that there will not be areas for them to have trailer parking on the resort site.

Mr. Helm said that Wyndham works with the local vendors so that incentives can be made for their owners to rent ATV's and such from local businesses. Mr. Sowieja added that Myhre group designed the flow through of the main entry so that if someone does show up with an RV they will be able to exit the site in the most efficient manner.

Mr. Helm wished to discuss the Quince Street parking and bike lanes. He wanted to be assured that the applicant's responsibility is for their portion of the right of way and their property frontage. The parking that occurs on the West side would not be their burden.

CDD Belson said that staff had not requested the applicant provide any additional right of way with the understanding that there would be no additional on street parking in front of the resort. She said it might be nice to provide additional on street parking for RVs right off of Quince, but given that would require additional right of way and a major redesign, staff were not going to require that. But staff would like to make it clear that there wouldn't be any on street parking right in front of their development. It would be an option to provide more parking in that right of way, but we are not opting for that.

Mr. Sowiejka said that he was referring to the striping and signing improvements that are associated with on street parking. If the condition isn't clear then it might be construed that the applicant is responsible for any striping that is associated with the parking on the west side of the street. This is condition number 15. It was determined that the condition specifically says the "east" side of the road. Mr. Sowiejka discussed the vegetation removal and erosion control plan, saying that they will obtain any necessary permits for vegetation removal before removing any plants, and permits for erosion control.

Commissioner Tilton said that on page 43 of the staff report it talks about the applicant doing some selective thinning, he was wondering what they had in mind. Mr. Sowiejka replied that they would be removing some ivy and doing a selective trimming of the lower limbs which are not productive for the trees. Mr. Sowiejka wished to say that they would be going through the permitting process for all of those vegetation removal issues. Wyndham recognizes the comment from the Department of Fish and Wildlife in that the estuary below is a unique wildlife habitat, and they will do everything in their power not to disturb that. However, they do not agree with the statement that there are inherent detrimental impacts with this kind of development. Given the setback that they are providing, and given the fact that they are not changing the nature of the stand of trees, and will not be impacting the hydrology of the soils, he does not believe that the Department of Fish and Wildlife's concerns are founded. Their thought was not to remove entire trees because things appear pretty healthy there, but they will ask to remove diseased trees if they find that any exist on the site.

Chairperson Lee added that this issue will be considered under condition number 12 saying, "Prior to any site development and issuance of a building permit, a vegetation removal and tree trimming plan shall be submitted and approved by the Community Development Department."

Commissioner Lysdale told the applicant that the most they could hope for is a filtered view. It is not okay to trim trees up to 40 feet. The Community Development Department may decide to allow the trimming of limbs here and there, but that would be all that Wyndham could expect. Mr. Sowiejka replied that a filtered view of the river is not a bad thing. They view the trees as an asset.

Commissioner Lysdale said that along Munsel Creek there are a lot of blackberries and such, and with the removal of those they should expect to have a very specific plan to transition it back to native plants. Mr. Sowiejka replied that at this point they are not planning to get down near the Munsel Creek area. It was their intent to address the top of the slope; however they do have a wetland delineation report prepared which is ready to be submitted to the Department of State Lands.

Mr. Sowieja continued by discussing the estuary trail. He said the estuary trail would provide public access, which would address the concern in the letter from the public comment. One thing they would like, given the sensitive nature of that trail and the fact that there will likely be a great deal of public comment and interest, is to have condition 14 read, "Prior to the issuance of a certificate of occupancy the applicant and the city will identify land..." Instead of it reading, "prior to the issuance of a building permit." Mr. Helm said that it would give them a little more time to decide what they would like to do. CDD Belson said that in consulting with staff, she believes that would be fine.

Mr. Sowieja said that in regards to the site lighting as it relates to the night lighting, in their application they have a diagram that illustrates the location and conceptual type of lighting, which is Diagram A1.11, which is called the lighting plan. Along the eastern portion of the property, they will have pole mounted illumination, which will follow the city's requirements. For the path they have proposed path illumination, which would be adequate for the type of activity that would be going on.

Commissioner Tilton brought up page 35 of the staff report where it says, "The lighting for the proposed development provides an average of at least 2 foot-candles with a maximum of 5 foot candles..." As he understood it, the lighting would be on all night. He asked the applicant where the highest light intensity would be. Mr. Sowieja replied that would be in the parking lots, but not between the buildings. Commissioner Tilton asked if they were confident that the lighting in their parking lots would not allow spillover into the street. Mr. Sowieja said that the lighting would focus downward and in the parking area. Mr. Helm said that it was their philosophy to minimize the light where they can, but still maintain safety. Commissioner Tilton replied that one of the things Florence has is a relatively low amount of light pollution, and because of that there are some brilliant night skies.

Mr. Sowieja continued to say that he would like to address the traffic impact analysis comments, from Branch Engineering. He said that the scope for the traffic impact analysis was developed by ODOT, which was the report that was prepared and submitted. Chairperson Lee asked staff if they were requesting that the applicant do a further analysis for the year 2015, or was it simply a comment from Branch Engineering.

CDD Belson said that it was based on a comment from the Transportation Engineer. She said that unfortunately the City of Florence does not have traffic study standards for doing Traffic Impact Analysis, but in part it may relate to the access discussion. It comes down to whether the Planning Commission would like to see more analysis in terms of access of Quince and/or 8th Street, and whether that made a difference in terms of the circulation. At this point there is no condition of approval relating to the topic. Staff wanted to make sure that the issue was brought to the Planning Commission so that they could discuss whether that would be necessary for their analysis of compliance with the city policy's and codes. The applicant completed a traffic study that looks at the impact the development will have on state highways. It is going to be up to the Planning Commission to decide how they are meeting the planning policies within the Comprehensive Plan to determine if more information is needed. There is not a lot of code language so the Commission would be looking at Plan policies. The Staff has left that decision to the Planning Commission.

Commissioner Atkin clarified that the traffic analysis addresses the state roads, which means that Quince Street was not covered because it is a local road. He said that there is going to be more traffic in the area than there is today and the traffic study didn't really address that. CDD Belson replied that the study

covered intersections with highways, such as where Quince Street intersects with Hwy 126. It is these intersections where you will usually have your capacity issues.

Brian Geneveve; JRH Transportation Engineering - 4765 Village Plaza Loop, Suite 201, Eugene, OR 97401

Mr. Geneveve said that as far as whether the traffic analysis identified the impacts, what they tried to do early on was coordinate with the agencies that were involved. ODOT happened to be involved early on, and they identified some key locations which were the principle connections to the arterial system of major concern. The demand during peak hours is going to be one car per minute. This is the level of impact caused from the site, during a peak hour at full occupancy. The local streets were not looked at because it was not considered to be a need. They only looked at known problem locations based on the level of intensity of development. They looked at how the entrances would operate for this level of intensity. With the letter from Branch Engineering and they wanted to make sure that the client is not left hanging, because these issues may be of concern to the city as well as to the Commission. There will not be a lot of impact at any concentrated moment; the average at peak occupancy should be about 1 car per minute. This level of intensity falls below the minimum where they would have to look at the intersection more intensely.

Commissioner Atkin asked about crossing Quince Street when you leave True Value Hardware. He feels making a left turn onto 126 from Quince is already a problem and that it could become more of a problem with the development of this resort.

Mr. Geneveve replied that was one of the reasons that intersection was looked at. Based on the counts that were taken and the added trips from the proposed development, the modeling showed that that the intersection is operating within both City and State acceptable mobility standards.. One of the planning documents looks at the intersection and says that it could be a future signal location. Unfortunately, with the amount of traffic that this development is generating, the resort itself would not degrade the performance of the intersection to where you would need that type of facility.

Commissioner Atkin said that in regards to 8th Street between Quince and 101, would there be signage from the resort to direct people to use 8th Street out to 101. Mr Geneveve said that there is an opportunity for some way finding or guide signage, or an opportunity for a developer to provide maps that tell people if they are going south on 101 then this is the preferred route.

Mr. Sowieja continued his presentation by saying the final issue to address is the comment regarding mature landscaping. Mature landscaping is what they intend to place because the resort needs to look good when their first occupant arrives. It is not a situation where they would wait and have it look good in five years.

Commissioner Lysdale said that in regards to the landscape plan, he would like the applicant to submit how many of each species they wish to plant in their key. He said that the Planning Commission would like to have a sense of how many Rhododendrons and such were to be planted. He found the native Rhododendrons in the key but not in the drawn out plan. Mr. Sowieja replied that they can do that in the future and get that to the staff.

Mr. Sowieja said he would like to respond to the fire lane issue which was talked about earlier and was added about a week ago. He would like to verify that the Fire Chief firmly believes that the fire lane was a life safety issue, and not something that would simply be nice.

Carl Dependahl, City of Florence Building Official – 250 Hwy 101 N. Florence, OR 97439

Mr. Dependahl replied that the fire lane is required so that there will be a fire department access lane. The configuration of the building makes it a bit difficult to access all of the exterior walls and portals to the buildings. Staff felt that it would be prudent to provide a vehicular access path around the perimeter of the site. In fact it would be required to meet the City Code, it's an appendix to the fire code section D.

Commissioner Lysdale asked Mr. Dependahl if the buildings were going to have a sprinkler system. Mr. Dependahl replied that such a sprinkler system is required by law.

Commissioner Muilenburg asked the applicant if they were acceptable to the 12-inch water pipe vs. the 10-inch water pipe. Mr. Sowieja replied that is what Wyndham and the Public Works department had decided on together in order to support the resort's requirements for the fire sprinkler system.

Chairperson Lee asked the applicant if they had read and understood all of the conditions of approval. Chairperson Lee said that as she understands it, all of the conditions of approval are agreeable to the applicant except for condition number 9. Mr. Helm replied that number 14 should be changed to have the language read "certificand of occupancy", rather than "building permit."

Commissioner Muilenburg asked about the basketball court, he wondered if the applicant was going to put a large fence around it so that basketballs would not roll down the hill. Mr. Helm replied that the fence around the court was proposed to be 12 feet in height. Commissioner Muilenburg said that he also had a question about the grading. He said that the south end of the development is pretty flat, is that the grade that the dimensions were scaled from. Mr. Sowieja replied that it was.

Commissioner Lysdale said that one of the drawings marked preliminary development site plan shows the finished floor at 47 ½ feet on all of the buildings, and a later plan shows 43 feet. Mr. Helm responded that they were going back in forth. He said the final elevation is 47 ½ feet. They intentionally raised the building up so that we could create separation from that ground unit to the pedestrian pathways. He said that having consistent floor elevations is critical unless the intent is to make a feature out of grade changes.

Commissioner Lysdale asked if the daylight basement counts as a floor. AP Anderson replied that according to the definition it is not considered a floor. The definition of building height in the old town district is listed in FCC 10-17-2.

Commissioner Lysdale asked that in regards to the condition on 8th Street, the public works director asked about a non-remonstrance agreement. He wondered if the applicant was okay with this condition. Mr. Helm replied that it was. Chairperson Lee said that it would be something the City would require versus asking the applicant to continue 8th Street.

Commissioner Lysdale said that the storm water issue is a glossed over topic that he would like to discuss. Mr. Sowieja replied that all of the storm water would be taken care of on site. He said that the storm water plan consists of one infiltration area. Mr. Sowieja replied that they have a system of infiltration throughout the site. They made a feature of the infiltration in the northern of the two courtyards, between building 1 and building 2, where they plan to take roof runoff and divert it. In rain events the water will flow down the riverbed to an infiltration pond that is adjacent to an outdoor spa. They will have to do water quality, so they will need a DEQ buyoff on their plan. Commissioner Lysdale said that a condition of approval should make sure it is provided.

Commissioner Lysdale asked about the south end of the Wyndham property. The area behind the back baseball backstop, which falls off about 10 feet to a level area and then there is another 10 feet down to the estuary level. Since this is probably one of the nicest spots in Florence, he believes the whole town would look favorably at that spot becoming a pocket park. This would be a great location because it is not that useful for the resort but it would be a great place for a public park. Commissioner Lysdale said that he would like to talk about Wyndham dedicating that part of their property to the city.

Mr. Helm said that he would like to assess what that means to Wyndham and then get back to the city. Commissioner Lydsale added that that area is a prime part of Florence and although he could not speak for the Planning Commission he would be willing trade the 8th Street remonstrance agreement for the dedication of a park on the south end of their property.

Mr. Helm said that back to the consideration of an 8th Street remonstrance agreement, he said that the agreement would have to have some structure to it, because it would become part of their initial development costs, so those funds would have to be identified and set aside, so that if some time in the future the city decided to build that road it would be Myhre Group's expense. They would like to structure some agreement so that if in a period of time the street isn't developed, then any money that they put up as a bond would be returned. In this way it is not an open ended agreement.

Commissioner MacDuffee had a clarification. She asked whether there was a condition of approval addressing a reduction of parking. She wondered if staff was okay with leaving the parking at a 1.5 to 1 ratio, or if they are requesting it be changed. AP Anderson said that she left that question open for the Commission to decide. Commissioner MacDuffee asked what the ratio was for handicapped parking. Mr. Sowieja replied that they have six handicapped parking stalls allocated based on the number of parking that was provided. The building code as adopted by the City of Florence, which adopts the American's with Disabilities Act, writes the requirements. Commissioner MacDuffee asked if they would consider more than the minimum. Mr. Helm said that because of their ownership base it would not be required.

Commissioner Tilton said he is still concerned about the parking spaces and the ball court, which are very close to the slope change. He wondered if there was anything the applicant could do to pull those back further. When looking at the plan he could not see anything obvious but, he wishes the applicant to consider looking into that. He said that the development as proposed would be within 10 feet or less of the slope break, particularly on the southwest corner.

Commissioner Tilton wanted to complement the applicant on the entire plan and the plant materials. He felt it will have a Central Oregon Coast feel. He appreciates the applicant's willingness to donate land for

the estuary trail. He said there is a real potential for the Wyndham guests as well as others who visit Florence to enjoy that site.

Chairperson Lee said that she did not have any questions, but would like to complement the applicant with their presentation. They seem to have taken into consideration all of the Commission and public's concerns, as well as the City Code. She is pleased to say that the people who she has spoken are very enthusiastic. She hasn't heard anything negative.

Commissioner Muilenburg said he had another question. He was thinking about the sixteen foot road that the fire department would require. He wondered whether the applicant would continue to have access from the north and south parking lot to that road and if so do they anticipate much of a change in the location of any of their drawings with the addition of that road. Mr. Sowieja replied that they will likely lose a few parking stalls, maybe as many as four, and then the play structure will likely move in some fashion. Mr. Helm said he doesn't see them removing any landscaping to accommodate the fire lane, with the exception of possibly moving the play area closer to the building, and thus removing the tree that is at that location near the building.

PROPONENT TESTIMONY

Kady Sneddon, Executive Director of The Florence Chamber of Commerce - 290 Hwy 101, Florence, OR 97439

The Chamber has not had the opportunity to poll their members regarding the proposed Wyndham Timeshare, but the chamber administration would like the record to state that they are in favor of the project. She has had a chance to examine the criteria, and the proposed plans of development, and as far as the chamber staff can see Wyndham meets all the required criteria. Chamber staff feel it is important for the public to see that the property has already been developed. This particular project is a redevelopment of a property that has been unkempt and abandoned for years. From a beatification standpoint chamber staff are quite pleased with the Wyndham plan, in fact they are especially pleased to see that the plan proves to be minimally invasive to area vegetation, something they feel is very important to most residents of the community.

Furthermore, chamber staff would like to point out that Wyndham timeshare is a membership driven property, so the community cannot expect 120 more empty hotel rooms to fill. These are 120 units that will bring people in from all over the country and will do nothing but support our local economy and the Florence Event's Center. If you need further proof of that point, take a look at the difference the timeshare has made in Depot Bay. Ms. Sneddon has had the opportunity to speak with the Director of the Depot Bay Visitors Center, and he tells her that the timeshare in Depot Bay runs at a 92% occupancy rate, and has been nothing but a wonderful addition to the local economy. The Director informed Ms. Sneddon that the timeshare has been an excellent neighbor who has installed sidewalks, became involved in the community, and even contributed to the city room tax.

Again, she would like to state that the Chamber administration is in support of this project at this stage, and they will be polling their members in the near future to determine their climate.

NEUTRAL TESTIMONY

There was no neutral testimony.

OPPONENT TESTIMONY

There was no opponent testimony.

STAFF RECOMMENDATIONS

AP Anderson said that Staff recommends the Planning Commission provide Staff with guidance and direction and return to the July 8th meeting. She has made notes of the objections to some of the conditions; it would be helpful for staff to get some direction from the Planning Commission, and to close the public hearing.

Chairperson Lee closed the public hearing at 9:25 p.m.

PLANNING COMMISSION DISCUSSION

Commissioner Atkin said that the development looks like a wonderful project for the city. Regarding the issues, his view on the continuation of 8th Street is that he thinks the entrance and exit is well designed the way it is and thus he is not in favor of developing 8th Street and to use as an entrance. Chairperson Lee asked Commissioner Atkin what his feelings were about having the applicant sign a non-remonstrance agreement. Commissioner Atkin responded that he was not opposed to that action. He likes the way that the traffic pattern flows, so if at a later date the city develops the street for other reasons, or if Wyndham decides they could use another entrance in addition to the one in their plan, then he would not have a problem with that addition.

Commissioner Atkin continued in saying that in terms of the traffic analysis, he accepts the analysis as it was stated. He also agrees with the applicant in terms of the reduction of parking spaces, he thinks a 1.5 space ratio would be important for their project. He believes they have done an excellent job of protecting the local environment. He loves the idea of a public park down below, and if the Planning Commission votes tonight, they will have lost their leverage. Overall, he supports the project.

Commissioner Tilton, said that he supports the project as well. In regards to 8th Street, he is willing to go along with what has been discussed in terms of an alternative agreement. Even though he is a bit concerned with the parking spaces close to the bank, it sounds like the applicant are trying to do their best. It looks like they are going to be redesigning a little bit, and they may be loosing some parking spaces to bring in the fire lane anyway. He believes the environmental concerns have been very adequately addressed, so he is in favor of the project.

Commissioner Nieberlein said she wished to thank the applicant for their great presentation. She said that parking, she agrees with the applicant that no RV spaces are needed and thus she does not have any problem with the applicant not having drive through spaces. Based on the applicants historical experience, they know what they need in terms of parking. She says that she thinks they will be good neighbors to Florence, and she asks that they be good neighbors to the Bald Eagles and the Coho Salmon.

She wishes to thank Wyndham for the donation of the estuary path, which will be a great complement to not only the city, but the Wyndham timeshares project. She said that many of times the Planning Commission has seen these beautiful architectural renditions, and the buildings never look that way after they are built, so she would ask that the applicant make the buildings look exactly the way that they rendered them. She is in support of the project.

Commissioner MacDuffee said that she would say dido on everything the other Planning Commissioners had said. She wished there could more handicapped spaces, but she understands why based on the applicant's history of who their clientele is, that there could not be more. She supports the project.

Commissioner Lysdale said that there are a few things that the Planning Commission wants staff to be advised of. One of those is the plant count. Chairperson Lee said that the Commission could approve the project tonight and then add some things to the findings of fact, or the motion could say additions such as the plant count. But the commission has to make a decision on the 8th Street issue. Commissioner Lysdale said he was not being facetious when he said he would trade the 8th Street non-remonstrance agreement for the pocket park. He would like to ask the staff and the City Manager to look into whatever incentives the City might trade, because that piece of property is a good spot for a park. Given that the City has very little river view potential for the public left, he believes that if there is anything that can be done he would like to see it accomplished. Commissioner Lysdale said the only other area of interest he had was that he would like to give some guidance to the staff about the amount of trimming of trees that is allowed.

Commissioner Muilenburg, told the applicant that he would like to complement them on the book the Planning Commission received. He said it was very well put together, and nice to read. The only things that he would like to talk about, is the non-remonstrance agreement for the multi-use path and a new condition of approval for a 12-inch water main. He said that if the Planning Commission votes to take out condition number nine, then he would like to see a non-remonstrance agreement put in its place. He also mentioned that the applicant would have to resubmit a drawing that would show how they are going to put the fire lane in. CDD Belson said that as part of the building permit process, a new drawing would be required.

Chairperson Lee said that she didn't have anything to add, other than that she has had many comment from people regarding the proposed development. She was surprised by how many people live in Florence and they told her that they are clients of Wyndham, and even though they don't anticipate staying at the resort, they really had nothing but complements to say about the other facilities Wyndham operates. These people hoped that the Planning Commission would approve this development, because they view it as an asset to the community. Chairperson Lee said that she had business owners tell her that they feel this is going to be a great draw. She wanted to thank the applicant for their presentation, and she said that as far as she is concerned, the Planning Commission has not had anyone ask them to delay their decision, so if staff agrees the Commission could vote on the issue, and then add the things that need to be added at a later date.

CDD Belson said that staff would be more comfortable if the Planning Commission could see the Final version of the Findings of Fact and she felt the applicants might be more comfortable with that as well. She believes that the Planning Commission is in agreement about the direction they will take, so staff

takes the points that they have heard from the Commission and bring back the changes to the conditions of approval. At this point a motion for approval is not needed.

Chairperson Lee told the applicant that the next Planning Commission meeting will be July 8th, 2008. At that time Staff will have the findings of fact and the resolution with some amendments. If that is agreeable to the applicant, then she would suggest the Planning Commission postpone their decision.

Commissioner Muilenburg asked if the Planning Commission was going to recommend that the Staff take out condition number nine. Chairperson Lee said that she had not heard anyone say that they couldn't. She personally does not like 8th Street, and thus she doesn't travel on it. She said that the hardware store uses 8th Street as a loading and unloading area, and there is many times that she has tried to come out of Safeway, and 8th Street is blocked because the Hardware Store has so many of their trucks parks there. She believes that there are other streets that are more ideal to continue east of Quince Street than 8th Street.

Robert Willoughby; Florence City Manager – 250 Hwy 101 N, Florence, OR 97439

Mr. Willoughby said that he had a question in regard to the 8th Street and the Park. He said that if it is alright with the Planning Commission, he would like to take the two weeks that Staff have to prepare the proposed findings and have some discussions with the applicant about perhaps trading the remonstrance on 8th Street for more detail about the estuary trail and perhaps the possibility of including the park land or trailhead, as some connection to the estuary trail. If Staff and the applicant are able to work out the details of that, he would like to incorporate that in the proposed findings instead of the remonstrance agreement. All Commissioner's expressed agreement. Mr. Helm said that he would be willing to work out a solution in the two weeks available.

Chairperson Lee called a five minute break. Commissioner Nieberlein excused herself from the meeting because she was not feeling well.

MITCHELL MODIFICATION - PC 08 14 MOD 05: A REQUEST TO REMOVE THE STATEMENT FROM PARTITION PLAT 98-P1185, WHICH READS, "AS A CONDITION OF THIS PARTITION, THE OWNER ACKNOWLEDGES THAT THE CITY OF FLORENCE WILL PROHIBIT ACCESS TO PARCEL 3 FROM 23RD STREET." THE APPLICANTS ALSO REQUEST TO REMOVE THE STATEMENT FROM PARTITION PLAT 99-P1282, WHICH READS, "...THAT THE OWNER RELINQUISHES ANY ACCESS RIGHTS TO 23RD STREET FROM PARCELS 1 AND 2."

Chairperson Lee asked Commissioners to declare conflicts of interest, bias, ex-parte contact or site visits. All Commissioners declared site visits.

Chairperson Lee asked if any member of the public wished to challenge a Commissioner's impartiality. No challenges were heard.

Chairperson Lee opened the public hearing for Resolution PC 08 14 MOD 05 at 9:47 p.m.

STAFF REPORT

place on July 8th, he would like to have the commission members remember that he is wide open to suggestions ranging from forget the entire thing to go get them. He wished that the Commission could think about the big picture to start.

Chairperson Lee added that it was very interesting at the Lane County Planning Commission meeting, which they held in Florence. She feels that Florence does as good a job or better. She would like to consider what they did which was the chairperson announced right at the beginning of the meeting that the meeting would go until 10 pm. Her impression of the meeting was that Lane County really didn't find anything too negative about what the city was requesting. Three people testified on the entire comprehensive plan.

ADJOURNMENT

The meeting was adjourned at 11:10 pm.

Donna Lee 7-11-08

**DONNA LEE, CHAIRPERSON
FLORENCE PLANNING COMMISSION**

COPY PRINTED 7-24-08

**Conditions of Approval
PC 08 15 DR 04
Wyndham Timeshare
Location: 750 Quince Street**

WITHIN ONE YEAR OF DESIGN REVIEW APPROVAL OR BY JULY 8, 2009

Responsible Staff	Sign-Off	Date	Condition
Planning			<p>9. The boundaries of land that is to be dedicated to the City for purposes of a park and a multi-purpose bike and pedestrian trail shall be identified. The location of the park is generally located on the southern end of the property below the thirty foot (30') contour line. The location of the trail will be mutually agreed to by the City and the applicant and will be a minimum of fifteen feet (15') wide. The trail must be located such that it is financially feasible to be constructed as well as capable of being permitted under the regulations of DSL and the Army Corps of Engineers. Where practicable, the trail will align with the eastern boundary of the applicant's property to a point where the trail will turn northward to connect to the City's Redwood Street right-of-way, and remain west of Munsel Creek. The applicant's environmental consultant will work with the City to identify an alignment for the trail and assist with an application to DSL and the Army Corps of Engineers; the environmental consulting services to the City shall be limited to an amount of \$10,000. If for some reason the City cannot find a permitable route that is economically feasible (including along the slope of the bank below the resort), within twelve (12) months of the Planning Commission approval, the City will not withhold a Certificate of Occupancy for the Project.</p>

PRIOR TO INITIATING SITE DEVELOPMENT & ISSUANCE OF BUILDING PERMITS

Responsible Staff	Sign-Off	Date	Condition
Planning & Building			4. Prior to any site development and issuance of a building permit, the top of the steep bank shall be clearly identified with stakes and/or markers. The stakes and/or markers shall remain on-site during the duration of the construction period.
Planning			7. Prior to initiating site development the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians shall be noticed at least 72 hours prior to any ground disturbing activities so that a tribal representative can monitor the activities and contact them immediately if any known or suspected cultural resources are encountered during any phase of the project..
Planning			12. Prior to any site development and issuance of a building permit, a vegetation removal plan that includes removal of noxious weeds including English Ivy, Himalayan Blackberries and Scot's Broom (per FCC 6-1-6-13) and tree limb trimming shall be submitted and approved by the Community Development Department. The tree limb trimming plan shall be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation and submitted to the Community Development Department. Any additional tree thinning requires authorization by the City for removal of any trees beyond what is identified in the tree preservation plan (sheet A1.13).
Public Works, Building & Planning			13. Prior to any site development and issuance of a building permit, a final grading, erosion control and stormwater management plan (per FCC 9-5) shall be submitted and approved by the Public Works and Community Development Department. Approval of the plan by the State Department of Environmental Quality (DEQ) shall also be submitted by the applicant to the Community Development Department.

PRIOR TO ISSUANCE OF BUILDING PERMITS

Responsible Staff	Sign-Off	Date	Condition
Planning	MA	7/24/08	3. The applicant will present to the Community Development Department a signed "Acceptance Agreement" of all conditions.
Building			5. A soils report with foundation recommendations, based on seismic provision of OSSC 1613 or ASCE-7 shall be submitted and approved by the Florence Building Official. The applicant shall submit plans to scale showing compliance with 2007 OSSC-IBC and OFC-IFC; and appropriate mechanical, plumbing and electrical plan submittals, as well as detailed site plan with elevations, existing and proposed
Planning			6. Concurrency from the Department of State Lands on wetland delineation is required to be submitted by the applicant to the Community Development Department
Planning & Fire District			8. The site plan shall be revised and approved by the Community Development Department and the Siuslaw Valley Fire and Rescue that includes: 1) a minimum 16-foot wide fire access on the east side of the property (turf-blocking or similar material should be used to reduce the impervious surface area), 2) a fire hydrant on the north-east corner of the complex, 3) a location for the LPG tank fill/vent that is at least 50 feet from buildings, lot lines and public ways, and 4) a location for the LPG tank that is at least 10 feet from lot lines, public ways and buildings. Additionally, a permit from the Oregon State Fire Marshal is required for the LPG tank.
Public Works & Planning			11. The applicant shall demonstrate that the layout satisfies requirements of all existing easements on the site plan, so no structure is placed in an easement (e.g. the public utility easement on the west frontage of the property).

PRIOR TO ISSUANCE OF BUILDING PERMITS (Cont.)

Responsible Staff	Sign-Off	Date	Condition
Planning			<p>14. The site plan and landscaping plan shall be revised to 1) illustrate how the landscaping meets the vision clearance requirements at all access points to the development to ensure there are no planting, walls, structures or temporary or permanent obstruction from two and one half feet (2 1/2') above the street grade to a height of eight feet (8'), and 2) provide information regarding the height of the landscaped berms proposed along the Quince Street right-of-way to ensure the berms are consistent with the visual aids, and 3) provide information to meet the City of Florence "Site Design Policies and Standards," to address the following specifications: "<i>Deciduous trees should have a minimum trunk caliper of 1 3/4 inches measured 6 inches above grade. Evergreen trees should be at least 6 feet high. Shrubs should be 18 inches in height, spaced not over 5 feet apart. Ground cover should be a minimum of a 4-inch pot spaced a maximum of 18 inches apart.</i>" (pg. 6)</p>
Planning			<p>18. The parking lot lighting fixture with dimensions and illumination specifications shall be submitted for approval to the Community Development Department to ensure consistency with the standards of FCC 10-3-8-G and FCC 10-17C-4-I.</p>
Public Works			<p>19. A final utility plan, which includes any necessary utility easements and a 12-inch water main, shall be submitted and approved by the Public Works Department.</p>
Planning			<p>23. The applicant must provide the city with a copy of a signed Mode of Delivery Agreement with the United States Postal Service.</p>
Planning			<p>25. The colorized architectural renderings (type III visual aid) Exhibit B, Sheets A7.20, A7.21 and A7.22 shall be certified by the source, per FCC 10-17-2, with respect to the building size and location, grade elevations and berm height and location.</p>

PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY

Responsible Staff & Time	Sign-Off	Date	Condition
Planning			10. The applicant shall dedicate the land identified in Condition #9 to the City for use as a park and multi-purpose bike and pedestrian trail. The applicant shall record the land dedication with Lane County and submit the recorded dedication to the Community Development Department.
Planning			15. All parking areas shall be improved to meet city code standards, per FCC 10-3-8.
Public Works & Planning			16. The Quince Street right-of-way in front of the applicant's property shall be improved with an 8-foot wide sidewalk and street lighting using the Central Lincoln Public Utility District's Ornamental Streetlights (from the intersection at Pacific Ave./8 th Street to the adjacent property to the south/tax lot 3400),
Planning			17. All landscaping shall be installed and maintained according to the approved landscaping plan and with vision clearance standards met.
Planning			20. Signage shall be provided for emergency responders by installing addresses on the west end of each building, and a directional sign at the main entry for addresses that are north or south of the entrance.
Planning			21. All trash and recycling enclosures shall be screened and constructed with a minimum of five (5') feet high solid screening wall according to the approved plans or with other compatible materials as the building.
Public Works			24. All utilities with recorded easements (as necessary) and public improvements shall be completed and approved by the Public Works Department.

ONGOING

Building & Planning			22. Prior to installation of any new commercial signs, a sign permit must be approved by the Community Development Department.
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9805 WILLIAMS ROAD, REDMOND, WA 98052
TEL (425) 498-2500 FAX (425) 498-3068

TRANSMITTAL

To: **COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF FLORENCE**

DATE: **JULY 22, 2008**

PROJECT: **FLORENCE**

RE: **EXECUTED AGREEMENT OF
ACCEPTANCE**

WE ARE SENDING YOU:

ATTACHED UNDER SEPARATE COVER VIA _____

THE FOLLOWING ITEMS:

PRINTS SHOP DRAWINGS SPECIFICATIONS SAMPLES

PLANS CHANGE ORDER COPY OF LETTER

OTHER _____

COPIES	DATE	NO.	DESCRIPTION
1			SIGNED AGREEMENT OF ACCEPTANCE

THESE ARE TRANSMITTED AS CHECKED BELOW:

FOR APPROVAL APPROVED AS NOTED RESUBMIT COPIES FOR APPROVAL

FOR YOUR USE RETURNED FOR CORRECTIONS SUBMIT COPIES FOR DISTRIBUTION

AS REQUESTED RETURN CORRECTED PRINTS FOR REVIEW OR COMMENT

OTHER _____

SIGNED: CONNIE ANDREWS, DUE DILIGENCE COORDINATOR





AGREEMENT OF ACCEPTANCE

CITY OF FLORENCE

PROJECT: A request for a major design review permit to construct a 120-unit time-share resort, to be located at 750 Quince Street.

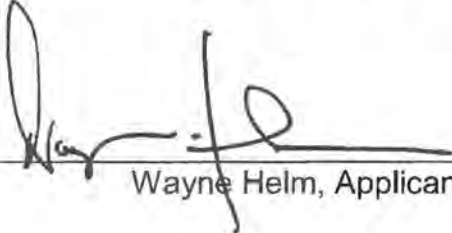
LOCATION: 750 Quince Street, Florence, OR 97439

RESOLUTION: PC 08 15 DR 04

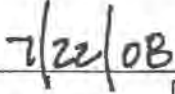
APPLICANT: Wayne Helm
Wyndham Vacation Ownership
10735 Willows Rd., NE
Redmond, WA 98052

As the applicant of record of the subject property for the project described above, I have read and accept all the Conditions of Approval for Resolution PC 08 15 DR 04 (copy enclosed).

I understand that written evidence of agreement with all conditions of this approval is required before this project approval shall become effective.



Wayne Helm, Applicant



Date

Please return to:
City of Florence
Community Development Department
250 Highway 101
Florence, Oregon 97439



City of Florence

Community Services

Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
PH: (541) 997-2053
FAX: (541) 997-4109

July 11, 2008

Wyndham Vacation Ownership
Wayne Helm
10735 Willows Rd., NE
Redmond, WA 98052

RE: Land Use Application PC 08 15 DR 04

Dear Mr. Helm:

Enclosed are a signed copy of the Planning Commission's resolution for your review and an agreement of acceptances of the conditions of approval which needs to be signed and returned to the Community Development Department.

Please be advised that the decisions of the Planning Commission may be appealed to the City Council pursuant to Florence City Code, Section 10-1-1-7. Such appeal may be initiated by the applicant, or any party who submitted testimony. A notice of intent to appeal must be filed with the City Recorder within fifteen (15) calendar days after the notice of decision was rendered by the Planning Commission, otherwise the decision shall be final. The decision is "rendered" with the mailing of this letter. In this case, the appeal period will end on July 23, 2008.

If you have any questions, you may me at 997-8237.

Regards,

Kelli Weese
Planning Technician

Enclosure: Resolution PC 08 15 DR 04
Findings of Fact
Agreement of Acceptance



**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 08 15 DR 04

A REQUEST FOR APPROVAL OF MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A 120-UNIT TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901; EAST OF THE FLORENCE EVENTS CENTER.

WHEREAS, application was made by the Wyndham Vacation Ownership, who was represented by Myhre Group Architects, Inc, as required by FCC 10-1-1-4 and FCC 10-6-6; and

WHEREAS, the Planning Commission/Design Review Board met in a duly advertised public hearing on June 24, 2008 to consider the application, evidence in the record and testimony received as per FCC 10-1-1-5, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-6-5, after review of the application, testimony and evidence in the record, that the application meets the applicable criteria, or can meet the criteria through compliance with certain Conditions of Approval;

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 application, as presented, meets or can meet the 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 with Diagrams, Exhibits and Appendices including visual aids type II animation and type III perspectives A7.20, A7.21 and A7.22 and with revised sheets Planting Plan L4.0 and L4.1, Grading Plan North C3.00, Grading Plan South C3.01, Preliminary Development Site Plan 1 of 2, Exterior Elevation A7.17 and A1.19, and Building Section A9.10.

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 the interior regulated by Building Codes or those needed to comply with conditions of approval, will require approval by the Community Development Director or Planning

Commission/Design Review Board. All required site improvements shall be made prior to final inspection and occupancy the City agrees to a performance agreement and financial security.

2. Regardless of the content of material presented for this Planning Commission hearing, 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 hearing and the associated Conditions of Approval.
3. **Prior to issuance of a building permit**, the applicant will present to the Community Development Department a signed "Acceptance Agreement" of all conditions of approval.
4. **Prior to initiating site development and issuance of a building permit**, the top of the steep bank shall be clearly identified with stakes and/or markers. The stakes and/or markers shall remain on-site during the duration of the construction period.
5. **Prior to issuance of a building permit**, a soils report with foundation recommendations, based on seismic provision of OSSC 1613 or ASCE-7 shall be submitted and approved by the Florence Building Official. The applicant shall submit plans to scale showing compliance with 2007 OSSC-IBC and OFC-IFC; and appropriate mechanical, plumbing and electrical plan submittals, as well as detailed site plan with elevations, existing and proposed.
6. **Prior to issuance of a building permit** concurrency from the Department of State Lands on wetland delineation is required to be submitted by the applicant to the Community Development Department.
7. **Prior to initiating site development** the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians shall be noticed at least 72 hours prior to any ground disturbing activities so that a tribal representative can monitor the activities and contact them immediately if any known or suspected cultural resources are encountered during any phase of the project.
8. **Prior to issuance of a building permit**, the site plan shall be revised and approved by the Community Development Department and the Siuslaw Valley Fire and Rescue that includes: 1) a minimum 16-foot wide fire access on the east side of the property (turf-blocking or similar material should be used to reduce the impervious surface area), 2) a fire hydrant on the north-east corner of the complex, 3) a location for the LPG tank fill/vent that is at least 50 feet from buildings, lot lines and public ways, and 4) a location for the LPG tank that is at

least 10 feet from lot lines, public ways and buildings. Additionally, a permit from the Oregon State Fire Marshal is required for the LPG tank.

9. Within one year of Design Review approval, the boundaries of land that is to be dedicated to the City for purposes of a park and a multi-purpose bike and pedestrian trail shall be identified. The location of the park is generally located on the southern end of the property below the thirty foot (30') contour line. The location of the trail will be mutually agreed to by the City and the applicant and will be a minimum of fifteen feet (15') wide. The trail must be located such that it is financially feasible to be constructed as well as capable of being permitted under the regulations of DSL and the Army Corps of Engineers. Where practicable, the trail will align with the eastern boundary of the applicant's property to a point where the trail will turn northward to connect to the City's Redwood Street right-of-way, and remain west of Munsel Creek. The applicant's environmental consultant will work with the City to identify an alignment for the trail and assist with an application to DSL and the Army Corps of Engineers; the environmental consulting services to the City shall be limited to an amount of \$10,000. If for some reason the City cannot find a permissible route that is economically feasible (including along the slope of the bank below the resort), within twelve (12) months of the Planning Commission approval, the City will not withhold a Certificate of Occupancy for the Project.

10. Prior to issuance of a certificate of occupancy, the applicant shall dedicate the land identified in Condition #9 to the City for use as a park and multi-purpose bike and pedestrian trail. The applicant shall record the land dedication with Lane County and submit the recorded dedication to the Community Development Department.

11. Prior to issuance of a building permit, the applicant shall demonstrate that the layout satisfies requirements of all existing easements on the site plan, so no structure is placed in an easement (e.g. the public utility easement on the west frontage of the property).

12. Prior to any site development and issuance of a building permit, a vegetation removal plan that includes removal of noxious weeds including English Ivy, Himalayan Blackberries and Scot's Broom (per FCC 6-1-6-13) and tree limb trimming shall be submitted and approved by the Community Development Department. The tree limb trimming plan shall be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation and submitted to the Community Development Department. Any additional tree thinning requires authorization by the City for removal of any trees beyond what is identified in the tree preservation plan (sheet A1.13).

13. Prior to any site development and issuance of a building permit, a final grading, erosion control and stormwater management plan (per FCC 9-5) shall be submitted and approved by the Public Works and Community

Development Department. Approval of the plan by the State Department of Environmental Quality (DEQ) shall also be submitted by the applicant to the Community Development Department.

14. Prior to issuance of a building permit, the site plan and landscaping plan shall be revised to 1) illustrate how the landscaping meets the vision clearance requirements at all access points to the development to ensure there are no planting, walls, structures or temporary or permanent obstruction from two and one half feet (2 1/2') above the street grade to a height of eight feet (8'), and 2) provide information regarding the height of the landscaped berms proposed along the Quince Street right-of-way and consistent with the visual aids, and 3) provide information to meet the City of Florence "Site Design Policies and Standards," to address the following specifications:

"Deciduous trees should have a minimum trunk caliper of 1 3/4 inches measured 6 inches above grade. Evergreen trees should be at least 6 feet high. Shrubs should be 18 inches in height, spaced not over 5 feet apart. Ground cover should be a minimum of a 4-inch pot spaced a maximum of 18 inches apart." (pg. 6)

15. Prior to issuance of a certificate of occupancy, all parking areas shall be improved to meet city code standards, per FCC 10-3-8.

16. Prior to issuance of a certificate of occupancy, and the Quince Street right-of-way in front of the applicant's property shall be improved with an 8-foot wide sidewalk and street lighting using the Central Lincoln Public Utility District's Ornamental Streetlights (from the intersection at Pacific Ave./8th Street to the adjacent property to the south/tax lot 3400),

17. Prior to issuance of a certificate of occupancy, all landscaping shall be installed and maintained according to the approved landscaping plan and with vision clearance standards met.

18. Prior to issuance of a building permit, the parking lot lighting fixture with dimensions and illumination specifications shall be submitted for approval to the Community Development Department to ensure consistency with the standards of FCC 10-3-8-G and FCC 10-17C-4-I.

19. Prior to issuance of a building permit, a final utility plan, which includes any necessary utility easements and a 12-inch water main, shall be submitted and approved by the Public Works Department.

20. Prior to issuance of a certificate of occupancy, signage shall be provided for emergency responders by installing addresses on the west end of each building, and a directional sign at the main entry for addresses that are north or south of the entrance.

21. **Prior to issuance of a certificate of occupancy**, all trash and recycling enclosures shall be screened and constructed with a minimum of five (5') feet high solid screening wall according to the approved plans or with other compatible materials as the building.

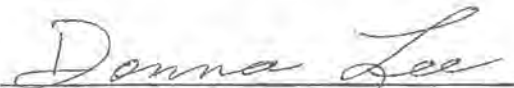
22. Prior to installation of any new commercial signs, a sign permit must be approved by the Community Development Department.

23. **Prior to issuance of a building permit**, the applicant must provide the city with a copy of a signed Mode of Delivery Agreement with the United States Postal Service.

24. **Prior to issuance of a certificate of occupancy**, all utilities with recorded easements (as necessary) and public improvements shall be completed and approved by the Public Works Department.

25. **Prior to issuance of a building permit**, the colorized architectural renderings (type III visual aid) Exhibit B, Sheets A7.20, A7.21 and A7.22 shall be certified by the source, per FCC 10-17-2, with respect to the building size and location, grade elevations and berm height and location.

ADOPTED BY THE FLORENCE PLANNING COMMISSION the 8^h day of July, 2008.



DONNA LEE, Chairperson
Florence Planning Commission



DATE

Exhibit "A"
FLORENCE PLANNING COMMISSION FINDINGS

Date of Findings: July 8, 2008
Public Hearing Date: June 24, 2008
Date of Staff Report: June 17, 2008

Planner: Melissa Anderson

Application: PC 08 15 DR 04 Wyndham Timeshare Development

I. PROPOSAL DESCRIPTION

Proposal: The applicant is proposing to develop a 120-unit timeshare development across the street (to the east) from the Florence Events Center. The development is proposed to include one-story common amenity spaces and three four-story wings, with an outdoor swimming pool, spas and other recreational amenities.

Applicant: Wyndham Vacation Ownership

Property Owner: Aspen Flo, LLC

Applicant's Representative: Myhre Group Architects, Inc.

Location: 750 Quince Street
Map 18-12-26-33, Tax Lots 900 and 901

Acres: 12.39 Acres

Comp Plan Designation: Downtown Designation

Zoning District: Old Town Zoning District (OT), Area C

Surrounding Land Use/Zoning:

Site: Former Middle-school Facility / OT, Area "C"
North: Commercial Uses / Mainstreet Area "A"
South: Mixed Uses / OT, Area "C"
East: Siuslaw River / Estuary Management Units
West: Florence Events Center & Multi-family Residential / OT, Area "C"

II. NARRATIVE

The applicant is proposing to develop a 157,000 square-foot timeshare development across the street (to the east) from the Florence Events Center. The total lot area is 12.39 acres, and the assumed buildable area above the top

of the steep slope is 8.1 acres. The Siuslaw River and Estuary and Munsel Creek are located to the east of the steep slope. The site is the location of the former Florence Middle School; there are vacant buildings and old playground areas in the proposed development area.

The development is proposed to include one-story common amenity spaces and three four-story wings containing a total of 120 vacation ownership units. The site includes 187 parking spaces for owners and staff in two surface parking lots on the north and south ends of the site. An outdoor swimming pool, spas and other recreational amenities will be included as part of the proposed development in two courtyards formed by the vacation ownership unit blocks. The applicant promotes the development as designed to create a destination resort that fits into the coastal character of Oregon and the Pacific Northwest, which is intended to be sensitive to the adjacent natural areas of the Siuslaw River Estuary and related riparian corridor.

III. PUBLIC AND AGENCY NOTIFICATION

Public Notification: Notice was mailed to property owners within 100 feet of the site and published in the Siuslaw News on June 14th and 18th. As of this writing, the following comments have been received:

On June 11, 2008, Mr. and Mrs. Pennington wrote a letter in support of the proposal and stated that they are members of the Worldmark by Wyndham timeshare. They think it will be an asset to Florence bringing in quality visitors who will be spending money in Florence. It is a great use of the property and will make it more attractive.

On June 16, 2008, Marv VandeStreek of Edwin K Bed & Breakfast wrote a letter in support of the proposal and stated that he is a member of the Worldmark by Wyndham timeshare. He thinks it will be great addition to the City because it is a quality organization that will attract visitors with disposable income who will spend money in the community at the restaurants, shops, at the golf course and at the sand dunes. Additionally, at the other Wyndham timeshares, there has always been a room tax and the City should look into this because it could be another source of revenue.

On June 18, 2008, Gary Armstrong commented on the proposed timeshare resort and provided the following three points;

1. Exterior Lighting: Avoid "night blight." Preserve Florence's scenic and starry nighttime sky. Consider low intensity, downward directed lighting, especially on Quince and parking lots, using Old Town style fixtures.
2. Landscaping: This will be a center-piece in our community. Require "mature" landscaping that won't take 10 years to look attractive. Require replacement of native evergreens and other greenery with something

more than the usual Florence 6-foot planting. Protect existing, historic trees.

3. Riparian Area: Protect/assure public access and enjoyment of this area.

On June 20, 2008, Kathy Lenox commented that the large stand of trees in the south end of this parcel also appear undisturbed. These trees, the estuary, and the tidal lands should be undisturbed and be of utmost concern to this development.

On June 24, 2008, Evelyn Alford recommended that the Florence Planning Commission not get involved in a timeshare and should build condos instead. If the decision is made to create timeshares, suggest the Commission create some very tightly worded contingencies on how they will be managed in order to protect the owners. Selling them as "deeded" timeshares should be banned.

Agency Notification: On May 29th, referrals were sent to the City of Florence Building Official, Police Department, Code Enforcement and Public Works, and the Siuslaw Valley Fire & Rescue, Central Lincoln PUD, Qwest, Charter Communications, Florence Postal Service, Florence Area Chamber of Commerce, Florence Urban Renewal Agency, Confederated Tribes, and the State of Oregon, Department of State Lands, Transportation, Fish and Wildlife, Environmental Quality and the U.S. Army Corp of Engineers. As of this writing, the following comments have been received:

On May 29, 2008, Code Enforcement Officer Brandon Ott recommended that additional lighting on the northeast corner parking areas, as well as adequate address markings and directional address related signage. This is essential for emergency responders to get where they are going as quickly as possible. Recommend posted addresses on the West end of each building, and a directional sign at the main entry directing which addresses are north or south of the entrance. Lastly, the location of the trash receptacle is far from the buildings if individuals are responsible for their trash, but is adequate if management controls trash disposal from individual units.

On May 30, 2008, the Florence Building Official provided the following comments regarding building code requirements that will be required at the time of a building permit:

1. Provide a soils report with foundation recommendations, based on seismic provision of Oregon Structural Specialty Code (OSSC) 1613 or American Society of Civil Engineers (ASCE-7).
2. Provide complete architectural/structural/fire protection systems and alarms with electrical, mechanical, plumbing and site plans prepared by a registered engineer.
3. Verify available "fire-flow" as complying with International Fire Code (IFC) Appendix B, C and D (flow and hydrant spacing).

4. Show compliance with American with Disabilities Act (ADA) and/or OSSC Chapter 11 accessibility requirements.

On June 2, 2008, the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians stated that although they have no objections to the project, they request at least 72 hours notice prior to any ground disturbing activities so that a tribal representative can monitor these activities. They also request to be contacted immediately if any known or suspected cultural resources are encountered during any phase of the project. (Condition 7)

On June 2, 2008, Gloria M. Kiryuta of the Department of State Lands commented: "A [wetland] delineation is required for all impacts to freshwater PEM, PFO, PSS, RFT wetlands and waterways in this area. It appears to be within a ESH designated water. An Estuary habitat assessment and map of activities with regard to Highest Observed tide (10.5') would need to be submitted for all impacts to tidal influenced waters, whether they are fresh or salt water. More information is required to determine where jurisdictional boundaries are located within the project boundaries and how this project will not have direct or indirect effects to wetlands, estuaries and waterways." -- On June 12, 2008, the applicant submitted a wetland survey in response to this comment (see Exhibit B, Land Title Survey Sheet). Concurrency from DSL for the wetland delineation is required prior to site development. (Condition 6)

On June 2, 2008, the Department of Environmental Quality (DEQ) commented that "The reported underground heating oil tank is a non-regulated tank. If/when they complete the decommissioning of the tank DEQ has a heating oil tank program to certify the work. No petroleum contamination has been reported at this point. The DEQ Environmental Cleanup program staff briefly reviewed the report and concluded that there is no apparent significant reason that environmental contamination would be present at the site and no specific request for detailed review from the DEQ."

On June 13, 2008, the Siuslaw Fire and Rescue commented that 1) an apparatus road is required to provide a 16-foot wide access on the east side of the property (turf-blocking can be used instead of pavement), 2) a fire hydrant on the north-east corner of the complex is necessary, 3) the liquid propane gas (LPG) tank fill/vent must be a minimum of 50 feet from buildings, lot lines and public ways, 4) the tank itself must be 10 feet from lot lines, public ways and buildings, and 5) an Oregon State Fire Marshal permit is required for LPG tank. (Condition 8)

On June 16, 2008, the Oregon Department of Transportation provided a comment stating that "after review of the TIA, dated June 10th, ODOT has determined that the existing proposal will not require the need for mitigation to ODOT facilities." This comment is based on a site plan that does not include direct access to Highway 126 via the Redwood Street right-of-way. Therefore, ODOT requests that "in the event there are any modifications to the Wyndham

Timeshare development's original proposal, [they] would appreciate the opportunity to review and comment on such changes."

On June 16, 2008, the consulting transportation engineer, Damien Gilbert of Branch Engineering provided the following recommendations for the City:

- A future year analysis for the Year 2015 should be performed for the studied intersections as well as the site accesses comparing build/no-build conditions, unless this was excluded from the scope.
- The applicant should provide a design of public improvements along their frontage in the Pacific Ave./8th Street right-of-way, and relocate the proposed northerly site access from Quince Street to the future Pacific Ave./8th Street.
- The applicant should provide operational and safety analysis for the site access points, as well as addressing on-site circulation and delivery truck access.
- There is a public utility easement where the tax map showed the right of way on the west frontage. It is recommend that the applicant demonstrate that the layout satisfies requirements of all existing easements on their site plan, so no structure is placed in that easement. (Condition 11)

On June 17, 2008, the Florence Public Works Department provided the following Comments:

- The water main needs to be upsized to 12-inch (versus the proposed 10-inch) to accommodate the needs of the development. The City is willing to discuss water SDC credits for the extension of the 12-inch water main from their southern property boundary to Harbor Street and City participation with the replacement of existing FH's along Quince Street to provide a means for intertie the proposed and existing water system. (Condition 19)
- The 8th Street right-of-way should be extended to the east of Quince Street. This would allow their secondary access to come from a side street instead of Quince and provide a better means of vehicle traffic (RV's and trailers) exiting the property. It also addresses the need of providing an additional fire hydrant to protect the NE corner of the building (requirement from SVFD).

On June 19, 2008, Daniel Avery of the Oregon Department of Fish and Wildlife commented with the following summary statement: "Given the many likely adverse affects from this proposed development ODFW recommends that this location not be developed as a high density destination resort and future development proposals should include a buffer that allows the stand of Spruce trees to remain intact and function as a complex habitat type." (Condition 12 & 13)

IV. APPLICABLE REVIEW CRITERIA

Florence City Code – Zoning Regulations:

- FCC 9-5: Stormwater Management
- FCC 10-1: Zoning Administration
- FCC 10-2: General Zoning Provisions
- FCC 10-3: Off Street Parking and Loading
- FCC 10-6: Design Review
- FCC 10-7: Special Development Standards
- FCC 10-17: Old Town District, Area C
- FCC 10-19: Estuary and Shorelands

Other Planning Documents:

- Realization 2020 Florence Comprehensive Plan
- Florence Downtown Architectural Guidelines
- City of Florence Site Design Policies and Standards (1992)

V. REVIEW OF APPLICABLE CRITERIA:

FLORENCE CITY CODE (FCC)

FCC 10-7 Special Development Standards

FCC Section 10-7-3: Development Standards

- A. Special Flood Hazard Area: All uses proposed in the flood area shall conform to the provisions of the National Flood Insurance Programs.**

The lower elevations of the property fall within the base flood zone, and the proposed development area is located outside of the 100-year base flood elevation. The base flood zone is located at the 13.4-foot elevation and the proposed development area is located at approximately the 40-foot elevation, or approximately 30 feet above the 100-year base flood elevation. (See Exhibit B, Sheet A1.00DR and Exhibit I)

- B. Munsel Creek and Other Drainageways: A fifty foot (50') setback shall be required for all buildings from the creek channel, except by Planning Commission approval where it can be shown by accepted engineering practices or treatment that no erosion hazards, slide potential, or possible flood damage are likely to occur, and that riparian vegetation will be protected.**

The development area is proposed to be located more than 50 feet from Munsel Creek and the Siuslaw Estuary. The timeshare buildings and related structures are proposed to be set-back 50 feet from the top of the steep bank

that abuts Munsel Creek Corridor. (See Exhibit B, Land Title Survey, sheet A1.00DR and Exhibit E)

To ensure that the development area, as proposed is respected, the top of the steep bank shall be clearly identified with stakes and/or markers, and an erosion control and mitigation plan shall be submitted and approved by the City prior to initiating site development. (Condition 4)

C. Foredunes: No grading or breaching of foredune is permitted.

The site is does not include any dunes, nor is it located adjacent to a dune, therefore, this criterion does not apply.

D. River Cutbanks: No building shall be permitted within fifty feet (50') of a river cutbank unless the bank has been stabilized. Planning Commission approval, upon review of findings from site investigation report, is necessary for a lesser distance, using the same criteria as for Munsel Creek (see item C2 herein).

A site investigation report has been submitted, (see Exhibit B, Appendix G), and the site is not located next to a river cutbank as identified on the Hazard Map (Exhibit D); the City of Florence Hazards Map indicates the locations of river cutbanks, and these are not located near or adjacent to the subject property. A survey of the wetland boundary and the highest measured tide (Exhibit B, Land Title Survey) are provided, which indicate that the proposed development is proposed to be located more than 50-feet from both the Siuslaw River and Estuary and Munsel Creek.

In addition, the proposed buildings are set back approximately 38' – 50' from the top edge of the steep slope that is on the subject property as shown on the attached site plan, Exhibit B, sheets A1.00DR and A1.10DR. The portions of the building that are closer than 50' to the top of the steep slope are limited to a small portions of the building corner of the North four-story wing, small portions of the single-story pool and spa pavilion corners and portions of the balconies that end each building wing. Therefore, this criterion is met.

E. Active Dune Advancing Edge: No building shall be permitted within one hundred feet (100') of the leading edge of an active dune.

The site is does not include any dunes, nor is it located adjacent to a dune, therefore, this criterion does not apply.

F. Ocean Flooding Tidal Flooding, Tsunami: (See subsection A above, Special Flood Hazard Area).

The proposed development area is located outside of the 100-year base flood elevation (Exhibit B, sheet A1.00DR and Exhibit I), and the Florence Tsunami Hazard Map (Exhibit J) indicates the proposed development area is above tsunami hazard area. The tsunami evacuation route is located along Quince Street, adjacent to the property. Therefore, this criterion is met.

- G. Slopes Greater than Twelve Percent: For development on steep slopes, a foundation design and grading with provision for retaining walls or excavated banks shall be carried out according to plans prepared by a registered engineer and approved by the City.**

There is a steep slope on the applicant's property, however the proposed resort buildings and related structures are set back approximately 38'- 50'-0" from the top of this slope. (See Exhibit B, Sheet A1.10DR) The Preliminary Geotechnical Engineering Report and summary letter (Exhibit B, Appendix C), state that this set back from the top of slope is acceptable. To ensure the stability of the structural foundations, the Florence Building Official has commented that a soils report with foundation recommendations, based on seismic provision of OSSC 1613 or ASCE-7 is required at the time of building permit. (Condition 5)

- H. Active Dune Sands: Open sand will require primary stabilization as with European beach grass and secondary stabilization with any of a variety of shrubs and trees in conjunction with any development. Stabilization may be required prior to development in cases where there are large unstabilized areas.**

The site does not include any dunes, nor is it located adjacent to a dune, therefore, this criterion does not apply.

- I. Brallier and Heceta Soils: In general these soils are not suitable for development. Should development occur, structures would be built on pilings or fill as designed by a registered engineer.**

This site is comprised mainly of Waldport soils, and Brallier soil is present within the northeastern edge of the property. Brallier soil is located below the bottom of the sloped area and is not within the proposed development area of the site. See Exhibit B site plan sheet A1.00DR and see attached Appendix E, Phase I Environmental Site Assessment and Limited Subsurface Assessment, and Appendix C, Preliminary Geotechnical Engineering Report. Therefore, this criterion is met.

- J. Yaquina Soils and Wet Areas: In areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approved by the City.**

This site is comprised mainly of Waldport soils; Yaquina soils are not present on-site. Therefore this criterion does not apply.

FCC Section 10-7-4: Site Investigation

- A. Areas Requiring a Site Investigation: Areas identified on the "Hazards Map", "Soils Map", or Resource Inventory are subject to the site investigation procedure contained in site investigation reports by Wilbur E. Ternyik, published by OCZMA. No building permit, conditional use permit or other permit subject to the provisions of this Title may be issued except with affirmative findings that:**
- 1. Upon specific examination of the site, the condition identified on the "Hazards Map" or "Soils Map" or supporting inventory documents did not exist on the subject property; or**
 - 2. That harmful effects could be mitigated or eliminated through, for example, foundation of structural engineering, setbacks or dedication of protected natural areas.**

Site investigation requirements may be waived where specific standards, adequate to eliminate the danger to health, safety and property, have been adopted by the City. This exception would apply to flood-prone areas, which are subject to requirements of the National Flood Insurance Program and other problem areas which may be adequately protected through provisions of the Building Code. (Ord. 669, 5-17-82)

A site investigation report was prepared (Exhibit B, Appendices G).

This site is comprised mainly of Waldport soils, and Brallier soil is present within the northeastern edge of the property. Brallier soil is located below the bottom of the sloped area and is not within the proposed development area of the site.

The proposed development area is located outside of the 100-year base flood elevation (Exhibit B, sheet A1.00DR and Exhibit I), and the Florence Tsunami Hazard Map (Exhibit J) indicates the proposed development area is above tsunami hazard area. The tsunami evacuation route is located along Quince Street, adjacent to the property.

The lower elevations of the property fall within the base flood zone, and the proposed development area is located outside of the 100-year base flood elevation. The base flood zone is located at the 13.4-foot elevation and the proposed development area is located at approximately the 40-

foot elevation, or approximately 30 feet above the 100-year base flood elevation.

A survey of the wetland boundary and the highest measured tide (Exhibit B, Land Title Survey) are provided, which indicate that the proposed development is proposed to be located more than 50-feet from both the Siuslaw River and Estuary and Munsel Creek.

FCC 10-17 Old Town District, Area C

FCC 10-17-1: GENERAL PURPOSE FOR OLD TOWN: The Old Town District is intended to provide an area for pedestrian oriented, mixed land uses. Areas A and B are located near or along the waterfront and comprise the historic old town with generally smaller scale structures than Area C. The Old Town District is also intended to encourage restoration, revitalization and preservation of the District.

FCC 10-17C-1: PURPOSE FOR AREA C: Old Town Area C is intended for mixed uses which provide a range of housing and hospitality options around the Events Center that take advantage of the surrounding natural features and views of the river.

The proposed timeshare development is consistent with the purpose of *Old Town Area C* by adding a hospitality use adjacent to the Events Center that will take advantage of the natural features and views of the Siuslaw River. The proposed development orients three four-story wings, each with views to the Siuslaw River, which form two courtyards with recreational and natural amenities. The buildings are set-back 38' to 50' from the eastern edge of the development area, and landscaping is provided to meld into the natural foliage along the steep slope. Therefore, the proposed development is consistent with the purpose of the Old Town District and Area C.

FCC 10-17C-2: Land Uses for Area C: The following establishes permitted, conditional, and Prohibited Uses for the Old Town District Area C.

Lodging, motels and hotels

While "*timeshare*" is not specifically listed as a permitted use, it is considered under the use "lodging, motels and hotels". As such, it is a permitted use and meets this criterion.

FCC 10-17C-3: Lot and Yard Provisions for Area C

A. Lot Area: The lot area shall be a minimum of 2,500 square feet. Lot area for a duplex shall be at least 5,000 sq ft and lot area for a multiple family structure shall be at least 2,500 sq ft for each ground floor unit.

The project is proposed for map and tax lots 18-12-26-33-900 and -901 on a total of 12.39 acres. Although it is not classified as a multi-family use, the "timeshare" would still meet this criterion if later converted to multi-family use. The proposed development includes 28 vacation ownership units on the ground floor, and 70,000 square feet is the required lot area for the proposed development. Therefore, the area for tax lots 900 and 901 are greater than 2,500 square feet, and the area of lot tax 900 alone is greater than the 70,000 square feet that is required for multi-family structures. Therefore, this criterion is met.

B. Lot Dimensions: The minimum lot width shall be twenty-five feet (25').

The proposed development has a mean lot depth of approximately 416'-8". The mean lot width is approximately 1,256 feet. These measurements were calculated in accordance with the definitions in FCC Section 10-1-4, "Lot Measurement" and this criterion is met.

C. Lot Coverage: The Design Review Board may allow up to eighty percent (80%) lot coverage by buildings and other impervious surfaces.

The total lot area is 12.39 acres, however the proposed buildable area above the top of the steep slope is 8.1 acres. The building covers approximately 47,025 square feet, including the auxiliary structures (pool and spa pavilions and trash enclosure). The impervious surface including hardscape, walkways and parking areas covers approximately 109,265 square feet. The total lot coverage proposed by this development is approximately 29% of the 12.39 acres and 44% of the 8.1 buildable acres. Therefore, the proposed development is less than the maximum 80% lot coverage and this criterion is met.

D. Yard Regulations:

1. Garage and Carport Entries: Garage and carport entries shall have a minimum setback of twenty feet (20'), with all parking to have access from side or rear of property.

The proposed development does not include any garage or carport entries and therefore this criterion does not apply.

2. Front Yards: Front yard setback shall be a minimum of fifteen feet (15').

All proposed buildings are located no closer than 15 feet from the front property line, therefore, this criterion is met.

3. Side Yard: No side yard shall be less than five feet (5') unless zero lot line spacing is approved.

All proposed buildings are located no closer than 5 feet from the side property line, therefore, this criterion is met.

4. Rear Yard or Alley: Rear yard or alley setback shall be a minimum of five feet (5').

All proposed buildings are located no closer than 5 feet from the rear property line, therefore, this criterion is met.

5. The Planning Commission/Design Review Board may allow reduction of any Area C setbacks, if an easement is approved and dedicated that will preserve mature trees, sand banks, and/or bank vegetation.

The proposed development is not requesting any reduction in setbacks, therefore, this criterion does not apply.

6. For developments with ground floor commercial units facing Quince/2nd Street, the Planning Commission/ Design Review Board may allow reduced front yard or side yard setbacks from that street if pedestrian-friendly amenities are provided, such as street trees, wider sidewalks with seating, overhangs and awnings, etc.

The proposed development is not requesting any reduction in setbacks, therefore, this criterion does not apply.

E. Common Open Space: Common open space is required for any multi-family housing development, as follows:

- 1. An area on the site measuring a minimum of 100 sq ft per dwelling unit shall be designated and permanently reserved by deed restriction as common open space.**
- 2. In meeting the common open space standard, the multiple family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands (e.g., trees or bank vegetation preserved), play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.**
- 3. To receive credit under this section, a common open space area shall have an average width that is not less than twenty feet (20') and an average length that is not less than 20 feet.**
- 4. Any common areas shall be owned as common property and maintained by a homeowners association or other legal entity. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.**

Although it is not classified as a multi-family use, the "timeshare" development includes 120 units, thus requiring a minimum 12,000 square feet of common open space. This proposed development includes approximately 31,260 square feet of landscaped and hardscaped open space within the two courtyards alone. The courtyard dimensions exceed the 20'-0" x 20'-0" minimum requirements. The common open space includes an outdoor playground, a swimming pool, a half-size basketball court, and various pedestrian pathways, water features and sitting areas. In addition to the courtyards, there is an approximately 50 foot wide swath of area along the top of the steep sloped natural riparian area and allows some views to the adjacent Siuslaw River Estuary and the river beyond that includes pathways and landscaped features that are shared by the resort owners. The common areas are all included in the property to be owned and maintained by Worldmark by Wyndham. Therefore, the common open space requirements are met.

FCC Section 10-17C-4 Site and Development Provisions for Area C

A. Building or Structural Height Limitations: The maximum height for buildings or other structures in the Old Town District Area C shall be four (4) stories above grade with a maximum height of fifty-five feet (55').

For any building two (2) stories or more above grade, two (2) or more of the following design options shall be employed to reduce the perceived scale of the structure:

- 1. Pitched or gable roofs are encouraged, with offsets, valleys, or false dormers to break up the roof plane as viewed from any abutting street.**
- 2. Building exterior shall be broken into shapes and planes of less than 750 square feet for any building plane. Such planes shall have a two foot (2') minimum relative off-set. Any third or fourth story shall be set back a minimum of 10 feet from the wall plane of the floor below if it faces a street.**
- 3. Windows, balconies, entryways, and/or arcades shall be used to create visual interest and reduce the apparent bulk/mass of the building; and variation in materials, textures, colors, and shapes shall be used to break up wall planes.**
- 4. A public plaza may be provided between the buildings and the street right-of-way. The plaza shall be a 1,000 square feet in size for seating, landscaping, and weather protection, such as awnings, canopies, overhangs, or similar features.**

In the proposed timeshare resort development, the buildings have a maximum height of 54'-10" including four stories above grade, and are therefore in compliance with this requirement. Building one includes a partial basement and its only exposure is at the North side of the building with a drive access that slopes below grade to the entrance for the maintenance and laundry facilities for

the site. The height of this building remains below the maximum 55'-0" allowed at the adjacent grade¹, see site section A1.40DR of Exhibit B. Therefore, the criterion for maximum building height is met.

With regard to design features, options one and three above are addressed. The proposed design uses "cascading" pitched roofs with hips to visually break down the vertical mass of the building. The exterior walls of the four-story buildings are articulated with bays and balconies that create visual interest and further break up the exterior wall planes. The single-story entry lobby and recreation building sit slightly to the front of the four-story vacation ownership unit wings and are connected with a single-story enclosed passageway that helps to enhance the pedestrian scale of the building frontage in relation to Quince Street. The building incorporates changes in colors and materials to break up the wall planes and mass of the buildings. See the exterior elevations and illustrations on sheets A7.10 through A7.22 of Exhibit B. Therefore, the design requirements are met.

B. Building Size Limitation: No structure designed solely for non-residential use shall have a building footprint that exceeds 15,000 square feet. Mixed use buildings may have greater building footprints, subject to Design Review for compatibility with surrounding structures and uses.

The structure is proposed for commercial use because it is a type of short-term lodging. The total building footprint for this proposed timeshare development is approximately 47,025 square feet, including the auxiliary structures (pool and spa pavilions and trash enclosure), see sheet A1.10DR of Exhibit B. Each of the three larger buildings is no more than 15,000 square feet and approximately 14,000 square feet each. Therefore, this criterion is met.

C. Access: Americans with Disabilities Act (ADA) approved access must be provided to all floors of buildings and structures as required by the building codes.

There is accessible access to all floors of all buildings in accordance with ADA requirements, see sheet A1.12DR of Exhibit B. Additionally, compliance with ADA and/or OSSC Chapter 11 accessibility requirements will be required at the time of building permit.

¹ **Definition of Building Height (FCC 10-17-2):** The "building height" dimension is defined as the vertical distance from the average level of the undisturbed natural grade around the building's outer foundation line to the highest point of the roof or the roof parapet, if present. If fill has been or will be added or removed in accordance with a City-approved grading plan (as for drainage, access, or compatibility with surrounding topography), the approved grade shall be used in lieu of the undisturbed natural grade. Stories located entirely below the average grade level or occupying no more than three feet above the average grade level are not counted. The dimensional limit is normally adequate to allow a pitched or gable roof style over the maximum allowed number of above-grade stories.

D. Sidewalks: Public sidewalks shall be a minimum of eight feet (8') wide along Quince Street/2nd Street.

The proposed development includes an 8' wide public walk for pedestrian use along the entire property frontage on Quince Street, see sheet A1.12DR of Exhibit B. (Condition 16) Therefore, this criterion is met.

E. Parking and Loading Spaces: Off-street parking shall not be located between the building and the street, unless mitigation measures are approved by the Planning Commission that includes each of the following:

- Pedestrian pathways from the street to the building;**
- Landscaped berms; and**
- Professionally designed landscaping.**

All required parking shall be on-site unless otherwise provided in Chapter 3 (FCC 10-3). Every building of three (3) stories or more above grade and every multi family housing structure building that incorporates indoor parking shall have an approved fire sprinkler system installed, unless it is granted an exception provided by the state building code. Bike racks shall be located either in the interior parking lot or by an entrance. Bike racks may not be located in the required pedestrian walkway.

The parking areas proposed for this development are confined mostly to the North and South of the buildings. There are access drives, accessible parking and temporary parking spaces located between the buildings and Quince Street. The porte cochere is located between the two entrances to the site with driveways linking the north and south parking lots. Pedestrian paths along these driveways link the public right-of-way along Quince Street to the proposed resort development. The landscaping along Quince Street includes berms, professionally designed landscaping and pedestrian paths to the buildings. See the attached landscape plan, Exhibit B sheet L1.0 & L1.1 and the site plan on sheet A1.10DR. All parking to be included with the proposed development is located on site. Bike parking is located on the North side of the main lobby building adjacent to the main resort entry, out of the pedestrian walkway. Therefore, this criterion is met.

F. Vision Clearance: All development shall comply with Sections 10-1-4 and 10-2-4 of this title.

The vehicular accesses from Quince Street incorporate the vision clearance² requirements and do not contain any planting, walls, structures or temporary or permanent obstruction from two and one half feet (2 1/2') above the street grade

² **Vision Clearance Definition (FCC 10-1-4):** A triangular area at an intersection; the space being defined by a line across the corner, the ends of which are on street lines or alley lines, an equal and specified distance from the corner and containing no planting, walls, structures or temporary or permanent obstruction from two and one half feet (2 1/2') above the street grade to a height of eight feet (8').

to a height of eight feet (8'). See Exhibit B sheet L1.0 & L1.1 and the site plan plan on sheet A1.10 DR. All access points to a public right-of-way shall comply with vision clearance requirements (Condition 14 & 17).

G. Signs: Where a building abuts the sidewalk, only awning, projecting, window and wall signs are permitted. Size and placement shall conform to the standards of the Sign Code, Section 10-26 of the City Code. Signs may not be internally illuminated. Use of reader-board signs is prohibited.

The timeshare resort development will include one two-sided freestanding landscape sign located in a landscaped island in the center of the main vehicular access to the site, visible from traffic going both directions on Quince Street. The sign for the proposed development will be lit with directional lighting installed in the landscape area surrounding the sign; it will not be internally lit. There will be landscaping at the sign base per the landscaping plans, L1.0 and L1.1 of Exhibit B. Therefore, signage will be consistent with the requirements of FCC 10-26-8-3 and 10-26-7-5. Prior to installation of any new commercial signs, a sign permit must be approved by the Community Development Department (Condition 22).

H. Fences, Hedges, Walls and Landscaping:

1. Landscaping: A minimum of fifteen percent (15%) landscaping is required. The calculation of the required minimum may include street trees installed and maintained by an applicant, planters and window boxes which are the property of the applicant/owner, as well as plantings within courtyard areas. All landscaping included within the fifteen percent (15%) calculation must be installed and maintained by the applicant or his/her successors.

The total buildable lot area for this development is 352,836 square feet (8.1 acres). This proposal includes approximately 196,191 square feet of pervious landscaped area or 55 % of the buildable lot area. This does not include the additional 4.29 acres of natural area that is not being developed as part of this development. Therefore, the minimum 15% landscaping is met.

2. Walls, Fences and Hedges: Interior parking lots may be separated from rear courtyards by walls, fences and/or hedges four feet (4') in height or less. Eating establishments may separate outdoor eating areas from parking areas and adjacent buildings or structures by a fence, wall or hedge not to exceed six feet (6') in height. Pedestrian walkways may be separated from abutting uses by plantings or fences which allow visual surveillance of the walkway and surrounding areas. Chain link fences are prohibited in Area C.

The proposed development includes a variety of low walls, fences, and foliage to enhance the resort feel of this timeshare destination. The parking areas include a

variety of landscaped areas including plantings in different heights to obscure the sense of the overall size of the parking areas. The interior parking lots are separated from the courtyards primarily by the vacation ownership unit building wings. The low walls and tiered landscaping create a loose barrier between the parking and drive aisles and Quince Street. In addition, there is a low 4-foot high wood fence that follows the line of the top of the steep slope providing a loose sense of the resort "edge" that adds to the coastal character and sense of Florence. See the landscape plans in Exhibit B, sheets L1.0 & L1.1.

I. Lighting: Street lighting and lighting of interior parking lots and walkways shall conform to the following lighting standards:

- 1. The light fixtures within the public right of way shall use the Central Lincoln Public Utility District's Ornamental streetlights.**
- 2. Light fixtures shall conform to the lighting styles in the Downtown Architectural Guidelines.**
- 3. Lighting shall be pedestrian scaled.**
- 4. Light fixtures shall be placed to allow adequate illumination for safe pedestrian movement. Lighting plans shall show the illumination fields for each fixture.**
- 5. Wiring for historic light fixtures shall be placed underground.**
- 6. Other overhead wiring shall be placed underground, where possible.**

The street lighting for the proposed timeshare resort development incorporates the Central Lincoln Public Utility District's Ornamental Streetlights. The parking lot lighting fixture has not yet been determined by the applicant however, the fixture design will meet these criteria based on the following standards. The lighting for the proposed development will provide an average of at least 2 foot-candles with a maximum of 5 foot-candles in the parking and walkways on site. The parking area lighting fixtures illumination shall be directed downward and the lighting layout has been designed to contain the site lighting to the development site and prevent spillover off-site and to the public way as shown on Exhibit B, sheet A1.11DR. Direct glare and reflection shall be shielded to prevent lighting spillover into adjacent properties. The parking area light fixtures and the street lighting do not exceed 20' in height. The site lighting for the proposed development will be controlled with photo sensors.

The proposed development acknowledges the requirement for a 30 day review period in which lighting levels may be adjusted by the City of Florence. The parking lot lighting fixture shall with dimensions and illumination specifications shall be submitted to the City for approval prior to issuance of a building permit. (Condition 18)

J. Trash Enclosures: At least one trash receptacle shall be provided on site. Dumpsters or similar utilitarian trash receptacles shall be screened with a solid fence or wall not less than five feet (5') in height. Trash

receptacles for pedestrians shall have a consistent design in order to provide consistency in street furniture.

One trash enclosure will be located at the north-west corner of the site. The trash enclosure will be covered with a roof and will have 5'-0" high walls, screening the trash receptacles from public view. The trash enclosure will be designed to fit in with the architectural aesthetic of the resort buildings. Therefore, this criterion is met. (Condition 21)

K. Design Review: All uses in the Old Town District Area C whether permitted or conditional uses, shall be subject to design review (FCC 10-6) to insure compatibility and integration with the character of the district and to encourage revitalization. Architectural design shall be reviewed against Downtown Architectural Design Guidelines to determine compatibility with the character of the district.

For adherence to the Design Review criteria, see section FCC Title 10 Chapter 6-5 Design Review Criteria.

1. Additional Requirements:

a. Survey: All new development and redevelopments and/or additions must also submit a recent survey map with their Design Review Application. The survey must show:

- i. Property lines**
- ii. Easements**
- iii. 2' Contours**
- iv. Existing structures (including height of sea-wall, if appropriate)**
- v. Floodplain**
- vi. Highest observed tide**

A survey is included with Exhibit B, Land Title Survey sheet. Therefore, this criterion is met.

b. New Construction or Story Addition: As an element of the Design Review process, the applicant is required to provide and/or install visual aids to assist the Planning Commission and the public to visualize the size/configuration of the proposed structure with its relation to the surroundings. The required visualization aids consist of three types:

- Type I Story Poles**
- Type II Virtual Images**
- Type III Color Architectural Renderings, as defined in FCC 10-17-2 Definitions of Visual Aid.**

Visual aids are required unless waived by the Community Development Director. In the course of the public hearing, the

Commission may overrule such determination and require additional visual aid(s). Visual aid type I, II or III is required for all buildings or story additions equal to or greater than two (2) stories in Area C.

As part of this Design Review application fully rendered color illustrations (Exhibit B, Sheets A7.20 - A7.22) are included, which clearly depict the proposed development in its immediate context. In addition, a virtual computer animation of the proposed development is provided to illustrate how it fits into the overall coastal character of Florence as a whole and specifically the Old Town Area C. Therefore, this criterion is met.

L. Development Prohibition: Any property identified as Site 7 on Map 5H-1 in the Comprehensive Plan shall remain undeveloped.

The proposed development is not included on this map and therefore this criterion does not apply.

FCC 10-19 Estuary and Shorelands

FCC 10-19-1 Natural Estuary District (NE): The purpose of the Natural Estuary District (NE) is to assure the protection of significant fish and wildlife habitats and continued biological productivity of the estuary and to accommodate the uses which are consistent with these objectives.

The Coastal Management Plan has classified portions of this property to be within the Natural Estuary management unit. (See Exhibit H for the Coastal Management Plan map and legend for the associated management units.) The proposed development does not overlap any of the natural resources and estuarine areas on this property as indicated on Exhibit B sheet A1.00DR and in attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment. Therefore, this criterion does not apply to the proposed development area.

FCC 10-19-4: Natural Resources Conservation Combining District (NRC):

A. Purpose: The Natural Resources Conservation Combining District (NRC) is applied to both natural resources conservation and residential development management units. It is the purpose of the NRC District to encourage long- term human use of these coastal resources in a manner which protects the qualities of coastal water bodies and respects the natural systems. Activities which protect or enhance renewable resources are encouraged, as are recreation and public access to coastal water.

The NRC District is specifically designed to carry out the following purposes:

1. Protection of such natural resources as soil and such natural systems as drainage courses and waterways.
2. Enhancement of renewable resources such as the coastal fisheries and timber industries.
3. Allow for recreation and public access to coastal water.

The NRC District provides a procedure by which to define the exact geographical boundaries of the shorelands within the NRC District which require protection beyond that provided by the district or districts with which the NRC is combined and imposes additional development requirements within these boundaries.

The Coastal Management Plan has classified portions of this property to be within the Shorelands-Natural Resource Conservation management unit (See Exhibit H for the Coastal Management Plan map and legend.) This proposed development does not overlap any of the natural resources and estuarine areas on this property as indicated on Exhibit B sheet A1.00DR and in attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment. In addition the Preliminary Development Plan proposes all stormwater to be treated and infiltrated on site, away from the natural and estuarine areas that abut the development area. (Condition 13)

E. Site Development Requirements: If found subject to the requirements of the NRC District based on the results of the preliminary investigation specified by Section 10-19-6, the development requirements specified herein shall be in addition to those provided by the respective district or districts with which the NRC is combined.

1. Development on shorelands within dune areas shall not result in clearance of a parcel's existing vegetation in excess of what is necessary for the construction of the proposed structure or structures, accessory buildings, necessary access, septic requirements, if applicable, and fire safety requirements.

The proposed development is not within a dune area and therefore this criterion does not apply.

2. In all cases, vegetative cover shall be retained on lands within the shoreland area. Construction activities shall occur in such a manner as to avoid unnecessary excavation and removal of indigenous vegetation unless cleared vegetation is to be replaced immediately following the construction activity. Interim soil stabilization methods shall be required during the construction phase of any project.

The proposed development area on this site is not encroaching on any shoreland areas see Exhibit B sheet A1.00DR. For areas beyond the

development area, Condition 12 requires a vegetation removal plan that includes removal of noxious weeds including English Ivy, Himalayan Blackberry and Scot's Broom (per FCC 6-1-6-13) and tree limb trimming shall be submitted and approved by the Community Development Department. The tree limb trimming plan shall be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation and submitted to the Community Development Department. Authorization by the City is required for removal of any trees beyond what is identified in the tree preservation plan (sheet A1.13).

3. Thirty feet (30') of indigenous riparian vegetation shall be retained along all coastal water bodies. This shall be measured at right angles from the mean high water line of the coastal water body.

The proposed development area is not within 30' of a mean high water line of the coastal water body. Therefore this criterion is met. Additionally, condition 12 requires a vegetation removal plan that includes removal of noxious weeds and tree limb trimming.

4. Existing trees must be retained within an area fifty feet (50') in width measured at right angles from the mean high water line of the coastal water body.

The proposed development area is not within 50' of the mean high water line of the coastal water body. Therefore this criterion is met. Additionally, condition 12 requires a vegetation removal plan that includes removal of noxious weeds and tree limb trimming. The tree limb trimming plan shall be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation and submitted to the Community Development Department. Authorization by the City is required for removal of any trees beyond what is identified in the tree preservation plan (sheet A1.13).

5. Cornices, canopies and eaves may extend two feet (2') into the setback area specified below.

Cornices, canopies and eaves do not extend two feet (2') into the setback area. Therefore this criterion does not apply.

6. Decks, uncovered porches, stairways and fire escapes may extend a distance of ten feet (10') into the setback area specified below.

Decks, uncovered porches, stairways and fire escapes do not extend into the setback area therefore this criterion does not apply.

7. The requirements for parking and vision clearance shall be provided by the respective district or districts with which the NRC District is combined.

See FCC Section 10-17C-4-F Vision Clearance above.

F. Additional Setback Requirements: Setbacks shall be as required in the district or districts with which the NRC is combined, except for the additional setback requirements specified herein.

1. Structures shall be set back fifty feet (50') from the coastal lakes measured at right angles to the high water line. Use of this fifty feet (50') shall be as specified hereinabove.

2. Building setbacks on oceanfront parcels are determined in accord with the rate of erosion in the area to provide reasonable protection to the site through the expected lifetime of the structure. Setback shall be determined by doubling the estimated average annual erosion rate and multiplying that by the expected life of the structure.

The proposed development site is not within 50' of a coastal lake or oceanfront and therefore this criterion is met.

FCC 10-6 DESIGN REVIEW

FCC 10-6-5 Design Review Criteria

A. Visual buffers, setbacks, yards, coverage, height, density, and similar design features.

Setbacks: The proposed building placement exceeds the minimum setbacks required for the Old Town Area C District, which is addressed in the previous section FCC 10-17C-3-D. All the resort buildings and related structures are located at least 50' from Munsel Creek and the surrounding estuary as shown on the site plan (see Exhibit B sheets A1.00DR and A1.10DR). The City of Florence Hazards Map indicates the locations of river cutbanks, and these are not located near or adjacent to the subject property. In addition, the proposed buildings are set back approximately 38' – 50' from the top edge of the steep slope that is on the subject property as shown on the attached site plan. The portions of the building that are closer than 50' to the top of the steep slope are limited to a small portions of the building corner of the North four-story wing, small portions of the single-story pool and spa pavilion corners and portions of the balconies that end each building wing. Site development that extends within 50-feet of the steep slope are limited to portions of the parking lot and outdoor amenities such as a path, picnic and play area.

Surrounding the project area is a steep bank with wetlands and riparian areas below. These surrounding natural features need to be protected from sediment

and grading material from falling over the bank. Therefore, a final Grading, Erosion Control and Stormwater Management Plans with mitigation measures to protect the natural areas surrounding the development area will need to be approved by the City. (Condition 13)

Lot Coverage: The project is well below the maximum allowable lot coverage by buildings and other impervious surfaces, which is discussed in the previous section FCC 10-17C-3-C. Therefore, this criterion is met.

Height: As discussed in the previous section (FCC 10-17), the proposed timeshare resort development meets the maximum building height of four stories and no more than 55 feet in height. Therefore, this criterion is met.

B. Lot area, dimensions and percentage of coverage.

Lot Area: As discussed in the previous section (FCC 10-17), the proposed timeshare resort development meets the minimum lot area requirement, even for multi-family structures which is 2,500 square feet per ground floor unit. Therefore, this criterion is met.

Lot Dimensions: As discussed in the previous section (FCC 10-17), the proposed timeshare resort development meets the minimum 25-foot lot width requirement. Therefore, this criterion is met.

C. Installation and maintenance of fences, walls, hedges, screens, and landscaping.

Landscaping: As discussed in the previous section (FCC 10-17), the proposed timeshare resort development meets the minimum 15% landscaping requirement. The City of Florence "Site Design Policies and Standards" requires large parking lots to include landscaped areas to break up paved areas. For parking lots exceeding 5,000 square feet, at least 10% landscaping in the form of landscaped islands is required.

The parking lot areas of the proposed development exceed 5,000 square feet. The North parking area has approximately 52,000 square feet of paving and 23,900 square feet of landscaped area which is approximately 31% of the total area of 75,900 square feet. The South parking area has approximately 35,900 square feet of paving and 19,600 square feet of landscaped area which is approximately 35% of the total area of 55,500 square feet.

To provide a more detailed landscaping plan (see Exhibit B, landscape plans sheets L1.0 & L1.1), Condition 14 requires revisions to: 1) illustrate how the landscaping meets the vision clearance requirements at all access points to the development to ensure there are no planting, walls, structures or temporary or permanent obstruction from two and one half feet (2 1/2') above the street grade

to a height of eight feet (8'), and 2) provide information regarding the height of the landscaped berms proposed along the Quince Street right-of-way to ensure the berms are consistent with the visual aids, and 3) provide information to meet the City of Florence "Site Design Policies and Standards," to address the following specifications:

"Deciduous trees should have a minimum trunk caliper of 1 ¾ inches measured 6 inches above grade. Evergreen trees should be at least 6 feet high. Shrubs should be 18 inches in height, spaced not over 5 feet apart. Ground cover should be a minimum of a 4-inch pot spaced a maximum of 18 inches apart." (pg. 6)

Walls, Fences, and Hedges: The proposed development includes a variety of low walls, fences, and foliage to enhance the feel of this timeshare resort destination. The parking areas include a variety of landscaped area including plantings in different heights to obscure the sense of the overall size of the parking areas. Pedestrian paths connect the parking area to the resort buildings and to the sidewalk along Quince Street and the adjacent Florence Events Center. The paths are edged with landscaping that includes native vegetation such as kinnickinnick, salal, evergreen huckleberry, hebe, liriopse, escallonia, azalea and rhododendrons. The low walls and bermed landscaping that creates a loose barrier between the parking, drive aisles and Quince Street include precast stone masonry. In addition, there is a low 4 foot high post and rail wood fence that follows the line of the top of the steep slope providing a loose sense of the resort "edge" that adds to the coastal character and sense of Florence. See Exhibit B, landscape plans L1.0 & L1.1.

Trash Enclosures: One trash enclosure will be located at the north-west corner of the site. The trash enclosure will be covered with a roof and will have 5'-0" high walls, screening the trash receptacles from public view. The trash enclosure has been designed to fit in with the architectural aesthetic of the resort buildings, see sheet A1.50DR of Exhibit B.

D. The location and design of access and egress points for vehicles and pedestrians, including access points along state highways.

There are two ingress and egress points for the resort development located along Quince Street, as Quince Street is this property's only developed street frontage. The main entrance is aligned with the entrance to the Events Center in an effort to visually link the two facilities as described in the Florence Comprehensive Plan. The secondary entrance is proposed to be located approximately 156' north of the main entrance, approximately 95' South of the north-west corner of the property line at the intersection of Pacific Avenue and Quince Street.

The Pacific Avenue/8th Street public right-of-way along the northern boundary of the property (see Exhibit C) is not proposed to be improved in the current plan,

and neither is the Redwood Street right-of-way, which intersects with Highway 126. In lieu developing the Pacific Avenue/8th Street public right-of-way, the applicant is willing to dedicate land to the City on the southern portion of the property for use as a park and potential access to the planned estuary trail. (Condition 9 & 10)

E. Noise, vibration, smoke, dust, odor, light intensity, and electrical interferences.

During construction there will be increased noise and vibration, however it is not expected to be any greater than normal.

F. Parking and outside display areas, dimensions, surfacing, and on-site traffic circulation.

As discussed in FCC 10-17, the parking areas proposed for this development are confined mostly to the north and south of the buildings. There are access drives, accessible parking and temporary parking spaces located between the buildings and Quince Street. The porte cochere is located between the two entrances to the site with driveways linking the north and south parking lots. Pedestrian paths along these driveways link the public right-of-way along Quince Street to the proposed resort development. There are professionally designed berms, site walls, and planted landscaping between Quince Street, the access drives, and the building. See the attached landscape plans L1.0 & L1.1 and A1.10DR of Exhibit B. All parking to be included with the proposed development will be located on site.

Parking Area Standards: Residential uses do not abut this proposed development, however the parking areas are screened from Quince Street with berms, which meet the requirements of 10-3-8-C. Terraced landscaping and low walls to enhance the feel of a resort destination and lessen the impact of a development of this size in the City of Florence.

All of the parking is edged with a minimum of a 6" curb except where low walls are included in the landscaped areas. The setback from the public right of way on Quince Street varies but is not less than the minimum of 15 feet for the front yard and 5 feet for the side yard (FCC 10-3-8-I). A minimum of 5-foot and greater in other landscaped areas is proposed between parking lot areas and adjacent street right-of-ways (FCC 10-3-8-D-2)

The parking does not extend into the public right of way. The parking does not require maneuvering within a public right-of-way and parking does not impede on the front or side yard setbacks for this site. The parking areas will be covered with a durable, dust free asphalt covering and will be sloped and graded to drain the stormwater to on site drywells and infiltration planting areas. Parking lot lighting will meet standards discussed in 10-3-8-I and C

The timeshare resort use most closely resembles the Hotel use, which requires 1 space per rental unit, plus other required for auxiliary uses (FCC 10-3-1-A). Therefore the project requires 120 parking spaces. The proposed design is in compliance as it includes 187 parking spaces. Based on other timeshare resorts owned by the applicant, the estimated need per room is 1.5 parking spaces, therefore the additional parking spaces are needed to meet the needs of the customers.

The proposed development includes parking spaces, which will meet code standards specified in FCC 10-3-9 with the minimum dimensions of 9'-6" by 19'-0" and 2'-0" wide double striping between each consecutive parking space. The drive aisles are 23'-0" wide.

Six accessible parking spaces are provided, which is in compliance with the minimum requirements of FCC 10-3-8-C. The provided accessible parking is located near the building entrances as shown on sheet A1.10DR of Exhibit B. These accessible parking spaces are located in two groups. One group of four spaces near the main building entry and one group of two spaces near the South building entry. The proposed development does not include any covered parking. All required accessible parking signage and striping will be provided. Therefore, all accessible parking standards per FCC 10-3-5-A through E are met.

Bicycle Parking Requirements: Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of 1 bicycle space for every 10 vehicle parking spaces. The proposed timeshare development includes approximately 187 parking spaces. There are 19 bicycle parking spaces provided to the North of the Entry lobby building. The proposed development is considered a hotel use with the City of Florence and therefore long term bicycle parking requirements do not apply. The short term bicycle parking spaces are located less than 50'-0" from the building's main entrance and are closer than the nearest vehicle space. The bicycle parking will be lit at the same capacity as the parking areas. The short term bike parking is clearly marked and reserved for bicycle parking only. The bicycle parking spaces are well clear of any pedestrian paths or vision clearances. The bike racks are visible from the porte cochere and the ground floor hallways and will not impede on the pedestrian walkways. Therefore, all bicycle parking standards per FCC 10-3-10-A through H and FCC 10-17C-4-E are met.

Loading Areas: The loading space for the proposed development is not located near the public right-of-way. As the proposed development is considered a commercial use, because it is a type of overnight lodging, two loading spaces are required. One is provided in the north-west corner of the site adjacent to the back of house support spaces for the development. The minimum dimension of the loading space is 10'-0" by 35'-0" and there will be no structures or any other objects positioned above it. The loading zone is located within the North parking

area near the maintenance and laundry services for the resort. The loading zone is not located between the building and Quince Street and is within the required setbacks of the site. The other loading area is designated as the porte cochere, which is located at the front entrance for short-term loading and unloading. The porte cochere is approximately 40' long and 20' wide, and the loading area is visually mitigated from the street by the landscaped berms. Therefore, the loading area standards per FCC 10-3-11-B through F are met.

G. Signs.

The timeshare resort development will include one two-sided freestanding sign located in a landscaped island in the center of the main vehicular access to the site, visible from traffic going both directions on Quince Street. The sign for the proposed development will be lit with directional lighting installed in the landscape area surrounding the sign; it will not be internally lit. There will be landscaping at the sign base per the landscaping plans, L1.0 and L1.1 of Exhibit B. Therefore, signage will be consistent with the requirements of FCC 10-26-8-3 and 10-26-7-5. Prior to installation of any new commercial signs, a sign permit must be approved by the Community Development Department (Condition 22).

H. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.

Florence Downtown Architectural Design Guidelines, June 1999:

The following description addresses the Downtown Architectural Design Guidelines. See Exhibit B, sheets A1.00DR, A1.40DR and A7.10 - A7.22 for illustrations of the proposed development.

Building Types (page 1):

- **Mixed-use House Type:** The mixed-use house type buildings are located in Old Town. The roofs are symmetrical with overhang eaves. The uses on the ground floor are typically retail or office with residential or office above.
- **Community Building Type:** The community buildings are encouraged in the Events Center District and throughout Downtown where appropriate community buildings are located. The building street fronts contrast with adjacent street wall alignment by either setting back further or setting closer to the street. Ground floor community use is required. Upper story residential or office use is permitted.

The proposed timeshare resort development combines vacation ownership unit buildings and community use buildings as defined in the Downtown Guidelines as viewed from the right of way on Quince Street. The common use areas are located along the front of the development and connect the three four-story vacation ownership unit wings horizontally. The common areas are one-story with sloping pitched and hipped roof lines that relate to the pedestrian scale of

the resort and the public way on Quince Street. The development is set back from the right of way on Quince Street to allow for a more spacious entry sequence that relates it to the Florence Events Center across the public way.

Building Style (page 2): Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration. New Buildings: Design shall be compatible with adjacent historic buildings.

The Florence Events Center is the most prominent of the neighboring buildings to the proposed development and the proposed development relates to this building by mimicking the setback from the public way and facing the main entry to the public way. The only other adjacent building is the Natural food store in the lot immediately to the North. The proposed development is set back from the North property line in order to have little effect on this residential scale building.

The proposed development has been designed in such a way as to minimize the overall visual impact of the large scale program, minimize the building's footprint on the site, and comply with the various City of Florence Development code parameters, while at the same time provide a recognizable and distinct destination for the owners who will be using this time-share resort. The intent of the proposed geometry, massing and articulated roof lines of this development is to fit into the greater Florence and Oregon coast architectural traditions while settling itself into the immediate natural setting adjacent to the Siuslaw River Estuary and riparian zone.

The building's architectural character is derived from traditional post and beam construction of coastal buildings throughout the region, as expressed on the exterior through the use of board and batten cladding to create a series of panels for the basic body of the building. This panel articulation allows for the building to be broken into smaller components which are then treated as is appropriate to their specific function and location within the structure. Some locations are in-filled with glazing as window openings, others are in-filled with shingle or lap siding material to differentiate a specific architectural element such as a bay or the base from the remainder of the building's body. This post and beam construction is further referenced in the articulated decks and balconies which are appended to, and in some instances engage, the main structure. Hipped roofs with large overhangs are provided to minimize the presence of the roof element from the street and provide maximum rain protection for the structure.

The program for the development has been broken into distinct components based on the use of each element, and with the ideas described above in mind. The plan diagram is composed of five primary elements, three four-story blocks which contain the vacation ownership units, and two one and a half story blocks which contain the common use amenity spaces of the project. Each of these elements is connected to the other by a series of single story glazed passage

ways, with the common use blocks separating each of the three vacation ownership blocks. This plan configuration has been designed to create a diverse and rhythmic building massing from the street, and still combine repetitive elements into minimal footprint areas, i.e. the vacation ownership blocks. Additionally, the separation of the vacation ownership units into three distinct blocks which are oriented perpendicular to the primary view provides maximum view access for each of the units, creates multiple courtyards which bring the natural landscape into the boundary of the development, and which allows some level of view opportunity from the street.

The building massing of the project has been designed to respond to each of the individual elements based on their function and relationship within the project, and to the surrounding public environment.

The massing approach for the vacation ownership unit blocks has been designed to reduce the impression of the overall scale of the structures. The vacation ownership unit blocks have been articulated to step in plan so that the hipped roofs may cascade down from a central massing element, as the building tapers toward the river to the east. To transition the massing from the lower scale common use buildings to the larger blocks and to reduce the apparent mass of these blocks from the street, the west ends of these buildings drop from four to three stories. These buildings are expressed as having a distinct tri-partite organization with an expressed base, body and cap. The base of these buildings is clad with shingle material in a dark tone, which for the majority of the structure is confined to the first level, but at bay projections rises to the second and third levels to avoid the creation of a static "water table" across the project. This base expression anchors the building to the site, and provides a point of human scale relationship as one walks around the property.

The common use buildings, on the other hand, have been articulated as single masses with larger one and a half story volumes to emphasize their uses in the project, provide a compatible scale to the larger vacation ownership unit blocks, and create a sense of monumentality as a face for the project. The northern common use building contains the entry lobby and check-in facilities, and is provided with a grand scale porte cochere which reaches out toward the street and ties into the building's massing. This element is seen as the primary public face, and is intended to have a grand presence from the street, with large scale expressed structural wood members, and the highest level of architectural detail within the project. The southern common use building is also provided with additional volume, but does not have the same public connection as the northern structure.

Building Facades (page 3):

Horizontal Design Elements: Mixed-use storefront buildings shall have a distinct horizontal base, second floor and eave, cornice, and/or parapet

line. Horizontal articulation can be made by material changes or applied fascia detail.

Vertical Design Elements: Mixed-use storefront building faces have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulation can be made by material changes, variations in roof heights, applied fascia, columns, bay windows, etc. The intent is to vertically breakup long, uninterrupted building elevations that face onto streets. Maximum spacing of vertical articulation shall be 50'-0" (page 3). Visible first floor elements such as columns and pilasters shall be spaced center-to-center a maximum of 25'-0" and a minimum of 8'-0" apart (page 4).

Although this resort development does not include mixed-use storefront type buildings, the articulation of the windows, doors and massing are in similar proportions to the existing historical traditions found in Old Town. The ground floor common area spaces as seen from Quince Street vary in height and distance from the right of way in order to break up this elevation into smaller parts. Horizontal articulation is achieved with changes in material from the base to the "cap" below the roof. The buildings use a combination of shingles, lap siding and panels with battens to articulate the building faces and further assist in breaking up the planes of the structures. These planes are further broken by changing color to help form a base, body and cap to the building faces. Vertical articulation is achieved with variations in roof heights with the cascading hip roofs, building face, window articulation and wood columns.

Window Glazing Materials: Clear and Low E glazing. Tinted or reflective glass and glass block shall not be visible from the public way. Glass shall be recessed at least 1 1/2" from the surrounding exterior wall surface. Butt-joint glass is not recommended. True divided lights are recommended over artificial snap-in mullions.

This development will use Low E glazing and the glass will be inset from the adjacent wall surface. The windows will be articulated with full vertical mullions.

Building Primary Entries: The entry enclosure should project out from or be recessed in from the surrounding building façade 3 feet to articulate the buildings access, and ensure that out swinging doors do not project into sidewalks. Additional entrances to rear or side parking areas are allowed.

The proposed development includes a clear main entry that projects out from the main building elevation and is defined by the location of a porte cochere, double entry doors and glazing into the main lobby and check in area.

Material Applications and Configurations

Building Walls (page 8):

- For each building, there shall be one single, clearly dominant exterior wall material and finish.
- Brick and stone front façades shall return at least 18" around side walls.
- Building walls of more than one material shall change along horizontal lines only, with a maximum of three materials allowed per façade.
- Heavier appearing materials shall only be used below lighter appearing materials.
- Siding and shingles shall have a maximum 6" to the weather.
- 4" minimum width corners, skirt, rake and eave trim shall run the full height of each façade, flush or protrude beyond the surrounding wall surface.
- Board and batten siding: battens shall be spaced a maximum of 8" on center.

The buildings use a combination of fiber cement siding in the forms of lap siding, shingles, panels, trim and battens, as this aids in breaking up the mass of the four-story buildings. The siding and shingles have a maximum of 6" exposure and the trim material is 4" minimum in width and protrudes from the surrounding wall surface. The battens placed on the panels are spaced 36"-48" apart as this spacing further aids in breaking up the mass of the buildings. The materials and their colors differentiate the base, middle and top of the common area buildings and the vacation ownership unit wings.

Roofs, Awnings, Gutters and Roofing Accessories (page 9):

- Visibly sloped roofs shall pitch a minimum 5:12 and a maximum 12:12 with symmetrical gable or hip configurations.
- Eaves shall be continuous except at sheds and dormers.
- Shed roofs shall attach to the main building wall or roof ridge with minimum 3:1 slope.
- Flat roofs shall be concealed by cornices or parapets.
- Gutters shall be round or ogee profile. Leaders shall be round or square.
- All roof-mounted components, such as mechanical equipment, shall not be visible from street level public right-of-ways.
- Sloped roof eaves shall overhang exterior wall planes at least 12" and shall be visibly supported by exposed rafter ends or other compatible architectural detailing.

The roof pitch for this development is 4:12, which is an exception to these architectural guidelines and based on the architectural merit of the development. The roof is configured in a "cascading" hip configuration that helps to minimize the height and apparent mass of the four story vacation ownership unit wings. The eaves are nearly 4 feet deep and also add to the effect of grounding the vacation ownership unit wings. The eaves are articulated with a combination of enclosed "boxed" eaves and exposed rafter ends.

The gutters will be of the ogee profile and the leaders will be square. The mechanical equipment will be located inside the buildings or mounted on grade and screened with landscaping. If, as the design develops the development requires equipment to be roof-mounted it will be mounted in roof wells and will not be visible from the public right of way at street level.

Window, Glazing and Entrance Design Standards (page 10):

- **Windows shall be square and/or vertical rectangular shape with straight, bow, or arch tops. A 10% maximum total windows on the public façade may be circular, hexagonal, octagonal, or other window configurations.**
- **Bay windows shall have visible bracket support.**
- **Overhead doors shall not face the building's primary street façade or a major public right-of-way.**
- **Door and window shutters shall be sized to cover the entire window.**
- **Exterior shutters shall be solid wood or fiberglass.**
- **No single lite or glass panel visible from the street shall be greater than 24 square feet in area except in storefront glazing systems.**
- **Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4" minimum width vertical trim.**
- **Windows and doors in exterior walls shall be surrounded with 2 ½" minimum width trim applied flush or projecting beyond the finished wall surface.**
- **Profiles of window mullions shall extend out beyond the exterior glass surface.**

The windows in the proposed resort development are primarily configured in 3'x5' vertical rectangular shapes; some are joined together in groups of two with a 4" vertical trim between to create larger window bays that relate to the historical architecture of the Old Town District. There are no window mullions proposed in the design. This development includes one overhead door that is located on the North facing façade of the North vacation ownership unit building for access to the partial basement maintenance and laundry facilities for the site. All the exterior trim varies in size from 4" to 6" in width surrounding windows, doors and separating exterior materials.

Visible Decks and Balconies (page 11):

- **All balconies and decks attached to building faces, whether cantilevered or supported below or above, shall be visibly supported by vertical and horizontal elements such as brackets, columns, beams, etc.**
- **Exterior posts and columns, solid or encased, shall be a minimum 5 ½" in cross section.**

The exterior decks are supported by exposed wood and fiber cement board boxed columns that extend to the ground and in some locations engage trellis and other landscape elements to connect the buildings to the site and greater landscaping. The bases of the columns are 8" square.

Visible Landscape/Retaining Walls and Fences (page 11):

- **Freestanding concrete and masonry walls shall be minimum 8" nominal thickness with a finished top course, cap or other compatible termination.**
- **Site wall materials should generally match or provide compatibility with the adjoining building materials.**
- **Metal and iron fencing shall be configured in predominately vertical elements.**

The site wall materials for the proposed development directly relate to the building materials used in the development and in some locations actually engage the building in the landscape. The site walls are a minimum of 8" thick with a cap and use architectural concrete and cast stone masonry, the same materials used at the base of all the buildings. The spa and pool house pavilions materials and roof styles directly relate to the resort buildings. These buildings use wood columns, trellis and fiber cement panels in shingle, lap siding and panels with battens to match the main resort buildings. The roofs are hipped with a 4:12 slope to match the adjacent buildings. The South and East edges of the site are bordered with a 4' high post and rail wood fence that separates the natural riparian areas from the developed resort.

I. Color, building materials and exterior appearance in accordance with the policies established by the City.

Building Colors: Color finishes on all building exteriors shall be approved by the City (page 7).

The proposed development uses color changes to help break down the overall mass of the buildings. The base is a deep gray that anchors the building to the ground. The middle sections are a warm brown color to articulate a building body. The color on the middle and base areas vary to further break down the building mass. The top is a light beige color and the entire building is trimmed and accented with dark brown to reinforce the post and beam construction concept.

Acceptable Exterior Building Wall Materials (page 6):

- **Lap siding, board and batten siding, shingles, and shakes. Vinyl and metal siding shall not be permitted.**
- **Brick or stone masonry, minimum 2 1/2" deep solid veneer material.**
- **Cement-based stucco**

The proposed development incorporates a combination of painted fiber cement siding in the forms of lap siding, shingles, panels, trim and battens.

Acceptable Roof, Awning, Gutter and Visible Roofing Components (page 6):

- **Composition shingles, concrete, slate or cedar shingles, or concrete or ceramic clay tiles.**
- **Standing seam roofing: copper, terne metal or coated metal.**
- **Gutters and downspouts: copper, terne metal or coated metal.**
- **Single or multi-ply roofing, where visibly concealed.**
- **Glass, steel, wood or canvas awnings.**
- **Skylights: metal and wood framed glass and translucent polymer.**

The proposed development uses composition shingles, coated metal gutters and downspouts and exposed wood framed pavilions.

Acceptable Chimney Enclosures (page 6):

- **Brick, cement based stucco, stone masonry or wood shingles.**

The proposed development does not include any chimney's, therefore this section does not apply.

Acceptable Windows, Entrances, and Accessories (page 6):

- **Wood, vinyl or pre-finished metal frames and sashes.**
- **Glazed and unglazed entry doors shall be wood, pre-finished or coated metal or fiberglass.**
- **Solid wood or fiberglass shutters.**

The proposed development incorporates fiberglass windows and entry doors in configurations.

Acceptable Trellises, Decks, Stairs, Stoops, Porches and Balconies (page 7):

- **Architectural concrete, brick and stone masonry, solid wood or fiberglass columns, posts, piers and arches.**
- **Wood, brick, concrete and stone masonry decks, stoops, stairs, porches and balconies.**
- **Solid wood, painted welded steel or iron trellises.**
- **Railings, balustrades and related components shall be solid wood, painted welded steel or iron.**

The proposed development incorporates wood decks, posts and trellises, aluminum and glass railings, fiber cement board wrapped columns and architectural concrete patios.

Acceptable Landscape/Retaining Walls and Fences (page 7):

- **Brick and stone masonry precast concrete**
- **Architecturally finished exposed concrete**

- Cement-based stucco over masonry or concrete substrate
- Solid wood pickets, lattice and boards
- Painted welded metal or iron

The proposed development incorporates precast concrete and cast stone retaining walls and wood fences.

J. Exterior lighting and security.

The street lighting for the proposed timeshare resort development incorporates the Central Lincoln Public Utility District's Ornamental Streetlights. The parking area lighting is addressed in the following section FCC 10-3-8-G-3.

FCC 10-3-8: Parking Area Improvement Standards:

G. Lighting: (Lighting should provide a safe level of illumination and be designed as not to become a nuisance to residential area or cause glare to drivers.) Except for single family and duplex dwellings, applicants shall submit a lighting plan which shows the location, type and projected amount of light at night. The plan shall also address the following policies for design review. The following policies also apply to the replacement of lighting fixtures within parking lots.

1. **Illumination:** Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.
2. **Glare:** Light fixtures shall be directed downward. Direct glare and reflection shall be fully shielded to prevent lighting spillover into any adjacent residential district or use.
3. **Height:** Lighting Standards in parking lots in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.
4. **Times:** Main lights shall be extinguished at closing of business with a minimum lighting remaining for security after hours.
5. **Review Period.** A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of parking lots in and adjacent to residential districts or other sensitive land uses. The City may ask

for lighting to be adjusted in this time period based on public comments or staff inspections. (Section G amended by Ord 9, 2008)

The parking lot lighting fixture has not yet been determined by the applicant however, the fixture design will meet these criteria based on the following standards. The lighting for the proposed development will provide an average of at least 2 foot-candles with a maximum of 5 foot-candles in the parking and walkways on site. The parking area lighting fixtures illumination shall be directed downward and the lighting layout has been designed to contain the site lighting to the development site and prevent spillover off-site and to the public way as shown on Exhibit B, sheet A1.11DR. Direct glare and reflection shall be shielded to prevent lighting spillover into adjacent properties. The parking area light fixtures and the street lighting do not exceed 20' in height. The site lighting for the proposed development will be controlled with photo sensors. The proposed development acknowledges the requirement for a 30 day review period in which lighting levels may be adjusted by the City of Florence. The parking lot lighting fixture with dimensions and illumination specifications shall be submitted to the City for approval prior to issuance of a building permit. (Condition 18)

K. Public health, safety and general welfare.

Information regarding utilities is provided on Exhibit B, sheet Preliminary Development Utility Plan 2 of 2, and discussed below. As a condition of approval, a final utility plan, which includes any necessary utility easements and a 12-inch water main, must be submitted and approved by the Public Works Department prior to issuing a building permit. (Condition 19)

Water

- *Existing Water:* The existing site has two connections from a 6" water main that is located in Quince Street. The existing water system is undersized for the proposed development.
- *Proposed Water:* There is an existing 10" water line located 350' to the north in HWY 126. The proposed project will connect to this existing main and bring a new 10" water main down Quince street to the project site. A 4" domestic water line and 6" fire service line will tie into the new 10" water main at the NW corner of the property. The new water meter, backflow valves, FDC connection and a new fire hydrant will be located in the NW corner of the site. Booster pumps located in the basement will be incorporated into both the domestic and fire service systems in order to meet the pressure and volume requirements of the Uniform Plumbing Code.

The Florence Public Works Department has commented that the water main needs to be upsized to 12-inch (versus the proposed 10-inch) to accommodate the needs of the development. The City is willing to discuss water SDC credits for the extension of the 12-inch water main from their southern property boundary to Harbor Street and City participation with the replacement of existing FH's along

Quince Street to provide a means for intertie the proposed and existing water system. (Condition 19)

Sanitary

- *Existing Sanitary:* Per the available survey information, the existing sanitary for the school leaves the site at the northwest corner of the property and is connected into a sanitary system located at the intersection of Quince St. and 8th St. The existing sanitary is undersized for the proposed site.
- *Proposed Sanitary:* The proposed site requires a new sewer main to be installed along Quince St. This sewer main will connect into an existing 10" stub from a manhole located 350' south of the property at the intersection of Harbor St. and Quince St. From this location a new 10" sewer main will be brought 1020 feet up Quince St to the project site. A site lateral will be provided from the south building and connect into this sanitary lateral. The main floors of the building will be gravity drained to this sanitary connection, but the swimming pool and basement may require lift stations.

Gas

- *Existing Gas:* There is no existing gas service to the site.
- *Proposed Gas:* The site will install an underground propane tank to service the barbeque and fireplaces. This underground tank will be located in the south parking lot. As a condition of approval, the LPG tank fill/vent shall be located at least 50 feet from buildings, lot lines and public ways, and at least 10 feet from lot lines, public ways and buildings. A permit from the Oregon State Fire Marshal is required for the LPG tank. (Condition 8)

Storm

- *Existing Storm:* There are no surface storm water collection facilities onsite. Roof drains from the existing school are plumbed underground to an unknown storm water system. This storm water system will be removed or abandoned.
- *Proposed Storm:* Stormwater from the site will be infiltrated by drywell or soakage trench. In order to insure slope stability, all infiltration structures will be located at least 50' setback from the top of the eastern slope. Parking lot surface water will be treated for water quality with Contech Stormfilter® catch basins prior to infiltration. As a condition of approval, a Final Stormwater Management Plan (per FCC 9-5) shall be submitted and approved by the Public Works and Community Development Department. Approval of the plan by the State Department of Environmental Quality (DEQ) shall also be submitted by the applicant to the Community Development Department. (Condition 13)

Power

- *Existing Power:* The existing buildings are powered from overhead power lines. These overhead power lines will be removed along with any poles that are located on the property.

- *Proposed Power:* Utility Power will be trenched from the street vault to the vault mounted site transformer (2.0MVA, 120,240V, 3 phase). The secondary of the transformer will feed the switchgear lineup located in the north building.

L. Requiring a time period within which the proposed use or portions thereof shall be developed.

The Owner of the proposed timeshare resort development intends to submit drawings for permit and begin construction within one year of the design review approval date, consistent with FCC 10-6-10.

M. Requiring bonds to insure performance of special conditions.

There are no known special conditions, which will require bonds to ensure performance.

N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan.

Florence Comprehensive Plan

Chapter 2 Land Use, Commercial:

Recommendations item 13: The City will work with the School District and the Port of Siuslaw for redevelopment of the Middle School site and may provide infrastructure to help meet the City's goals of an anchor hotel development.

The proposed use of an active year round timeshare development for this site is consistent with this goal.

Chapter 2 Land Use:

Downtown Implementation Plan: The goal is to "revitalize the downtown area as the primary cultural, tourist, commercial and community core to serve all of Florence's citizens and visitors".

The objectives of the Downtown Implementation Plan are:

- 1. To develop a unified downtown consisting of neighborhoods and commercial districts on both sides of Highway 101, South of Highway 126 and 9th Street, east of Kingwood Avenue and West of the Port property along the Siuslaw River estuary.**
- 2. To revitalize deteriorating sections of the downtown area.**
- 3. Enhance the downtown through the promotion of mixed-use development, pedestrian and bicycle accessibility, provision of useful public spaces and attractive architectural design to create one of Florence's special places.**

4. **To provide safe, convenient and attractive choices for people to walk, bike, and drive throughout the downtown area. Such connections should tie together downtown attractions such as the Florence Events Center, Old Town, the Boardwalk, the Downtown Green, the Post Office, parks, lodging establishments and retail businesses.**

This development enhances the connection to downtown Florence by revitalizing an abandoned school site with an active year round timeshare use that will bring large amounts of tourists to bolster the existing local commercial area. This development will enhance the street and sidewalk connection to the downtown and surrounding areas with an 8' wide sidewalk that extends the "historic" street lighting and street side landscaping toward the center of Old Town along the property line on Quince Street. The buildings reflect the regional architecture of the Pacific Northwest and tie into the existing historical architectural feel of the Downtown district.

5. **To facilitate public/private partnerships to carry out the plan.**

This objective does not apply to this development.

6. **To achieve a balanced transportation/land use solution for Highway 101 that maintains its historic function as both the Coast's primary transportation route, and as the center of Florence's downtown.**

As this development does not have frontage on Highway 101, this objective does not apply to this development.

7. **To develop safe, convenient and attractive public parking areas to accommodate visitors and residents accessing the downtown from Highway 101 and adjacent neighborhoods.**

As this development does not have frontage on Highway 101, this objective does not apply to this development.

8. **To ensure that the transportation objectives of the downtown plan are consistent with the Transportation System Plan (TSP), the Oregon Highway Plan and ODOT's adopted plans for Highway 101 and 126.**
9. **To identify suggested transportation improvements needed to facilitate redevelopment of the downtown area consistent with land use and retail market strategies.**

Attached is Exhibit B, Appendix F, Transportation Impact Analysis that identifies how this development will not adversely affect the existing transportation infrastructure. Further, ODOT has determined that there is no need for mitigation of impacts on state highway facilities.

10. To encourage mixed use development that enables citizens to live, work, shop and recreate all within easy walking distance within the downtown.

The proposed development does not include any on-site services, however, the retail and dining establishments in Old Town are within close walking distance. Therefore, visitors of the timeshare resort will be able to shop and recreate within easy walking distance.

11. To improve access to and visibility of Old Town from Highway 101.

As this development does not have frontage on Highway 101, this objective does not apply to this development.

Chapter 5 Open Spaces, Scenic and Historical and Natural Resources:

The following discussion refers to Exhibit B sheet A1.00DR and Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment.

Goal: To conserve natural resources such as wetlands, riparian areas, groundwater supplies, beaches and dunes, air and water, and wildlife habitat in recognition of their important environmental, social, cultural, historic and economic value to the Florence area and the Central Oregon Coast.

Policies:

2. To Disturbance of significant wetlands for land development activities shall be permitted within the Florence UGB only as determined by the permitted provisions of the permits issued by the Division of the State Lands and/or the Army Corps of Engineers.

The City of Florence has classified portions of this property as Shorelands-Natural Resource Conservation and Natural Estuary per the Coastal Management Plan. The Land Title Survey (Exhibit B) submitted by the applicant indicates that the proposed development does not overlap any wetlands or estuarine areas on the property; the development area is more than 50 feet from the highest observed tide, the delineated wetland boundary as well as Munsel Creek. However, on June 2, 2008, Gloria M. Kiryuta of the Department of State Lands commented: "A [wetland] delineation is required for all impacts to

freshwater PEM, PFO, PSS, RFT wetlands and waterways in this area. It appears to be within a ESH designated water. An Estuary habitat assessment and map of activities with regard to Highest Observed tide (10.5') would need to be submitted for all impacts to tidal influenced waters, whether they are fresh or salt water. More information is required to determine where jurisdictional boundaries are located within the project boundaries and how this project will not have direct or indirect effects to wetlands, estuaries and waterways." Therefore, the applicant will need to provide the City with a wetland delineation concurrency statement from the Department of State Lands. (Condition 6)

Riparian Areas

Objectives:

- 1. To maintain an accurate inventory of riparian corridors for use in land use planning and development review.**
- 2. To protect significant riparian corridors for their critical value in maintaining surface and groundwater quality and quantity, for providing wildlife habitat, for performing flood control, and for enhancing the visual character of the Florence community.**

Policies:

- 2. Riparian areas shall be prevented from permanent alteration by grading or the placement of structures or impervious surfaces, except for the following uses provided they are designed to minimize intrusion into the riparian area: streets, roads and paths, drainage facilities, utilities and irrigation pumps, water related (outside of coastal shoreland areas) and water dependent uses, replacement of existing structures in the same location that do not disturb additional riparian surface area.**
- 3. While not required to adopt safe harbor policies and ordinances under the requirement of this periodic review, the City has chosen to modify the riparian setback on Munsel Creek to require a 50 foot minimum setback from the thread of the creek, which must include at least 15 feet from the top of bank. The minimum must be increased as necessary to meet the 15 foot requirement.**
- 4. The riparian setback from the Siuslaw River shall be 50 feet from the top of the cut bank.**

These policies are addressed in the previous sections FCC 10-7-3-B & D. A site investigation report has been submitted, (see Exhibit B, Appendix G), and the site is not located next to a river cutbank as identified on the Hazard Map (Exhibit D); the City of Florence Hazards Map indicates the locations of river cutbanks, and these are not located near or adjacent to the subject property. A survey of the wetland boundary and the highest measured tide (Exhibit B, Land Title Survey) are provided, which indicate that the proposed development will be located more than 50-feet from both the Siuslaw River and Estuary and Munsel Creek.

In addition, the proposed buildings are set back approximately 38' – 50' from the top edge of the steep slope that is on the subject property as shown on the attached site plan, Exhibit B, sheets A1.00DR and A1.10DR. The portions of the building that are closer than 50' to the top of the steep slope are limited to a small portions of the building corner of the North four-story wing, small portions of the single-story pool and spa pavilion corners and portions of the balconies that end each building wing.

Lastly, to ensure the adjacent riparian areas are protected, a final grading, erosion control and stormwater management plan (per FCC 9-5) is required to be submitted and approved by the Public Works and Community Development Department. Approval of the plan by the State Department of Environmental Quality (DEQ) shall also be submitted by the applicant to the Community Development Department. (Condition 13)

- 5. The retention of native vegetation in riparian areas is critical to their function. Therefore the City shall adopt effective regulations ensuring the retention, or if necessary, the replanting of native species in riparian areas and may include conditions regarding fertilizer and pesticide runoff.**

Native vegetation within the 50 foot riparian setback along Munsel Creek and the Siuslaw River needs to be protected. The applicant would like to thin the large pine tree limbs along the edge of the project site in order to improve the views of the Siuslaw River. Removal of some noxious weeds (i.e. Scot's Broom, Himalayan Blackberry and English Ivy) along the steep bank is necessary as well. Removing vegetation and tree trimming along this steep bank will require a plan that is approved by the City prior to any action taken by the applicant. (Condition 12)

Groundwater Resources

Policies:

- 1. The City shall implement the recommendations of the Storm water management plan regarding protection of the aquifer for the City's wellfields.**

Recommendations:

- 5. The City should investigate the issue of dry wells and sumps for storm water disposal relative to its potential for contamination of groundwater and attempt to reconcile the State Plumbing Code requirements with Federal prohibitions on discharge of Storm water to surface waters.**

This development site does not encroach on the City's aquifer or wellfields. A preliminary stormwater plan has been provided (Exhibit B, sheet Preliminary Development Plan). A final stormwater management plan (per FCC 9-5) is required to be submitted and approved by the Public Works and Community Development Department. (Condition 13)

Rare, Threatened, Endangered and Sensitive Areas (RTESS):

Policies:

- 1. The City shall work with appropriate state agencies to maintain a current listing and locations of RTESS resources.**

According to Exhibit B, Appendix D, Wildlife and Sensitive Areas Assessment, letter from the Oregon Natural Heritage Information Center dated December 19, 2007, there are several listed fish and wildlife species which may occur within the vicinity of this site. However, the proposed development does not encroach on any undisturbed natural area. The development occurs only within the currently developed extent of the existing abandoned school site.

The Oregon Department of Fish and Wildlife commented with the following summary statement: "Given the many likely adverse affects from this proposed development ODFW recommends that this location not be developed as a high density destination resort and future development proposals should include a buffer that allows the stand of Spruce trees to remain intact and function as a complex habitat type." Therefore, condition 12 requires authorization to remove any trees other than those identified on the tree protections plan (Exhibit B, A1.13 DR), and condition 13 is included to ensure the adjacent riparian areas are protected. Condition 13 requires a final grading, erosion control and stormwater management plan (per FCC 9-5) be submitted and approved by the Public Works and Community Development Department, as well as approval by the State Department of Environmental Quality (DEQ).

Recommendations:

- 1. The City should continue to pursue an estuary trail connecting the Boardwalk with the Munsel Creek bike/pedestrian path. The Siuslaw River Estuary is the location of a variety of wildlife habitats and species. A properly signed interpretive trail will provide education on a wildlife system (the estuary) as opposed to isolated site specific education.**

The Florence Comprehensive Plan indicates the estuary trail meanders along the eastern portion of the applicant's property (see Exhibit G). The applicant is willing to dedicate land for a multi-use path along the estuary, which is included as Condition 9 and 10.

Native Vegetation:

Policies:

- 1. Native Vegetation is part of the character of the community. Retention and enhancement of native vegetation provides continuation of the unique character of the community. Therefore, the City shall work with the local landscaping companies to develop a way of integrating native vegetation into site plans, with emphasis placed on retention of existing native materials and reduction in the use of water for irrigation.**

2. **City Code currently requires minimal landscaping. The City shall evaluate its codes, to determine whether landscaping requirements need to be increased. The integration of native vegetation into site plans should reduce costs of additional landscaping as well as the need for irrigation once plantings are established.**
3. **The City shall continue to require vegetative stabilization of steep slopes and cut banks. The emphasis will be on the use of native plant materials where possible. However, since slope/bank stability is the paramount concern in these situations, the City will approve the plant materials that best stabilize the slope/bank, even if they are not native plant materials.**
4. **To eradicate or at least control, noxious and undesirable non-native vegetation.**

The proposed development incorporates landscaping into the site plan to the greatest extent possible as this will enhance the timeshare resort experience and also align with the City of Florence goals to increase landscaping. Native vegetation is incorporated as appropriate as shown in the landscape plans, Exhibit B, sheets L1.0 & L1.1.

The proposed development will remove most of the noxious and undesirable vegetation in the development area up to the top of the sensitive steep slope adjacent to the development area. There will be no removal of trees on the steep slope in an effort to alleviate any potential erosion of the slope. There may be some careful management of noxious vegetation (such as Scot's Broom, Himalayan Blackberry and English Ivy) on the steep slope that balances the need for slope stability with the establishment of a desirable native vegetative cover. There will be some selective thinning of low branches and shrubs, any diseased trees and non-native species to increase the views to the estuary and riparian areas. The tree limb trimming plan should be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation. Removing vegetation and tree trimming along this steep bank will require a plan that is approved by the City prior to any action taken by the applicant. (Condition 12)

Scenic Resources/Visual Quality:

Policies:

1. **Important scenic views of the river, dunes, ocean and jetty area shall be identified and protected. Key scenic resources were identified by the Florence Visual Management Plan and are shown on Map 5-H1. During pre-application conferences, and review by the Planning Commission/Design Review Board, strong consideration shall be given to designing of proposed development to maintain view corridors to identified scenic resources. This is particularly important in Old Town and along the river shoreline. The use of scenic easements shall be researched, and implemented, if appropriate. Development on the**

Siuslaw Estuary shall be in conformance with the Lane County Coastal Management Plan.

The proposed site is not indicated in Map 5-H1. The existing views of the Siuslaw River from the public right of way along Quince Street are currently obscured by the existing school building which varies from one story to more than two stories at the gymnasium along the street, and by trees and shrubs that are growing along the steep sloped riparian boundary at the top of the existing slope above the river and between the proposed development site and the estuary. The views of the trees which grow along the slope to the east of the development area will be obscured from street view by the vacation ownership unit blocks, however, the plan design has provided for many view opportunities between the three buildings. With the development, the views of the river from the site will be enhanced. Selective thinning of low branches and shrubs to increase the views to the estuary and riparian areas are proposed. The plan does not propose any development within the Siuslaw Estuary at or below the existing steep slope.

Chapter 6 Air, Water and Land Quality:

Goal: To maintain the quality of the air, water and land resources through control of waste and process discharges from the future development.

Recommendations:

- 1. Erosion control should be controlled through the City Code and the Uniform Building Code, as applicable, and through policies designated to reduce erosion of cleared sites.**
- 5. Estuary sedimentation originating from nonpoint sources such as urban runoff, road building and stream bank erosion should be identified and controlled.**
- 7. The encroachment of sand, either by wind, water, or other agent, onto developed lands should be prohibited and violators cited under nuisance procedures.**

This development will adhere to all current local codes and governing jurisdictions in regards to erosion control and encroachment of sand. The site is split by a 30 to 60 percent slope gradient that creates an upland and wetland division across the property. The proposed development will only be affecting the upland area. The site generally slopes from southwest to northeast. Subsurface Soils on the site generally consist of upper loose to medium dense sand dune deposits underlain by denser sand deposits. There are no catch basins on the existing project site that collect surface storm water. The existing parking lots currently drain out into the Quincy Street public right of way. Roof drainage from the existing school is piped to an unknown location. The proposed development will not be reusing this existing infrastructure. No stormwater runoff enters the existing project site. The natural resource conditions of the site include: Munsel Creek, Siuslaw River, and additional riparian and wetland areas. These natural resources are located in the lower wetland area and remain outside the limits of disturbance for the proposed development. The project site

located on the upland area is not subject to flooding based on the FEMA 100 year flood plain maps. The base flood zone is located at the 13.4-foot elevation and the proposed development area is located at approximately the 40-foot elevation, or approximately 30 feet above the 100-year base flood elevation. At the time of building permit process, a final Grading, Erosion Control and Stormwater Management Plan with mitigation measures to protect the natural areas surrounding the development area will need to be submitted and approved by the Community Development and Public Works Department. (Condition 13)

Chapter 7 Development Hazards and Constraints:

Objectives:

- 1. To protect life and property from natural disasters and hazards.**
- 2. To retain areas subject to uncontrollable flooding, ponding or severe erosion in open space until control can be established.**

Policies:

- 2. Prior to development taking place in known areas of potential hazard, applicants shall provide a Site Investigation Report which clearly determines the degree of hazard present and receive City approval for the measures to be taken to reduce the hazard.**
- 3. All new development shall conform to City Code, the Uniform Building Code and Flood Insurance Program requirements in flood prone areas.**
- 4. For those areas that have excessive slopes or conditions which constitute a geological hazard, proposed developments shall be keyed to the degree of hazard and to limit the limitation on the use imposed by such hazard.**

A site investigation report has been provided (Exhibit B, Appendices G) and this is addressed in the previous section FCC 10-7-4. The National Wetland Inventory and the 100-year flood zone appear to overlap this site at the base of the slope; however these areas are not within the proposed development area, and are setback more than the required 50 feet, as clarified in the previous section, FCC 10-7-3 Special Development Standards. In addition, this development is maintaining a 38-50 foot setback from the top of the steep slope. See Exhibit B, Appendix C, Geotechnical Report and Appendix E, Phase I Environmental Site Assessment and Limited Subsurface Assessment and see site plan A1.00DR for the approximate location of these areas. The development will adhere to all current local codes and governing jurisdictions in regards to erosion control and encroachment of sand, see Civil drawings.

Chapter 9 Economic Development:

Goal: To embrace a stable, prosperous business environment focused on industry diversity, yielding family income sufficient to support education, recreation, social and cultural opportunities, comprehensive health services, affordable housing and public safety while preserving the environment and its natural beauty.

Policies:

1. **The City shall encourage actions and activities that promote the availability of new employment in the community, especially family wage jobs.**
3. **The City shall work with appropriate parties to increase tourism revenues.**

Recommendations:

3. **The City should continue to support anchor tourism destinations such as our local golf resorts, Old Town, water related recreational opportunities, and expanded shopping opportunities.**

The proposed timeshare resort development in the Old Town district has the potential to bring a large number of tourists into the City of Florence and is in alignment with the goal of economic development. There will not be any on-site dining or drinking establishments and no on-site retail sales with the intent being that owners will use the local stores and restaurants in Old Town.

Chapter 11 Utilities and Facilities:

Stormwater Management:

Goal: To provide stormwater that enhances and maintains livability through balanced, cost effective solutions to storm water management.

Policies:

1. **The City shall encourage on-site retention of stormwater. However, in instances where flows are in excess of that generated on-site, or where conditions make this physically impracticable, a combination of piped systems and natural drainage systems may carry stormwater off-site to approved collection or dispersion facilities.**
3. **Maintenance of stormwater facilities is critical to their functioning, especially with natural systems. The City shall ensure that adequate measures are available to provide, or to require developers and homeowners to provide on-going maintenance.**
4. **City approved provision for controlling storm run-off shall be made before development takes place in areas that have drainage problems.**
5. **Storm drainage facilities, as approved by the City, which may include culverts, drywells, catchment basins, pretreatment facilities, natural or surface channel systems or pipelines, or other facilities developed with accepted engineering practices and standards.**
6. **Stormwater shall be managed to protect water quality of streams, rivers, and other water-bodies.**

The proposed development will adhere to the current stormwater requirements listed in the Florence City Code (FCC Section 9-5). A final stormwater management plan will need to be submitted and approved by the Public Works and Community Development Departments. (Condition 13)

Parks, Recreation and Open Space:

Goal: To provide a variety of recreational opportunities and to provide open space and protect unique areas of the City.

Policies:

5. The City shall encourage and support public/private efforts to insure permanent public access and views of the Siuslaw River and its scenic estuary.

7. Designated greenways, linear parks, and bicycle and walking paths shall be developed to connect the various parks, residential areas, businesses and public places through a community-wide trail network, consistent with the recommendations of the transportation systems plan and parks and open space CIP.

This development will enhance the street and sidewalk connection to the downtown and surrounding areas with an 8' wide sidewalk on Quince Street. The City plans to continue the planned public estuary trail and the applicant is willing to deed the land necessary for this trail as well as a park on the southern area of the property. (Conditions 9 & 10)

Chapter 12, Transportation Systems Plan:

Policy #6 The City shall continue to require new development to pay its share of costs of development of, or improvements to, transportation facilities which will serve the proposed development.

Policy #9 The City shall protect the function of existing and planned transportation systems as identified in this Plan through application of appropriate land use and access management techniques.

Policy #10 At the time of land development or land division, the City shall require right-of-way or easements consistent with the adopted TSP in order to maintain adequate street widths, bikeways and walkways and to accommodate transit facilities.

Policy #11 New development shall gain access primarily from local streets. Driveway access onto arterials and collectors shall be evaluated based on access options, street classifications and the effects of new access on the function, operation and safety of surrounding streets and intersections. Land development shall not encroach within setbacks required for future expansion of transportation facilities.

Policy #13 Convenient access for motor vehicles, transit, bicycles and pedestrians shall be provided to major activity centers, including public buildings and schools, shopping areas, parks and places of employment.

Attached is Exhibit B, Appendix F, Transportation Impact Analysis that identifies how this development will not adversely affect the existing transportation infrastructure. There are two ingress and egress points for the resort development located along Quince Street, as Quince Street is this property's only developed street frontage. The main entrance is aligned with the entrance to the Events Center in an effort to visually link the two facilities as described in the Florence Comprehensive Plan. The secondary entrance is proposed to be located approximately 156' north of the main entrance, approximately 95' South of the north-west corner of the property line at the intersection of Pacific Avenue and Quince Street.

The Pacific Avenue/8th Street public right-of-way along the northern boundary of the property (see Exhibit C) is not proposed to be improved in the current plan, and neither is the Redwood Street right-of-way, which intersects with Highway 126. In lieu of developing the Pacific Avenue/8th Street public right-of-way, the applicant is willing to dedicate land to the City on the southern portion of the property for use as a park and potential access to the planned estuary trail. (Condition 9 & 10)

Policy #14 Streets, bikeways and walkways shall be designed to meet the needs of pedestrians and cyclists to promote safe and convenient bicycle and pedestrian circulation within the community. To promote bicycling and walking, all new collector and arterial streets should have bicycle lanes, and all new streets, except short, very low volume local streets, should have sidewalks.

Florence Downtown Implementation Plan:

5. Quince Street Improvements: Proposed improvements are the realignment of the intersection of Highway 101 and Quince Street and the reconstruction of North Quince Street as a full urban section to allow use of Quince Street as an alternate route through downtown.

b. Retain the Old Town character of Quince Street, including sidewalks, plantings and historic lighting. Retain/provide on street parking. Investigate location of a traffic signal at Highway 126 and Quince Street at such time as demand warrants such location.

This proposal will not change the existing 60' street right of way on Quince Street. This development will enhance the street and sidewalk connection to the downtown and surrounding areas with an 8' wide sidewalk, extending the "historic" street lighting and street side landscaping from the center of Old Town. Access to this development will be from Quince Street as shown on the site plan. Bicycle parking will be provided as indicated on A1.10DR of Exhibit B.

Quince Street is a collector street with a 60-foot wide right-of-way. The Transportation System Plan stipulates that bike lanes be provided on collectors and the Downtown Plan recommends parking along Quince Street. However,

within a 60-foot wide right-of-way, parking can only be provided on one side of the street if bike lanes are also provided on both sides of the street. Staff is recommending that to fit within the limited right-of-way, parking should only be allowed on the west side of Quince Street and bike lanes be provided on both sides of the street.

Pedestrian Improvements:

3. Siuslaw River Estuary Trail. This trail is proposed as part of the Downtown Implementation Plan and is also a priority of the Port of Siuslaw. The proposed trail will connect the Port's Boardwalk to Highway 126 and eventually, when the Munsel Creek culvert is replaced, through a bike path set into the culvert to connect to the Munsel Creek Bike Path.

The Florence Comprehensive Plan includes an estuary trail that meanders along the eastern portion of the applicant's property (see Exhibit G). The applicant is willing to dedicate land for a multi-use path along the estuary. (Condition 9 & 10)

Chapter 13 Energy Facilities and Conservation:

Goal: To encourage economical energy systems and conserve energy.

Policies:

4. Buffers of trees and foliage provide a natural windbreak which acts to conserve energy. These benefits should be considered before removing vegetation wherever residential development is planned.

The existing trees and major undergrowth will remain as is along the steep slope on this site to help mitigate wind from the southeast into the building courtyards.

Chapter 16 Estuarine Resources and Siuslaw Estuary and Shorelands:

Objectives:

- 1. To improve management of the estuarine resources and conserve and enhance the natural resources of the estuary.**
- 5. To classify the estuary and shorelands into management units for planning purposes in order to establish policies and priorities for the uses of the estuary.**

The City of Florence has classified portions of this property as Shorelands-Natural Resource Conservation and Natural Estuary per the Coastal Management Plan. This proposed development does not overlap any of the natural resources and estuarine areas on this property

VI. CONCLUSION

The application, as presented meets or can meet applicable City codes and requirements, provided that the conditions of approval stated in Resolution PC 08 15 DR 04 are met.

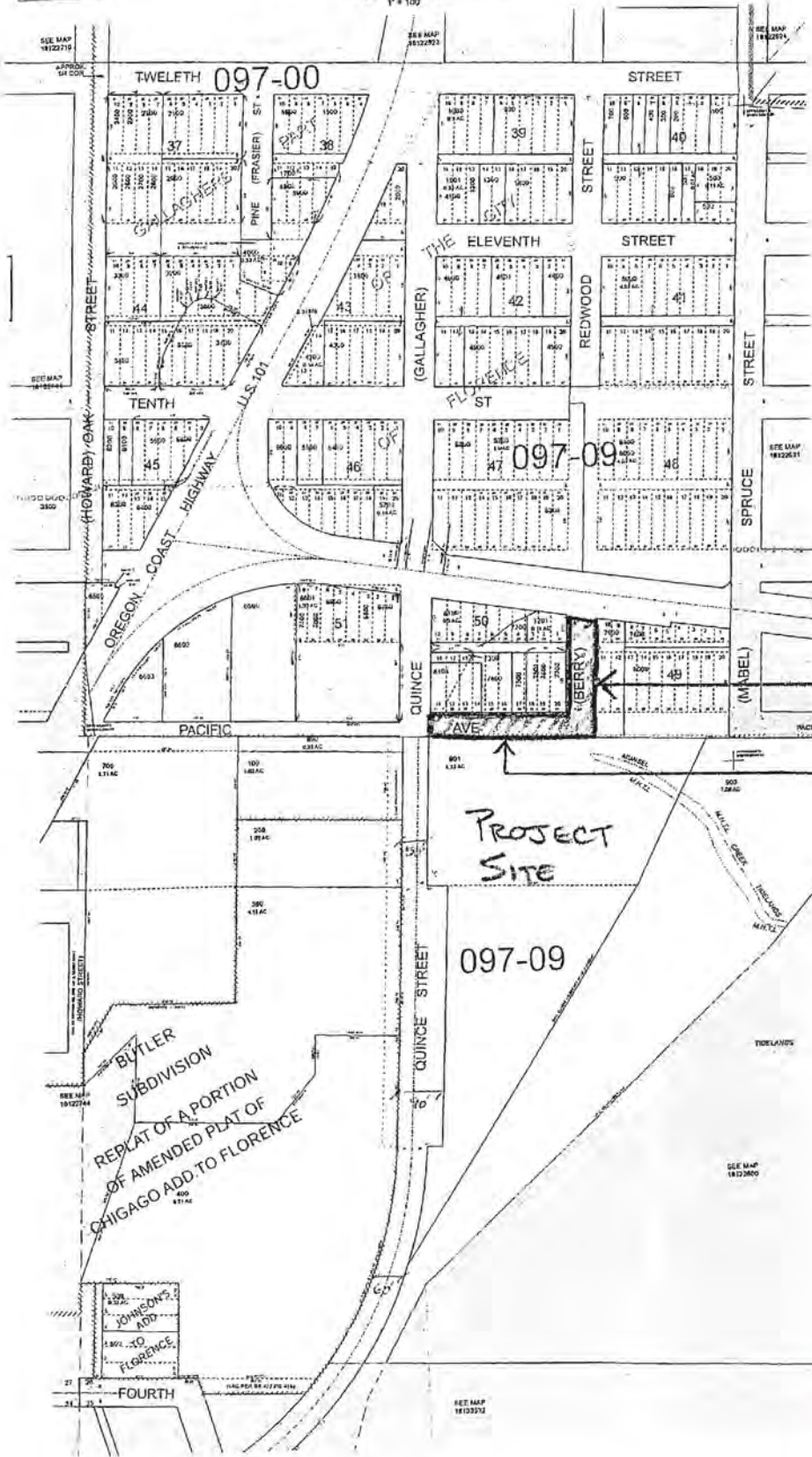
VII. EXHIBITS:

- A. Findings of Fact
- B. Land Use Application with Diagrams and Appendices
- C. Plat Map
- D. Hazard Map
- E. Riparian Inventory Map
- F. Wetland Inventory Map
- G. Estuary Trail Map
- H. Coastal Management Plan Map
- I. Flood Plain Maps
- J. Tsunami Hazard Map
- K. Comment from the Florence Building Official (May 30, 2008)
- L. Comment from Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (June 2, 2008)
- M. Comment from Gloria M. Kiryuta of the Oregon Department of State Lands (June 2, 2008)
- N. Comment from the Oregon Department of Environmental Quality (June 2, 2008)
- O. Comment from Sean Barrett, Siuslaw Valley Fire and Rescue (June 13, 2008)
- P. Comment from Savannah Crawford, Oregon Department of Transportation (June 16, 2008)
- Q. Comment from Damien Gilbert, P.E. , Branch Engineering (June 16, 2008)
- R. Comment from Mike Miller, Florence Public Works Director (June 17, 2008)
- S. Comment from Charlie and Mary Pennington (June 11, 2008)
- T. Comment from Marv VandeStreek, Edwin K Bed and Breakfast (June 16, 2008)
- U. Comment from Gary Armstrong (June 18, 2008)
- V. Comment from Oregon Department of Fish and Wildlife (June 19, 2008)
- W. Comment from Kathy Lenox (June 20, 2008)
- X. Comment from Evelyn Alford
- Y. Comment from Brandon Ott, Code Enforcement Officer and Chief Sanders, Chief of Police (May 29, 2008)

**Exhibit B: Land Use Application with Diagrams and Appendices
is available from the Community Development Department**

FOR ASSESSMENT AND TAXATION ONLY

N.W.1/4 S.W.1/4 6 T.185. R.12W. W.M.
Leflore County
1" = 100'



REDWOOD ST.

PACIFIC AVE / 8TH ST.

PROJECT SITE

097-09

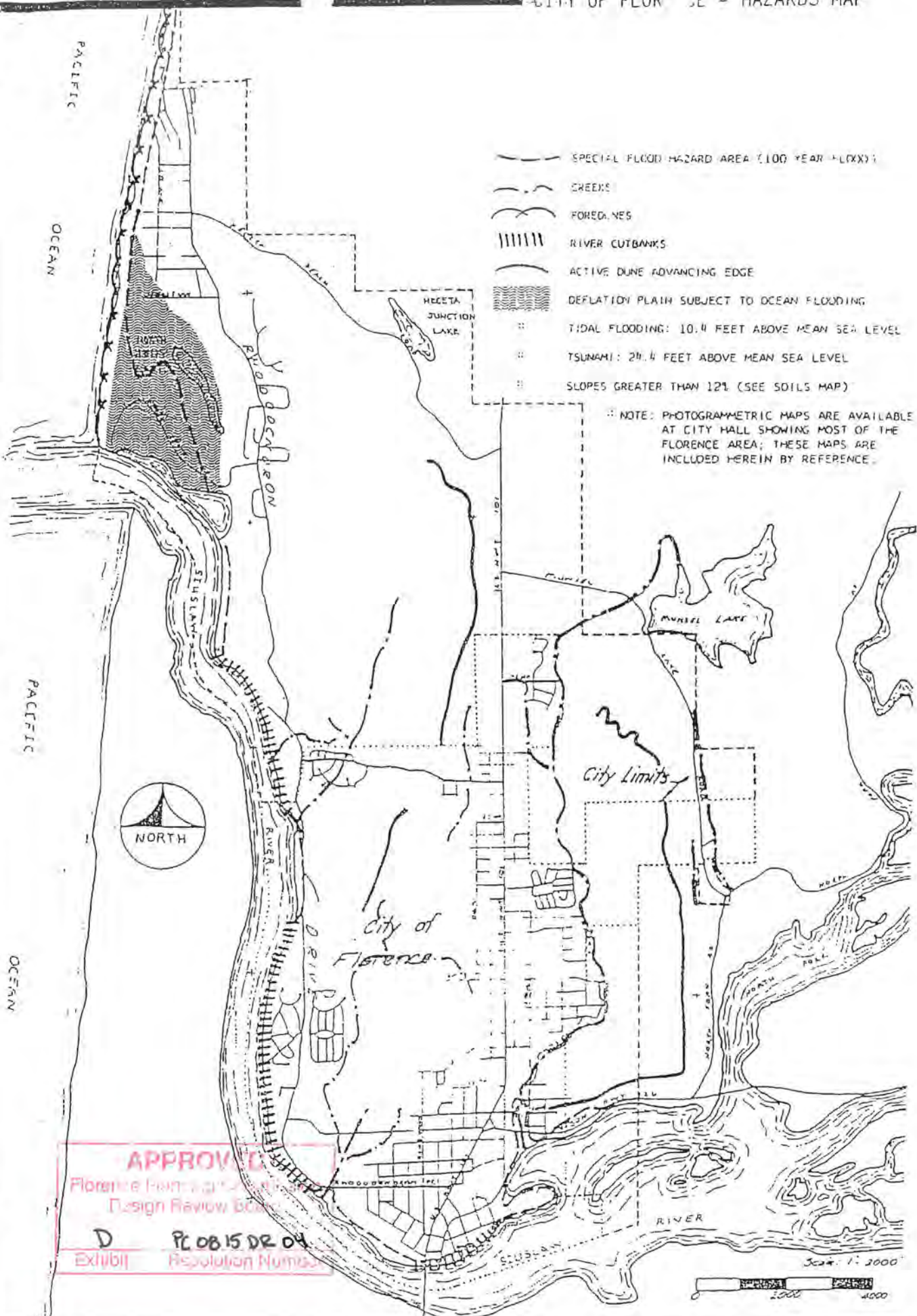
THE BUTLER
SUBDIVISION
REPLAT OF A PORTION
OF AMENDED PLAT OF
CHICAGO ADD TO FLORENCE

JOHNSON'S
ADD
TO
FLORENCE

FOURTH

APPROVED
 Florence Planning Commission
 Design Review Board
 C PC 08 15 DR 04
 EXHIBIT Resolution Number

CITY OF FLORENCE - HAZARDS MAP

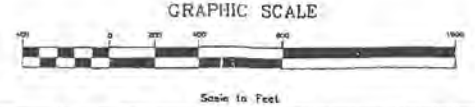




APPROVED
 Flood Planning Commission
 Design Review Board
 PC 0815 DEC 04
 Exhibit
 Revision Number

RMC-1 Riparian code
 AIR-2 Wetland code
 Watershed boundary
 Project boundary
 Wetland area
 Riparian area
 Drainage

Funding for this project was provided by a grant from the Oregon
 Division of State Lands, wetlands planning assistance grant program.
 This grant program is supported by a grant from the U.S. Environmental
 Protection Agency under authority of the Clean Water Act.



WETLAND INFORMATION IS SUBJECT TO CHANGE
 This map is for planning purposes only. It has not been finalized and adopted by the City of Florence or approved by the wetland regulatory agencies. You are advised to contact the Oregon Division of State Lands or the U.S. Army Corps of Engineers for any regulatory question. Mapped wetland boundaries are accurate to within 100 feet, however, there may be unmapped wetlands subject to regulation. In all cases, actual field conditions determine wetland boundaries.

Fig. 5A



Pacific Habitat Services, Inc.
 1940 SW Commerce Circle, Suite 100
 Medford, Oregon 97504
 Phone: (503) 870-0000

Florence Riparian Inventory

DATE: November, 1996
 BASE MAP INFO: Supplied by Lane Council of Governments
 City of Florence
 JOB NO.: 6-1224

APPROVED
 Planning Commission
 Planning Review Board
 F
 Resolution Number
 R 0815 DR 04
 Exhibit



	Sample site		Wetland area
	AIR-2 Wetland code		On Site Wetland Determination
	Watershed boundary		Prior Wetland Delineation
	Prerel boundary		Drainage

Funding for this project was provided by a grant from the Oregon Division of State Lands, wetlands planning assistance grant program. This grant program is supported by a grant from the U.S. Environmental Protection Agency under authority of the Clean Water Act.



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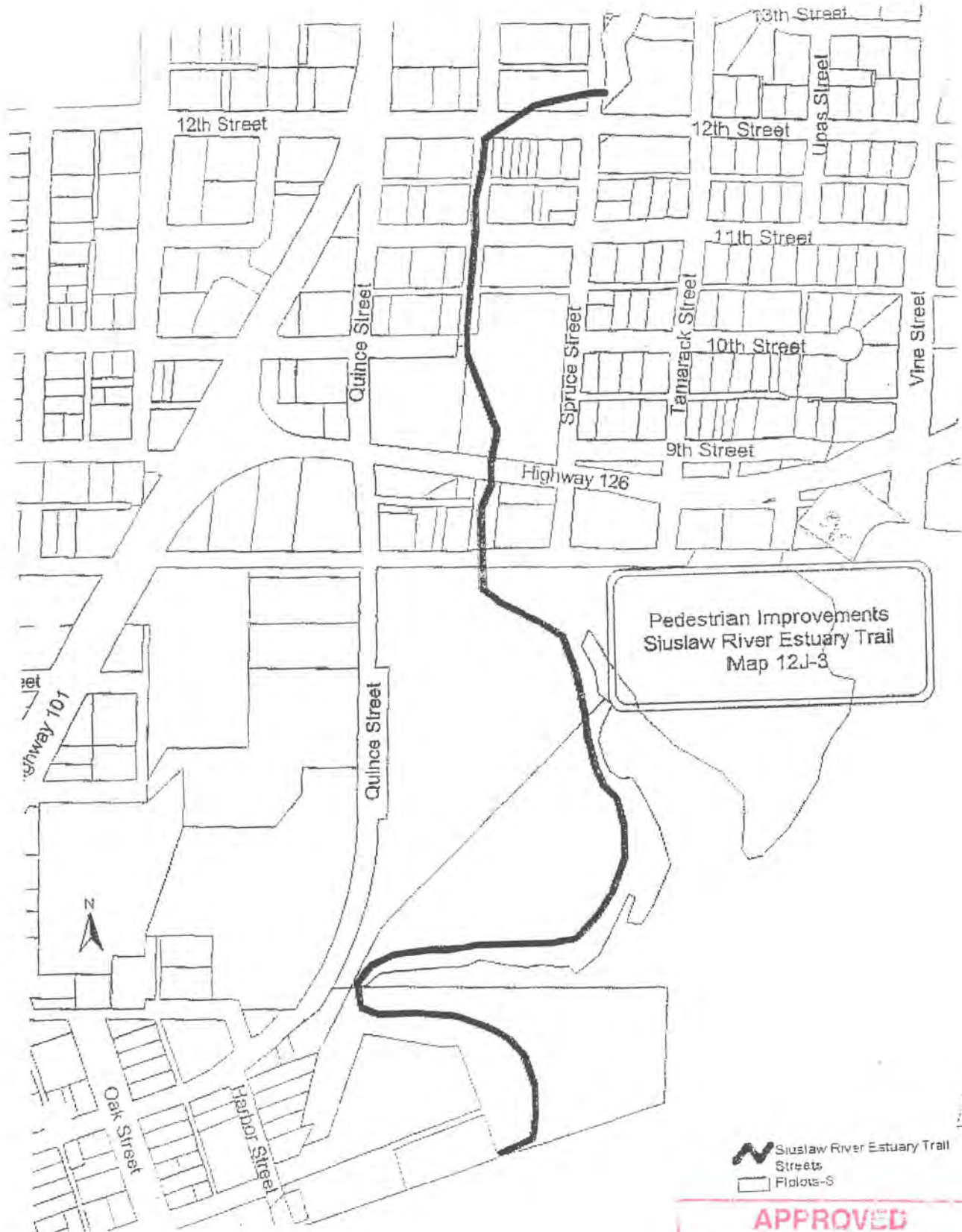
DATE: November, 1996
 BASE MAP INFO: Supplied by Lane Council of Governments
 City of Florence
 JOB NO.: 6-1224

Florence Local Wetlands Inventory




Pacific Habitat Services, Inc.
 1400 SW Commerce Circle, Suite 186
 Medford, Oregon 97504
 Phone: (503) 970-0800



Fig. 4A



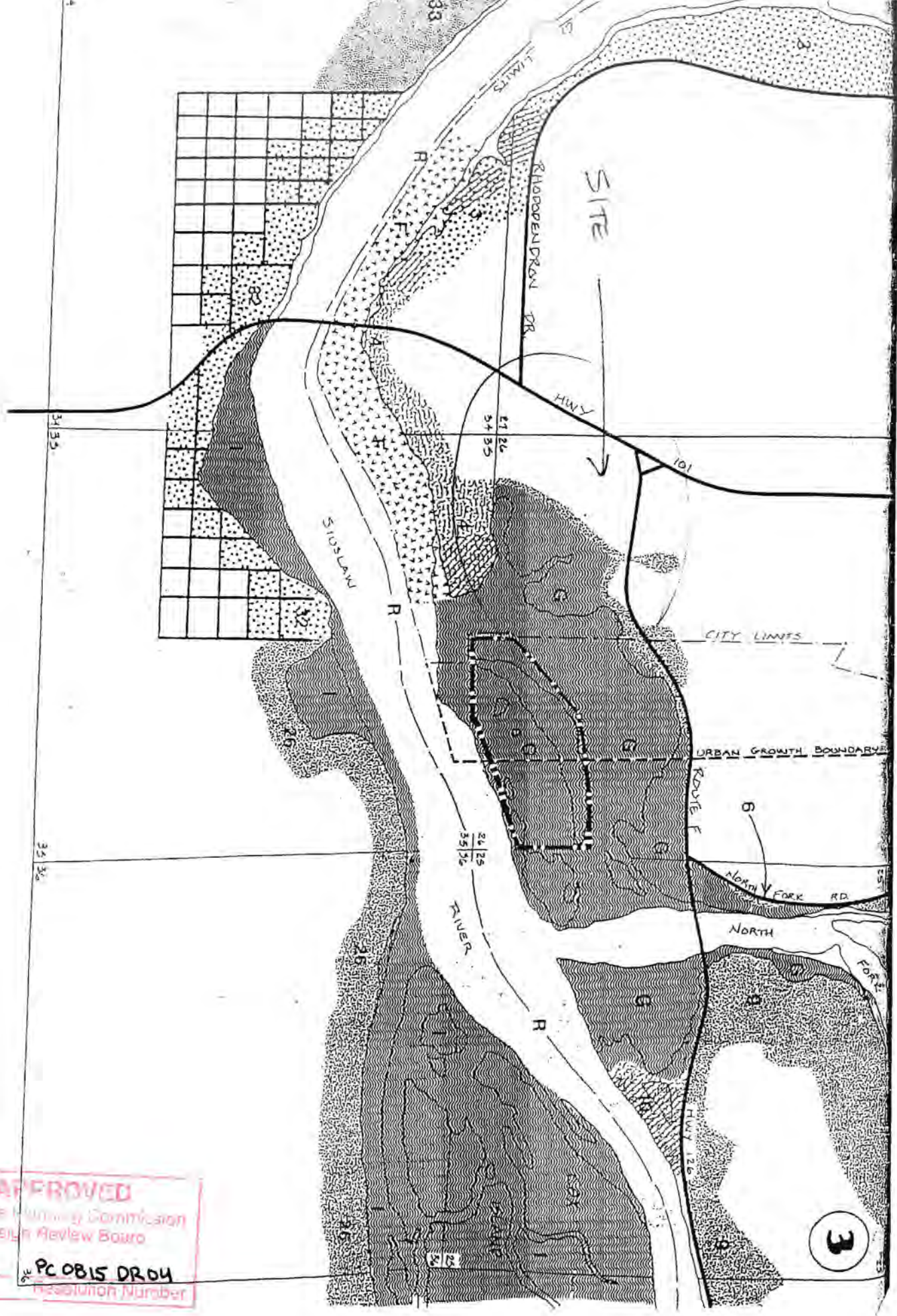
Pedestrian Improvements
 Siuslaw River Estuary Trail
 Map 12.J-3

-  Siuslaw River Estuary Trail
-  Streets
-  Plots-S

APPROVED
 Florence Planning Commission
 Design Review Board

G **PC0815 DR 04**
 Exhibit Resolution Number 229

EXHIBIT G



APPROVED
 Florida Planning Commission
 Design Review Board
H
 Exhibit **PC 0815 DR04**
 Resolution Number

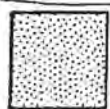
EXHIBIT "H"

MANAGEMENT UNITS

SHORELANDS



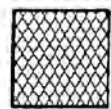
NATURAL RESOURCE CONSERVATION



SIGNIFICANT NATURAL AREA



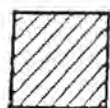
MIXED DEVELOPMENT



PRIME WILDLIFE AREA



RESIDENTIAL DEVELOPMENT



DREDGED MATERIAL DISPOSAL SITE

ESTUARY



DEVELOPMENT



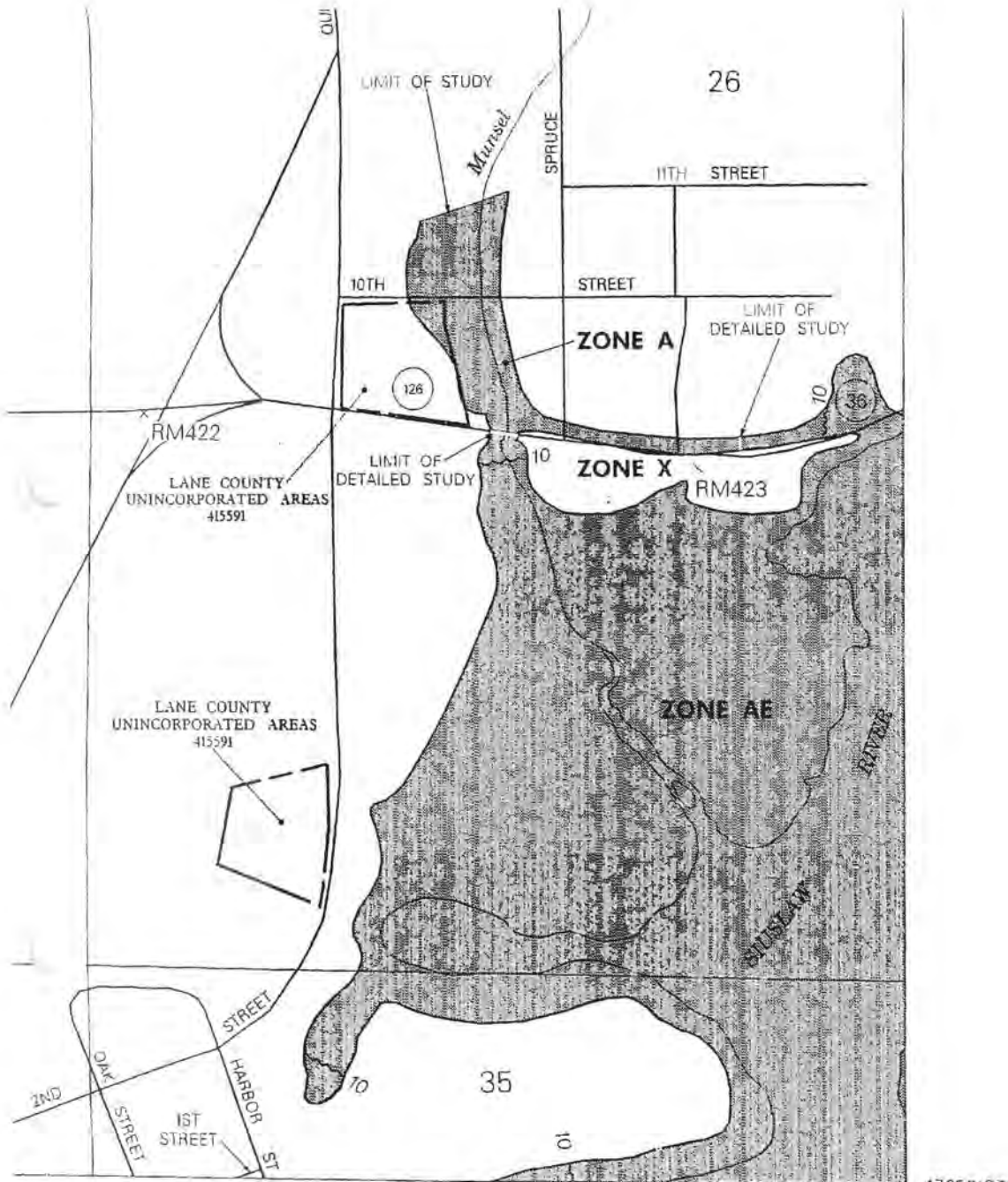
CONSERVATION



NATURAL

..... DIKED HIGH SALT

////// MITIGATION SITE



43°58'07"
124°05'37"

EXHIBIT "I"

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

LANE COUNTY,
OREGON AND
INCORPORATED AREAS

PANEL 1426 OF 2975
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS COMMUNITY	NUMBER	PANEL	SUFFIX
FLORENCE CITY OF LANE COUNTY	41023	1426	F
LANE COUNTY UNINCORPORATED AREAS	415591	1426	F

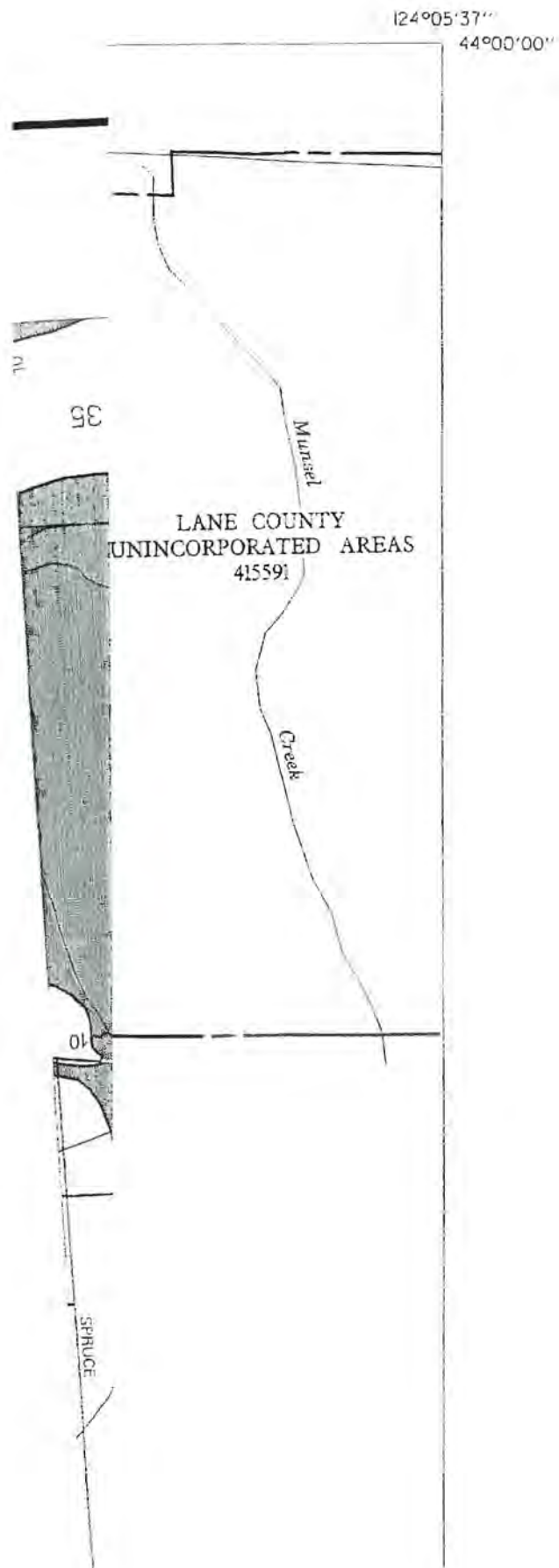
MAP NUMBER
41039C1426 F

EFFECTIVE DATE:
JUNE 2, 1999



Federal Emergency Management Agency

Submitted by: [illegible]



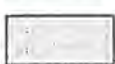
LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.



OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS



Identified 1983



Identified 1990



Otherwise Protected Areas

Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.



Floodplain Boundary



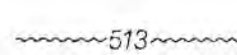
Floodway Boundary



Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



Base Flood Elevation Line: Elevation in Feet. See Map Index for Elevation Datum.



Cross Section Line

(EL 957)

Base Flood Elevation in Feet: Where Uniform Within Zone. See Map Index for Elevation Datum.

RM7 X

Elevation Reference Mark

M2

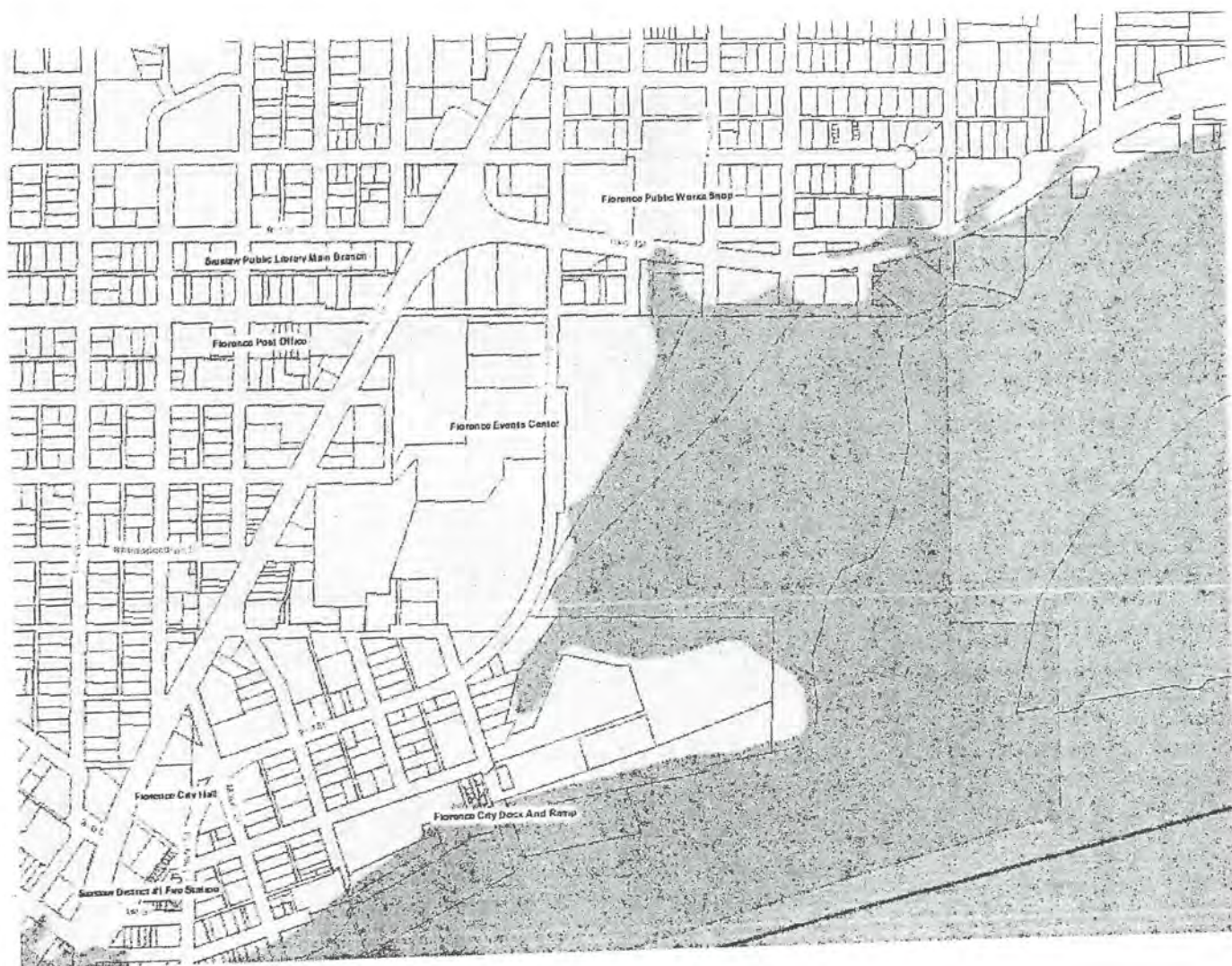
River Mile

97°07'30", 32°22'30"

Horizontal Coordinates Based on North American Datum of 1927 (NAD 27) Projection.

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFE's, and for any information on floodway delineations, prior to use of this map for property purchase or



APPROVED
Florence Planning Commission
Design Review Board
I
Exhibit **PC 0815 DR 04**
Resolution Number



STATE OF OREGON
DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES
VICCI S. MCCONNELL, STATE GEOLOGIST

Tsunami Hazard Map of the Florence-Siuslaw River Area, Lane County, Oregon

2007

IMS-25

Tsunami Hazard Map of the Florence-Siuslaw River Area,
Lane County, Oregon
By George R. Priest, Aran Chawla, and Jonathan C. Allen
Production of this map was supported by National Oceanic and
Atmospheric Administration regulation number NEMA1000-6-0100





NOTICE
This map cannot serve as a substitute for site-specific investigations by qualified practitioners. Site-specific data may give results that differ from those shown on the maps. The views and conclusions contained in this document are those of the authors and should not be interpreted as necessarily representing the official policies, either expressed or implied, of the U.S. government.

DISCUSSION

When planning evacuation routes and destinations, check with local officials for guidance. In general, one should go to the least hazardous site on the map (a noncolored area or the coolest color) by the shortest route after making sure that the route is not compromised by other earthquake hazards such as liquefaction or earthquake-induced landslides. Bridges may fail in the event of an earthquake.

See accompanying text report for explanation of hazard zones, mapping methods, and results.

HAZARD ZONES

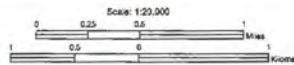
-  Low to negligible risk zone for tsunami flooding (300-600 year events)
-  Moderate risk zone for tsunami flooding (300-600 year events)
-  High risk zone for tsunami flooding (300-600 year events)
-  Extreme risk zone for tsunami flooding (300-600 year events)



Software used: ESRI ArcGIS 9.2 and MapInfo Professional 8.0
Source File: \1\Bore\GIS\Project\ARC\ARC001.mxd
Map sheet corrected by Leo J. Madin, Oregon Department of Geology and Mineral Industries
Cartography by Brian Waring
Acknowledgements: Xianyi Tian, Hui Ma, and Frank Gonzalez of the NOAA Technical Institute for Marine Geology (TIGER) provided the map for inclusion in this report. The map was digitized for accurate representation of geographic material of information by George Priest, DGS&MI, and William Paul Wicks, Director, Office of Information Systems, Bureau of Oceanic and Earthquake Studies, and Eric Kesteven, Post Manager, Port of Florence.



Base Photo: 2004 National Agriculture Imagery Program
2007 1 meter resolution
Projection: Oregon Lambert
Ellipsoid: NAD83



Prepared by George R. Priest, Oregon Department of Geology and Mineral Industries, from numerical simulations of Aran Chawla, Oregon Graduate Institute of Science and Technology, Oregon Health Sciences University, with assistance from Jonathan C. Allen, Oregon Department of Geology and Mineral Industries.

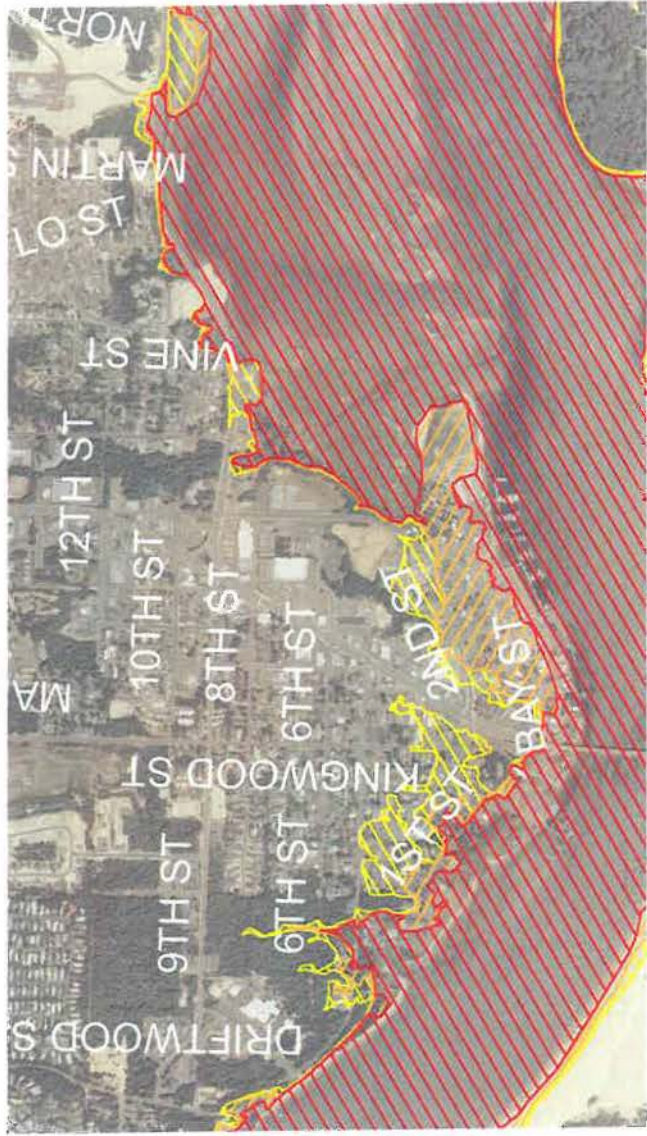


For copies of this publication contact:
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800 NE Oregon Street, 4th, Ste. 177
Portland, Oregon 97232
Telephone: (503) 672-2750
http://www.naturenw.org

APPROVED
Florence Planning Commission
Design Review Board

J **PC 0814 DR 04**
Exhibit Resolution Number

EXHIBIT "J"



To MELISSA F.

DATE:

5/30/08

FROM:

CARL DEPENDAHL
BUILDING
OFFICIAL



APPLICANT: Proposed Wyndham Time-share Resort (PC 08 15 DR 04)

COMMENTS: REGARDING BUILDING CODE/PERMIT:

- ① PROVIDE SOILS REPORT W/ FOUNDATION RECOMMENDATIONS, BASED ON SEISMIC PROVISIONS OF OSSC 1613 OR ASCE-7.
- ② PROVIDE COMPLETE ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION SYSTEMS & ALARMS/W/ ELECTRICAL, MECHANICAL, PLUMBING, & SITE PLANS, PREPARED BY A REGISTERED DESIGN PROFESSIONAL AS REQUIRED BY OSSC CH. 1; WITH CODE ANALYSIS.
- ③ VERIFY AVAILABLE "FIRE-FLOW" AS COMPLYING W/ IFC APPX'S B&C (FLOW & HYDRANT SPACING.)
- ④ SHOW COMPLIANCE WITH A.D.A. &/OR O.S.S.C. CH. 11 ACCESSIBILITY REQ'S

APPROVED

Florence Planning Commission
Design Review Board

K
Exhibit

PC 08 14 DR 04
Resolution Number

Exhibit K



2 June 2008

Melissa Anderson
City of Florence Building and Planning Department
250 Hwy 101
Florence, Oregon 97439

Re: PC 08 15 DR 04 – Proposed Wyndham Time-share Resort
Location: T18S/R12W Sec.26 TL #900, 901

Melissa,

The project entails construction of a time-share resort, to be located at 750 Quince Street. There are known cultural sites in the area and the project may encounter cultural materials. **Although the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians have no objections to this project, we request at a least 72 hours notice prior to any ground disturbing activities so that a tribal representative can monitor these activities.** We further request to be contacted immediately if any known or suspected cultural resources are encountered during any phase of the project.

Please also be aware that federal and state laws prohibit intentional excavation of known or suspected cultural resources without an archaeological permit and require that we be notified immediately if resources are discovered, uncovered, or disturbed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of any native Indian. ORS 358.920 prohibits excavation injury, destruction, or alteration of an archaeological site or object or removal of an archaeological object from public or **private lands.**

Arrow Coyote, M.A, R.P.A.
Cultural Resource Protection Coordinator
Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians
1245 Fulton Ave.
Coos Bay, OR. 97420
Office: (541) 888-7513
Fax: (541) 888-2853
Cell: (541) 297-5543
acoyote@ctclusi.org



Exhibit L

Melissa Anderson

From: Kelli Weese [kelli.weese@ci.florence.or.us]
Sent: Monday, June 02, 2008 9:23 AM
To: Melissa Anderson
Subject: FW: PC 08 15 DR 04 - Proposed Wyndham time-share resort

From: KIRYUTA Gloria [mailto:Gloria.Kiryuta@state.or.us]
Sent: Monday, June 02, 2008 9:14 AM
To: Kelli Weese
Subject: RE: PC 08 15 DR 04 - Proposed Wyndham time-share resort

A delineation is required for all impacts to freshwater PEM, PFO, PSS, RFT wetlands and waterways in this area. It appears to be within a ESH designated water. An Estuary habitat assessment and map of activities with regard to Highest Observed tide(10.5') would need to be submitted for all impacts to tidal influenced waters, whether they are fresh or salt water. More information is required to determine where jurisdictional boundaries are located within the project boundaries and how this project will not have direct or indirect effects to wetlands, estuaries and waterways. Please contact DSL if you have any questions.

Gloria M. Kiryuta
Resource Coordinator
Fill and Removal Program
Wetlands & Waterways Conservation Division
Oregon Dept. State Lands
775 Summer Street NE Suite 100
Salem, Oregon 97301
Phone: 503.986.5226
Fax: 503.378.4844



From: Kelli Weese [mailto:kelli.weese@ci.florence.or.us]
Sent: Thursday, May 29, 2008 10:26 AM
To: KIRYUTA Gloria; STIMSON Caroline; WILSON Derek R; michelle.e.hanson@usace.army.mil
Cc: kelli.weese@ci.florence.or.us
Subject: PC 08 15 DR 04 - Proposed Wyndham time-share resort

Attached is the notice to inform you of the Wyndham Timshare proposed development - PC 08 15 DR 04. If you have any questions or would like more information please contact either myself, or Melissa Anderson at (541) 997-8237.

Thanks,

Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N. Florence, OR 97439
(541) 997-8237
Fx: (541) 997-4109
kelli.weese@ci.florence.or.us



DATE: June 2, 2008
 FROM: Eric Clough
 DEQ - Coos Bay
 541-269-2721 x31

APPLICANT: Proposed Wyndham Time-share Resort (PC 08 15 DR 04)

COMMENTS:

The Department of Environmental Quality (DEQ) has received your request for comment on this development plan. At this time DEQ has no significant comment to offer regarding the property or the associated development. The reported underground heating oil tank is a non-regulated tank. If/when they complete the decommissioning of the tank DEQ has a heating oil tank program to certify the work. No petroleum contamination has been reported at this point. The DEQ Environmental Cleanup program staff briefly reviewed the report and concluded that there is no apparent significant reason that environmental contamination would be present at the site and no specific request for detailed review from the DEQ.

APPROVED
 Florence Planning Commission
 Design Review Board
 N PC 0814 DR 04
 Exhibit Resolution Number

Exhibit N

Melissa Anderson

Subject: FW: world mark

From: sean barrett [mailto:sean@svfr.org]
Sent: Friday, June 13, 2008 4:56 PM
To: melissa.anderson@ci.florence.or.us
Subject: world mark

June 13, 2008

Melissa Anderson
City of Florence Planning
250 Hwy 101
Florence OR 97439

RE: World Mark Project

Ms. Anderson,

I have looked at the site utility, sewer and water plan. Following are some requirements:

- An apparatus road required on the East side of the property 26" wide (there are options)
- Possibly an addition of a fire hydrant on the NE corner of the complex or center East
- LPG tank fill/vent must be a minimum of 50 feet from buildings, lot lines and public ways
- The tank itself must be 10 feet from lot lines, public ways and buildings
- An Oregon State Fire Marshal permit required for LPG tank.

Sincerely

SIUSLAW VALLEY FIRE AND RESCUE

Sean P. Barrett

SEAN BARRETT

Battalion Chief/ Inspector

Sean Barrett
Battalion Chief/Inspector
2625 Hwy 101
Florence Or 97439
(541) 997-3212 wk
(541) 999-8164 cell
(541) 997-9116 fax
sean@svfr.org





Oregon

Theodore R. Kulongoski, Governor

Oregon Department of Transportation

Region 2, Area 5
644 "A" Street
Springfield, OR 97477

Telephone: (541) 747-1354
FAX: (541) 744-8080

June 16, 2008

Melissa Anderson, AICP
Associate Planner
City of Florence
250 Hwy 101 N.
Florence, OR 97439

E-mail: Savannah.Crawford@odot.state.or.us

Re: Wyndham Timeshare Development (Resolution PC 08 15 DR 04; Map ID 18-12-26-33, Tax Lots 900 & 901)

Dear Ms. Anderson,

On May 13th, 2008, the Oregon Department of Transportation (ODOT) scoped a Traffic Impact Analysis (TIA) for the Wyndham Timeshare Development, located at 750 Quince Street. ODOT received the completed TIA on Friday, June 13th, 2008.

After review of the TIA, dated June 10th, ODOT has determined that the existing proposal will not require the need for mitigation to ODOT facilities. However, in the event there are any modifications to the Wyndham Timeshare development's original proposal (File No. PC 08 15 DR 04), we would appreciate the opportunity to review and comment on such changes.

If you have any questions, please feel free to contact me at 541-747-1354.

Thank you.

Savannah Crawford
Senior Region Planner

cc Steve Wilson



EXHIBIT P



Branch Engineering, Inc.

310 5th Street • Springfield, Oregon 97477 • (541) 746-0637 • FAX (541) 746-0389

PRINCIPALS:

James A. Branch, P.E., P.L.S.
Rene Fabricant, P.E., S.E.
Michael Lane Branch, P.E.
Damien Gilbert, P.E.
Renee Clough, P.E.

June 16, 2008

Attn: Melissa Anderson, AICP
City of Florence Planning
250 Highway 101
Florence, Oregon 97439

Sent via email: melissa.anderson@ci.florence.or.us

Re: Resolution PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

Dear Melissa,

Thank you for the opportunity to assist the City and provide comments on the Traffic Impact Analysis (TIA) for the subject application. I have received and reviewed the TIA dated June 10, 2008 prepared by JRH. I was not involved in the scoping of this study, so I cannot comment about the study meeting or not meeting the required scope. My review is primarily focused on City related interests, as ODOT would be expected to address impacts to the nearby Highways.

The following is a summary of my review for the City's consideration:

Finding: The TIA analyzed traffic conditions with and without the development through a planning horizon year of 2010. This is the year of completion of the development and the year of opening. Typically, a future year analysis such as 5-years after opening would be provided; however, I was not party to the agreed scope of the analysis, as previously stated.

Recommended Condition: A future year analysis for the Year 2015 should be performed for the studied intersections as well as the site accesses comparing build/no-build conditions, unless this was excluded from the scope.

Finding: The studied intersections included:

- Highway 101 at 9th Street (Hwy 126)
- Highway 101 at 8th Street
- Highway 101 at 6th Street
- Highway 126 at Quince Street



Finding: No problems were identified by the engineer of record for the studied intersections.

Melissa Anderson

From: Mike Miller [mike.miller@ci.florence.or.us]
Sent: Tuesday, June 17, 2008 4:57 PM
To: Melissa Anderson
Subject: Timeshare Development

A few items from PW.

The developers have been great to work with. We do, however need to have the water main upsized to 12-inch (versus the proposed 10-inch) to accommodate the needs of the development. The City is willing to discuss water SDC credits for the extension of the 12-inch water main from their southern property boundary to Harbor Street and City participation with the replacement of existing FH's along Quince Street to provide a means for intertie the proposed and existing water system.

8th Street should be extended to the east of Quince Street. This would allow their secondary access to come from a side street instead of Quince and provide a better means of vehicle traffic (RV's and trailers) exiting the property. It also addresses the need of providing an additional fire hydrant to protect the NE corner of the building (requirement from SVFD).

Mike Miller
 Public Works Director
 City of Florence
 989 Spruce Street
 Florence, OR 97439
 Phone: 541-997-4106
 Fax: 541-902-1333
 e-mail: mike.miller@ci.florence.or.us

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PUBLIC RECORDS LAW DISCLOSURE: This is a public document. This e-mail is subject to the State Retention Schedule and may be made available to the Public.



Melissa Anderson

We are really excited about the possibility of Worldmark by Wyndham building in Florence. As members for about 20 years, we've always been happy with all their resorts, the way they do business and are always concerned about keeping their members happy. They'll be a great asset to Florence bringing in quality visitors who will be spending \$ in Florence, the FEC etc. It'll be great use of that piece of property & make Florence more attractive. Could also be bringing in people who as they discover our town will want to move here to which will help our housing market.

Sincerely,

Charlie & Mary Pennington
(Terri)

32 Ocean Drive &
Florence, OR 97439

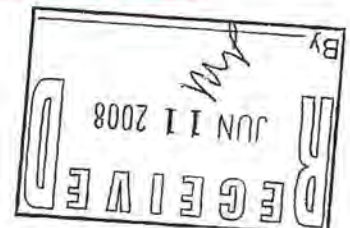


EXHIBIT S



**Edwin K Bed & Breakfast
in Old Town Florence**
Marv & Laurie VandeStreek, Owners / Innkeepers

www.edwink.com
info@edwink.com

Florence City Planning Commission
250 Highway 101
Florence, OR 97439

We recently became aware that Wyndam WorldMark, The Club, is planning to build a timeshare resort here in Florence. We belong to this timeshare organization and have found it to be a very classy organization. The units are "top notch," the grounds are always pristine, and they run a first class operation. The clientele they attract are generally the population with disposable income that will spend money in our community. Even though there are kitchens in all the units, they will spend money at our restaurants, shops, golfing, sand dunes, and other services here in the Florence area.

We positively think this would be a great addition to our city. It will not contribute to the lodging industry here that we are a part of, but at nearly all the locations we have stayed at, we are charged a room tax. We suggest you check into this since the city is experiencing a short fall in room tax to support the FEC, Chamber, and other services here. This may be a source of revenue to help Florence since they will have 120 units to generate tax dollars from.

Sincerely,

A handwritten signature in cursive script that reads "Marv VandeStreek".

Marv VandeStreek
Edwin K Bed & Breakfast

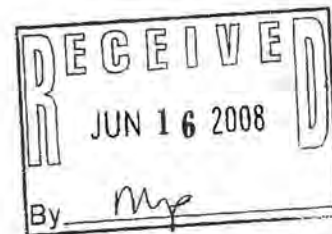


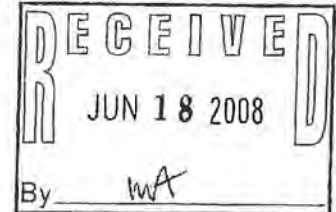
Exhibit T

Gary Armstrong
1950 West Park Drive
Florence, Oregon 97439
541.902.8393

armstrongholdings@hotmail.com

6. 17.08

Planning Commissioners
City of Florence
C/o Melissa Anderson
250 Hwy 101
Florence, OR 97439




Re: Design Review – Wyndham Vacation Ownerships
750 Quince Street, Florence, Oregon

Dear Commissioners:

Three comments as you consider the above application:

1. EXTERIOR LIGHTING: Avoid "night blight". Preserve Florence's scenic and starry nighttime sky. Consider low intensity, downward directed lighting, especially on Quince and parking lots, using Old Town style fixtures.
2. LANDSCAPING: This will be a center piece in our community. Require "mature" landscaping that won't take 10 years to look attractive. Require replacement of native evergreens and other greenery with something more than the usual Florence 6 foot plantings. Protect existing, historic trees.
3. RIPARIAN AREA: Protect/assure public access and enjoyment of this area.

Sincerely yours,



Gary Armstrong





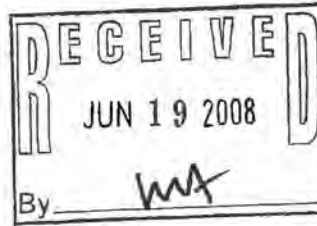
Oregon

Theodore R. Kulongoski
Governor

Department of Fish and Wildlife

North Coast Watershed District
2040 SE Marine Science Drive
Newport, OR 97365
Voice: 541-867-4741
Fax: 541-867-0311

<http://www.dfw.state.or.us>



June 18, 2008
Ms. Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N.
Florence, OR 97439



Dear Ms. Weese,

Thank you for the opportunity to provide comments on the proposed Wyndham Timeshare development in Florence - PC 08 15 DR 04.

Oregon Department of Fish and Wildlife (ODFW) has concerns about this proposal and how it may effect the sensitive estuarine environment. Estuaries are highly complex, productive habitats that are critical for fish and wildlife species including salmon, crabs, other shellfish, marine mammals and birds. This property is located adjacent to Munsel Creek, where it flows into the Siuslaw River estuary. Oregon Coastal Coho (listed under the federal endangered species act (ESA)) use lower Munsel creek and the estuary for juvenile rearing and wintering habitat. Winter steelhead, fall chinook, and searun cutthroat trout also use this area as rearing habitat and as a migration corridor. A key ecological element in this habitat is the Spruce stand and adjacent marsh that occurs on the steep portion of the slope and at the toe of the slope below the proposed development. Bald Eagles (a nest is located approximately 1 mile away) also use this tree stand for perching when accessing the estuary to feed. There are many other fish and wildlife species that use this extremely limited ecosystem type. This particular habitat type (an estuarine spruce stand) is highly valuable, very limited, and needs to be protected. ODFW has identified this habitat type as a key habitat in The Oregon Conservation Strategy. This particular location is also ranked as medium high to high for prioritization for restoration / protection in the Tidal Wetland Prioritization for the Siuslaw River Estuary conducted by Green Point Consulting for the Siuslaw Watershed Council (2005).

Based on our experience with development activities we have several major concerns. The increase in impervious surface, the collection and removal of storm water run off, the proximity of buildings to the riparian zone and the possible interaction of large trees falling and hitting building or the perceived threat of trees falling and hitting buildings. Based on considerable experience with development projects the proximity of the

buildings in this proposal to the riparian area will result in the removal of the large spruce trees through the designation of these trees as hazard trees. These trees are exposed to the southerly winds during winter storms. High rain fall, high tidal surges during winter storms, and high winds often result in these trees being blown over. Any buildings placed on this location should be located 1.5 times the height of the tallest tree away from the tree line (i.e. the top of the slope). The current development plan indicates buildings as close as 38 feet from the top of the slope (tree line).

Modification to the natural hydrologic regime through storm water management efforts at this location may also result in adverse effects to this mature spruce stand and the marsh below the stand. Subsurface freshwater flows may be reduced by the removal of the normal rainwater infiltration that currently occurs during a rainfall event.

The installation of a 120 unit resort with 90% occupancy will greatly increase the amount of human activity in this area and will likely adversely affect Bald Eagles, which currently use the area for perching and feeding in the estuary. Increase human activity at this location will result in modifications to foraging patterns, reduced foraging success, increased expenditures of energy, and increased stress levels for Bald Eagles. There is a high likelihood that Bald Eagles would abandon the use of this stand of trees.

Given the many likely adverse affects from this proposed development ODFW recommends that this location not be developed as a high density destination resort and future development proposals should include a buffer that allows the stand of Spruce trees to remain intact and function as a complex habitat type.

Respectfully,

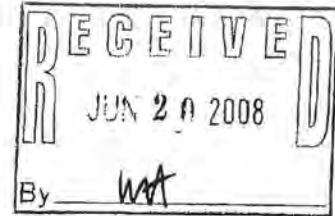
/S/

Dan Avery

Daniel Avery
Estuarine and Freshwater Habitat Biologist
Oregon Dept. of Fish and Wildlife
2040 S.E. Marine Science Dr.
Newport, OR 97394
541-867-0300 ext. 281

Melissa Anderson

From: Kathy Lenox [kathylenox@hotmail.com]
Sent: Friday, June 20, 2008 10:09 AM
To: melissa.anderson@ci.florence.or.us
Subject: FW: Wyndham Time Share Resort Application



Melissa,

Regarding this project, my comments are as follows:

Overall, these plans appear sensitive to the site. As drawn, the large stand of trees in the south end of this parcel also appear undisturbed. These trees, the estuary, and the tidal lands should be undisturbed and be of utmost concern to this development.

I believe their A7.21DR Exterior Perspective drawing is mislabeled; is it actually looking East, not West?

Regards,

Kathy Lenox
1539 Second Street
Florence, OR 97439

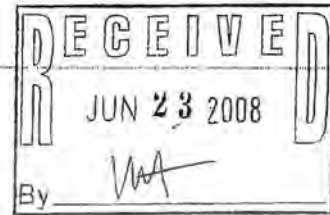
Need to know now? Get instant answers with Windows Live Messenger. [IM on your terms.](#)

The i'm Talkathon starts 6/24/08. For now, give amongst yourselves. [Learn More](#)



Melissa Anderson

Subject: FW: Proposed timeshare construction on Quince



-----Original Message-----

From: eaoa42@peoplepc.com [mailto:eaoa42@peoplepc.com]

Sent: Tuesday, June 24, 2008 10:55 AM

To: barb.miller@ci.florence.or.us

Subject: Proposed timeshare construction on Quince

To the Florence Planning Commission:

Today's Register Guard has an article about the proposed new timeshare construction on Quince. As an owner of two timeshares I feel obligated to inform you about how timeshares have operated nationally, especially in Texas and Florida, the states having the most timeshares.

A developer gains approval, builds a timeshare, and sells the units. The owners pay the purchase price and a yearly maintenance fee, over which the owners have no control. Each owner is requested yearly to say whether or not they plan to use the time purchased. If not, they are asked for permission for the resort to rent the unit. It is rented for \$100 or more, and the owner receives about 1/4 of this.

Often the maintenance fees are not used for maintenance but to pay the developer's yearly property taxes. Owners are then asked to pay special assessments stated to be used for upgrades; actually the up-grades would not be necessary if the maintenance fees had been used for maintenance.

If the timeshare is sold as a "deeded" timeshare the owner supposedly owns a fraction of the resort. In reality, all that is being purchased is the right to use the unit for the specified time the owner has purchased.

When the maintenance is neglected and the special assessment amounts make ownership a hardship, the owner will attempt to sell. From experience I can tell you that this process is managed by undocumented agreements between the resort developers, the timeshare sales people, and so-called wholesalers nationwide. If the timeshare is "deeded", it will be considered a real estate transaction, although there is no actual real estate involved, and will require thousands of dollars to pay for a title search by a company often owned by either the developer or the timeshare sales company. Selling now requires all the maintenance and special assessment fees not just to be current but to paid up for the year ahead. The resort itself (the developer) often charges a "transfer fee" as well, which is determined by each resort. Owners will be called by scammers who require payments of \$500 and higher up-front and who then actually just list the sale on a web site, leaving the owner to take care of the actual selling.

There are apparently legal companies, such as Timeshare Relief and others with similar names, that exist supposedly to assist frustrated owners wanting to sell. They charge approximately \$3000 to "transfer the title." They give the owner a huge list of reasons to prompt the owner to sell, but then they "transfer" the timeshare to a wholesaler who buys them by the thousands. Now, if the owner is unable to sell, why is a wholesaler buying them by the thousands? The representatives of these companies will not provide an answer to this question. Charities that accept timeshares do the same; that is, they sell to a wholesaler, and the donor must pay at least \$600 to cover the transfer costs.

My recommendation to the Florence Planning Commission is not to get involved in this type of activity. The site can be used to build condos rather than timeshares, which will bring new owners to Florence. At the very least, a decision should not be made in haste. If the decision is made to create timeshares, my suggestion is that the Commission create some very-tightly worded contingencies on how they will be managed in order to protect owners. Selling them as "deeded" timeshares should be banned. This could be a pioneering effort to change what is happening in the timeshare industry nationwide. Oregon has been a leader in many areas; this presents another opportunity for leadership.

Thank you for your consideration,
Evelyn Alford, Cheshire, Oregon
998-6079
25507 Hwy. 36, 97419

Exhibit X



Melissa Anderson

From: Kelli Weese [kelli.weese@ci.florence.or.us]
Sent: Thursday, May 29, 2008 10:16 AM
To: Melissa Anderson
Subject: FW: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

From: OTT Brandon M [mailto:Brandon.Ott@florence.ris.lane.or.us]
Sent: Thursday, May 29, 2008 9:36 AM
To: SANDERS Maurice K; Kelli Weese
Cc: GUTIERREZ Ray L; PITCHER John E; JOHNSON Harry J
Subject: RE: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

Kelli-

Along with the Chief's concerns about lighting, I think additional lighting on the northeast corner parking area would be a wise idea. Also I would bring up something we always push for on large scale projects, which is adequate address markings and directional address related signage. This is essential for emergency responders to get where they are going as quickly as possible. I would recommend posted addresses on the West end of each building, and a directional sign at the main entry directing which addresses are north or south of the entrance.

Also, I only see one location for a trash enclosure, which is located on the far north end of the development, a substantial distance from the building. I am unsure of the final arrangements at the facility. If the management controls trash disposal from individual units, I guess it is not a huge issue, but if individual residents are responsible for getting the waste from the units to the trash enclosure, I do not feel this is adequate as it would be a major trek to get trash from a south-building unit to the enclosure. It has been my experience that the more work it is for someone to get rid of their trash, the less inclined they may be to do it regularly.

Brandon Ott
Code Enforcement Officer
Florence Police Department
Florence, Oregon 97439
(541)997-3515

From: SANDERS Maurice K
Sent: Thursday, May 29, 2008 9:06 AM
To: Kelli Weese
Cc: GUTIERREZ Ray L; PITCHER John E; JOHNSON Harry J; OTT Brandon M
Subject: FW: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort



Kelli,

I do not know what the lighting will be for the parking lot or on the east side facing the creek/security fencing... we have a lot of transients that traverse this area which piques my interest in these items. I need to know what is planned for these items that I don't find on the diagram.

I have forwarded this to Code Officer Ott and my leadership team for their input as well.

Maury

Maurice K. Sanders, Chief of Police

Exhibit Y

Aspen Flo LLC
P.O. Box 822
Neskowin, Oregon 97149
503-806-5808

Thursday, May 08, 2008

City of Florence Planning Commission
In care of The Community Development Department
250 Highway 101
Florence, Oregon 97439

Re: Former Middle School Site on Quince Street
Florence, Oregon
Tax Parcel 18-12-26-33-00900 & 18-12-26-33-00901
Land Use Application Dated 5/06/08
Applicant: Wyndham Vacation Ownership

Dear Planning Commission:

On behalf of Aspen Flo LLC, the owner of the former Middle School located on Quince Street, we hereby permit Wyndham Vacation Ownership to act as agent of owner for the sole purpose of submitting its' Land Use Plan dated May 6, 2008.

Respectfully,

Aspen Flo LLC

A handwritten signature in black ink, appearing to be a stylized name, possibly "Aspen Flo", written over a horizontal line.

CITY OF FLORENCE

LAND USE APPLICATION

Community Development Department
250 Highway 101, Florence, OR 97439
(541) 997-8237 voice (541) 997-4106 fax

TYPE OF REQUEST

- | | | |
|---|---|--|
| <input type="checkbox"/> Minor Design Review (DR)
(less than 10,000 sq ft) | <input checked="" type="checkbox"/> Major Design Review (Dir)
(more than 10,000 sq ft) | <input type="checkbox"/> Modification to approved plan |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Comprehensive Plan
Amendment (CPA) | <input type="checkbox"/> Administrative Review (AR) |

APPLICANT INFORMATION

Name: PAK KOONG - WYNDHAM VACATION OWNERSHIP Phone: 425 498 2867
 E-Mail Address: pak.koong@wyndhamvo.com Cell Phone: 425.206.724.5306
 Address: 10735 HILDOS RD. NE REDMOND, WA 98052
 Signature: [Signature] Date: 5.8.08
 Applicant's Representative (if any): MELYNDA RETALLACK, MYHPE GROUP ARCHITECTS

PROPERTY OWNER INFORMATION

Name: ASPEN FLO LLC Phone: 503-806-5808
 E-Mail Address: larry.glickman@mindspring.com Cell Phone: SAME
 Address: P.O. Box 822 NESKOWIN OR 97149
 Signature: [Signature] Date: 5.08.08
 Applicant's Representative (if any) _____
If applicant and property owner are not the same, either sign or submit a letter of authorization to allow the applicant to act as agent for the property owner.

PROPERTY DESCRIPTION

Property Address: 750 QUINCE ST.
 General Location (Example: southwest corner of Second St and Hwy 101) EAST OF QUINCE ST., AND SOUTH OF HWY 126.
 Map and Tax Lot Number: 18-12-26-33-00900 Lot Size 12.39 acres
 Zoning Designation: OLD TOWN DISTRICT AREA C

CONTINUED ON NEXT PAGE

PROJECT DESCRIPTION

Sq. ft. of Building: 157,000 SF

Number of parking spaces required: 120

Sq. ft. of Addition: N/A

Number of spaces provided: 197

Proposal (attach an additional sheet if necessary. Describe the project in detail, what is being proposed, size, objectives, what is desired by the project)

THE APPLICANT IS PROPOSING TO DEVELOP A TIMESHARE DEVELOPMENT THAT WILL BE OCCUPIED YEAR ROUND AT AN ANTICIPATED 90%+ CAPACITY. IT WILL INCLUDE ONE-STORY COMMON AMENITY SPACES FOR USE BY THE OWNERS AND AND THREE FOUR-STORY WINGS CONTAINING A TOTAL OF 120 VACATION OWNERSHIP UNITS. THE SITE INCLUDES 197 PARKING SPACES FOR OWNERS AND STAFF IN TWO SURFACE PARKING LOTS ON THE NORTH + SOUTH ENDS OF THE SITE. AN OUTDOOR SWIMMING POOL, SPAS AND OTHER RECREATIONAL AMENITIES WILL BE INCLUDED AS PART OF THE PROPOSED DEVELOPMENT IN TWO COURTYARDS FORMED BY THE VACATION OWNERSHIP UNIT BLOCKS.

OFFICE USE ONLY

Date Submitted: _____

Fee: _____

Received By: _____

Receipt Number: _____

CONTINUED ON NEXT PAGE

CITY OF FLORENCE
 250 Highway 101
 Florence OR 97439
 Phone: 541-997-3436

INVOICE

Date	Number	Payment Due
03/21/2008	1429	04/20/2008

Bill To: Wyndham Vacation Ownership, In
 Attn: Wayne Helm
 10735 Willows Road
 Redmond WA 98052

Quantity	Description	Unit Price	Net Amount
1	Predevelopment Conference w/Frank Dietz	31.28	31.28
1	Predevelopment Conference w/Mike Miller	54.87	54.87
1	Predevelopment Conference w/Melissa Anderson	30.18	30.18
1	Predevelopment Conference w/Sandra Belson	44.47	44.47
Amount			160.80
Balance Due			<u>160.80</u>

CITY OF FLORENCE

250 Highway 101
 Florence OR 97439
 Phone: 541-997-3436

INVOICE

Date	Number	Payment Due
05/07/2008	1481	05/27/2008

Bill To: Wyndham Vacation Ownership, In
 Attn: Wayne Helm
 9805 Willows Road
 Redmond WA 98052

Quantity	Description	Unit Price	Net Amount
1	Predevelopment Conference w/Frank Dietz	31.28	31.28
1	Predevelopment Conference w/Mike Miller	57.80	57.80
1	Predevelopment Conference w/Melissa Anderson	30.18	30.18
		Amount	119.26
		Balance Due	<u>119.26</u>

CITY OF FLORENCE

PRE-CONSTRUCTION NAME/PHONE LIST

JOB SITE _____

NAME	COMPANY	OFFICE NUMBER	CELL/CONTACT NUMBER	FAX NUMBER
Frank Dietz	City of Florence	541-997-4106	991-2295	902-333
MELYNDA KETALACK	MYHRE GRP. ARCHT.	503.236.6000		503 236 7500
DON SOWIEJA	MYHRE GROUP ARCHITECTS	"	SAME	503 236 7500
Sean Barrett	Singlaw Keller Fine	541 997-3212	999-8164	541 997-9116
John Buchanan	"	"	999-2067	"
PAK S. KOONG	WYNDHAM VACATION OWNERSHIP	425 498 2867	206 724 5306	425 498 3062
ROBERT MAYLAN	WYNDHAM VACATION OWNERSHIP	425 498 6382	425. 614. 5241	425 498. 3062
Melissa Anderson	City of Florence	541-902-2585		541-997-4109
Mike Wilbur	ODOT	541-726-2546		
DAVID HELTON	ODOT	541 726 2545		
Sandra Belson	City of Florence	541-997-8237		541-997-4109
MIKE MILLER	CITY OF FLORENCE	541-997-5822		
KATHLEEN AITKEN	CENTRAL LINCOLN PD	541 997-5618	541 991-7842	541 997-5651

- Staff Attending
 - Time of Conference
 - Whom to bill w/ Address

Rosemary 10735



WYNDHAM
VACATION OWNERSHIP

Wyndham Vacation Ownership, Inc.
29705 Wilkes Road
Scottsdale, Arizona 85253
Tel: (480) 369-3000

Wayne Helm
Director - Director of Fulfillment
125,008,2688 (Phone)
125,196,3068 (Fax)

February 21, 2008

Sandra Belson
Community Development Director
City of Florence
250 Highway 101
Florence, Oregon 97439

Re: Pre-submittal Meeting Request

Dear Sandra,

We'd like to formally request a pre-submittal meeting to discuss our plans for development of the old school site, across from the Florence Events Center, in the Old Town District Area C. We're currently under contract to purchase the property contingent upon our obtaining approvals from the City of Florence for the development.

Wyndham Vacation Ownership, a subsidiary of Wyndham Worldwide, is the world's largest vacation ownership business. Through its three primary consumer brands, WorldMark by Wyndham, Wyndham Vacation Resorts, and Wyndham Vacation Resorts Asia Pacific, Wyndham Vacation Ownership develops, markets, and sells vacation ownership interests through its network of approximately 140 current resorts.

Our proposed resort development on approximately 7.5 acres of developable land would include 120 vacation style living units comprised of studios, one-bedroom, two-bedroom, three-bedroom, penthouse, and presidential units ranging in size from approximately 600sf to 2,000sf. Our current concept calls for three main buildings, 4-stories in height, with double loaded corridors oriented towards the river maximizing the available views. The resort would include amenities such as a swimming pool and spas, check-in and lobby, exercise area, sports court, and sales area. We're targeting a parking ratio of 1.5 spaces per unit.

Our goal for the meeting would be to fully understand the approval process, how the recent amendments to the Florence City Code would apply to the project, and how the Florence Downtown Architectural Design Guidelines will influence our development. We would also hope to gain insight into various specific questions such as those listed below:

- What level of traffic impact study will be required for the project?
- What level of environmental review / impact / mitigation report will be required for the project?
- Tree thinning standards at top of slope.
- Wetlands restrictions.
- Status of City's plan for trail through wetlands.
- Preferred method of storm water management – infiltration or conveyance.
- City storm water regulations (water quantity and quality) for both public and private site components.



WYNDHAM
VACATION OWNERSHIP

Wyndham Vacation Ownership, Inc.
2705 Wyndham Blvd.
P.O. Box 1000000
Las Vegas, NV 89100

Wayne Helm
Senior Director - Due Diligence & Entitlements
(702) 496-2008 / 1000000
(702) 496-2000 / 1000000

- Required off-site infrastructure improvements such as domestic water service upgrades, fire water service upgrades, sanitary sewer upgrades.
- Existing water system pressures and flow information.
- Required frontage landscape and improvements discussion.
- Street or right of way dedications.
- Special permits required for site grading.
- Exterior lighting requirements / constraints discussion.
- Circulation and fire access for the site.

Let me know when you think we may be able to schedule a time to meet and discuss our development plans. We look forward to the opportunity of communicating our vision for our proposed development and receiving your input on our plans.

Sincerely,

Wayne Helm
Senior Director - Due Diligence & Entitlements
Wyndham Vacation Ownership



**City of Florence Land Use Application
Design Review**

Worldmark by Wyndham

**Florence, Oregon
May 6, 2008**

Owner: Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, Washington 98052

Applicant: Pak Koong, Director of Planning Resort Development
Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, Washington 98052

**Applicant's
Representative:** Melynda Retallack, Associate
Myhre Group Architects, Inc.
700 SW Taylor Street, Suite 400
Portland, Oregon 97205

Site Address: 750 Quince Street
Florence, Oregon 97439

Legal Description: Tax Lots 18-12-26-33-00900 and 18-12-26-33-00901

Zoning: Old Town District Area C, Natural Resource Conservation Combining
District, Natural Estuary District

**Code / Standards
Referenced**

In Narrative: Florence City Code (FCC), Florence Downtown Architectural Design
Guidelines, 1999, Realization 2020 Comprehensive Plan for the City of
Florence, January 2008.

Proposal: The applicant is proposing to develop a 157,000 square foot timeshare
development that will be occupied year round at an anticipated 90%+
capacity. It will include one-story common amenity spaces for use by the
owners and three four-story wings containing a total of 120 vacation
ownership units. The site includes 187 parking spaces for owners and
staff in two surface parking lots on the north and south ends of the site.
An outdoor swimming pool, spas and other recreational amenities will be
included as part of the proposed development in two courtyards formed
by the vacation ownership unit blocks.
This development is designed to create a destination resort that fits into
the coastal character of Oregon and the Pacific Northwest and is intended
to be sensitive to the adjacent natural areas of the Siuslaw River Estuary
and related riparian corridor.

**City of Florence Land Use Application
Design Review**

Worldmark by Wyndham

Florence, Oregon

May 6, 2008

Owner: Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, Washington 98052

Applicant: Pak Koong, Director of Planning Resort Development
Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, Washington 98052

**Applicant's
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700 SW Taylor Street, Suite 400
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Design Review

Worldmark by Wyndham

Consultants

- Owner:** Pak Koong, Director of Planning Resort Development
Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, Washington 98052
- Architect:** Don Sowieja, Principal
Myhre Group Architects, Inc.
700 SW Taylor Street, Suite 400
Portland, Oregon 97205
- Landscape Architect:** Nick Wilson, Principal
Atlas Landscape Architecture
320 SW 6th Avenue, Suite 300
Portland, Oregon 97204
(503) 224-5238
- Civil Engineer:** Dave Humber, Principal
MGH Associates
104 W 9th St. Suite 207
Vancouver, Washington 98660
(360) 750-0399
- Environmental Consultant:** C. Mirth Walker, Senior Wetland Scientist
SWCA Environmental Consultants
434 NW Sixth Ave. Suite 304
Portland, Oregon 97209
(503) 224-0333
- Surveyor:** Ward Northwest Inc.
PO Box 105
Florence, Oregon 97439
(541) 997-9201
- Geotechnical Engineer:** Nancy Tochka
GeoEngineers, Inc.
8410 154th Avenue NE
Redmond, Washington 98052

Design Review

Worldmark by Wyndham

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B.	Lot Area, Dimensions, Coverage
C.	Fences, Walls, Hedges, Screens and Landscaping
D.	Vehicle and Pedestrian Access and Egress
E.	Noise, Vibration, Electrical interferences
F.	Parking and on-site Traffic Circulation
G.	Signs
H.	Architectural Quality and Aesthetic Appearance <ul style="list-style-type: none"> • Florence Downtown Architectural Design Guidelines
I.	Color, Building Materials and Exterior Appearance
J.	Exterior Lighting and Security
K.	Public Health, Safety and General Welfare
L.	Development Time Period
M.	Bonds
N.	Florence Comprehensive Plan <ul style="list-style-type: none"> • Chapter 2 Land Use <ul style="list-style-type: none"> ○ Downtown Implementation Plan • Chapter 5 Open Spaces, Scenic and Natural Resources • Chapter 7 Development Hazards and Constraints • Chapter 9 Economic Development • Chapter 11 Utilities and Facilities • Chapter 12 Transportation Systems Plan • Chapter 13 Energy Facilities and Conservation • Chapter 16 Estuarine Resources and Siuslaw Estuary and Shorelands
FCC Title 10 Chapter 7	Special Development Standards
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FCC Title 09 Chapter 5	Preliminary Development Plan

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Survey	Additional Street Data
Survey	Tree Survey
Civil	Preliminary Development Plan
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Volume II

Appendices	Item
A	CD including PDF's of all Exhibits and Narrative
B	DVD including Virtual Animation of Proposed Development within Old Town context
C	Preliminary Geotechnical Engineering Report dated January 15, 2008 and Summary Letter dated April 18, 2008
D	Wildlife and Sensitive Areas Assessment, dated January 8, 2008
E	Phase I Environmental Site Assessment and Limited Subsurface Assessment, dated January 8, 2008
F	Traffic Impact Analysis
G	Site Investigation Report

FCC Title 10 Chapter 6-5 Design Review Criteria

A. Visual buffers, setbacks, yards, coverage, height, density, and similar design features.

Setbacks:

FCC Section 10-2-3-B-1: Eaves and cornices may extend over the required side yard setback for a distance of not more than 2'-0".

FCC Section 10-17C-3-D: The minimum required setbacks for Old Town District Area C are 15'-0" in the front, 5'-0" in the sides and 5'-0" in the back.

FCC Section 10-19-1: The purpose of the Natural Estuary District (NE) is to assure the protection of significant fish and wildlife habitats and continued biological productivity of the estuary and to accommodate the uses which are consistent with these objectives.

FCC Section 10-19-4: The Natural Resources Conservation Combining District (/NRC) is applied to both natural resources conservation and residential development management units. It is the purpose of the /NRC District to encourage long- term human use of these coastal resources in a manner which protects the qualities of coastal water bodies and respects the natural systems. Activities which protect or enhance renewable resources are encouraged, as are recreation and public access to coastal water

Response: The building lies within the required building setbacks per the Zoning code see sheet A1.10DR. The proposed development does not impede the Natural Estuary District, see approximate location indicated on the site plan A1.00DR and attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment. The proposed development does not impede the Natural Resources Conservation Combining District, see approximate location indicated on the site plan A1.00DR and attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment.

FCC Section 10-7-3-B: Munsel Creek and other drainage ways: A 50'-0" setback shall be required for all buildings from the creek channel, except by Planning Commission approval where it can be shown by accepted engineering practices or treatment that no erosion hazards, slide potential, or possible flood damage are likely to occur, and that riparian vegetation will be protected.

Response: All the resort buildings and related structures are located at least 50'-0" from Munsel Creek and surrounding estuary as shown on the attached site plan, see sheets A1.00DR and A1.10DR.

Lot Coverage:

FCC Section 10-17C-3-C: The maximum lot coverage by buildings and other impervious surfaces is 80%.

Response: The total lot area is 12.39 acres; however the assumed buildable area above the top of the steep slope is 8.1 acres. The building footprint covers approximately 47,025 square feet, including the auxiliary structures (pool and spa pavilions and trash enclosure). The Impervious surface including hardscape, walkways and parking areas covers approximately 109,265 square feet. The total lot coverage proposed by this development is approximately 29% of the 12.39 acres and 44% of the 8.1 buildable acres and therefore under the maximum 80% coverage allowed.

Height:

FCC Section 10-17-2, Definitions, Building Height: If fill will be added in accordance with a City-approved grading plan, the approved grade shall be used in lieu of the undisturbed natural grade.

FCC Section 10-17C-4-A: The maximum building height is four stories above grade and 55'-0" measured from the average level of the undisturbed natural grade of around the building's outer foundation line to the highest point of the roof.

FCC Section 10-17C-4-A: For any building with two or more stories above grade, two or more of the following design options shall be employed:

- Pitched or gabled roofs with offsets, valleys, or false dormers to break up the roof plane.
- The building exterior shall be broken into shapes and planes of less than 750 square feet for any building plane. Such planes shall have a 2'-0" minimum relative offset. Any third or fourth story shall be set back a minimum of 10'-0" from the floor below if it faces a street.
- Windows, balconies, entryways, and/or arcades shall be used to create visual interest and reduce the apparent bulk/mass of the building. Variations in materials, textures, colors and shapes shall be used to break up wall planes.
- A public plaza may be provided between the buildings and the street right-of-way. The plaza shall be a 1,000 square feet in size for seating, landscaping and weather protection, such as awnings, canopies, overhangs, or similar features.

Response: In the proposed timeshare resort development, the buildings have a maximum height of 54'-10" including four stories above finish grade, and are therefore in compliance with this requirement. Building 1 includes a partial basement and its only exposure is at the North side of the building with a drive access that slopes below grade to the entrance for the maintenance and laundry facilities for the site. The height of this building remains below the maximum 55'-0" allowed at the adjacent grade, see site section and building elevations on sheets A1.40DR and A7.10-A7.19.

The proposed design uses "cascading" pitched roofs with hips to visually break down the overall vertical mass of the building. The exterior walls of the four-story buildings are articulated with bays and balconies that create visual interest and further break up the exterior wall planes. The single-story entry lobby and recreation building sit slightly to the front of the four-story vacation ownership unit blocks and are connected with a single-story enclosed passageway that helps to

enhance the pedestrian scale of the building frontage in relation to Quince Street. The building incorporates changes in colors and materials to break up the wall planes and mass of the buildings. Please see the exterior elevations and illustrations on sheets A7.10-A7.22. In addition we are including a virtual computer animation of the site to illustrate how this development fits into the overall coastal character of Florence as a whole and specifically the Old Town Area C, see Appendix B.

B. Lot area, dimensions and percentage of coverage.

Lot Area:

FCC Section 10-17C-3-A : The minimum lot area for a multi-family is 2,500 square feet per ground floor unit.

Response: The proposed development includes 28 vacation ownership units on the ground floor, therefore 70,000 square feet is the required lot area for the proposed development. The buildable area of the subject property is 8.1 acres, or approximately 352,835 square feet, and is in compliance with this requirement.

Lot Dimensions:

FCC Section 10-17C-3-B: The minimum lot width is 25'-0".

Response: The proposed development is in compliance with a mean lot depth of approximately 416'-8". The mean lot width is approximately 1,256'-8". These measurements were calculated in accordance with the definitions in FCC Section 10-1-4, "Lot Measurement" and are in compliance with this requirement.

C. Installation and maintenance of fences, walls, hedges, screens, and landscaping.

Landscaping:

FCC Section 10-17C-4-H: A minimum of 15% landscaping is required. The calculation of the required minimum may include street trees installed and maintained by an applicant, planters, and window boxes which are the property of the applicant/owner, as well as plantings within courtyard areas. All landscaping included within the 15% calculation must be installed and maintained by the applicant or his/her successors.

Response: The total buildable lot area for this development is 352,836 square feet (8.1 acres). The buildable lot area of this site includes approximately 196,191 square feet of pervious landscaped area, and therefore 55 % of the buildable lot area, not including the additional 4.29 acres of natural area that is not being developed as part of this development. The total landscaped area for the entire 539,709 square feet (12.39 acres) is 383,064 square feet or 71% of the total property.

Common Open Space:

FCC Section 10-17C-3-E: Common open space is required for any multi-family development as follows:

- An area on the site measuring a minimum of 100 square feet per dwelling unit shall be designated and permanently reserved by deed restriction as common open space.
- In meeting the common open space standard, the multiple family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands (e.g., trees or bank vegetation preserved), play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.
- To receive credit under this section, a common open space area shall have an average width that is not less than 20'-0" and an average length that is not less than 20'-0".
- Any common areas shall be owned as common property and maintained by a homeowners association or other legal entity. A copy of any applicable covenants, restrictions, and conditions shall be recorded and provided to the City prior to building permit approval.

Response: The proposed development includes 120 dwelling units, thus requiring a minimum 12,000 square feet of common open space. This proposed development includes approximately 31,260 square feet of landscaped and hardscaped open space within the two courtyards alone. The courtyard dimensions exceed the 20'-0" x 20'-0" minimum requirements. The common open space includes an outdoor playground, a swimming pool, a half-size basketball court, and various pedestrian pathways, water features and sitting areas. In addition to the courtyards, there is an approximately 50 foot wide swath of area along the top of the steep sloped natural riparian area that allows some views to the adjacent Siuslaw River Estuary and the river beyond that includes pathways and landscaped features that are shared by the resort owners. The common areas are all included in the property to be owned and maintained by Worldmark by Wyndham. Hence, the design of the common open space is in compliance with the City's requirements. See sheets A1.00DR and A1.10DR.

Walls, Fences, and Hedges:

FCC Sections 10-2-14-3: Wood fences shall have minimum member sizes of 4x4 posts and 2x4 stringers.

FCC Section 10-17C-4-H.2: Interior parking lots may be separated from rear courtyards by walls, fences, and/or hedges 4'-0" in height or less. Pedestrian walkways may be separated from abutting uses by plantings or fences which allow visual surveillance of the walkway and surrounding areas.

FCC Section 10-17C-4-H.2: Chain link fences are prohibited in the Old Town District.

Florence Downtown Architectural Design Guidelines, page 7:

Landscape/retaining walls and fences may be made of the following:

- Brick and stone masonry or precast concrete
- Architecturally finished exposed concrete
- Cement-based stucco over masonry or concrete substrate
- Solid wood pickets, lattice and boards

- Painted welded metal or iron

Florence Downtown Architectural Design Guidelines, page 11:
Freestanding concrete and masonry walls shall be a minimum 8" nominal thickness with a finished top course, cap, or other compatible termination. Site wall materials should generally match or provide compatibility with the adjoining building materials. Metal and iron fencing shall be configured in predominantly vertical elements.

Response: The proposed development includes a variety of low walls, fences, and foliage to enhance the feel of this timeshare resort destination. The parking areas include a variety of landscaped area including plantings in different heights to obscure the sense of the overall size of the parking areas. Pedestrian paths connect the parking area to the resort buildings and to the sidewalk along Quince Street and the adjacent Florence Events Center. The paths are edged with landscaping that includes native vegetation such as kinnickinnick, salal, evergreen huckleberry, hebe, liriopse, escallonia, azalea and rhododendrons. The low walls and bermed landscaping that creates a loose barrier between the parking, drive aisles and Quince Street include precast stone masonry. In addition, there is a low 4 foot high post and rail wood fence that follows the line of the top of the steep slope providing a loose sense of the resort "edge" that adds to the coastal character and sense of Florence. See the landscape plans L1.0 & L1.1.

Trash Enclosures:

FCC Section 10-17C-4-J: At least one trash receptacle shall be provided on site. Dumpsters or similar utilitarian trash receptacles shall be screened with a solid fence or wall not less than 5'-0" in height. Trash receptacles for pedestrians shall have a consistent design in order to provide consistency in street furniture.

Response: One trash enclosure will be located at the north-west corner of the site. The trash enclosure will be covered with a roof and will have 5'-0" high walls, screening the trash receptacles from public view. The trash enclosure has been designed to fit in with the architectural aesthetic of the resort buildings, see sheet A1.50DR.

D. The location and design of access and egress points for vehicles and pedestrians, including access points along state highways.

Access and Egress:

FCC Section 10-3-2-E: Ingress and egress for parking and loading shall not endanger or impede the flow of traffic.

Response: There are two ingress and egress points for the resort development located along Quince Street, as Quince Street is this property's only street frontage. The main entrance is aligned with the entrance to the Events Center in an effort to visually link the two facilities as described in the Comprehensive Plan. The secondary entrance will be located approximately 156' north of the main entrance, approximately 95' South of the north-west corner of the property line at the intersection of Pacific Avenue and Quince Street. Please see the

Transportation Impact Analysis for further information regarding access to the site.

E. Noise, vibration, smoke, dust, odor, light intensity, and electrical interferences.

Response: This section does not apply to the proposed development.

F. Parking and outside display areas, dimensions, surfacing, and on-site traffic circulation.

Parking and Loading Spaces:

FCC Section 10-17C-4-E: Off-street parking shall not be located between the building and the street, unless mitigation measures are approved by the Planning Commission that include each of the following: pedestrian pathways from the street to the building, landscaped berms, and professionally designed landscaping. All required parking shall be on site.

Response: The parking areas proposed for this development are confined mostly to the North and South of the buildings. There are access drives, accessible parking and temporary parking spaces located between the buildings and Quince Street. The porte cochere is located between the two entrances to the site with driveways linking the north and south parking lots. Pedestrian paths along these driveways link the public right-of-way along Quince Street to the proposed resort development. There are professionally designed berms, site walls, and planted landscaping between Quince Street, the access drives, and the building. Please see the attached landscape plans L1.0 & L1.1 and A1.10DR. All parking to be included with the proposed development will be located on site.

Parking Area Standards:

FCC Section 10-3-8: All required parking areas shall have durable, dust free surfacing of asphalt concrete, cement concrete, porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers, or other material approved by the City.

FCC Section 10-3-8-B: All parking areas except those required in conjunction with a single-family or duplex dwelling shall be graded so as not to drain storm water over public sidewalks. All drainage systems shall be connected to storm sewers where available. Parking lot surfacing should not encroach upon a public right-of-way except where it abuts a concrete public sidewalk, or has otherwise been approved by the City.

Response: The parking areas will be covered with a durable, dust free asphalt covering and will be sloped and graded to drain the stormwater to on site drywells and infiltration planting areas. Please see the Civil and Landscape site plans, and the stormwater management plan in the Preliminary Development Plan.

FCC Section 10-3-8-C: Parking spaces shall be located or screened so that headlights do not shine into adjacent residential uses.

FCC Section 10-3-8-D-1: All parking areas shall provide a curb of not less than 6" in height near abutting streets and interior lot lines. This curb shall be placed to prevent a motor vehicle from encroaching on adjacent private property, public walkways, or sidewalks or the minimum landscaped area required.

FCC Section 10-3-8-D-2: Except for places of ingress and egress, there shall be a 3'-0" landscaped area wherever a parking area abuts a street right-of-way. In areas of extensive pedestrian traffic or when design of an existing parking lot makes the requirements of this paragraph unfeasible, the Design Review Board may approve other landscaped areas on the property in lieu of the required 3'-0" landscaped area.

FCC Section 10-3-8-E: No parking area shall extend into the public way except by agreement with the City.

FCC Section 10-3-8-F: Except for parking in connection with dwellings, parking and loading areas adjacent to a dwelling shall be designed to minimize disturbance by the placement of a sight obscuring fence or evergreen hedge of not less than 3'-0" nor more than 6'-0" in height, except where vision clearance is required. Any fence, or evergreen hedge must be well kept and maintained.

Response: Residential uses do not abut this proposed development, however the parking areas are screened from Quince Street with berms, terraced landscaping and low walls to enhance the feel of a resort destination and lessen the impact of a development of this size in the City of Florence. All of the parking is edged with a minimum of a 6" curb except where low walls are included in the landscaped areas. The setback from the public right of way on Quince Street varies but is not less than the minimum of 3'-0". The parking does not extend into the public right of way. Please see the site and landscape plans L1.0, L1.1, A1.100DR and A1.10DR.

FCC Section 10-3-8-H: Except for single-family and duplex dwellings, groups of more than 2 parking spaces shall be so located and served by a driveway so that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

FCC Section 10-3-8-I: Unless otherwise provided, required parking and loading spaces shall not be located in a required front or side yard ().

Response: The parking does not require maneuvering within a public right-of-way and does not impede on the front or side yard setbacks for this site, see site plan A1.10DR.

FCC Table 10-3-1-A: Minimum Required Parking by Use:

Motels and Hotels	1 space per rental unit, plus others required for auxiliary uses
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Response: This timeshare resort use most closely resembles the Hotel use and therefore the project would require 120 parking spaces. The proposed design is

in compliance as it includes 187 parking spaces, as shown in the attached site plan, see A1.10DR.

FCC Section 10-3-9: Parking Stall Design and Minimum Dimensions:

- Motor vehicle parking spaces shall measure 9'-6" wide by 19'-0" long.
- Each space shall have double line striping 2'-0" wide on center.
- Parking areas shall conform to Americans with Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.).
- Parking area layout shall conform to the following:

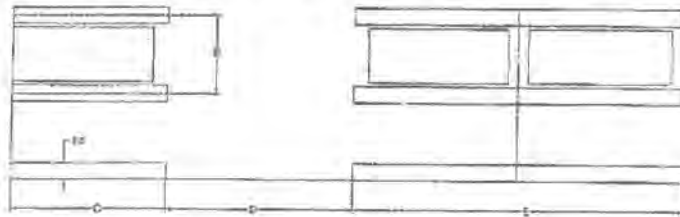


FIGURE 10-3 (1)

Space Dimensions in feet	Parking Angle ^α	Stall Depth		Aisle Width		Stall width (B)	Curb Length (F)
		Single (C)	Double (E)	One Way (D)	Two Way (D)		
	30°	15.6	26.7	12	18	9.5	19.0
	45°	18.4	33.4	13	18	9.5	13.4
	60°	20	38.8	17	18	9.5	11.0
	70°	20.3	40.6	18	19	9.5	10.1
	80°	20	41.2	22	22	9.5	9.6
	90°	19	40.5	23	23	9.5	9.5

Response: The proposed development includes parking spaces with the minimum dimensions of 9'-6" by 19'-0" and 2'-0" wide double striping between each consecutive parking space. The drive aisles are 23'-0" wide. The parking area design conforms to the City's standards per the attached site plan, see A1.10DR.

FCC Section 10-3-5: Minimum Accessible Parking Spaces:

A. Accessible parking shall be provided for all uses in accordance with the standards in Table 10-3-2. Table 10-3-2 Minimum Accessible Parking spaces (per ADA) is 6 spaces for 151-200 total parking spaces provided.

Response: The proposed development is providing 6 accessible parking spaces. The accessible parking is in compliance with this code section.

B. Such parking shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the entrance on an unobstructed path or walkway.

Response: The provided accessible parking is located near the building entrances as shown on sheet A1.10DR.

C. Accessible spaces shall be grouped in pairs where possible.

Response: The provided accessible parking is located in two groups. One group of four spaces near the main building entry and one group of two spaces near the South building entry.

D. Where covered parking is provided, covered accessible spaces shall be provided in the same ratio as covered non-accessible spaces.

Response: The proposed development does not include any covered parking, therefore this section does not apply.

E. Required accessible parking spaces shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities; signs shall be posted directly in front of the parking space at a height of no less than 42" and no more than 72" above the pavement level. Van spaces shall be identified as such.

Response: The proposed development will include all required accessible parking signage and striping.

FCC 10-3-10: Bicycle Parking Requirements:

FCC Section 10-3-10-A:

Minimum Size Space. Bicycle parking shall be 2'-0" by 6'-0" minimum.

Response: The proposed bicycle parking spaces for this development are 2'-0" by 6'-0".

FCC Section 10-3-10-B

Minimum Required Bicycle Parking Spaces. Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of 1 bicycle space for every 10 vehicle parking spaces. In calculating the number of required spaces, fractions shall be rounded up to the nearest whole number, with a minimum of 2 spaces.

Response: The proposed timeshare development includes approximately 187 parking spaces. We have provided 19 bicycle parking spaces to the North of the Entry lobby building as indicated on sheet A1.10DR.

FCC Section 10-3-10-C

Long Term Parking. Long term bicycle parking requirements are only for group living and multiple family uses (3 or more units). The long term parking spaces shall be covered and secured and can be met by providing a bicycle storage room, bicycle lockers, racks or other secure storage space inside or outside the building; multi-family = 1 per 4 units.

Response: The proposed development is considered a hotel use with the City of Florence and therefore long term bicycle parking requirements do not apply.

FCC Section 10-3-10-D

Location and Design. Bicycle parking should be no farther from the main building entrance than the distance to the closet vehicle space other than handicap parking or 50'-0", whichever is less.

Response: The short term bicycle parking spaces are located less than 50'-0" from the building's main entrance and are closer than the nearest vehicle space, see A1.10DR.

FCC Section 10-3-10-E:

Visibility and Security. Bicycle parking for consumers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage.

FCC Section 10-3-10-F:

Lighting. For security, bicycle parking shall be at least as well lit as vehicle parking.

Response: The short term bike parking will be located near the main building entrance per the attached site plan, see A1.10DR. The bicycle parking will be lit at the same capacity as the parking areas, see parking area plan, A1.10DR and A1.11DR.

FCC Section 10-3-10-G:

Lighting. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

Response: The short term bike parking is clearly marked and reserved for bicycle parking only, see A1.10DR.

FCC Section 10-3-10-H:

Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards. If bicycle parking cannot be provided safely, the Design Review Board may waive the bicycle parking requirements.

Response: The bicycle parking spaces are well clear of any pedestrian paths or vision clearances, see A1.10DR.

FCC Section 10-17C-4-E:

Bike racks shall be located either in the interior parking lot or by an entrance. Bike racks may not be located in the required pedestrian walkway.

Response: The bike racks are visible from the porte cochere and the ground floor hallways and will not impede on the pedestrian walkways, see A1.10DR.

FCC Section 10-3-11-B: Loading Areas: This section applies to residential projects with 50 or more dwelling units, and non-residential and mixed use buildings with 20,000 square feet or more total floor area.

FCC Section 10-3-11-C-A: All necessary loading spaces for commercial and industrial buildings and uses shall be off the street and shall be provided in addition to the required parking spaces.

FCC Section 10-3-11-C-B: Vehicles in berth shall not protrude into a public right-of-way or sidewalk. When possible, loading berths shall be located so that vehicles are not required to back or maneuver in a public street.

Response: The loading space for the proposed development is not located near the public right-of-way and is in compliance with this requirement.

Number of Loading Spaces:

FCC Section 10-3-11-D-1:

Residential Buildings. All residential buildings where all of the floor area is in residential use and have 50 or more dwelling units require 1 loading space.

FCC Section 10-3-11-D-2:

Non-Residential and Mixed-Use Buildings. Buildings where any floor area is in non-residential uses and has more than 50,000 square feet of total floor area are required to have 2 loading spaces.

FCC Section 10-3-11-E:

Size of Spaces. Required loading spaces shall be at least 35'-0" long and 10'-0" wide, and shall have a height clearance of at least 13'-0".

Response: As the proposed development is comprised entirely of residential uses, one loading space is required and it is provided in the north-west corner of the site adjacent to the back of house support spaces for the development per the attached site plan, see A1.10DR. The minimum dimension of the loading space is 10'-0" by 35'-0" and there will be no structures or any other objects positioned above it.

FCC Section 10-3-11-F:

Placement, Setbacks and Landscaping. Loading areas shall conform to the setback and perimeter landscaping standards in City of Florence Site Design Policies and Standards. Where parking areas are prohibited between a building and the street, loading zones are also prohibited. The decision body may approve a loading area adjacent to or within the street right-of-way through the Design Review or Conditional Use Permit review, as applicable, where it finds that loading and unloading operations are short in duration (i.e., less than one hour), do not obstruct traffic during peak hours or interfere with emergency response services.

Response: The loading zone is located within the North parking area near the maintenance and laundry services for the resort, as shown on A1.10DR. The loading zone is not located between the building and Quince Street and is within the required setbacks of the site.

G. Signs.

FCC Section 10-26-7 Requirements, Provisions

FCC Section 10-26-7-5 Sign Landscaping: Each freestanding sign for which a sign permit is required shall provide landscape planter, or landscaping, at the sign base, unless the Sign Review Board finds that such a planter would interfere with the circulation and/or parking of vehicles and no other practical sign location exists.

Response: The timeshare resort development will include one two-sided freestanding landscape sign located in a landscaped island in the center of the main vehicular access to the site, visible from traffic going both directions on Quince Street. There will be landscaping at the sign base per the landscaping plans, L1.0 and L1.1.

FCC Table 10-26-8-3: Pedestrian-Auto Sign Standards: These standards apply to all properties with Old Town zoning.

Sign Type	Max. No.	Max. Area	Max. Ht.	Max. Projection	Min. Clearance	Setback
Free Standing	1 per Site	60 sq. ft.	8'-0"	n/a	n/a	Varies, see below

Signs must be at least 100 lineal feet apart. Only monument signs are permitted. If more than one business share the sign, the maximum area is 80 square feet. Monument signs with a height of 5'-0" or less have a required setback of 1'-0". Add an additional 1'-0" of setback for every additional 1'-0" of height up to 8'-0".

Response: There will only be one monument sign located at the development's main entrance and it will conform to the requirements of this section, see L1.0, L1.1, A1.10DR and A1.50DR.

FCC Section 10-17C-4-G: Signs may not be internally illuminated.

Response: The sign for the proposed development will be lit with directional lighting installed in the landscape area surrounding the sign, see A1.11DR and A1.50DR.

H. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.

Florence Downtown Architectural Design Guidelines, June 1999:

Building Types (page 1):

- **Mixed-use House Type:** The mixed-use house type buildings are located in Old Town. The roofs are symmetrical with

overhang eaves. The uses on the ground floor are typically retail or office with residential or office above.

- **Community Building Type:** The community buildings are encouraged in the Events Center District and throughout Downtown where appropriate community buildings are located. The building street fronts contrast with adjacent street wall alignment by either setting back further or setting closer to the street. Ground floor community use is required. Upper story residential or office use is permitted.

Response: The proposed timeshare resort development combines vacation ownership unit buildings and community use buildings as defined in the Downtown Guidelines as viewed from the right of way on Quince Street. The common use areas are located along the front of the development and connect the three four-story vacation ownership unit wings horizontally. The common areas are one-story with sloping pitched and hipped roof lines that relate to the pedestrian scale of the resort and the public way on Quince Street. The development is set back from the right of way on Quince Street to allow for a more spacious entry sequence that relates it to the Florence Events Center across the public way. Please see _____.

Building Style (page 2): Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration. New Buildings: Design shall be compatible with adjacent historic buildings.

Responses: The Florence Events Center is the most prominent of the neighboring buildings to the proposed development and the proposed development relates to this building by mimicking the setback from the public way and facing the main entry to the public way. The only other adjacent building is the Natural food store in the lot immediately to the North. The proposed development is set back from the North property line in order to have little effect on this residential scale building.

The proposed development has been designed in such a way as to minimize the overall visual impact of the large scale program, minimize the building's footprint on the site, and comply with the various City of Florence Development code parameters, while at the same time provide a recognizable and distinct destination for the owners who will be using this time-share resort. The intent of the proposed geometry, massing and articulated roof lines of this development is to fit into the greater Florence and Oregon coast architectural traditions while settling itself into the immediate natural setting adjacent to the Siuslaw River Estuary and riparian zone.

The building's architectural character is derived from traditional post and beam construction of coastal buildings throughout the region, as expressed on the exterior through the use of board and batten cladding to create a series of panels for the basic body of the building. This panel articulation allows for the building to be broken into smaller components which are then treated as is appropriate to their specific function and location within the structure. Some locations are in-filled with glazing as window openings, others are in-filled with shingle or lap

siding material to differentiate a specific architectural element such as a bay or the base from the remainder of the building's body. This post and beam construction is further referenced in the articulated decks and balconies which are appended to, and in some instances engage, the main structure. Hipped roofs with large overhangs are provided to minimize the presence of the roof element from the street and provide maximum rain protection for the structure.

The program for the development has been broken into distinct components based on the use of each element, and with the ideas described above in mind. The plan diagram is composed of five primary elements, three four-story blocks which contain the vacation ownership units, and two one and a half story blocks which contain the common use amenity spaces of the project. Each of these elements is connected to the other by a series of single story glazed passage ways, with the common use blocks separating each of the three vacation ownership blocks. This plan configuration has been designed to create a diverse and rhythmic building massing from the street, and still combine repetitive elements into minimal footprint areas, i.e. the vacation ownership blocks. Additionally, the separation of the vacation ownership units into three distinct blocks which are oriented perpendicular to the primary view provides maximum view access for each of the units, creates multiple courtyards which bring the natural landscape into the boundary of the development, and which allows some level of view opportunity from the street.

The building massing of the project has been designed to respond to each of the individual elements based on their function and relationship within the project, and to the surrounding public environment.

The massing approach for the vacation ownership unit blocks has been designed to reduce the impression of the overall scale of the structures. The vacation ownership unit blocks have been articulated to step in plan so that the hipped roofs may cascade down from a central massing element, as the building tapers toward the river to the east. To transition the massing from the lower scale common use buildings to the larger blocks and to reduce the apparent mass of these blocks from the street, the west ends of these buildings drop from four to three stories. These buildings are expressed as having a distinct tri-partite organization with an expressed base, body and cap. The base of these buildings is clad with shingle material in a dark tone, which for the majority of the structure is confined to the first level, but at bay projections rises to the second and third levels to avoid the creation of a static "water table" across the project. This base expression anchors the building to the site, and provides a point of human scale relationship as one walks around the property.

The common use buildings, on the other hand, have been articulated as single masses with larger one and a half story volumes to emphasize their uses in the project, provide a compatible scale to the larger vacation ownership unit blocks, and create a sense of monumentality as a face for the project. The northern common use building contains the entry lobby and check-in facilities, and is provided with a grand scale porte cochere which reaches out toward the street and ties into the building's massing. This element is seen as the primary public face, and is intended to have a grand presence from the street, with large scale expressed structural wood members, and the highest level of architectural detail

within the project. The southern common use building is also provided with additional volume, but does not have the same public connection as the northern structure.

Please see A1.00DR, A1.40DR and A7.10-A7.22.

Building Facades (page 3):

Horizontal Design Elements: Mixed-use storefront buildings shall have a distinct horizontal base, second floor and eave, cornice, and/or parapet line. Horizontal articulation can be made by material changes or applied fascia detail.

Vertical Design Elements: Mixed-use storefront building faces have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulation can be made by material changes, variations in roof heights, applied fascia, columns, bay windows, etc. The intent is to vertically breakup long, uninterrupted building elevations that face onto streets. Maximum spacing of vertical articulation shall be 50'-0" (page 3). Visible first floor elements such as columns and pilasters shall be spaced center-to-center a maximum of 25'-0" and a minimum of 8'-0" apart (page 4).

Response: Although this resort development does not include mixed-use storefront type buildings, the articulation of the windows, doors and massing are in similar proportions to the existing historical traditions found in Old Town. The ground floor common area spaces as seen from Quince Street vary in height and distance from the right of way in order to break up this elevation into smaller parts. Horizontal articulation is achieved with changes in material from the base to the "cap" below the roof. The buildings use a combination of shingles, lap siding and panels with battens to articulate the building faces and further assist in breaking up the planes of the structures. These planes are further broken by changing color to help form a base, body and cap to the building faces. Vertical articulation is achieved with variations in roof heights with the cascading hip roofs, building face, window articulation and wood columns. Please see A1.40DR and A7.10-A7.22.

Window Glazing Materials: Clear and Low E glazing. Tinted or reflective glass and glass block shall not be visible from the public way. Glass shall be recessed at least 1 ½" from the surrounding exterior wall surface. Butt-joint glass is not recommended. True divided lights are recommended over artificial snap-in mullions.

Response: This development will use Low E glazing and the glass will be inset from the adjacent wall surface. The windows will be articulated with full vertical mullions.

Building Primary Entries: The entry enclosure should project out from or be recessed in from the surrounding building façade 3 feet to articulate the buildings access, and ensure that out swinging doors do not project into sidewalks. Additional entrances to rear or side parking areas are allowed.

Response: The proposed development includes a clear main entry that projects out from the main building elevation and is defined by the location of a porte cochere, double entry doors and glazing into the main lobby and check in area. Please see A1.10DR and A2.12.

Material Applications and Configurations

Building Walls (page 8):

- For each building, there shall be one single, clearly dominant exterior wall material and finish.
- Brick and stone front façades shall return at least 18" around side walls.
- Building walls of more than one material shall change along horizontal lines only, with a maximum of three materials allowed per façade.
- Heavier appearing materials shall only be used below lighter appearing materials.
- Siding and shingles shall have a maximum 6" to the weather.
- 4" minimum width corners, skirt, rake and eave trim shall run the full height of each façade, flush or protrude beyond the surrounding wall surface.
- Board and batten siding: battens shall be spaced a maximum of 8" on center.

Response: The buildings in this proposed development use a combination of fiber cement siding in the forms of lap siding, shingles, panels, trim and battens, as this aids in breaking up the mass of the four-story buildings. The siding and shingles have a maximum of 6" exposure and the trim material is 4" minimum in width and protrudes from the surrounding wall surface. The battens placed on the panels are spaced 36"-48" apart as this spacing further aids in breaking up the mass of the buildings. The materials and their colors differentiate the base, middle and top of the common area buildings and the vacation ownership unit wings, as shown on A1.40DR and A7.10-A7.22.

Roofs, Awnings, Gutters and Roofing Accessories (page 9):

- Visibly sloped roofs shall pitch a minimum 5:12 and a maximum 12:12 with symmetrical gable or hip configurations.
- Eaves shall be continuous except at sheds and dormers.
- Shed roofs shall attach to the main building wall or roof ridge with minimum 3:1 slope.
- Flat roofs shall be concealed by cornices or parapets.
- Gutters shall be round or ogee profile. Leaders shall be round or square.
- All roof-mounted components, such as mechanical equipment, shall not be visible from street level public right-of-ways.
- Sloped roof eaves shall overhang exterior wall planes at least 12" and shall be visibly supported by exposed rafter ends or other compatible architectural detailing.

Response: The roof pitch for this development is 4:12 and the roof is configured in a “cascading” hip configuration that helps to minimize the height and apparent mass of the four story vacation ownership unit wings. The eaves are nearly 4 feet deep and also add to the effect of grounding the vacation ownership unit wings. The eaves are articulated with a combination of enclosed “boxed” eaves and exposed rafter ends.

The gutters will be of the ogee profile and the leaders will be square. The mechanical equipment will be located inside the buildings or mounted on grade and screened with landscaping. If, as the design develops the development requires equipment to be roof-mounted it will be mounted in roof wells and will not be visible from the public right of way at street level. Please see building elevations and illustrations A7.10-A7.22.

Window, Glazing and Entrance Design Standards (page 10):

- Windows shall be square and/or vertical rectangular shape with straight, bow, or arch tops. A 10% maximum total windows on the public façade may be circular, hexagonal, octagonal, or other window configurations.
- Bay windows shall have visible bracket support.
- Overhead doors shall not face the building's primary street façade or a major public right-of-way.
- Door and window shutters shall be sized to cover the entire window.
- Exterior shutters shall be solid wood or fiberglass.
- No single lite or glass panel visible from the street shall be greater than 24 square feet in area except in storefront glazing systems.
- Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4” minimum width vertical trim.
- Windows and doors in exterior walls shall be surrounded with 2 ½” minimum width trim applied flush or projecting beyond the finished wall surface.
- Profiles of window mullions shall extend out beyond the exterior glass surface.

Response: The windows in the proposed resort development are primarily configured in 3'x5' vertical rectangular shapes; some are joined together in groups of two with a 4” vertical trim between to create larger window bays that relate to the historical architecture of the Old Town District.

This development includes one overhead door that is located on the North facing façade of the North vacation ownership unit building for access to the partial basement maintenance and laundry facilities for the site.

All the exterior trim varies in size from 4” to 6” in width surrounding windows, doors and separating exterior materials, see sheets A7.10-A7.22.

Visible Decks and Balconies (page 11):

- All balconies and decks attached to building faces, whether cantilevered or supported below or above, shall be visibly supported by vertical and horizontal elements such as brackets, columns, beams, etc.

- Exterior posts and columns, solid or encased, shall be a minimum 5 ½" in cross section.

Response: The exterior decks are supported by exposed wood and fiber cement board boxed columns that extend to the ground and in some locations engage trellis and other landscape elements to connect the buildings to the site and greater landscaping as shown on A7.10-A7.22. The bases of the columns are 8" square.

Visible Landscape/Retaining Walls and Fences (page 11):

- Freestanding concrete and masonry walls shall be minimum 8" nominal thickness with a finished top course, cap or other compatible termination.
- Site wall materials should generally match or provide compatibility with the adjoining building materials.
- Metal and iron fencing shall be configured in predominately vertical elements.

Response: The site wall materials for the proposed development directly relate to the building materials used in the development and in some locations actually engage the building in the landscape. The site walls are a minimum of 8" thick with a cap and use architectural concrete and cast stone masonry, the same materials used at the base of all the buildings. The spa and pool house pavilions materials and roof styles directly relate to the resort buildings. These buildings use wood columns, trellis and fiber cement panels in shingle, lap siding and panels with battens to match the main resort buildings. The roofs are hipped with a 4:12 slope to match the adjacent buildings. The South and East edges of the site are bordered with a 4' high post and rail wood fence that separates the natural riparian areas from the developed resort. See A1.10DR, A1.50DR and A7.10-A7.22.

I. Color, building materials and exterior appearance in accordance with the policies established by the City.

Florence Downtown Architectural Design Guidelines, June 1999:

Building Colors: Color finishes on all building exteriors shall be approved by the City (page 7).

Response: The proposed development uses color changes to help break down the overall mass of the buildings. The base is a deep gray that anchors the building to the ground. The middle sections are a warm brown color to articulate a building body. The color on the middle and base areas vary in height to further break down the building mass. The top is a light beige color and the entire building is trimmed and accented with dark brown to reinforce the post and beam construction concept. For the building and site material colors, please see A7.10-A7.22.

Acceptable Exterior Building Wall Materials (page 6):

- Lap siding, board and batten siding, shingles, and shakes. Vinyl and metal siding shall not be permitted.
- Brick or stone masonry, minimum 2 ½" deep solid veneer material.
- Cement-based stucco

Response: The proposed development incorporates a combination of painted fiber cement siding in the forms of lap siding, shingles, panels, trim and battens as indicated on A7.10-A7.22.

Acceptable Roof, Awning, Gutter and Visible Roofing Components (page 6):

- Composition shingles, concrete, slate or cedar shingles, or concrete or ceramic clay tiles.
- Standing seam roofing: copper, terne metal or coated metal.
- Gutters and downspouts: copper, terne metal or coated metal.
- Single or multi-ply roofing, where visibly concealed.
- Glass, steel, wood or canvas awnings.
- Skylights: metal and wood framed glass and translucent polymer.

Response: The proposed development uses composition shingles, coated metal gutters and downspouts and exposed wood framed pavilions as shown on A7.10-A7.22.

Acceptable Chimney Enclosures (page 6):

- Brick, cement based stucco, stone masonry or wood shingles.

Response: The proposed development does not include any chimney's, therefore this section does not apply.

Acceptable Windows, Entrances, and Accessories (page 6):

- Wood, vinyl or pre-finished metal frames and sashes.
- Glazed and unglazed entry doors shall be wood, pre-finished or coated metal or fiberglass.
- Solid wood or fiberglass shutters.

Response: The proposed development incorporates fiberglass windows and entry doors in configurations shown on A7.10-A7.22.

Acceptable Trellises, Decks, Stairs, Stoops, Porches and Balconies (page 7):

- Architectural concrete, brick and stone masonry, solid wood or fiberglass columns, posts, piers and arches.
- Wood, brick, concrete and stone masonry decks, stoops, stairs, porches and balconies.
- Solid wood, painted welded steel or iron trellises.
- Railings, balustrades and related components shall be solid wood, painted welded steel or iron.

Response: The proposed development incorporates wood decks, posts and trellises, aluminum and glass railings, fiber cement board wrapped columns and architectural concrete patios as shown on A7.10-A7.22.

Acceptable Landscape/Retaining Walls and Fences (page 7):

- **Brick and stone masonry precast concrete**
- **Architecturally finished exposed concrete**
- **Cement-based stucco over masonry or concrete substrate**
- **Solid wood pickets, lattice and boards**
- **Painted welded metal or iron**

Response: The proposed development incorporates precast concrete and cast stone retaining walls and wood fences as shown on L1.0, L1.1, A1.10DR, and A7.10-A7.22.

J. Exterior lighting and security.

FCC Section 10-17C-4-I:

Lighting Standards: Street lighting and lighting of interior parking lots and walkways shall conform to the following lighting standards:

- The light fixtures within the public right-of-way shall use the Central Lincoln Public Utility District's Ornamental Streetlights.
- Lighting shall be pedestrian scaled.
- Light fixtures shall be placed to allow adequate illumination for safe pedestrian movement. Lighting plans shall show the illumination fields for each fixture.
- Wiring for historic light fixtures shall be placed underground.
- Other overhead wiring shall be placed underground, where possible.

Response: The street lighting for the proposed timeshare resort development incorporates the Central Lincoln Public Utility District's Ornamental Streetlights. The parking area lighting incorporates the City of Florence Ornamental parking lighting for the Old Town District. From the IESNA, the suggested street illumination (min-max) for a collector road is 0.4 - 1.1fc and a major road is 0.6 - 1.6fc. The design plans for average of 1.0fc on the sidewalk using a 150W HPS 14ft pole mounted ornamental globe fixture with a fixture spacing of approximately 65ft. The wiring for the lighting is located underground and the illumination fields are shown on A1.11DR.

FCC Section 10-3-8-G:

Parking Area Lighting: Parking areas shall have lighting to provide at least 2 foot-candles of illumination over parking spaces and walkways with a maximum of 5 foot-candles. The Design Review Board may increase the maximum on a case-by-case basis. Lighting standards shall be directed downward. Direct glare and reflection shall be shielded to prevent lighting spillover into any adjacent residential district or residential use.

Response: The lighting for the proposed development provides an average of at least 2 foot-candles with a maximum of 5 foot-candles in the parking and walkways on site and incorporates the City of Florence approved lighting fixture VI-A-1-F/10'. The lighting layout has been designed to contain the site lighting to the development site and prevent spillover off-site and to the public way as shown on A1.11DR.

K. Public health, safety and general welfare.

Response: This development does not pose a known threat to public health and safety, therefore this section does not apply to the proposed development.

L. Requiring a time period within which the proposed use or portions thereof shall be developed.

FCC 10-6-10:

Lapse of Design Review Approval: Design review approval shall lapse and shall be void one year following the date upon which the drawings were approved, unless prior to the expiration date of one year a building permit is issued and construction is commenced and diligently pursued toward completion.

Response: The Owner of the proposed timeshare resort development intends to submit drawings for permit within one year of the design review approval date.

M. Requiring bonds to insure performance of special conditions.

Response: There are no known special conditions in the proposed development, and bonds are not required because of this. This section does not apply to the proposed development.

N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan.

Chapter 2 Land Use, Commercial:

Recommendations item 13: The City will work with the School District and the Port of Siuslaw for redevelopment of the Middle School site and may provide infrastructure to help meet the City's goals of an anchor hotel development.

Response: The proposed use of an active year round timeshare development for this site is in alignment with this goal.

Chapter 2 Land Use:

Downtown Implementation Plan: The goal is to "revitalize the downtown area as the primary cultural, tourist, commercial and community core to serve all of Florence's citizens and visitors".

The objectives of the Downtown Implementation Plan are:

1. To develop a unified downtown consisting of neighborhoods and commercial districts on both sides of Highway 101, South

- of Highway 126 and 9th Street, east of Kingwood Avenue and West of the Port property along the Siuslaw River estuary.
2. To revitalize deteriorating sections of the downtown area.
 3. Enhance the downtown through the promotion of mixed-use development, pedestrian and bicycle accessibility, provision of useful public spaces and attractive architectural design to create one of Florence's special places.
 4. To provide safe, convenient and attractive choices for people to walk, bike, and drive throughout the downtown area. Such connections should tie together downtown attractions such as the Florence Events Center, Old Town, the Boardwalk, the Downtown Green, the Post Office, parks, lodging establishments and retail businesses.

Response: This development enhances the connection to downtown Florence by revitalizing an abandoned school site with an active year round timeshare use that will bring large amounts of tourists to bolster the existing local commercial area. This development will enhance the street and sidewalk connection to the downtown and surrounding areas with an 8' wide shared bicycle and pedestrian path and will extend the "historic" street lighting and street side landscaping toward the center of Old Town along the property line on Quince Street. The buildings reflect the regional architecture of the Pacific Northwest and tie into the existing historical architectural feel of the Downtown district.

5. To facilitate public/private partnerships to carry out the plan.

Response: This objective does not apply to this development.

6. To achieve a balanced transportation/land use solution for Highway 101 that maintains its historic function as both the Coast's primary transportation route, and as the center of Florence's downtown.

Response: As this development does not have frontage on Highway 101, this objective does not apply to this development.

7. To develop safe, convenient and attractive public parking areas to accommodate visitors and residents accessing the downtown from Highway 101 and adjacent neighborhoods.

Response: As this development does not have frontage on Highway 101, this objective does not apply to this development.

8. To ensure that the transportation objectives of the downtown plan are consistent with the Transportation System Plan (TSP), the Oregon Highway Plan and ODOT's adopted plans for Highway 101 and 126.
9. To identify suggested transportation improvements needed to facilitate redevelopment of the downtown area consistent with land use and retail market strategies.

Response: Attached is Appendix F, Transportation Impact Analysis that identifies how this development will not adversely affect the existing transportation infrastructure.

10. To encourage mixed use development that enables citizens to live, work, shop and recreate all within easy walking distance within the downtown.

Response: The proposed development does not include any public access uses, therefore, this objective does not apply to this development.

11. To improve access to and visibility of Old Town from Highway 101.

Response: As this development does not have frontage on Highway 101, this objective does not apply to this development.

Chapter 5 Open Spaces, Scenic and Historical and Natural Resources:

Goal: To conserve natural resources such as wetlands, riparian areas, groundwater supplies, beaches and dunes, air and water, and wildlife habitat in recognition of their important environmental, social, cultural, historic and economic value to the Florence area and the Central Oregon Coast.

Policies:

2. To Disturbance of significant wetlands for land development activities shall be permitted within the Florence UGB only as determined by the permitted provisions of the permits issued by the Division of the State Lands and/or the Army Corps of Engineers.

Response: The City of Florence has classified portions of this property as Shorelands-Natural Resource Conservation and Natural Estuary per the Coastal Management Plan. This proposed development does not overlap any of the natural resources and estuarine areas on this property as indicated on sheet A1.00DR and attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment.

Riparian Areas

Objectives:

1. To maintain an accurate inventory of riparian corridors for use in land use planning and development review.
2. To protect significant riparian corridors for their critical value in maintaining surface and groundwater quality and quantity, for providing wildlife habitat, for performing flood control, and for enhancing the visual character of the Florence community.

Policies:

2. Riparian areas shall be prevented from permanent alteration by grading or the placement of structures or impervious surfaces, except for the following uses provided they are designed to minimize intrusion into the riparian area: streets, roads and paths, drainage facilities, utilities and irrigation

pumps, water related (outside of coastal shoreland areas) and water dependent uses, replacement of existing structures in the same location that do not disturb additional riparian surface area.

Response: The City of Florence has a Local Wetland Inventory and Riparian Inventory that maps these resources. Munsel Creek has a 50 foot setback. As shown on sheet A1.00DR and attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment., this proposed development does not overlap the wetlands or riparian corridors.

3. While not required to adopt safe harbor policies and ordinances under the requirement of this periodic review, the City has chosen to modify the riparian setback on Munsel Creek to require a 50 foot minimum setback from the thread of the creek, which must include at least 15 feet from the top of bank. The minimum must be increased as necessary to meet the 15 foot requirement.

Response: The 50 foot riparian setback from the top of bank of Munsel Creek does overlap this property, however the proposed development of this site does not encroach into this setback see Appendix D Wildlife and Sensitive Areas Assessment and Appendix E, Phase I Environmental Site Assessment and Limited Subsurface Assessment, and as shown on A1.00DR.

4. The riparian setback from the Siuslaw River shall be 50 feet from the top of the cut bank.

Response: This development site does not encroach on the 50 foot riparian setback from the top of cut bank of the Siuslaw River, see Appendix D Wildlife and Sensitive Areas Assessment and E Appendix exhibit E, Phase I Environmental Site Assessment and Limited Subsurface Assessment, and as shown on A1.00DR.

5. The retention of native vegetation in riparian areas is critical to their function. Therefore the City shall adopt effective regulations ensuring the retention, or if necessary, the replanting of native species in riparian areas and may include conditions regarding fertilizer and pesticide runoff.

Response: Native vegetation within the 50 foot riparian setback along Munsel Creek and the Siuslaw River shall be protected, see A1.13DR and Appendix D Wildlife and Sensitive Areas Assessment and Appendix E, Phase I Environmental Site Assessment and Limited Subsurface Assessment, and as shown on A1.00DR.

Groundwater Resources

Policies:

1. The City shall implement the recommendations of the Storm water management plan regarding protection of the aquifer for the City's wellfields.

Recommendations:

5. The City should investigate the issue of dry wells and sumps for storm water disposal relative to its potential for contamination of groundwater and attempt to reconcile the State Plumbing Code requirements with Federal prohibitions on discharge of Storm water to surface waters.

Response: This development site does not encroach on the City's aquifer or wellfields. Stormwater will be managed per the attached Preliminary Development Plan.

Rare, Threatened, Endangered and Sensitive Areas (RTESS):

Policies:

1. The City shall work with appropriate state agencies to maintain a current listing and locations of RTESS resources.

Recommendations:

1. The City should continue to pursue an estuary trail connecting the Boardwalk with the Munsel Creek bike/pedestrian path. The Siuslaw River Estuary is the location of a variety of wildlife habitats and species. A properly signed interpretive trail will provide education on a wildlife system (the estuary) as opposed to isolated site specific education.

Response: According to Exhibit D, Wildlife and Sensitive Areas Assessment, letter from the Oregon Natural Heritage Information Center dated December 19, 2007, there are several listed fish and wildlife species which may occur within the vicinity of this site. However, the proposed development does not encroach on any undisturbed natural area. The development occurs only within the currently developed extent of the existing abandoned school site, as indicated on sheet A1.00DR and A1.10DR.

Currently, it is not clear where the interpretive trail proposed by the city will encroach, if at all, on the subject property. It is our understanding that if the trail will be located on the site, it will follow along the eastern property line, as indicated on A1.00DR. The construction, maintenance and location of this trail is not part of this application.

Native Vegetation:

Policies:

1. Native Vegetation is part of the character of the community. Retention and enhancement of native vegetation provides continuation of the unique character of the community. Therefore, the City shall work with the local landscaping companies to develop a way of integrating native vegetation into site plans, with emphasis placed on retention of existing native materials and reduction in the use of water for irrigation.

2. City Code currently requires minimal landscaping. The City shall evaluate its codes, to determine whether landscaping requirements need to be increased. The integration of native vegetation into site plans should reduce costs of additional landscaping as well as the need for irrigation once plantings are established.
3. The City shall continue to require vegetative stabilization of steep slopes and cut banks. The emphasis will be on the use of native plant materials where possible. However, since slope/bank stability is the paramount concern in these situations, the City will approve the plant materials that best stabilize the slope/bank, even if they are not native plant materials.
4. To eradicate or at least control, noxious and undesirable non-native vegetation.

Response: The proposed development incorporates landscaping into the site plan to the greatest extent possible as this will enhance the timeshare resort experience and also align with the City of Florence goals to increase landscaping. Native vegetation will be incorporated as appropriate as shown in the landscape plans L1.0 & L1.1.

The proposed development will remove most of the noxious and undesirable vegetation in the development area up to the top of the sensitive steep slope adjacent to the development area. There will be no removal of trees on the steep slope in an effort to alleviate any potential erosion of the slope. There may be some careful management of noxious vegetation (such as Scot's Broom) on the steep slope that balances the need for slope stability with the establishment of a desirable native vegetative cover. There will be some selective thinning of low branches and shrubs, any diseased trees and non-native species to increase the views to the estuary and riparian areas.

Scenic Resources/Visual Quality:

Policies:

1. Important scenic views of the river, dunes, ocean and jetty area shall be identified and protected. Key scenic resources were identified by the Florence Visual Management Plan and are shown on Map 5-H1. During pre-application conferences, and review by the Planning Commission/Design Review Board, strong consideration shall be given to designing of proposed development to maintain view corridors to identified scenic resources. This is particularly important in Old Town and along the river shoreline. The use of scenic easements shall be researched, and implemented, if appropriate. Development on the Siuslaw Estuary shall be in conformance with the Lane County Coastal Management Plan.

Response: The proposed site is not indicated in Map 5-H1. The existing views of the Siuslaw River from the public right of way along Quince Street are currently obscured by the existing school building which varies from one story to more than two stories at the gymnasium along the street, and by trees and shrubs that are growing along the steep sloped riparian boundary at the top of

the existing slope above the river and between the proposed development site and the estuary. Our proposal will likely leave the views of the Siuslaw River from the public way essentially as is. The views of the trees which grow along the slope to the east of the development area will be obscured from street view by the vacation ownership unit blocks, however, the plan design has provided for many view opportunities between the three buildings. The landscaping of the resort development will improve how the current developed area meets the natural riparian boundary along the steep slope, which will enhance views of the river from within the site. The enhancements will include some selective thinning of low branches and shrubs to increase the views to the estuary and riparian areas. This proposed development does not propose any development within the Siuslaw Estuary at or below the existing steep slope.

Chapter 6 Air, Water and Land Quality:

Goal: To maintain the quality of the air, water and land resources through control of waste and process discharges from the future development.

Recommendations:

1. Erosion control should be controlled through the City Code and the Uniform Building Code, as applicable, and through policies designated to reduce erosion of cleared sites.
5. Estuary sedimentation originating from nonpoint sources such as urban runoff, road building and stream bank erosion should be identified and controlled.
7. The encroachment of sand, either by wind, water, or other agent, onto developed lands should be prohibited and violators cited under nuisance procedures.

Response: This development will adhere to all current local codes and governing jurisdictions in regards to erosion control and encroachment of sand, see the Erosion Control information included with the Preliminary Development Plan. These issues will be addressed during the building permit process per the Florence City Code.

Chapter 7 Development Hazards and Constraints:

Objectives:

1. To protect life and property from natural disasters and hazards.
2. To retain areas subject to uncontrollable flooding, ponding or severe erosion in open space until control can be established.

Policies:

2. Prior to development taking place in known areas of potential hazard, applicants shall provide a Site Investigation Report which clearly determines the degree of hazard present and receive City approval for the measures to be taken to reduce the hazard.
3. All new development shall conform to City Code, the Uniform Building Code and Flood Insurance Program requirements in flood prone areas.
4. For those areas that have excessive slopes or conditions which constitute a geological hazard, proposed developments shall be keyed to the degree of hazard and to limit the limitation on the use imposed by such hazard.

Response: This development will adhere to all current local codes and governing jurisdictions in regards to erosion control and encroachment of sand, see Civil drawings.

The National Wetland Inventory and the 100-year flood zone appear to overlap this site at the base of the slope; however these areas are not within the proposed development area, as clarified in the section below, FCC Title 10 Chapter 7 Special Development Standards. In addition, this development is maintaining a 50 foot setback from the top of the steep slope as clarified in the section below, FCC Title 10 Chapter 7 Special Development Standards. Please see the attached Appendix C, Geotechnical Report and Appendix E, Phase I Environmental Site Assessment and Limited Subsurface Assessment and see site plan A1.00DR for the approximate location of these areas.

Chapter 9 Economic Development:

Goal: To embrace a stable, prosperous business environment focused on industry diversity, yielding family income sufficient to support education, recreation, social and cultural opportunities, comprehensive health services, affordable housing and public safety while preserving the environment and its natural beauty.

Policies:

1. The City shall encourage actions and activities that promote the availability of new employment in the community, especially family wage jobs.
3. The City shall work with appropriate parties to increase tourism revenues.

Recommendations:

3. The City should continue to support anchor tourism destinations such as our local golf resorts, Old Town, water related recreational opportunities, and expanded shopping opportunities.

Response: The proposed timeshare resort development in the Old Town district has the potential to bring a large number of tourists into the City of Florence and is in alignment with the goal of economic development. There will be not be any on-site dining or drinking establishments and no on-site retail sales with the intent being that owners will use the local stores and restaurants.

Chapter 11 Utilities and Facilities:

Stormwater Management:

Goal: To provide stormwater that enhances and maintains livability through balanced, cost effective solutions to storm water management.

Policies:

1. The City shall encourage on-site retention of stormwater. However, in instances where flows are in excess of that generated on-site, or where conditions make this physically impracticable, a combination of piped systems and natural drainage systems may carry stormwater off-site to approved collection or dispersion facilities.
3. Maintenance of stormwater facilities is critical to their functioning, especially with natural systems. The City shall ensure that adequate measures are available to provide, or to require developers and homeowners to provide on-going maintenance.

4. City approved provision for controlling storm run-off shall be made before development takes place in areas that have drainage problems.
5. Storm drainage facilities, as approved by the City, which may include culverts, drywells, catchment basins, pretreatment facilities, natural or surface channel systems or pipelines, or other facilities developed with accepted engineering practices and standards.
6. Stormwater shall be managed to protect water quality of streams, rivers, and other water-bodies.

Response: The proposed development will adhere to the current stormwater requirements listed in the Florence City Code (FCC Section 9-5). Stormwater will be managed per the attached Preliminary Development Site Plan.

Parks, Recreation and Open Space:

Goal: To provide a variety of recreational opportunities and to provide open space and protect unique areas of the City.

Policies:

5. The City shall encourage and support public/private efforts to insure permanent public access and views of the Siuslaw River and its scenic estuary.
7. Designated greenways, linear parks, and bicycle and walking paths shall be developed to connect the various parks, residential areas, businesses and public places through a community-wide trail network, consistent with the recommendations of the transportation systems plan and parks and open space CIP.

Response: This development will enhance the street and sidewalk connection to the downtown and surrounding areas with an 8' wide shared bicycle and pedestrian path on Quince Street. The City plans to continue the planned public trail from the Boardwalk to the Munsel Creek pedestrian/bike path. Currently, it is not clear where the interpretive trail proposed by the city will encroach, if at all, on the subject property. It is our understanding that if the trail will be located on the site, it will follow along the eastern property line, as indicated on A1.00DR. The construction, maintenance and location of this trail is not part of this application.

Chapter 12, Transportation Systems Plan:

Florence Downtown Implementation Plan:

1. **Highway 101/126 Enhancement Program:** The highway 101/126 Enhancement Program is focused on developing pedestrian amenities and parking in the downtown area between the Siuslaw River and the Highway 101/126 intersection and between the Highway 101/126 intersection and the East Gateway.
5. **Quince Street Improvements:** Proposed improvements are the realignment of the intersection of Highway 101 and Quince Street and the reconstruction of North Quince Street as a full urban section to allow use of Quince Street as an alternate route through downtown.
 - b. Retain the Old Town character of Quince Street, including sidewalks, plantings and historic lighting.
Retain/provide on street parking.

Investigate location of a traffic signal at Highway 126 and Quince Street at such time as demand warrants such location.

Bicycle Plan Improvements:

4. Extension of Munsel Creek Bike Path.

Pedestrian Improvements:

3. Siuslaw River Estuary Trail. This trail is proposed as part of the Downtown Implementation Plan and is also a priority of the Port of Siuslaw. The proposed trail will connect the Port's Boardwalk to Highway 126 and eventually, when the Munsel Creek culvert is replaced, through a bike path set into the culvert to connect to the Munsel Creek Bike Path.

Goals and Policies:

New development shall gain access primarily from local streets. The policies and direction of the Downtown Implementation Plan regarding the provision of on-street parking shall be implemented. Appropriate bicycle parking facilities shall be provided at places of employment, at businesses and at public buildings.

Functional Roadway Classifications:

Quince Street is defined as a "collector".

Response: This proposal will not change the existing 60' street right of way on Quince Street. This development will enhance the street and sidewalk connection to the downtown and surrounding areas with an 8' wide shared bicycle and pedestrian path, extending the "historic" street lighting and street side landscaping from the center of Old Town. Access to this development will be from Quince Street as shown on the site plan. Bicycle parking will be provided as indicated on A1.10DR. In addition, please refer to Appendix A, Transportation Impact Analysis attached. The City plans to continue the planned public trail from the Boardwalk to the Munsel Creek pedestrian/bike path. Currently, it is not clear where the interpretive trail proposed by the city will encroach, if at all, on the subject property. It is our understanding that if the trail will be located on the site, it will follow along the eastern property line, as indicated on A1.00DR. The construction, maintenance and location of this trail is not part of this application.

Chapter 13 Energy Facilities and Conservation:

Goal: To encourage economical energy systems and conserve energy.

Policies:

4. Buffers of trees and foliage provide a natural windbreak which acts to conserve energy. These benefits should be considered before removing vegetation wherever residential development is planned.

Response: The existing trees and major undergrowth will remain as is along the steep slope on this site to help mitigate wind from the southeast into the building courtyards, see sheet L1.0, L1.1, A1.00DR, A1.10DR and A1.13DR.

Chapter 16 Estuarine Resources and Siuslaw Estuary and Shorelands:

Objectives:

1. To improve management of the estuarine resources and conserve and enhance the natural resources of the estuary.

5. To classify the estuary and shorelands into management units for planning purposes in order to establish policies and priorities for the uses of the estuary.

Response: The City of Florence has classified portions of this property as Shorelands-Natural Resource Conservation and Natural Estuary per the Coastal Management Plan. This proposed development does not overlap any of the natural resources and estuarine areas on this property as indicated on sheet A1.00DR and in attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment.

FCC Title 10 Chapter 7 Special Development Standards

FCC Section 10-7-3:

- A. Special Flood Hazard Area: All uses proposed in the flood area shall conform to the provisions of the National Flood Insurance Programs.

Response: While the lower elevations of the site fall into the base flood areas, all development including the resort buildings and related structures are located outside of the 100 year base flood elevation, see sheet A1.00DR and attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment.

- B. Munsel Creek and Other Drainageways: A fifty foot (50') setback shall be required for all buildings from the creek channel, except by Planning Commission approval where it can be shown by accepted engineering practices or treatment that no erosion hazards, slide potential, or possible flood damage are likely to occur, and that riparian vegetation will be protected.

Response: All the resort buildings and related structures are located at least 50'-0" from Munsel Creek and surrounding estuary as shown on the attached site plan, see sheets A1.00DR and A1.10DR.

- C. Foredunes: No grading or breaching of foredune is permitted.

Response: As this site does not encompass any dunes, this section does not apply.

- D. River Cutbanks: No building shall be permitted within fifty feet (50') of a river cutbank unless the bank has been stabilized. Planning Commission approval, upon review of findings from site investigation report, is necessary for a lesser distance, using the same criteria as for Munsel Creek (see item C2 herein).

Response: As this site does not encompass any river cutbanks, this section does not apply.

- E. Active Dune Advancing Edge: No building shall be permitted within one hundred feet (100') of the leading edge of an active dune.

Response: As this site does not encompass any dunes, this section does not apply.

- F. Ocean Flooding Tidal Flooding, Tsunami: (See subsection A above, Special Flood Hazard Area).

Response: While the lower elevations of the site fall within the 100 year base flood areas, all development including the resort buildings and related structures are located outside of the base flood elevation, see sheet A1.00DR and attached and attached Appendix E, Phase 1 Environmental Site Assessment and Limited

Subsurface Assessment. City of Florence 50' Tsunami wave maps indicate that this site is within the Tsunami evacuation zone, but the development area is above the projected high water elevation, see sheet A1.00DR for indication of City evacuation routes.

- G. Slopes Greater than Twelve Percent: For development on steep slopes, a foundation design and grading with provision for retaining walls or excavated banks shall be carried out according to plans prepared by a registered engineer and approved by the City.

Response: There is a steep slope on the proposed development site, however the proposed resort buildings and related structures are set back approximately 50'-0" from the top of this slope, see sheet A1.10DR. The distances shown set back from the top of slope are acceptable per the attached Appendix C, Preliminary Geotechnical Engineering Report and summary letter.

- H. Active Dune Sands: Open sand will require primary stabilization as with European beach grass and secondary stabilization with any of a variety of shrubs and trees in conjunction with any development. Stabilization may be required prior to development in cases where there are large unstabilized areas.

Response: As this site does not encompass any dunes, therefore this section does not apply.

- I. Brallier and Heceta Soils: In general these soils are not suitable for development. Should development occur, structures would be built on pilings or fill as designed by a registered engineer.

Response: This site is comprised mainly of Waldport soils, the very Northeast corner of the site has some Brallier soil, but this is below the bottom of the sloped area and not within the proposed development area of the site, see site plan sheet A1.00DR and see attached Appendix E, Phase I Environmental Site Assessment and Limited Subsurface Assessment, and Appendix C, Preliminary Geotechnical Engineering Report.

- J. Yaquina Soils and Wet Areas: In areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approved by the City.

Response: This site is comprised mainly of Waldport soils; therefore this section does not apply.

FCC Title 10 Chapter 17 Old Town District

FCC Section 10-17-1: The Old Town District is intended to provide an area for pedestrian oriented, mixed land uses. Areas A and B are located near or along the waterfront and comprise the historic old town with generally smaller scale structures than Area C. The Old Town District is also intended to encourage restoration, revitalization and preservation of the District.

FCC Section 10-17C Old Town District Area C: Old Town Area C is intended for mixed uses which provide a range of housing and hospitality options around the Events Center that take advantage of the surrounding natural features and views of the river.

Response: The proposed timeshare development fits into the Old Town Area C by adding a hospitality use adjacent to the Events Center that will take advantage of the natural features of the adjacent estuary and river with enhanced visual connections and by enhancing the street edge along Quince to further tie this site into the Old Town District. The proposed development incorporates four-story vacation ownership unit wings that take advantage of the views to the Siuslaw River and estuary. The vacation ownership unit wings form two courtyards that further embrace the adjacent natural area and include landscaping that melds into the natural foliage along the steep slope. The resort grounds allow limited views of the river and dunes beyond through the existing trees and shrubs along the steep slope and edging the developed area of the site.

FCC Section 10-17C-3 Lot and Yard Provisions for Area C:

A. Lot Area: The lot area shall be a minimum of 2,500 square feet. Lot area for a duplex shall be at least 5,000 sq ft, and lot area for a multiple family structure shall be at least 2,500 sq ft for each ground floor unit.

Response: The proposed development includes 28 vacation ownership units on the ground floor, therefore 70,000 square feet is the required lot area for the proposed development. The buildable area of the subject property is 8.1 acres, or approximately 352,835 square feet, and is in compliance with this requirement.

B. Lot Dimensions: The minimum lot width shall be twenty-five feet (25').

Response: The proposed development is in compliance with a mean lot depth of approximately 416'-8". The mean lot width is approximately 1,256'-8". These measurements were calculated in accordance with the definitions in FCC Section 10-1-4, "Lot Measurement" and are in compliance with this requirement.

C. Lot Coverage: The Design Review Board may allow up to eighty percent (80%) lot coverage by buildings and other impervious surfaces.

Response: The total lot area is 12.39 acres, however the assumed buildable area above the top of the steep slope is 8.1 acres. The building covers approximately 47,025 square feet, including the auxiliary structures (pool and spa pavilions and trash enclosure). The Impervious surface

including hardscape, walkways and parking areas covers approximately 109,265 square feet. The total lot coverage proposed by this development is approximately 29% of the 12.39 acres and 44% of the 8.1 buildable acres and therefore under the maximum 80% coverage allowed.

D. Yard Regulations:

1. Garage and Carport Entries: Garage and carport entries shall have a minimum setback of twenty feet (20'), with all parking to have access from side or rear of property.

Response: The proposed development does not include any garage or carport entries and therefore this section does not apply.

2. Front Yards: Front yard setback shall be a minimum of fifteen feet (15').

Response: *The building complies with the required 15' front yard setback, see sheet A1.10DR.*

3. Side Yard: No side yard shall be less than five feet (5') unless zero lot line spacing is approved.

Response: *The building complies with the required 5' side yard setback, see sheet A1.10DR.*

4. Rear Yard or Alley: Rear yard or alley setback shall be a minimum of five feet (5').

Response: *The building complies with the required 5' rear yard setback, see sheet A1.10DR.*

5. The Planning Commission/Design Review Board may allow reduction of any Area C setbacks, if an easement is approved and dedicated that will preserve mature trees, sand banks, and/or bank vegetation.

Response: *The proposed development is not requesting any reduction in setbacks.*

6. For developments with ground floor commercial units facing Quince/2nd Street, the Planning Commission/ Design Review Board may allow reduced front yard or side yard setbacks from that street if pedestrian-friendly amenities are provided, such as street trees, wider sidewalks with seating, overhangs and awnings, etc.

Response: The proposed development is not requesting any reduction in setbacks.

E. Common Open Space: Common open space is required for any multi-family housing development, as follows:

1. An area on the site measuring a minimum of 100 sq ft per dwelling unit shall be designated and permanently reserved by deed restriction as common open space.
2. In meeting the common open space standard, the multiple family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands (e.g., trees or bank vegetation preserved), play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.
3. To receive credit under this section, a common open space area shall have an average width that is not less than twenty feet (20') and an average length that is not less than 20 feet.
4. Any common areas shall be owned as common property and maintained by a homeowners association or other legal entity. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

Response: The proposed development includes 123 dwelling units, thus requiring a minimum 12,300 square feet of common open space. This proposed development includes approximately 31,260 square feet of landscaped and hardscaped open space within the two courtyards alone. The courtyard dimensions exceed the 20'-0" x 20'-0" minimum requirements. The common open space includes an outdoor playground, a swimming pool, a half-size basketball court, and various pedestrian pathways, water features and sitting areas. In addition to the courtyards, there is an approximately 50 foot wide swath of area along the top of the steep sloped natural riparian area and allows some views to the adjacent Siuslaw River Estuary and the river beyond that includes pathways and landscaped features that are shared by the resort owners. The common areas are all included in the property to be owned and maintained by Worldmark by Wyndham. Hence, the design of the common open space is in compliance with the City's requirements. See sheet A1.10DR.

FCC Section 10-17C-4 Site And Development Provisions For Area C

A. Building or Structural Height Limitations: The maximum height for buildings or other structures in the Old Town District Area C shall be four (4) stories above grade with a maximum height of fifty-five feet (55'). For any building two (2) stories or more above grade, two (2) or more of the following design options shall be employed to reduce the perceived scale of the structure:

1. Pitched or gable roofs are encouraged, with offsets, valleys, or false dormers to break up the roof plane as viewed from any abutting street.
2. Building exterior shall be broken into shapes and planes of less than 750 square feet for any building plane. Such planes shall have a two foot (2') minimum relative off-set. Any third or fourth

story shall be set back a minimum of 10 feet from the wall plane of the floor below if it faces a street.

3. Windows, balconies, entryways, and/or arcades shall be used to create visual interest and reduce the apparent bulk/mass of the building; and variation in materials, textures, colors, and shapes shall be used to break up wall planes.

4. A public plaza may be provided between the buildings and the street right-of-way. The plaza shall be a 1,000 square feet in size for seating, landscaping, and weather protection, such as awnings, canopies, overhangs, or similar features.

FCC Section 10-17-2, Definitions, Building Height: If fill will be added in accordance with a City-approved grading plan, the approved grade shall be used in lieu of the undisturbed natural grade.

Response: In the proposed timeshare resort development, the buildings have a maximum height of 54'-10" including four stories above grade, and are therefore in compliance with this requirement. Building 1 includes a partial basement and its only exposure is at the North side of the building with a drive access that slopes below grade to the entrance for the maintenance and laundry facilities for the site. The height of this building remains below the maximum 55'-0" allowed at the adjacent grade, see site section A1.40DR.

The proposed design uses "cascading" pitched roofs with hips to visually break down the vertical mass of the building. The exterior walls of the four-story buildings are articulated with bays and balconies that create visual interest and further break up the exterior wall planes. The single-story entry lobby and recreation building sit slightly to the front of the four-story vacation ownership unit wings and are connected with a single-story enclosed passageway that helps to enhance the pedestrian scale of the building frontage in relation to Quince Street. The building incorporates changes in colors and materials to break up the wall planes and mass of the buildings. Please see the exterior elevations and illustrations on sheets A7.10-A7.22. In addition we are including a virtual computer animation (Appendix B) of the site to illustrate how this development fits into the overall coastal character of Florence as a whole and specifically the Old Town Area C.

B. Building Size Limitation: No structure designed solely for non-residential use shall have a building footprint that exceeds 15,000 square feet. Mixed use buildings may have greater building footprints, subject to Design Review for compatibility with surrounding structures and uses.

Response: The building footprint for this proposed timeshare development is approximately 47,025 square feet, including the auxiliary structures (pool and spa pavilions and trash enclosure), see sheet A1.10DR.

C. Access: Americans with Disabilities Act (ADA) approved access must be provided to all floors of buildings and structures as required by the building codes.

Response: There is accessible access to all floors of all buildings in accordance with ADA requirements, see sheet A1.12DR.

D. Sidewalks: Public sidewalks shall be a minimum of eight feet (8') wide along Quince Street/2nd Street.

Response: The proposed development includes an 8' wide public walk for shared pedestrian and bicycle use long the entire property frontage on Quince Street, see sheet A1.12DR.

E. Parking and Loading Spaces: Off-street parking shall not be located between the building and the street, unless mitigation measures are approved by the Planning Commission that include each of the following: pedestrian pathways from the street to the building, landscaped berms and professionally designed landscaping. All required parking shall be on site unless otherwise provided in Chapter 3. Every building of three (3) stories or more above grade and every multi family housing structure building that incorporates indoor parking shall have an approved fire sprinkler system installed, unless it is granted an exception provided by the state building code. Bike racks shall be located either in the interior parking lot or by an entrance. Bike racks may not be located in the required pedestrian walkway.

Response: The parking areas proposed for this development are confined mostly to the North and South of the buildings. There are access drives, accessible parking and temporary parking spaces located between the buildings and Quince Street. The porte cochere is located between the two entrances to the site with driveways linking the north and south parking lots. Pedestrian paths along these driveways link the public right-of-way along Quince Street to the proposed resort development. There are professionally designed berms, site walls, and planted landscaping between Quince Street, the access drives, and the building. Please see the attached landscape plan, L1.0 & L1.1 and A1.10DR. All parking to be included with the proposed development will be located on site. Bike parking is located on the North side of the main lobby building adjacent to the main resort entry.

F. Vision Clearance: All development shall comply with Sections 10-1-4 and 10-2-4 of this title.

10-1-4: Definitions, Vision Clearance: A triangular area at an intersection; the space being defined by a line across the corner, the ends of which are on street lines or alley lines, an equal and specified distance from the corner and containing no planting, walls, structures or temporary or permanent obstruction from two and one half feet (2 1/2') above the street grade to a height of eight feet (8').

Response: The proposed development does not include any corner intersections and therefore this section does not apply.

10-2-4: Height:

A. Height limits established for the various zones or districts refer to the height of the building proper. Roof structures such as

housing for elevators, tanks, ventilating fans, towers, steeples, flagpoles, chimneys, smokestacks, wireless masts or similar structures may exceed the height limit herein prescribed.

Response: The roofs of the proposed development are within the established height limit of 55' above adjacent grade. The roof structures for the elevators do not exceed this limit, see A7.10-A7.22.

G. Signs: Where a building abuts the sidewalk, only awning, projecting, window and wall signs are permitted. Size and placement shall conform to the standards of the Sign Code, Section 10-26 of the City Code. Signs may not be internally illuminated. Use of reader-board signs is prohibited.

Response: The buildings for the proposed development do not abut sidewalks, so therefore this section does not apply.

H. Fences, Hedges, Walls and Landscaping:

1. Landscaping: A minimum of fifteen percent (15%) landscaping is required. The calculation of the required minimum may include street trees installed and maintained by an applicant, planters and window boxes which are the property of the applicant/owner, as well as plantings within courtyard areas. All landscaping included within the fifteen percent (15%) calculation must be installed and maintained by the applicant or his/her successors.

Response: The total buildable lot area for this development is 352,836 square feet (8.1 acres). This proposal includes approximately 196,191 square feet of pervious landscaped area, and therefore 55 % of the buildable lot area, not including the additional 4.29 acres of natural area that is not being developed as part of this development.

2. Walls, Fences and Hedges: Interior parking lots may be separated from rear courtyards by walls, fences and/or hedges four feet (4') in height or less. Eating establishments may separate outdoor eating areas from parking areas and adjacent buildings or structures by a fence, wall or hedge not to exceed six feet (6') in height. Pedestrian walkways may be separated from abutting uses by plantings or fences which allow visual surveillance of the walkway and surrounding areas. Chain link fences are prohibited in Area C.

Response: The proposed development includes a variety of low walls, fences, and foliage to enhance the resort feel of this timeshare destination. The parking areas include a variety of landscaped area including plantings in different heights to obscure the sense of the overall size of the parking areas. The interior parking lots are separated from the courtyards primarily by the vacation ownership unit building wings. The low walls and tiered landscaping create a loose barrier between the parking and drive aisles and Quince Street. In addition, there is a low 4 foot high wood fence that follows the line of the top of the steep slope providing a loose sense of the resort "edge" that adds to the coastal character and sense of Florence. See the landscape plans L1.0 & L1.1.

I. Lighting: Street lighting and lighting of interior parking lots and walkways shall conform to the following lighting standards:

1. The light fixtures within the public right of way shall use the Central Lincoln Public Utility District's Ornamental streetlights.
2. Light fixtures shall conform to the lighting styles in the Downtown Architectural Guidelines.
3. Lighting shall be pedestrian scaled.
4. Light fixtures shall be placed to allow adequate illumination for safe pedestrian movement. Lighting plans shall show the illumination fields for each fixture.
5. Wiring for historic light fixtures shall be placed underground.
6. Other overhead wiring shall be placed underground, where possible.

Response: The street lighting for the proposed timeshare resort development incorporates the Central Lincoln Public Utility District's Ornamental Streetlights. The parking area lighting incorporates the City of Florence Ornamental parking lighting for the Old Town District. From the IESNA, the suggested street illumination (min-max) for a collector road is 0.4 - 1.1fc and a major road is 0.6 - 1.6fc. The design plans for average of 1.0fc on the sidewalk using a 150W HPS 14ft pole mounted ornamental globe fixture with a fixture spacing of approximately 65ft. The wiring for the lighting is located underground and the illumination fields are shown on A1.11DR.

J. Trash Enclosures: At least one trash receptacle shall be provided on site. Dumpsters or similar utilitarian trash receptacles shall be screened with a solid fence or wall not less than five feet (5') in height. Trash receptacles for pedestrians shall have a consistent design in order to provide consistency in street furniture.

Response: One trash enclosure will be located at the north-west corner of the site. The trash enclosure will be covered with a roof and will have 5'-0" high walls, screening the trash receptacles from public view. The trash enclosure will be designed to fit in with the architectural aesthetic of the resort buildings.

K. Design Review: All uses in the Old Town District Area C whether permitted or conditional uses, shall be subject to design review (FCC 10-6) to insure compatibility and integration with the character of the district and to encourage revitalization. Architectural design shall be reviewed against Downtown Architectural Design Guidelines to determine compatibility with the character of the district.

Response: For adherence to the Design Review criteria, see section FCC Title 10 Chapter 6-5 Design Review Criteria at the beginning of this document.

1. Additional Requirements:

- a. Survey: All new development and redevelopments and/or additions must also submit a recent survey map with their Design Review Application. The survey must show:
 - i. Property lines

- ii. Easements
- iii. 2' Contours
- iv. Existing structures (including height of sea-wall, if appropriate)
- v. Floodplain
- vi. Highest observed tide

Response: Please see the attached surveys that are included with the Exhibits.

b. New Construction or Story Addition: As an element of the Design Review process, the applicant is required to provide and/or install visual aids to assist the Planning Commission and the public to visualize the size/configuration of the proposed structure with its relation to the surroundings. The required visualization aids consist of three types:

Type I Story Poles

Type II Virtual Images

Type III Color Architectural Renderings, as defined in FCC 10-17-2 Definitions of Visual Aid.

Visual aids are required unless waived by the Community Development Director. In the course of the public hearing, the Commission may overrule such determination and require additional visual aid(s). Visual aid type I, II or III is required for all buildings or story additions equal to or greater than two (2) stories in Area C.

Response: As part of this Design Review application we are including fully rendered color illustrations (A7.20-A7.22) that clearly depict the proposed development in its immediate context. In addition, we are including a virtual computer animation of the proposed development site to illustrate how it fits into the overall coastal character of Florence as a whole and specifically the Old Town Area C (Appendix B).

L. Development Prohibition: Any property identified as Site 7 on Map 5H-1 in the Comprehensive Plan shall remain undeveloped.

Response: The proposed development is not included on this map and therefore this section does not apply.

FCC Title 10 Chapter 19 Estuary and Shorelands

FCC Section 10-19-1 Natural Estuary District (/NE): The purpose of the Natural Estuary District (NE) is to assure the protection of significant fish and wildlife habitats and continued biological productivity of the estuary and to accommodate the uses which are consistent with these objectives.

Response: The City of Florence has classified portions of this property as Natural Estuary per the Coastal Management Plan. This proposed development does not overlap any of the natural resources and estuarine areas on this property as indicated on sheet A1.00DR and in attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment.

Fcc Section 10-19-4: Natural Resources Conservation Combining District (/NRC):

A. Purpose: The Natural Resources Conservation Combining District (/NRC) is applied to both natural resources conservation and residential development management units. It is the purpose of the /NRC District to encourage long- term human use of these coastal resources in a manner which protects the qualities of coastal water bodies and respects the natural systems. Activities which protect or enhance renewable resources are encouraged, as are recreation and public access to coastal water.

The /NRC District is specifically designed to carry out the following purposes:

1. Protection of such natural resources as soil and such natural systems as drainage courses and waterways.
2. Enhancement of renewable resources such as the coastal fisheries and timber industries.
3. Allow for recreation and public access to coastal water.

The /NRC District provides a procedure by which to define the exact geographical boundaries of the shorelands within the /NRC District which require protection beyond that provided by the district or districts with which the /NRC is combined and imposes additional development requirements within these boundaries.

Response: The City of Florence has classified portions of this property as Shorelands-Natural Resource Conservation per the Coastal Management Plan. This proposed development does not overlap any of the natural resources and estuarine areas on this property as indicated on sheet A1.00DR and in attached Appendix D, Wildlife and Sensitive Areas Assessment and Appendix E, Phase 1 Environmental Site Assessment and Limited Subsurface Assessment. In addition see the Preliminary Development Plan that indicates that all stormwater will be treated and infiltrated on site well away from the natural and estuarine areas that abut the development area.

E. Site Development Requirements: If found subject to the requirements of the /NRC District based on the results of the preliminary

investigation specified by Section 10-19-6, the development requirements specified herein shall be in addition to those provided by the respective district or districts with which the /NRC is combined.

1. Development on shorelands within dune areas shall not result in clearance of a parcel's existing vegetation in excess of what is necessary for the construction of the proposed structure or structures, accessory buildings, necessary access, septic requirements, if applicable, and fire safety requirements.

Response: The proposed development is not within a dune area and therefore this section does not apply.

2. In all cases, vegetative cover shall be retained on lands within the shoreland area. Construction activities shall occur in such a manner as to avoid unnecessary excavation and removal of indigenous vegetation unless cleared vegetation is to be replaced immediately following the construction activity. Interim soil stabilization methods shall be required during the construction phase of any project.

Response: The proposed development area on this site is not encroaching on any shoreland areas see sheet A1.00DR. Therefore this section does not apply.

3. Thirty feet (30') of indigenous riparian vegetation shall be retained along all coastal water bodies. This shall be measured at right angles from the mean high water line of the coastal water body.

Response: The proposed development site is not within 30' of a coastal water body and therefore this section does not apply.

4. Existing trees must be retained within an area fifty feet (50') in width measured at right angles from the mean high water line of the coastal water body.

Response: The proposed development site is not within 50' of the mean high water line except at Munsel creek. However, the development area of the site is not within the 50' mean high water line. Therefore this section does not apply.

5. Cornices, canopies and eaves may extend two feet (2') into the setback area specified below.

Response: The proposed development site is not within 50' of a coastal lake or oceanfront and therefore this section does not apply.

6. Decks, uncovered porches, stairways and fire escapes may extend a distance of ten feet (10') into the setback area specified below.

Response: The proposed development site is not within 50' of a coastal lake or oceanfront and therefore this section does not apply.

7. The requirements for parking and vision clearance shall be provided by the respective district or districts with which the /NRC District is combined.

Response: See FCC Section 10-17C-4-F Vision Clearance above.

F. Additional Setback Requirements: Setbacks shall be as required in the district or districts with which the /NRC is combined, except for the additional setback requirements specified herein.

1. Structures shall be set back fifty feet (50') from the coastal lakes measured at right angles to the high water line. Use of this fifty feet (50') shall be as specified hereinabove.
2. Building setbacks on oceanfront parcels are determined in accord with the rate of erosion in the area to provide reasonable protection to the site through the expected lifetime of the structure. Setback shall be determined by doubling the estimated average annual erosion rate and multiplying that by the expected life of the structure.

Response: The proposed development site is not within 50' of a coastal lake or oceanfront and therefore this section does not apply.

Preliminary Development Plan Narrative (FCC Section 9-5-2)

Preliminary Development Plan: The Preliminary Development Plan is required to prevent or mitigate the potentially negative impacts associated with larger site disturbance and development activities (FCC Section 9-5-2-1). A Preliminary Development Plan is required for all projects not specifically identified as being exempt or subject to the modified requirements. The plan shall include as a minimum the following (FCC Section 9-5-2-2):

- A general description of the proposed improvements.

Response: The applicant is proposing to develop an approximately 157,000 square foot timeshare development that will be occupied year round at likely full capacity. It will include one-story common amenity spaces for use by the owners and three four-story wings containing a total of 120 vacation ownership units. The site includes 187 parking spaces for owners and staff in two surface parking lots on the north and south ends of the site. An outdoor swimming pool, spas and other recreational amenities will be included as part of the proposed development in two courtyards formed by the vacation ownership unit wings.

No stormwater runoff will enter or leave the project site.

All stormwater runoff will be infiltrated through a drywell system. The drywells will be located at least 50' to the west of the top of the existing slope in order to protect the slope stability.

Stormwater runoff from parking surface will be treated for water quality through the use of Contech Stormfilter® Catch Basins

- A general description of the topography, soil, storm water drainage and management (include how surface runoff or flow enters and leaves project site), and natural resource conditions of the site. If the area is subject to flooding from a high groundwater table, show how this water is managed to prevent flooding of existing or proposed structures.

Response: The site is split by a 30 to 60 percent slope gradient that creates an upland and wetland division across the property. The proposed development will only be affecting the upland area.

The site generally slopes from southwest to northeast.

Subsurface Soils on the site generally consist of upper loose to medium dense sand dune deposits underlain by denser sand deposits.

There are no catch basins on the existing project site that collect surface storm water. The existing parking lots currently drain out into the Quincy Street public right of way.

Roof drainage from the existing school is piped to an unknown location.

The proposed development will not be reusing this existing infrastructure.

No stormwater runoff enters the existing project site.

The natural resource conditions of the site include: Munsel Creek, Siuslaw River, and additional riparian and wetland areas. These natural resources are located in the lower wetland area and remain outside the limits of disturbance for the proposed development.

The project site located on the upland area is not subject to flooding based on the FEMA 100 year flood plain maps.

- A general description of the proposed project property and a description of existing structures, buildings, and other fixed improvements located on the property and other surrounding properties.
 - A description and plan of erosion prevention and sediment control practices to be implemented during construction and prior to landscaping becoming established.

Response:

A vacant school building currently occupies about half of the upland area. The school and associated parking is accessed from Quincy Street. This vacant school building and associated parking will be demolished as part of the proposed development.

The remainder of the upland area is mostly covered with grass and scattered scotch broom.

The adjacent property to the East is vacant wetland.

Adjacent properties to the North are comprised of commercial and residential properties and surface parking.

Adjacent properties to the South are residential.

Adjacent properties to the West are comprised of commercial buildings with surface parking and public R.O.W.

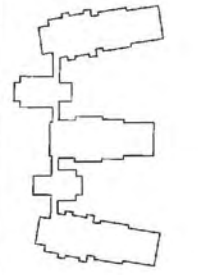
1. A Site Plan that identifies the following features:

- a. The site location of the proposed project, indicating the location of the proposed project in relation to roadways jurisdictional boundaries, streams, wetlands, and rivers.
- b. The boundary lines of the project site.
- c. All areas of the site that will be disturbed by construction activities and the total disturbed are calculated.
- d. The total quantity of impervious surface added by the project.
- e. The existing and proposed topography of the project site.
- f. The general location and identification of natural vegetation.
- g. The location and identification of the existing and proposed storm water drainage system, including natural and man-made features.
- h. The location of buffers and regulatory setbacks from streams and wetlands.
- i. The required easements for all public facilities.
- j. A description and plan of erosion prevention and sediment control practices to be implemented during construction and prior to landscaping becoming established.

Response: Refer to the attached preliminary development coversheet and preliminary development site plan.



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**100% SD /
 DESIGN REVIEW**



**WORLDMARK BY WYNDHAM -
 FLORENCE**

**750 QUINCE STREET
 FLORENCE, OR**

WORLDMARK BY WYNDHAM - FLORENCE

FLORENCE, LANE COUNTY, OREGON



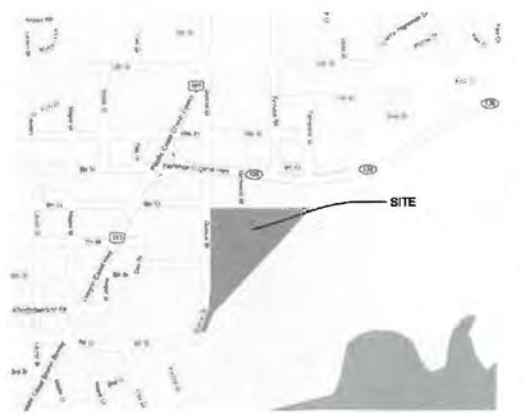
REV DATE	FILE

PM: Melynnda Retallick
PA: Erik Petersen
DRAWN BY:
JOB NO: 075340
DATE: 05.06.08

**CS
 COVER SHEET**

S:\07075340 - Wyndham Florence\07075340 Drawing\01 - 2008 - 05 - 27pm
 Xrefs: 1\07075340 - 24x36SSD
 Date Plotted: 05 May 2008 - 5:27pm

VICINITY MAP: 750 QUINCE STREET



LEGAL DESCRIPTION: S.W.1/4 S.W.1/4 SEC.26 T.18S R.12W. W.M.		PROJECT DESCRIPTION: LOT NUMBER: 00900 RNO: STATE ID: 18122833 SECTION: ZONING: OLD TOWN DISTRICT AREA C		
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DEFERRED SUBMITTALS: UNDER SEPARATE COVER DESIGN-BUILD SUBMITTALS:

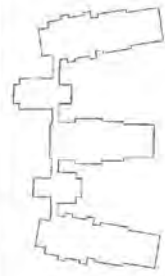
OWNER WYNDHAM VACATION OWNERSHIP 10735 WILLOWS ROAD NE. REDMOND, WA 98052 P: 425.498.2887 F: 425.498.3062 CONTACT: PAK KOONG	ARCHITECT MYHRE GROUP ARCHITECTS 700 SW TAYLOR STREET SUITE 400 PORTLAND, OR 97205 P: 503.224.5238 F: 503.224.5239 CONTACT: DON SOWIEJA MELYNDA RETALLACK	INTERIOR DESIGNER MYHRE GROUP ARCHITECTS 700 SW TAYLOR STREET SUITE 400 PORTLAND, OR 97205 P: 503.224.5238 F: 503.224.5239 CONTACT: ANDREA ARRIOLA	GENERAL CONTRACTOR -TBD- CONTACT: -	CIVIL ENGINEER MGH ASSOCIATES 104 W. 9TH ST. SUITE 207 VANDOLVER, WA 98660 P: 360.750.0396 F: 360.750.0433 CONTACT: DAVE HUMBER
STRUCTURAL ENGINEER FROELICH CONSULTING ENG. 6969 SW HAMPTON ST. TIGARD, OR 97223 P: 503.624.7005 F: 503.624.9770 CONTACT: TIM TERICH	MEP ENGINEER CORBIN CONSULTING ENG., INC. 1906 NW 168TH PLACE SUITE 121 BEAVERTON, OR 97008 P: 503.645.0176 F: 503.645.0418 CONTACT: DREW WILDER	LANDSCAPE ARCHITECT ATLAS LANDSCAPE ARCH. 320 SW 6TH AVE. PORTLAND, OR 97204 P: 503.224.5238 F: 503.224.5239 CONTACT: NICK WILSON	TRAFFIC JRH TRANSPORTATION ENG. 4765 VILLAGE PLAZA LOOP SUITE 201 EUGENE, OR 97401 P: 541.887.1081 F: 541.345.6598 CONTACT: BRIAN GENOVESE	ENVELOPE RAY BARTEL PO BOX 700 OREGON CITY, OR 97045 P: 503.631.7800 F: 503.631.7801 CONTACT: RAY BARTEL

DRAWING INDEX

DRAWING INDEX

Table with columns: SHEET, SHEET TITLE, and revision codes (05.00.08 to 100% SDDR SET, etc.). Rows include CIVIL (INDEX, ALTA, PRELIMINARY DEVELOPMENT SITE PLAN), LANDSCAPE (LANDSCAPE PLAN), ARCHITECTURAL (OVERALL SITE PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS), and BUILDING SECTIONS.

FOR REFERENCE ONLY



100% SD / DESIGN REVIEW



WORLDMARK BY WYNDHAM FLORENCE

750 QUINCE STREET FLORENCE, OR



Table with columns: REV. DATE, FILE. Multiple empty rows for revision tracking.

Table with columns: DRAWN BY, CHECKED BY, etc. for drawing metadata.

GO.10 INDEX & GENERAL INFO

**ALTA/ACSM LAND TITLE SURVEY
FOR: WYNDHAM RESORT DEVELOPMENT CORPORATION
SW1/4 SECTION 26, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON**

ALTA/ACSM LAND TITLE SURVEYOR'S CERTIFICATE
TO: WYNDHAM RESORT DEVELOPMENT CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005, MEETS THE ACCURACY REQUIREMENTS OF A [] (URBAN OR RURAL SUBURBAN) SURVEY, AS DEFINED THEREIN; AND INCLUDES OPTIONAL ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 12 & 13 OF TABLE "A" THEREOF. THE EASEMENTS AND OTHER RECORDED DATA SHOWN HEREON WERE OBTAINED FROM TITLE REPORTS BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, DATED APRIL 8, 2005. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED UPON THESE SUPPLIED DOCUMENTS AND SPECIFICALLY DISCLAIMS ANY ITEM NOT SHOWN WHICH MAY BE OF RECORD OR NOT OF RECORD THAT MAY AFFECT THE PROPERTY SHOWN ON THE SURVEY EXCEPT FOR THE FOLLOWING:

THE DESCRIPTION RELIED UPON IS BASED ON THE PRESUMED OUTCOME OF GENERAL JUDGEMENT CASE NO. 18-06-02162 (ASPEN FLO, LLC v. SAXON), CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY.

ROBERT B. WARD, JR.
LAND SURVEYOR'S LICENSE NO. 1091 OREGON
RENEWAL DATE: 03/30/2008

NARRATIVE

THIS SURVEY MAP WAS PREPARED FOR WYNDHAM RESORT DEVELOPMENT CORPORATION PER AGREEMENT DATED DECEMBER 12, 2007. ALL PROPERTY LINES DEPICTED ON THIS MAP WERE SURVEYED PER A SURVEY FILED WITH LANE COUNTY, NO. 38311. THE BASIS OF BEARING FOR THIS SURVEY IS AS SHOWN HEREON. NO NEW CORNER MONUMENTS WERE SET AS PART OF THIS SURVEY.

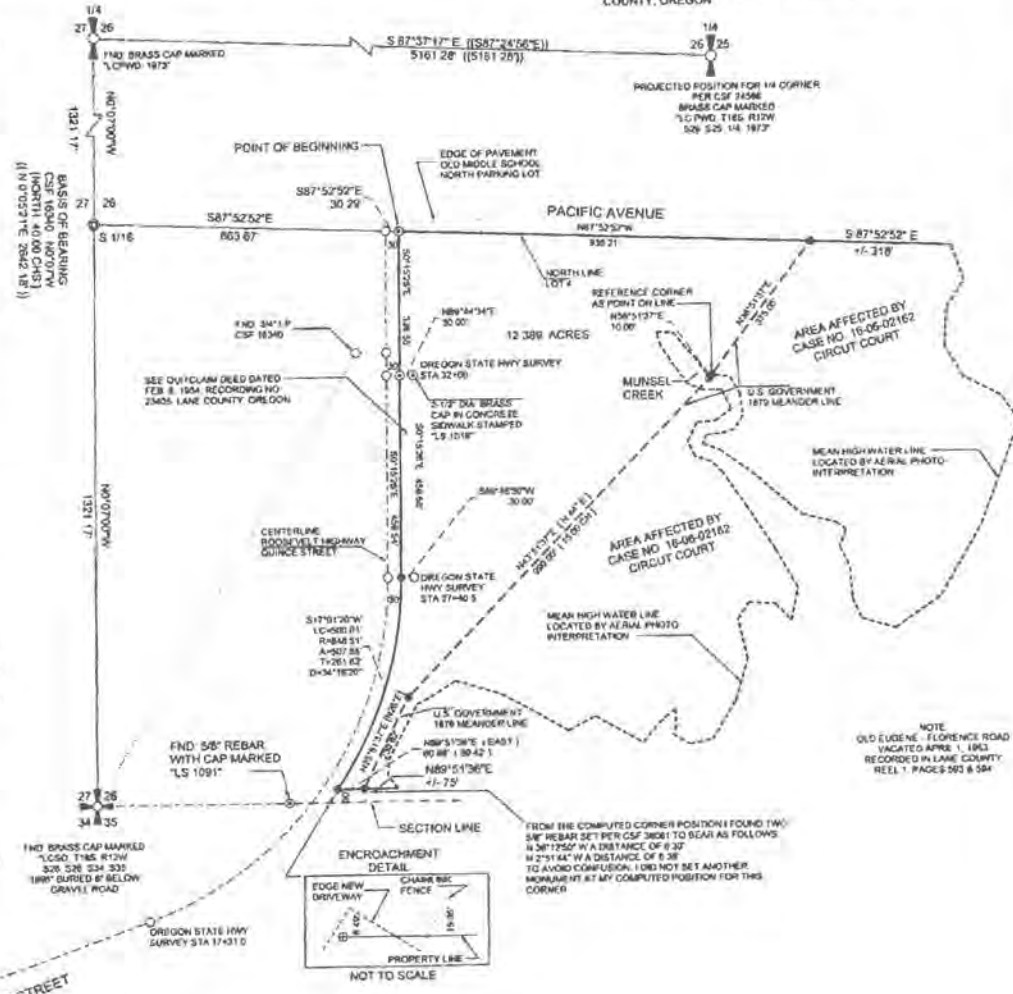
THE DESCRIPTION FOR THE SURVEYED PROPERTY HAS BEEN AFFECTED BY THE PRESUMED OUTCOME OF GENERAL JUDGEMENT CASE NO. 18-06-02162 (ASPEN FLO, LLC v. SAXON), CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY. THIS SURVEY WAS PERFORMED USING A NIKON TOTAL STATION.

DESCRIPTION OF RECORD

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, THENCE SOUTH 87°52'52" EAST, 693.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF THE QUINCE STREET, SAID TRUE POINT OF BEGINNING BEING MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091", THENCE ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN SOUTH 0°15'28" EAST, 325.55 FEET TO A POINT MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091", SAID POINT ALSO BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 32+00, THENCE SOUTH 0°15'28" EAST, 459.54 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 27+40.5, THENCE ALONG A 645.51 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 17°01'20" WEST, 500.01 FEET) AN ARC LENGTH OF 507.55 FEET, SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4, THENCE LEAVING

SAID EASTERLY RIGHT-OF-WAY MARGIN NORTH 89°51'06" EAST, 60.88 FEET TO A POINT OF INTERSECTION WITH THE U.S. GOVERNMENT MEANDER LINE AS SURVEYED IN 1879 ALSO AS REPRESENTED ON LANE COUNTY SURVEY #38311, SAID POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4, THENCE ALONG SAID U.S. GOVERNMENT MEANDER LINE NORTH 25°51'37" EAST, 230.62 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", THENCE NORTH 43°51'17" EAST, 990.00 FEET, THENCE NORTH 38°51'37" EAST, 245.05 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 4, THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 87°52'52" WEST, 538.21 FEET TO THE TRUE POINT OF BEGINNING, ALL IN THE CITY OF FLORENCE, LANE COUNTY, OREGON, CONTAINING 12.07 ACRES MORE OR LESS.

BEARINGS AND DISTANCES FOR THIS DESCRIPTION ARE BASED ON A SURVEY PERFORMED BY WARD NORTHWEST, INC., LANE COUNTY SURVEY FILE NO. 38311. ALSO REFLECTS THE PROPOSED OUTCOME OF CIRCUIT COURT CASE NO. 18-06-02162, LANE COUNTY, OREGON.



LEGEND

- COMPUTED POSITION PER CSF 35061
- CORNER SET PER CSF 38311
- 5/8" X 30" REBAR WITH CAP MARKED "LS 1091" UNLESS OTHERWISE NOTED HEREON
- CORNER SET CSF 38311
- 2" LONG SURVEY MARKER NAIL SET IN PAVEMENT WITH WASHER STAMPED "LS 1091" UNLESS OTHERWISE NOTED HEREON
- COMPUTED POSITION CORNER FALL IN MUNSEL CREEK
- CORNER FALLS IN NEW CONCRETE DRIVEWAY NO MONUMENT SET
- COMPUTED POSITION ONLY NO MONUMENT SET
- || RECORD DATA PER CSF 38061
- || RECORD DATA U.S. GOVERNMENT MEANDER LINE 1879
- || RECORD DATA PER CSF 24586
- || SCALE BREAK

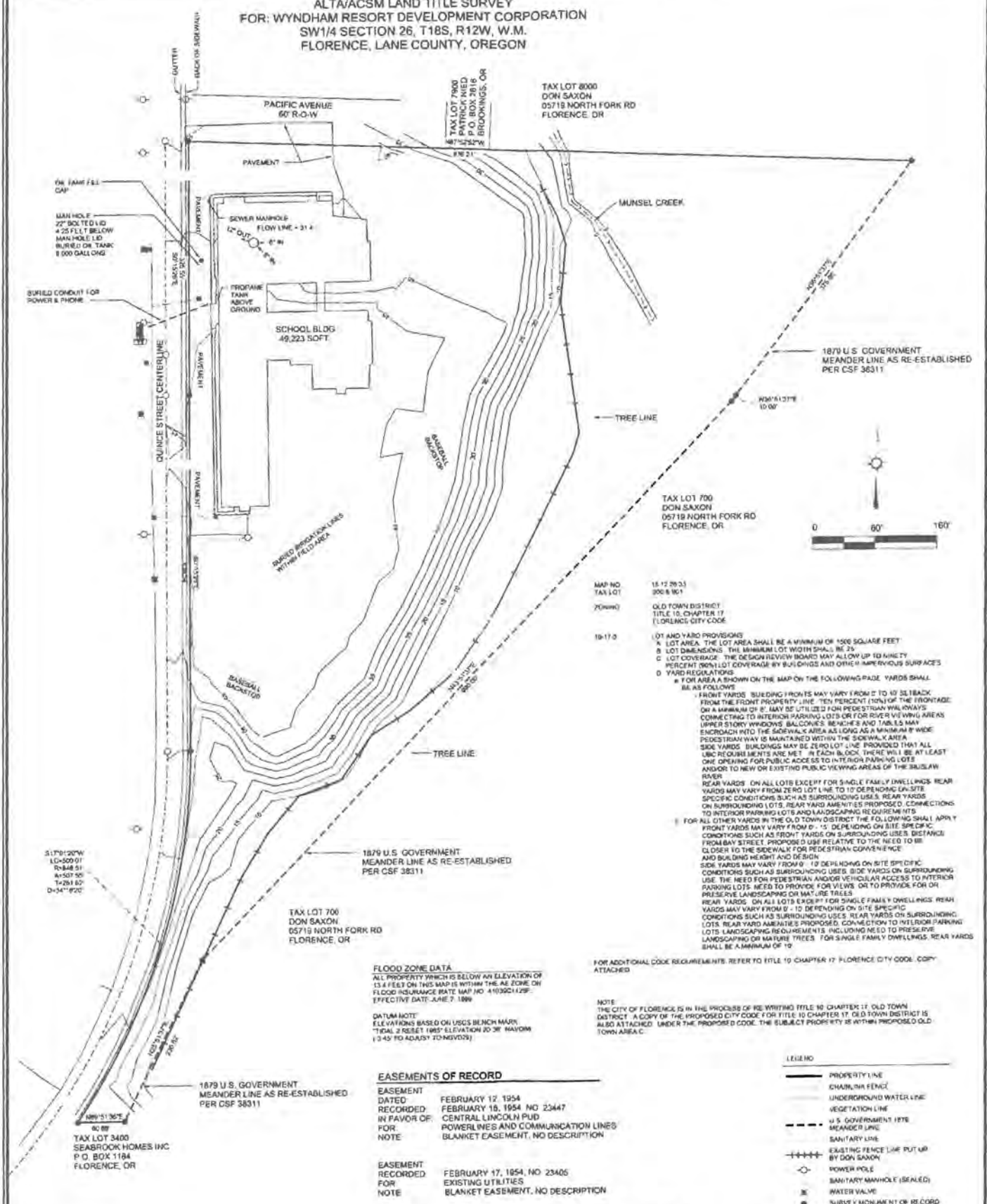


WARD NORTHWEST, INC.
LAND SURVEYOR
ROBERT B. WARD, JR.
LICENSE NO. 1091
EXPIRES 03/30/2008

Ward NorthWest, Inc.
P.O. BOX 105 FLORENCE, OR 97143
(541) 997-9201 FAX 541-997-3546

FILE NAME	DRAWING	
07-96.TRV	ALTA/ACSM PAGE 1	
SCALE	DATE	DRAWN BY
200 Feet	2/12/2008	RBW
JOB	REVISION	SHEET
07-96	#1	1/1

**ALTA/ACSM LAND TITLE SURVEY
FOR: WYNDHAM RESORT DEVELOPMENT CORPORATION
SW1/4 SECTION 26, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON**



FILE NAME	DATE	DRAWN BY
07-96	2/12/2008	RBW
JOB	REVISION	SHEET
07-96	#1	1/1

EASEMENTS OF RECORD

EASEMENT DATED FEBRUARY 17, 1954 RECORDED FEBRUARY 18, 1954 NO. 23447 IN FAVOR OF CENTRAL LINCOLN PUD POWERLINES AND COMMUNICATION LINES BLANKET EASEMENT, NO DESCRIPTION

EASEMENT RECORDED FEBRUARY 17, 1954, NO. 23405 IN FAVOR OF EXISTING UTILITIES BLANKET EASEMENT, NO DESCRIPTION

FLOOD ZONE DATA
ALL PROPERTY WHICH IS BELOW AN ELEVATION OF 13.4 FEET ON THIS MAP IS WITHIN THE AE ZONE ON FLOOD INSURANCE RATE MAP NO. 410992142P, EFFECTIVE DATE: JUNE 7, 1989.

DATA NOTE:
ELEVATIONS BASED ON USGS BENCH MARK, TIEAL 2 RESET 1985 ELEVATION 20.38' NAVD83 (13.45' TO ADJUST TO MGD83)

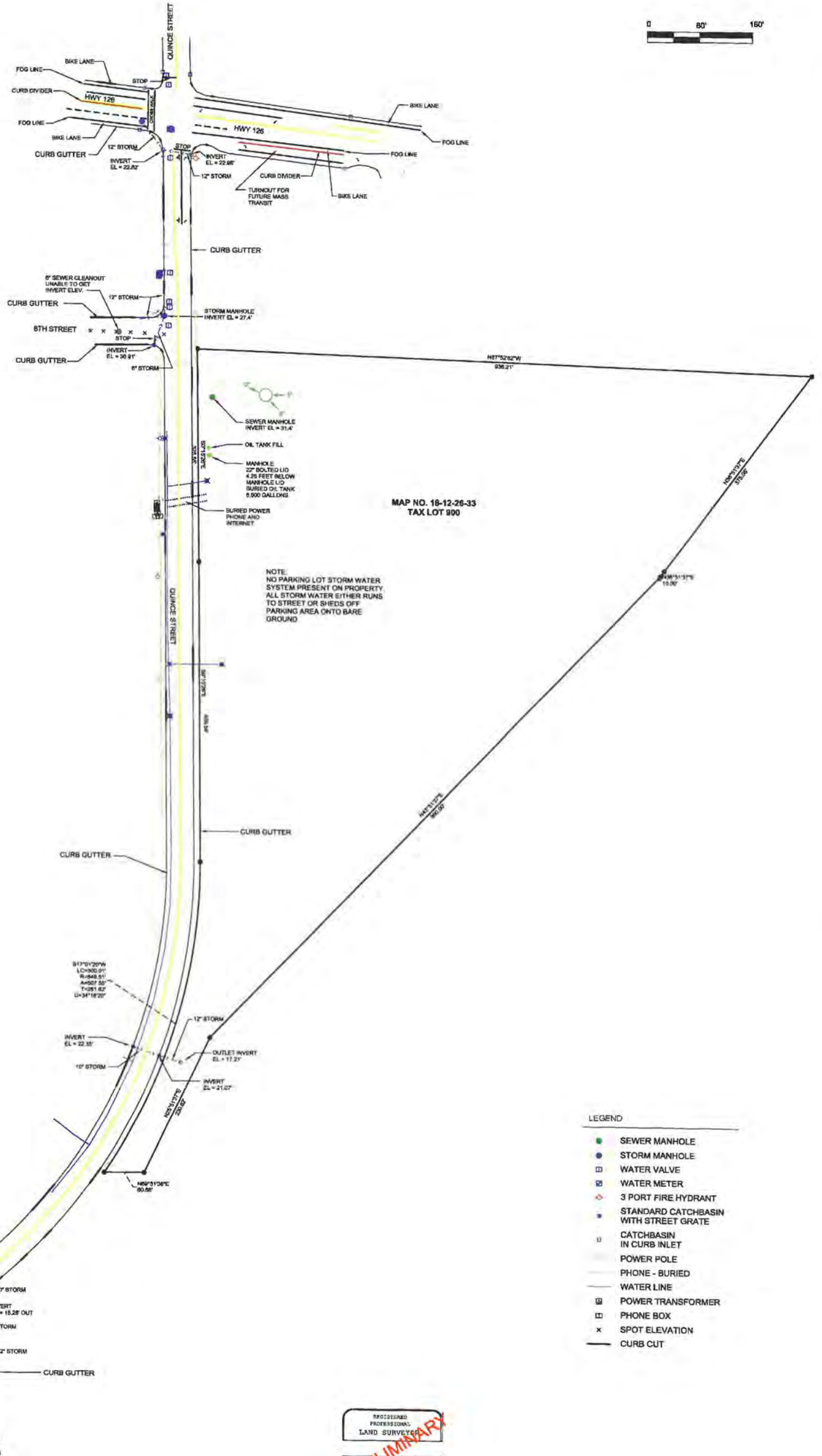
LEGEND

- PROPERTY LINE
- CHAINING FENCE
- UNDERGROUND WATER LINE
- VEGETATION LINE
- - - U.S. GOVERNMENT MEANDER LINE
- - - SANITARY LINE
- +++++ EXISTING FENCE LINE PUT UP BY DON SAXON
- POWER POLE
- SANITARY MANHOLE (SEALED)
- WATER VALVE
- SURVEY MONUMENT OF RECORD
- ▨ CONCRETE
- ▨ BURIED PHONE LINE

WARD NORTHWEST, INC.
LAND SURVEYOR
ROBERT B. WARD, JR.
LICENSE NO. 1091
EXPIRES 03/30/2008

Ward NorthWest, Inc.
P.O. BOX 105 FLORENCE, OR 97143
(541) 997-9201 FAX 541-997-3546

QUINCE STREET DATA
 FOR: WYNDHAM RESORT DEVELOPMENT CORPORATION
 SW1/4 SECTION 28, T18S, R12W, W.M.
 FLORENCE, LANE COUNTY, OREGON



NOTE:
 ELEVATIONS ARE BASED ON USGS
 BENCHMARK "TIDAL 2 RESET"
 19 ELEVATION 20.36' NAVD83, (-3.45'
 TO ADJUST TO NGVD29)

MAP NO. 18-12-26-33
 TAX LOT 900

NOTE:
 NO PARKING LOT STORM WATER
 SYSTEM PRESENT ON PROPERTY
 ALL STORM WATER EITHER RUNS
 TO STREET OR SHEDS OFF
 PARKING AREA ONTO BARE
 GROUND

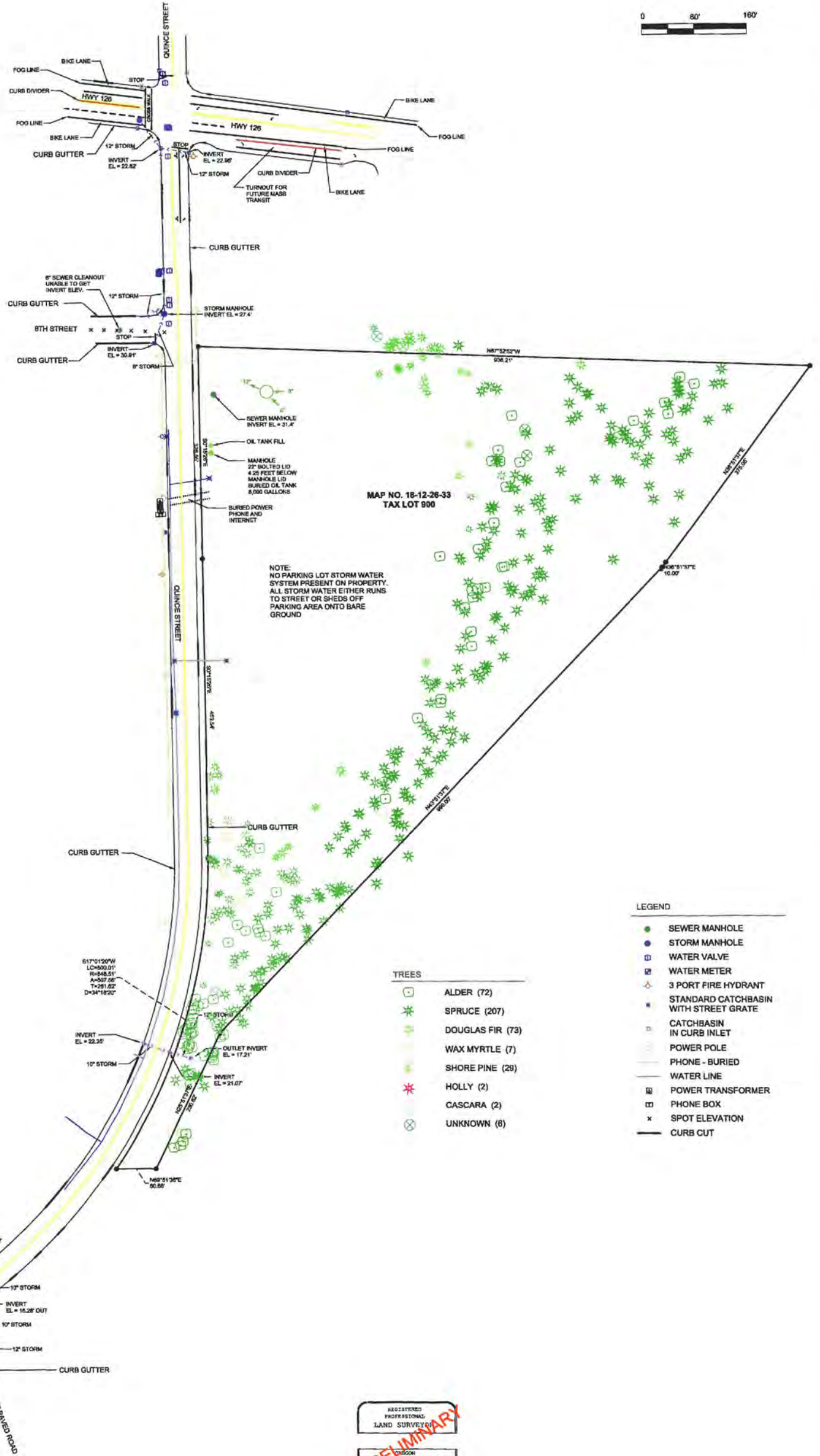
- LEGEND
- SEWER MANHOLE
 - STORM MANHOLE
 - WATER VALVE
 - WATER METER
 - ◇ 3 PORT FIRE HYDRANT
 - STANDARD CATCHBASIN WITH STREET GRATE
 - CATCHBASIN IN CURB INLET
 - POWER POLE
 - PHONE - BURIED
 - WATER LINE
 - POWER TRANSFORMER
 - PHONE BOX
 - x SPOT ELEVATION
 - CURB CUT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 BRUCE B. WARD JR.
 JULY 30, 1978
 LA 1031
 EXPIRATION DATE: 6/30/08

FILE NAME	07-98.TRV
SCALE	80 Ft/in
DATE	4-14-2008
DRAWN BY	RBW
JOB	REVISION
07-98	1/1
	SHEET
	1/1

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97439
 (541) 997-9201 FAX: 541-967-3546

QUINCE STREET DATA
 FOR: WYNDHAM RESORT DEVELOPMENT CORPORATION
 SW1/4 SECTION 26, T18S, R12W, W.M.
 FLORENCE, LANE COUNTY, OREGON



NOTE:
 ELEVATIONS ARE BASED ON USGS
 BENCHMARK "TIDAL 2 RESET
 19 ELEVATION 20.36' NAVD88, (-3.45'
 TO ADJUST TO NAVD29)

NOTE:
 NO PARKING LOT STORM WATER
 SYSTEM PRESENT ON PROPERTY.
 ALL STORM WATER EITHER RUNS
 TO STREET OR SHEDS OFF
 PARKING AREA ONTO BARE
 GROUND

MAP NO. 16-12-26-33
 TAX LOT 800

- LEGEND**
- SEWER MANHOLE
 - STORM MANHOLE
 - WATER VALVE
 - WATER METER
 - △ 3 PORT FIRE HYDRANT
 - STANDARD CATCHBASIN WITH STREET GRATE
 - CATCHBASIN IN CURB INLET
 - POWER POLE
 - PHONE - BURIED
 - WATER LINE
 - POWER TRANSFORMER
 - PHONE BOX
 - x SPOT ELEVATION
 - CURB CUT

- TREES**
- ALDER (72)
 - ★ SPRUCE (207)
 - DOUGLAS FIR (73)
 - WAX MYRTLE (7)
 - SHORE PINE (28)
 - ★ HOLLY (2)
 - CASCARA (2)
 - UNKNOWN (6)

FILE NAME	07-96.TRV
SCALE	80 Ft/in
DATE	4-16-2008
DRAWN BY	RBW
JOB	07-96
REVISION	1/1
SHEET	1/1

This map drawn with TRAVERSE PC Software

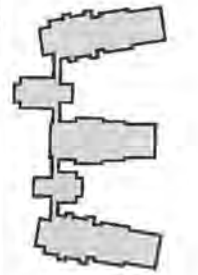
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 D. WARD JR.
 1973, 1976
 LS 1091
 EXPIRATION DATE: 6/30/08

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97439
 (541) 997-9201 FAX: 541-997-3546



EXPIRES 6-30-2008

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100% SD / DESIGN REVIEW



WORLDMARK BY WYNDHAM - FLORENCE

FLORENCE, OR

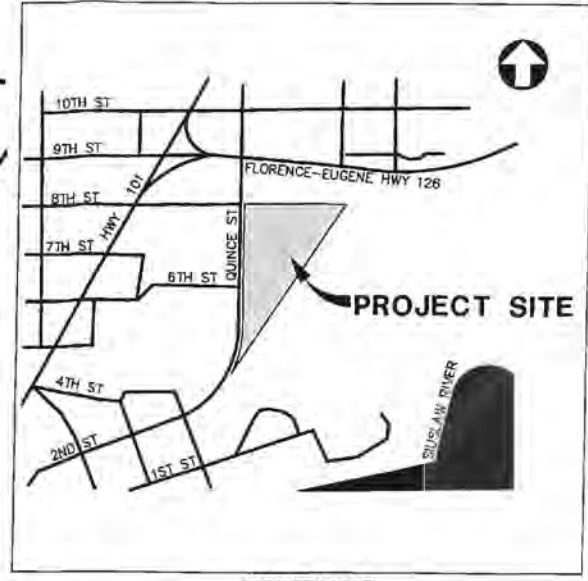


REV DATE FILE

Table with 2 columns: REV DATE, FILE. Contains several rows of empty space for revision tracking.

PM: PRELIMINARY
PA: Malinda Retzlack
DRAWN BY:
JOB NO: 075340
DATE: 04.16.08

PRELIMINARY DEVELOPMENT SITE PLAN



VICINITY MAP NTS

LEGEND

- SETBACK EASEMENT
PROPOSED SILT FENCE
PROPOSED CURB
EXISTING CONTOUR
EXISTING WATER
PROPOSED STORM
PROPOSED SWALE
PROPERTY BOUNDARY LINE
PROPOSED IMPERVIOUS AREA
PROPOSED FLOW ARROWS
PROPOSED BIO FILTER BAGS

OWNER/DEVELOPER

WYNDHAM RESORT DEVELOPMENT CORP
10735 WILLOWS ROAD NE
REDMOND, WA 98052
(425) 498-2867
CONTACT: PAK KOONG

CIVIL ENGINEER

MGH ASSOCIATES, INC.
104 W 9TH STREET, SUITE 207
VANCOUVER, WA 98660
(360)750-0399
CONTACT: DAVE HUMBER

SURVEYOR

WARD NORTHWEST, INC.
PO BOX 105
FLORENCE, OR 97439
PHONE: (541) 997-9201
FAX: (541) 997-3546

PROJECT LOCATION:

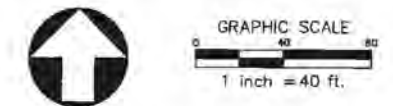
NEAR THE INTERSECTION OF SE QUINCE ST. AND 6TH ST
LANE COUNTY, OREGON
LATITUDE = 43°58'23.70"N, LONGITUDE = 124°06'01.58"W

PROPERTY DESCRIPTION:

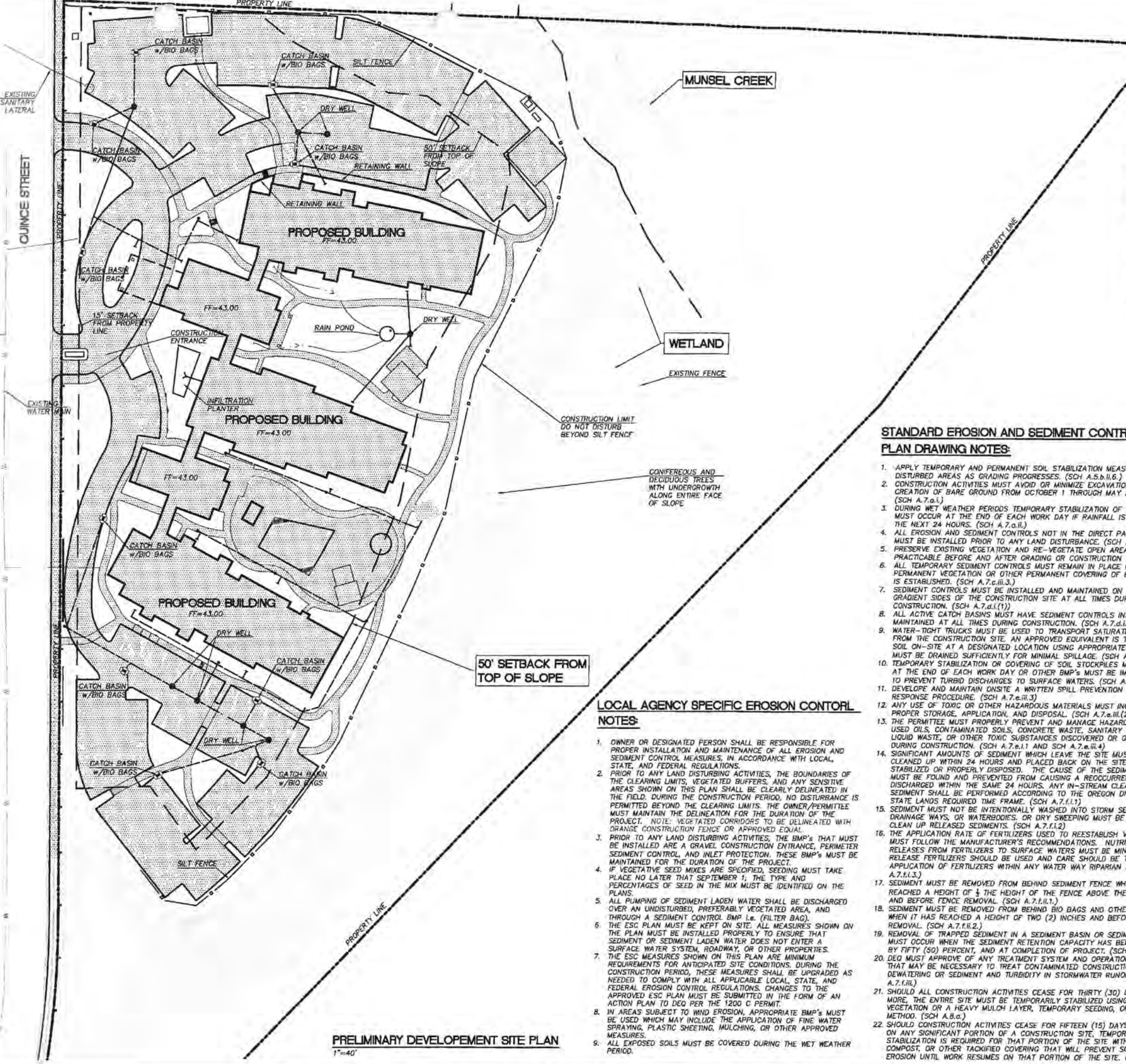
TAX LOTS 900 and 901 (LANE COUNTY TAX MAP
18-12-26-33) LOCATED SW1/4 SECTION 26, T18S,
R12W, W.M.
FLORENCE, LANE COUNTY, OREGON

PROJECT AREAS:

PROJECT PROPERTY - 539,678 SF
DISTURBED AREA - 236,462 SF
NEW IMPERVIOUS AREA - 162,895 SF



MGH logo and contact information: 104 West 9th Street, Suite 207, Vancouver, WA 98660. Phone: 360.750.0399 (WA), 503.417.8639 (OR), 360.750.0433. Website: www.mghassociates.com



STANDARD EROSION AND SEDIMENT CONTROL PLAN PLAN DRAWING NOTES:

- 1. APPLY TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES ON ALL DISTURBED AREAS AS GRADING PROGRESSES. (SCH A.5.b.ii.6.)
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR. (SCH A.7.a.i.)
3. DURING WET WEATHER PERIODS TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY IF RAINFALL IS FORECAST IN THE NEXT 24 HOURS. (SCH A.7.a.ii.)
4. ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE. (SCH A.7.c.ii.)
5. PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION (SCH A.7.c.iii.1)
6. ALL TEMPORARY SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED. (SCH A.7.c.iii.3.)
7. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. (SCH A.7.d.i.(1))
8. ALL ACTIVE CATCH BASINS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. (SCH A.7.d.i.(2))
9. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON-SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMP'S. SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE. (SCH A.7.d.ii.3.)
10. TEMPORARY STABILIZATION OR COVERING OF SOIL STOCKPILES MUST OCCUR AT THE END OF EACH WORK DAY OR OTHER BMP'S MUST BE IMPLEMENTED TO PREVENT TURBID DISCHARGES TO SURFACE WATERS. (SCH A.7.e.ii.2.)
11. DEVELOPE AND MAINTAIN ONSITE A WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE. (SCH A.7.e.iii.3)
12. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL. (SCH A.7.e.ii.(2))
13. THE PERMITTEE MUST PROPERLY PREVENT AND MANAGE HAZARDOUS WASTE, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION. (SCH A.7.e.i.1 AND SCH A.7.e.ii.4)
14. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVE THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A REOCCURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIME FRAME. (SCH A.7.f.i.1)
15. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGEWAYS, OR WATERBODIES, OR DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS. (SCH A.7.f.i.2)
16. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE TAKEN IN THE APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE. (SCH A.7.f.i.3.)
17. SEDIMENT MUST BE REMOVED FROM BEHIND SEDIMENT FENCE WHEN IT HAS REACHED A HEIGHT OF 1/2 THE HEIGHT OF THE FENCE ABOVE THE GROUND, AND BEFORE FENCE REMOVAL. (SCH A.7.f.ii.1.)
18. SEDIMENT MUST BE REMOVED FROM BEHIND BIO BAGS AND OTHER BARRIERS WHEN IT HAS REACHED A HEIGHT OF TWO (2) INCHES AND BEFORE BMP REMOVAL. (SCH A.7.f.ii.2.)
19. REMOVAL OF TRAPPED SEDIMENT IN A SEDIMENT BASIN OR SEDIMENT TRAP MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT COMPLETION OF PROJECT. (SCH A.7.f.ii.3&4)
20. DEQ MUST APPROVE OF ANY TREATMENT SYSTEM AND OPERATIONAL PLAN THAT MAY BE NECESSARY TO TREAT CONTAMINATED CONSTRUCTION DEWATERING OR SEDIMENT AND TURBIDITY IN STORMWATER RUNOFF. (SCH A.7.f.iii.)
21. SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR THIRTY (30) DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD. (SCH A.8.a.)
22. SHOULD CONSTRUCTION ACTIVITIES CEASE FOR FIFTEEN (15) DAYS OR MORE ON ANY SIGNIFICANT PORTION OF A CONSTRUCTION SITE, TEMPORARY STABILIZATION IS REQUIRED FOR THAT PORTION OF THE SITE WITH STRAW, COMPOST, OR OTHER TAGKRIED COVERING THAT WILL PREVENT SOIL OR WIND EROSION UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCH A.8.b.)

LOCAL AGENCY SPECIFIC EROSION CONTROL NOTES:

- 1. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
2. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
3. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMP'S THAT MUST BE INSTALLED ARE A GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMP'S MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
4. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
5. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (i.e. FILTER BAG).
6. THE ESC PLAN MUST BE KEPT ON SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT OR SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
7. THE ESC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION CONTROL REGULATIONS. CHANGES TO THE APPROVED ESC PLAN MUST BE SUBMITTED IN THE FORM OF AN ACTION PLAN TO DEQ PER THE 1200 C PERMIT.
8. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMP'S MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
9. ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD.

PRELIMINARY DEVELOPMENT SITE PLAN 1"=40'

GENERAL NOTES

- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF FLORENCE AND THE 2002 EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PREPARED BY APWA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ALL EXCAVATORS MUST COMPLY WITH THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND UTILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0090 AND OAR 757.541 TO 757.57. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987 AND THE LOCAL "CALL 48 HOURS BEFORE YOU DIG NUMBER" IS 503-246-6699.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF MGH ASSOCIATES. POTHOLE ALL CROSSINGS AS NECESSARY BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE USED AS NEEDED. THE CONTRACTOR SHALL ADHERE TO THE CITY OF FLORENCE EROSION CONTROL STANDARDS AS NECESSARY FOR EROSION CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL ROADWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR TO SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH.
- CONTRACTOR TO ADJUST ALL EXISTING OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- MGH ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES ENCOUNTERED BETWEEN THE CURRENT FIELD CONDITIONS AND THE INFORMATION SHOWN ON THE SURVEY MAP. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- SURVEY PROVIDED BY W.B. WELLS INC. DATED JULY 17, 1994. ELEVATIONS BASED ON CITY OF FLORENCE BENCHMARK NO. 1196 LOCATED AT THE NORTH CURB OF LINCOLN ST, 42' WEST OF CENTERLINE OF 130TH AVE. ELEVATION: = 287.59

GRADING NOTES

- ALL SURFACES SHALL HAVE MINIMUM 2.0% SLOPE AND SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY UNLESS OTHERWISE NOTED. MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
- CONTRACTOR SHALL EXERCISE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REPLACE AND RESTORE AREAS NOT SCHEDULED FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCES TO TREE ROOTS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR AT DRIP-LINE OF EXISTING TREES. SEE TREE PROTECTION SPECIFICATIONS AND NOTES. NO PARKING VEHICLES UNDER TREES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE PROJECT AREA. DISPOSE DEMOLISHED ITEMS OFF SITE IN A LEGAL MANNER.
- ACTUAL LINES AND GRADES OF EXCAVATION SHALL BE STAKED BY QUALIFIED SURVEYOR, BASED ON DIMENSIONS AND BEARINGS AS SHOWN ON THE PLANS. CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR IN LANE COUNTY.
- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLE LIDS, VALVE BOXES, ETC. TO FINISH GRADE.
- SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.
- SLOPE AT HANDICAP SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

MATERIAL NOTES

- MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM CITY ENGINEER PRIOR TO INSTALLATION.
- ALL ON-SITE WATER, STORM AND SANITARY SEWER PIPE MATERIALS, FITTINGS SHALL CONFORM TO THE OREGON STATE PLUMBING SPECIALTY CODE, LATEST EDITION.
- ON-SITE WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, CONFORMING TO AWWA C151.
- ON-SITE STORM SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, OR HDPE PIPE (ADS "N-12" OR APPROVED EQUAL) CONFORMING TO AASHTO M252 W/WATER TIGHT JOINTS.
- ON-SITE STORM SEWER PIPE WITH LESS THAN 2' OF COVER SHALL BE HDPE PIPE.
- ON-SITE CATCH BASINS AND AREA DRAINS SHALL BE MANUFACTURED BY LYNCH CO., INC. OR APPROVED EQUAL.
- ON-SITE SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034, SDR 35.

PAVING NOTES

- ALL PAVEMENT SHALL BE CUT STRAIGHT PRIOR TO PAVING. EXISTING PAVEMENT SHALL BE REMOVED AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FOR BOTH RIDE AND DRAINAGE.
- PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER, PER POOT SPECIFICATIONS.
- PRE-PAVING AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT AND CITY INSPECTOR FOR PUBLIC UTILITIES PRIOR TO PAVING.
- CONTRACTOR TO INSTALL ADA WHEELCHAIR RAMPS AND SIDEWALKS AS SHOWN ON PLANS AND ON THE DETAIL SHEETS.
- ALL CONSTRUCTION WITHIN THE CITY OF FLORENCE OR MULTNOMAH COUNTY RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.

UTILITY NOTES

- ALL WATER AND SANITARY SEWER FACILITIES AND THE INSTALLATION THEREOF, SHALL FOLLOW CITY OF FLORENCE STANDARDS AND THE 1998 EDITION OF APWA WITH CITY OF FLORENCE INSPECTION DURING CONSTRUCTION.
- ALL TRENCH BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- CONNECTIONS TO EXISTING UTILITIES SHALL CONFORM WITH THE CITY OF FLORENCE ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS.
- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE MINIMUM 36-INCH COVER TO FINISHED GRADE.
- ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH THE OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK-UP SERVICE.
- BEGIN LAYING STORM AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE BY THE USE OF A LASER.
- CONTRACTOR SHALL PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM.
- CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SEWER LINES.
- FOR CROSSINGS OF SANITARY SEWER LINES, THE OREGON STATE HEALTH DEPARTMENT CRITERIA SHALL APPLY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN / AREA DRAIN
		CLEAN OUT
		WATER METER
		FIRE HYDRANT
		WATER VALVE
		UTILITY POLE / STREET LIGHT
		SIGN
		BIOBAG
		TREE
		PROPERTY LINE
		CONTOUR
		SAWCUT LINE
		EDGE OF ASPHALT DR GRAVEL
		CURB
		STORM DRAIN
		WATER
		SANITARY SEWER
		OVERHEAD UTILITIES
		GAS
		FLOWLINE
		SILT FENCE
		FENCE
		REMOVE UTILITY

ABBREVIATIONS

AD	AREA DRAIN	MAX.	MAXIMUM
ROW	BUREAU OF WATER WORKS	MIN.	MINIMUM
CB	CATCH BASIN	NTS	NOT TO SCALE
C	CENTERLINE	NNG	NW NATURAL GAS
C.O.F.	CITY OF FLORENCE	OH	OVERHEAD
COMB.	COMBINATION	(P)	PROPOSED
CONC.	CONCRETE	PC	POINT OF CURVATURE
CONST.	CONSTRUCT	PT	POINT OF TANGENCY
COTG	CLEAN OUT TO GRADE	RD	ROOF DRAIN
DWG	DRAWING	R.O.W.	RIGHT-OF-WAY
E	ELECTRICAL	S-	SLOPE EQUALS
(E)	EXISTING	SD	STORM DRAIN
EJ	EXPANSION JOINT	SHT.	SHEET
ELEV.	ELEVATION	SS	SANITARY SEWER
EXIST.	EXISTING	ST.	STREET
FFE	FINISHED FLOOR ELEV.	STD.	STANDARD
FG	FINISHED GRADE	S/W	SIDEWALK
G	GAS	TB	THRUST BLOCK
GB	GRADE BREAK	TC	TOP OF CURB
IE	INVERT ELEVATION	TYP.	TYPICAL
LF	LINEAL FEET	V.L.F.	VERIFY IN FIELD
L/S	LANDSCAPE	W	WATER

ARCHITECT/ENGINEER

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104 W. 9TH STREET, SUITE 207
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(360)750-0399
CONTACT: DAVID HUMBER, MARTHA WILLIAMS

SHEET INDEX

C0.00	COVER SHEET
C1.01	DEMOLITION PLAN-NORTH
C2.00	LAYOUT PLAN-NORTH
C2.10	LAYOUT PLAN-SOUTH
C3.00	GRADING PLAN-NORTH
C3.01	GRADING PLAN-SOUTH
C4.00	UTILITY PLAN-NORTH
C4.01	UTILITY PLAN-SOUTH
C5.00	DETAILS
C5.01	DETAILS

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DRAWN BY:
JOB NO: 075340
DATE: 04.16.08

C0.00
COVER SHEET



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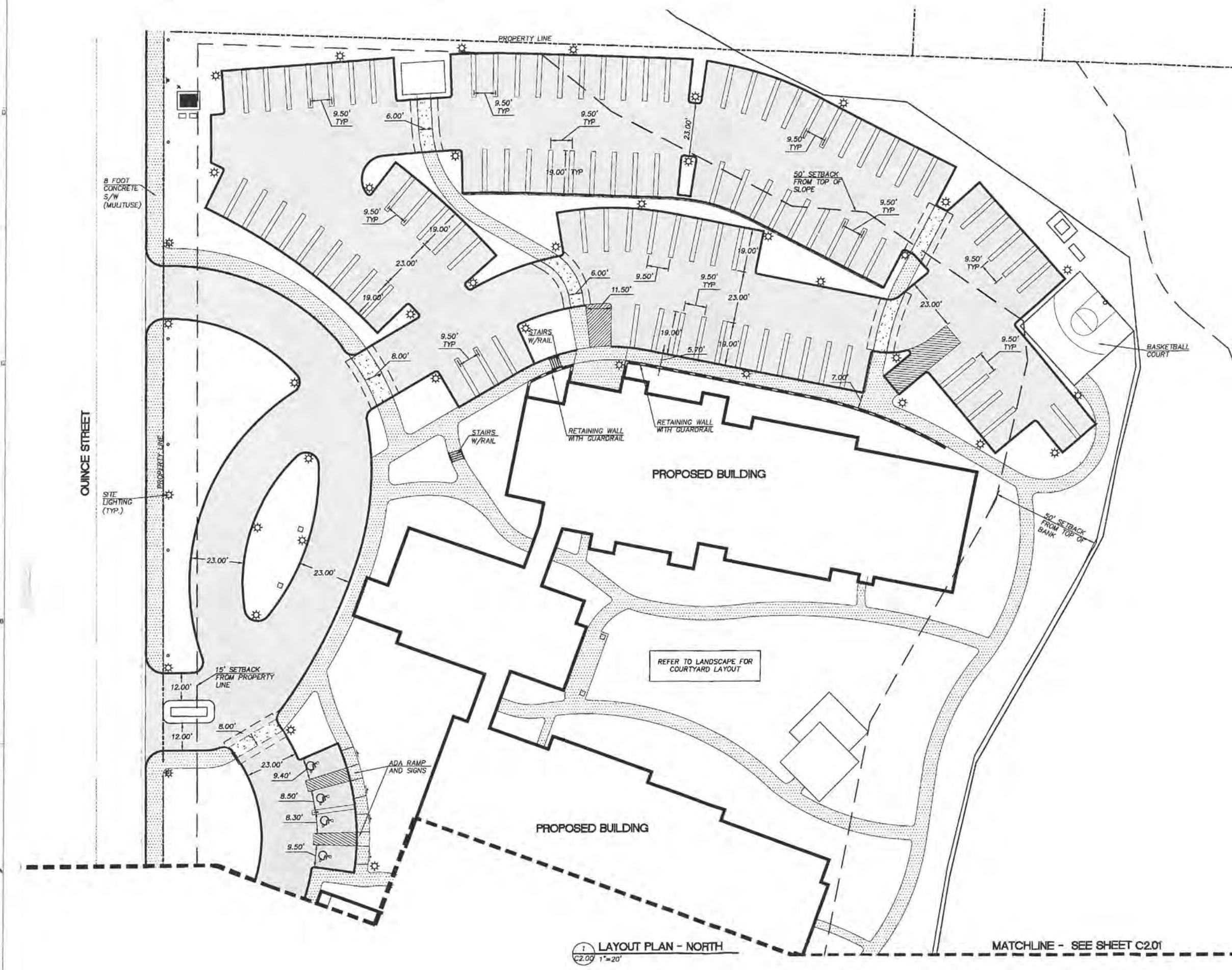


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LEGEND

- PROPOSED
- SAWCUT
 - CURB
 - TYPICAL ASPHALT
 - ▨ HEAVY CONCRETE
 - ▤ SIDEWALK



QUINCE STREET

8 FOOT CONCRETE S/W (MULTIUSE)

SITE LIGHTING (TYP.)

15' SETBACK FROM PROPERTY LINE

ADA RAMP AND SIGNS

STAIRS W/RAIL

STAIRS W/RAIL

RETAINING WALL WITH GUARDRAIL

PROPOSED BUILDING

REFER TO LANDSCAPE FOR COURTYARD LAYOUT

PROPOSED BUILDING

50' SETBACK FROM TOP OF SLOPE

50' SETBACK FROM TOP OF BANK

BASKETBALL COURT

1 LAYOUT PLAN - NORTH
C2.00 1"=20'

MATCHLINE - SEE SHEET C2.01



GRAPHIC SCALE
0 20 0
1 inch = 20 ft.

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C2.00
LAYOUT PLAN NORTH

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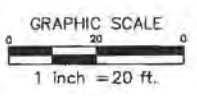
PM: Don Sowieja
PA: Melyna Rea/led
DRAWN BY:
JOB NO: 075340
DATE: 04.16.08

C2.01
LAYOUT PLAN SOUTH



LEGEND

- PROPOSED**
- SAWCUT
 - CURB
 - TYPICAL ASPHALT
 - HEAVY CONCRETE
 - SIDEWALK



LAYOUT PLAN - SOUTH
C2.01 1"=20'

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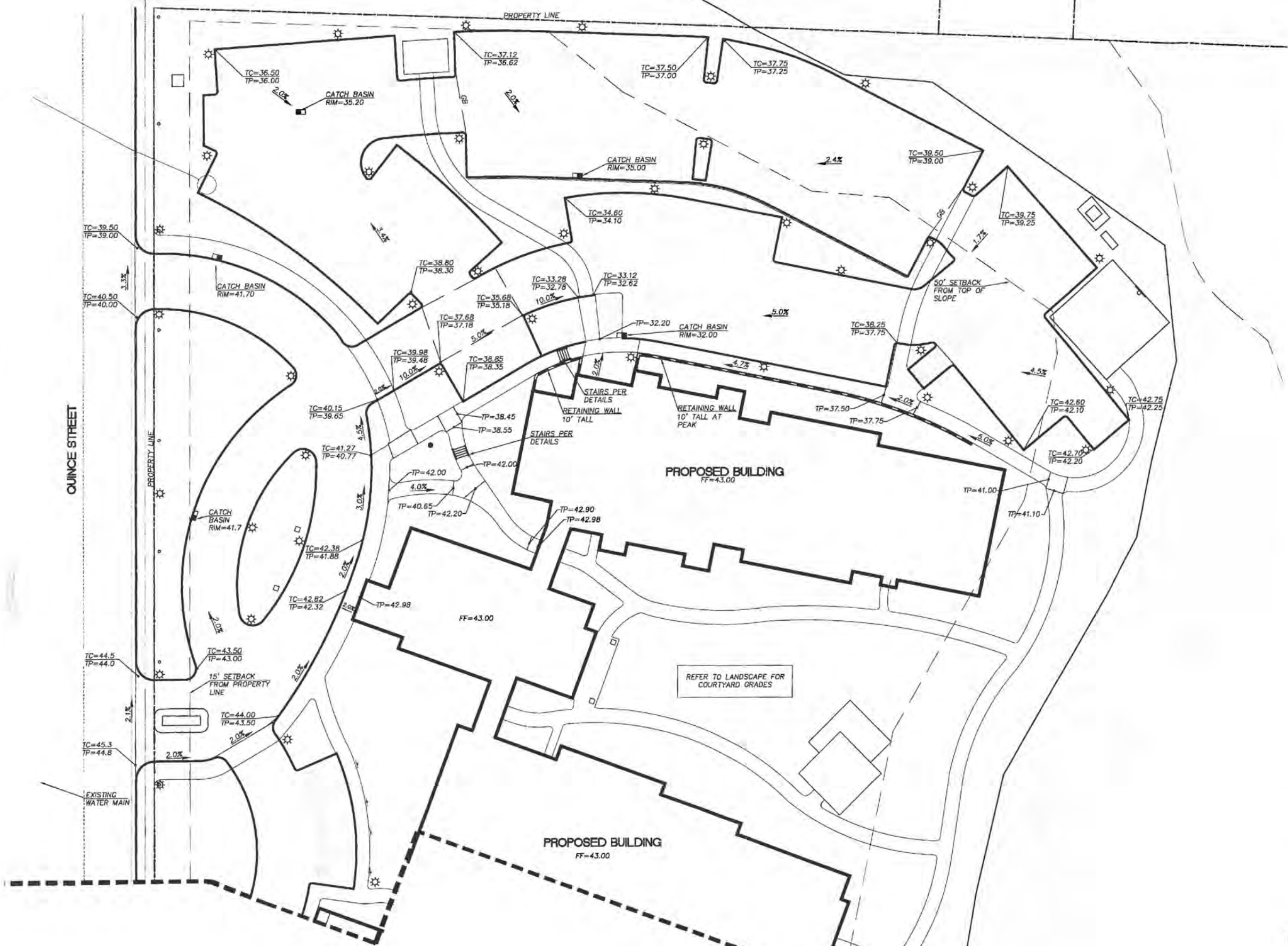
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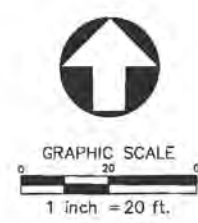
PM: Don Sowijski
 PA: Melynnda Retallick
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 DATE: 04.18.08

C3.00
GRADING PLAN NORTH



GRADING PLAN - NORTH
1"=20'

MATCHLINE - SEE SHEET C3.01



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C3.01
GRADING PLAN
SOUTH

MATCHLINE - SEE SHEET C3.00



1 GRADING PLAN - SOUTH
C3.01 1"=20'



GRAPHIC SCALE
0 20
1 inch = 20 ft.

QUINCE STREET

EXISTING WATER MAIN

PROPERTY LINE

15' SETBACK FROM PROPERTY LINE

REFER TO LANDSCAPE FOR COURTYARD GRADES

PROPOSED BUILDING
FF=43.00

PROPERTY LINE

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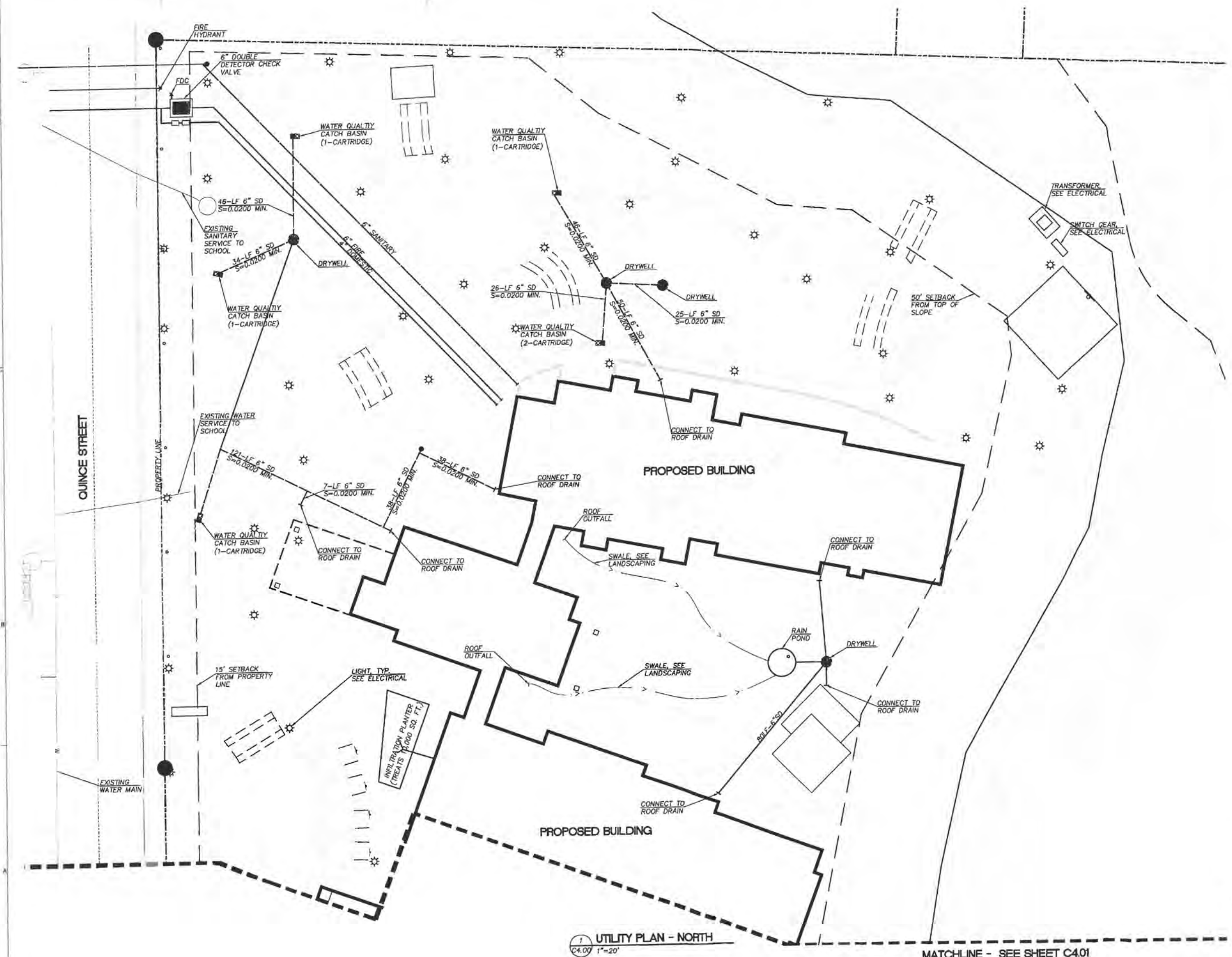


GRAPHIC SCALE
 1 inch = 20 ft.

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C4.00
 UTILITY PLAN
 NORTH



UTILITY PLAN - NORTH
 1"=20'

MATCHLINE - SEE SHEET C4.01

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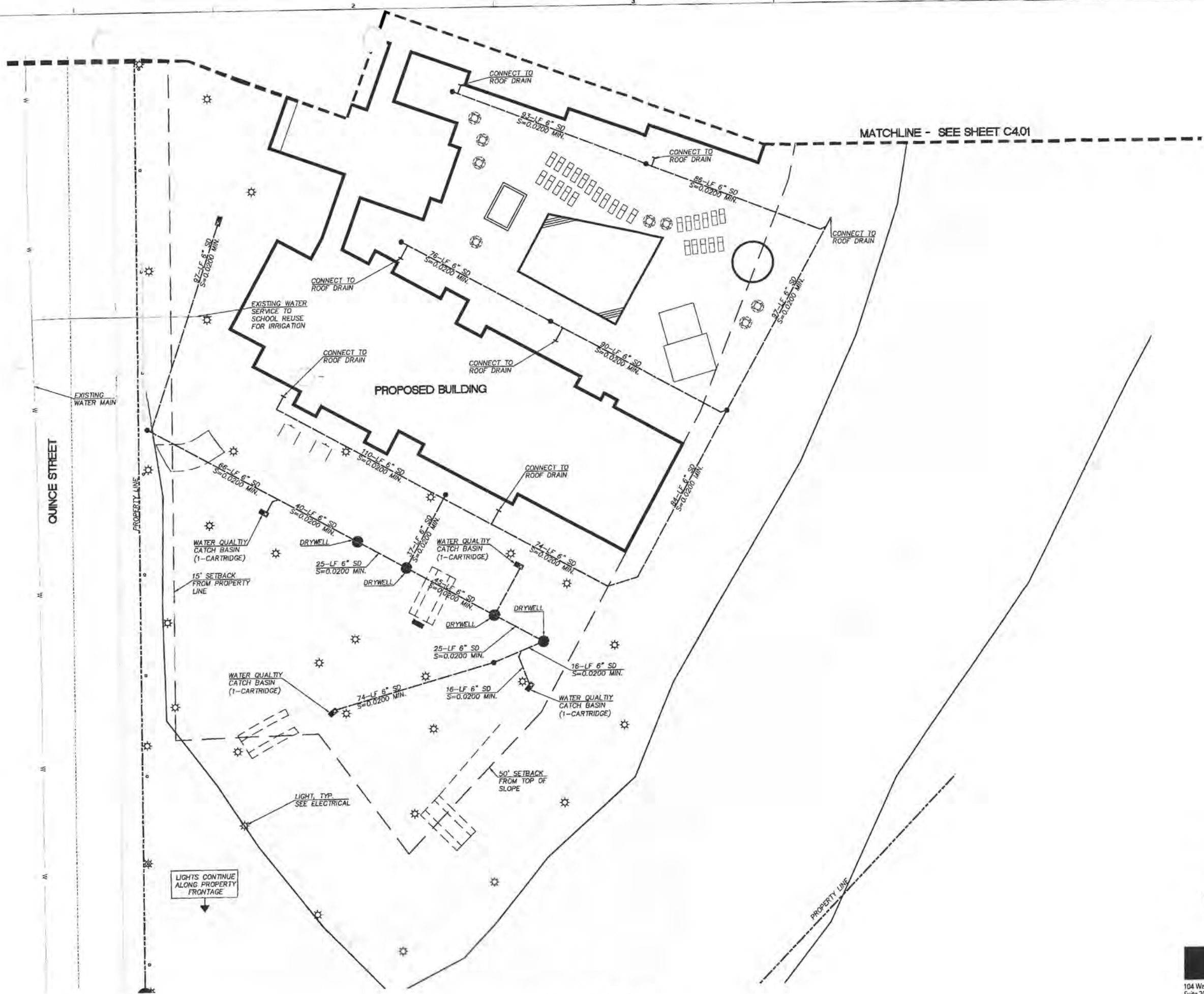
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C4.01
UTILITY PLAN SOUTH



GRAPHIC SCALE
1 inch = 20 ft.

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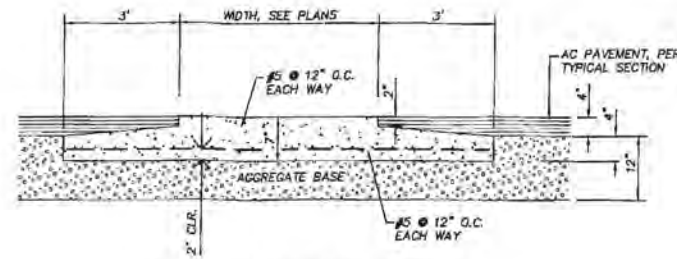
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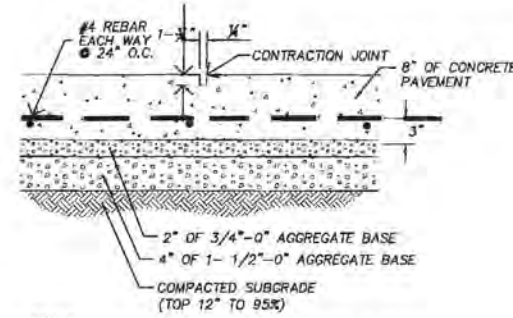
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C5.00
DETAILS SHEET



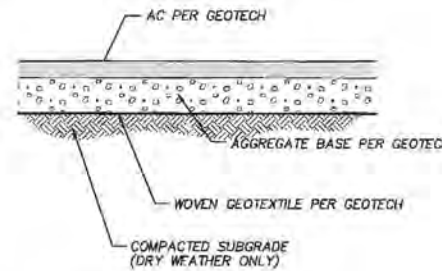
NOTE: 4,000 PSI CONCRETE MEDIUM BROOM FINISH.

7 CONCRETE CROSSWALK AND IMPACT SLAB
C5.00 NTS

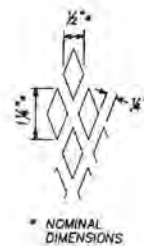


NOTES:
1. CONCRETE SHALL BE 4000 PSI, SLUMP RANGE 3\"/>

6 CONCRETE PAVEMENT SECTION
C5.00 NTS

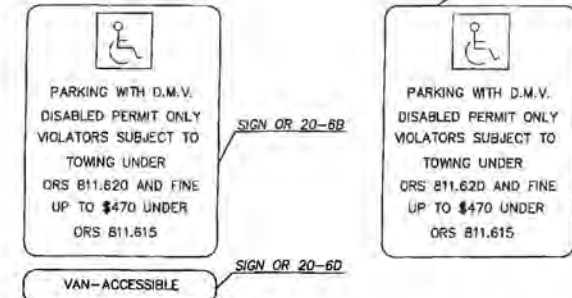


5 TYPICAL PAVEMENT SECTION
C5.00 NTS



4 DETECTABLE WARNING
C5.00 NTS

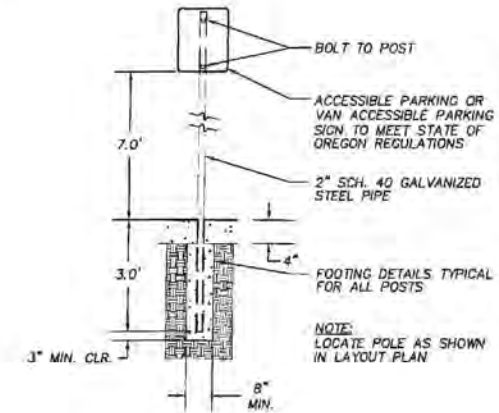
NOTES:
1. CURB RAMPS SHALL BE POURED AS A SEPARATE UNIT FROM THE SIDEWALK, ISOLATED BY EXPANSION JOINT MATERIAL ON ALL SIDES EXCEPT AT END OF RAMP NEXT TO THE ROADWAY.
2. RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN AS SHOWN. THE LONG AXIS OF THE DIAMOND PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROOVES SHALL BE 1/8\"/>



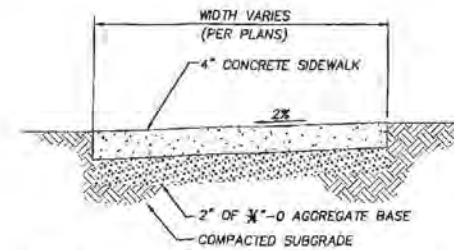
VAN ACCESSIBLE STANDARD

NOTE: VERIFY CURRENT FINE AMOUNT PRIOR TO MAKING SIGN.

3 ACCESSIBLE PARKING SIGN
C5.00 NTS

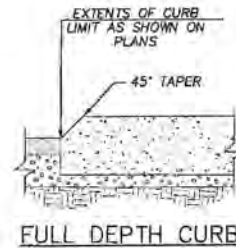


2 ACCESSIBLE SIGN POST
C5.00 NTS

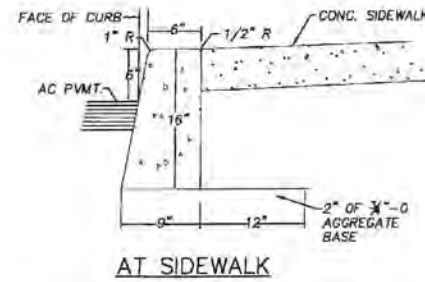


NOTE:
1. CONCRETE SHALL BE 3000 PSI, SLUMP RANGE 3\"/>

1 4\"/>

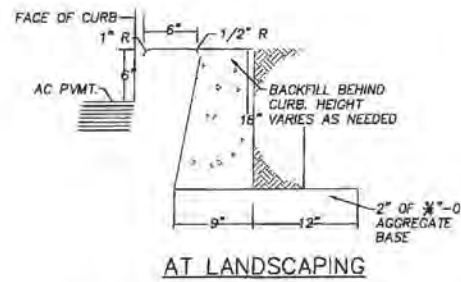


9 CURB TAPER
C5.00 NTS

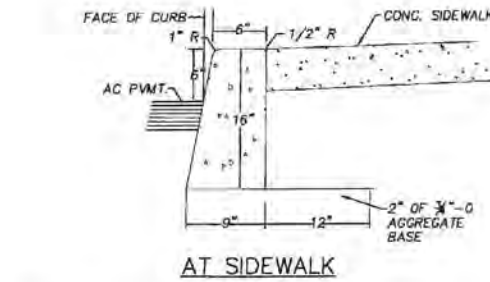


8 STANDARD CURB
C5.00 NTS

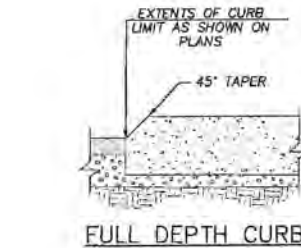
NOTES:
1. CONCRETE TO HAVE COMPRESSIVE STRENGTH OF 3000 P.S.I. AFTER 28 DAYS.
2. EXPANSION JOINTS.
A. TO BE PROVIDED:
1) AT EACH POINT OF TANGENCY OF THE CURB.
2) AT EACH COLD JOINT.
3) AT EACH SIDE OF INLET STRUCTURES.
4) AT EACH END OF DRIVEWAYS.
B. MATERIAL TO BE PRE-MOLDED, ASPHALT IMPREGNATED, NON-EXTRUDING, WITH A THICKNESS OF 1/2 INCH.
3. CONTRACTION JOINTS.
A. SPACING TO BE NOT MORE THAN 15 FEET.
B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 1-1/2 INCHES.
C. WEEP HOLE TO BE CENTERED WITH CONTRACTION JOINTS.



AT LANDSCAPING



AT SIDEWALK



9 CURB TAPER
C5.00 NTS

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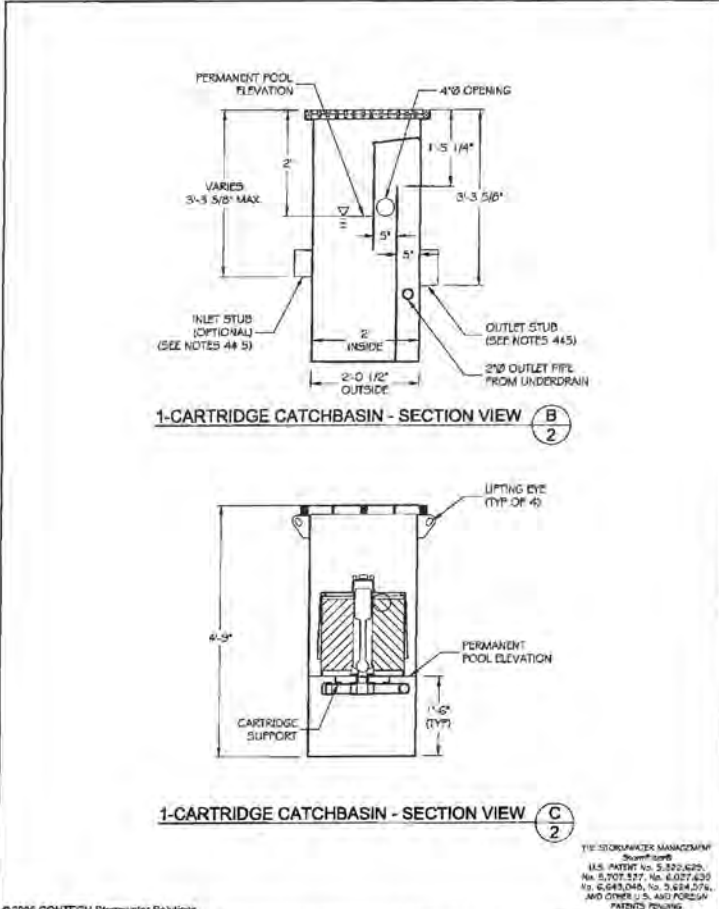
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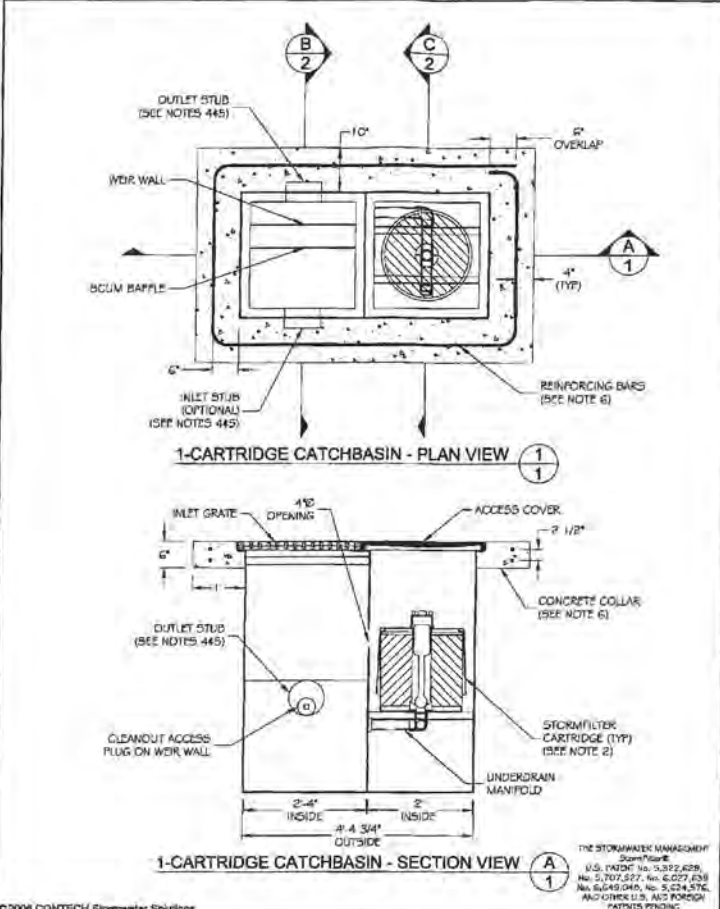
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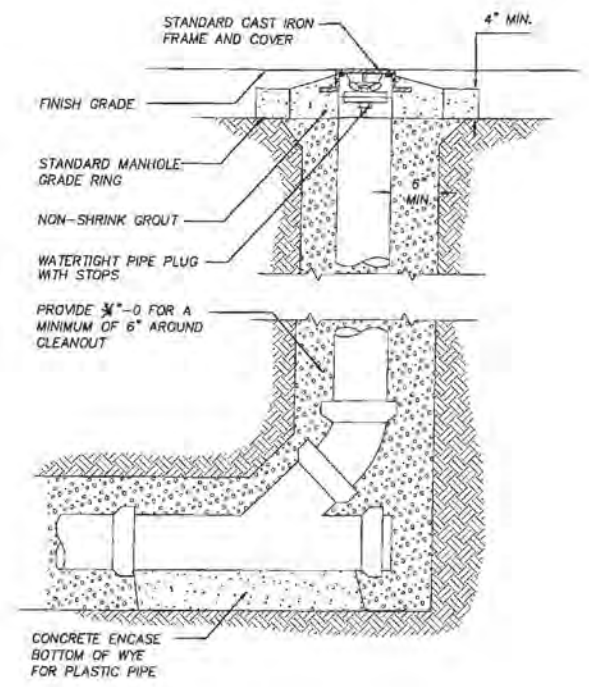
PM: Don Sawley
 PA: Melinda Ratalack
 DRAWN BY:
 JOB NO: 075340
 DATE: 04.16.08



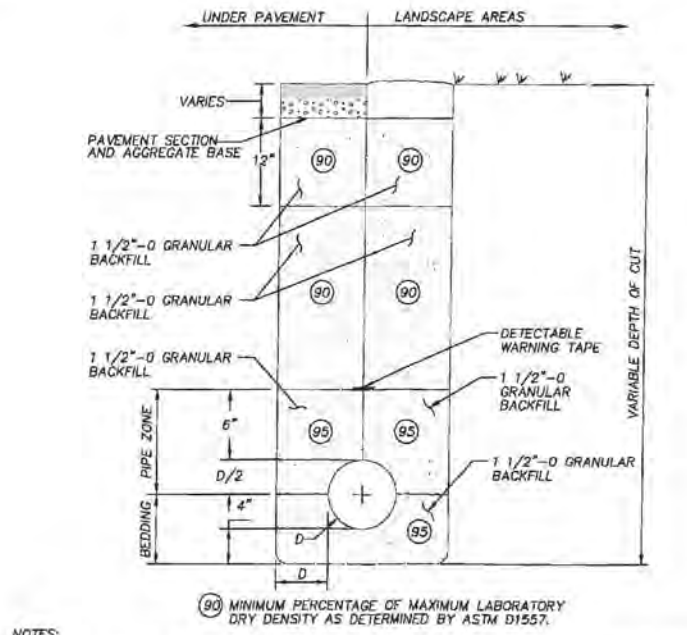
<p>©2006 CONTECH Stormwater Solutions</p> <p>CONTECH STORMWATER SOLUTIONS</p>	<p>DEEP STEEL CATCHBASIN STORMFILTER SECTION VIEWS STANDARD DETAIL - 1 CARTRIDGE UNIT</p>	<p>DRAWING 2</p>
---	--	-------------------------------



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---	---	-------------------------------



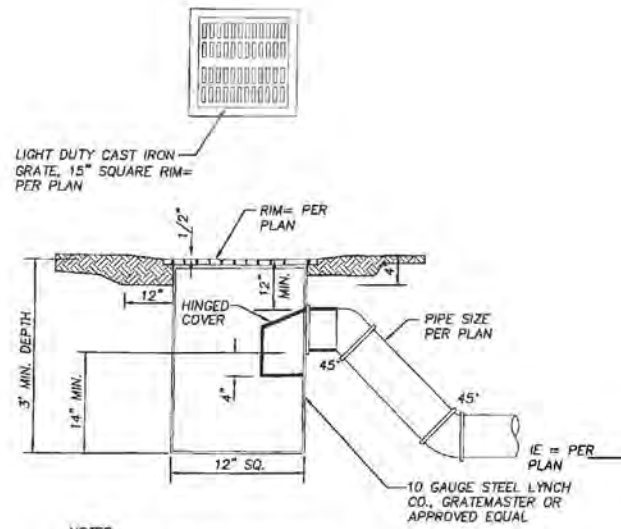
<p>2 CLEAN OUT</p> <p>CS.01 NTS</p>



NOTES:

- ALL CUT EDGES SHALL BE SAND SEALED WITH CRS-1 OR CRS-2 EMULSIFIED ASPHALT OR EQUAL.
- THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UTILITIES.
- LIGHTLY COMPACT WITHIN TWO DIAMETERS OR 18 INCHES, WHICHEVER IS GREATER, ABOVE BREAKABLE CONDUITS.

<p>3 TRENCH BACKFILL</p> <p>CS.01 NTS</p>



<p>1 TRAPPED AREA DRAIN</p> <p>CS.01 NTS</p>
--

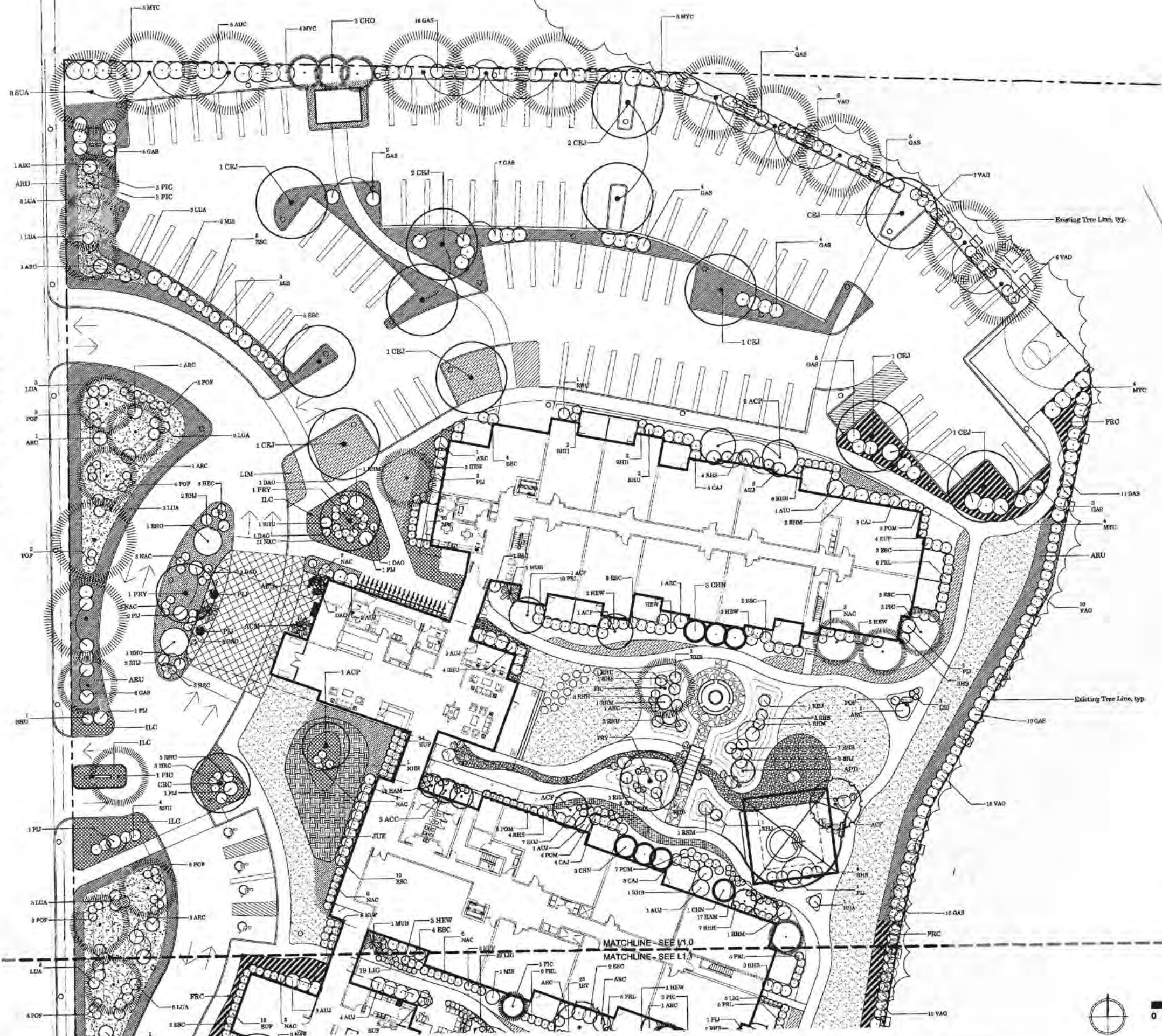
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QUINCE STREET



F:\0306001 Wyndham-Florence\0306001.dwg
 2x14c mha-0001 1/2/2008 10:00 AM
 Drawing: DWG File: 075340 - 01 07-06 ADDITIONAL STREET DATA T807340-24x36SD 1075340 - RP 1075340 - L1
 Job: BLDG 1075340 - RP - SPA PVY
 Date Plotted: 02 May 2008 4:54pm

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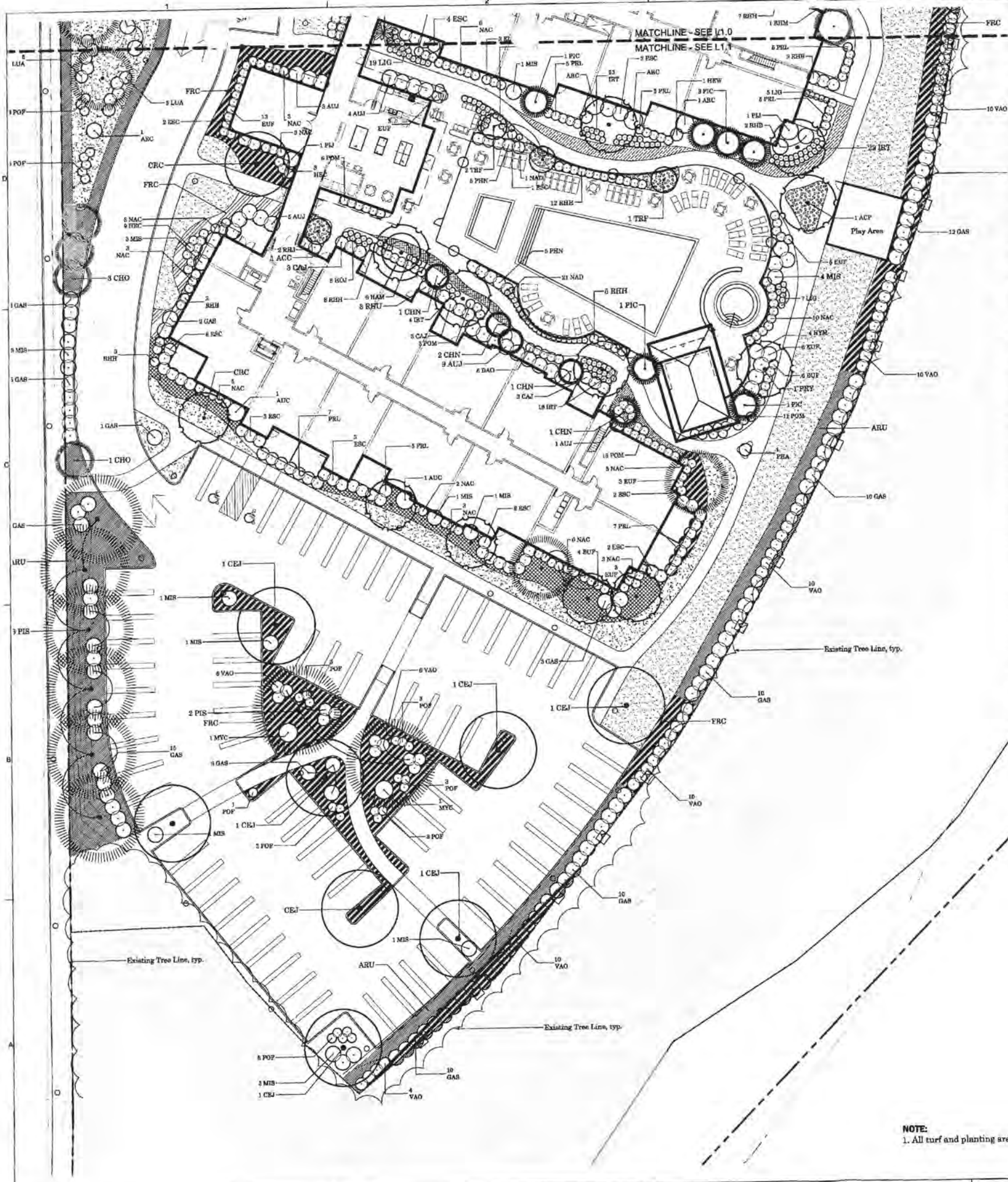
REV DATE	FILE

PM: Don Saweja
 PA: Melinda Ratajack
 DRAWN BY:
 JOB NO: 075340
 DATE: 05/06/08



ATLAS
 LANDSCAPE
 ARCHITECTURE
 800 528 3839
 503 254 6288
 503 254 9529

L1.0 Landscape Plan



PLANT LIST

KEY

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ACC	Acer circinatum	Vine Maple	multi-trunked	See plan
ACP	Acer palmatum	Japanese Maple	3" cal.	See plan
APD	Acer palmatum 'Dissectum'	Laceleaf Japanese Maple	multi-trunked	See plan
CEJ	Cercidiphyllum japonicum	Katsura Tree	2" cal.	See plan
CHO	Chamaecyparis obtusa 'Compacta'	Compact Hinoki Cypress	2" cal.	See plan
CHN	Chamaecyparis nootkatensis 'Pendula'	Weeping Alaska Cedar	6' tall	See plan
CRC	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorne	2" cal.	See plan
GIB	Ginkgo biloba	Ginkgo	2" cal.	See plan
TSH	Taxus heterophylla	Western Hemlock	6' tall	See plan
MAK	Magnolia kobus	Kobus Magnoli	15 gal.	See plan
MUB	Mussa basjoo	Japanese Banana	15 gal.	See plan
PIC	Pinus contorta var. contorta	Shore Pine	2" cal.	See plan
PIS	Picea sitchensis	Sitka Spruce	2" cal.	See plan
PRA	Prunus subhirtella var. autumnalis	Autumn Flowering Higan Cherry	2" cal.	See plan
PRK	Prunus serrulata 'Shiro-fugen'	Shiro-fugen Flowering Cherry	2" cal.	See plan
PRS	Prunus subhirtella 'Pendula'	Weeping Higan Cherry	2" cal.	See plan
PRY	Prunus yedoensis 'Akebono'	Akebono Yashino Cherry	3.5" cal.	See plan
PSM	Pseudotsuga menziesii	Douglas-fir	2" cal.	See plan
SOA	Sorbus aucuparia 'Michred'	Cardinal Royal Mt. Ash	2" cal.	See plan
TRF	Trachycarpus fortunei	Windmill palm	12' high	See plan
ZES	Zelkova serrata	Zelkova	2" cal.	See plan

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
ACM	Acanthus mollis	Bears Breech	5 gal.	60" o.c.
ARC	Arctostaphylos columbiana	Hairy Manzanita	5 gal.	72" o.c.
AUC	Arbutus umedo 'Compacta'	Compact Strawberry Tree	5 gal.	72" o.c.
AUJ	Aucuba japonica 'Variegata'	Variegated Japanese Laurel	5 gal.	60" o.c.
CAJ	Camellia japonica	Japanese Camellia	5 gal.	48" o.c.
DAO	Daphne odora 'Aureo-marginata'	Variegated Winter Daphne	5 gal.	36" o.c.
ESC	Escallonia 'Jubilee'	Escallonia	5 gal.	48" o.c.
ESL	Escallonia langleyensis 'Fride of Donard'	Escallonia	5 gal.	60" o.c.
EUI	Euonymus japonica	Evergreen Euonymus	5 gal.	60" o.c.
EUF	Euonymus fortunei 'Emerald Gaiety'	'Emerald Gaiety' Euonymus	5 gal.	36" o.c.
GAS	Gaultheria shallon	Salal	5 gal.	60" o.c.
HEW	Hebe 'Wiri Blush'	Wiri Blush Hebe	5 gal.	48" o.c.
HEC	Hemerocallis 'Carolloessa'	Yellow Evergreen Daylily	1 gal.	36" o.c.
HYA	Hydrangea aborescens 'Annabelle'	Annabelle's Smooth Hydrangea	5 gal.	48" o.c.
HYM	Hydrangea macrophylla 'Bailmer'	Endless Summer Hydrangea	5 gal.	48" o.c.
HOJ	Hosta 'June'	June Hosta	5 gal.	24" o.c.
LUA	Lupinus arboreus	Evergreen Lupine	5 gal.	48" o.c.
MYC	Myrica californica	Pacific Wax Myrtle	5 gal.	72" o.c.
NAC	Nandina domestica 'Compacta'	Compact Heavenly Bamboo	5 gal.	36" o.c.
NAD	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	5 gal.	24" o.c.
PHA	Phyllostachys aurea 'Koi'	Koi Bamboo	15 gal.	48" o.c.
PLJ	Pieris japonica	Japanese Andromeda	15 gal.	60" o.c.
PHN	Phyllostachys nigra	Black Bamboo	15 gal.	48" o.c.
POF	Potentilla fruticosa 'Pink Princess'	Bush Cinquefoil	5 gal.	36" o.c.
POM	Polystichum munifolium	Sword Fern	1 gal.	36" o.c.
PRL	Prunus laurocerasus 'Otto Luken'	Otto Luken Laurel	5 gal.	48" o.c.
RHB	Rhododendron 'Bruce Brechtbill'	Bruce Brechtbill Rhododendron	5 gal.	48" o.c.
RHH	Rhododendron 'Hino-crimson'	Hino-crimson Azalea	5 gal.	36" o.c.
REJ	Rhododendron 'Jane Abbott'	Jane Abbott Azalea	5 gal.	48" o.c.
RHM	Rhododendron 'Ben Morrison'	Ben Morrison Azalea	5 gal.	60" o.c.
RHP	Rhododendron 'Pink Snowflakes'	Pink Snowflakes Rhododendron	5 gal.	24" o.c.
RHS	Rhododendron 'Stewartsonian'	Stewartsonian Azalea	5 gal.	48" o.c.
RHU	Rhododendron 'Unique'	Unique Rhododendron	5 gal.	48" o.c.
RHO	Rhododendron occidentale	Western Azalea	5 gal.	See plan
RHD	Rhododendron macrophyllum	Pacific Rhododendron	5 gal.	See plan
VAO	Vaccinium ovatum	Evergreen Huckleberry	5 gal.	48" o.c.

GASSES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
MIS	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal.	60" n.c.
HAM	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 gal.	24" n.c.
LIG	Liriope gigantea	Giant Lilyturf	1 gal.	24" o.c.

GROUND COVERS

CODE	BOTANICAL NAME	COMMON NAME	SIZE
AND	Anemone deltoidea	Three-leaf Anemone	4" pot
ARU	Arctostaphylos uva-ursi	Kinnikinnick	4" pot
CAD	Carex deweyana	Dewey's Sedge	4" pot
CAN	Calamagrostis nutkanaensis	Pacific Reedgrass	5 gal.
DIF	Dicentra formosa	Bleeding Heart	4" pot
FEB	Festuca rubra	Red Fescue	4" pot
FRC	Fragaria chiloensis	Coastal Strawberry	4" pot
ILC	Ilex crenata 'Helleri'	Japanese Holly	1 gallon
IRT	Iris tenax	Oregon Iris	4" pot
JUE	Juncus effusus var. pacificus	Soft Rush	4" pot
LEM	Leymus mollis sep. Mollis	American Dunegrass	5 gal.
LID	Lithospermum diffusum	Lithodora	4" pot
LIM	Liriope muscari 'Lilac Beauty'	'Lilac Beauty' Lily Turf	4" pot
LUM	Luzula multiflora	Heath Woodrush	4" pot
OPP	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	4" pot
OPJ	Ophiopogon japonicus	Mondo Grass	4" pot

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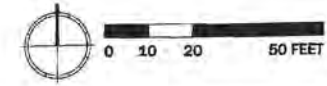


WORLDMARK BY WYNDHAM FLORENCE

FLORENCE, OR

REV DATE	FILE

PM: Don Sawiejs
 PA: Malynka Ratajack
 DRAWN BY:
 JOB NO: 075340
 DATE: 05.06.08

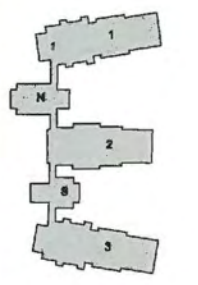


L1.1 Landscape Plan

Drawn: JGD/LLD/LD/SHW
Date: 05/06/08
Job: 075340
Project: 075340
Date: 05/06/08

NOTE: 1. All turf and planting areas to be irrigated with an automatic underground irrigation system.

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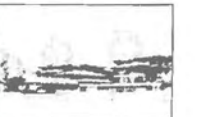


100% SD / DESIGN REVIEW



WORLDMARK BY WYNDHAM - FLORENCE

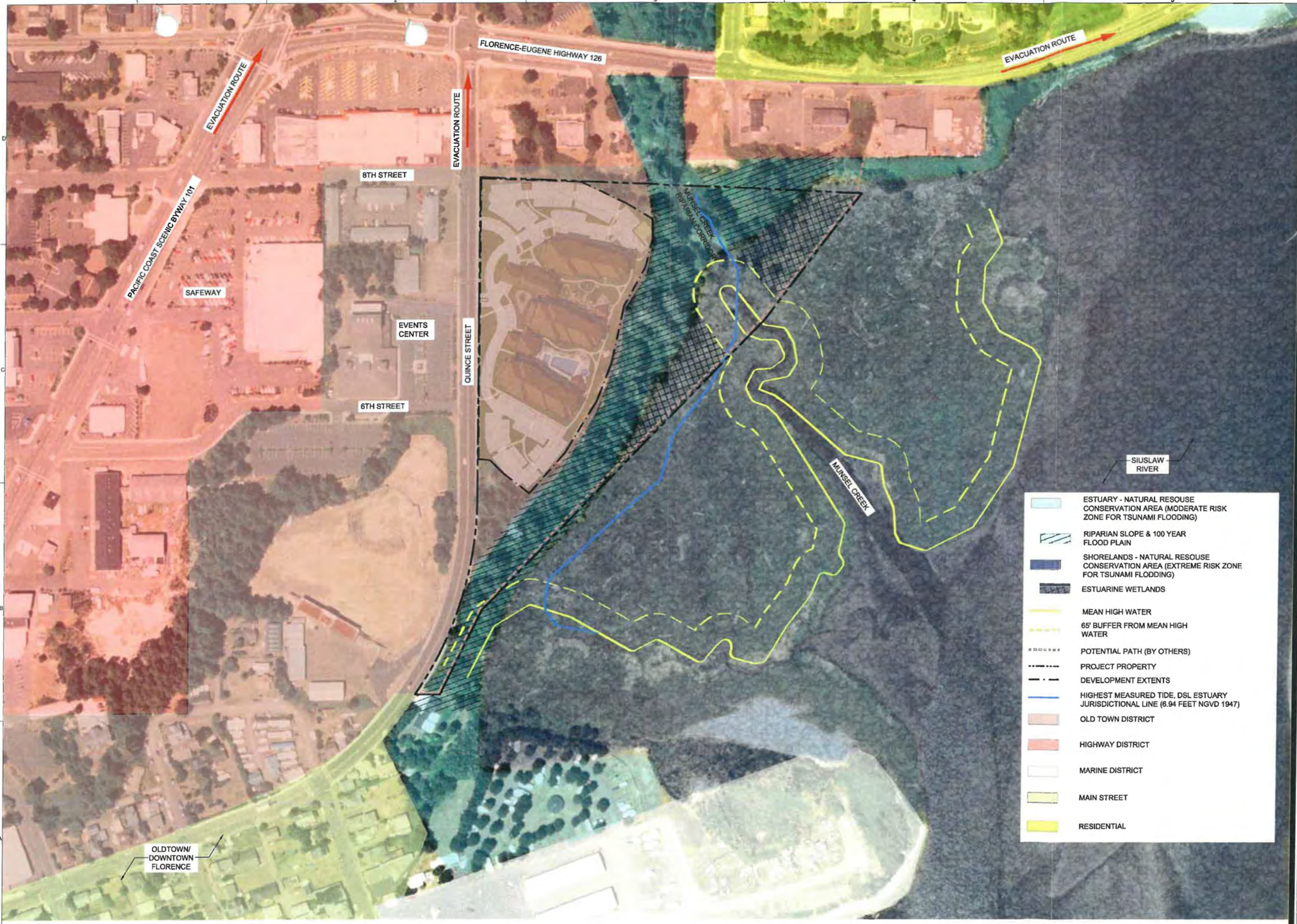
750 QUINCE STREET FLORENCE, OR



REV DATE	FILE

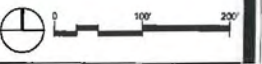
PM: Melinda Rotallack
 PA: Erik Petersen
 DRAWN BY:
 JOB NO: 075340
 DATE: 05.06.08

A1.00 DR
 OVERALL SITE PLAN



- ESTUARY - NATURAL RESOUCE CONSERVATION AREA (MODERATE RISK ZONE FOR TSUNAMI FLOODING)
- RIPARIAN SLOPE & 100 YEAR FLOOD PLAIN
- SHORELANDS - NATURAL RESOUCE CONSERVATION AREA (EXTREME RISK ZONE FOR TSUNAMI FLOODING)
- ESTUARINE WETLANDS
- MEAN HIGH WATER
- 65' BUFFER FROM MEAN HIGH WATER
- POTENTIAL PATH (BY OTHERS)
- PROJECT PROPERTY
- DEVELOPMENT EXTENTS
- HIGHEST MEASURED TIDE, DSL ESTUARY JURISDICTIONAL LINE (6.94 FEET NGVD 1947)
- OLD TOWN DISTRICT
- HIGHWAY DISTRICT
- MARINE DISTRICT
- MAIN STREET
- RESIDENTIAL

A2
 A1.00
OVERALL SITE PLAN
 1"=100'-0"

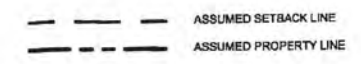


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 Date: 11/07/2008 2:42:58 PM
 User: Erik Petersen
 Plot Date: 06 May 2008 1:12:44m

SITE NOTES

- A. NOT USED
- B. NOT USED
- C. NOT USED
- D. NOT USED
- E. NOT USED
- F. NOT USED
- G. SEE CIVIL DRAWINGS FOR SITE UTILITIES.
- H. SEE LANDSCAPE DRAWINGS FOR SITE DESIGN.
- I. SEE SHEET A1.20 FOR DIMENSIONS SHOWING THE BUILDINGS' LOCATIONS ON THE SITE.

SITE PLAN LEGEND



KEYNOTES

- ① TRASH ENCLOSURE, SEE A1.50 DR.
- ② LOADING ZONE
- ③ MONUMENT SIGN, SEE A1.50 DR.
- ④ TRANSFORMER, VAULT, AND SWITCH GEAR - SEE CIVIL DRAWINGS
- ⑤ STREET LIGHTS - SEE CIVIL DRAWINGS
- ⑥ PARKING LOT LIGHTS - SEE CIVIL DRAWINGS
- ⑦ HALF-SIZE BASKETBALL COURT - SEE LANDSCAPE DRAWINGS
- ⑧ CHILDRENS' PLAY AREA - SEE LANDSCAPE DRAWINGS
- ⑨ SWIMMING POOL - SEE LANDSCAPE DRAWINGS
- ⑩ WADING POOL - SEE LANDSCAPE DRAWINGS
- ⑪ SPA - SEE LANDSCAPE DRAWINGS
- ⑫ CONTINUOUS FENCE SURROUNDING POOL - SEE LANDSCAPE DRAWINGS
- ⑬ WATER METERS AND CHECK VALVES - SEE CIVIL DRAWINGS
- ⑭ SHORT TERM BIKE PARKING (10 STALLS), SEE A1/A1.50 DR
- ⑮ DIAMOND CEDAR POST & RAIL FENCING, SEE LANDSCAPE DRAWINGS
- ⑯ RETAINING WALL, SEE CIVIL AND LANDSCAPE DRAWINGS

PARKING AND LOADING AREAS

120 RESIDENTIAL UNITS	=	180
1.5 PARKING SPACES PER UNIT	=	7
STAFF PARKING SPACES	=	187
TOTAL PARKING SPACES	=	187
ADA ACCESSIBLE PARKING SPACES	=	6 (INCLUDING 1 VAN SPACE)
105 PARKING SPACES AT THE NORTH END OF THE SITE AND 82 AT THE SOUTH.		
(1) LOADING SPACE IS PROVIDED.		

SITE AREA CALCULATIONS

IMPERVIOUS AREAS:	AREAS (G.S.F.)	
STRUCTURES:		
RESIDENTIAL BUILDING COVERAGE	45,830	
POOL BUILDING COVERAGE	570	
SPA PAVILION COVERAGE	1,810	
TRASH ENCLOSURE COVERAGE	295	
HARDSCAPE:		
PARKING LOT COVERAGE	83,385	
PATHWAYS (INCL. POOL AREA) COVERAGE	24,385	
BASKETBALL COURT COVERAGE	1,295	
TOTALS	156,645	

ASSUMED TOTAL BUILDABLE AREA	8.1 acres	352,830 s.f.
IMPERVIOUS AREA LOT COVERAGE		44.40%
PERVIOUS AREA LOT COVERAGE	196,191 s.f.	55.60%
TOTAL SITE AREA	12.39 acres	539,709 s.f.
IMPERVIOUS AREA LOT COVERAGE		28.02%
PERVIOUS AREA LOT COVERAGE	383,064 s.f.	70.98%

MEAN LOT DEPTH: 416'-8"
MEAN LOT WIDTH: 1,256'-8"

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Worldmark
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WORLDMARK BY WYNDHAM - FLORENCE

750 QUINCE STREET
FLORENCE, OR



A2 SITE PLAN
A1.10 1" = 40'-0"



5/15/2008 07:55:45 - Where: E:\Projects\075340\Drawings\075340_A1.10_SP.dwg
 5/15/2008 07:55:45 - User: Erik Peterson
 5/15/2008 07:55:45 - Title: 075340 - RP - POOL BLDG
 5/15/2008 07:55:45 - File: 075340 - RP - POOL BLDG.dwg
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 5/15/2008 07:55:45 - Title: 075340 - RP - POOL BLDG
 5/15/2008 07:55:45 - File: 075340 - RP - POOL BLDG.dwg
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 Date Plotted: 05 May 2008 - 5:46pm

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WorldMark
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WORLDMARK BY WYNDHAM -
FLORENCE

750 QUINCE STREET
FLORENCE, OR



REV DATE	FILE

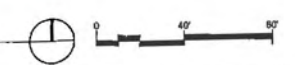
PM: Malynda Reitelack
PA: Erik Petanen
DRAWN BY:
JOB NO: 075340
DATE: 05.06.08



- STREET LIGHTING / ILLUMINATION FIELD PER DESIGN GUIDELINES
- PARKING LOT LIGHTING / ILLUMINATION FIELD PER DESIGN GUIDELINES
- BOLLARD PEDESTRIAN LIGHT
- FIRE PIT

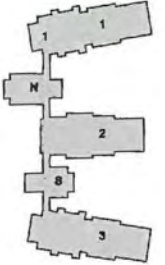
CONTINUE STREET LIGHTING TO END OF PROPERTY

A2
A1.11 LIGHTING SITE PLAN
1" = 40'-0"



S:\2007\075340 - Wyndham Florence\08 Drawings\A1.11 Lighting\A1.11 - SP.dwg
 User: mpetanen\075340 - A1.11 - SP.dwg
 Date Plotted: 05 May 2008 - 5:42pm

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Worldmark
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WORLDMARK BY WYNDHAM - FLORENCE

750 QUINCE STREET
FLORENCE, OR

REV DATE	FILE

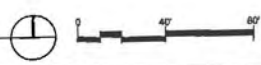
PM: Meyrinda Retallick
 PA: Erik Peterson
 DRAWN BY:
 JOB NO: 075340
 DATE: 05.08.08

A1.12 DR
CIRCULATION PLAN

8:0007075340 - Worldmark Florence - 1000 Drawings/01 Active - Current Sheets/075340 - A1.12 - SP.dwg
Scale: TR075340-24-24.rvt
Date Plotted: 05 May 2008 - 5:33pm

A1.12 CIRCULATION PLAN
1" = 40'-0"

- PEDESTRIAN CIRCULATION
- ACCESSIBLE PEDESTRIAN CIRCULATION
- AUTOMOBILE CIRCULATION



SHORT TERM BIKE
PARKING, SEE
A1/A1.50

PORTE COCHERE
MINIMUM 14'-0"
CLEAR HEIGHT

QUINCE STREET



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FLORENCE

750 QUINCE STREET
FLORENCE, OR



REV DATE	FILE

PM: Moynya Ratalack
PA: Erik Peterson
DRAWN BY:
JOB NO: 075340
DATE: 05.08.08

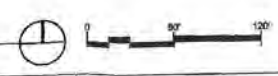
A1.13 DR
TREE
PRESERVATION
PLAN



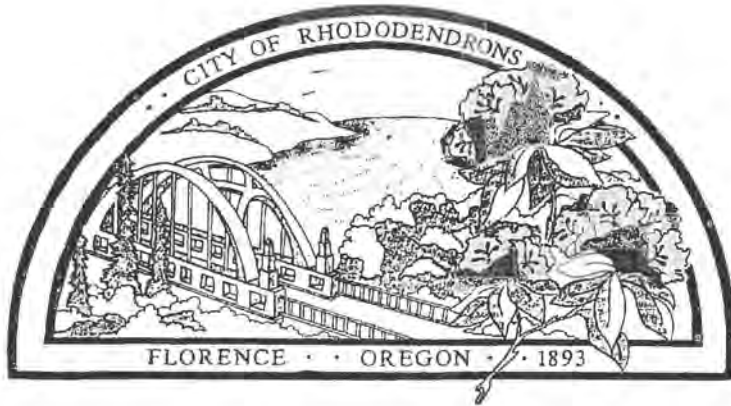
EXISTING TREES

- ALDER (72)
- SPRUCE (207)
- DOUGLAS FIR (73)
- WAX MYRTLE (7)
- SHORE PINE (29)
- HOLLY (2)
- CASCARA (2)
- UNKNOWN (6)
- TREES TO BE REMOVED (10)

A1.13 TREE PRESERVATION PLAN
1" = 80'-0"



S:\2007\075340 - Wyndham Florence\A1.13.dwg
Xref: T:\075340-2\cis\075340 - CP 2075340 - RP 2075340 - RP - POOL BLDG 2075340 - RP - SPA RV
Date Plotted: 08 May 2008 - 11:18am



City of Florence

Community Development Department
Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
PH: (541) 997-2053
FAX: (541) 997-4109

July 25, 2008

Nancy Lee Sobottka
90521 Upper North Fork Road
Florence, OR 97439

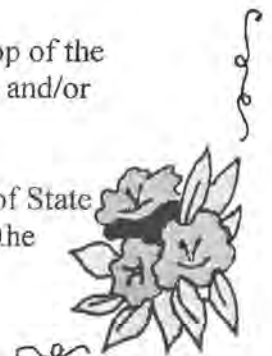
Dear Ms. Sobottka,

Thank you for your comments dated July 22, 2008, regarding the Wyndham Timeshare Development – PC 08 15 DR 04. Although your comments were received after the record was closed and a decision was made by the Planning Commission, I wanted to take the time to respond with an explanation of how your concerns regarding the environmental impacts identified by the Department of Fish and Wildlife were addressed in the Planning Commission's approval of the project.

The City just went through a code amendment process to evaluate the uses allowed within the Oldtown Zoning District. The city zoned the property of the proposed Wyndham Timeshare Development as Old Town Area C and specifically allowed lodging (motels and hotels) and buildings up to 4 stories tall. These code changes were adopted by the city in January and became effective on February 4, 2008. Unfortunately, there were no comments about maintaining setbacks from the Spruce stands or limiting development activity on the site that were raised during the public involvement process for the update to the Old Town zoning district. As such, the Planning Commission did not have the option of not allowing the timeshare development as it was consistent with the allowed uses for the newly adopted District.

However, the Commission did want to address the concerns to the extent that they could under the city code provisions. As such, the Commissioners added the following conditions to their approval:

4. Prior to initiating site development and issuance of building permit, the top of the steep bank shall be clearly identified with stakes and/or markers. The stakes and/or markers shall remain on-site during the duration of the construction period.
6. Prior to issuance of a building permit, concurrency from the Department of State Lands on wetland delineation is required to be submitted by the applicant to the Community Development Department.



12. Prior to any site development and issuance of a building permit, a vegetation removal plan that includes removal of noxious weeds including English Ivy, Himalayan Blackberries and Scot's Broom (per FCC 6-1-6-13) and tree limbing shall be submitted and approved by the Community Development Department. The tree limb trimming plan shall be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation submitted to the Community Development Department. Any additional tree thinning requires authorization by the City for removal of any trees beyond what is identified in the tree preservation plan (sheet A1.13).

13. Prior to any site development and issuance of a building permit, a final grading, erosion control and stormwater management plan (per FCC 9-5) shall be submitted and approved by the Public Works and Community Development Department. Approval of the plan by the State Department of Environmental Quality (DEQ) shall also be submitted by the applicant to the Community Development Department.

Hopefully these conditions will help to alleviate your concerns with the proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Anderson', with a long, sweeping horizontal line extending to the right.

Melissa Anderson
Associate Planner

Cc: Robert Willoughby, City Manager
Sandra W. Belson, Community Development Director

July 22, 2008

received
7-24-08

Florence City Council
250 Highway 101 North
Florence, OR 97439

RE: Wyndham Time Share Development

Dear City Council Members:

While I am in favor of the proposed development, I wish to make certain that the concerns of the Oregon Department of Wildlife are considered. This would be time to make necessary modifications to the plan to assure that some effort is made to mitigate the environmental concerns brought up in the June 18, 2008 letter from Daniel Avery of the Dept. of Fish and Wildlife.

The concerns I have are the same as those indicated in the attached letter.

Thank you.



Nancy Lee Sobottka
90521 Upper North Fork Road
Florence, OR 97439

Enclosure: Copy of Dept. of Fish and Wildlife Letter



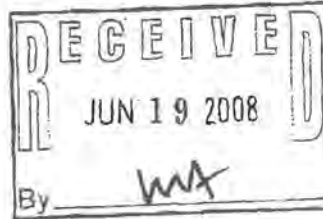
Oregon

Theodore R. Kulongoski
Governor

Department of Fish and Wildlife

North Coast Watershed District
2040 SE Marine Science Drive
Newport, OR 97365
Voice: 541-867-4741
Fax: 541-867-0311

<http://www.dfw.state.or.us>



June 18, 2008
Ms. Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N.
Florence, OR 97439

Dear Ms. Weese,

Thank you for the opportunity to provide comments on the proposed Wyndham Timeshare development in Florence - PC 08 15 DR 04.

Oregon Department of Fish and Wildlife (ODFW) has concerns about this proposal and how it may effect the sensitive estuarine environment. Estuaries are highly complex, productive habitats that are critical for fish and wildlife species including salmon, crabs, other shellfish, marine mammals and birds. This property is located adjacent to Munsel Creek, where it flows into the Siuslaw River estuary. Oregon Coastal Coho (listed under the federal endangered species act (ESA)) use lower Munsel creek and the estuary for juvenile rearing and wintering habitat. Winter steelhead, fall chinook, and searun cutthroat trout also use this area as rearing habitat and as a migration corridor. A key ecological element in this habitat is the Spruce stand and adjacent marsh that occurs on the steep portion of the slope and at the toe of the slope below the proposed development. Bald Eagles (a nest is located approximately 1 mile away) also use this tree stand for perching when accessing the estuary to feed. There are many other fish and wildlife species that use this extremely limited ecosystem type. This particular habitat type (an estuarine spruce stand) is highly valuable, very limited, and needs to be protected. ODFW has identified this habitat type as a key habitat in The Oregon Conservation Strategy. This particular location is also ranked as medium high to high for prioritization for restoration / protection in the Tidal Wetland Prioritization for the Siuslaw River Estuary conducted by Green Point Consulting for the Siuslaw Watershed Council (2005).

Based on our experience with development activities we have several major concerns. The increase in impervious surface, the collection and removal of storm water run off, the proximity of buildings to the riparian zone and the possible interaction of large trees falling and hitting building or the perceived threat of trees falling and hitting buildings. Based on considerable experience with development projects the proximity of the

buildings in this proposal to the riparian area will result in the removal of the large spruce trees through the designation of these trees as hazard trees. These trees are exposed to the southerly winds during winter storms. High rain fall, high tidal surges during winter storms, and high winds often result in these trees being blown over. Any buildings placed on this location should be located 1.5 times the height of the tallest tree away from the tree line (i.e. the top of the slope). The current development plan indicates buildings as close as 38 feet from the top of the slope (tree line).

Modification to the natural hydrologic regime through storm water management efforts at this location may also result in adverse effects to this mature spruce stand and the marsh below the stand. Subsurface freshwater flows may be reduced by the removal of the normal rainwater infiltration that currently occurs during a rainfall event.

The installation of a 120 unit resort with 90% occupancy will greatly increase the amount of human activity in this area and will likely adversely affect Bald Eagles, which currently use the area for perching and feeding in the estuary. Increase human activity at this location will result in modifications to foraging patterns, reduced foraging success, increased expenditures of energy, and increased stress levels for Bald Eagles. There is a high likelihood that Bald Eagles would abandon the use of this stand of trees.

Given the many likely adverse affects from this proposed development ODFW recommends that this location not be developed as a high density destination resort and future development proposals should include a buffer that allows the stand of Spruce trees to remain intact and function as a complex habitat type.

Respectfully,

S

Dan Avery

Daniel Avery
Estuarine and Freshwater Habitat Biologist
Oregon Dept. of Fish and Wildlife
2040 S.E. Marine Science Dr.
Newport, OR 97394
541-867-0300 ext. 281

Melissa Anderson

To: lysdale@presys.com
Cc: Sandra Belson
Subject: Grading Plan Info

GRADING PLAN AND BUILDING HEIGHT

The Existing Average grade elevation is 44.5' for the site.

The Existing Average grade elevation for Building 1 is 41.8'.

The Proposed Average grade Elevation for Building 1 is 46.6'.

The building height at Building 1 is 53'-4 1/2" above the finish floor elevation per A7.10DR.

The finish floor elevation of Building 1 is 47.5'.

Therefore the building height at Building 1 calculated per FCC 10-17-2 is
 $53'-4 \frac{1}{2}'' + .9'$ (approx. 10") = $54'-2 \frac{1}{2}''$ and under the allowed building height of 55'.

Definition of Building Height (FCC 10-17-2): The "building height" dimension is defined as the vertical distance from the average level of the undisturbed natural grade around the building's outer foundation line to the highest point of the roof or the roof parapet, if present. If fill has been or will be added or removed in accordance with a **City-approved grading plan** (as for drainage, access, or compatibility with surrounding topography), the approved grade shall be used in lieu of the undisturbed natural grade. Stories located entirely below the average grade level or occupying no more than three feet above the average grade level are not counted. The dimensional limit is normally adequate to allow a pitched or gable roof style over the maximum allowed number of above-grade stories.

Ceiling of the basement to Avg. grade level.

July 17, 2008

Dan Avery
Oregon Department of Fish and Wildlife
North Coast Watershed District
2040 SE Marine Science Drive
Newport, OR 97365

Dear Mr. Avery,

Thank you for your comments dated June 18, 2008, regarding the Wyndham Timeshare Development – PC 08 15 DR 04. I wanted to take the time to respond with an explanation of how your concerns were addressed in the Planning Commission's approval of the project. I also wanted to make sure that you received the notice of decision. We had a mistake in the date of the appeal period. Any appeals must be submitted by July 28, 2008.

The City just went through a code amendment process to evaluate the uses allowed within the Oldtown Zoning District. The city zoned the property of the proposed Wyndham Timeshare Development as Old Town Area C and specifically allowed lodging (motels and hotels) and buildings up to 4 stories tall. These code changes were adopted by the city in January and became effective on February 4, 2008. Unfortunately, there were no comments about maintaining setbacks from the Spruce stands or limiting development activity on the site that were raised during the public involvement process for the update to the Old Town zoning district. As such, the Planning Commission did not have the option of not allowing the timeshare development as it was consistent with the allowed uses for the newly adopted District.

However, the Commission did want to address the concerns to the extent that they could under the city code provisions. As such, the Commissioners added the following conditions to their approval:

4. Prior to initiating site development and issuance of building permit, the top of the steep bank shall be clearly identified with stakes and/or markers. The stakes and/or markers shall remain on-site during the duration of the construction period.

6. Prior to issuance of a building permit, concurrency from the Department of State Lands on wetland delineation is required to be submitted by the applicant to the Community Development Department.

12. Prior to any site development and issuance of a building permit, a vegetation removal plan that includes removal of noxious weeds including English Ivy, Himalayan Blackberries and Scot's Broom (per FCC 6-1-6-13) and tree limbing shall be submitted and approved by the Community Development Department. The tree limb trimming plan shall be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation submitted to the Community Development Department. Any additional tree thinning requires authorization by the City for removal of any trees beyond what is identified in the tree preservation plan (sheet A1.13).

13. Prior to any site development and issuance of a building permit, a final grading, erosion control and stormwater management plan (per FCC 9-5) shall be submitted and approved by the Public Works and Community Development Department. Approval of the plan by the State Department of Environmental Quality (DEQ) shall also be submitted by the applicant to the Community Development Department.

Hopefully these conditions will help to alleviate your concerns with the proposed development. Please let us know if you think you could help with the review of the any of the required submittals per these conditions of approval.

Respectfully submitted,

Sandra W. Belson
Community Development Director

Cc: Melissa Anderson, Associate Planner

Melissa Anderson

From: Kathy Lenox [kathylenox@hotmail.com]
Sent: Friday, June 20, 2008 10:09 AM
To: melissa.anderson@ci.florence.or.us
Subject: FW: Wyndham Time Share Resort Application



Melissa,

Regarding this project, my comments are as follows:

Overall, these plans appear sensitive to the site. As drawn, the large stand of trees in the south end of this parcel also appear undisturbed. These trees, the estuary, and the tidal lands should be undisturbed and be of utmost concern to this development.

I believe their A7.21DR Exterior Perspective drawing is mislabeled; is it actually looking East, not West?

Regards,

Kathy Lenox
1539 Second Street
Florence, OR 97439

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The i'm Talkathon starts 6/24/08. For now, give amongst yourselves. [Learn More](#)

Melissa Anderson

Subject: FW: Proposed timeshare construction on Quince



-----Original Message-----

From: eaoa42@peoplepc.com [mailto:eaoa42@peoplepc.com]

Sent: Tuesday, June 24, 2008 10:55 AM

To: barb.miller@ci.florence.or.us

Subject: Proposed timeshare construction on Quince

To the Florence Planning Commission:

Today's Register Guard has an article about the proposed new timeshare construction on Quince. As an owner of two timeshares I feel obligated to inform you about how timeshares have operated nationally, especially in Texas and Florida, the states having the most timeshares.

A developer gains approval, builds a timeshare, and sells the units. The owners pay the purchase price and a yearly maintenance fee, over which the owners have no control. Each owner is requested yearly to say whether or not they plan to use the time purchased. If not, they are asked for permission for the resort to rent the unit. It is rented for \$100 or more, and the owner receives about 1/4 of this.

Often the maintenance fees are not used for maintenance but to pay the developer's yearly property taxes. Owners are then asked to pay special assessments stated to be used for upgrades; actually the up-grades would not be necessary if the maintenance fees had been used for maintenance.

If the timeshare is sold as a "deeded" timeshare the owner supposedly owns a fraction of the resort. In reality, all that is being purchased is the right to use the unit for the specified time the owner has purchased.

When the maintenance is neglected and the special assessment amounts make ownership a hardship, the owner will attempt to sell. From experience I can tell you that this process is managed by undocumented agreements between the resort developers, the timeshare sales people, and so-called wholesalers nationwide. If the timeshare is "deeded", it will be considered a real estate transaction, although there is no actual real estate involved, and will require thousands of dollars to pay for a title search by a company often owned by either the developer or the timeshare sales company. Selling now requires all the maintenance and special assessment fees not just to be current but to be paid up for the year ahead. The resort itself (the developer) often charges a "transfer fee" as well, which is determined by each resort. Owners will be called by scammers who require payments of \$500 and higher up-front and who then actually just list the sale on a web site, leaving the owner to take care of the actual selling.

There are apparently legal companies, such as Timeshare Relief and others with similar names, that exist supposedly to assist frustrated owners wanting to sell. They charge approximately \$3000 to "transfer the title." They give the owner a huge list of reasons to prompt the owner to sell, but then they "transfer" the timeshare to a wholesaler who buys them by the thousands. Now, if the owner is unable to sell, why is a wholesaler buying them by the thousands? The representatives of these companies will not provide an answer to this question. Charities that accept timeshares do the same; that is, they sell to a wholesaler, and the donor must pay at least \$600 to cover the transfer costs.

My recommendation to the Florence Planning Commission is not to get involved in this type of activity.

The site can be used to build condos rather than timeshares, which will bring new owners to Florence. At the very least, a decision should not be made in haste. If the decision is made to create timeshares, my suggestion is that the Commission create some very-tightly worded contingencies on how they will be managed in order to protect owners. Selling them as "deeded" timeshares should be banned. This could be a pioneering effort to change what is happening in the timeshare industry nationwide. Oregon has been a leader in many areas; this presents another opportunity for leadership.

Thank you for your consideration,

Evelyn Alford, Cheshire, Oregon

998-6079

25507 Hwy. 36, 97419

Exhibit X

6/24/2008

Melissa Anderson

From: Kelli Weese [kelli.weese@ci.florence.or.us]
Sent: Thursday, May 29, 2008 10:16 AM
To: Melissa Anderson
Subject: FW: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

From: OTT Brandon M [mailto:Brandon.Ott@florence.ris.lane.or.us]
Sent: Thursday, May 29, 2008 9:36 AM
To: SANDERS Maurice K; Kelli Weese
Cc: GUTIERREZ Ray L; PITCHER John E; JOHNSON Harry J
Subject: RE: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

Kelli-

Along with the Chief's concerns about lighting, I think additional lighting on the northeast corner parking area would be a wise idea. Also I would bring up something we always push for on large scale projects, which is adequate address markings and directional address related signage. This is essential for emergency responders to get where they are going as quickly as possible. I would recommend posted addresses on the West end of each building, and a directional sign at the main entry directing which addresses are north or south of the entrance.

Also, I only see one location for a trash enclosure, which is located on the far north end of the development, a substantial distance from the building. I am unsure of the final arrangements at the facility. If the management controls trash disposal from individual units, I guess it is not a huge issue, but if individual residents are responsible for getting the waste from the units to the trash enclosure, I do not feel this is adequate as it would be a major trek to get trash from a south-building unit to the enclosure. It has been my experience that the more work it is for someone to get rid of their trash, the less inclined they may be to do it regularly.

Brandon Ott
Code Enforcement Officer
Florence Police Department
Florence, Oregon 97439
(541)997-3515

From: SANDERS Maurice K
Sent: Thursday, May 29, 2008 9:06 AM
To: Kelli Weese
Cc: GUTIERREZ Ray L; PITCHER John E; JOHNSON Harry J; OTT Brandon M
Subject: FW: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

Kelli,

I do not know what the lighting will be for the parking lot or on the east side facing the creek/security fencing...we have a lot of transients that traverse this area which piques my interest in these items. I need to know what is planned for these items that I don't find on the diagram.

I have forwarded this to Code Officer Ott and my leadership team for their input as well.

Maury

Maurice K. Sanders, Chief of Police

Exhibit Y

**City of Florence Land Use Application
Major Design Review**

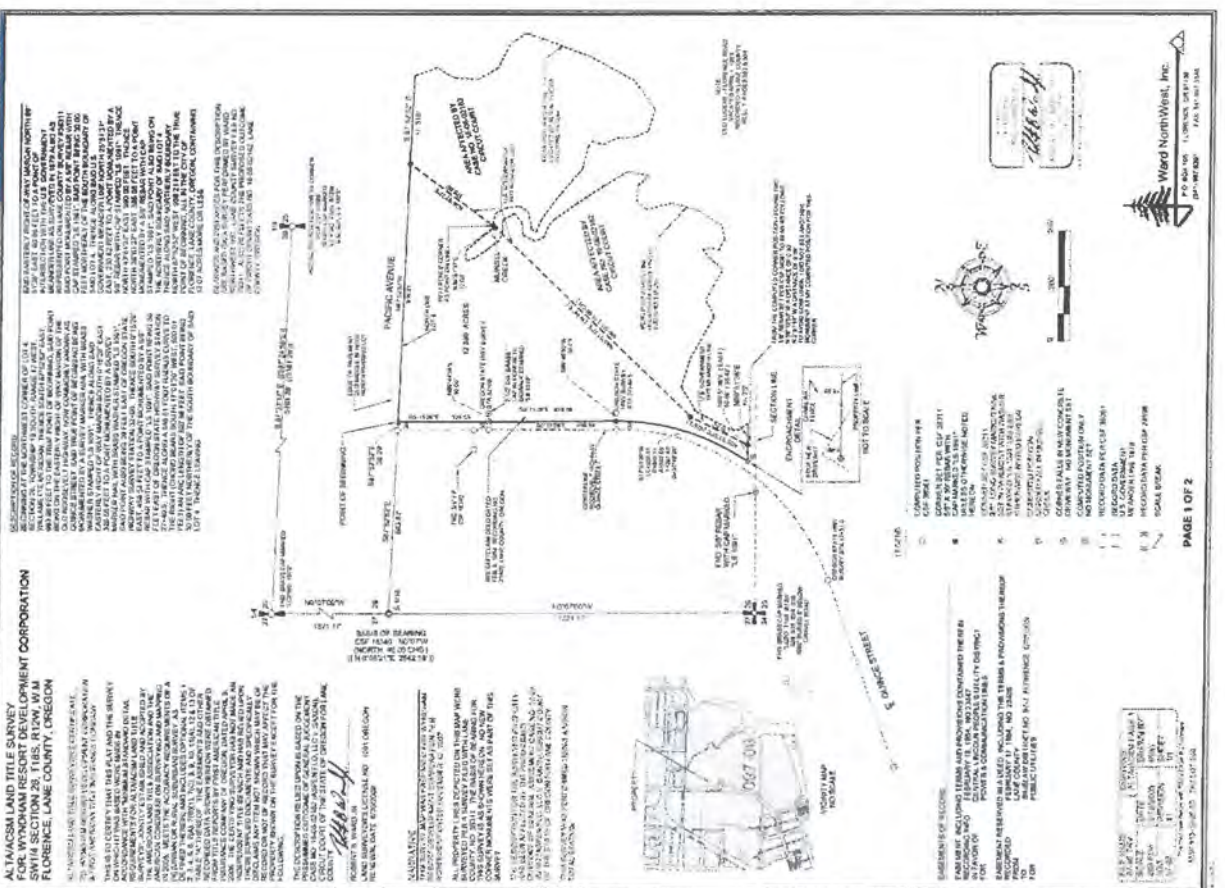
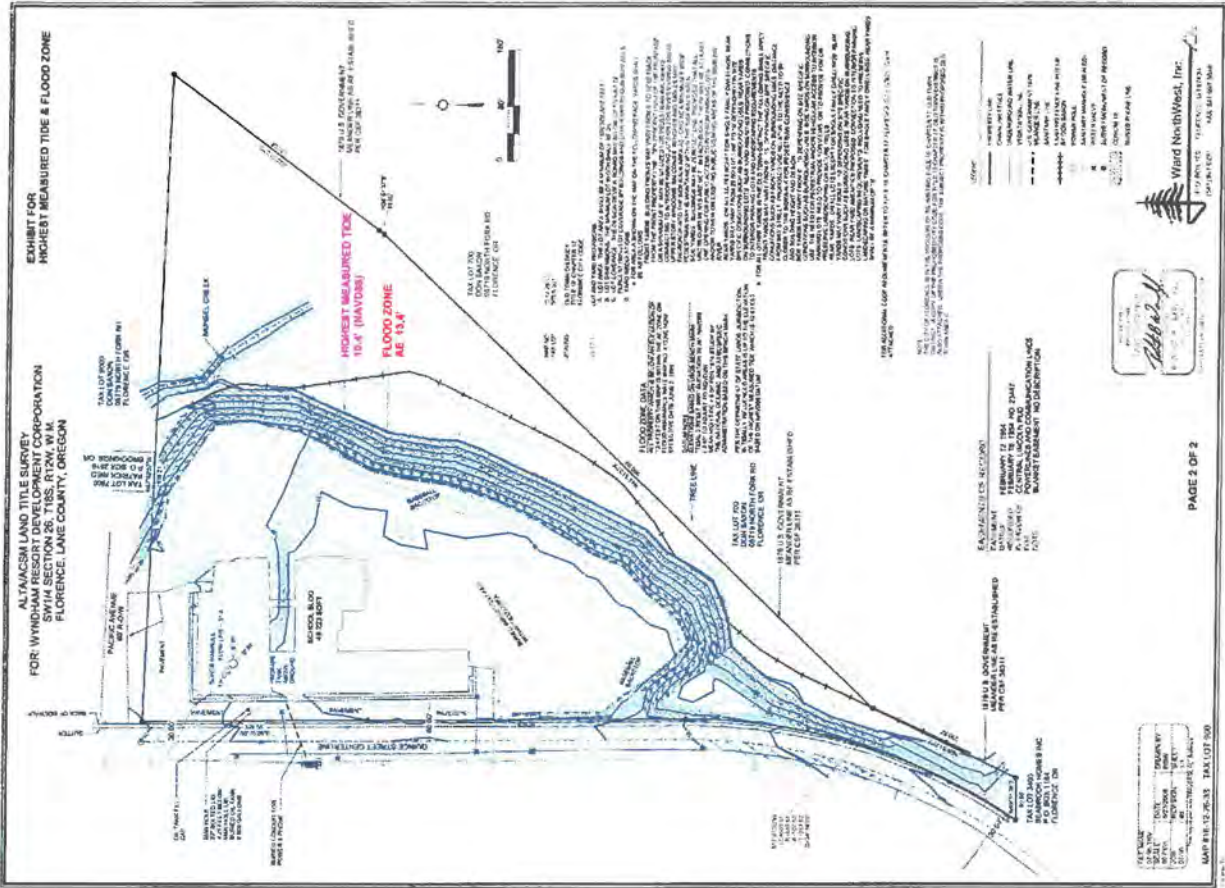
Worldmark by Wyndham

Florence, Oregon

May 6, 2008

May 28, 2008 Revised

- Owner:** Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, Washington 98052
- Applicant:** Pak Koong, Director of Planning Resort Development
Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, Washington 98052
- Applicant's Representative:** Melynda Retallack, Associate
Myhre Group Architects, Inc.
700 SW Taylor Street, Suite 400
Portland, Oregon 97205
- Site Address:** 750 Quince Street
Florence, Oregon 97439
- Legal Description:** Tax Lots 18-12-26-33-00900 and 18-12-26-33-00901
- Zoning:** Old Town District Area C, Natural Resource Conservation Combining District, Natural Estuary District
- Code / Standards Referenced In Narrative:** Florence City Code (FCC), Florence Downtown Architectural Design Guidelines, 1999, Realization 2020 Comprehensive Plan for the City of Florence, January 2008.
- Proposal:** The applicant is proposing to develop a 157,000 square foot timeshare development that will be occupied year round at an anticipated 90%+ capacity. It will include one-story common amenity spaces for use by the owners and three four-story wings containing a total of 120 vacation ownership units. The site includes 187 parking spaces for owners and staff in two surface parking lots on the north and south ends of the site. An outdoor swimming pool, spas and other recreational amenities will be included as part of the proposed development in two courtyards formed by the vacation ownership unit blocks.
This development is designed to create a destination resort that fits into the coastal character of Oregon and the Pacific Northwest and is intended to be sensitive to the adjacent natural areas of the Siuslaw River Estuary and related riparian corridor.



6. COASTAL OVERLAY ZONES (PER CITY REFERENCE MAP):
 ESTUARY - NATURAL RESOURCE CONSERVATION MANAGEMENT UNIT
 SHORELANDS - NATURAL RESOURCE CONSERVATION MANAGEMENT UNIT
 WETLAND & RIPARIAN INVENTORY (FIG. 4A5A PER CITY COMP. PLAN):
 OLD TOWN RIPARIAN AREA AND 100 YEAR FLOOD PLAIN
 OLD TOWN BASIN WETLAND AREA
 MEAN HIGH TIDE - 8.57 PER 1974 STUDY BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION BASED ON THIS BENCHMARK (PER ATTACHED SURVEY)
 85 BUFFER FROM MEAN HIGH TIDE
 POTENTIAL PATH (BY OTHERS) - NOT PART OF THIS APPLICATION
 HIGHEST MEASURED TIDE - 10.5' RELATIVE TO MEAN LOWER LOW WATER (8.34' RELATIVE TO NAVD83) OR 10.4' RELATIVE TO NAVD83
 AE ZONE (FLOOD INSURANCE MAP NO. 41693C1426F - 13.4 FEET NAVD83)
 PROJECT PROPERTY
 DEVELOPMENT EXTENTS



MYHRE GROUP
ARCHITECTS

100% SD / DESIGN REVIEW



100% SD / DESIGN REVIEW

Wentmark
- WYOMING

WORKMARK BY WYOMING - FLORENCE

750 QUINCE STREET FLORENCE, OR

REV DATE FILE
 05.25.08 REVISION

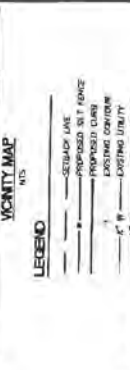
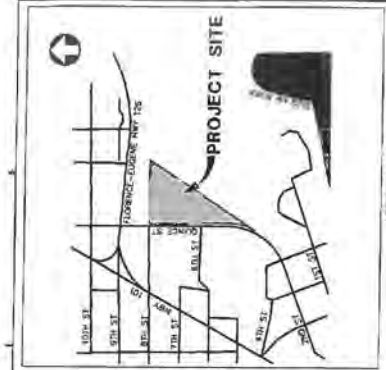
PRE: Myhrle Paulsback
 P/L: Ed Paulsback
 DRAWN BY:
 JOB NO: C7340
 DATE: 05.25.08

A1.00 DR
 NATURAL RESOURCE & TIDAL SITE PLAN

OVERALL SITE PLAN
1"=100'-0"



PROJECT NO.	100-000000
DATE	2014.10.10
PROJECT NAME	PROPOSED COMMERCIAL DEVELOPMENT
PROJECT ADDRESS	100-000000
PROJECT OWNER	100-000000
PROJECT DESIGNER	100-000000
PROJECT DATE	100-000000



OWNER/DEVELOPER
WHYAM ACQUISITION CORP
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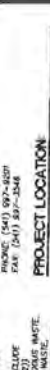
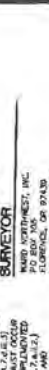
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PROJECT LOCATION
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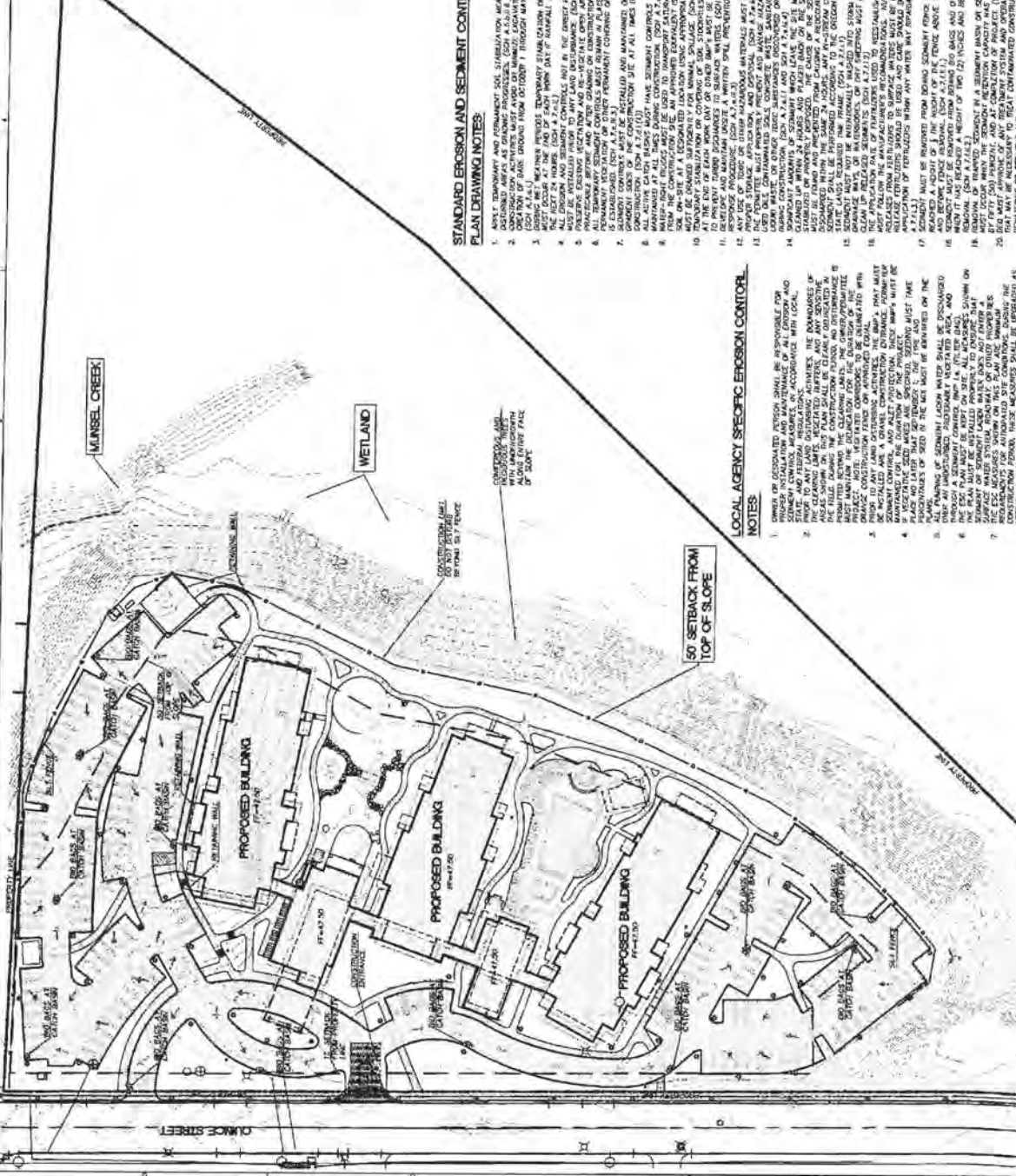
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STANDARD EROSION AND SEDIMENT CONTROL PLAN

PLAN DRAWING NOTES:

1. APPLY TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES ON ALL EXPOSED AREAS AS SHOWN ON THIS PLAN.
2. CONSTRUCTION OF SLOPE SHOULD BE COMPLETED WITHIN 14 DAYS OF THE DATE OF THE PLAN.
3. SLOPE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. ALL EROSION AND SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL SHOULD BE INSTALLED AND MAINTAINED ON ALL DOWN SLOPE AREAS OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION.
6. ALL ACTIVE CONSTRUCTION AREAS MUST HAVE EROSION CONTROLS INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. MULTIPLE EROSION CONTROL MEASURES SHOULD BE USED TO STABILIZE EXPOSED SOIL.
8. EROSION CONTROL MEASURES SHOULD BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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LOCAL AGENCY SPECIFIC EROSION CONTROL NOTES:

1. OWNER OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHOULD BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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Preliminary Development Plan Narrative (FCC Section 9-5-2)

Preliminary Development Plan: The Preliminary Development Plan is required to prevent or mitigate the potentially negative impacts associated with larger site disturbance and development activities (FCC Section 9-5-2-1). A Preliminary Development Plan is required for all projects not specifically identified as being exempt or subject to the modified requirements. The plan shall include as a minimum the following (FCC Section 9-5-2-2):

- A general description of the proposed improvements.

Response: The applicant is proposing to develop an approximately 157,000 square foot timeshare development that will be occupied year round at likely full capacity. It will include one-story common amenity spaces for use by the owners and three four-story wings containing a total of 120 vacation ownership units. The site includes 187 parking spaces for owners and staff in two surface parking lots on the north and south ends of the site. An outdoor swimming pool, spas and other recreational amenities will be included as part of the proposed development in two courtyards formed by the vacation ownership unit wings.

No stormwater runoff will enter or leave the project site.

All stormwater runoff will be infiltrated through a drywell system. The drywells will be located at least 50' to the west of the top of the existing slope in order to protect the slope stability.

Stormwater runoff from parking surface will be treated for water quality through the use of Contech Stormfilter® Catch Basins

- A general description of the topography, soil, storm water drainage and management (include how surface runoff or flow enters and leaves project site), and natural resource conditions of the site. If the area is subject to flooding from a high groundwater table, show how this water is managed to prevent flooding of existing or proposed structures.

Response: The site is split by a 30 to 60 percent slope gradient that creates an upland and wetland division across the property. The proposed development will only be affecting the upland area.

The site generally slopes from southwest to northeast.

Subsurface Soils on the site generally consist of upper loose to medium dense sand dune deposits underlain by denser sand deposits.

There are no catch basins on the existing project site that collect surface storm water. The existing parking lots currently drain out into the Quincy Street public right of way.

Roof drainage from the existing school is piped to an unknown location.

The proposed development will not be reusing this existing infrastructure.

No stormwater runoff enters the existing project site.

The natural resource conditions of the site include: Munsel Creek, Siuslaw River, and additional riparian and wetland areas. These natural resources are located in the lower wetland area and remain outside the limits of disturbance for the proposed development.

The project site located on the upland area is not subject to flooding based on the FEMA 100 year flood plain maps.

- A general description of the proposed project property and a description of existing structures, buildings, and other fixed improvements located on the property and other surrounding properties.
 - A description and plan of erosion prevention and sediment control practices to be implemented during construction and prior to landscaping becoming established.

Response:

A vacant school building currently occupies about half of the upland area. The school and associated parking is accessed from Quincy Street. This vacant school building and associated parking will be demolished as part of the proposed development.

The remainder of the upland area is mostly covered with grass and scattered scotch broom.

The adjacent property to the East is vacant wetland.

Adjacent properties to the North are comprised of commercial and residential properties and surface parking.

Adjacent properties to the South are residential.

Adjacent properties to the West are comprised of commercial buildings with surface parking and public R.O.W.

1. A Site Plan that identifies the following features:

- a. The site location of the proposed project, indicating the location of the proposed project in relation to roadways jurisdictional boundaries, streams, wetlands, and rivers.
- b. The boundary lines of the project site.
- c. All areas of the site that will be disturbed by construction activities and the total disturbed are calculated.
- d. The total quantity of impervious surface added by the project.
- e. The existing and proposed topography of the project site.
- f. The general location and identification of natural vegetation.
- g. The location and identification of the existing and proposed storm water drainage system, including natural and man-made features.
- h. The location of buffers and regulatory setbacks from streams and wetlands.
- i. The required easements for all public facilities.
- j. A description and plan of erosion prevention and sediment control practices to be implemented during construction and prior to landscaping becoming established.

Response: Refer to the attached preliminary development coversheet and preliminary development site plan.

2. A Utility Plan that identifies the following features:

- a. Existing and Proposed Utilities

Response:

- Refer to the attached preliminary development utility plan.

3. A Utility Narrative of how the existing utilities and how and where the new utilities will be connected. It is particularly important that adequate water capacity and pressure is sustained for fire prevention; a description of all utilities is necessary to ensure adequate infrastructure service will be available for the proposed development.

Response:

Water

- *Existing Water:*

The existing site has two connections from a 6" water main that is located in Quince Street. The existing water system is undersized for the proposed development.

- *Proposed Water:*

There is an existing 10" water line located 350' to the north in HWY 126. The propose project will connect to this existing main and bring a new 10" water main down Quince street to the project site.

A 4" domestic water line and 6" fire service line will tie into the new 10" water main at the NW corner of the property. The new water meter, backflow valves, FDC connection and a new fire hydrant will be located in the NW corner of the site.

Booster pumps located in the basement will be incorporated into both the domestic and fire service systems in order to meet the pressure and volume requirements of the Uniform Plumbing Code.

Sanitary

- *Existing Sanitary:*

Per the available survey information, the existing sanitary for the school leaves the site at the northwest corner of the property and in connected into a sanitary system located at the intersection of Quince St. and 8th St. The existing sanitary is undersized for the proposed site.

- *Proposed Sanitary:*

The proposed site requires a new sewer main to be installed along Quince St. This sewer main will connect into an existing 10" stub from a manhole located 350' south of the property at the intersection of Harbor St. and Quince St. From this location a new 10" sewer main will be brought 1020 feet up Quince St to the project site.

A site lateral will be provided from the south building and connect into this sanitary lateral.

The main floors of the building will be gravity drained to this sanitary connection, but the swimming pool and basement may require lift stations.

Gas

- *Existing Gas:*
There is no existing gas service to the site.
- *Proposed Gas:*
The site will install an underground propane tank to service the bar-b-ques and fireplaces. This underground tank will be located in the south parking lot.

Storm

- *Existing Storm:*
There are no surface storm water collection facilities onsite. Roof drains from the existing school are plumbed underground to an unknown storm water system. This storm water system will be removed or abandoned.
- *Proposed Storm:*
Stormwater from the site will be infiltrated by drywell or soakage trench. In order to insure slope stability, all infiltration structures will be located at least 50' setback from the top of the eastern slope.

Parking lot surface water will be treated for water quality with Contech Stormfilter® catch basins prior to infiltration.

Power

- *Existing Power:*
The existing buildings are powered from overhead power lines. These overhead power lines will be removed along with any poles that are located on the property.
- *Proposed Power:*
Utility Power will be trenched from the street vault to the vault mounted site transformer (2.0MVA, 120,240V, 3 phase). The secondary of the transformer will feed the switchgear lineup located in the north building.

Site Lighting

- *Existing Site Lighting:*
Existing Site Lighting will be removed.
- *Proposed Site Lighting:*
Site parking lot lighting will be provided by pole mounted ornamental fixtures – matching the City of Florence requirements. Power for the parking lot lighting will be provided from the individual building house panels.
Site lighting will also be provided in the public right of way along Quince St. (Power feed for this lighting needs to be determined.)

Telephone/Cable

- *Existing Telephone/Cable:*
Existing Telephone/Cable will be removed.
- *Proposed Telephone/Cable:*
Telephone/Cable will be coordinated w/ private utility.

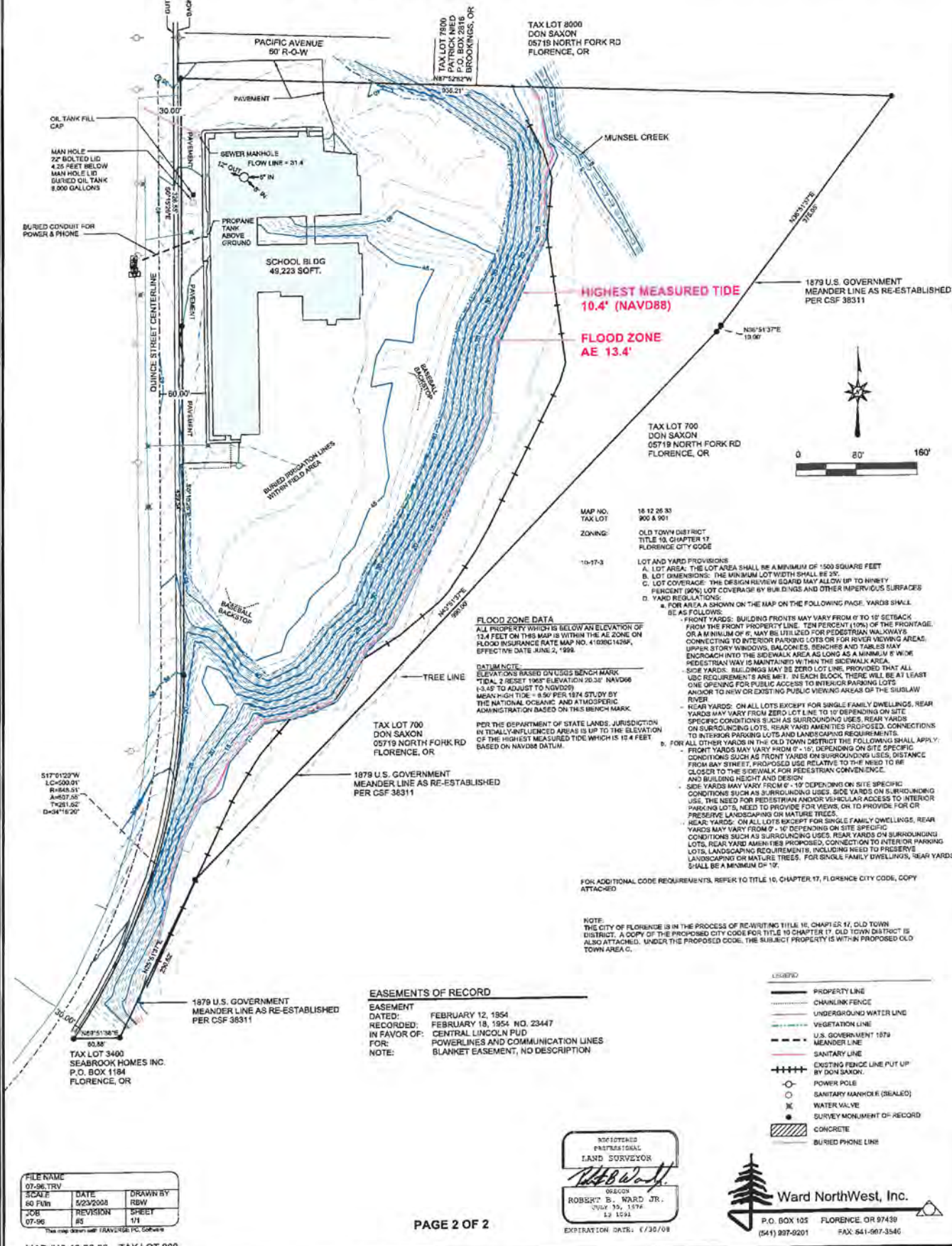
Irrigation

- *Existing Irrigation:*
Existing Irrigation will be removed.
- *Proposed Irrigation:*
Irrigation will be installed per plumbing code.

End of Document

ALTA/ACSM LAND TITLE SURVEY
 FOR: WYNDHAM RESORT DEVELOPMENT CORPORATION
 SW1/4 SECTION 26, T18S, R12W, W.M.
 FLORENCE, LANE COUNTY, OREGON

EXHIBIT FOR
 HIGHEST MEASURED TIDE & FLOOD ZONE



MAP NO. 16.12.26.33
 TAX LOT 900 & 901
 ZONING: OLD TOWN DISTRICT
 TITLE 16, CHAPTER 17
 FLORENCE CITY CODE
 10-17-3

LOT AND YARD PROVISIONS
 A. LOT AREA: THE LOT AREA SHALL BE A MINIMUM OF 1500 SQUARE FEET
 B. LOT DIMENSIONS: THE MINIMUM LOT WIDTH SHALL BE 25'
 C. LOT COVERAGE: THIS DESIGN REVIEW BOARD MAY ALLOW UP TO NINETY PERCENT (90%) LOT COVERAGE BY BUILDINGS AND OTHER IMPERVIOUS SURFACES
 D. YARD REGULATIONS:
 1. FOR AN AREA AS SHOWN ON THE MAP ON THE FOLLOWING PAGE, YARDS SHALL BE AS FOLLOWS:
 - FRONT YARDS: BUILDING FRONTS MAY VARY FROM 0' TO 15' SETBACK FROM THE FRONT PROPERTY LINE. TEN PERCENT (10%) OF THE FRONTAGE OR A MINIMUM OF 6' MAY BE UTILIZED FOR PEDESTRIAN WALKWAYS CONNECTING TO INTERIOR PARKING LOTS OR FOR RIVER VIEWING AREAS. UPPER STORY WINDOWS, BALCONIES, BENCHES AND TABLES MAY ENCRoACH INTO THE SIDEWALK AREA AS LONG AS A MINIMUM 5' WIDE PEDESTRIAN WAY IS MAINTAINED WITHIN THE SIDEWALK AREA.
 - SIDE YARDS: BUILDINGS MAY BE ZERO LOT LINE PROVIDED THAT ALL USE REQUIREMENTS ARE MET. IN EACH BLOCK, THERE WILL BE AT LEAST ONE OPENING FOR PUBLIC ACCESS TO INTERIOR PARKING LOTS AND/OR TO NEW OR EXISTING PUBLIC VIEWING AREAS OF THE SUGLAW RIVER.
 - REAR YARDS: ON ALL LOTS EXCEPT FOR SINGLE FAMILY DWELLINGS, REAR YARDS MAY VARY FROM ZERO LOT LINE TO 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, REAR YARDS ON SURROUNDING LOTS, REAR YARD AMENITIES PROPOSED, CONNECTIONS TO INTERIOR PARKING LOTS AND LANDSCAPING REQUIREMENTS.
 2. FOR ALL OTHER YARDS IN THE OLD TOWN DISTRICT THE FOLLOWING SHALL APPLY:
 - FRONT YARDS MAY VARY FROM 0' - 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS FRONT YARDS ON SURROUNDING USES, DISTANCE FROM MAIN STREET, PROPOSED USE RELATIVE TO THE NEED TO BE CLOSER TO THE SIDEWALK FOR PEDESTRIAN CONVENIENCE AND BUILDING HEIGHT AND DESIGN.
 - SIDE YARDS MAY VARY FROM 0' - 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, SIDE YARDS ON SURROUNDING LOTS, REAR YARDS ON SURROUNDING LOTS, REAR YARD AMENITIES PROPOSED, CONNECTIONS TO INTERIOR PARKING LOTS, NEED TO PROVIDE FOR VIEWS, OR TO PROVIDE FOR OR PRESERVE LANDSCAPING OR MATURE TREES.
 - REAR YARDS: ON ALL LOTS EXCEPT FOR SINGLE FAMILY DWELLINGS, REAR YARDS MAY VARY FROM 0' - 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, REAR YARDS ON SURROUNDING LOTS, REAR YARD AMENITIES PROPOSED, CONNECTIONS TO INTERIOR PARKING LOTS, LANDSCAPING REQUIREMENTS, INCLUDING NEED TO PRESERVE LANDSCAPING OR MATURE TREES. FOR SINGLE FAMILY DWELLINGS, REAR YARDS SHALL BE A MINIMUM OF 10'.

FLOOD ZONE DATA
 ALL PROPERTY WHICH IS BELOW AN ELEVATION OF 12.4 FEET ON THIS MAP IS WITHIN THE AE ZONE ON FLOOD INSURANCE RATE MAP NO. 41088C1429P, EFFECTIVE DATE JUNE 2, 1999.
 DATUM: NAD 83
 ELEVATIONS BASED ON USGS BENCH MARK "TIDAL 2" (RESET 1967) ELEVATION 20.31' NAVD83 (+3.45' TO ADJUST TO NAVD83)
 MEAN HIGH TIDE = 8.50' PER 1974 STUDY BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION BASED ON THIS BENCH MARK.
 PER THE DEPARTMENT OF STATE LANDS, JURISDICTION IN TIDALLY-INFLUENCED AREAS IS UP TO THE ELEVATION OF THE HIGHEST MEASURED TIDE WHICH IS 12.4 FEET BASED ON NAVD83 DATUM.

FOR ADDITIONAL CODE REQUIREMENTS, REFER TO TITLE 16, CHAPTER 17, FLORENCE CITY CODE, COPY ATTACHED

NOTE:
 THE CITY OF FLORENCE IS IN THE PROCESS OF RE-WRITING TITLE 16, CHAPTER 17, OLD TOWN DISTRICT. A COPY OF THE PROPOSED CITY CODE FOR TITLE 16 CHAPTER 17, OLD TOWN DISTRICT IS ALSO ATTACHED. UNDER THE PROPOSED CODE, THE SUBJECT PROPERTY IS WITHIN PROPOSED OLD TOWN AREA C.

EASEMENTS OF RECORD
 EASEMENT DATED: FEBRUARY 12, 1954
 RECORDED: FEBRUARY 18, 1954 NO. 23447
 IN FAVOR OF: CENTRAL LINCOLN PUD
 FOR: POWERLINES AND COMMUNICATION LINES
 NOTE: BLANKET EASEMENT, NO DESCRIPTION

- LEGEND
- PROPERTY LINE
 - - - CHAINLINK FENCE
 - - - UNDERGROUND WATER LINE
 - - - VEGETATION LINE
 - - - U.S. GOVERNMENT 1879 MEANDER LINE
 - - - SANITARY LINE
 - +—+—+ EXISTING FENCE LINE PUT UP BY DON SAXON
 - POWER POLE
 - SANITARY MANHOLE (SEALED)
 - ⊗ WATER VALVE
 - SURVEY MONUMENT OF RECORD
 - CONCRETE
 - - - BURIED PHONE LINE

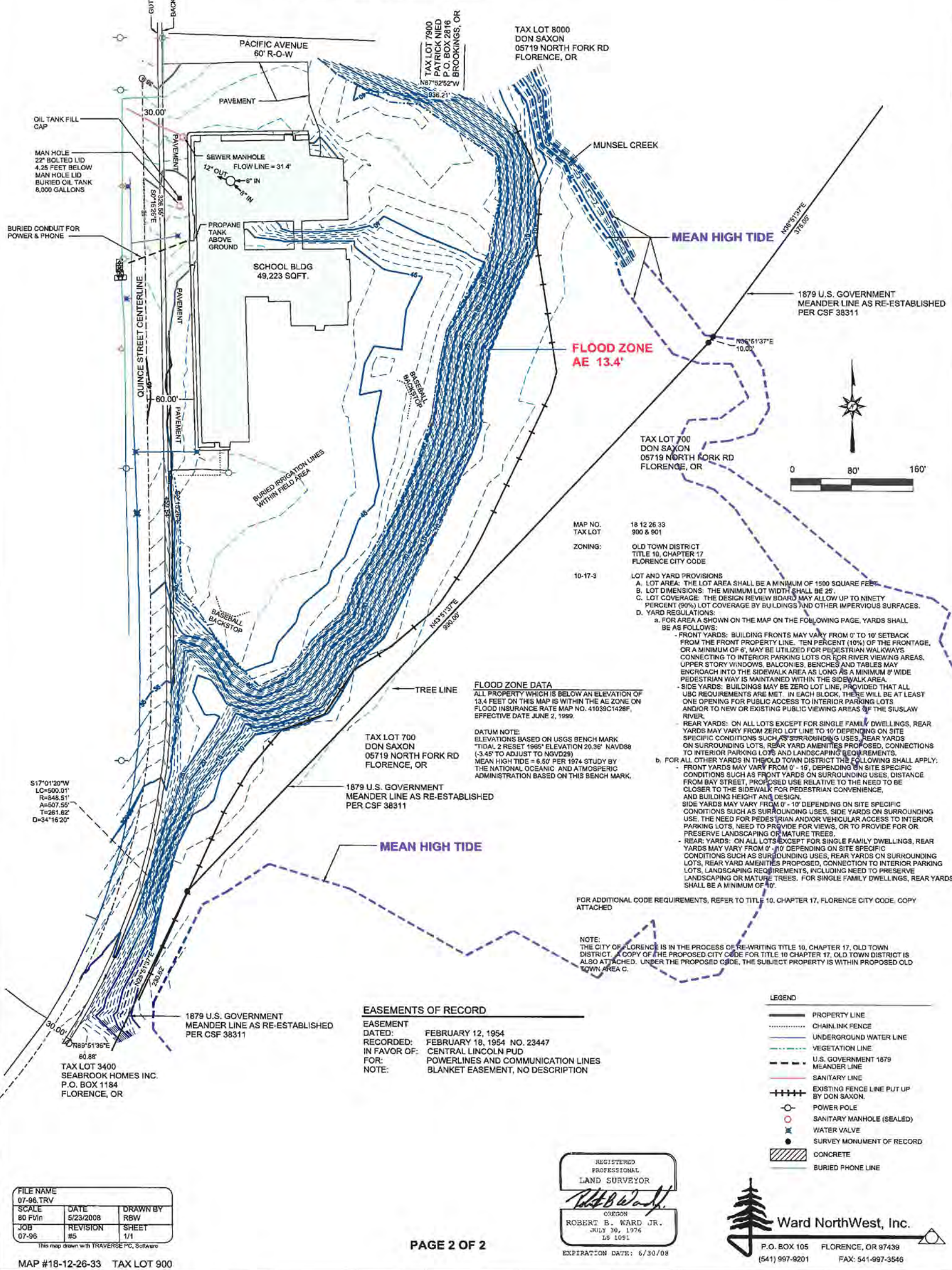
REGISTERED PROFESSIONAL LAND SURVEYOR
 Robert B. Ward Jr.
 062009
 Robert B. Ward Jr.
 July 30, 1974
 L2 1294
 EXPIRATION DATE: 7/30/08

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97439
 (541) 997-9201 FAX: 541-997-3546

FILE NAME	07-06.TRV	DATE	5/23/2008	DRAWN BY	RBW
SCALE	80 Ft=1"	REVISION	86	SHEET	1/1
JOB	07-06	This map drawn with TRAVERSE PC Software			

ALTA/ACSM LAND TITLE SURVEY
 FOR: WYNDHAM RESORT DEVELOPMENT CORPORATION
 SW1/4 SECTION 26, T18S, R12W, W.M.
 FLORENCE, LANE COUNTY, OREGON

EXHIBIT FOR
 MEAN HIGH TIDE & FLOOD ZONE



MAP NO. 18 12 26 33
 TAX LOT 900 & 901
 ZONING: OLD TOWN DISTRICT
 TITLE 10, CHAPTER 17
 FLORENCE CITY CODE
 10-17-3

LOT AND YARD PROVISIONS
 A. LOT AREA: THE LOT AREA SHALL BE A MINIMUM OF 1500 SQUARE FEET.
 B. LOT DIMENSIONS: THE MINIMUM LOT WIDTH SHALL BE 25'.
 C. LOT COVERAGE: THE DESIGN REVIEW BOARD MAY ALLOW UP TO NINETY PERCENT (90%) LOT COVERAGE BY BUILDINGS AND OTHER IMPERVIOUS SURFACES.
 D. YARD REGULATIONS:
 a. FOR AREA A SHOWN ON THE MAP ON THE FOLLOWING PAGE, YARDS SHALL BE AS FOLLOWS:
 - FRONT YARDS: BUILDING FRONTS MAY VARY FROM 0' TO 10' SETBACK FROM THE FRONT PROPERTY LINE. TEN PERCENT (10%) OF THE FRONTAGE, OR A MINIMUM OF 6', MAY BE UTILIZED FOR PEDESTRIAN WALKWAYS CONNECTING TO INTERIOR PARKING LOTS OR FOR RIVER VIEWING AREAS, UPPER STORY WINDOWS, BALCONIES, BENCHES AND TABLES MAY ENDOUR INTO THE SIDEWALK AREA AS LONG AS A MINIMUM 9' WIDE PEDESTRIAN WAY IS MAINTAINED WITHIN THE SIDEWALK AREA.
 - SIDE YARDS: BUILDINGS MAY BE ZERO LOT LINE, PROVIDED THAT ALL USC REQUIREMENTS ARE MET. IN EACH BLOCK, THERE WILL BE AT LEAST ONE OPENING FOR PUBLIC ACCESS TO INTERIOR PARKING LOTS AND/OR TO NEW OR EXISTING PUBLIC VIEWING AREAS BY THE SIUSLAW RIVER.
 - REAR YARDS: ON ALL LOTS EXCEPT FOR SINGLE FAMILY DWELLINGS, REAR YARDS MAY VARY FROM ZERO LOT LINE TO 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, REAR YARDS ON SURROUNDING LOTS, REAR YARD AMENITIES PROPOSED, CONNECTIONS TO INTERIOR PARKING LOTS AND LANDSCAPING REQUIREMENTS.
 b. FOR ALL OTHER YARDS IN THE OLD TOWN DISTRICT THE FOLLOWING SHALL APPLY:
 - FRONT YARDS MAY VARY FROM 0' - 15', DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, DISTANCE FROM BAY STREET, PROPOSED USE RELATIVE TO THE NEED TO BE CLOSER TO THE SIDEWALK FOR PEDESTRIAN CONVENIENCE, AND BUILDING HEIGHT AND DESIGN.
 - SIDE YARDS MAY VARY FROM 0' - 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, SIDE YARDS ON SURROUNDING USE, THE NEED FOR PEDESTRIAN AND/OR VEHICULAR ACCESS TO INTERIOR PARKING LOTS, NEED TO PROVIDE FOR VIEWS, OR TO PROVIDE FOR OR PRESERVE LANDSCAPING OR MATURE TREES.
 - REAR YARDS: ON ALL LOTS EXCEPT FOR SINGLE FAMILY DWELLINGS, REAR YARDS MAY VARY FROM 0' - 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, REAR YARDS ON SURROUNDING LOTS, REAR YARD AMENITIES PROPOSED, CONNECTION TO INTERIOR PARKING LOTS, LANDSCAPING REQUIREMENTS, INCLUDING NEED TO PRESERVE LANDSCAPING OR MATURE TREES. FOR SINGLE FAMILY DWELLINGS, REAR YARDS SHALL BE A MINIMUM OF 10'.

FLOOD ZONE DATA
 ALL PROPERTY WHICH IS BELOW AN ELEVATION OF 13.4 FEET ON THIS MAP IS WITHIN THE AE ZONE ON FLOOD INSURANCE RATE MAP NO. 41059C1428F, EFFECTIVE DATE JUNE 2, 1999.

DATUM NOTE:
 ELEVATIONS BASED ON USGS BENCH MARK "TIDAL 2 RESET 1985" ELEVATION 20.36' NAVD88 (-3.45' TO ADJUST TO NGVD29)
 MEAN HIGH TIDE = 6.50' PER 1974 STUDY BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION BASED ON THIS BENCH MARK.

EASEMENTS OF RECORD
 EASEMENT DATED: FEBRUARY 12, 1954
 RECORDED: FEBRUARY 18, 1954 NO. 23447
 IN FAVOR OF: CENTRAL LINCOLN PUD
 FOR: POWER LINES AND COMMUNICATION LINES
 NOTE: BLANKET EASEMENT, NO DESCRIPTION

- LEGEND
- PROPERTY LINE
 - CHAINLINK FENCE
 - UNDERGROUND WATER LINE
 - VEGETATION LINE
 - U.S. GOVERNMENT 1879 MEANDER LINE
 - SANITARY LINE
 - ++++ EXISTING FENCE LINE PUT UP BY DON SAXON
 - POWER POLE
 - SANITARY MANHOLE (SEALED)
 - WATER VALVE
 - SURVEY MONUMENT OF RECORD
 - ▨ CONCRETE
 - BURIED PHONE LINE

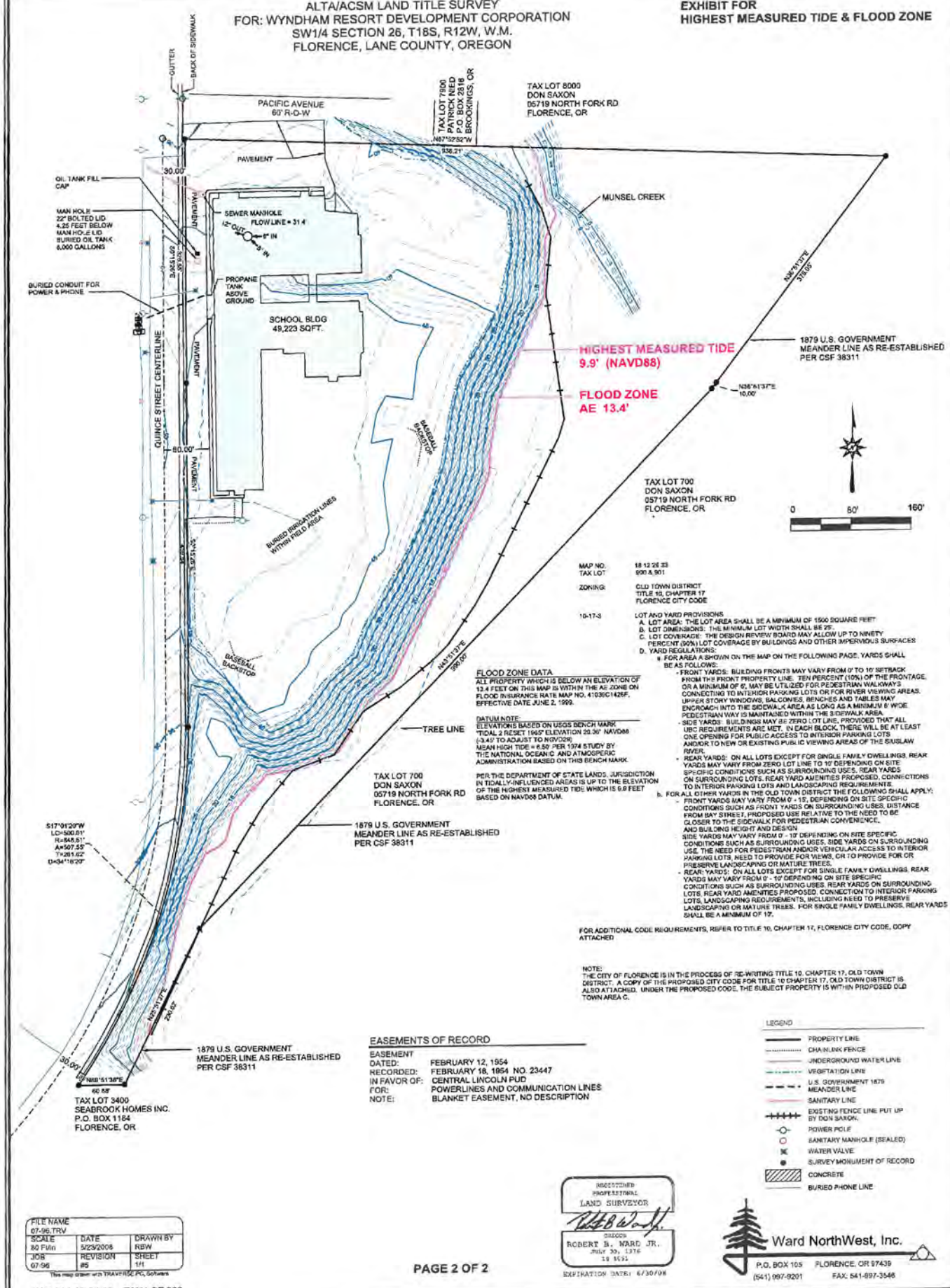
REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 ROBERT B. WARD JR.
 JULY 30, 1976
 LS 1051
 EXPIRATION DATE: 6/30/08

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97439
 (541) 997-9201 FAX: 541-997-3546

FILE NAME	07-98.TRV	DATE	5/23/2008	DRAWN BY	RBW
SCALE	80 Ft/in	REVISION	#5	SHEET	1/1
JOB	07-98				

ALTA/ACSM LAND TITLE SURVEY
 FOR: WYNDHAM RESORT DEVELOPMENT CORPORATION
 SW1/4 SECTION 26, T18S, R12W, W.M.
 FLORENCE, LANE COUNTY, OREGON

EXHIBIT FOR
 HIGHEST MEASURED TIDE & FLOOD ZONE



MAP NO. 18-12-26-33
 TAX LOT 900 A, 901

ZONING: OLD TOWN DISTRICT
 TITLE 10, CHAPTER 17
 FLORENCE CITY CODE

10-17-S

- LOT AND YARD PROVISIONS
- A. LOT AREA: THE LOT AREA SHALL BE A MINIMUM OF 1500 SQUARE FEET
 - B. LOT DIMENSIONS: THE MINIMUM LOT WIDTH SHALL BE 25'
 - C. LOT COVERAGE: THE DESIGN REVIEW BOARD MAY ALLOW UP TO NINETY PERCENT (90%) LOT COVERAGE BY BUILDINGS AND OTHER IMPERVIOUS SURFACES
 - D. YARD REGULATIONS:
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 - SIDE YARDS: BUILDINGS MAY BE ZERO LOT LINE, PROVIDED THAT ALL UIC REQUIREMENTS ARE MET. IN EACH BLOCK, THERE WILL BE AT LEAST ONE OPENING FOR PUBLIC ACCESS TO INTERIOR PARKING LOTS AND/OR TO NEW OR EXISTING PUBLIC VIEWING AREAS OF THE SUSLAW RIVER.
 - REAR YARDS: ON ALL LOTS EXCEPT FOR SINGLE FAMILY DWELLINGS, REAR YARDS MAY VARY FROM ZERO LOT LINE TO 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, REAR YARDS ON SURROUNDING LOTS AND LANDSCAPING REQUIREMENTS.
 - 2. FOR ALL OTHER YARDS IN THE OLD TOWN DISTRICT THE FOLLOWING SHALL APPLY:
 - FRONT YARDS MAY VARY FROM 0' - 15' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, DISTANCE FROM SIDE STREET, PROPOSED USE RELATIVE TO THE NEED TO BE CLOSER TO THE SIDEWALK FOR PEDESTRIAN CONVENIENCE, AND BUILDING HEIGHT AND DESIGN.
 - SIDE YARDS MAY VARY FROM 0' - 10' DEPENDING ON SITE SPECIFIC CONDITIONS SUCH AS SURROUNDING USES, SIDE YARDS ON SURROUNDING LOTS, LANDSCAPING REQUIREMENTS, INCLUDING NEED TO PRESERVE LANDSCAPING OR MATURE TREES.
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FLOOD ZONE DATA
 ALL PROPERTY WHICH IS BELOW AN ELEVATION OF 13.4 FEET ON THIS MAP IS WITHIN THE AE ZONE ON FLOOD INSURANCE RATE MAP NO. 41030C1426P, EFFECTIVE DATE JUNE 2, 1999.

DATUM NOTE
 ELEVATIONS BASED ON USGS BENCH MARK TIDAL 2 RESET 1969 ELEVATION 20.30' NAVD88 (-3.45' TO ADJUST TO NAVD88) NEAR HIGH TIDE = 4.50' PER 1974 STUDY BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION BASED ON THIS BENCH MARK.

PER THE DEPARTMENT OF STATE LANDS, JURISDICTION IN TIDALLY-INFLUENCED AREAS IS UP TO THE ELEVATION OF THE HIGHEST MEASURED TIDE WHICH IS 9.9 FEET BASED ON NAVD88 DATUM.

FOR ADDITIONAL CODE REQUIREMENTS, REFER TO TITLE 10, CHAPTER 17, FLORENCE CITY CODE, COPY ATTACHED.

NOTE:
 THE CITY OF FLORENCE IS IN THE PROCESS OF RE-WRITING TITLE 10, CHAPTER 17, OLD TOWN DISTRICT. A COPY OF THE PROPOSED CITY CODE FOR TITLE 10 CHAPTER 17, OLD TOWN DISTRICT IS ALSO ATTACHED. UNDER THE PROPOSED CODE, THE SUBJECT PROPERTY IS WITHIN PROPOSED OLD TOWN AREA C.

EASEMENTS OF RECORD

EASEMENT DATED: FEBRUARY 12, 1954
 RECORDED: FEBRUARY 18, 1954 NO. 23447
 IN FAVOR OF: CENTRAL LINCOLN PUD
 FOR: POWERLINES AND COMMUNICATION LINES
 NOTE: BLANKET EASEMENT, NO DESCRIPTION

- LEGEND
- PROPERTY LINE
 - - - CHAIN LINK FENCE
 - - - UNDERGROUND WATER LINE
 - - - VEGETATION LINE
 - - - U.S. GOVERNMENT 1879 MEANDER LINE
 - - - SANITARY LINE
 - +—+ EXISTING FENCE LINE: PUT UP BY DON SAXON
 - POWER POLE
 - SANITARY MANHOLE (SEALED)
 - WATER VALVE
 - SURVEY MONUMENT OF RECORD
 - ▨ CONCRETE
 - - - BURIED PHONE LINE

REGISTERED PROFESSIONAL LAND SURVEYOR
 ROBERT B. WARD, JR.
 JULY 29, 1976
 EXPIRATION DATE: 6/30/08

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97439
 (541) 997-9201 FAX: 541-997-3548

FILE NAME	07-56.TRV
SCALE	AS SHOWN
NO. FILED	5/25/2008
DATE	5/25/2008
DRAWN BY	RWB
JOB	REVISION
07-56	#5
	SHEET
	11

ALTA/ACSM LAND TITLE SURVEY
FOR: WYNNDHAM RESORT DEVELOPMENT CORPORATION
SW1/4 SECTION 26, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON

ALTA/ACSM LAND TITLE SURVEYOR'S CERTIFICATE
& WYNNDHAM RESORT DEVELOPMENT CORPORATION
& FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005. MEETS THE ACCURACY REQUIREMENTS OF A (U)RBAN OR RURAL (SUBURBAN) SURVEY, AS DEFINED THEREIN, AND INCLUDES OPTIONAL ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 12 & 13 OF TABLE "A" THEREOF. THE EASEMENTS AND OTHER RECORDED DATA HEREON WERE OBTAINED FROM TITLE REPORTS BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, DATED APRIL 6, 2005. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED UPON THESE SUPPLIED DOCUMENTS AND SPECIFICALLY DISCLAIMS ANY ITEM NOT SHOWN WHICH MAY BE OF RECORD OR NOT OF RECORD THAT MAY AFFECT THE PROPERTY SHOWN ON THE SURVEY EXCEPT FOR THE FOLLOWING:

THE DESCRIPTION RELIED UPON IS BASED ON THE PRESUMED OUTCOME OF GENERAL JUDGEMENT CASE NO. 18-06-02182 (ASPEN FLO, LLC V. SAXON), CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY.

ROBERT D. WARD JR.
 LAND SURVEYOR'S LICENSE NO. 1091 OREGON
 RENEWAL DATE: 03/22/2008

NARRATIVE
 THIS SURVEY MAP WAS PREPARED FOR WYNNDHAM RESORT DEVELOPMENT CORPORATION PER AGREEMENT DATED DECEMBER 12, 2007.

ALL PROPERTY LINES DEPICTED ON THIS MAP WERE SURVEYED PER A SURVEY FILED WITH LANE COUNTY, NO. 38311. THE BASIS OF BEARING FOR THIS SURVEY IS AS SHOWN HEREON. NO NEW CORNER MONUMENTS WERE SET AS PART OF THIS SURVEY.

THE DESCRIPTION FOR THE SURVEYED PROPERTY HAS BEEN AFFECTED BY THE PRESUMED OUTCOME OF GENERAL JUDGEMENT CASE NO. 18-06-02182 (ASPEN FLO, LLC V. SAXON), CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY.

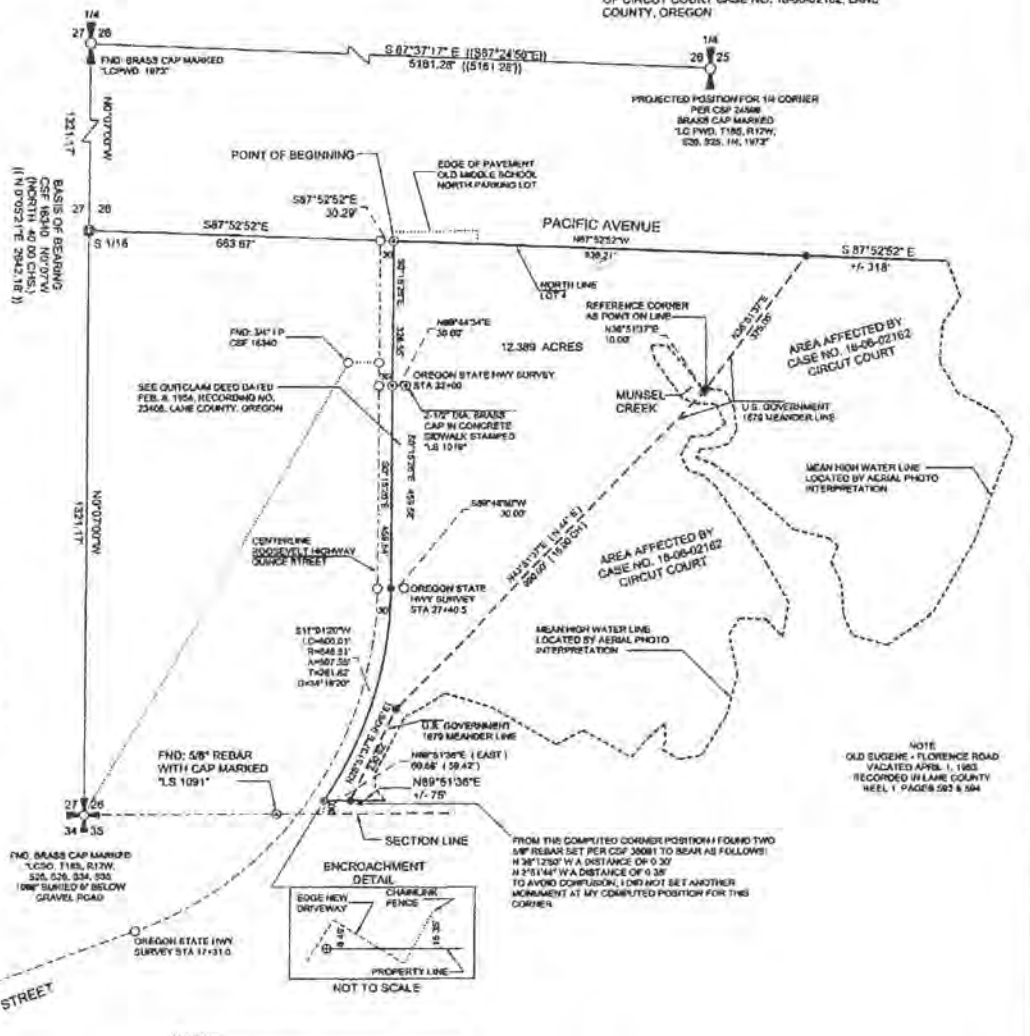
THIS SURVEY WAS PERFORMED USING A HIKON TOTAL STATION.



DESCRIPTION OF RECORD
 BEGINNING AT THE NORTHWEST CORNER OF LOT 4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, THENCE SOUTH 87°52'52" EAST, 863.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF THE OLD ROCKWELL HIGHWAY, NOW COMMONLY KNOWN AS QUINCE STREET, SAID TRUE POINT OF BEGINNING BEING MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091". THENCE ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN SOUTH 0°15'20" EAST, 326.55 FEET TO A POINT MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091", SAID POINT ALSO BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 32+00; THENCE SOUTH 0°15'20" EAST, 459.54 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 27+40.5; THENCE ALONG A 848.51 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 17°01'20" WEST, 500.01 FEET) AN ARC LENGTH OF 507.55 FEET, SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE LEAVING

SAID EASTERLY RIGHT-OF-WAY MARGIN NORTH 89°51'30" EAST, 60.88 FEET TO A POINT OF INTERSECTION WITH THE U.S. GOVERNMENT MEANDER LINE AS SURVEYED IN 1879 ALSO AS REPRESENTED ON LANE COUNTY SURVEY 83811. SAID POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE ALONG SAID U.S. GOVERNMENT MEANDER LINE NORTH 29°51'37" EAST, 230.52 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", THENCE NORTH 45°51'37" EAST, 590.00 FEET; THENCE NORTH 29°51'37" EAST, 385.05 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 4; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 87°52'52" WEST, 536.21 FEET TO THE TRUE POINT OF BEGINNING, ALL IN THE CITY OF FLORENCE, LANE COUNTY, OREGON, CONTAINING 12.07 ACRES MORE OR LESS.

BEARINGS AND DISTANCES FOR THIS DESCRIPTION ARE BASED ON A SURVEY PERFORMED BY WARD NORTHWEST INC., LANE COUNTY SURVEY FILE NO. 38311. ALSO REFLECTS THE PROPOSED OUTCOME OF CIRCUIT COURT CASE NO. 18-06-02182, LANE COUNTY, OREGON.



LEGEND

- COMPUTED POSITION PER CSF 38081
- CORNER SET PER CSF 38311
- 5/8" X 20" REBAR WITH CAP MARKED "LS 1091" UNLESS OTHERWISE NOTED HEREON
- CORNER SET CSF 38311
- 2.0" LONG SURVEY MARKER NAIL SET IN PAVEMENT WITH WASHER STAMPED "LS 1091" UNLESS OTHERWISE NOTED HEREON
- COMPUTED POSITION CORNER FALL IN MUNSEL CREEK
- CORNER FALLS IN NEW CONCRETE DRIVEWAY, NO MONUMENT SET
- COMPUTED POSITION ONLY NO MONUMENT SET
- RECORD DATA PER CSF 38081
- RECORD DATA U.S. GOVERNMENT MEANDER LINE 1879
- RECORD DATA PER CSF 24598
- || SCALE BREAK

EASEMENTS OF RECORD

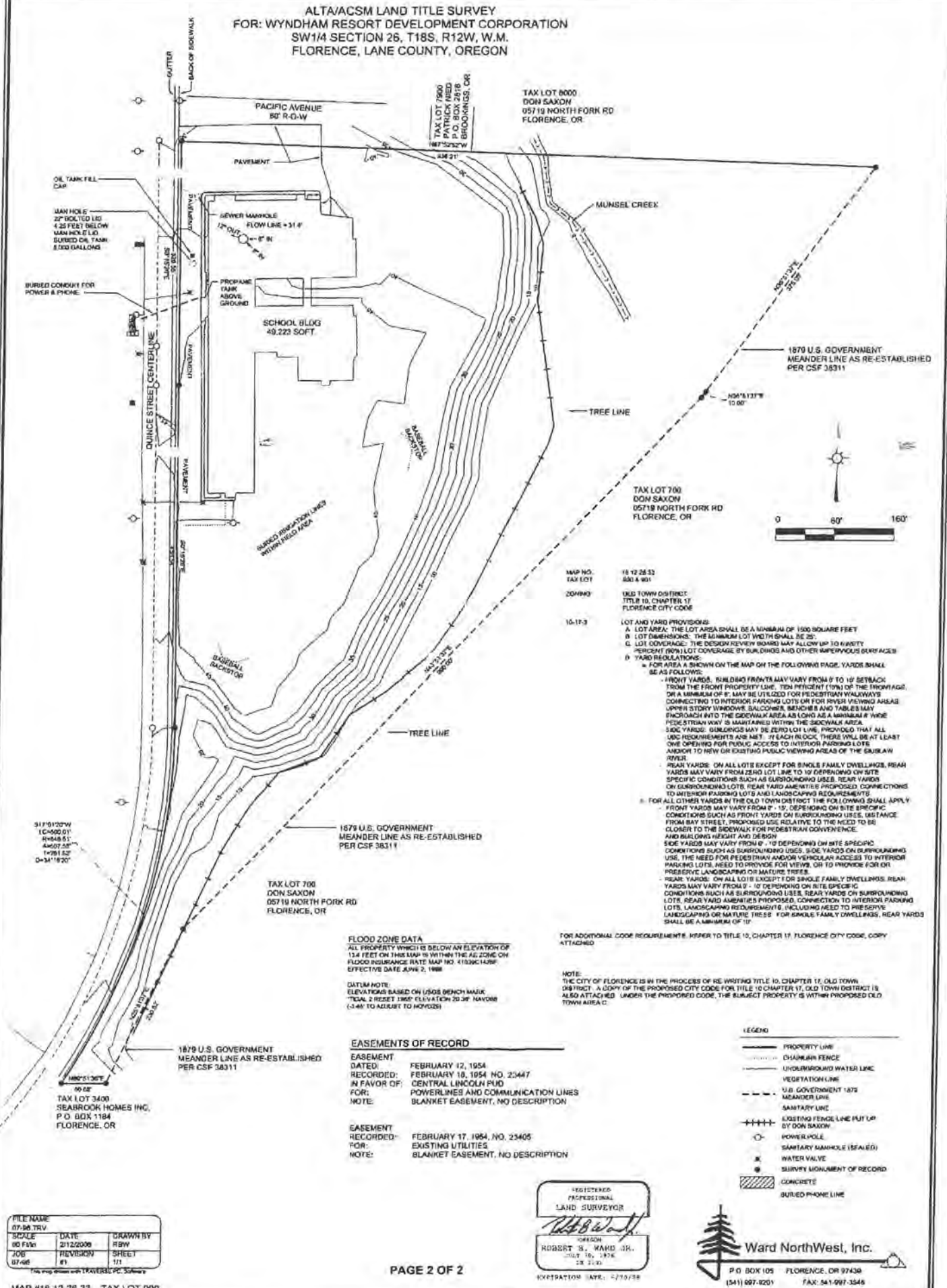
EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING INFO: FEBRUARY 18, 1954, NO. 23447
 IN FAVOR OF: CENTRAL LINCOLN PEOPLES UTILITY DISTRICT POWER & COMMUNICATION LINES

EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS & PROVISIONS THEREOF:
 RECORDED: FEBRUARY 17, 1954, NO. 23405
 FROM: LANE COUNTY
 TO: SHELLOW DISTRICT NO. 97-J, FLORENCE, OREGON PUBLIC UTILITIES

FILE NAME 07-96 TRV
DRAWING ALTA/ACSM PAGE 1
SCALE 200 Ft=1" DATE 2/12/2008 DRAWN BY RBW
JOB REVISION SHEET
07-96 #1 1/1

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97439
 (541) 997-9201 FAX: 541-997-3548

ALTA/ACSM LAND TITLE SURVEY
FOR: WYNNDHAM RESORT DEVELOPMENT CORPORATION
SW1/4 SECTION 26, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON



LEGEND

- PROPERTY LINE
- CHAINLINK FENCE
- UNBOUNDARY WATER LINE
- VEGETATION LINE
- - - U.S. GOVERNMENT 1879 MEANDER LINE
- SANITARY LINE
- EXISTING FRINGE LINE PUT UP BY DON SAXON
- POWER POLE
- SANITARY MANHOLE (SEALED)
- WATER VALVE
- SURVEY MONUMENT OF RECORD
- CONCRETE
- BURIED PHONE LINE

EASEMENTS OF RECORD

EASEMENT DATED: FEBRUARY 12, 1954
 RECORDED: FEBRUARY 18, 1954, NO. 23447
 IN FAVOR OF: CENTRAL LINCOLN PUD
 FOR: POWERLINES AND COMMUNICATION LINES
 NOTE: BLANKET EASEMENT, NO DESCRIPTION

EASEMENT RECORDED: FEBRUARY 17, 1954, NO. 23405
 FOR: EXISTING UTILITIES
 NOTE: BLANKET EASEMENT, NO DESCRIPTION

FILE NAME 07-96 TRV
SCALE 40 Ft=1" DATE 2/12/2008 DRAWN BY RBW
JOB REVISION SHEET
07-96 #1 1/1

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97439
 (541) 997-9201 FAX: 541-997-3548

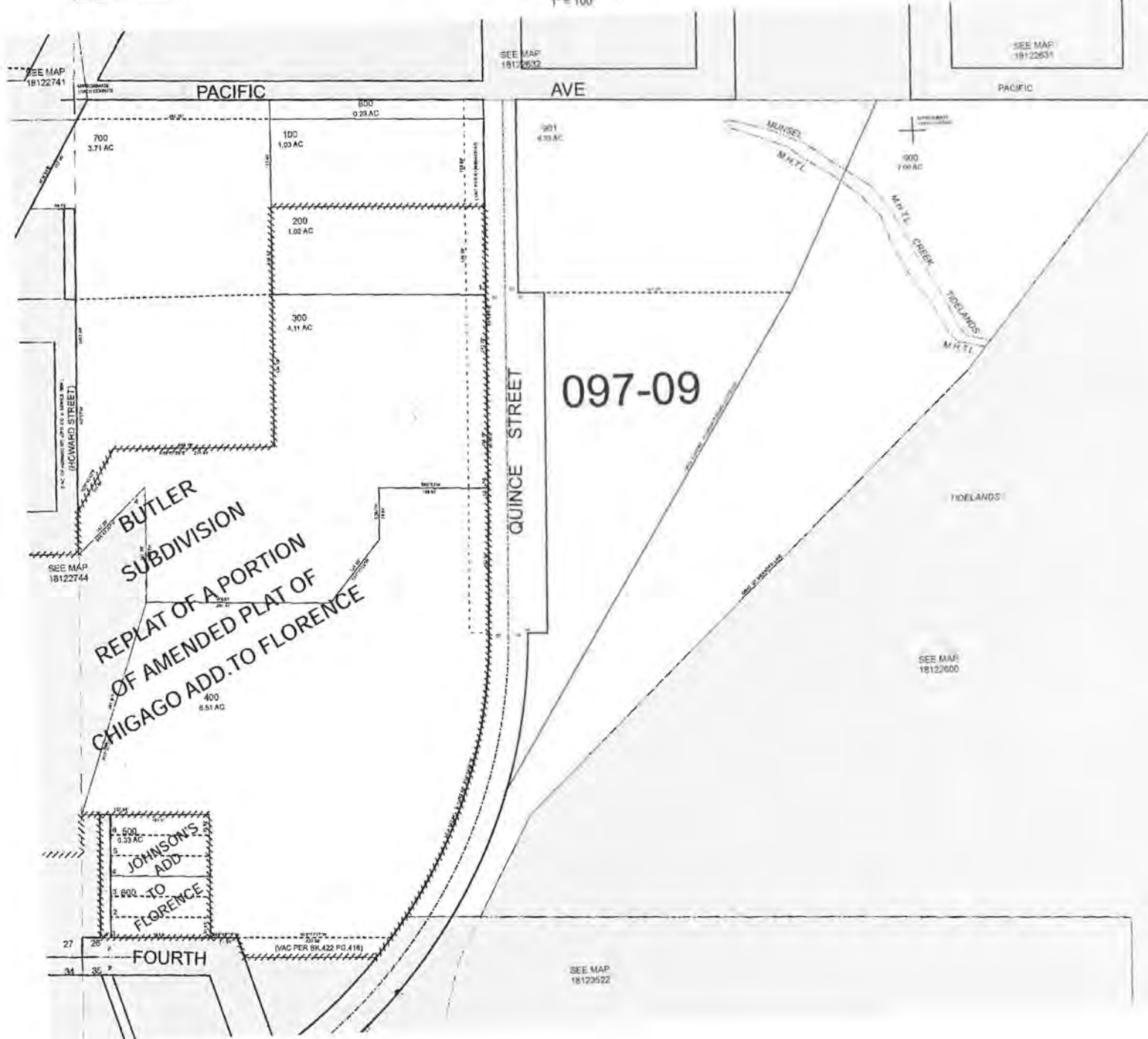
S.W.1/4 S.W.1/4 SEC.26 T.18S. R.12W. W.M.
Lane County
1" = 100'

FOR ASSESSMENT AND
TAXATION ONLY

REVISED
12/27/2012 11:18:30 AM
18122633
18122633

GIS DATA
12/27/2012 11:18:30 AM - korbos

CANCELLED:



097-09

BUTLER
SUBDIVISION
REPLAT OF A PORTION
OF AMENDED PLAT OF
CHICAGO ADD. TO FLORENCE

JOHNSON'S
ADD.
TO
FLORENCE

FOURTH

Memo



To: Florence Planning Commission
From: Melissa Anderson, Associate Planner
Date: 7/22/2008
Re: Wyndham Timeshare Design Review Application

Since the last Planning Commission meeting on June 24, 2008, when the public hearing was closed for the design review application for the Wyndham Timeshare Resort, the findings and resolution have been prepared for the Commission's consideration for adoption. In addition, revisions have been made to some of the design sheets to address or correct information that was identified by the Planning Commission. These revised sheets are attached and replace the previous sheets that are in the application material. These revisions provide the total plant count for each species on the landscape plan and provide the accurate finished grade on the grading plan (from 43' to 47.5'), provide cut/fill numbers on sheet C3.0, and adjust the elevations consistent with the finished grade. The civil engineer has calculated that the average existing grade is 44.5 feet. In order for the project to meet the building height definition (defined below), the grading plan (attached) will need to be approved by the Planning Commission.

Definition of Building Height (FCC 10-17-2): The "building height" dimension is defined as the vertical distance from the average level of the undisturbed natural grade around the building's outer foundation line to the highest point of the roof or the roof parapet, if present. If fill has been or will be added or removed in accordance with a **City-approved grading plan** (as for drainage, access, or compatibility with surrounding topography), the approved grade shall be used in lieu of the undisturbed natural grade. Stories located entirely below the average grade level or occupying no more than three feet above the average grade level are not counted. The dimensional limit is normally adequate to allow a pitched or gable roof style over the maximum allowed number of above-grade stories.

THESE DRAWINGS ARE THE PROPERTY OF MYHRE GROUP ARCHITECTS AND ARE TO BE RETURNED TO MYHRE GROUP ARCHITECTS UPON THE COMPLETION OF THE PROJECT.



50% DESIGN DEVELOPMENT



WORLDMARK BY WYNHAM - FLORENCE

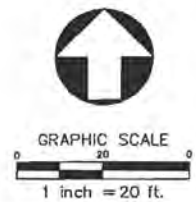
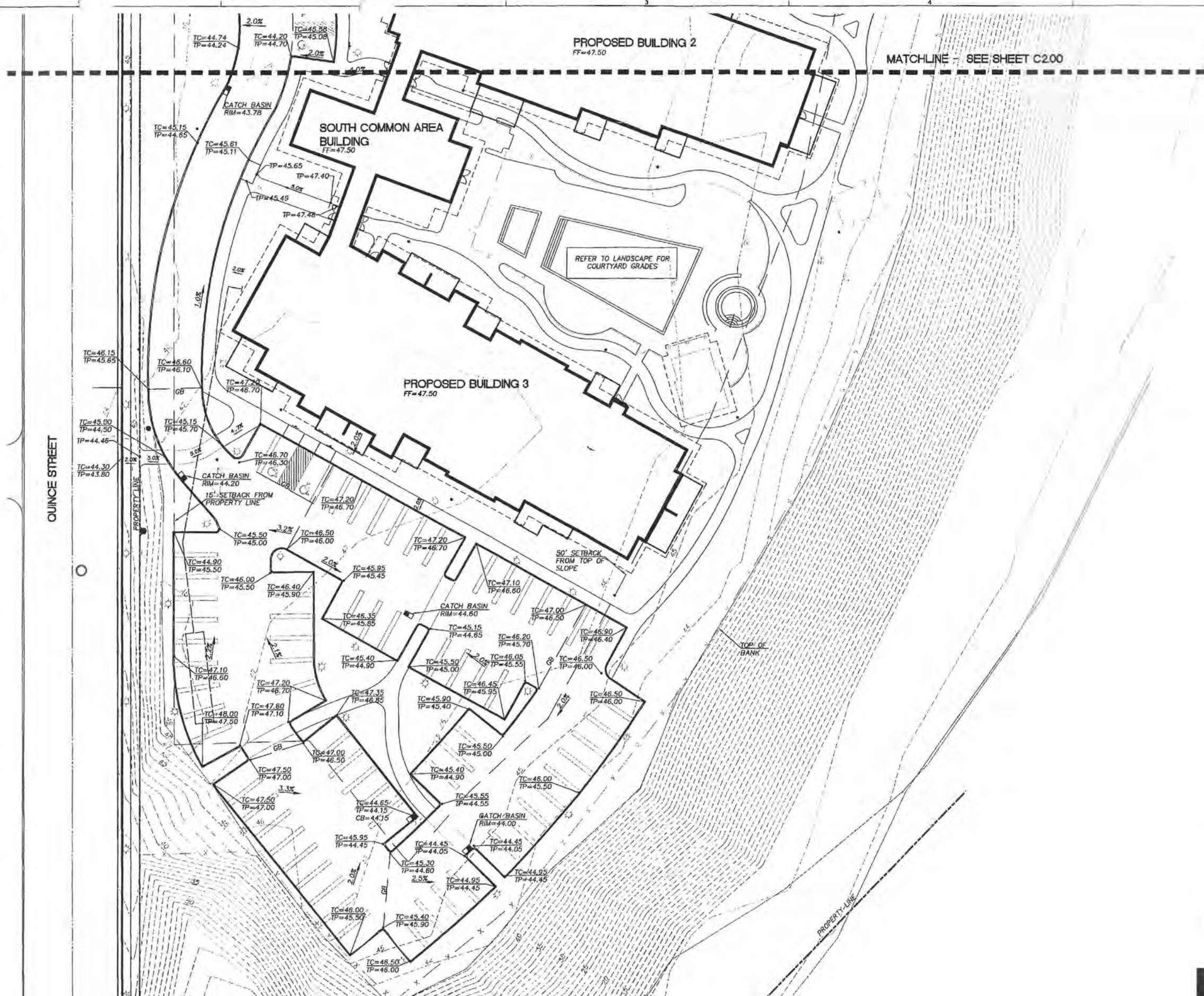
FLORENCE, OR



REV DATE	FILE

PM: Don Sowleja
 PA: Malynka Retallick
 DRAWN BY:
 JOB NO: 075340
 DATE: 08.05.08

C3.01
GRADING PLAN SOUTH



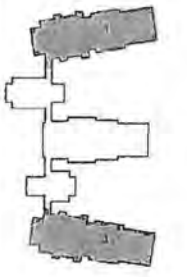
PROJECT: 075340 - FLORENCE COMMONS - 50% DD - 08/05/08
DATE: 08/05/08
DRAWN BY: MALYNKA RETALLICK
CHECKED BY: DON SOWLEJA
PROJECT LOCATION: 104 WEST 9TH STREET, VANCOUVER, WA 98660

1 GRADING PLAN - SOUTH
C3.01 1"=20'

MGH
 PLANNING & ENGINEERING
 104 West 9th Street, Suite 207
 Vancouver, WA 98660
 www.mghassociates.com
 PEOPLE MAKING PLACES®

P: 360.750.0399 (WA)
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100% SD / DESIGN REVIEW



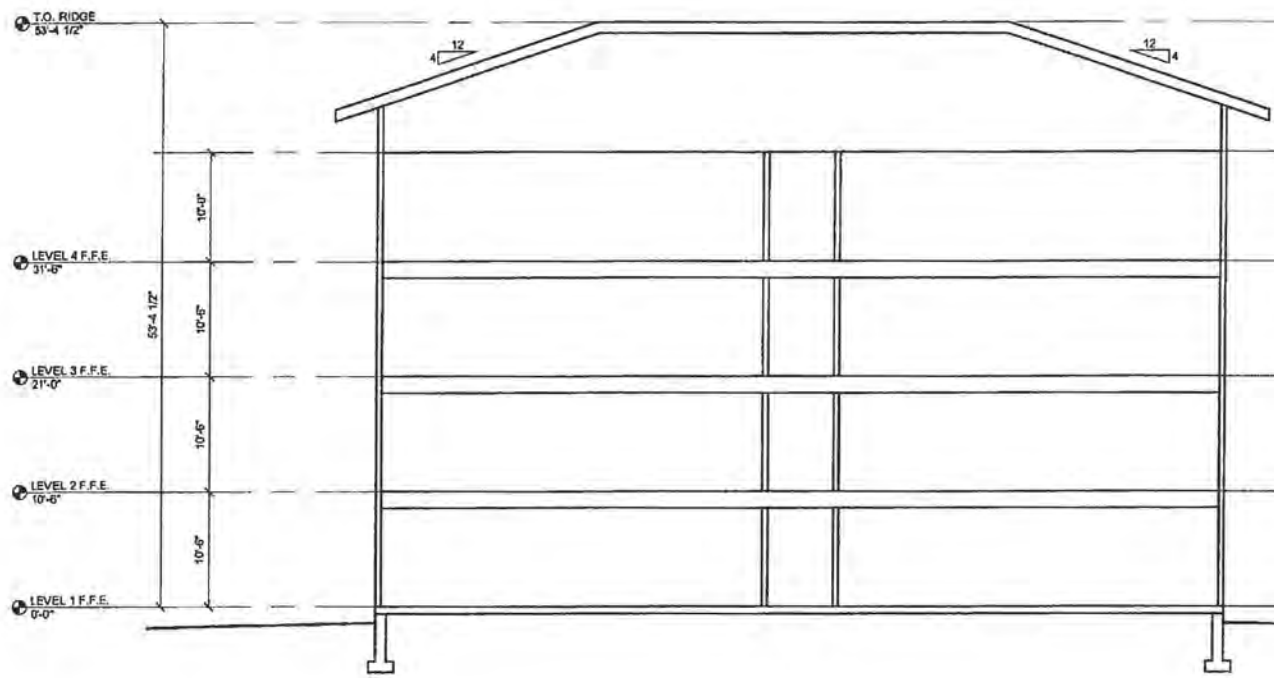
WORLDMARK BY WYNDHAM - FLORENCE

750 QUINCE STREET
FLORENCE, OR

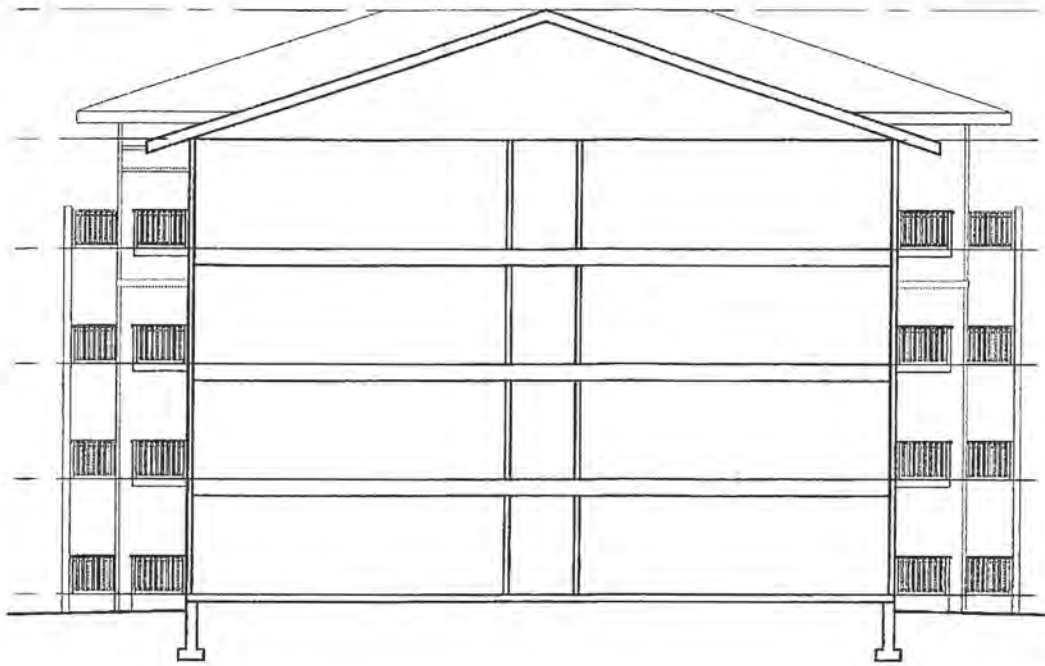


REV	DATE	FILE

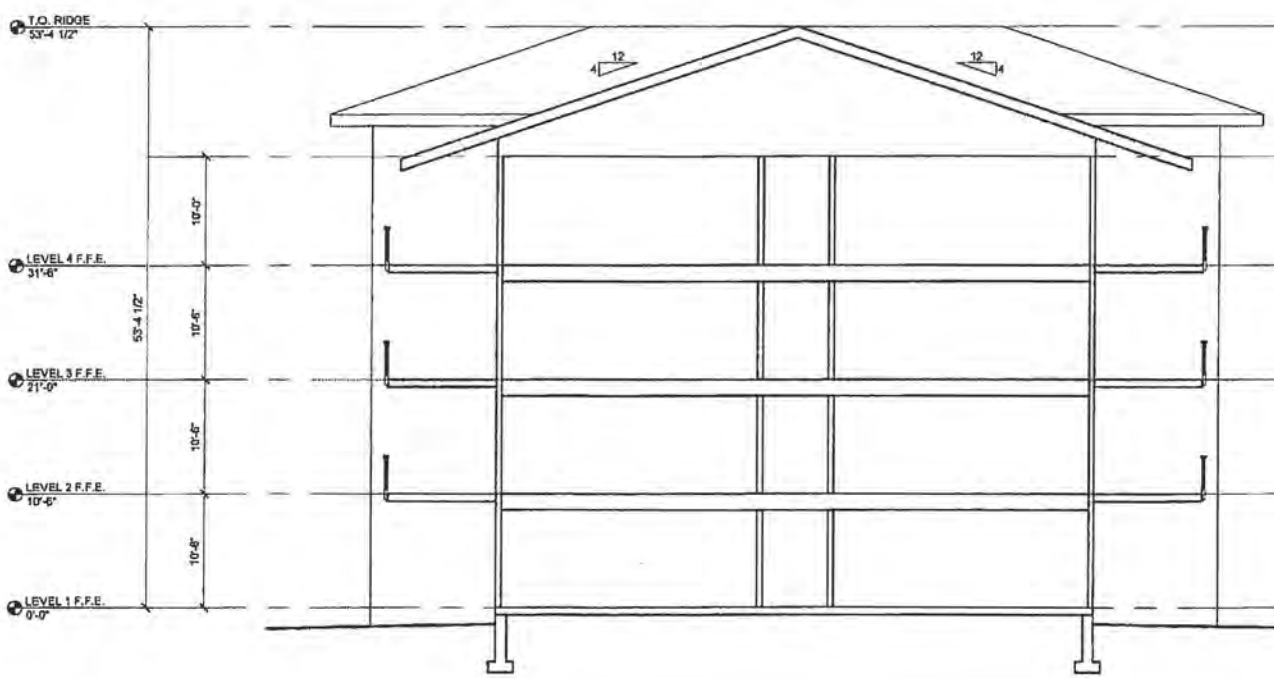
PM: Melynda Hatalock
PA: Erik Peterson
DRAWN BY:
JOB NO: 075340
DATE: 05.06.08



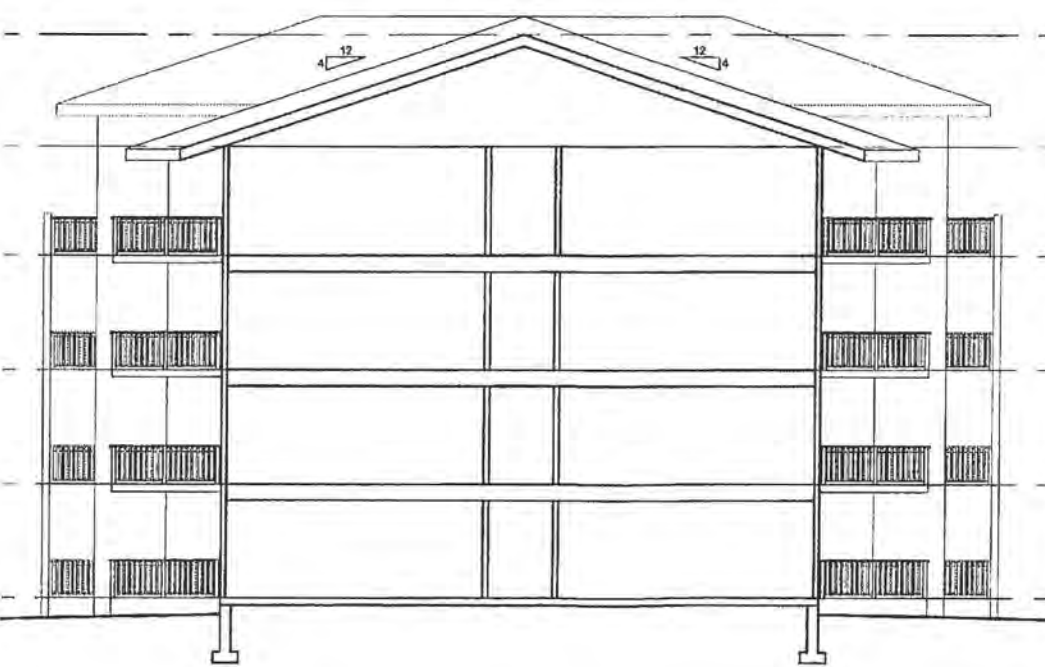
A1
A9.10
BUILDING 1 & 3 - SECTION
1/8" = 1'-0"



A1
A9.10
BUILDING 1 & 3 - SECTION
1/8" = 1'-0"



A1
A9.10
BUILDING 1 & 3 - SECTION
1/8" = 1'-0"



A1
A9.10
BUILDING 1 & 3 - SECTION
1/8" = 1'-0"



S:\3007075340 - Wyndham Florence\400 Drawings\01 Archive_Comet\Sheet\075340 - A9.10 - BK.dwg
Xref: T:\075340-2\42850 - 075340 - BK
Date Plotted: 05 May 2008 - 5:20pm

A9.10
BUILDING
SECTIONS -
BUILDING 1 & 3

WYNDHAM GROUP ARCHITECTS
100% SD / DESIGN REVIEW



100% SD / DESIGN REVIEW



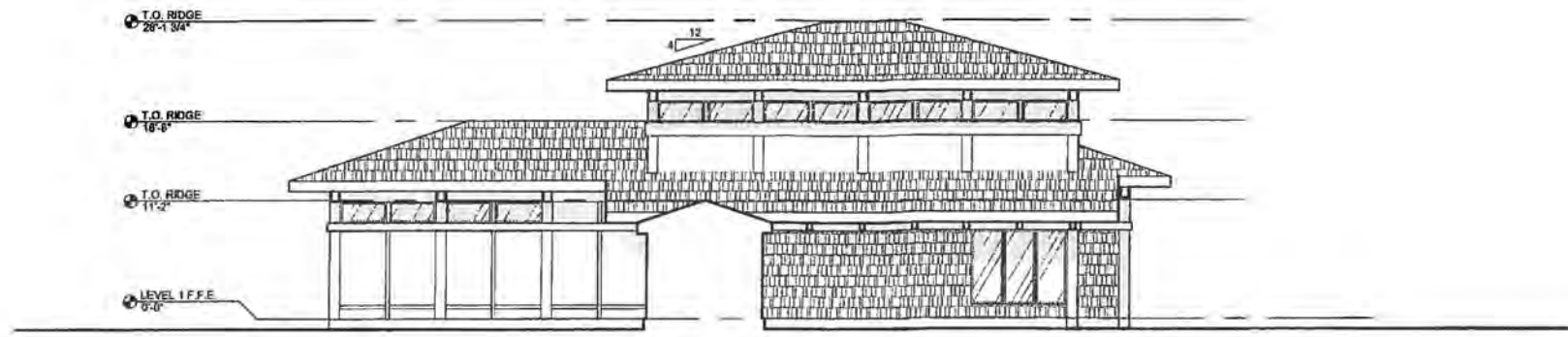
WORLDMARK BY WYNDHAM - FLORENCE

750 QUINCE STREET
FLORENCE, OR

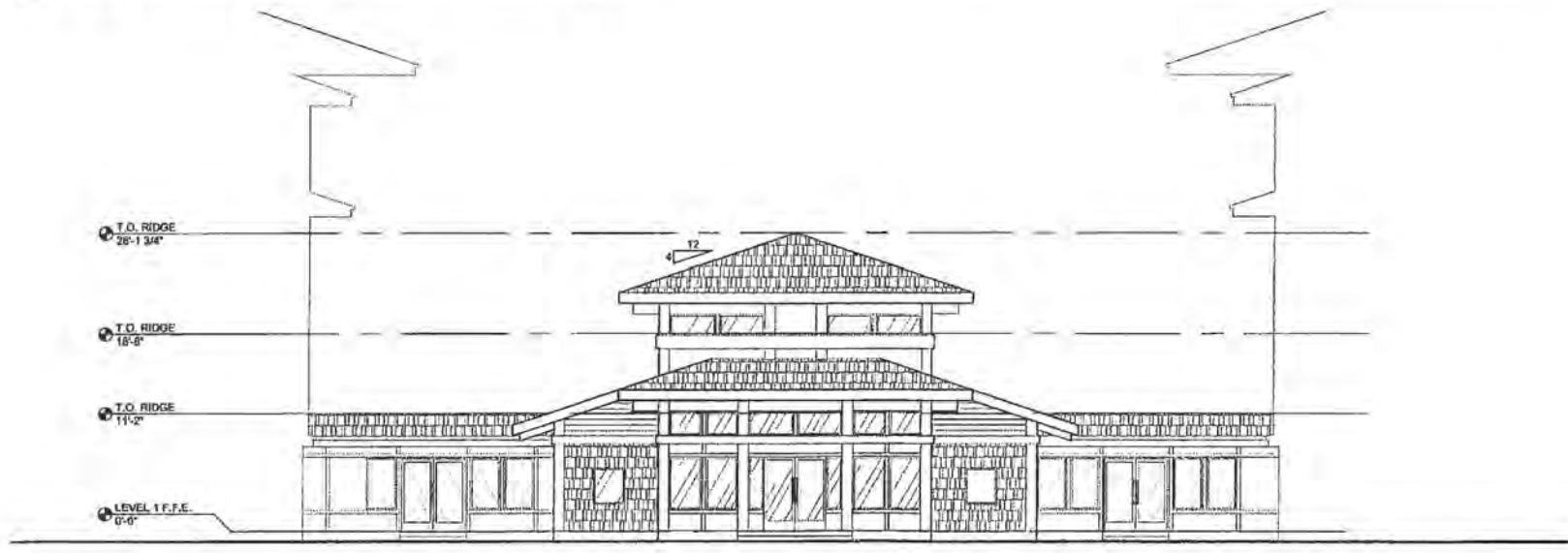


REV DATE	FILE

PM: Melynda Retalack
PA: Erik Peterson
DRAWN BY:
JOB NO: 078340
DATE: 05.08.08



A7.19 SOUTH COMMON BUILDING - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



A7.19 SOUTH COMMON BUILDING - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

SEE A7.10 FOR TYPICAL NOTES & DIMS
EXTERIOR FINISH LEGEND

- CEMENTITIOUS LAP SIDING
- CEMENTITIOUS SHINGLE SIDING
- CEMENTITIOUS PANEL SIDING WITH TRIM
- STONE VENEER



S:\2007\078340 - Wyndham Florence\00 Drawings\07 19 - EL - COM BLDG.dwg
Xref: 1\B078340-240880 078340-EL.dwg
Date Printed: 05 May 2008 - 8:31 pm

A7.19
EXT. ELEV.-
S. COMMON BLDG

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100% SD /
DESIGN REVIEW

Worldmark
BY WYNDHAM

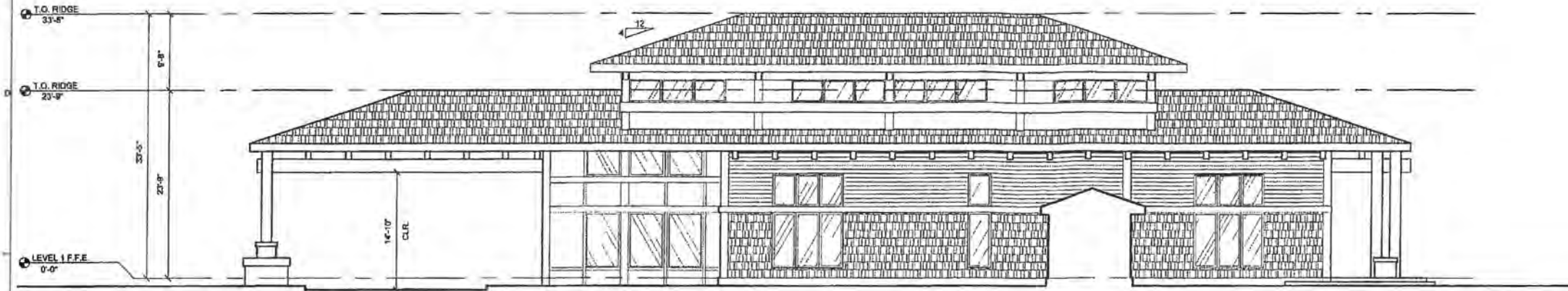
WORLDMARK BY WYNDHAM -
FLORENCE

750 QUINCE STREET
FLORENCE, OR



REV DATE	FILE

PM: Malinda Ferkelack
PA: Erik Peterson
DRAWN BY:
JOB NO: 075340
DATE: 05.06.08







B1 NORTH COMMON BUILDING - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

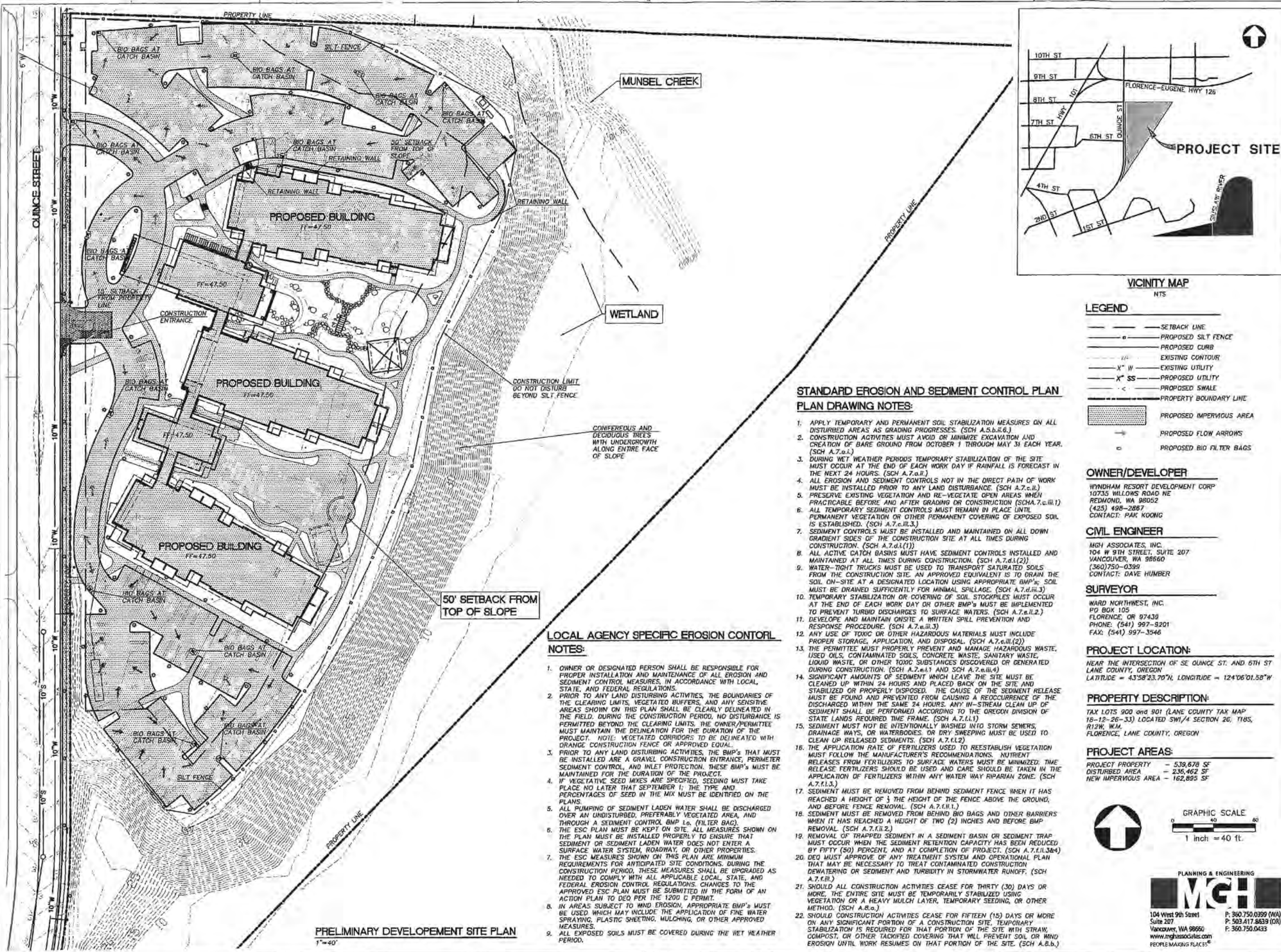


B1 NORTH COMMON BUILDING - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

SEE A7.10 FOR TYPICAL NOTES & DIMS
EXTERIOR FINISH LEGEND

-  CEMENTITIOUS LAP SIDING
-  CEMENTITIOUS SHINGLE SIDING
-  CEMENTITIOUS PANEL SIDING WITH TRIM
-  STONE VENEER





PRELIMINARY DEVELOPMENT SITE PLAN
1"=40'

- LOCAL AGENCY SPECIFIC EROSION CONTROL NOTES:**
- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 - PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
 - PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMP'S THAT MUST BE INSTALLED ARE A GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMP'S MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
 - IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
 - ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (i.e., FILTER BAG).
 - THE ESC PLAN MUST BE KEPT ON SITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT OR SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
 - THE ESC MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION CONTROL REGULATIONS. CHANGES TO THE APPROVED ESC PLAN MUST BE SUBMITTED IN THE FORM OF AN ACTION PLAN TO DEP PER THE 1200 C PERMIT.
 - IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMP'S MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
 - ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD.

STANDARD EROSION AND SEDIMENT CONTROL PLAN
PLAN DRAWING NOTES:

- APPLY TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES ON ALL DISTURBED AREAS AS GRADING PROGRESSES. (SCH A.5.b.i.i.6.)
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR. (SCH A.7.a.i.)
- DURING WET WEATHER PERIODS TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY IF RAINFALL IS FORECAST IN THE NEXT 24 HOURS. (SCH A.7.a.i.)
- ALL EROSION AND SEDIMENT CONTROLS NOT IN THE DIRECT PATH OF WORK MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE. (SCH A.7.c.ii.)
- PRESERVE EXISTING VEGETATION AND RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION (SCH A.7.c.iii.1)
- ALL TEMPORARY SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED. (SCH A.7.c.iii.3.)
- SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. (SCH A.7.d.i.(1))
- ALL ACTIVE CATCH BASINS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. (SCH A.7.d.i.(2))
- WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON-SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMP'S; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE. (SCH A.7.d.iii.3)
- TEMPORARY STABILIZATION OR COVERING OF SOIL STOCKPILES MUST OCCUR AT THE END OF EACH WORK DAY OR OTHER BMP'S MUST BE IMPLEMENTED TO PREVENT TURBID DISCHARGES TO SURFACE WATERS. (SCH A.7.e.ii.2.)
- DEVELOPE AND MAINTAIN ON-SITE A WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE. (SCH A.7.e.iii.3)
- ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL. (SCH A.7.e.iii.(2))
- THE PERMITTEE MUST PROPERLY PREVENT AND MANAGE HAZARDOUS WASTE, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION. (SCH A.7.e.i.1) AND SCH A.7.e.iii.4)
- SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVE THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A REOCCURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIME FRAME. (SCH A.7.f.i.1)
- SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGEWAYS, OR WATERBODIES OR DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS. (SCH A.7.f.i.2)
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED; TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE TAKEN IN THE APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE. (SCH A.7.f.i.3.)
- SEDIMENT MUST BE REMOVED FROM BEHIND SEDIMENT FENCE WHEN IT HAS REACHED A HEIGHT OF 3/4 THE HEIGHT OF THE FENCE ABOVE THE GROUND, AND BEFORE FENCE REMOVAL. (SCH A.7.f.i.i.)
- SEDIMENT MUST BE REMOVED FROM BEHIND BIO BAGS AND OTHER BARRIERS WHEN IT HAS REACHED A HEIGHT OF TWO (2) INCHES AND BEFORE BMP REMOVAL. (SCH A.7.f.i.2.)
- REMOVAL OF TRAPPED SEDIMENT IN A SEDIMENT BASIN OR SEDIMENT TRAP MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY (50) PERCENT, AND AT COMPLETION OF PROJECT. (SCH A.7.f.i.3&4)
- DEQ MUST APPROVE OF ANY TREATMENT SYSTEM AND OPERATIONAL PLAN THAT MAY BE NECESSARY TO TREAT CONTAMINATED CONSTRUCTION DEWATERING OR SEDIMENT AND TURBIDITY IN STORMWATER RUNOFF. (SCH A.7.f.ii.)
- SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR THIRTY (30) DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD. (SCH A.8.a.)
- SHOULD CONSTRUCTION ACTIVITIES CEASE FOR FIFTEEN (15) DAYS OR MORE ON ANY SIGNIFICANT PORTION OF A CONSTRUCTION SITE, TEMPORARY STABILIZATION IS REQUIRED FOR THAT PORTION OF THE SITE WITH STRAW, COMPOST, OR OTHER TACKLED COVERING THAT WILL PREVENT SOIL OR WIND EROSION UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SCH A.8.b.)



- LEGEND**
- SETBACK LINE
 - o- PROPOSED SILT FENCE
 - o- PROPOSED CURB
 - - - - EXISTING CONTOUR
 - x- w- EXISTING UTILITY
 - x- ss- PROPOSED UTILITY
 - < - PROPOSED SWALE
 - PROPERTY BOUNDARY LINE
 - [Hatched Area] PROPOSED IMPERVIOUS AREA
 - > PROPOSED FLOW ARROWS
 - o PROPOSED BIO FILTER BAGS

OWNER/DEVELOPER
WYNDHAM RESORT DEVELOPMENT CORP
10735 WILLOWS ROAD NE
REDMOND, WA 98052
(425) 498-2887
CONTACT: PAK KOONG

CIVIL ENGINEER
MGH ASSOCIATES, INC.
104 W 9TH STREET, SUITE 207
VANCOUVER, WA 98660
(360)750-0399
CONTACT: DAVE HUMBER

SURVEYOR
WARD NORTHWEST, INC.
PO BOX 105
FLORENCE, OR 97439
PHONE: (541) 997-9201
FAX: (541) 997-3546

PROJECT LOCATION:
NEAR THE INTERSECTION OF SE QUINCE ST. AND 6TH ST
LANE COUNTY, OREGON
LATITUDE = 43°58'23.70" N, LONGITUDE = 124°06'01.58" W

PROPERTY DESCRIPTION:
TAX LOTS 900 and 901 (LANE COUNTY TAX MAP
16-12-26-33) LOCATED SW 1/4 SECTION 26, T16S,
R12W, W.M.
FLORENCE, LANE COUNTY, OREGON

PROJECT AREAS:
PROJECT PROPERTY - 539,678 SF
DISTURBED AREA - 236,402 SF
NEW IMPERVIOUS AREA - 162,895 SF

GRAPHIC SCALE
1 inch = 40 ft.

PLANNING & ENGINEERING
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104 West 9th Street
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F: 360.750.0435

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CONSULTANTS

50% DESIGN DEVELOPMENT

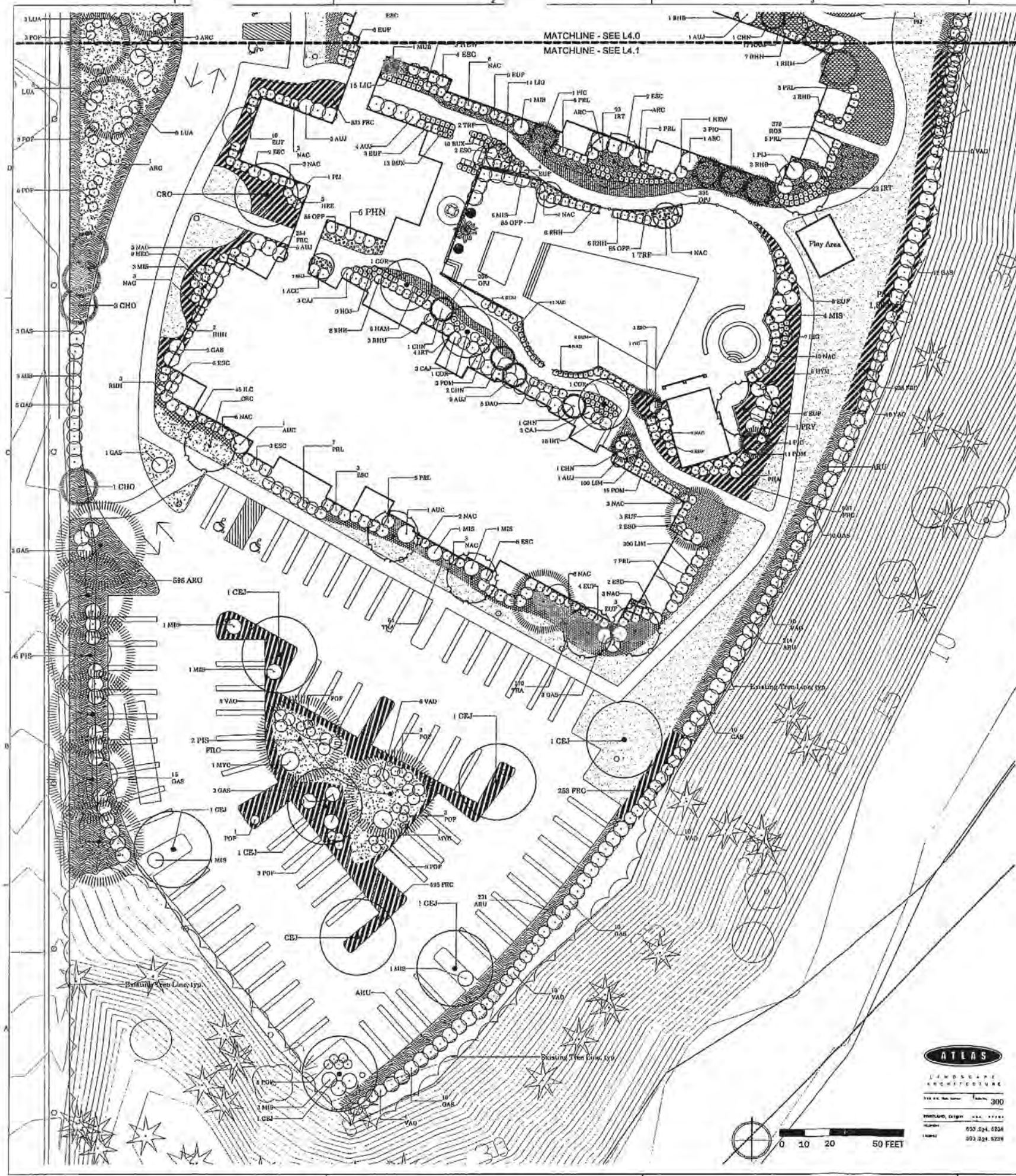
Worldmark by WYNDHAM

WORLDMARK BY WYNDHAM - FLORENCE

REV DATE	FILE

PIN: PRELIMINARY
PAC: Malynka Reklakok
DRAWN BY:
JOB NO: 075340
DATE: 08.06.09

PRELIMINARY DEVELOPMENT SITE PLAN
1 OF 2



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	#
TREES					
ACC	<i>Acer circinatum</i>	Vine Maple	multi-trunked	See plan	16
ACP	<i>Acer palmatum</i>	Japanese Maple	3" cal.	See plan	17
APD	<i>Acer palmatum 'Dissectum'</i>	Lacleaf Japanese Maple	multi-trunked	See plan	2
CEJ	<i>Cercidiphyllum japonicum</i>	Katsura Tree	2" cal.	See plan	20
CHO	<i>Chamaecyparis obtusa 'Compacta'</i>	Compact Hinoki Cypress	2" cal.	See plan	7
CHN	<i>Chamaecyparis nookatanensis 'Pendula'</i>	Weeping Hinoki Cedar	6' tall	See plan	14
COR	<i>Cornus x 'Rutdan'</i>	Celestial Dogwood	1.5" cal.	See plan	3
CRC	<i>Crataegus crus-galli 'Inermis'</i>	Thornless Cockspur Hawthorne	2" cal.	See plan	3
TSH	<i>Taua heterophylla</i>	Western Hemlock	6' tall	See plan	11
MAK	<i>Magnolia kobus</i>	Kobus Magnolia	16 gal.	See plan	1
MAS	<i>Magnolia stollata</i>	Star Magnolia	multi-trunked	See plan	0
MUB	<i>Musa basjoo</i>	Japanese Banana	15 gal.	See plan	2
PIC	<i>Pinus contorta var. contorta</i>	Shore Pine	2" cal.	See plan	20
PIM	<i>Pinus mugo</i>	Mugo Pine	4" tall	See plan	6
PIS	<i>Picea sitchensis</i>	Sitka Spruce	2" cal.	See plan	0
PRY	<i>Prunus yedoensis 'Akebono'</i>	Akebono Yoshino Cherry	3.5" cal.	See plan	3
PSM	<i>Pseudotsuga menziesii</i>	Douglas-fir	2" cal.	See plan	8
STP	<i>Stewartia pseudocornata</i>	Japanese Stewartia	2" cal.	See plan	1
TRP	<i>Trachycarpus fortunei</i>	Windmill palm	12' high	See plan	3
SHRUBS					
ACM	<i>Acanthus mollis</i>	Bears Breech	5 gal.	60" o.c.	2
ARC	<i>Arctostaphylos columbiana</i>	Hairy Manzanita	5 gal.	72" o.c.	17
AUC	<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Tree	5 gal.	72" o.c.	2
AUJ	<i>Aucuba japonica 'Variegata'</i>	Variegated Japanese Laurel	5 gal.	60" o.c.	31
BUM	<i>Buxus microphylla var. koronata 'Wintergreen'</i>	Wintergreen Boxwood	5 gal.	36" o.c.	49
BUX	<i>Buxus microphylla 'Little Gem'</i>	Boxwood	5 gal.	24" o.c.	29
CAJ	<i>Camellia japonica 'Nuccio's Gem'</i>	Nuccio's Gem Camellia	5 gal.	48" o.c.	29
DAO	<i>Daphne odora 'Aureo-marginata'</i>	Variegated Winter Daphne	5 gal.	36" o.c.	5
ESC	<i>Escallonia 'Jubilee'</i>	Escallonia	5 gal.	48" o.c.	17
ESI	<i>Escallonia langleyensis 'Pride of Donard'</i>	Escallonia	5 gal.	60" o.c.	0
EUJ	<i>Euonymus japonicus 'Grandifolius'</i>	Japanese Euonymus	5 gal.	48" o.c.	5
EUM	<i>Euonymus japonicus 'Moheas'</i>	Silver Princess Euonymus	5 gal.	30" o.c.	22
EUP	<i>Euonymus fortunei 'Emerald Gaiety'</i>	'Emerald Gaiety' Euonymus	5 gal.	36" o.c.	88
EUA	<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush	5 gal.	60" o.c.	3
GAS	<i>Gaultheria shallon</i>	Salal	5 gal.	60" o.c.	172
HEW	<i>Hebe 'Wiri Blue'</i>	Wiri Blue Hebe	5 gal.	48" o.c.	15
HEE	<i>Hemerocallis 'Eye-ya-ya'</i>	Orange Evergreen Daylily	1 gal.	18" o.c.	182
HYM	<i>Hydrangea macrophylla 'Bailmer'</i>	Endless Summer Hydrangea	5 gal.	48" o.c.	7
HOJ	<i>Hosta 'June'</i>	June Hosta	5 gal.	24" o.c.	16
LUA	<i>Lupinus arboreus</i>	Evergreen Lupine	5 gal.	48" o.c.	29
MYC	<i>Myrica californica</i>	Pacific Wax Myrtle	5 gal.	72" o.c.	24
NAC	<i>Nandina domestica 'Compacta'</i>	Compact Heavenly Bamboo	5 gal.	36" o.c.	78
NAD	<i>Nandina domestica 'Firepower'</i>	Firepower Heavenly Bamboo	5 gal.	34" o.c.	76
PHA	<i>Phyllostachya aurea 'Ko'</i>	Koi Bamboo	15 gal.	48" o.c.	2
PIJ	<i>Pieris japonica 'Mountain Fire'</i>	Mt. Fire Japanese Lily of the Valley	15 gal.	60" o.c.	10
PHN	<i>Phyllostachya nigra</i>	Black Bamboo	15 gal.	48" o.c.	5
POP	<i>Potentilla fruticosa 'Pink Princess'</i>	Bush Cinquefoil	5 gal.	36" o.c.	57
POM	<i>Polystichum munitum</i>	Sword Fern	1 gal.	36" o.c.	51
PRL	<i>Prunus laurocerasus 'Otto Luken'</i>	Otto Luken Laurel	5 gal.	48" o.c.	56
RHD	<i>Rhododendron 'Bruce Brechtbill'</i>	Bruce Brechtbill Rhododendron	5 gal.	48" o.c.	10
RHH	<i>Rhododendron 'Hino-crimson'</i>	Hino-crimson Azalea	5 gal.	36" o.c.	41
RHJ	<i>Rhododendron 'Jane Abbott'</i>	Jane Abbott Azalea	5 gal.	48" o.c.	7
RHM	<i>Rhododendron 'Ben Morrison'</i>	Ben Morrison Azalea	5 gal.	60" o.c.	14
RHE	<i>Rhododendron 'Stewartsonian'</i>	Stewartsonian Azalea	5 gal.	48" o.c.	13
RHU	<i>Rhododendron 'Unique'</i>	Unique Rhododendron	5 gal.	48" o.c.	21
RHO	<i>Rhododendron occidentale</i>	Western Azalea	5 gal.	See plan	2
ROR	<i>Rosa rugosa 'Alba'</i>	White Rugosa Rose	5 gal.	36" o.c.	14
SPC	<i>Spiraea x 'Candle Light'</i>	Candle Light Spiraea	5 gal.	36" o.c.	18
VAO	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	5 gal.	48" o.c.	95
GASSES					
MIS	<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	5 gal.	60" o.c.	34
HAM	<i>Hakonechloa macro 'Aureola'</i>	Japanese Forest Grass	1 gal.	24" o.c.	49
LIG	<i>Liriope gigantea</i>	Giant Lilyturf	1 gal.	24" o.c.	84
PEA	<i>Pennisetum alopecuroides 'Moudry'</i>	Black Fountain Grass	1 gal.	24" o.c.	0
MOC	<i>Molinia caerulea 'Variegata'</i>	Variegated Purple Moor Grass	1 gal.	24" o.c.	21
GROUND COVERS					
ARU	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	4" pot	24" o.c.	3281
COD	<i>Cotoneaster dammeri 'Eichholz'</i>	Eichholz Cotoneaster	1 gal.	24" o.c.	997
FRC	<i>Fragaria chiloensis</i>	Coastal Strawberry	4" pot	24" o.c.	1479
ILC	<i>Ilex crenata 'Helleri'</i>	Japanese Holly	1 gallon	24" o.c.	476
IRT	<i>Iris tenax</i>	Oregon Iris	4" pot	12" o.c.	3556
JUE	<i>Juncus effusus var. pacificus</i>	Soft Rush	4" pot	12" o.c.	1351
FER	<i>Festuca rubra</i>	Red Fescue	Seed		
LID	<i>Lithospermum diffusum</i>	Lithodora	4"	18" o.c.	0
LIM	<i>Liriope muscari 'Lilac Beauty'</i>	'Lilac Beauty' Lily Turf	4" pot	12" o.c.	2906
OPP	<i>Ophiopogon plumicarpus 'Nigrescens'</i>	Black Mondo Grass	4" pot	8" o.c.	182
OPJ	<i>Ophiopogon japonicus</i>	Mondo Grass	4" pot	6" o.c.	1637
ROO	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary	1 gallon	24" o.c.	379
TRA	<i>Trachospermum asiaticum</i>	Star Jasmine	1 gallon	24" o.c.	1525

NOTE:
 1. All turf and planting areas to be irrigated with an automatic underground irrigation system.

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50% DD

Worldmark
 BY WYNDHAM

WORLDMARK BY WYNDHAM
 FLORENCE

FLORENCE, OR

REV	DATE	FILE

PM: Don Sawtje
 PA: Melinda Rolnick
 DRAWN BY:
 JOB NO: 075340
 DATE: 06.05.08

L4.1
 Planting Plan

P:\075340\01 Wyndham-Florence\DWG\Drawings\L4.1\L4.1.MXD
 07/24/08 09:58 AM
 Date Plotted: 30 Jun 2008 8:25 AM

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WORLDMARK BY WYNDHAM - FLORENCE

FLORENCE, OR



REV	DATE	FILE

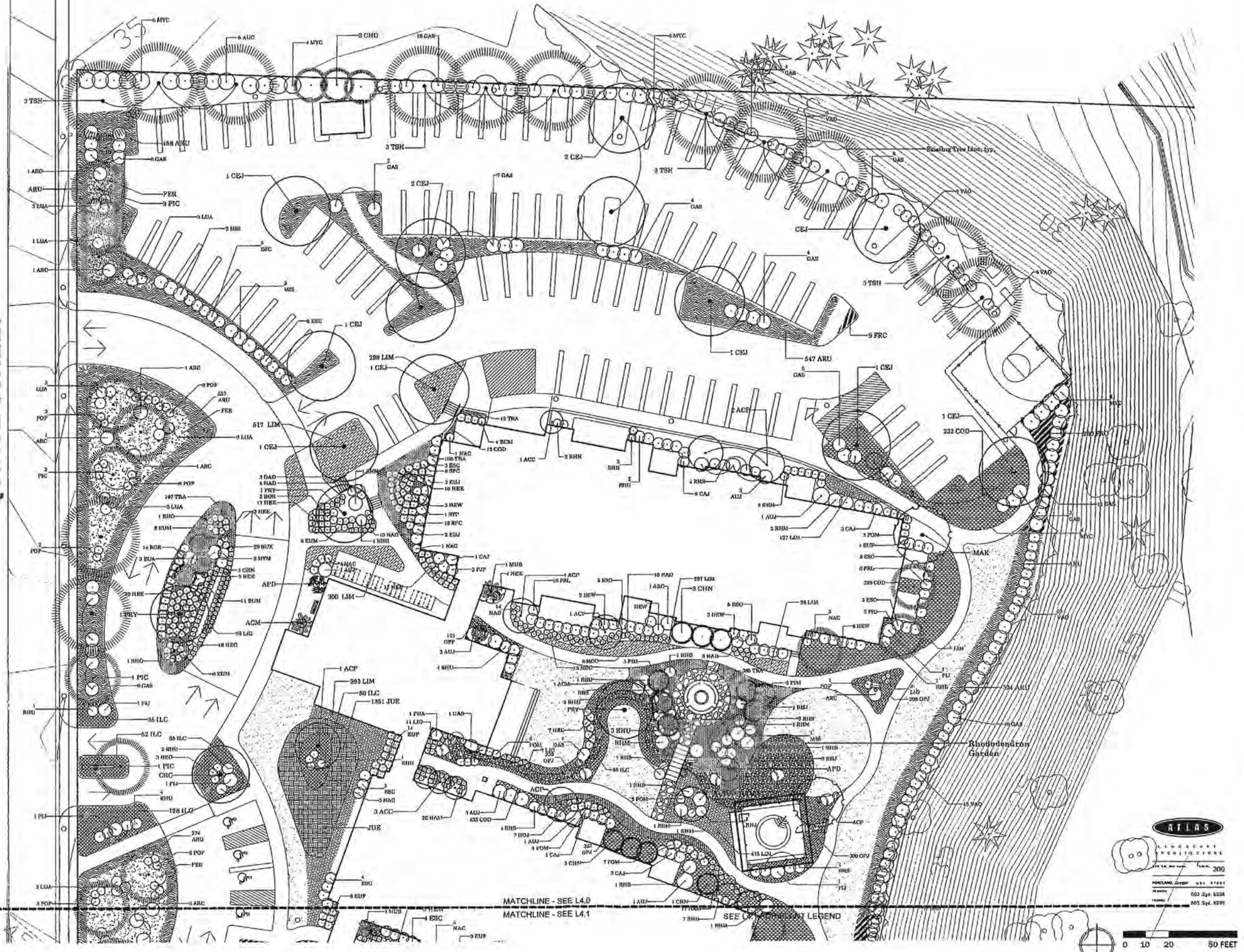
PA: Don Sowles
PAC: Melinda Retallick
DRAWN BY:
JOB NO: 075340
DATE: 05.05.08



ATLAS
LANDSCAPE ARCHITECTURE
305 2nd St., Suite 200
Portland, Oregon 97208
Tel: 503.241.2234
Fax: 503.241.8299



QUINCE STREET



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 Date Plotted: 30 Jun 2008 08:31am

L4.0

Planting Plan

June 20, 2008

Wyndham Vacation Ownership, Inc.
 10735 Willows Road
 Redmond, Washington 98052

Attention: Wayne Helm and Connie Andrews

Subject: Letter Addendum and Geotechnical Consulting Services
 WorldMark Project
 750 Quince Street
 Florence, Oregon
 File No. 12708-016-01

INTRODUCTION

This letter addendum summarizes additional conclusions and recommendations concerning the WorldMark project located at 750 Quince Street in Florence, Oregon. We previously provided geotechnical services in support of design of the project, the results of which are presented in our report dated January 15, 2008. The recommendations presented in this letter supplement and, where appropriate, supersede those presented in our report.

The City of Florence requested that we provide additional seismic information for the project as a part of their review. In addition, the architect for the project, Myhre Group Architects, requested that we address the placement of lightly loaded structures and/or pavement within the designated 50-foot buffer zone. The civil engineer for the project, Bill Brannan with MGH Associates, requested that we provide a pavement section for the project. In addition, he requested that we evaluate the potential for using permeable pavement for the project.

SEISMIC DESIGN PARAMETERS

We recommend that seismic design be performed using the procedure outlined in the 2006 International Building Code (IBC) and the State of Oregon Structural Specialty Code. The following parameters should be used in computing seismic base shear forces:

Table 1. Seismic Design Parameters (2006 IBC)

Seismic Design Parameters (2006 IBC)	
Application	Base Shear Forces
Site Class	D
Spectral Response Acceleration (Short Period), S_s	1.41
Spectral Response Acceleration (1-Second Period), S_1	0.58
Site Coefficient, F_s	1.0
Site Coefficient, F_r	1.5
Liquefaction Potential	Low

For structures designed in accordance with IBC standards, we recommend using damped response accelerations, S_{DS} of 0.94 and S_{D1} of 0.69, and a seismic design category of "D".

GeoEngineers evaluated the Subject Property for seismic hazards including liquefaction, lateral spreading, fault rupture and earthquake-induced slope instability. Our evaluation indicates that the Subject Property has a low risk of seismic hazards.

The spectral response values are based on the 2002 United States Geologic Survey Seismic Hazard Maps available at <http://earthquake.usgs.gov/research/hazmaps/interactive/index.php>.

SETBACK CONSIDERATIONS

The project was initially designed with the intent to setback all major structures 50 feet from the crest of the existing slope present along the east side and the northern and southern extents of the site. In our report, we recommended that all buildings be situated at least 30 feet from the crest of the slope. We understand that some lightly loaded small structures such as pavilions, deck supports, and possibly propane tanks (buried below grade) may encroach into the designated 50 foot setback. In addition, some parking areas and possibly an emergency fire lane may also be within the buffer. In our opinion, it is acceptable if lightly loaded structures encroach within the 50-foot setback; the presence of such structures, provided all roof runoff is properly collected and disposed of away from the slope, should not adversely impact the stability of the slope. In our opinion, the presence of parking areas and or driveways within the setback buffer is also acceptable provided surface runoff is properly collected, or that the paved areas are constructed using open pavers which allow for infiltration.

PAVEMENT CONSIDERATIONS

PAVEMENT DESIGN AND SUBGRADE PREPARATION

Parking area and access drive pavement subgrades should be prepared as described previously in the **Earthwork** section of our report dated January 15, 2008. We recommend that upper 12 inches of subgrade soils in pavement areas be compacted to at least 95 percent of the maximum dry density (MDD) in accordance with ASTM D-1557, or replaced with structural fill compacted to at least 95 percent of the MDD. We anticipate that water will likely have to be added during compaction to condition the existing site soils if the subgrade is prepared during dry weather. The prepared subgrade should be proofrolled thoroughly prior to paving to locate any soft or pumping soils. If proofrolling is not practical, GeoEngineers should evaluate the prepared subgrade by hand probing with a steel rod. If soft or pumping soils are encountered, such unsuitable subgrade soils should be over-excavated and replaced. The depth of over-excavation should be determined by GeoEngineers.

We recommend the pavements in areas to be used exclusively for light vehicle parking (no truck parking) consist of 2 inches of hot mix asphalt (HMA) pavement over 4 inches of crushed surfacing base course. For pavements in access drives and truck parking areas, we recommend providing 3 inches of HMA over 6 inches of crushed surfacing base course.

The HMA should conform to Section 00745 of the Standard Specifications for Highway Construction, Oregon Department of Transportation (ODOT), current edition, for asphalt concrete pavement. The base course material should conform to Section 02630 of the same specifications, with the exception that the percent passing the U.S. No. 200 sieve be less than 5 percent. The aggregate base should be placed in one

lift and compacted to not less than 95 percent of the MDD, as determined by ASTM Test Method D-1557.

These pavement sections may not be adequate for heavy construction traffic conditions such as imposed by concrete transit mixers, dump trucks or crane loads. Additional pavement thickness may be necessary to prevent pavement damage during construction, and/or repair of damaged pavements should be anticipated.

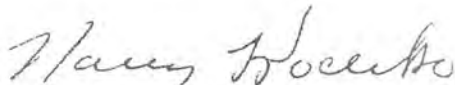
PERMEABLE PAVEMENT

Based on our review of information concerning permeable pavement, we have concerns about using permeable pavement in this area. Blowing dust tends to clog the pores of the permeable pavement and can restrict the pavement's infiltration characteristics. As the project site is situated near sand dunes close to the coast line, at this time we do not recommend the use of permeable pavement unless provisions are made for routine sweeping or vacuuming of the pavement. We understand that Wyndham does not favor having to routinely sweep or vacuum the pavement.

We trust that this information meets your present needs. If you have any questions concerning the information presented in this letter, please contact us.

Yours very truly,

GeoEngineers, Inc.



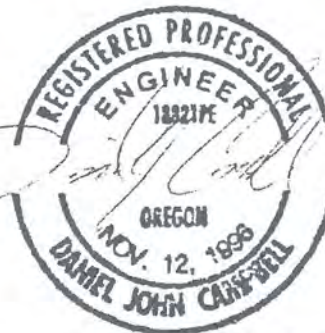
Nancy L. Tochko, P.E.
Senior Engineer



Daniel J. Campbell, P.E.
Principal

NLT DJC esv
REDM:1270801601.Final:12708016011.2.doc

Cc: Melynda D. Retallack
Myhre Group Architects Inc.
700 SW Taylor Street, Suite 400
Portland, Oregon 97205



EXPIRES 12/31/07

Bill Brannan
MGH Associates
104 West 9th Street, Suite 207
Vancouver, Washington 98660

100

KNOW ALL MEN BY THESE PRESENTS, That Lane County, a political subdivision
of the State of Oregon,

in consideration of ONE and no/100 Dollars,
and other valuable considerations,

as then said by School District No. 97-J, Florence, Oregon,

do hereby remise, release and forever QUITCLAIM unto the said School District No. 97-J
and unto its successors

all its right, title and interest in and to the following described parcel of real estate, together with
the tenements, hereditaments and appurtenances, situate in

County of Lane, State of Oregon, to wit: A strip of land 30 feet in width

described as follows: Beginning at a point 694 feet East and 352 feet South 00°17' West
of the Northwest corner of Lot 4, Section 26, T18S, R12W, W1, Lane County, Oregon, being
a point 30 feet East of Station 32+00 of the Oregon State Highway Survey of the Original
Oregon Coast Highway in said Section 26; thence East 30 feet; thence South 00°17' West
459.5 feet to a point opposite Station 27+40.5 of said survey; thence West 30 feet;
thence North 00°17' East parallel with and 30 feet East of the centerline of said Highway
to the place of beginning. Also, a strip of land 40 feet in width described as follows:
Beginning at a point 594 feet East of the Northwest corner of Lot 4, Section 26, T18S,
R12W; thence South 0°17' West 817.5 feet to a point 70 feet West of Station 27+40.5 of
said survey; thence East 40 feet; thence North 00°17' East 817.5 feet to the North line
of said Lot 4; thence West 40 feet to the place of beginning.

Excepting any portion of this description included in the right-of-way of Pacific
avenue; and excepting existing use of any portion of said premises by Public Utilities.

To Have and to Hold the same to the said School District No. 97-J, Lane County, Oregon,
and to its successors

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 8
day of February, 1954.

Executed in the presence of

Board of County Commissioners.
Ray O. Mackay (Seal)
Barnett H. Nelson (Seal)
Joseph J. Peterson (Seal)

23405 FEB-1754 07506 - M 28

STATE OF OREGON,
County of Oregon }

BE IT REMEMBERED, That on this 8th day of February, 1954, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert O. Haalby, Kenneth Nielson, and Ralph Peterson, composing the Board of County Commissioners of Lane County, Oregon, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Notary Public for Oregon.
My Commission expires 9-5-54

QUITCLAIM DEED
from 4 to 2224-
STATE OF OREGON, 1

Notary of Oregon.
I, Harry L. Chase, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was received for record at

1954 FEB 17 PM 2 13

REC-2254 D

and Recorded in Book _____ on Page _____
Lane County, Oregon
HARRY L. CHASE
County Clerk
[Signature]
John L. Luyvaas

The Register-Guard: *Business: Business*

DEVELOPMENT REPORT HHHH

Time share project planned

By Winston Ross

The Register-Guard

Published: June 24, 2008 12:00AM

FLORENCE — The weed-riddled site of an abandoned middle school may host a four-story, luxury timeshare resort, built by a company that calls itself the largest vacation ownership business on the planet: Wyndham Worldwide.



Timeshare owners are already buzzing on message boards about the proposed development, saying Wyndham brokers have begun to market the 120-unit project, even before it goes before the Florence Planning Commission.

A spokesman for Wyndham declined comment. But the company has filed an application with the city that states Wyndham wants to build on eight acres of a 12-acre site on Quince Street, across from the Florence Events Center.

The main building would be 47,000 square feet, including a pool and spa pavilions, and the proposal appears to meet city codes, associate planner Melissa Anderson said.

Some local business people say a timeshare resort would be a welcome boon to the community, drawing visitors for stays of a week or two a year who wouldn't necessarily come to Florence otherwise.

"I think they're going to be pretty successful," said Dale Saari, a local Realtor. "They'll probably mean more people coming to the coast, and it could have a stimulating effect."

Tawfik Ahdab, a regional real estate appraiser, agreed, noting that a timeshare project would tap into Wyndham's large customer base, of 800,000 owners throughout North America, the Caribbean and the South Pacific.

"On the other hand, four stories at the highest elevation of old town will be hard to miss," Ahdab said. "People may be resistant to it from an aesthetic standpoint."

Resident Carl Slusser worried that such a large project could have a negative effect on Florence.

"It's basically destroying the culture of Florence," Slusser said. "The more natural habitat they cut down, the more it looks like Eugene. Does it really need to be four stories?"

The planning commission will hold a public hearing today to field comments on the project, and could decide whether to approve it afterwards.

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EXHIBIT B-2

CITY OF FLORENCE
COMPREHENSIVE PLAN

PART I: GOALS, OBJECTIVES, POLICIES, RECOMMENDATIONS AND
THE PLAN DIAGRAMS

PERIODIC REVIEW/UPDATE :
JULY 1988

GLOSSARY

(Definitions for Purposes of this Plan)

Accommodate: The ability to adapt to changes which occur; particularly, the ability of the community to meet the needs of the future population.

Accretion: The build-up of land along a beach or shore by the deposition of waterborne or airborne sand, sediment, or other material.

Adversely Affect: Something that is unfavorable in its impact on another individual or on the land.

Anadromous: Oceanic or estuarine fish species that enter fresh water to spawn.

Aquifer: A water-bearing stratum of permeable rock, sand or gravel.

Beach: Gently sloping areas of sand that extend landward from the low water line to a point where there is a definite change in the material type or landform, or to the line of vegetation.

Benthic: Living on or within the bottom sediments in water bodies.

Buffer: A separation between two incompatible uses or a street and adjoining development to reduce negative impacts (such as air, noise, pollution or appearance). The separation may be open space, natural vegetation or a man-made structure.

Buildable Lands: Lands in urban or urbanizable areas that are suitable, available and necessary for residential use.

Cluster: A grouping of development. Specifically, the locations of structures on a given site in one area leaving the remainder of the land in open space.

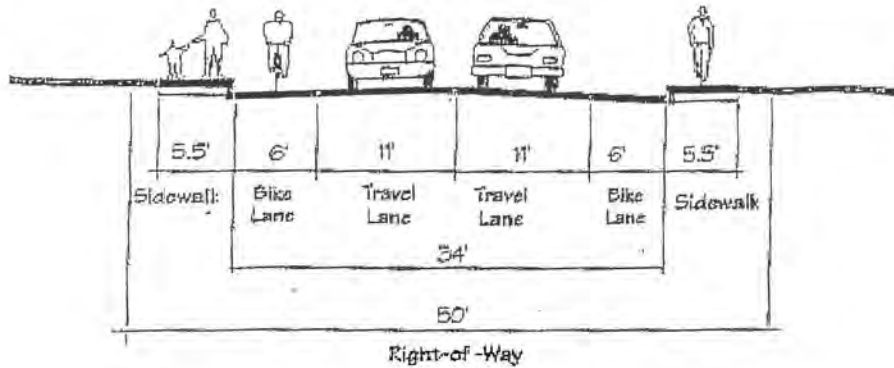
Compatible: The ability of different uses to exist in harmony with each other. "Making uses compatible with each other" implies site development standards which regulate the impact of a more intensive use on a less intensive one.

Conserve: To manage in a manner which avoids wasteful or destructive uses and provides for future availability.

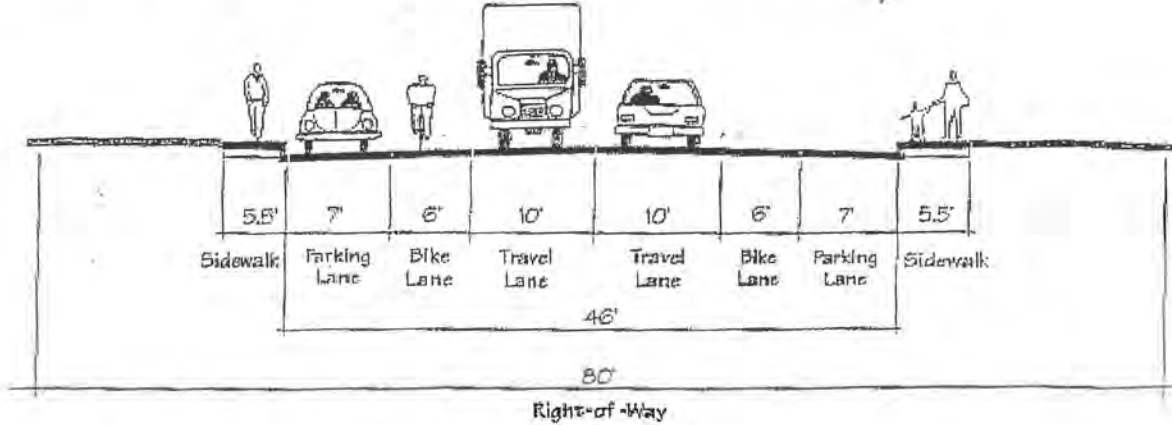
Cutbanks: River terraces possessing steep slopes and subject to erosion and sloughing. Very active erosion usually occurs where the active flow of the main channel is directed toward the bank.

Major Collectors

Minimum (with bike lanes and no parking)



Maximum (with bike lanes and on-street parking allowed)

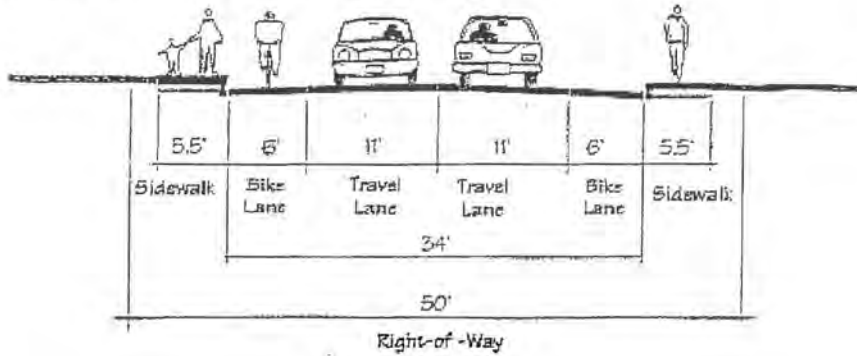


Produced by LCOG, 1996

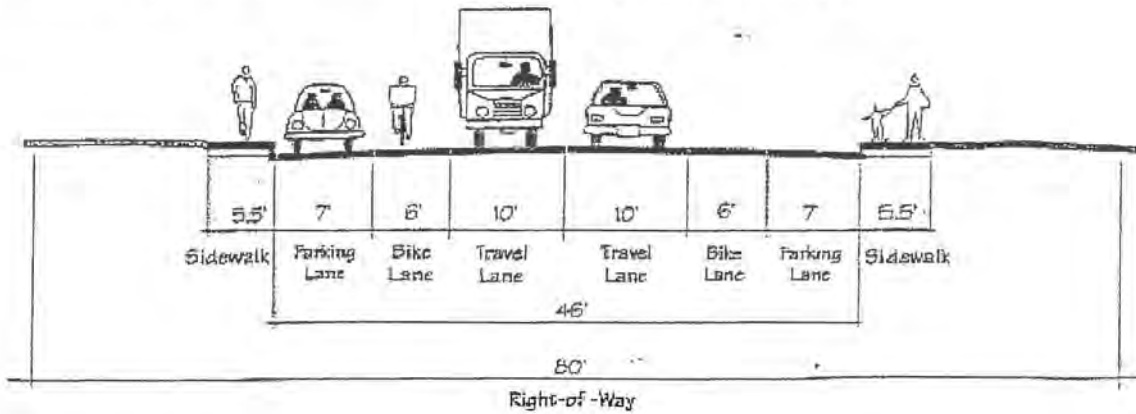
Transportation System Plan
Figure - 2
Proposed Street Standards

Minor Collectors

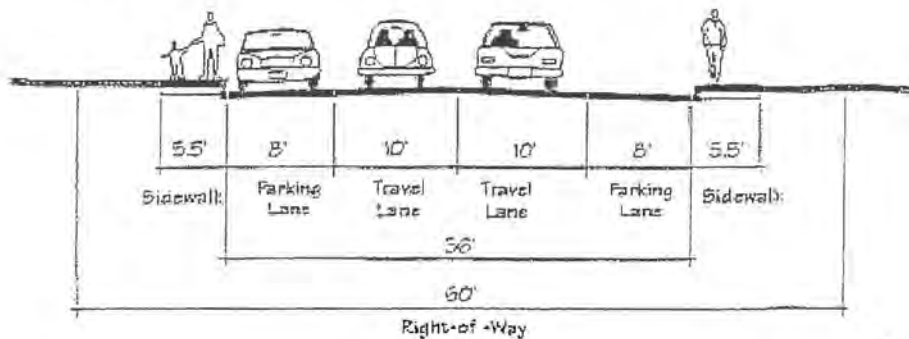
Minimum (with bike lanes* and no parking)



Maximum (with bike lanes* and on-street parking allowed)



Typical (without bike lanes)

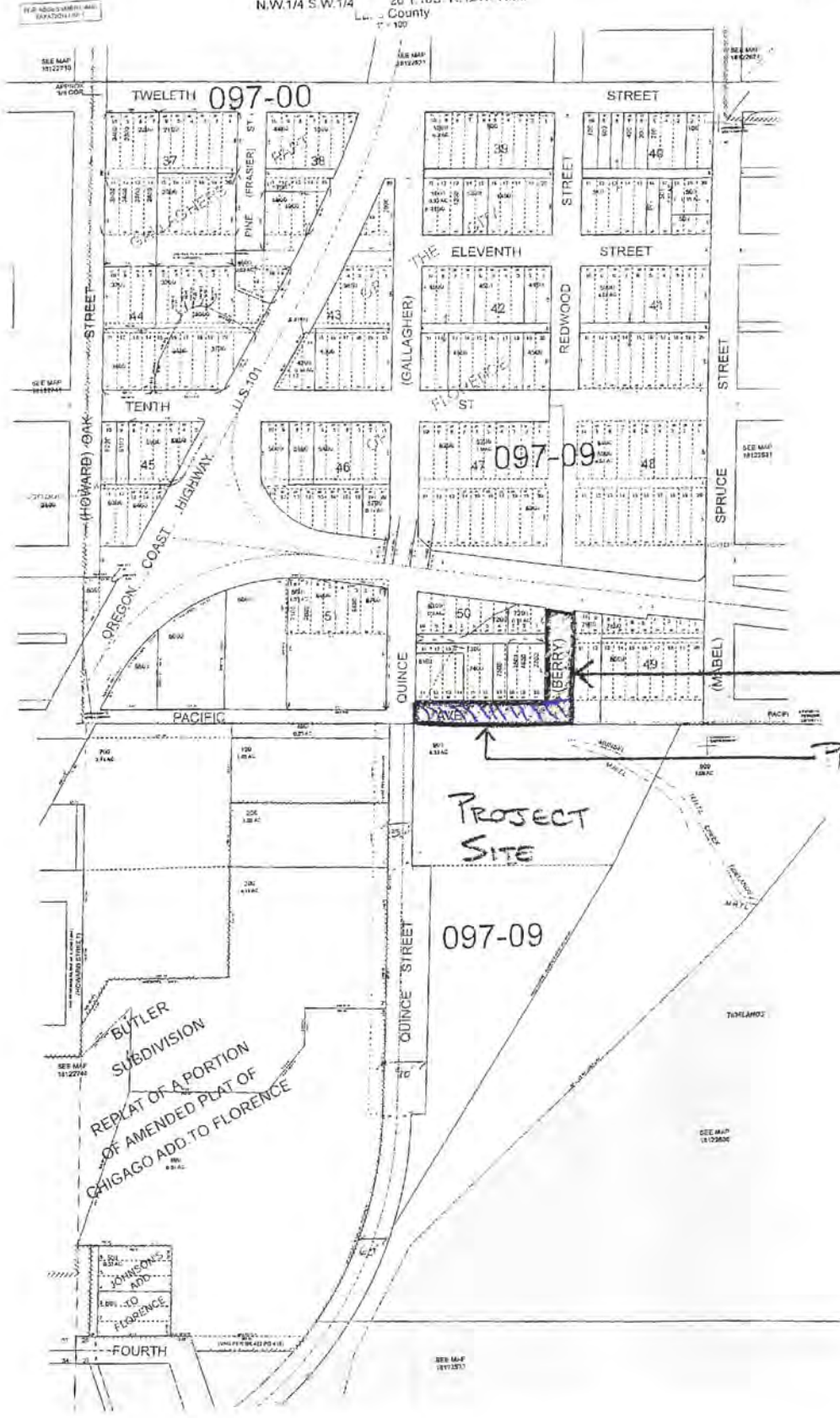


Produced by LCDC, 2/98

*bike lanes required only if identified in bicycle plan

Transportation System Plan
Figure - 3
Proposed Street Standards

N.W.1/4 S.W.1/4 26 T.18S. R.12W. W.M.
County



REDWOOD ST.

PACIFIC AVE / 8TH ST.

PROJECT SITE

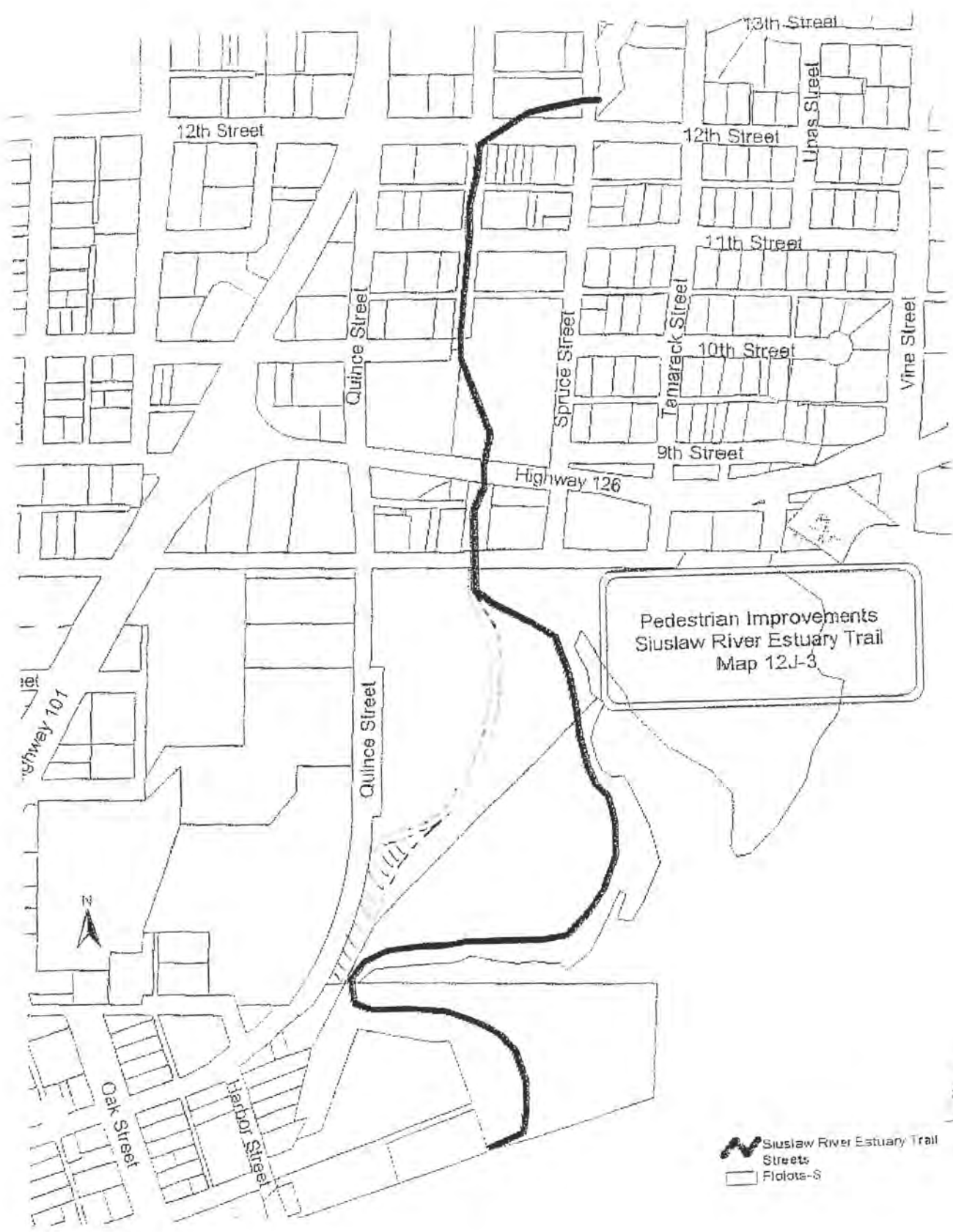
097-09

BUTLER
SUBDIVISION
REPLAT OF A PORTION
OF AMENDED PLAT OF
CHICAGO ADD. TO FLORENCE




JOHNSON'S
ADD. TO
FLORENCE

FOURTH

12' parallel



Pedestrian Improvements
Siuslaw River Estuary Trail
Map 12J-3

 Siuslaw River Estuary Trail
 Streets
 Flooded-S

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Positive reception for Quince Street time-share resort

Posted: Tuesday, Jul 1st, 2008
 BY: Denise Ruttan

Initial concerns narrowed down to number of parking spaces

Florence planning commissioners were largely positive regarding a time-share resort proposed for the former middle school site on Quince Street.

Commissioners heard a proposal on June 24 from Wyndham Vacation Ownership for a 120-unit development on 750 Quince St., across the street from the Florence Events Center. The resort would include one-story common spaces and three four-story wings, with an outdoor swimming pool, spas and other recreational amenities, according to the owner's application.

The 157,000-square-foot complex would be located in Old Town Area C. The city code for such zoning districts in Old Town was updated recently.

Most public comments were written and submitted in advance.

Kady Sneddon, executive director of the Florence Area Chamber of Commerce, said that the chamber supported the proposed resort and chamber members would be polled soon regarding their opinions.

"A membership-driven property brings people in and supports the local economy," said Sneddon.

Resort buildings are set back about 38 to 50 feet from the top of a steep slope on the property.

City staff recommended reducing the number of parking spaces to provide more of a buffer between the resort and the wetland and riparian areas below the slope, in response to Oregon Department of Fish and Wildlife (ODFW) concerns regarding developing a high-density resort on such a sensitive natural area.

Associate Planner Melissa Anderson said that the Planning Commission could recommend more of a buffer to be added between the parking area and the edge of the slope.

Commissioners expressed concern initially over the number of proposed parking spaces.

Wyndham representatives said the parking capacity was based on the needs of several other properties. People who stayed in larger units tended to bring family members and other visitors.

"Without that parking ratio, we have an overflow parking issue and we have to be sensitive to that. We want to keep everything on-site. Based on our other resorts,

187 spaces is what the facility needs," said Wayne Helm, a Wyndham representative.

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Overall, comments were positive regarding the proposed resort.

"The people I've spoken to are very enthusiastic. I haven't heard anything negative," said Planning Chairwoman Donna Lee.

Commissioner Mark Tilton said he supported the project.

"Even though I'm a bit concerned with the parking spaces close to the bank, it sounds to me like they're trying to do their best. It looks like they're going to be redesigning a little and using some parking spaces to bring in (a fire lane) anyway," said Tilton. "It looks to me like they've done a good job. I really think the environmental concerns have been very adequately addressed."

Charlie and Mary Patterson, Florence residents, said they had been Wyndham owners for years and were pleased to see that the organization had chosen Florence as a resort destination.

"They'll be a great asset to Florence, bringing in quality visitors who will be spending money in Florence, at the FEC, etc. It will be a great use of that property and make Florence more attractive," wrote the Penningtons in a letter to City Hall.

Commissioner Clarence Lysdale said he would like to see Wyndham developers build a park on the property instead of extending Eighth Street, as proposed by the city. City Manager Bob Willoughby will be exploring options for how the city could provide incentives for pursuing such a project.

"Giving that piece of property as a public/private park would be a real positive for the city. Maintaining viewsheds for the city is an ongoing gun battle. It's a great spot for a public park," said Lysdale.

Commissioners will revisit the proposal on July 8. The updated application will include revised findings of fact.

[Beach Rental Homes](#)

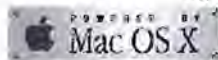
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EXECUTIVE SUMMARY

This report summarizes the results of the Phase I environmental site assessment (ESA) and limited subsurface assessment of the Quince Street Property located at 750 Quince Street in Florence, Oregon (referred to herein as the "Subject Property"). The property comprises two tax parcels; the northwestern portion of the property is developed with an abandoned school building.

We identified the following Recognized Environmental Concern (RECs) for the Subject Property:

Underground Storage Tank (UST) System. The inactive empty 8,000-gallon heating oil tank located in the parking area near the main entrance (associated with the boiler room) is considered a REC. It is our opinion that possible past releases of petroleum products from this UST system pose a moderate to high risk of potential environmental impact to the Subject Property. Field screening of soil samples from the December 2007 environmental exploratory boring relatively close to the UST did not encounter evidence of petroleum.

Two potential environmental concerns were noted on the Subject Property.

- Our review of the 1939 aerial photograph suggests that a structure may have been located in the southwestern portion of the Subject Property. No other information was available to confirm the absence or presence of a structure, or if a structure was present whether a past heating oil UST or AST was associated with the structure. Based on the lack of information from multiple sources supporting a prior structure, it is our opinion that there is a low risk of potential environmental impact to the Subject Property from this possible source. Field screening of soil samples from the December 2007 environmental exploratory boring relatively close to the location of the possible historic structure did not encounter evidence of petroleum. Possible heating oil storage associated with the historical structure is not considered a REC for the Subject Property.
- The former Wood/Paint Shop was used for storage of 1-gallon or smaller containers of paint, lacquer and de minimis quantities of cleaning products. Because no significant leaks, spills or releases occurred, there were no floor drains in this area, and we understand that chemical waste from this area was previously disposed of off site, the Wood/Paint Shop is not considered a REC for the Subject Property. The risk associated with regulatory impacts of significance from this potential concern is low in our opinion. Field screening of soil samples from the December 2007 environmental exploratory boring relatively close to the Wood/Paint Shop did not encounter evidence of petroleum.

In general terms relative to the context of our report conclusions, we interpret a low risk of concern to suggest that while contaminants might be present, the probability that they are at levels of regulatory concern is considered low. Unless you are extremely risk adverse, exploration, sampling and testing may not be warranted in these cases of "low risk". A moderate or high risk, on a relative scale, is interpreted to suggest a higher probability that contaminants are present at levels of regulatory concern.

This Executive Summary should only be used in the context of the full report for which it is intended.

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GIS DATA
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- CANCELLED:
- 1100
 - 1200
 - 1600
 - 1800
 - 1900
 - 2300
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Old middle school's 'extreme makeover'?

Posted: Saturday, Jul 12th, 2008
Story By Amy Bartlett

Conditions of approval for development include city park and trail.

With a mostly thumbs-up from the Florence planning commission at its June 8 meeting, the design review permit for a 120-unit Wyndham Vacation Ownership time share resort was approved with a 6-1 vote.



Project architects provided the above art depicting the proposed Wyndham time share development across the street from the Florence Events Center (at top of drawing). Inset photo is the current middle school site.

The resort is to be located on 12-plus acres at the old Siuslaw Middle School site, across the street from the Florence Events Center.

Commissioner Curt Muilenberg cast the dissenting vote.

"... I have nothing against the project, as long as it's all built within code," said Muilenberg in a telephone interview.

Muilenberg said he decided on a "no" vote because he was unclear at the time whether a partial basement on one of the buildings in the development would count as an extra story. This would bring the story count to five, which is not allowed in the code.

According to the recently revised city code for Old Town, the development will be in area C. In area C, building height is limited to four stories. Maximum building height allowable is 55 feet.

"Building height is very important to this town," said Muilenberg.

According to the city code, stories below the average grade level or occupying no more than three feet above the average grade level are not counted.

To figure a building's height, vertical measurements are taken from either the average level of the undisturbed natural grade or, if fill is added or removed in a city-approved plan (only if needed for drainage, access, or compatibility with the surrounding area), then measurements are taken from the approved grade.

According to city planning staff, on the building in question, measurements are taken from a city-approved grading plan, and the basement is less than the three feet above grade, so it will not count as an extra story.

In the proposed development, at 54 feet 10 inches, the buildings do not exceed the maximum height.

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Associate Planner Melissa Anderson said Wyndham was waiting to complete the initial design review before purchasing the land.

The company also has twenty-five conditions of approval to meet before a certificate of occupancy is issued.

“Most are nuances based on planning commission discussion,” said Anderson.

Of note is that within one year of the design review approval, Wyndham must identify the boundaries of a park and a multi-purpose bike and pedestrian trail to be dedicated to the city.

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The Register-Guard: Home: City/Region

Florence resort gets planning OK

By Winston Ross

The Register-Guard

Published: July 9, 2008 12:00AM

FLORENCE — Though wary of the building height debacle that plagued the developers of the nearby Stillwater Condominium project, planning commission members signed off on a major design review permit for a four-story, luxury timeshare resort on Tuesday.

Developers of the 120-unit project already have started marketing the offerings to members of the Wyndham Worldwide vacation ownership network, which they bill as the largest on the planet. Wyndham has 800,000 owners throughout North America, the Caribbean and the South Pacific.

The project will be built on a 12-acre site at Quince Street, across the street from the Florence Events Center, now occupied by the dilapidated remains of the former Siuslaw Middle School.

The main building is planned at 47,000 square feet, including a pool and spa pavilions.

Planning commission member Clarence Lysdale fretted about the height of the project's northernmost building, which is slated to be 53½ feet above the property grade, which is 47½ feet.

He also grilled the project applicants about whether a berm would be constructed to block the view of the project, noting that such an amenity didn't appear to exist on designs submitted to the city but did in a video Wyndham produced.

"We've had an egregious experience in this town with not getting what was depicted," Lysdale said, in a clear reference to Stillwater. "It's caused a lot of strife. We'd better have things turn out like those views are, or you need to come to us. We don't want to get burned again."

Despite his concerns, Lysdale voted with the 6-1 majority in approving the permit. Commissioner Curt Muilenburg did not explain his reasoning in voting no.

The project's applicants still must obtain a building permit from the city. The approval process does not require City Council review, however.

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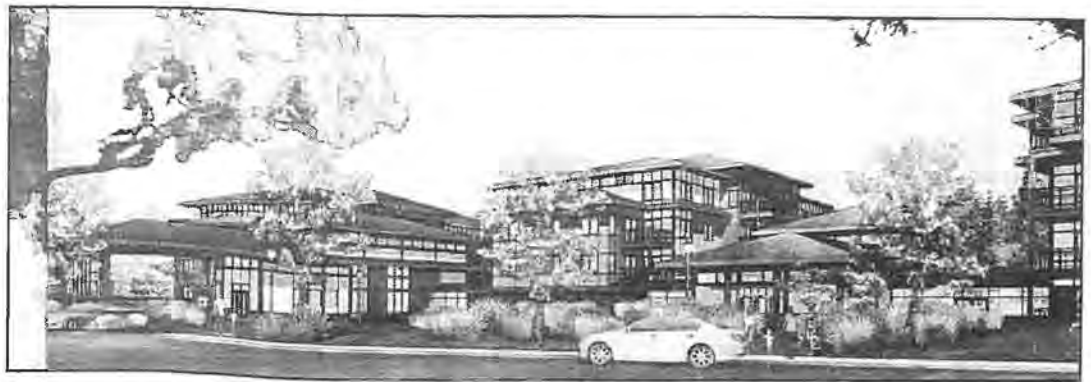
Timeshare resort developer eyes Florence

BY DENISE RUTTAN
Siuslaw News

A luxury timeshare developer is eyeing the former middle school site on Quince Street.

Wyndham Vacation Ownership is proposing a 157,000-square-foot timeshare resort for 750 Quince St., the property east of the Florence Events Center. Wyndham Vacation Ownership, represented by Myhre Group Architects, Inc., recently applied for a major design review permit from the city.

The proposal is scheduled for a June 24 public hearing at the Planning Commission.



View from Quince St. looking west

Wyndham has not yet bought the Quince Street property, but a purchase agreement between the buyer and the seller is contingent upon design approval, according to City Manager Bob Willoughby.

This is the first development proposed for the Old Town area since building codes for the district were updated last year, a process that involved a number of Florence citizens.

The site lies in Old Town Area C, the only area in the district in which four stories are permitted. According to Florence city code, "The maximum height for buildings or other structures in the Old Town District Area C shall be four stories above grade with a maximum height of 55 feet."

The development proposal includes one-story common spaces and three four-story wings. The resort has 120 vacation ownership units, according to Associate Planner Melissa Anderson, the lead planner working on the proposal.

WorldMark by Wyndham is the developer and marketer of

WorldMark, The Club, the world's third-largest vacation ownership program, according to the company's Web site, trendwest.com. Wyndham Vacation Ownership is a subsidiary.

"We pioneered the concept of points-based timeshare with a network of drive-to and exotic resorts. Today, more than 250,000 WorldMark owners have access to resorts across the United States as well as in Canada, Mexico, and Fiji," according to the site.

Telephone calls to Wyndham representative Pat Koong were not returned by press deadlines.

Wyndham operates timeshare resorts elsewhere on the Oregon coast, in Depoe Bay and Seaside.

Vacation owners buy interest in Wyndham property and travel to resorts in its worldwide network.

The proposed development includes landscaped open space within two courtyards, which are formed by the blocks where vacation owners would reside. The common open space

includes an outdoor playground, a swimming pool, a half-size basketball court and various walking paths, water features and seating.

"The development is designed to create a destination resort that fits into the coastal character of Oregon and the Pacific Northwest and is intended to be sensitive to the adjacent natural areas of the Siuslaw River estuary and related riparian corridor," according to a planning report.

Public comments regarding the proposal can be submitted between now and at the public hearing.

The city will institute a timeshare tax for all future timeshare developments, regardless of whether Wyndham develops the property, according to Assistant City Manager Jacque Morgan. The city has been working with its attorney to research Depoe Bay's timeshare tax ordinance to use as an example. The city council could look at this item in August, Morgan said.



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Partly Sunny & Breezy	Partly Sunny	Cloudy & Breezy	Mostly CLoudy	Mostly Cloudy	Mostly Cloudy	Periods of Clouds & Sun

Tim - Share - Wy dhan ①

o Title Report to confirm location of property line - ownership.

No ladder truck → so can't protect it.

Access from around the back.

Stand-pipe system in back in lieu of vehicle.

600k → 90 days could get ladder truck.

Power

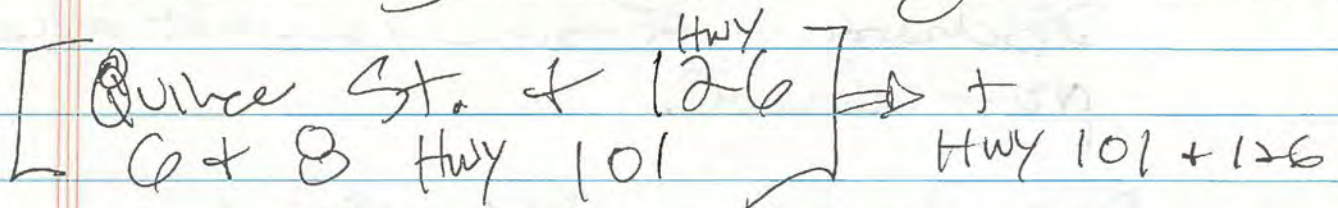
X Street on west side of Quince.

Need 3 transformers not 2?

w/in street R of way.

1 - common meter

Matching historic lights on-site



Quince: 60' R of W

46' Curb to Curb

Volume to capacity ratios. Special Transportation Pla-

~~Hwy 101 + 126~~
SRH engineers



Public Works:
water 48-49 Psi
Pressure

System is currently undersized for
the needs.

[Water on Hwy 126 + Quince 10"]
[will need to bring 10"-12" down]

Sewer - Towards Quince at Harbor Street

FEC goes down 6th Street

Stormwater - on-site - infiltration
Discharge off-site can not exceed
pre-runoff.

DEQ, Army Corp + DSL. - Discharge to
ESTUARY.

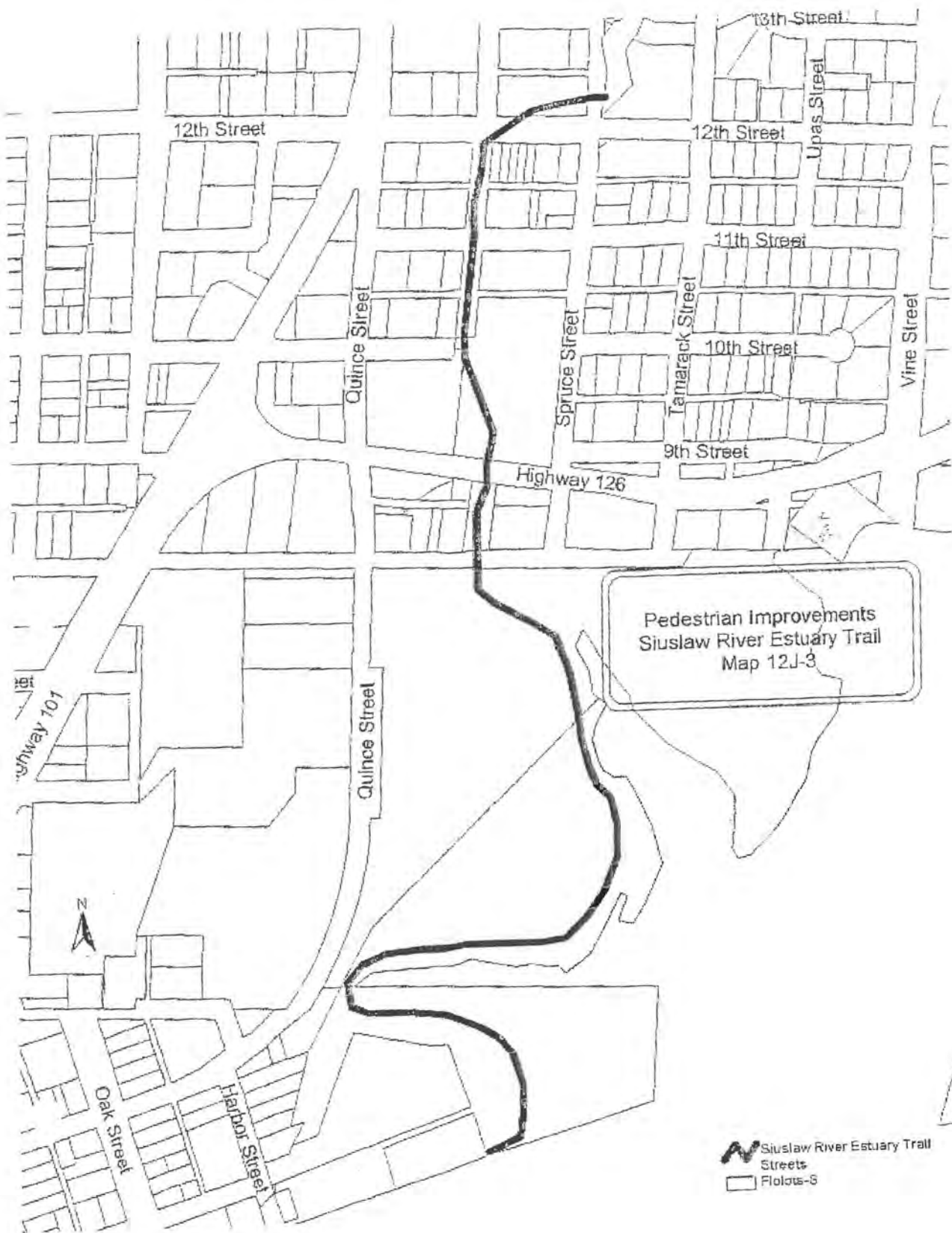
Title 9 Chapt. 5 - Stormwater Mgt.

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133C Waldport - Urban
Land Complex 0-12%



SOILS



Pedestrian Improvements
Siuslaw River Estuary Trail
Map 12J-3

 Siuslaw River Estuary Trail
 Streets
 Plots-5



2. Other Highway 101/126 Pedestrian Crossings

Present and future crosswalks located at non-signalized intersections are hazardous to pedestrians on arterial highways. The traveling public does not expect crosswalks in these locations, and does not use due caution when approaching them. Conversely, the pedestrian needs conveniently placed crosswalks to access both sides of the highway. The City must work with ODOT to design a crosswalk solution which increases safety for the pedestrian, but does not unduly impede traffic on the highway.

3. Siuslaw River Estuary Trail

This trail is proposed as part of the Downtown Implementation Plan, and is also a priority of the Port of Siuslaw. The proposed trail will connect the Port's Boardwalk to Highway 126, and eventually, when the Munsel Creek culvert is replaced, through a bike path set into the culvert to connect to the Munsel Creek Bike Path. The proposed path will connect future development on the Middle School site in Old Town with the Boardwalk. The trail will feature interpretative signage about estuarine formation, maintenance, wildlife species and habitat, and other pertinent data.

4. Public Access to Public Lands north of Sandpines and west of Fred Meyer

The extension of Oak Street north from 37th Street, together with accompanying bike lanes and sidewalks, will provide public access to these public lands which contain dunal formations and extensive wetland resources. Access could also be provided from Rhododendron Drive through a willing owner easement over private property. Development of a trail system through these public lands is a project for the distant future, and may become an action of the Parks and Recreation District, should such be formed.

5. Sidewalk Master Plan

All new subdivisions must provide sidewalks on at least one side of local streets, and on both sides of collectors and arterials. Infill sidewalks will generally be provided by property owners as part of redevelopment of abutting properties, or through the formation of Local Improvement Districts. All sidewalk improvements will be ADA compliant. Sidewalk maintenance is the responsibility of the abutting property owner. There are several areas of existing, structurally deficient sidewalks some of which are in the Downtown Area. There are also areas where infill is necessary. Recent sidewalk improvement projects have been accomplished through a public/private partnership with the City contributing a portion of the costs in order to reduce assessments to abutting property owners.

6. Rhododendron Drive

See the *Rhododendron Drive Integrated Transportation Plan (RDITP)*, June 2007.

ESTUARY TRAIL



TITLE 10
CHAPTER 7

SPECIAL DEVELOPMENT STANDARDS

SECTION:

- 10-7-1: Purpose
- 10-7-2: Identification of Potential Problem Areas
- 10-7-3: Development Standards
- 10-7-4: Site Investigation

10-7-1: PURPOSE: The purpose of this Chapter is to apply additional development standards to areas with potential natural hazards or soils which are particularly subject to erosion, landslide or seasonal surface water. These standards are intended to eliminate the danger to the health, safety or property of those who would live in potential problem areas and the general public.

10-7-2: IDENTIFICATION OF POTENTIAL PROBLEM AREAS: At minimum, the following maps shall be used to identify potential problem areas:

- A. "Hazards Map", Florence Comprehensive Plan.
- B. "Soils Map", Florence Comprehensive Plan. Other information contained in the plan or adopted by reference into the plan, or more detailed inventory data made available after adoption of the plan may also be used to identify potential problem areas. (Ord. 625, 6-30-80)

10-7-3: DEVELOPMENT STANDARDS: The following standards shall be applied to development in potential problem areas unless an on-site examination shows that the condition which was identified in the Comprehensive Plan did not in fact exist on the subject property. These standards shall be applied in addition to any standards which may be shown to be necessary as a result of a site investigation.

- A. Special Flood Hazard Area: All uses proposed in the flood area shall conform to the provisions of the National Flood Insurance Programs.
- B. Munsel Creek and Other Drainageways: A fifty foot (50') setback shall be required for all buildings from the creek channel, except by Planning Commission approval where it can be shown by accepted engineering practices or treatment that no erosion hazards, slide potential, or possible flood damage are likely to occur, and that riparian vegetation will be protected.
- C. Foredunes: No grading or breaching of foredune is permitted.
- D. River Cutbanks: No building shall be permitted within fifty feet (50') of a river cutbank unless the bank has been stabilized. Planning Commission approval, upon review of findings from site investigation report, is necessary for a lesser distance, using the same criteria as for Munsel Creek (see item C2 herein).
- E. Active Dune Advancing Edge: No building shall be permitted within one hundred feet (100') of the leading edge of an active dune.
- F. Ocean Flooding Tidal Flooding, Tsunami: (See subsection A above, Special Flood Hazard Area).
- G. Slopes Greater than Twelve Percent: For development on steep slopes, a foundation design and grading with provision for retaining walls or excavated banks shall be carried out according to plans prepared by a registered engineer and approved by the City.
- H. Active Dune Sands: Open sand will require primary stabilization as with European beach grass and secondary stabilization with any of a variety of shrubs and trees in conjunction with any development. Stabilization may be required prior to development in cases where there are large unstabilized areas.

- I. Brallier and Heceta Soils: In general these soils are not suitable for development. Should development occur, structures would be built on pilings or fill as designed by a registered engineer.
- J. Yaquina Soils and Wet Areas: In areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approved by the City. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82)

10-7-4: SITE INVESTIGATION:

- A. Areas Requiring a Site Investigation: Areas identified on the "Hazards Map", "Soils Map", or Resource Inventory are subject to the site investigation procedure contained in site investigation reports by Wilbur E. Ternyik, published by OCZMA. No building permit, conditional use permit or other permit subject to the provisions of this Title may be issued except with affirmative findings that:

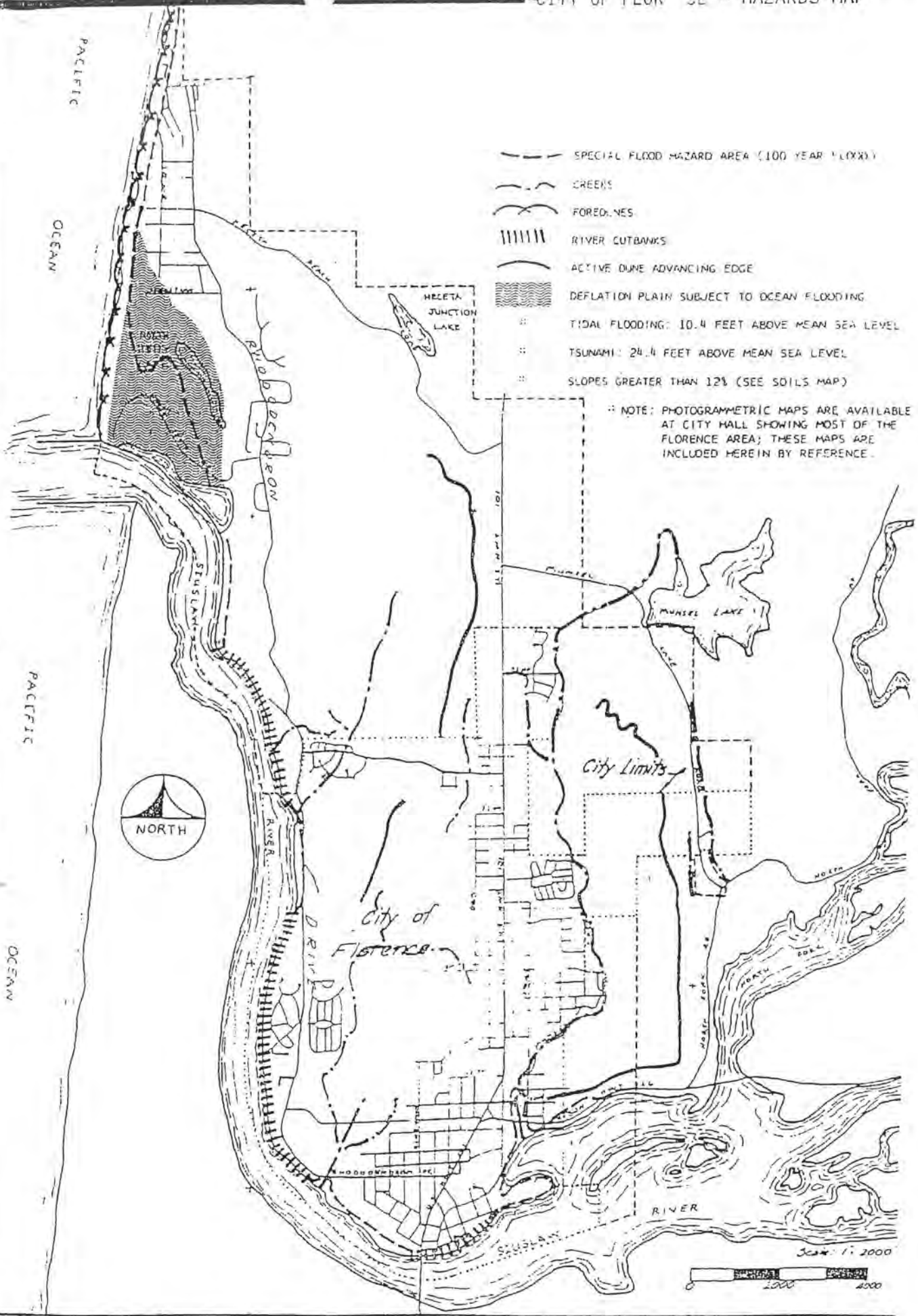
- 1. Upon specific examination of the site, the condition identified on the "Hazards Map" or "Soils Map" or supporting inventory documents did not exist on the subject property; or
- 2. That harmful effects could be mitigated or eliminated through, for example, foundation of structural engineering, setbacks or dedication of protected natural areas.

Site investigation requirements may be waived where specific standards, adequate to eliminate the danger to health, safety and property, have been adopted by the City. This exception would apply to flood-prone areas, which are subject to requirements of the National Flood Insurance Program and other problem areas which may be adequately protected through provisions of the Building Code. (Ord. 669, 5-17-82)

- B. Site Preparation Permit Required: A site preparation permit is required for sites identified as subject to a site investigation. A permit will be issued by the Planning Director based on criteria 1 and 2 of 10-7-4-A.
- C. Permit Fee: A fee to offset the cost of time required to investigate and prepare Findings may be set by Council Resolution.
- D. Conditions may be placed or a bond may be required to be posted prior to issuance of permit to ensure that harmful effects are mitigated or eliminated.

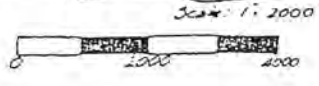
Amended by Ordinance No. 15, Series 1988

CITY OF FLORENCE - HAZARDS MAP



- SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD)
- CREEKS
- FOREDUNES
- ||||| RIVER CUTBANKS
- ACTIVE DUNE ADVANCING EDGE
- DEFLECTION PLAIN SUBJECT TO OCEAN FLOODING
- :: TIDAL FLOODING: 10.4 FEET ABOVE MEAN SEA LEVEL
- :: TSUNAMI: 24.4 FEET ABOVE MEAN SEA LEVEL
- :: SLOPES GREATER THAN 12% (SEE SOILS MAP)

:: NOTE: PHOTOGRAMMETRIC MAPS ARE AVAILABLE AT CITY HALL SHOWING MOST OF THE FLORENCE AREA; THESE MAPS ARE INCLUDED HEREIN BY REFERENCE.



CITY OF FLORENCE & URBAN SERVICE AREA
SOILS MAP

SOILS MAP

UNSUITABLE OR
CONDITIONALLY
SUITABLE LANDS



SYMBOL	KEY	SOIL NAME -
X 20A, 21A		BRAILLER
N 72K		DUNAL SANDS
X 204A		HECETA
205C		WESTPORT 0-12% SLOPE
X 206D, 207H		WESTPORT 12%+ SLOPE
X 225A		YACUINA
240C		NETARTS
- 235B, 236C		LINT
X 570S, 577H 585S, 586K		BOHANNON/PREACHER/SLICORADO
X		WET AREAS

X - THESE SOIL TYPES ARE UNSUITABLE OR CONDITIONALLY SUITABLE FOR DEVELOPMENT. A SITE INVESTIGATION REPORT IS REQUIRED BEFORE DEVELOPMENT IS PERMITTED. FOR PURPOSES OF MEASURING THE AREA OF UNSUITABLE OR CONDITIONALLY SUITABLE LAND, PUBLIC LANDS AND DEVELOPED LAND WERE NOT INCLUDED. FOR THE REMAINING "AVAILABLE" LANDS, THE SOIL TYPES INDICATED WITH AN "X" WERE OUTLINED AND MEASURED BY PLANIMETER. IN ADDITION, A TWO HUNDRED FOOT STRIP ON THE EASTERN EDGE OF THE MAJOR DUNES WAS CONSIDERED TO BE UNSUITABLE DUE TO THE DANGER OF LANDSLIDES. THE AREA DETERMINED TO BE UNSUITABLE OR CONDITIONALLY SUITABLE FOR DEVELOPMENT WAS 1,899 ACRES.

N - DUNAL SANDS (72K) ARE CONSIDERED SUITABLE FOR DEVELOPMENT

**ALTA/ACSM LAND TITLE SURVEY
FOR: WYNDHAM RESORT DEVELOPMENT CORPORATION
SW1/4 SECTION 26, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON**

ALTA/ACSM LAND TITLE SURVEYOR'S CERTIFICATE

TO: WYNDHAM RESORT DEVELOPMENT CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005; MEETS THE ACCURACY REQUIREMENTS OF A [N] (URBAN OR RURAL SUBURBAN) SURVEY, AS DEFINED THEREIN; AND INCLUDES OPTIONAL ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 12 & 13 OF TABLE "A" THEREOF. THE EASEMENTS AND OTHER RECORDED DATA SHOWN HEREON WERE OBTAINED FROM TITLE REPORTS BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, DATED APRIL 8, 2005. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED UPON THESE SUPPLIED DOCUMENTS AND SPECIFICALLY DISCLAIMS ANY ITEM NOT SHOWN WHICH MAY BE OF RECORD OR NOT OF RECORD THAT MAY AFFECT THE PROPERTY SHOWN ON THE SURVEY EXCEPT FOR THE FOLLOWING:

THE DESCRIPTION RELIED UPON IS BASED ON THE PRESUMED OUTCOME OF GENERAL JUDGEMENT CASE NO. 16-06-02162 (ASPEN FLO, LLC v. SAXON), CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY.

Robert B. Ward Jr.
ROBERT B. WARD JR.
LAND SURVEYOR'S LICENSE NO. 1091 OREGON
RENEWAL DATE: 6/30/2008

NARRATIVE

THIS SURVEY MAP WAS PREPARED FOR WYNDHAM RESORT DEVELOPMENT CORPORATION PER AGREEMENT DATED DECEMBER 12, 2007.

ALL PROPERTY LINES DEPICTED ON THIS MAP WERE SURVEYED PER A SURVEY FILED WITH LANE COUNTY, NO. 38311. THE BASIS OF BEARING FOR THIS SURVEY IS AS SHOWN HEREON. NO NEW CORNER MONUMENTS WERE SET AS PART OF THIS SURVEY.

THE DESCRIPTION FOR THE SURVEYED PROPERTY HAS BEEN AFFECTED BY THE PRESUMED OUTCOME OF GENERAL JUDGEMENT CASE NO. 16-06-02162 (ASPEN FLO, LLC v. SAXON), CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY.

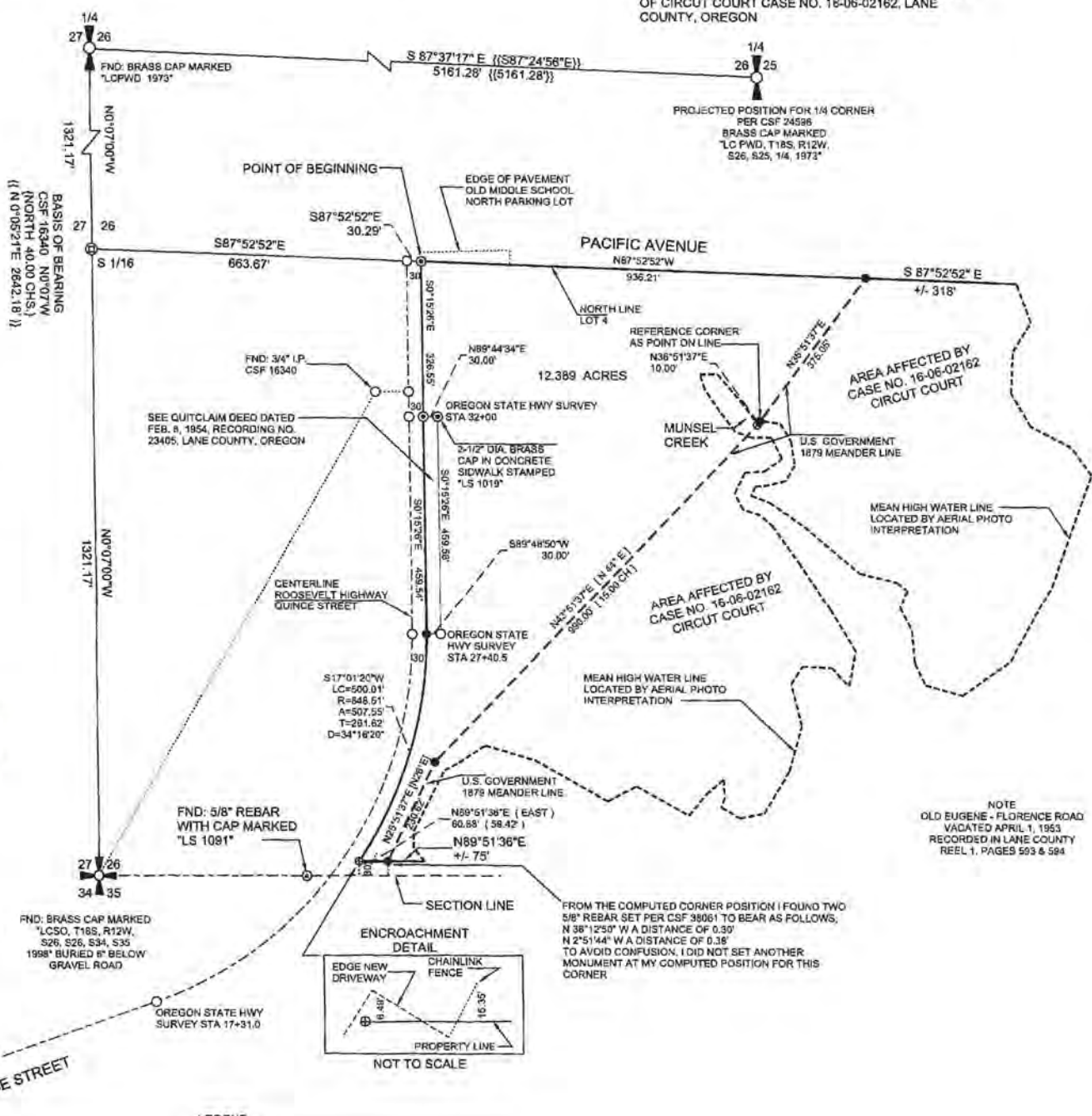
THIS SURVEY WAS PERFORMED USING A NIKON TOTAL STATION.

DESCRIPTION OF RECORD

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, THENCE SOUTH 87°52'52" EAST, 693.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF THE OLD ROOSEVELT HIGHWAY, NOW COMMONLY KNOWN AS QUINCE STREET, SAID TRUE POINT OF BEGINNING BEING MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091". THENCE ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN SOUTH 0°15'26" EAST, 326.55 FEET TO A POINT MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091", SAID POINT ALSO BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 32+00, THENCE SOUTH 0°15'26" EAST, 459.54 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 27+40.5, THENCE ALONG A 848.51 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 17°01'20" WEST, 500.01 FEET) AN ARC LENGTH OF 507.55 FEET, SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE LEAVING

SAID EASTERLY RIGHT-OF-WAY MARGIN NORTH 89°51'36" EAST, 60.88 FEET TO A POINT OF INTERSECTION WITH THE U.S. GOVERNMENT MEANDER LINE AS SURVEYED IN 1879 ALSO AS REPRESENTED ON LANE COUNTY SURVEY #38311, SAID POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE ALONG SAID U.S. GOVERNMENT MEANDER LINE NORTH 25°51'37" EAST, 230.62 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091"; THENCE NORTH 43°51'37" EAST, 990.00 FEET; THENCE NORTH 36°51'37" EAST, 385.05 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 4; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 87°52'52" WEST, 936.21 FEET TO THE TRUE POINT OF BEGINNING, ALL IN THE CITY OF FLORENCE, LANE COUNTY, OREGON, CONTAINING 12.07 ACRES MORE OR LESS.

BEARINGS AND DISTANCES FOR THIS DESCRIPTION ARE BASED ON A SURVEY PERFORMED BY WARD NORTHWEST INC., LANE COUNTY SURVEY FILE NO. 38311. ALSO REFLECTS THE PROPOSED OUTCOME OF CIRCUIT COURT CASE NO. 16-06-02162, LANE COUNTY, OREGON



LEGEND

- COMPUTED POSITION PER CSF 38061
- CORNER SET PER CSF 38311 5/8" X 30" REBAR WITH CAP MARKED "LS 1091" UNLESS OTHERWISE NOTED HEREON
- ⊙ CORNER SET CSF 38311 2.8" LONG SURVEY MARKER NAIL SET IN PAVEMENT WITH WASHER STAMPED "LS 1091" UNLESS OTHERWISE NOTED HEREON
- ⊗ COMPUTED POSITION CORNER FALL IN MUNSEL CREEK
- ⊕ CORNER FALLS IN NEW CONCRETE DRIVEWAY, NO MONUMENT SET
- ⊖ COMPUTED POSITION ONLY NO MONUMENT SET
- () RECORD DATA PER CSF 38061
- [] RECORD DATA U.S. GOVERNMENT MEANDER LINE 1879
- { } RECORD DATA PER CSF 24596
- ↯ SCALE BREAK



REGISTERED PROFESSIONAL LAND SURVEYOR
Robert B. Ward Jr.
ORIGON ROBERT B. WARD JR.
JULY 30, 1976
LS 1091
EXPIRATION DATE: 6/30/08

Ward NorthWest, Inc.
P.O. BOX 105 FLORENCE, OR 97439
(541) 997-9201 FAX: 541-997-3548

EASEMENTS OF RECORD

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFO: FEBRUARY 18, 1954, NO.23447
IN FAVOR OF: CENTRAL LINCOLN PEOPLE'S UTILITY DISTRICT
FOR: POWER & COMMUNICATION LINES

EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS & PROVISIONS THEREOF:
RECORDED: FEBRUARY 17, 1954, NO. 23405
FROM: LANE COUNTY
TO: SIUSLAW DISTRICT NO. 97-J, FLORENCE, OREGON
FOR: PUBLIC UTILITIES

FILE NAME	DRAWING	
07-96.TRV	ALTA/ACSM PAGE 1	
SCALE	DATE	DRAWN BY
200 F/IN	2/12/2008	RBW
JOB	REVISION	SHEET
07-96	#1	1/1

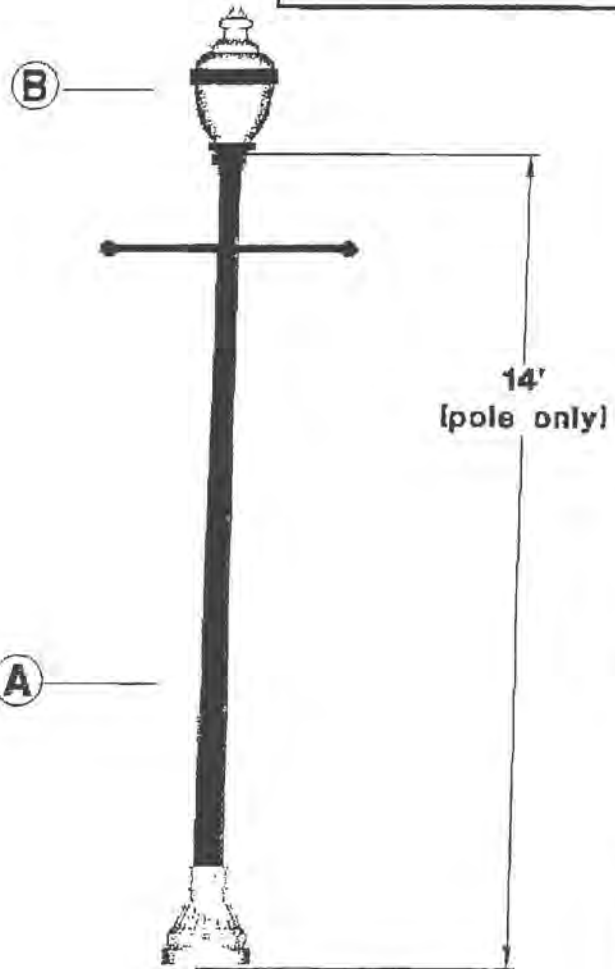
This map was drawn with TRAVERSE PG Software
MAP #18-12-26-33 TAX LOT 900

CENTRAL LINCOLN PUD
ENGINEERING SPECIFICATION DESCRIPTION

291.13

Note:
1. Install on 290.82

Base Plate
Orient parallel with
bracket location



ITEM	COMPONENT	DESCRIPTION	QTY.
A	PLAL14F	ORNIMENTAL-14' SENTRY LIGHT - FIBERGLASS	1
B	STLTORGB	14' ORNAMENTAL SENTRY LIGHT HEAD GLOBE STYLE	1

APPROVED BY: MLW

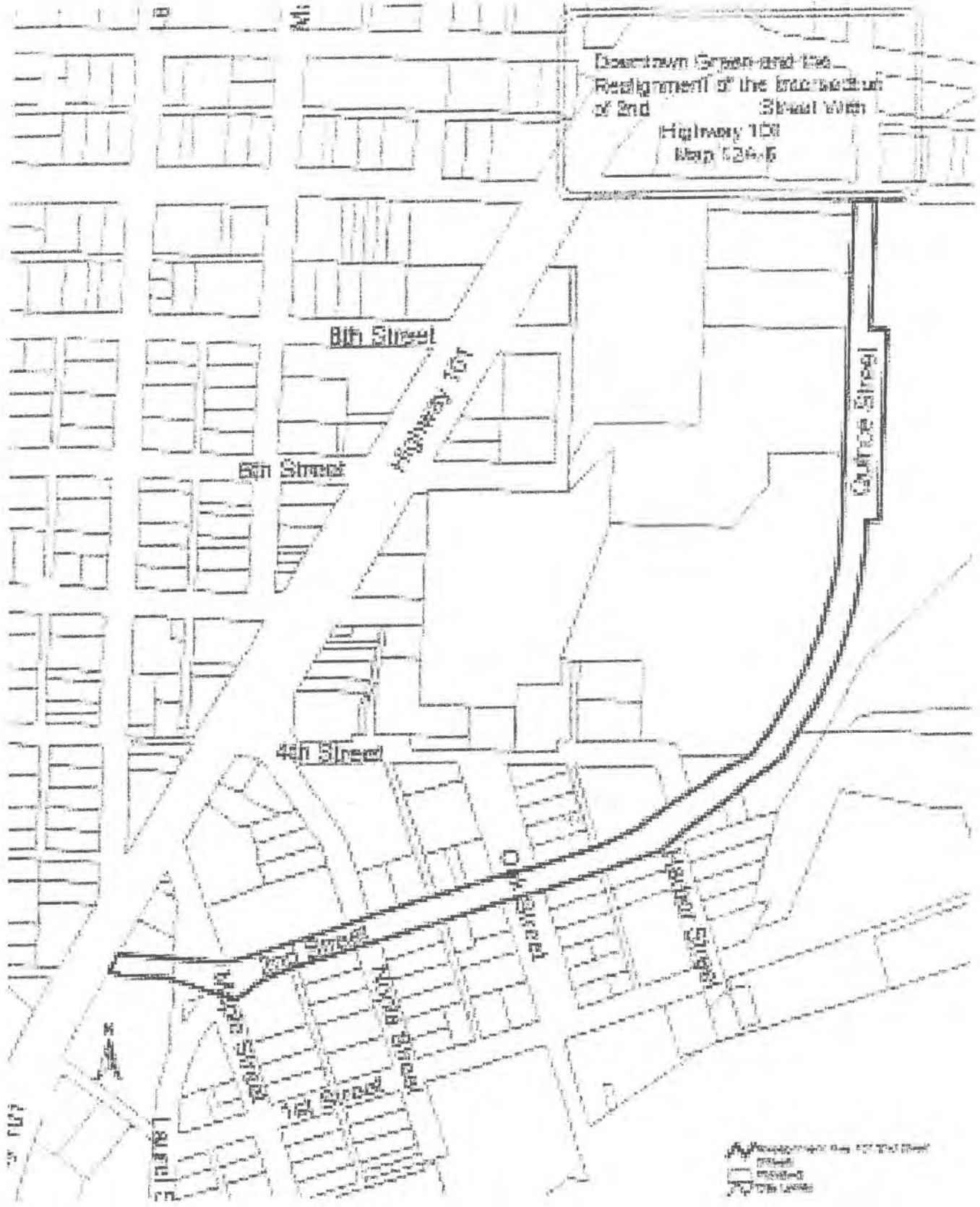
STREETLIGHT ORNAMENTAL 14ft 100W FIBERGLASS

EFFECTIVE DATE - 1/1/1995

REVISION # 34 - 12/99 >>NEW SPEC

291.13

Downtown Green and the
 Realignment of the Intersection
 of 2nd Street with
 Highway 101
 Map 124-5



- Working with ODOT to insure that rewiring of the Bridge includes provision for architectural/holiday lighting
- Planning for long-term preservation of the Bridge, with installation of a cathodic protection system
- Planning for long term preservation of the bridge by planning for a parallel bridge to carry additional lanes of traffic as demand warrants.

Scenic Byway Bridge Interpretative Site and associated parking.

- Relies on the direction of the *Pacific Coast Byway Plan* for the detailed implementation strategy.

4. Highway 126/Highway 101 Intersection

The Highway 126/Highway 101 intersection is the location of several existing safety problems related to the large intersection area, proximity of private driveway and public street access points, and high number of vehicle turning movements. This intersection is currently scheduled for construction in 2001. The City strongly supports implementation of the safety project during 2001/2002.

5. Quince Street Improvements

a. Highway 101/Quince Street Intersection






- Realign the intersection of Highway 101 and Quince Street to provide two-way travel on Quince, thus providing an alternate route into the Old Town area. Preliminary engineering should include investigation of all viable options, including placement of a traffic signal at Quince and Highway 126 when signal warrants are met.

b. Improve Quince Street as necessary to provide an alternate route to and from the Old Town and incidentally a secondary connection between Highways 101 and 126

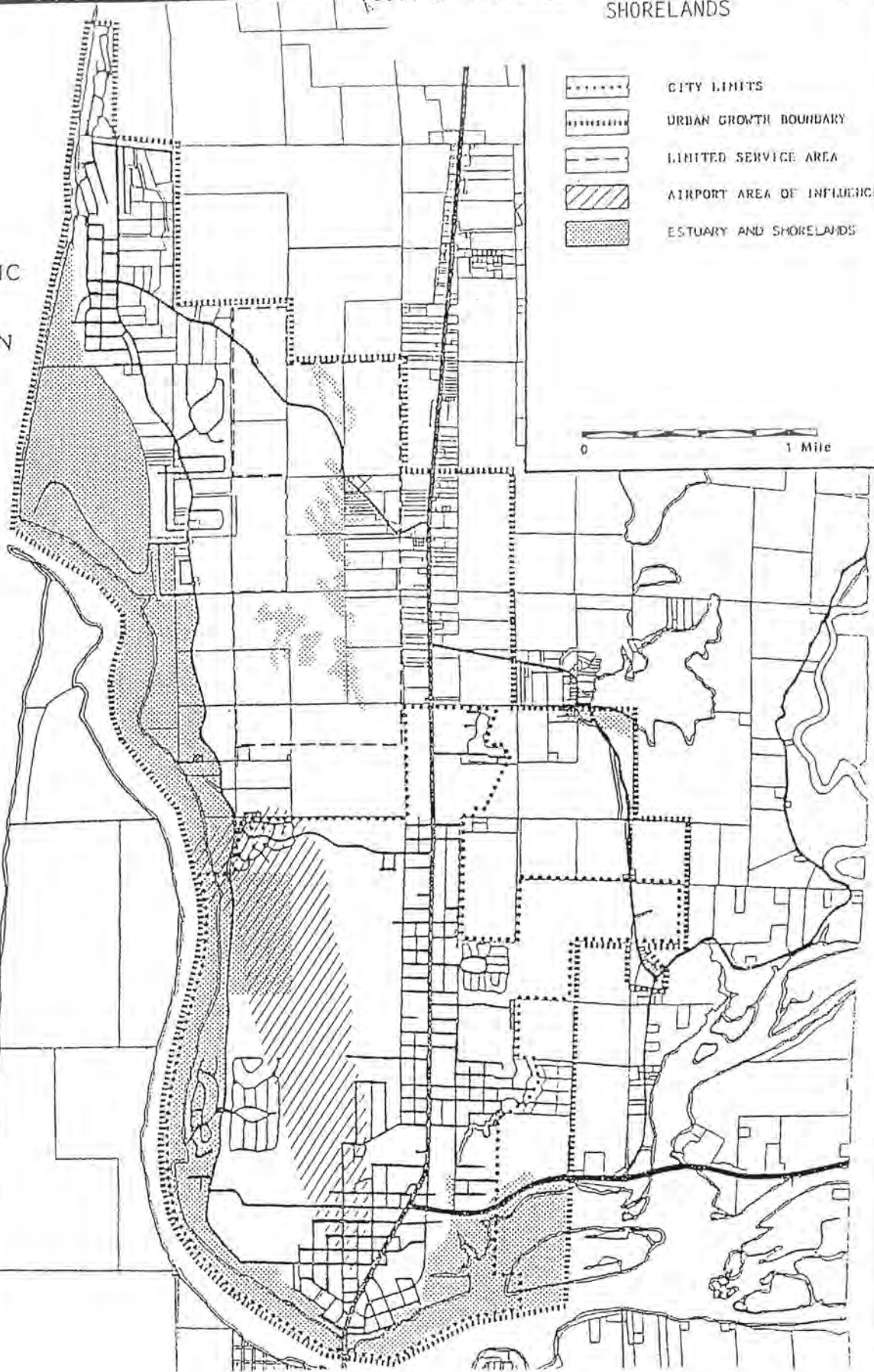
- Retain the Old Town character of Quince Street, including sidewalks, plantings and historic lighting.
- Retain/provide on-street parking
- Provide appropriate signage to make Quince the through street
- Provide left turn pockets where appropriate and possible, given available funding sources
- Integrate Quince Street plans with the plans for the safety improvements in the area of the Highway 101/126 intersection, particularly with respect to left and right turn lanes
- Investigate location of a traffic signal at Highway 126 and Quince Street at such time as demand warrants such location

CITY OF FLORENCE - ESTUARY & SHORELANDS

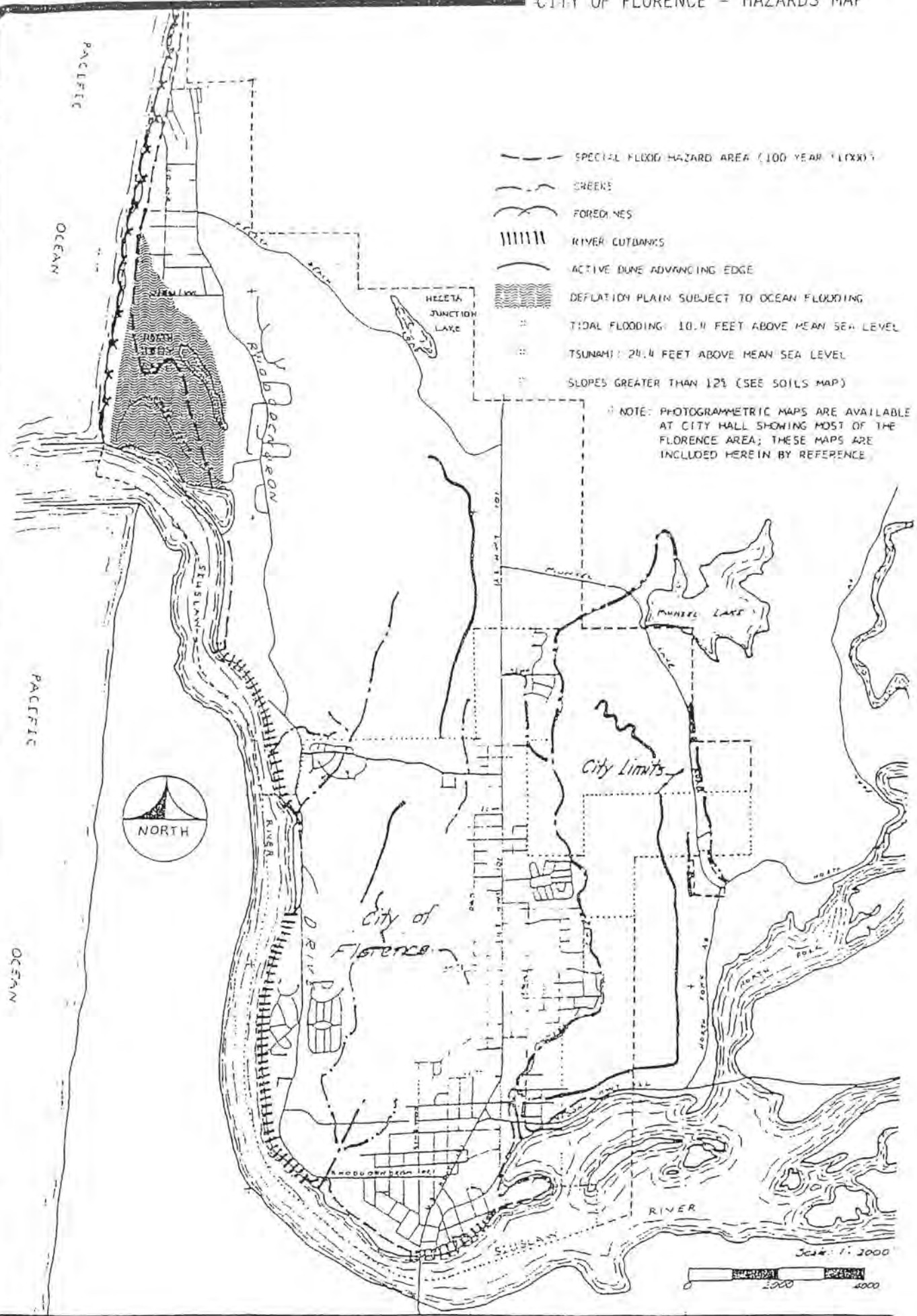
PACIFIC
OCEAN










-  CITY LIMITS
-  URBAN GROWTH BOUNDARY
-  LIMITED SERVICE AREA
-  AIRPORT AREA OF INFLUENCE
-  ESTUARY AND SHORELANDS

0 1 Mile

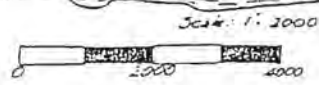


CITY OF FLORENCE - HAZARDS MAP



-  SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD)
-  CREEKS
-  FOREDUNES
-  RIVER CUTBANKS
-  ACTIVE DUNE ADVANCING EDGE
-  DEFLATION PLAIN SUBJECT TO OCEAN FLOODING
-  TIDAL FLOODING: 10.1 FEET ABOVE MEAN SEA LEVEL
-  TSUNAMI: 24.4 FEET ABOVE MEAN SEA LEVEL
-  SLOPES GREATER THAN 12% (SEE SOILS MAP)

NOTE: PHOTOGRAMMETRIC MAPS ARE AVAILABLE AT CITY HALL SHOWING MOST OF THE FLORENCE AREA; THESE MAPS ARE INCLUDED HEREIN BY REFERENCE.



CITY OF FLORENCE & URBAN SERVICE AREA
SOILS MAP

SOILS MAP

UNSUITABLE OR
CONDITIONALLY
SUITABLE LANDS



SYMBOL	KEY	SOIL NAME
X 20A, 21A		BRAILLER
N 72X		DUNAL SANDS
X 204A		MECETA
205C		WESTPORT 0-121 SLOPE
X 2060, 207H		WESTPORT 121+ SLOPE
X 225A		YAQUINA
240C		NETARTS
- 235B, 236C		LINT
X 570S, 577H 585S, 586K		BOHANNON/PREACHER/SLICKARD
X		WET AREAS

X - THESE SOIL TYPES ARE UNSUITABLE OR CONDITIONALLY SUITABLE FOR DEVELOPMENT. A SITE INVESTIGATION REPORT IS REQUIRED BEFORE DEVELOPMENT IS PERMITTED. FOR PURPOSES OF MEASURING THE AREA OF UNSUITABLE OR CONDITIONALLY SUITABLE LAND, PUBLIC LANDS AND DEVELOPED LAND WERE NOT INCLUDED. FOR THE REMAINING "AVAILABLE" LANDS, THE SOIL TYPES INDICATED WITH AN "X" WERE OUTLINED AND MEASURED BY PLANIMETER. IN ADDITION, A TWO HUNDRED FOOT STRIP ON THE EASTERN EDGE OF THE MAJOR DUNES WAS CONSIDERED TO BE UNSUITABLE DUE TO THE DANGER OF LANDSLIDES. THE AREA DETERMINED TO BE UNSUITABLE OR CONDITIONALLY SUITABLE FOR DEVELOPMENT WAS 1,899 ACRES.



18122633
FLORENCE

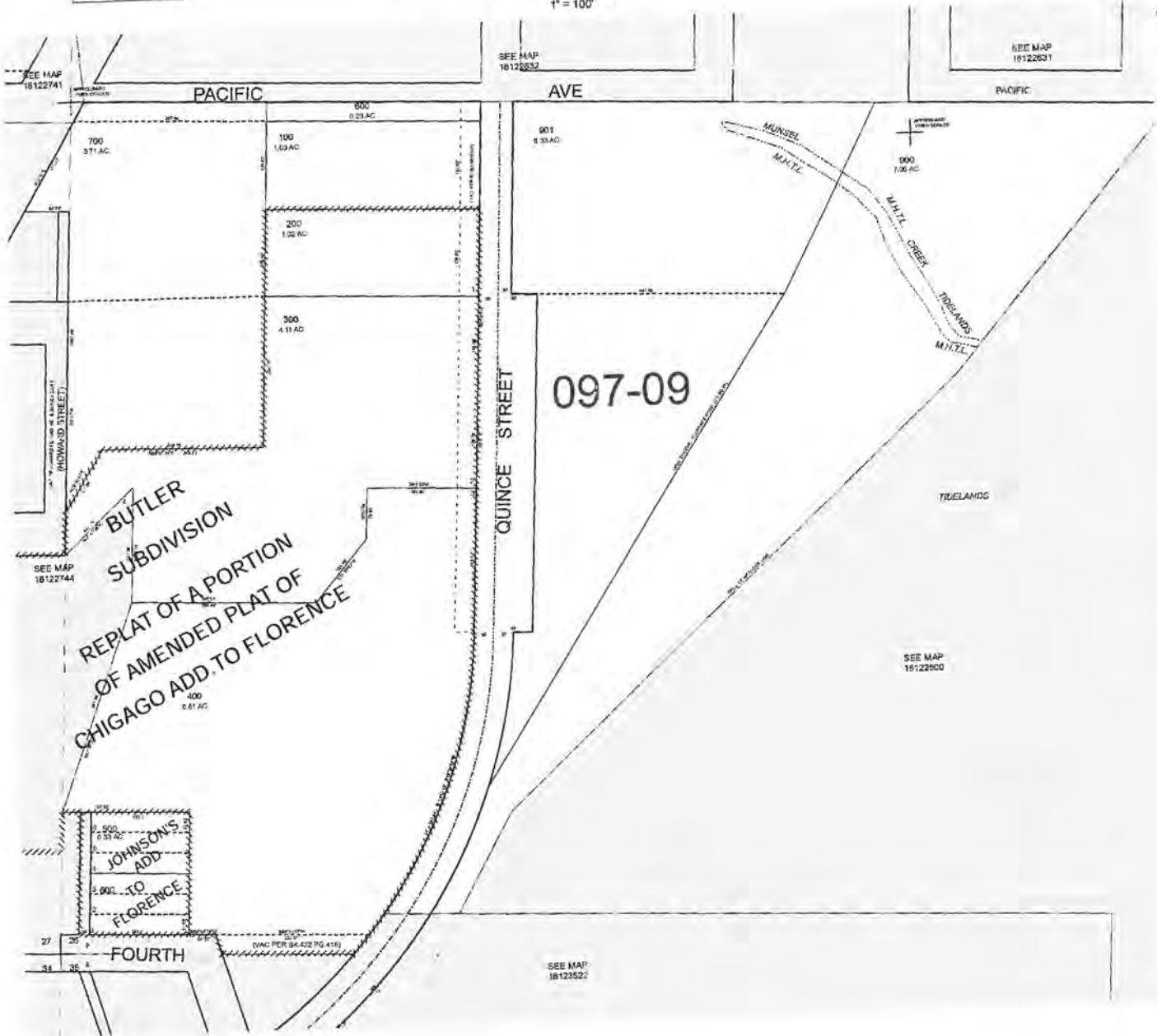
S.W.1/4 S.W.1/4 SEC.26 T.18S. R.12W. W.M.
Lane County
1" = 100'

REVISIONS:
DATE: 02/22/04 - LOST/11 - CORRECT MAP TO BE
DATE: 02/27/04 - PL. 100.00
DATE: 02/27/04 - CORRECT TO BE

DIG DATA:
3/20/2007 11:54:33 AM 1/8/2008

CANCELLED:

FOR ASSESSMENT AND
TAXATION ONLY



FLORENCE
18122633

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address:

Map & Tax Lot #: 18-12-26-33-00901

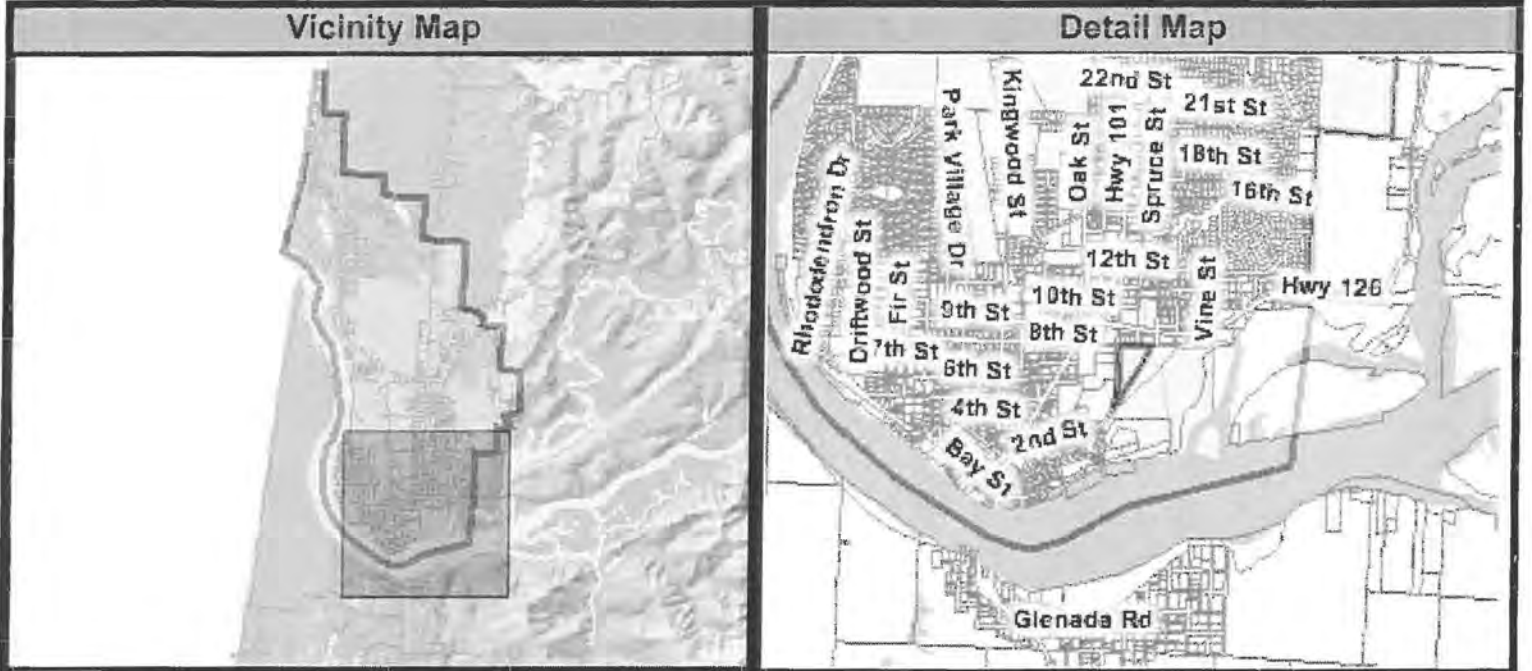
Special Interest Code:

A & T Account #: 1740545

Convert to PDF Document

View Tax Map

[View Archived Taxmaps](#)



Site Address State Plane Coordinates

X-Coord: 3973785

Y-Coord: 860928

Land Use | Land use information has not been field verified.

Code: | Description:

Land Use Code and Description: | **6813 JUNIOR HIGH SCHOOLS**

Use Code and Description: | **E EDUCATIONAL**

Zoning | Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Code: | Description:

Zoning Jurisdiction: | **FLO FLORENCE**

Parent Zone 1: | **OTD OLD TOWN DISTRICT**

General

Incorporated City Limits: | **FLO FLORENCE**

Urban Growth Boundary: | **FLO FLORENCE**

Fire Protection Providers:

Node: | **N**

Plan Designation: | **DT DOWNTOWN DISTRICT**

2000 Census Tract: | **0703**

2000 Block Group: | **1**

Year Annexed:

Annexation #:

Approximate Acreage: **6.34**

Approximate Square Footage: **276,170**

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

West Eugene Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number: Community Number: Post - FIRM Date: Panel Printed? (Y/N):

41039C1426F (TIF) | 41039C1426F (PDF) **410123** **1982-05-17** **Y**

Code: Description:

AE **Areas of 100-year flood, base flood elevations determined.**

X **Areas determined to be outside of 500-year flood.**

Soils

Soil Map Unit Number: Soil Type Description: Percentage of Tax Lot:

133C **WALDPOR-URBAN LAND COMPLEX, 0 TO 12 PERCENT SLOPES** **51**

131E **WALDPOR FINE SAND, 12 TO 30 PERCENT SLOPES** **49**

Schools

District: Code: Name: **97J** **SIUSLAW**
Elementary School: **609** **SIUSLAW**
Middle School: **608** **SIUSLAW**
High School: **610** **SIUSLAW**

Service Districts

LTD Service Area:

LTD Ride Source:

Ambulance District: **WE** Area: **WESTERN** Provider: **WESTERN LANE AMBULANCE**

Soil Water Conservation District: **SIUSLAW SW**

Soil Water Conservation District Zone: **1**

Political Districts

Election Precinct: **100602**

County Commissioner District: **1** **WEST**

County Commissioner: **WILLIAM FLEENOR**

State Representative District: **9**

State Representative Name: **ARNIE ROBLAN**

City Council Ward:
 City Councilor Name:
 State Senate District: 5
 State Senator: JOANNE VERGER
 LCC Board Zones: 1
 EWEB Commissioner
 District:

Lane County Assessor's Office | Account Number: 1740545 | Map & Tax Lot: 18-12-26-33-00901

Property Owner

Owner1 Name: ASPEN FLO LLC
 Owner Address: 13700 NW BRIDLE LN

City	State	Country	Zip Code
PORTLAND	OREGON		97229

Taxpayer

Taxpayer Name: ASPEN FLO LLC
 Taxpayer Address: 13700 NW BRIDLE LN

City	State	Country	Zip Code
PORTLAND	OREGON		97229

Property Legal Description

Township: 18 Range: 12 Section: 26 Quarter: 33
 Subdivision Type: Subdivision Name: Division/Phase:
 Lot/Tract/Unit Number: TL 00901
 Subdivision Number:
 Recording Number: 2004-077300

	Land Value		Improvement Value		Total Value	
	Real Market		Real Market		Real Market	Assessed
2007	2,217,298		794,100		3,011,398	1,295,017
2006	1,745,904		656,280		2,402,184	1,257,298
2005	1,378,680		546,680		1,925,360	1,220,678
2004	0		0		0	0

1,295,017	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
2007	15,567.92
2006	15,275.54
2005	15,031.55
2004	0.00

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- Active for the 2007 Tax Year
- New Account Scheduled to be Active for the 2008 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator
- Related Accounts

Remarks:

Special Assessment Program (if applicable)

Code:	Description:
-------	--------------

General Information

Property Class:	201	COMMERCIAL, IMPROVED
Statistical Class:	499	NOT OTHERWISE SPECIFIED
Neighborhood Code:	89702	
Property Use Type:		
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	6.33	
Fire Acres:		

Current Year Tax Code Area (Levy Code): 09709 [Lane County Assessment and Taxation 2007-2008 Billing Rates](#)

- CENTRAL LINCOLN PUD
- CITY OF FLORENCE
- FLORENCE URBAN RENEWAL DISTRICT
- LANE COMMUNITY COLLEGE
- LANE COUNTY
- LANE EDUCATION SERVICE DISTRICT
- PORT OF SIUSLAW
- SIUSLAW PUBLIC LIBRARY DISTRICT
- SIUSLAW SCHOOL DISTRICT 97J

URBAN RENEWAL AGENCY FLORENCE
WESTERN LANE AMBULANCE DISTRICT

Sales Information NEW [See supplemental commercial sales data for this tax account #](#)

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	<u>Analysis Code:</u>	Mult Acct?:
04-07-2005	2,800,000	FLORENCO LLC	ASPEN FLO LLC	<u>2005-25019</u>	<u>M</u>	Y
04-05-2005	2,800,000	ROSS INVESTMENTS INC	FLORENCO LLC	<u>2005-25018</u>	<u>M</u>	Y
10-11-2004		ROSS MOTORS	ASPEN FLO LLC	<u>2004-79164</u>	<u>K</u>	N

Manufactured Structures

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **750 QUINCE ST**

Map & Tax Lot #: **18-12-26-33-00900**

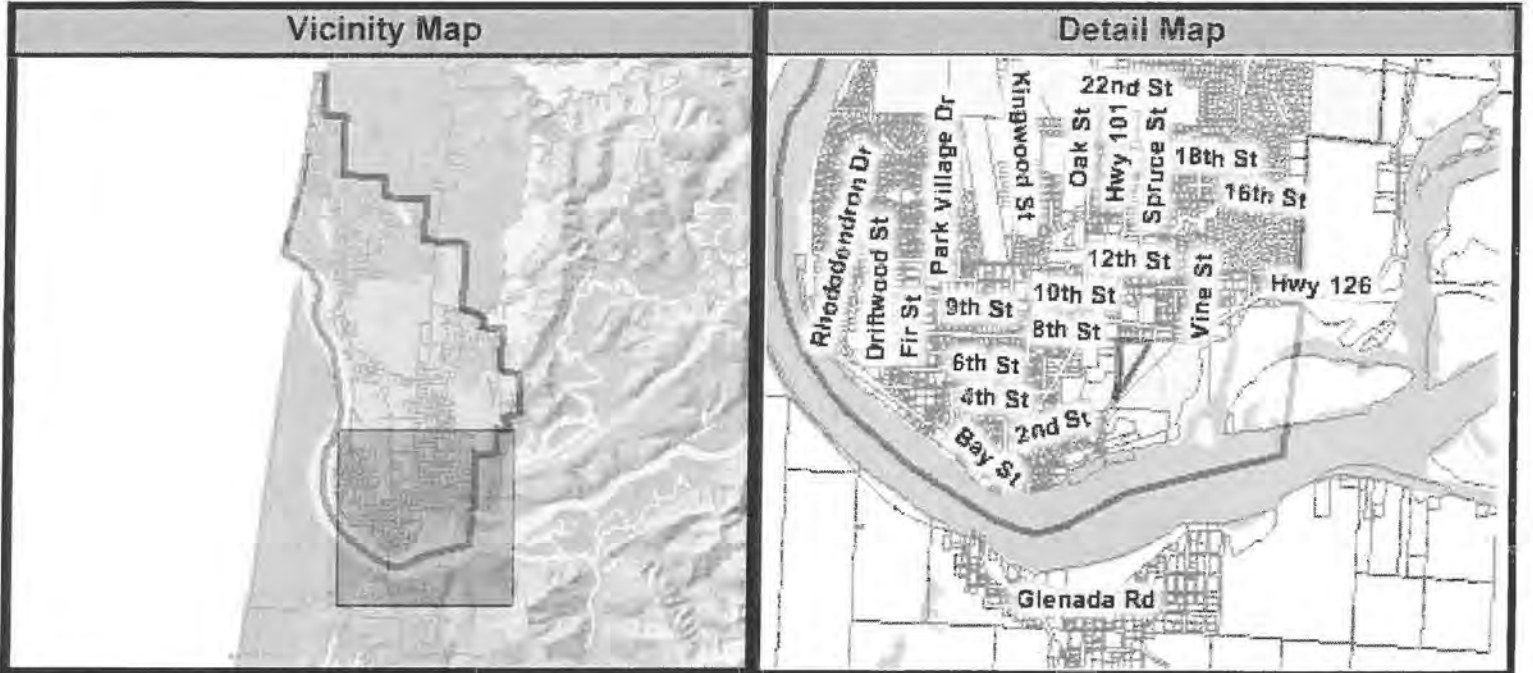
A & T Account #: **0787877**

Special Interest Code:

[Convert to PDF Document](#)

[View Tax Map](#)

[View Archived Taxmaps](#)



Site Address State Plane Coordinates

X-Coord: **3973755**

Y-Coord: **860781**

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
750			QUINCE		ST		

Mailing City	State	Zip Code	Zip+4	Carrier Route
FLORENCE	OR	97439	9686	H046

Create Date: **1993-07-13**

Update Date: **1993-07-13**

Land Use

Land use information has not been field verified.

Code:

Description:

Land Use Code and Description:

6813

JUNIOR HIGH SCHOOLS

Use Code and Description:

E

EDUCATIONAL

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

General

Incorporated City Limits: **FLO FLORENCE**

Urban Growth Boundary: **FLO FLORENCE**

Fire Protection Providers:

Node: **N**

Plan Designation: **DOWNTOWN DISTRICT**

2000 Census Tract: **0703**

2000 Block Group: **1**

Year Annexed:

Annexation #:

Approximate Acreage: **7.05**

Approximate Square Footage: **307,098**

Environmental Findings Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

West Eugene Wetlands:

FEMA Flood Hazard Zones Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number: Community Number: Post - FIRM Date: Panel Printed? (Y/N):

41039C1426F (TIF) | 410123 1982-05-17 Y
41039C1426F (PDF)

Code: Description:
AE Areas of 100-year flood, base flood elevations determined.
X Areas determined to be outside of 500-year flood.

Soils		
Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
131E	WALDPORT FINE SAND, 12 TO 30 PERCENT SLOPES	60
18	BRALLIER VARIANT MUCK	26
133C	WALDPORT-URBAN LAND COMPLEX, 0 TO 12 PERCENT SLOPES	14

Schools		
District:	Code:	Name:
Elementary School:	609	SIUSLAW
Middle School:	608	SIUSLAW
High School:	610	SIUSLAW

Service Districts		
LTD Service Area:	LTD Ride Source:	Ambulance District:
		WE Area: WESTERN Provider: WESTERN LANE AMBULANCE

Soil Water Conservation District: **SIUSLAW SW**

Soil Water Conservation District Zone: **1**

Political Districts	
Election Precinct:	100602

County Commissioner
District:

WES

County Commissioner: **WILLIAM FLEENOR**

State Representative District: **9**

State Representative Name: **ARNIE ROBLAN**

City Council Ward:

City Councilor Name:

State Senate District: **5**

State Senator: **JOANNE VERGER**

LCC Board Zones: **1**

EWEB Commissioner
District:

**Lane County Assessor's Office | Account Number: 0787877 | Map & Tax Lot:
18-12-26-33-00900**

Property Owner

Owner1 Name: **ASPEN FLO LLC**

Owner Address: **13700 NW BRIDLE LN**

City	State	Country	Zip Code
PORTLAND	OREGON		97229

Taxpayer

Taxpayer Name: **ASPEN FLO LLC**

Taxpayer Address: **13700 NW BRIDLE LN**

City	State	Country	Zip Code
PORTLAND	OREGON		97229

Property Legal Description

Township: **18** Range: **12** Section: **26** Quarter: **33**

Subdivision Type: Subdivision Name: Division/Phase:

Lot/Tract/Unit Number: **TL 00900**

Subdivision Number:

Recording Number:

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2007	14,120	0	14,120	9,497
2006	68,130	0	68,130	35,132
2005	53,800	0	53,800	34,109
2004	114,390	2,549,900	2,664,290	2,154,733
2003	102,134	2,276,700	2,378,834	2,091,974
2002	101,123	2,254,160	2,355,283	2,031,043
2001	99,141	2,651,950	2,751,091	1,971,886
2000	105,470	2,821,220	2,926,690	1,914,452
1999	100,450	2,908,470	3,008,920	1,858,691

1998	85,130	2,529,100	2,614,230	1,804,554
1997	85,130	2,529,100	2,614,230	1,751,994
1996	84,290	2,607,320	2,691,610	2,691,610
1995	84,290	1,862,370	1,946,660	1,946,660

9,497

0

0

Taxable Value

Exemption Amount Regular
(EAR)

Frozen Assessed Value
(FZNPU)

Tax Year

Tax (See Explanation of Tax)

2007

114.17

2006

426.84

2005

420.02

2004

0.00

2003

0.00

2002

0.00

2001

0.00

2000

0.00

1999

0.00

1998

0.00

1997

0.00

1996

0.00

1995

0.00

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- Active for the 2007 Tax Year
- New Account Scheduled to be Active for the 2008 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator
- Related Accounts

Remarks:

Special Assessment Program (if applicable)

Code:

Description:

General Information

Property Class: 200 COMMERCIAL, VACANT
 Statistical Class:
 Neighborhood Code: 89702
 Property Use Type:
 Account Type: RP
 Category: LAND AND IMPROVEMENTS
 Mortgage Company Name:
 Total Acreage for this Account: 7.06
 Fire Acres:

Current Year Tax Code Area (Levy Code): 09709 [Lane County Assessment and Taxation 2007-2008 Billing Rates](#)

CENTRAL LINCOLN PUD
 CITY OF FLORENCE
 FLORENCE URBAN RENEWAL DISTRICT
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 PORT OF SIUSLAW
 SIUSLAW PUBLIC LIBRARY DISTRICT
 SIUSLAW SCHOOL DISTRICT 97J
 URBAN RENEWAL AGENCY OF FLORENCE
 WESTERN LANE AMBULANCE DISTRICT

Sales Information NEW [See supplemental commercial sales data for this tax account #](#)

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
04-07-2005	2,800,000	FLORENCO LLC	ASPEN FLO LLC	<u>2005-25019</u>	<u>K</u>	Y
04-05-2005	2,800,000	ROSS INVESTMENTS INC	FLORENCO LLC	<u>2005-25018</u>	<u>K</u>	Y
10-11-2004		MURRY ROSS	ROSS INVESTMENTS INC	<u>2004-79163</u>	<u>8</u>	N
10-11-2004		MURRY ROSS	ROSS INVESTMENTS INC	<u>2004-79164</u>	<u>K</u>	Y
10-04-2004	2,025,000	SCHOOL DISTRICT #97J	ROSS MOTORS	<u>2004-77300</u>	<u>M</u>	Y
10-04-2004	2,025,000	SCHOOL DIST #97j	ROSS MOTORS	<u>2004-77301</u>	<u>K</u>	Y

Manufactured Structures

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)



CITY OF FLORENCE
SITE INVESTIGATION REPORT SUMMARY

Wyndham Vacation Ownership, Inc.
Applicant

May 20, 2008
Date

Worldmark by Wyndham - Florence, Oregon
Proposal

18122633 900 & 901
Map No. Tax Lot

750 Quince Street
Street Address

Old Town District, Area A
Zoning District

Natural Resources Conservation
District, Natural Estuary District
Overlay District

Based on submitted information, zoning and comprehensive plan requirements, and the completed Site Investigation Report, this proposal does / does not comply with Title 10 of the City Code and the Comprehensive Plan.

The completed Site Investigation Report is available at the Planning Department.

This investigation was done by:

[Signature]
Daniel J. Campbell, PE
Principal, Professional Engineer
Title

SITE INVESTIGATION - PHASE 1
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST

LOCATION:

YES NO
X

1. LOCAL ZONING REGULATIONS
Does the proposed development site plan conform to City, or County Zoning Regulations regarding setback lines and other code provisions? (Contact the City or County Engineer for details.)

YES NO
X

2. COMPREHENSIVE PLAN SETBACK LINE OR DESIGNATION
a. Has a Coastal Construction Setback line (CCSBL) been adopted for this County or city? (Inquire from the County or City Engineer.)
b. If a CCSBL has been adopted for this County or City is the proposed site seaward of the CCSBL?
c. If the proposed site is seaward of the adopted CCSBL, has application for a variance or exception been made to the Planning Commission having jurisdiction?

N/A

N/A

YES NO
X

3. IDENTIFIED HAZARDOUS CONDITIONS
a. Has any portion of the property been identified as being affected by any

potential or existing geological hazard? (Contact County or City Planning Departments for information published by the State Department of Geology and Mineral Industries, US Department of Agriculture-Soil Conservation Service, US Geological Survey, US Army Corps of Engineers and other government agencies.)

b. Are any of the following identified hazards present?

1. Active foredune

2. Water erosion

3. Flooding

4. Wind erosion

5. Landslide or sluff activity

c. Are there records of these hazards ever being present of the site?

YES NO

4. EXISTING SITE VEGETATION

a. Does the vegetation on the site, afford adequate protection against soil erosion from wind and surface water runoff?

b. Does the condition of vegetation present constitute a possible fire hazard or contributing factor to slide potential?

(If answer is Yes, full details and possible remedies will be required.)

YES NO

5. FISH AND WILDLIFE HABITAT

a. Does the site contain any identified rare or endangered species or unique habitat (feeding, nesting or resting)?

b. Will any significant habitat be adversely affected by the development? (Contact State Fish and Wildlife, County and City Planning Staffs for inventory data.)

YES NO

6. HISTORICAL AND ARCHEEOLOGICAL SITES

Are there any identified historical or archaeological sites within the area proposed for development? (Contact local planning office.)

YES NO

7. FLOOD PLAIN ELEVATION

a. If the elevation of the 100 year flood plain or storm tide has been determined, does it exceed the existing ground elevation at the proposed building site? (Contact the Federal Insurance Administration, City or County Planning Departments for information on 100 year flood plain. Existing site elevations can be identified by local registered surveyor.)

b. If elevations of the proposed development is subject to flooding during the 100 year flood or storm tide, will the lowest habitable floor be raised above the top of the highest predicted storm-wave cresting on the 100 year flood or storm tide?

N/A

YES NO

8. CONDITION OF ADJOINING AND NEARBY AREAS

Are any of the following natural hazards present on the adjoining or nearby properties that would pose a threat to this site?

a. Open dunes

b. Active foredune

c. Storm runoff erosion

d. Wave undercutting or wave overtopping

e. Slide areas

f. Combustible vegetative cover

(Contact County and City Planning staffs for local hazard information.)

- | | | |
|-------------|-------------|---|
| YES | NO | 9. <u>DEVELOPMENT IMPACTS</u> |
| <u> </u> | <u> X</u> | a. Will there be adverse off-site impacts as a result of this development? |
| <u> </u> | <u> X</u> | b. Identify possible problem type |
| <u> </u> | <u> X</u> | 1. Increased wind exposure |
| <u> X</u> | <u> </u> | 2. Open sand movement |
| <u> </u> | <u> X</u> | 3. Vegetative destruction |
| <u> </u> | <u> X</u> | 4. Increased water erosion (storm runoff, driftwood removal, reduction of foredune, etc.) |
| <u> </u> | <u> X</u> | 5. Increased slide potential |
| <u> </u> | <u> X</u> | 6. Affect on aquifer |
| <u> X</u> | <u> </u> | c. Has landform capability (density, slope failure, groundwater, vegetation, etc) been a consideration in preparing the development proposal? |
| <u> X</u> | <u> </u> | d. Will there be social and economic benefits from the proposed development? |
| <u> X</u> | <u> </u> | e. Identified benefits |
| <u> X</u> | <u> </u> | 1. New jobs |
| <u> X</u> | <u> </u> | 2. Increased tax valuation |
| <u> </u> | <u> X</u> | 3. Improved fish and wildlife habitat |
| <u> </u> | <u> X</u> | 4. Public access |
| <u> </u> | <u> X</u> | 5. Housing needs |
| <u> </u> | <u> X</u> | 6. Recreation potential |
| <u> </u> | <u> X</u> | 7. Dune stabilization (protection of other features) |
| <u> X</u> | <u> </u> | 8. Other <u>Economic stimulus from visitors</u> |

- | | | |
|-------------|-------------|---|
| YES | NO | 10. <u>PROPOSED DESIGN</u> |
| <u> X</u> | <u> </u> | a. Has a site map been submitted showing in detail exact location of proposed structures? |
| <u> </u> | <u> X</u> | b. Have detailed plans showing structure foundations been submitted? |
| <u> </u> | <u>N/A</u> | c. Have detailed plans and specifications for the placement of protective structures been submitted if need is indicated? |
| <u> </u> | <u> </u> | d. Has a plan for interim stabilization, permanent revegetation and continuing vegetative maintenance been submitted? |
| <u> </u> | <u> X</u> | e. Is the area currently being used by the following? |
| <u> </u> | <u> X</u> | 1. Off-road vehicles |
| <u> </u> | <u> X</u> | 2. motorcycles |
| <u> X</u> | <u> </u> | 3. horses |
| <u> </u> | <u> </u> | f. Has a plan been developed to control or prohibit the uses of off-road vehicles, motorcycles and horses? |

- | | | |
|-------------|-------------|--|
| YES | NO | 11. <u>LCDC COASTAL GOAL REQUIREMENTS</u> |
| <u> X</u> | <u> </u> | a. Have you read the LCDC Goals affecting the site? (contact LCDC, City or County office for copies of Goals.) |
| <u> </u> | <u> X</u> | b. Have you identified any possible conflicts between the proposed development and the Goals or acknowledged comprehensive plans? (If so, list them and contact local planning staff for possible resolution.) |
| <u> X</u> | <u> </u> | c. Have all federal and state agency consistency requirements been met? (Contact local planning office.) |
| <u> X</u> | <u> </u> | d. Has applicant or investigator determined that the development proposal is compatible with the LCDD Beaches and Dunes Goal and other appropriate statewide land use planning laws? |

Worldmark by Wyndham - Florence, Oregon Site Investigation -
Comments by Consultant, GeoEngineers, Inc., signed by Daniel J. Campbell, PE

1. **Building and Zoning Codes:** Front setback lines have been incorporated into the project plans (Site Plan, undated, provided by Myhre Group Architects Inc. of Portland, Oregon), along with setback from top of slopes, wetlands and riparian areas per reports by GeoEngineers, Inc. ("Preliminary Geotechnical Engineering Services, 750 Quince Street Property, Florence, Oregon," dated January 15, 2008, and "Report, Wildlife and Sensitive Areas Assessment, Quince Street Property, Florence, Oregon," dated January 8, 2008). There is a greater than 50 foot setback from Munsel Creek and the Suislaw River. In an e-mail to Craig Erdman of GeoEngineers, Inc., dated May 15, 2008, the project architect, Melynda Retallack, of the Myhre Group Architects, Inc., states that the design meets or exceeds that specified in the Florence City Code Title 10, Chapter 17 for Area A of the Old Town District.

3. **Identified Hazardous Conditions:**
 - a. According to the 1988 City of Florence Hazards Map, a portion of the project site is subject to a "Special Flood Hazard Area (100 Year Flood)." Tidal flooding is stated to be 10.4 feet above mean sea level (MSL), with a tsunami hazard at up to 24.4 feet above MSL. No river cutbanks are indicated. The site includes slopes greater than 12 and 25 percent. Brallier soils are mapped in the low-lying portions of the site, where development will not occur. The area to be developed is well above the 100-year flood, high tide and the tsunami hazard zones.

 - b.3. The 100-year base flood elevation is approximately 10 feet, based on the FEMA flood map (1999). According to the e-mail from Melynda Retallack dated May 15, 2008, the highest flood elevation was surveyed by SWCA and that the "Highest Measured Tide, DSL estuary jurisdictional line extends to 10.5 feet above Mean Lower Low Water (0) which converts to 6.94 feet NGVD 1947." A tsunami hazard is identified on the 1988 City of Florence Hazards Map.

 - b.5. The site soils are mapped as Waldport - Urban land complex, Waldport fine sand and the low-lying areas are mapped as Brallier variant muck (GeoEngineers, Inc. report dated January 8, 2008). The Waldport series soils are well-drained and are not considered susceptible to landsliding. In addition, the report prepared by GeoEngineers, Inc., dated January 15, 2008, indicates factors of safety with respect to deep-seated landsliding of 1.5 and 1.1 for static and dynamic conditions, respectively, for a slope inclined at a gradient of 55 percent and approximately 45 feet high.

5. **Fish & Wildlife Habitat:** According to the report by GeoEngineers, Inc., dated January 8, 2008, as referenced above:

"The ORNHIC database identifies an active bald eagle (*Haliaeetus leucocephalus*) nest that may occur within one mile of the property. The bald eagle has been federally de-listed but remains listed as threatened by the State of Oregon. Additionally, purple martin (*Progne subis*) nest boxes are located within several hundred yards of property. The purple martin is federally listed as a species of concern and is listed as sensitive-critical by the State of Oregon. Marbled murrelet (*Brachyramphus marmoratus*) is a federally and State listed threatened species. The ORNHIC database indicates that marbled murrelets may be present within the vicinity of the property however, the last documented observation was recorded in 1993 over one mile from the property. Critical habitat has been designated for the marbled murrelet; however the closest designated critical habitat for the marbled murrelet occurs approximately five miles from the Subject Property.

Three state and federally listed salmonids are documented to utilize the Siuslaw River and tributaries. The Pacific Coast Evolutionarily Significant Unit (ESU) of Chum salmon (*Oncorhynchus keta*) and the Oregon Coast ESU of coho salmon (*O. kisutch*) are listed by the State of Oregon to be sensitive-critical. The winter run steelhead Oregon Coast ESU (*O. mykiss*) is

federally listed as a species of concern and is listed by the State of Oregon as sensitive-vulnerable. One additional listed fish species, green sturgeon (*Acipenser medirostris*), is present in the Siuslaw Bay and estuary. The green sturgeon is federally listed as a species of concern.

One federally listed plant species, Henderson's sidalcea (*Sidalcea hendersonii*), is documented to occur within one mile of the Subject Property. Henderson's sidalcea is federally listed as a species of concern. Northern bog clubmoss (*Lycopodiella inundata*) is also listed by ORNHIC to occur within one mile of the property, but is not State or federally listed."

6. Historical and Archaeological Sites: According to an e-mail from Michelle Pezley of the City of Florence, dated May 9, 2008, the project site is not in the City of Florence Historical Inventory. In that e-mail, Ms. Pezley states "According to Arrow Coyote, of the Confederate Tribes of Coos, Lower Umpqua and Siuslaw Indians, there are no known resources within Florence; however, they know that there is more of a possibility to find resources along lakes and rivers." However, she recommended that Arrow Coyote be contacted to verify the site is not likely to contain archaeological artifacts. A telephone message was left and an e-mail was sent to Arrow Coyote the week ending May 9, 2008, with no response to date. Note that the site has been disturbed by past development activities.
7. Flood Plain Elevation: Development will occur well above the 100-year flood elevation as mapped by FEMA (1999), above the highest high tide as surveyed by SWCA. The tsunami inundation elevation is shown as 24.4 feet above MSL (1988 City of Florence Hazard Map). The portion of the project to be redeveloped is at Elevation 37 to 45 feet (Site Plan, undated, provided by Myhre Group Architects Inc.). The proposed redevelopment also appears to be outside the inundation area shown on the map titled "Tsunami Hazard Map of the Florence Quadrangle, Lane County, Oregon," by George R. Priest, Oregon State Department of Geology and Mineral Industries, Open File Report, O-95-37.
9. Development Impacts:
 - b.2. Soil will become exposed to wind and/or precipitation as the result of site grading activities. A vegetation removal permit will be obtained for this project. The project will include temporary erosion and sedimentation control measures and a landscaping plan, that will reduce potential short-term impacts and re-stabilize the site, respectively.
 - b.3. Vegetation will be removed to construct site improvements. As stated above, a vegetation removal permit will be obtained for this project, and the project will include temporary erosion and sedimentation control measures and a landscaping plan, that will reduce potential short-term impacts and re-stabilize the site.
 - b.4. The site will be graded so that runoff is directed away from the sloped areas along the north, east and southern portions of the property. The runoff will be collected into a designed stormwater control system.
 - b.6. Runoff will be directed to on-site drywells and infiltration facilities, therefore, no significant changes to groundwater recharge are anticipated.
10. Proposed Design:
 - b. Foundation plans will be submitted at later date.
 - d. A vegetation removal permit will be obtained, temporary erosion and sedimentation control measures will be implemented, and a landscape plan will be prepared. Maintenance will be a regular part of the project to retain the value of the property for the owners.
 - f. The property will be privately held, restricting access to the sloped areas by horses, motorcycles and off-road vehicles. The developed condition should be similar to, if not better than, existing conditions.



COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

First American Title Insurance Company, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagor of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of the Commitment or by subsequent endorsement.


This Commitment if preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."



First American Title Insurance Company

By:  President

Attest:  Secretary

By:  Countersigned



**First American Title Insurance Company
National Commercial Services**

2101 Fourth Avenue, Suite 800, Seattle, WA 98121
(206)728-0400 - FAX (206)448-6348

Dave Stuczynski
(206)615-3160
dstuczynski@firstam.com

To: **Wyndham Vacation Ownership, Inc.**
8427 South Park Circle, Suite 500

Orlando, Florida 32819

Attn: **Shannon Hoagland**

File No.: **NCS-329638-WA1**
Your Ref No.: **City of Florence Lane**
County, OR

**SIXTH REPORT
SCHEDULE A**

1. Commitment Date: April 24, 2008 at 8:00 A.M.

2. Policy or Policies to be issued:

	AMOUNT	PREMIUM	TAX
Extended Coverage	\$ 3,006,000.00	\$ To Be Determined	\$

Proposed Insured:
Wyndham Resort Development Corporation

3. The estate or interest in the land described on Page 2 herein is **Fee Simple**, and title thereto is at the effective date hereof vested in:

Aspen Flo LLC

4. The land referred to in this Commitment is described as follows:

The land referred to in this report is described in Exhibit "A" attached hereto.

EXHIBIT 'A'

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, THENCE SOUTH 87° 52' 52" EAST, 693.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF THE OLD ROOSEVELT HIGHWAY, NOW COMMONLY KNOWN AS QUINCE STREET, SAID TRUE POINT OF BEGINNING BEING MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN SOUTH 0° 15' 26" EAST, 326.55 FEET TO A POINT MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091", SAID POINT ALSO BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 32+00; THENCE SOUTH 0° 15' 26" EAST, 459.54 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 27+40.5; THENCE ALONG A 848.51 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 17° 01' 20" WEST, 500.01 FEET) AN ARC LENGTH OF 507.55 FEET, SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY MARGIN NORTH 89° 51' 36" EAST, 60.88 FEET TO A POINT OF INTERSECTION WITH THE U.S. GOVERNMENT MEANDER LINE AS SURVEYED IN 1879, ALSO AS REPRESENTED ON LANE COUNTY SURVEY #38311, SAID POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE ALONG SAID U.S. GOVERNMENT MEANDER LINE NORTH 25° 51' 37" EAST, 230.62 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091"; THENCE NORTH 43° 51' 37" EAST, 990.00 FEET; THENCE NORTH 36° 51' 37" EAST, 385.05 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091", SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 4; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 87° 52' 52" WEST, 936.21 FEET TO THE TRUE POINT OF BEGINNING. ALL IN THE CITY OF FLORENCE, LANE COUNTY, OREGON, CONTAINING 12.07 ACRES MORE OR LESS.

BEARINGS AND DISTANCES FOR THIS DESCRIPTION ARE BASED ON A SURVEY PERFORMED BY WARD NORTHWEST INC., LANE COUNTY SURVEY FILE NO. 38311. ALSO REPRESENTS THE FINAL JUDGMENT OF CIRCUIT COURT CASE NO. 16-06-02162, DATED MARCH 18, 2008, LANE COUNTY, OREGON.

TAX PARCEL NUMBERS: 0787877 AND 1740545

SCHEDULE B - SECTION 1
REQUIREMENTS

The following are the Requirements to be complied with:

- Item (A) Payment to or for the account of the Grantors or Mortgagors of the full consideration for the estate or interest to be insured.
- Item (B) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
- Item (C) Pay us the premiums, fees and charges for the policy.
- Item (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions

SCHEDULE B - SECTION 2
GENERAL EXCEPTIONS

The Policy or Policies to be issued will contain Exceptions to the following unless the same are disposed of to the satisfaction of the Company.

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of person in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
- E. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in acts authorizing the issuance thereof; (3) Water rights, claims or title to water; whether or not the matters excepted under (1), (2) or (3) are shown by the public records; (4) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor, materials or medical assistance theretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgages thereon covered by this Commitment.

SCHEDULE B - SECTION 2
(continued)
SPECIAL EXCEPTIONS

1. This item has been intentionally deleted.
2. This item has been intentionally deleted.
3. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of Siuslaw River and/or Munsel Creek and the ownership of the State of Oregon in that portion lying below the high water mark of Siuslaw River and/or Munsel Creek.
4. This item has been intentionally deleted.
5. This item has been intentionally deleted.
6. This item has been intentionally deleted.
7. Easement, including terms and provisions contained therein:
Recording Information: February 18, 1954, No. 23447
In Favor of: Central Lincoln People's Utility District
For: Power lines and communication lines and appurtenances
8. This item has been intentionally deleted.
9. This item has been intentionally deleted.
10. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Aspen Flo LLC
Grantee/Beneficiary: Oregon Pacific Banking Company
Trustee: First American Title Insurance Company
Amount: \$1,500,000.00
Recorded: February 17, 2006
Recording Information: 2006-011290
(Covers additional property)
11. Assignment of leases and/or rents for security purposes, including the terms and conditions thereof:
Assignor: Aspen Flo LLC
Assignee: Oregon Pacific Banking Company
Dated: February 6, 2006
Recorded: February 17, 2006
Recording Information: 2006-011291
12. This item has been intentionally deleted.

13. Affirmative coverage may be provided by First American Title Insurance Company of Oregon as to the following exceptions if sufficient documentation is provided. Any matters disclosed by the extended search will be set-forth as exceptions to the title:
- a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
 - b. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection land or by making inquiry of person in possession thereof.
 - c. Easements, encumbrances, or claims thereof, not shown by the public records, unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
 - d. Any lien, or right to alien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - e. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
14. Survey by Ward Northwest, Inc., dated April 7, 2008, job no. 07-96 , discloses the following:
- (a) buried 8,000 gallon oil tank; (b) driveway and fence apparently of neighbor to the south encroaching into subject property; and, (c) pavement on subject property apparently encroaching into property to the north of subject.

INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

APN: 0787877

APN: 1740545

Property Address: **750 Quince St., Florence, OR 97439**

- D. We find no judgments or United States Internal Revenue liens against Wyndham Resort Development Corporation.
- E. Taxes for the year 2007-2008 Paid in Full
 - Tax Amount: \$114.17
 - Map No.: 1812263300900
 - Property ID: 0787877
 - Tax Code No.: 09709
- F. Taxes for the year 2007-2008 Paid in Full
 - Tax Amount: \$15,567.92
 - Map No.: 1812263300901
 - Property ID: 1740545
 - Tax Code No.: 09709
- G. A fee will be charged upon the cancellation of this Commitment pursuant to the Washington State Insurance Code and the filed Rate Schedule of the Company.

END OF SCHEDULE B



First American Title Insurance Company
National Commercial Services

COMMITMENT
Conditions and Stipulations

1. The term "mortgage" when used herein shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of a defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment, other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act or reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option, may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of Policy or Policies committed for, and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the Policy or Policies committed for and such liability is subject to the Insuring provisions, exclusion from coverage, and the Conditions and Stipulations of the form of Policy or Policies committed for in favor of the proposed Insured which are hereby incorporated by references, and are made a part of this Commitment except as expressly modified herein.
4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the Insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and Conditions and Stipulations of this Commitment.

The First American Corporation
First American Title Insurance Company
National Commercial Services
PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

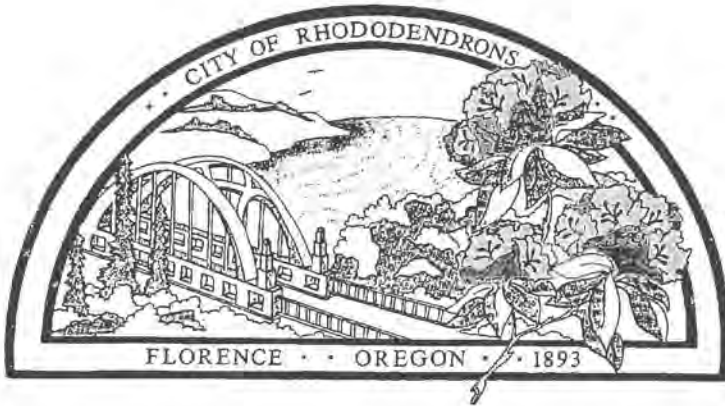
Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

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City of Florence

Community Services

Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
PH: (541) 997-2053
FAX: (541) 997-4109

May 29, 2008

Melynda Retallack
Myhre Group Architects, Inc.
700 SW Taylor Street, Suite 400
Portland, OR 97205

RE: Land Use Application PC 08 15 DR 04 – Proposed Time-share Resort

Dear Ms. Retallack:

This letter is submitted as part of the Community Development Department's review of your application for *Major Design Review* of a 120-unit time-share resort at 750 Quince Street in Florence, Oregon. Specifically, staff looked at the documents you submitted and reviewed them for completeness in order to process your land use application. As of this date, the application has been deemed *complete*. A public hearing before the Planning Commission is scheduled for **June 24, 2008** at 7:00 pm, at Florence City Hall located at 250 Highway 101 N., Florence, Oregon.

Please feel free to contact me at 541-997-8237 or at my new direct line is 541-902-2188 if you have any questions.

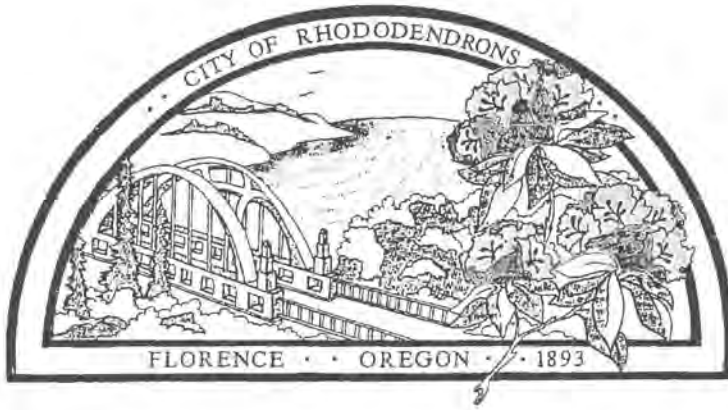
Sincerely,

Melissa Anderson
Associate Planner



EXHIBIT B: PROPOSED PARKING LOT LIGHTING STANDARDS

- G. Lighting: Except for single family and duplex dwellings, applicants shall submit a lighting plan which shows the location, type and projected amount of light at night. The plan shall also address the following policies for design review. The following policies also apply to the replacement of lighting fixtures within parking lots.
1. Illumination: Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.
 2. Glare: Light fixtures shall be directed downward. Direct glare and reflection shall be fully shielded to prevent lighting spillover into any adjacent residential district or use.
 3. Height: Lighting Standards in parking lots in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.
 4. Times: Main lights shall be extinguished at closing of business with a minimum lighting remaining for security after hours.
 5. Review Period. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of parking lots in and adjacent to residential districts or other sensitive land uses. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.



City of Florence

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PH: (541) 997-2053
FAX: (541) 997-4109

May 22, 2008

Melynda Retallack
Myhre Group Architects, Inc.
700 SW Taylor Street, Suite 400
Portland, OR 97205

RE: Land Use Application PC 08 15 DR 04 – Proposed Time-share Resort

Dear Ms. Retallack:

This letter is submitted as part of the Community Development Department's review of your application for *Major Design Review* of a 120-unit time-share resort at 750 Quince Street in Florence, Oregon. Specifically, staff looked at the documents you submitted and reviewed them for completeness in order to process your land use application. Although the application material presents a very professional and high quality package, there additional information is necessary to complete the application. Therefore, as of this date, the application has been deemed *incomplete*.

Please revise the plans as needed or submit the necessary information, as explained below:

1. Revise the utility plans to illustrate the design and specification of existing utilities as well as the new utilities that are proposed to be installed. If you or your project engineer has questions regarding utilities, please contact Mr. Frank Dietz, in Public Works at 541-991-2295.
2. In addition to the revised diagram plans for utilities, provide a narrative description of how the existing utilities and how and where the new utilities will be connected. It is particularly important that adequate water capacity and pressure is sustained for fire prevention; a description of all utilities is necessary to ensure adequate infrastructure service will be available for the proposed development.
3. Diagram A1.10 DR indicates that the proposed buildings will be located within 38 feet of the Siuslaw River cutbank. However, FCC 10-7-3(B) states that: "No building shall be permitted within fifty feet (50') of a river cutbank unless the bank has been stabilized. Planning Commission approval is necessary for a lesser distance, where it can be shown by accepted

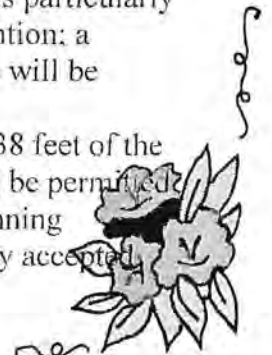


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Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

Region 2 Tech Center
455 Airport Road SE Building A
Salem, Oregon 97301-5397
Telephone (503) 986-2990
Fax (503) 986-2839

Date: May 13, 2008

File: T9-

Subject: Wyndham Vacation Ownership Development
Traffic Impact Study Scope of Work
Oregon Coast Highway – US 101 (Highway #9)
Milepost 190.23 – 190.46
Florence-Eugene Highway – OR 126 (Highway #62)
Milepost 0.02 – 0.11
City of Florence
Lane County

Attn: Brian Genovese
JRH Transportation Engineering
4765 Village Plaza Loop, Suite 201
Eugene, OR 97401
(541) 687-1081
briangenovese@jrhweb.com

The purpose of this letter is to define the scope of work for a Traffic Impact Study (TIS), to evaluate the traffic impacts due to *Wyndham Vacation Ownership* development. The City of Florence understands this proposed development will redevelop the 12.39 acre Siuslaw Middle School site, to include 120 timeshare housing units, on approximately 8.1 acres of developable land. The information identifying the limits of the project will be defined in the TIS and will be pre-approved by the City of Florence before continuing the evaluation.

Scope of Work:

I. GENERAL

Executive Summary

Provide a description of the development, site location and study area (including a site map). Briefly describe the purpose of the analysis, principal findings, recommendations and conclusions.

Analysis Study Area

Provide a text description (including tax-lot descriptions) of the proposed development; and a graphic showing the intersections and accesses to be evaluated as part of this analysis.

Study-Area Intersections:

- US 101 @ OR 126
- OR 126 @ Quince Street
- US 101 @ 8th Street
- US 101 @ 6th Street

Note: The traffic distribution and volume determinations may expand the area of investigation or could eliminate some of the above indicated intersections.

II. TRAFFIC DATA

Traffic Counts

Traffic data will be developed from 3-hour, *Three Vehicle Classification* counts, with 15-minute breakdowns during the midweek PM peak period, and the Saturday mid-day peak period. They are to be collected at the noted study-area intersections.

Raw traffic data will not be accepted for use in this traffic analysis. All traffic volumes in the base-year will be seasonally adjusted to represent 30th Highest Hour. If any of the manual count is collected between mid-July and mid-August, no seasonal adjustment will be required. For guidance, please refer to Chapter 4 in ODOT's *Analysis Procedures Manual*¹ (APM).

Site Trip Generation, Distribution and Assignment

Site trip generation will utilize the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual to estimate daily (ADT), plus AM and PM peak hour trip volumes, originating from and destined to the subject development. All assumptions, raw data and adjustments will be documented and discussed in the body of the TIS, or in the appendix.

Approved computer models, such as *Traffix*, or manual calculations may be used for determining trip assignments for site-generated traffic volumes on roadways within the study area. Please refer to the comment regarding *Traffix* output in the section titled **Intersection Capacity Analysis**.

¹ <http://www.oregon.gov/ODOT/TD/TP/TAPM.shtml>

III. ANALYSIS PROCEDURES

Capacity Analysis

Capacity analysis of signalized intersections, unsignalized intersections, and roadway segments will follow the established methodologies of the current Highway Capacity Manual (HCM2000). For signalized intersections, the overall intersection v/c must be reported, while the highest approach v/c will be reported for unsignalized intersections, along with an indication of its corresponding movement.

ODOT's *Development Review Guidelines*² (DGM), in Table 3.3.8, lists standard default values for use in signalized intersection analysis; specifically the recommended Peak Hour Volumes for all future-year analyses. All intersection capacity analyses will account for heavy vehicles by approach, as determined from manual counts. Project level mobility results (v/c) from the TIS will be compared against the *2003 Highway Design Manual*³ (HDM) mobility requirements (Table 10-1). Planning level mobility results (v/c) from this study will be compared against Highway Mobility Standards (Policy 1F) and the Maximum VIC Ratios provided in Table 6 of the *1999 Oregon Highway Plan*⁴ (OHP).

Intersection Capacity Software Analysis

Application of computer analysis software will follow all ODOT-approved methodologies, and all electronic analysis files will be made available to Region 2 Traffic for review, as part of this study's submittal. Transfer of all electronic files will be made via ODOT's FTP⁵ site. Contact Region 2 Traffic for any FTP assistance. HCS2000 and Synchro 6 are examples of approved analysis software. The Traffix analysis software package may be used for this analysis, but the Department can only review electronic files up through version 7.5. If a newer version of Traffix is used, hard-copy outputs of all non-default variable inputs will be submitted to Region 2 Traffic for review; along with all analysis summary sheets.

Queue Length Analysis

Intersection operational analysis will include the effects of queuing and blocking. Average queue lengths and 95th Percentile queue lengths will be reported for all study area intersections. The 95th Percentile queuing is used for design purposes, and will be reported to the next highest 25 foot increment. For signalized intersections, SimTraffic is an acceptable queuing analysis software package, while the *AASHTO 2-Minute Rule* or SimTraffic are examples of acceptable queuing analysis methodologies for unsignalized intersection. HCM2000 or Traffix queuing analysis results are not acceptable.

² <http://www.oregon.gov/ODOT/TD/TP/DRG.shtml>

³ http://www.oregon.gov/ODOT/HWY/ENGSERVICES/hwy_manuals.shtml

⁴ <http://www.oregon.gov/ODOT/TD/TP/orhwyplan.shtml>

⁵ <ftp://ftp.odot.state.or.us/incoming/>

IV. ANALYSIS REQUIREMENTS

Intersection Sight Distance

Adequate intersection sight distance will be verified for all proposed intersections and highway approaches as set forth in *Chapter 5.2* in the HDM. For further guidance, please contact the Region 2 Access Management Engineer.

Right & Left Turn Lane Criteria

Proposed right or left turn lanes for unsignalized intersections and private approach roads must meet volume criteria contained in *Chapter 7.2* in the APM.

Traffic Signal Installations & Modifications

Analysis and recommendations related to new and/or modified traffic signals must follow ODOT's *Traffic Signal Policy and Guidelines*⁶, and all subsequent revisions. Any recommendations for traffic signals to be installed or modified as part of future mitigation must be supported by a Preliminary Signal Warrant (PSW), as specified in Chapter 7.4.1 of the APM. Any new traffic signal proposal for the Day of Opening must also show, but is not limited to the following:

- A clear indication for the traffic signal; only after other enhancements to nearby signals or intersections are shown to be insufficient to mitigate the new highway related impacts resulting from the proposed development.
- An assessment of the ability of the existing, planned, and proposed public roads to accommodate development traffic at another location.
- A detailed description how the proposed development will affect the existing and proposed study area intersections.
- Documentation of traffic volumes and signal warrant satisfaction; if a new signal is determined to be the correct solution.

All proposed signals must indicate a need, as well as meet a warrant as described in *Oregon Administrative Rule 734-020-0400-0500*, Section 6.34 of the *Oregon Traffic Manual*⁶, and the aforementioned *Traffic Signal Policy and Guidelines*.

NOTE: It is ultimately up to the State Traffic Engineer to approve all signal installations, modifications and deviations. Just meeting a Preliminary Signal Warrant does not insure it will be approved by the State Traffic Engineer.

⁶ http://www.oregon.gov/ODOT/HWY/TRAFFIC-ROADWAY/publications_traffic.shtml

Conclusions and Recommendations

Summarize existing and future conditions and discuss the proposed development's potential impacts. Identify any operational or safety deficiencies, and recommend mitigation, along with a conclusion on the effectiveness of the mitigation. Summarize how the proposed development will comply with all operational and safety standards.

Digital versions of this TIS and all supporting analysis work, are preferred. These files may be e-mailed. However, if the sum-total of all digital files is greater than 3 MB, we request you notify Region 2 Traffic staff, and we will setup an FTP site on the ODOT server. Also, please submit one stamped hard copy version of the TIS to ODOT and one final hard copy version to the City of Florence, for review.

Please note this traffic study is not associated with an ODOT Road Approach Permit, nor is it to support a land-use action, governed under the Transportation Planning Rule. As a result, the review of this TIS by Region 2 Traffic will be given a low priority. It will be reviewed as other priorities and workloads will allow.

Please include this scope of work as an appendix item in the TIS.

We hope this will provide enough information to get started on the analysis. We are prepared to work with you and your staff, as necessary, to answer any questions that may arise during the course of your work. Additional coordination of traffic analysis data may be required during the TIS review process.

If you have any questions or comments regarding this scope of work, please contact me by phone or by e-mail. If you have any questions, or require additional information regarding land use issues, please contact Savannah Crawford, the Senior Planner for Area 5, at (541) 744-8080, or by e-mail at: savannah.crawford@odot.state.or.us.

Sincerely,

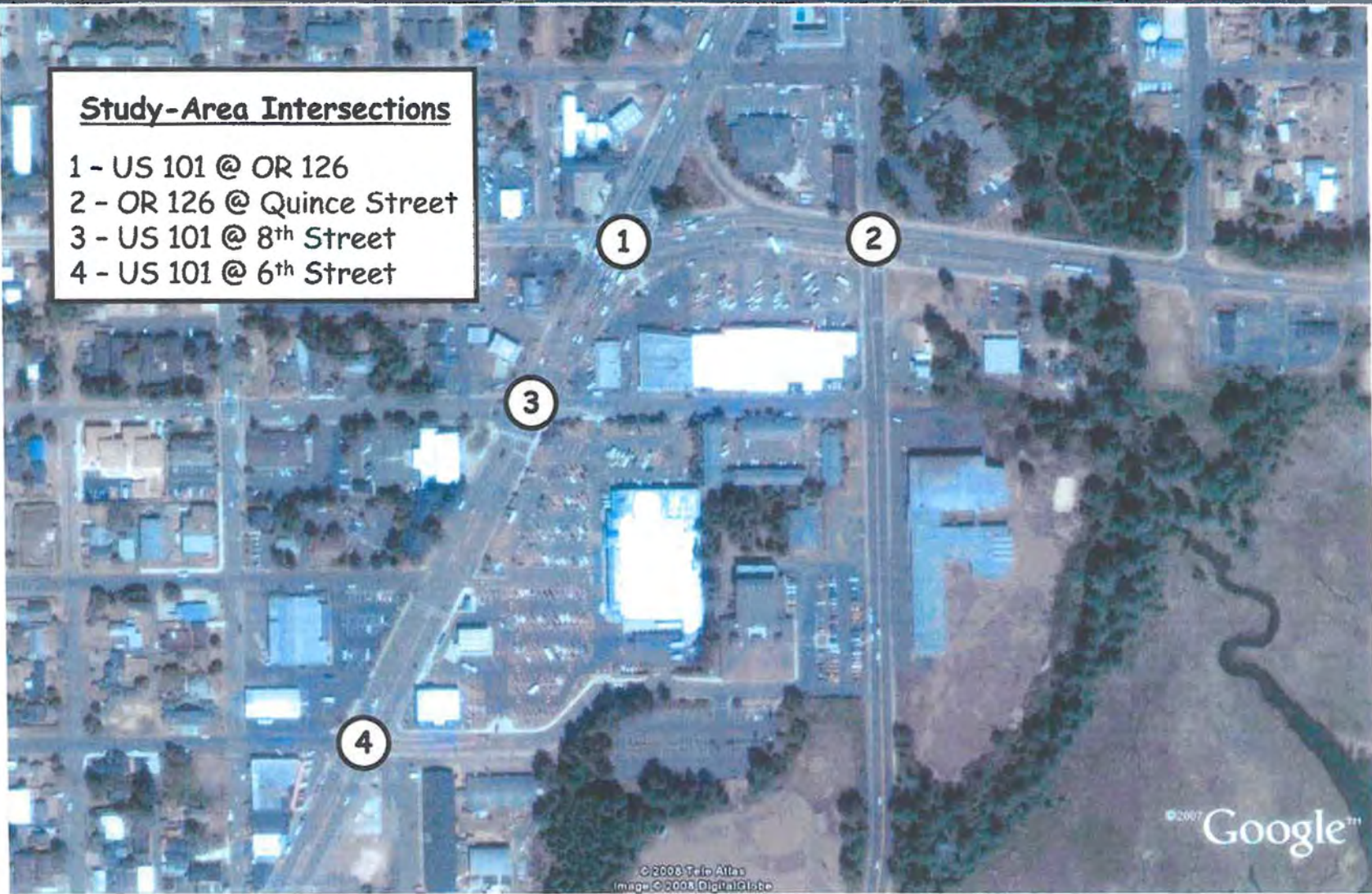


Stephen B. Wilson, PE
Senior Traffic Analyst
ODOT – Region 2 Tech Center
455 Airport Road SE, Building 'A'
Salem, OR 97301-4989
(503) 986-2857
stephen.b.wilson@odot.state.or.us

Cc: Sandra Belson – City of Florence
Melissa Anderson – City of Florence
Matt Zoll – JRH
Dan Haga – JRH
Kelly Sandow
Savannah Crawford
Jeff Lange
Mike Wilbur
Ann Batten
Janet Lundeen
File

Study-Area Intersections

- 1 - US 101 @ OR 126
- 2 - OR 126 @ Quince Street
- 3 - US 101 @ 8th Street
- 4 - US 101 @ 6th Street



OREGON DEPARTMENT OF TRANSPORTATION

Region 2 Traffic

REGION 2 TECH CENTER

FLORENCE - WYNDHAM VACATION OWNERSHIP
TRAFFIC IMPACT STUDY - SCOPE STUDY AREA

File : Wyndham~.PPT

Prepared By: S. WILSON, PE

Date : 05/13/2008

Reviewed By:

FIGURE 1

Melissa Anderson

From: Brian Genovese [BrianGenovese@jrweb.com]
Sent: Thursday, May 01, 2008 1:20 PM
To: sandra.belson@ci.florence.or.us; melissa.anderson@ci.florence.or.us
Cc: Matt Zoll; Dan Haga; Kelly Sandow; Stephen.B.Wilson@state.or.us
Subject: Wyndham Vacation Ownership-TIA Scope of Work

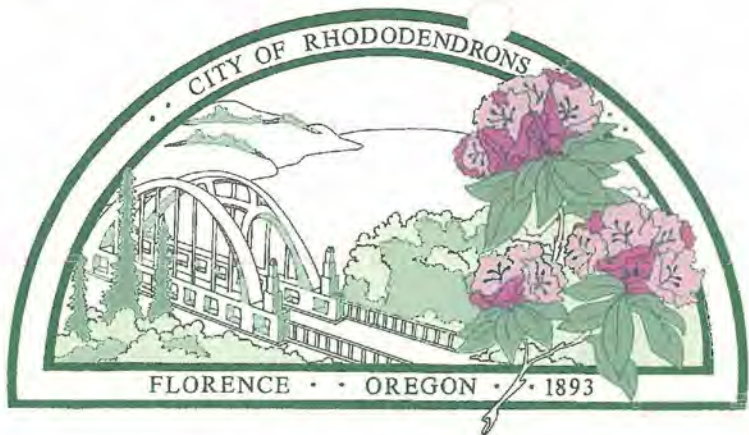
Hi Sandra, Melissa,

Based on a conversation I had with Steve Wilson this morning, ODOT will not require a TIA for the WVO project in Florence. Steve will be sending a note to you stating this fact. At my request, he did say that he could send a scope of work based on ODOT standards for the City's use that includes Quince/126, 101/126, 101/8th and 101/6th. These locations were identified during meetings with the applicant, State, and City representatives. Please let me know if the ODOT scope of work (Steve said he should have something out to you mid next week) will be adequate to address the City' concerns on traffic impacts from the WVO project.

Thanks!



Brian Genovese, PE, PTOE
JRH Transportation Engineering
4765 Village Plaza Loop
Suite 201
Eugene, OR 97401
(541) 687-1081
BrianGenovese@jrweb.com



City of Florence

Community Development Department

Planning, Building Inspection and Economic Development

250 Highway 101

PO Box 340
Florence, OR 97439-0340
TDD: 503/997-3437

PH: 503/997-8237
FAX: 503/997-4109
FAX: 503/997-6814

May 13, 2008

Wyndham Vacation Ownership
10735 Willows Road NE
Redmond, WA 98052

To Whom It May Concern:

Wyndham Vacation Ownership has applied for a design review for a timeshare project on the west side of Quince Street at 750 Quince Street. This property is located within Area C of the Old Town Zoning District. While "timeshare" is not specifically listed as a permitted use, it is considered under the use "lodging, motels and hotels". As such, it is an allowed use per Florence City Code 10-17C-2-A.

Respectfully submitted,

Sandra W. Belson
Community Development Director



Robert Willoughby

From: Helm, Wayne [Wayne.Helm@wyndhamvo.com]
Sent: Monday, May 12, 2008 4:47 PM
To: robert.willoughby@ci.florence.or.us
Subject: Timeshare approval

Hello Bob,

I'm seeking a favor to satisfy our inhouse council. Despite all the conversations we've had over the last year, we require a letter stating that timeshare is an approved use within the Old Town Area C zone. Something short and sweet will do.

Can you provide?

Can you scan and e-mail to me?

Call if you'd like to discuss.

Thanks Bob.

"The information in this electronic mail ("e-mail") message may contain information omitted to be taken in reliance on it, is prohibited and may be unlawful. Please not

"The sender believes that this e-mail and any attachments were free of any virus, wo viruses and other defects. Neither Wyndham Worldwide Corporation nor any of its affi

Wyndham Vacation Ownership
10735 Willows Rd NE
Redmond, Washington 98052

*May want to verify this address
with Wayne*

Cell phone

425 922-9092



Wyndham Vacation Ownership, Inc.
10735 Willows Road
Redmond, Washington 98052
Tel: 425.498.2500

RECEIVED

DEC 19 2007

Wayne Helm
Senior Director - Due Diligence & Entitlements
425.498.2688 (Phone)
425.498.3068 (Fax)

December 20, 2007

City of Florence
Florence City Hall
250 Highway 101 N.
Florence, Oregon 97439

Attention: Jacque Morgan, Assistant to the City Manager
City of Florence Planning Commission
City of Florence City Council

Regarding: City of Florence Proposed Zoning District for **Old Town Area C**

Dear City of Florence Planning Commission and City Council,

Thank you in advance for giving Wyndham Vacation Ownership the opportunity to comment on the proposed Zoning District Old Town Area C, and for considering the information provided regarding Wyndham's interest in developing a 120 unit Vacation Ownership Resort within the new district.

The information is intended to facilitate an understanding of who we are and our proposed development plans, answer questions, address concerns, and describe potential benefits derived by the local community. It will also allow us to comment on a few specific provisions proposed within the new Code that are important to the feasibility of our development plans.

Wyndham Vacation Ownership, a subsidiary of Wyndham Worldwide, is the world's largest vacation ownership business. Through its three primary consumer brands, WorldMark by Wyndham, Wyndham Vacation Resorts, and Wyndham Vacation Resorts Asia Pacific, Wyndham Vacation Ownership develops, markets, and sells vacation ownership interests through its network of approximately 140 current resorts.

The proposed resort would be located across from the Florence Event Center on approximately 8 acres of developable land currently containing an abandoned school. Wyndham Vacation Ownership would develop approximately 120 vacation style units including studios, one-bedroom, two-bedroom, three-bedroom, and presidential type units.



Page 2

In order to achieve the density required to make the project economically feasible, 4-story buildings would be required. We are in support of the 4-story, 55' height limitation proposed for the Old Town District Area C. We would also like to request some relief from the proposed parking restriction prohibiting parking between the buildings and the street. On this site we would want to locate the buildings to take advantage of the views to the river, resulting in parking between the street and buildings. We're confident this can be mitigated with a combination of sidewalks, berming, and generous, well-designed landscaping.

The resort would be designed with sensitivity to neighboring properties, the natural features of the property, and the character of the Old Town area. The proposed resort would be well planned, well funded, well managed, and would provide positive benefits for the community.

The information included contains facts and figures regarding Wyndham Vacation Ownership, WorldMark, and our parent Company, Wyndham Worldwide.

We are always available to meet with individuals or groups to hear ideas or concerns, and to answer any questions. Thank you for taking the time to review our comments regarding the City of Florence Proposed Zoning District for **Old Town Area C** and the information provided regarding our Company and the benefits derived by our proposed resort development.

Sincerely,

Wayne Helm
Senior Director – Due Diligence & Entitlements
Wyndham Vacation Ownership
10735 Willows Road
Redmond, WA 98052
425.498.2688 (Phone)
425.498.3068 (Fax)
Wayne.helm@wyndhamvo.com

Attachment: Information Presentation

:ca

Windsor, California

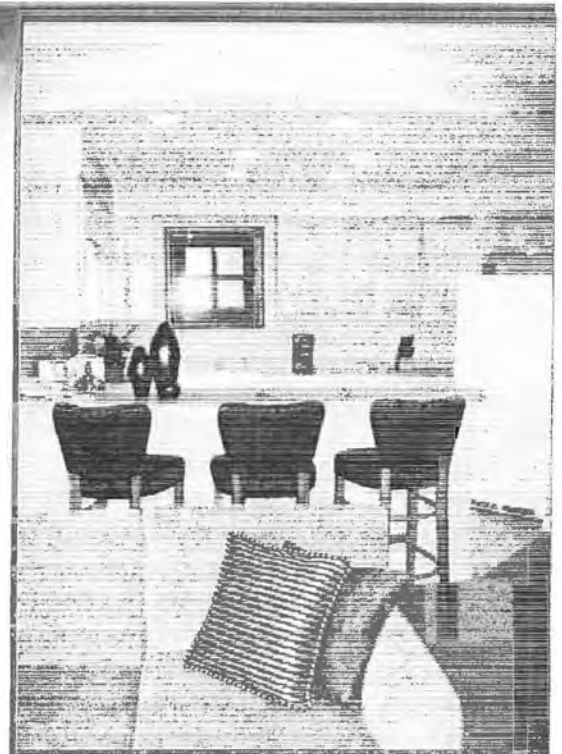


Las Vegas, Nevada





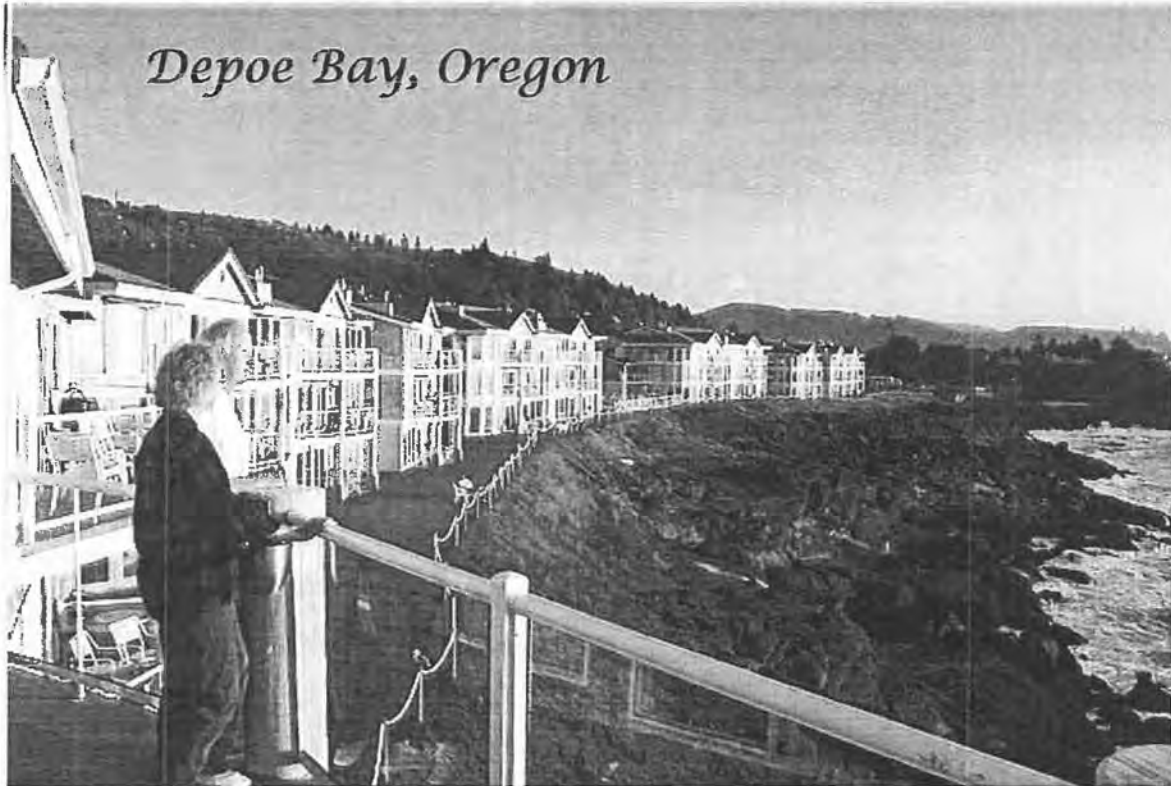
Seaside, Oregon
225 Units

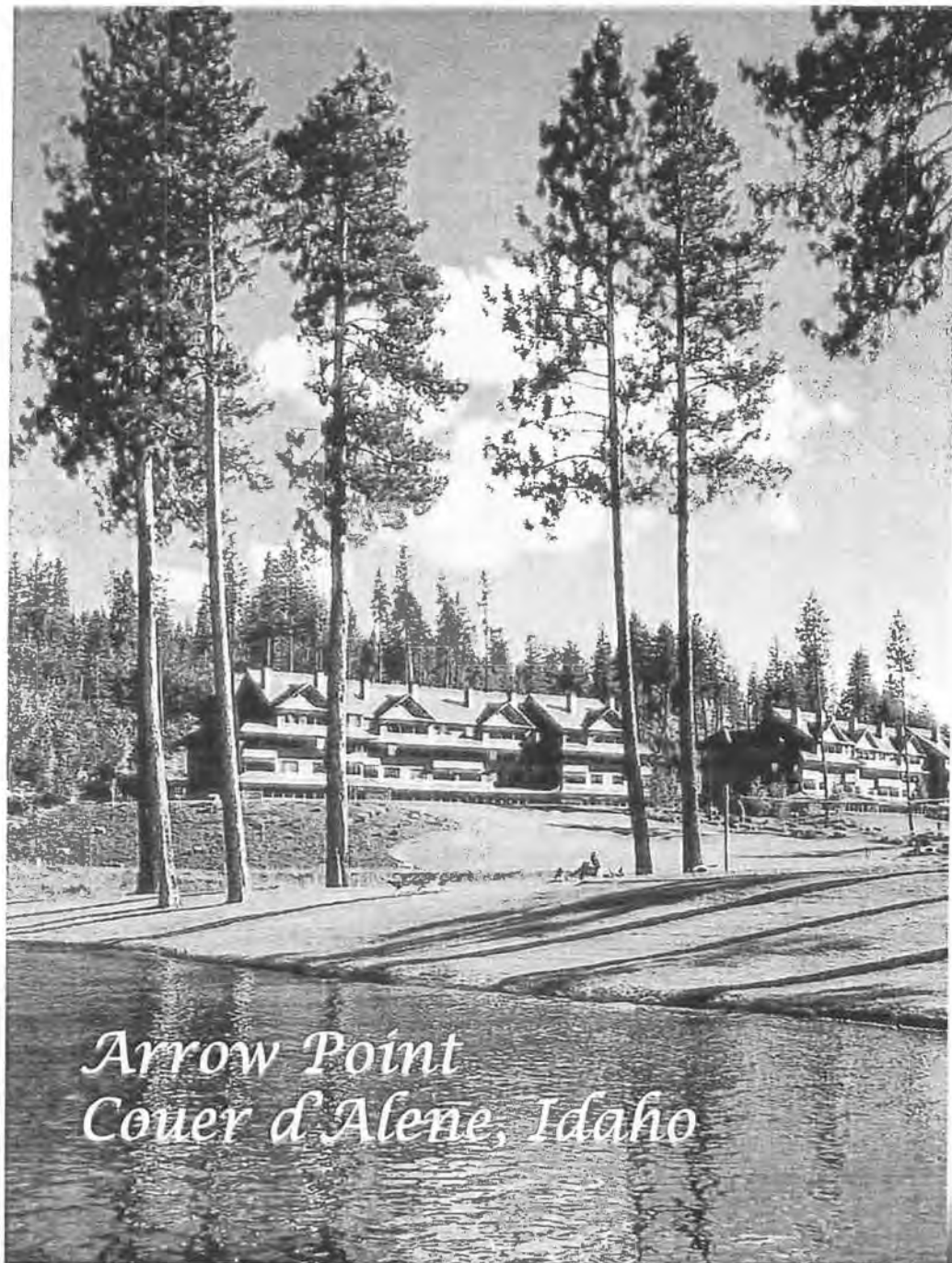






Depoe Bay, Oregon





*Rancho Vistoso
Tucson, Arizona*



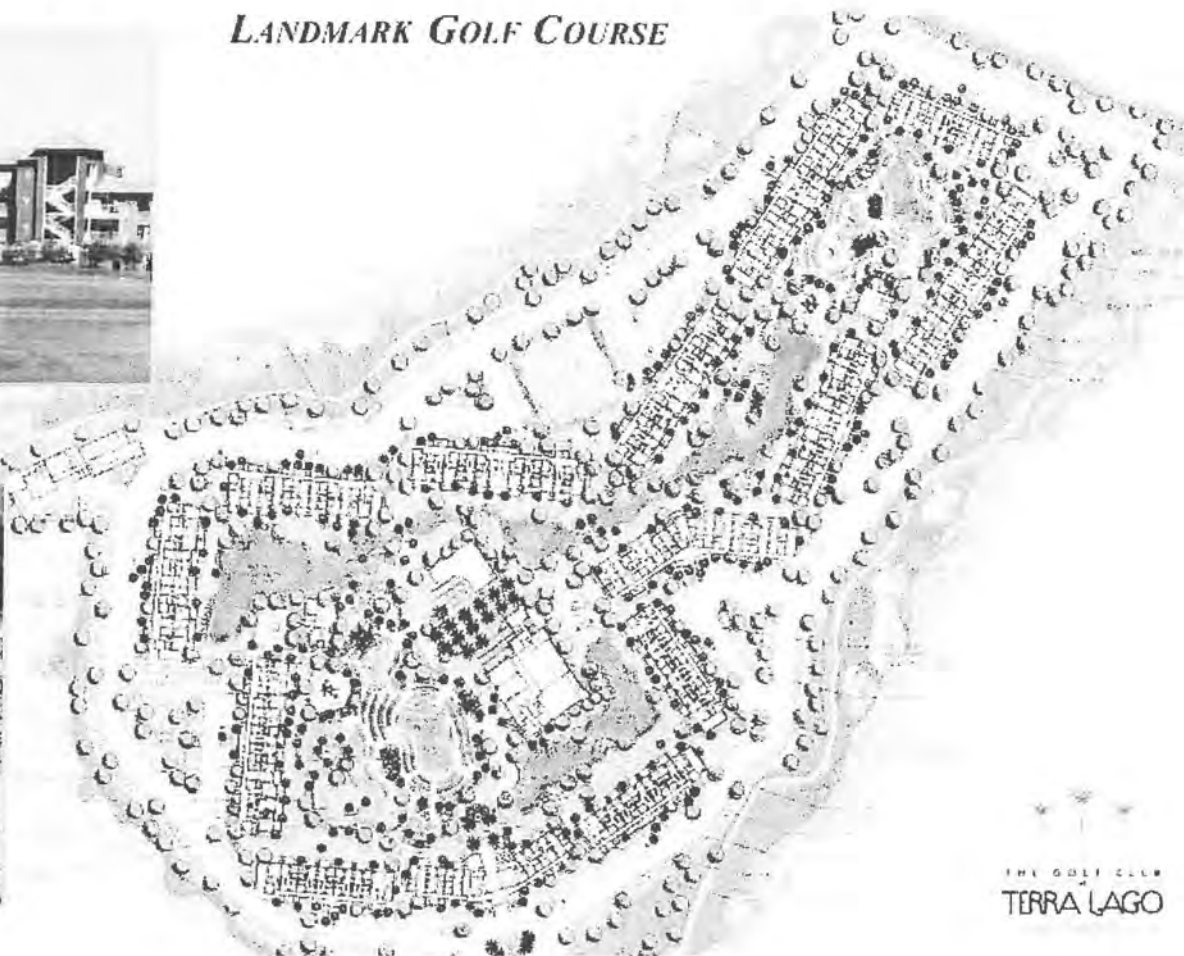
Solvang, California



INDIO, CA

258 / 430 Units

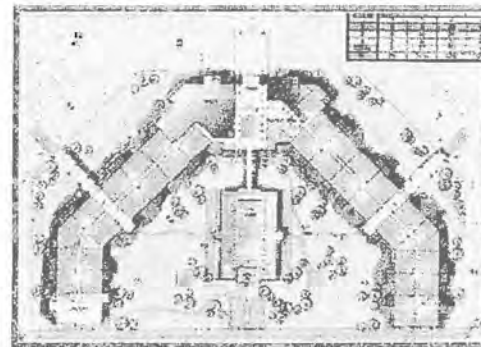
LANDMARK GOLF COURSE



THE GOLF CLUB
TERRA LAGO

WEST YELLOWSTONE, MT

112 Units



ANAHEIM, CA

247 Units



WETLAND LAND USE NOTIFICATION FORM
(this form is to be completed only by planning department staff for mapped wetlands/waterways)

Mailed
to DSL
5-21-08

DEPARTMENT OF STATE LANDS WETLANDS PROGRAM
West side of Cascades, send to: 775 Summer Street NE, Suite 100; Salem, OR 97301-1279; (503) 378-3805
East side of Cascades, send to: 1645 NE Forbes Rd., Suite 112 Bend, OR 97701; (541) 388-6112

1. County: Lane Local Case File #: PC 08 15 DR 04
 City: City of Florence DSL File #: WN (completed by DSL Staff)
 Responsible Jurisdiction: City County DSL Project #: (completed by DSL Staff)

2. **APPLICANT:** Myhre Group Architects, Inc. **LANDOWNER:** Wyndham Vacation Ownership
 name name
700 SW Taylor Street, Suite 400 10735 Willow Road NE
 mailing address mailing address
Portland, OR 97205 Redmond, WA 98052
 city, state zip city, state zip
(503) 236-6000 (425) 498-2688
 phone phone

3. **LOCATION**
 T 18 R 12 S 26 ¼ 33 Tax Lot(s) 900 & 901
 Address (street/city) 750 Quince Street (directly across the street from the existing Florence Events Center)
 NWI quad map name (same as above)

4. **ATTACHMENTS**
 Attach all the following (with site marked): • LWI / NWI Map (if no LWI map) • Parcel Map • Site Plan (if any)
 If applicable attach: Other Overlay site plan with aeriels and sensitive areas

5. **SITE INFORMATION**
 LWI/NWI Wetland Classification Codes(s) OT-5
 Adjacent Waterway (if any) Siuslaw River/Estuary & Munsel Creek Zoning Old Town District

6. **PROPOSED ACTIVITY**
 site plan approval subdivision Other: Design Review Approval
 grading permit planned unit development
 conditional use permit building permit (new structures)

Project Description: Proposal includes a 120-unit time-share vacation resort, which is proposed to be built at the old Middle School site, which is located on the upper elevations, outside of the wetland and estuary area
 Completed by/Contact Melissa Anderson Date 5-21-08 E-Mail Melissa.anderson@ci.florence.or.us
 Address 250 Hwy. 101 N., Florence, OR 97439 Phone: (541) 902-2188 or 997-8237

DSL RESPONSE

A removal-fill permit is required from the Department of State Lands
 A removal-fill permit will be required when the development project proceeds
 A removal-fill permit may be required
 A permit may be required by the Corps of Engineers (503-808-4373)
 Information needed includes:
 A wetland determination/delineation report
 State Permit # _____ was issued has been applied for
 No removal-fill permit is required for the described project if/because: _____

Comments: _____

On-Site Visit By: _____ Date: _____
 Response completed by: _____ Date: _____

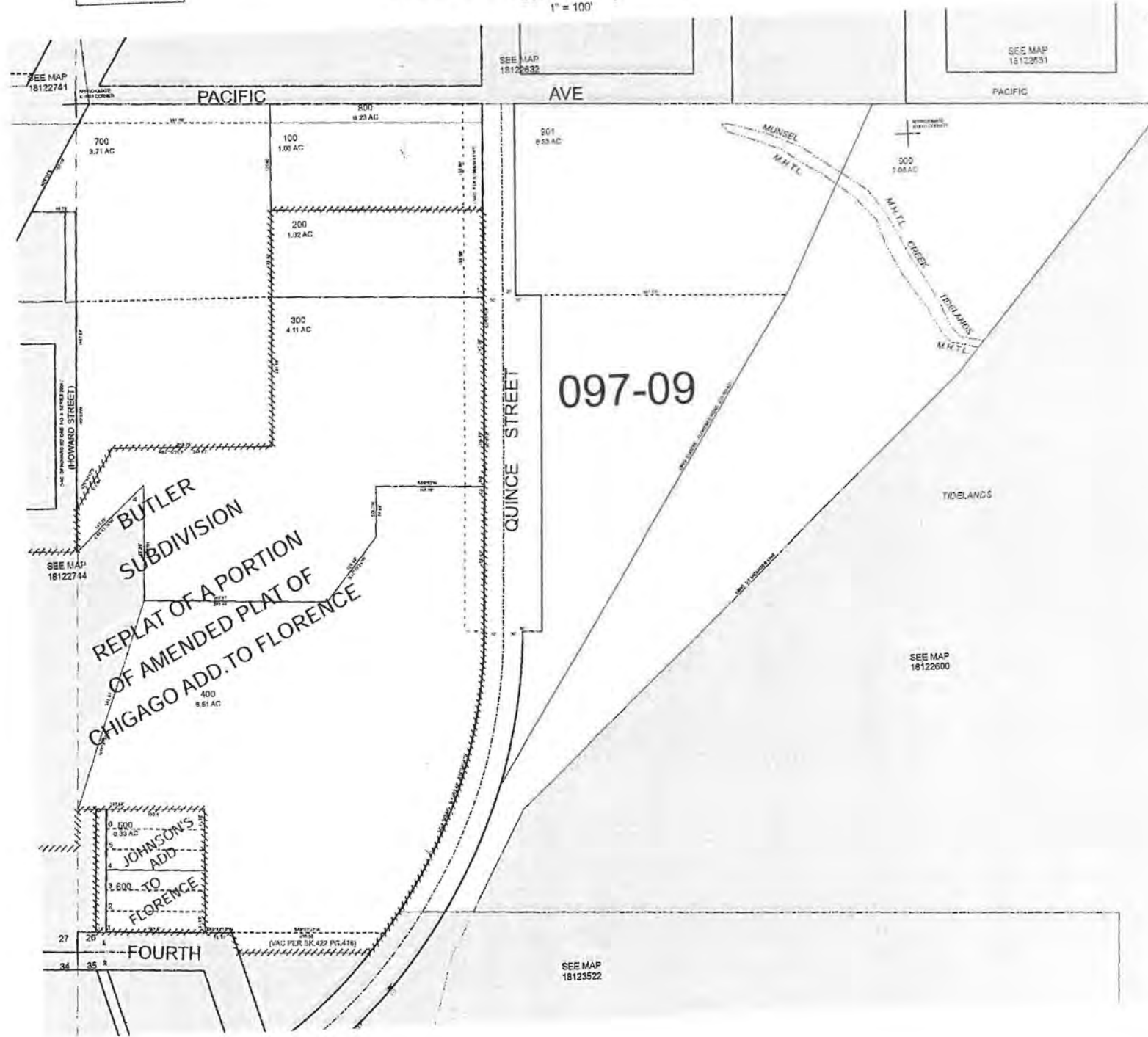
* If the project is changed to involve fill or removal from the wetlands area, a state removal-fill permit will be required.

S.W. 1/4 S.W. 1/4 SEC. 26 T. 18S. R. 12W. W.M.
Lane County
1" = 100'

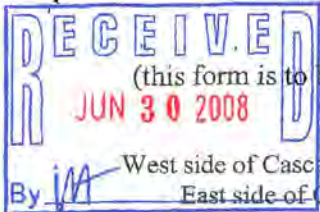
FOR ASSESSMENT AND
TAXATION ONLY

REVISIONS
2/24/2007 11:18:30 AM: ksb/bs
3/26/2007 11:18:30 AM: ksb/bs
3/26/2007 11:18:30 AM: ksb/bs

DIG DATA
3/26/2007 11:18:30 AM: ksb/bs
CANCELLED:



Recd 5/27/08



W LAND LAND USE NOTIFICATION FORM

(this form is to be completed only by planning department staff for mapped wetlands/waterways)

DEPARTMENT OF STATE LANDS WETLANDS PROGRAM

West side of Cascades, send to: 775 Summer Street NE, Suite 100; Salem, OR 97301-1279; (503) 378-3805

East side of Cascades, send to: 1645 NE Forbes Rd., Suite 112 Bend, OR 97701; (541) 388-6112

1. County: Lane Local Case File #: PC 08 15 DR 04
City: City of Florence DSI File #: WN 2008-0169 (completed by DSL Staff)
Responsible Jurisdiction: [X] City [] County DSI Project #: 48910 (completed by DSL Staff)
2. APPLICANT: Myhre Group Architects, Inc. LANDOWNER: Wyndham Vacation Ownership
700 SW Taylor Street, Suite 400 10735 Willow Road NE
Portland, OR 97205 Redmond, WA 98052
(503) 236-6000 (425) 498-2688

3. LOCATION
T 18 R 12 S 26 CC 1/4 33 Tax Lot(s) 900 & 901
Address (street/city) 750 Quince Street (directly across the street from the existing Florence Events Center)
NWI quad map name (same as above)

4. ATTACHMENTS
Attach all the following (with site marked): • LWI / NWI Map (if no LWI map) • Parcel Map • Site Plan (if any)
If applicable attach: [X] Other Overlay site plan with aerials and sensitive areas

5. SITE INFORMATION
LWI/NWI Wetland Classification Codes(s) OT-5
Adjacent Waterway (if any) Siuslaw River/Estuary & Munsel Creek Zoning Old Town District

6. PROPOSED ACTIVITY
[X] site plan approval [] subdivision [X] Other: Design Review Approval
[X] grading permit [] planned unit development
[] conditional use permit [] building permit (new structures)
Project Description: Proposal includes a 120-unit time-share vacation resort, which is proposed to be built at the old Middle School site, which is located on the upper elevations, outside of the wetland and estuary area
Completed by/Contact Melissa Anderson Date 5-21-08 E-Mail Melissa.anderson@ci.florence.or.us
Address 250 Hwy. 101 N., Florence, OR 97439 Phone: (541) 902-2188 or 997-8237

DSL RESPONSE

[] A removal-fill permit is required from the Department of State Lands
[] A removal-fill permit will be required when the development project proceeds
[] A removal-fill permit may be required
[] A permit may be required by the Corps of Engineers (503-808-4373)
[] Information needed includes:
[] A wetland determination/delineation report
[] State Permit # [] was issued [] has been applied for
[X] No removal-fill permit is required for the described project if (because) according to submitted site plan A1.10 DR dated 5/28/08 it appears that project design avoids state regulated wetlands and waters. Project appears to be above highest measured Comments: tide and above the ordinary high water/highest tidal influence of Munsel Creek. Avoid other potential wetland areas.
[] On-Site Visit By: Date:
Response completed by: Caroline Stumser Date: 06-25-2008

* If the project is changed to involve fill or removal from the wetlands area, a state removal-fill permit will be required.

(901) LAT: 43.97272 LONG: -124.10020 (900) LAT: 43.97251 LONG: -124.09730





- Sample site
- AIR-2 Wetland code
- Watershed boundary
- Wetland area
- On Site Wetland Determination
- Prior Wetland Delineation

Funding for this project was provided by a grant from the Oregon Division of State Lands, wetlands planning assistance grant program. This grant program is supported by a grant from the U.S. Environmental Protection Agency under authority of the Clean Water Act.



WETLAND INFORMATION IS SUBJECT TO CHANGE
 This map is for planning purposes only. It has not been finalized and adopted by the City of Florence or approved by the wetland regulatory agencies. You are advised to contact the Oregon Division of State Lands or the U.S. Army Corps of Engineers with any regulatory questions. Mapped wetland boundaries are accurate to within 25 feet, however, there may be unmapped wetlands subject to regulation. In all cases, actual field conditions determine wetland boundaries.

DATE: November, 1996
 BASE MAP INFO: Supplied by Lane Council of Governments
 City of Florence

JOB NO.: 6-1224

Florence Local Wetlands Inventory

Pacific Habitat Services, Inc.
 9450 SW Commerce Circle, Suite 100
 Wilsonville, Oregon 97070
 Phone: (503) 570-0800





RMC-1 Riparian code
 AIR-2 Wetland code
 Waterbed boundary

Wetland area
 Riparian area

Funding for this project was provided by a grant from the Oregon Division of State Lands, wetlands planning assistance grant program. This grant program is supported by a grant from the U.S. Environmental Protection Agency under authority of the Clean Water Act.



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Fig. 5A

**Florence
 Riparian Inventory**

Pacific Habitat Services, Inc.
 8450 SW Commerce Circle, Suite 100
 Wilsonville, Oregon 97070
 Phone: (503) 670-0800

PHS

DATE: November, 1996
 BASE MAP INFO: Supplied by Lane Council of Governments
 City of Florence
 JOB NO.: 6-1224

ALTA/ACSM LAND TITLE SURVEY
FOR: WYNHAM RESORT DEVELOPMENT,
SW1/4 SECTION 26, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON

ALTA/ACSM LAND TITLE SURVEYORS CERTIFICATE
TO WYNHAM RESORT DEVELOPMENT CORPORATION
& FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN COLLEGE OF SURVEYING AND MAPPING IN 2005. MEETS THE ACCURACY REQUIREMENTS OF A (M) (URBAN OR RURAL SUBURBAN) SURVEY, AS DEFINED THEREIN, AND INCLUDES OPTIONAL ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 12 & 13 OF TABLE "A" THEREOF. THE EASEMENTS AND OTHER RECORDED DATA SHOWN HEREON WERE OBTAINED FROM TITLE REPORTS BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, DATED APRIL 8, 2005. THE CERTIFYING SURVEYOR HAS NOT MADE AN INDEPENDENT TITLE SEARCH AND HAS RELIED UPON THESE SUPPLIED DOCUMENTS AND SPECIFICALLY DISCLAIMS ANY ITEM NOT SHOWN WHICH MAY BE OF RECORD OR NOT OF RECORD THAT MAY AFFECT THE PROPERTY SHOWN ON THE SURVEY EXCEPT FOR THE FOLLOWING:

THE DESCRIPTION RELIED UPON IS BASED ON THE PRESUMED OUTCOME OF GENERAL JUDGEMENT CASE NO. 16-06-02162 (ASPEN FLO, LLC V. SAXON), CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY.

ROBERT B. WARD JR.
 LAND SURVEYOR'S LICENSE NO. 1091 OREGON
 RENEWAL DATE: 6/30/2008

NARRATIVE

THIS SURVEY MAP WAS PREPARED FOR WYNHAM RESORT DEVELOPMENT CORPORATION PER AGREEMENT DATED DECEMBER 13, 2007.
 ALL PROPERTY LINES DEPICTED ON THIS MAP WERE SURVEYED PER A SURVEY FILED WITH LANE COUNTY, NO. 39311. THE BASIS OF BEARING FOR THIS SURVEY IS AS SHOWN HEREON. NO NEW CORNER MONUMENTS WERE SET AS PART OF THIS SURVEY.

THE DESCRIPTION FOR THE SURVEYED PROPERTY HAS BEEN AFFECTED BY THE PRESUMED OUTCOME OF GENERAL JUDGEMENT CASE NO. 16-06-02162 (ASPEN FLO, LLC V. SAXON), CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY.

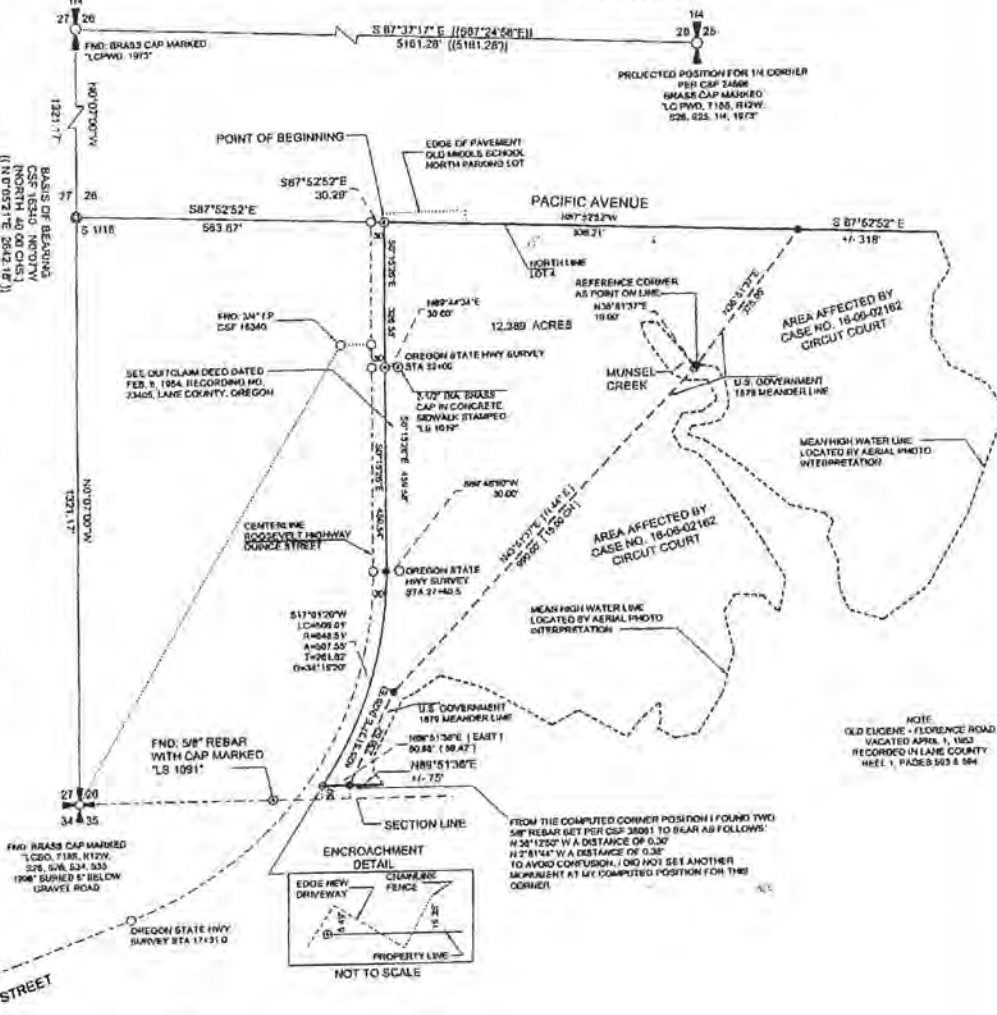
THIS SURVEY WAS PERFORMED USING A NIKON TOTAL STATION.



DESCRIPTION OF RECORD
 BEGINNING AT THE NORTHWEST CORNER OF LOT 4, SECTION 26, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, THENCE SOUTH 87°52'52" EAST, 993.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY MARGIN OF THE OLD ROOSEVELT HIGHWAY, NOW COMMONLY KNOWN AS QUINCE STREET, SAID TRUE POINT OF BEGINNING BEING MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091". THENCE ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN SOUTH 0°10'00" EAST, 320.55 FEET TO A POINT MONUMENTED BY A SURVEY MARKER NAIL WITH BRASS WASHER STAMPED "LS 1091". SAID POINT ALSO BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 32+00; THENCE SOUTH 0°15'59" EAST, 469.54 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091"; SAID POINT BEING 30 FEET EAST OF OREGON STATE HIGHWAY SURVEY STATION 27+40.5; THENCE ALONG A 848.51 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 17°03'00" WEST, 500.01 FEET) AN ARC LENGTH OF 507.55 FEET, SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE LEAVING

SAID EASTERLY RIGHT-OF-WAY MARGIN NORTH 89°51'30" EAST, 60.88 FEET TO A POINT OF INTERSECTION WITH THE U.S. GOVERNMENT MEANDER LINE AS SURVEYED IN 1879 ALSO AS REPRESENTED ON LANE COUNTY SURVEY 308311. SAID POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091". SAID POINT BEING 30.00 FEET NORTHERLY OF THE SOUTH BOUNDARY OF SAID LOT 4; THENCE ALONG SAID U.S. GOVERNMENT MEANDER LINE NORTH 26°51'37" EAST, 230.62 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091"; THENCE NORTH 43°51'37" EAST, 990.00 FEET; THENCE NORTH 34°51'37" EAST, 385.65 FEET TO A POINT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "LS 1091". SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 4; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 87°42'52" WEST, 938.21 FEET TO THE TRUE POINT OF BEGINNING, ALL IN THE CITY OF FLORENCE, LANE COUNTY, OREGON, CONTAINING 12.07 ACRES MORE OR LESS.

BEARINGS AND DISTANCES FOR THIS DESCRIPTION ARE BASED ON A SURVEY PERFORMED BY WARD NORTHWEST INC., LANE COUNTY SURVEY FILE NO. 39311. ALSO REFLECTS THE PROPOSED OUTCOME OF CIRCUIT COURT CASE NO. 16-06-02162, LANE COUNTY, OREGON.



LEGEND

- COMPUTED POSITION PER CSF 38061
- CORNER SET PER CSF 38311
- 5/8" X 30" REBAR WITH CAP MARKED "LS 1091" UNLESS OTHERWISE NOTED HEREON
- CORNER SET CSF 38311
- 2.0" LONG SURVEY MARKER NAIL SET IN PAVEMENT WITH WASHER STAMPED "LS 1091" UNLESS OTHERWISE NOTED HEREON
- COMPUTED POSITION CORNER FALL IN MUNSEL CREEK
- CORNER FALLS IN NEW CONCRETE DRIVEWAY NO MONUMENT SET
- COMPUTED POSITION ONLY NO MONUMENT SET
- () RECORD DATA PER CSF 38061
- () RECORD DATA U.S. GOVERNMENT MEANDER LINE 1879
- () RECORD DATA PER CSF 24596
- SCALE BREAK

EASEMENTS OF RECORD

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED INFO: FEBRUARY 16, 1954, NO. 23447
 IN FAVOR OF: CENTRAL LINCOLN PEOPLES UTILITY DISTRICT POWER & COMMUNICATION LINES

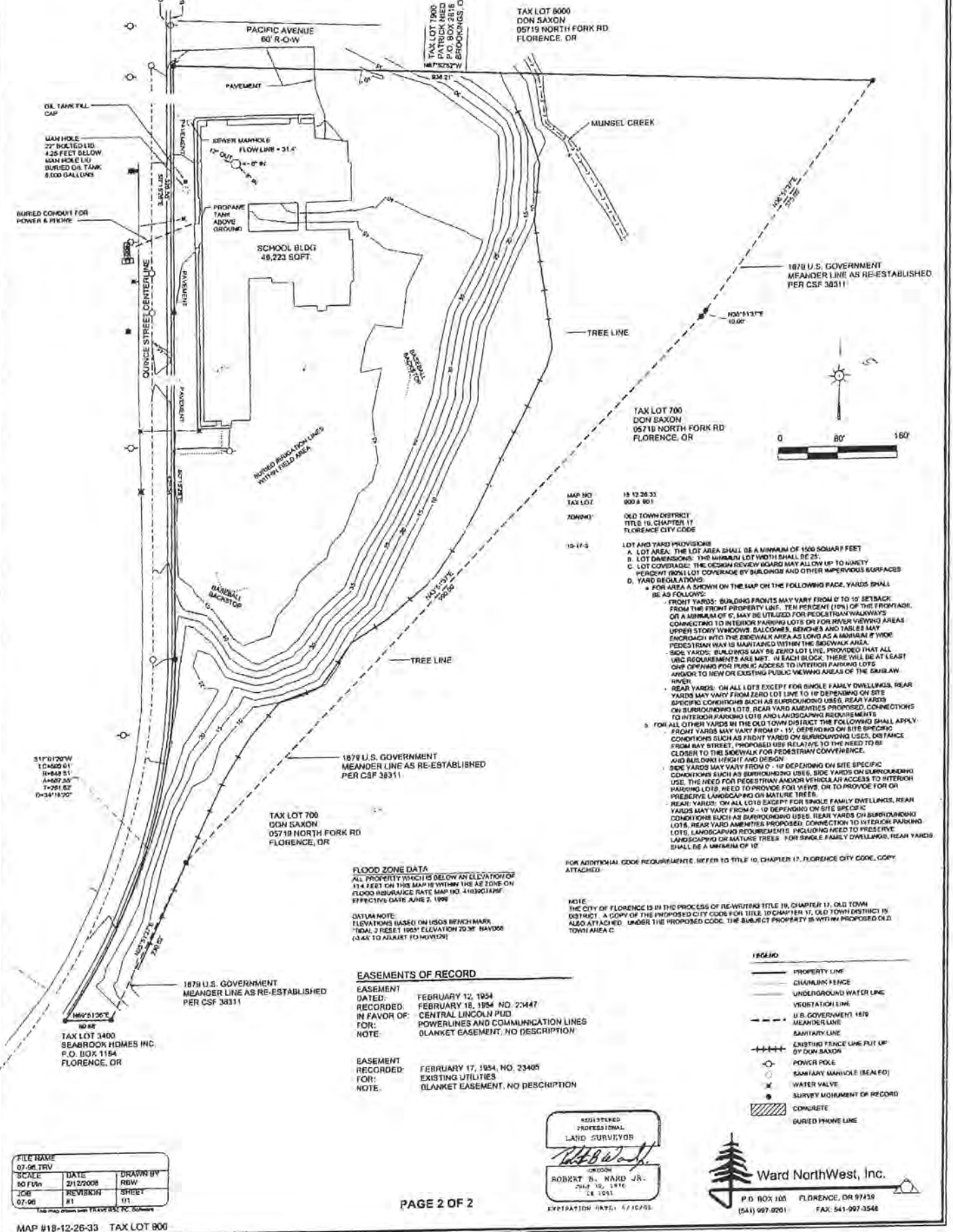
EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS & PROVISIONS THEREOF RECORDED: FEBRUARY 17, 1954, NO. 23405
 FROM: LANE COUNTY
 TO: SHULAW DISTRICT NO. 97-J, FLORENCE, OREGON PUBLIC UTILITIES

FILE NAME 07-06 TRV
DRAWING ALTA/ACSM PAGE 1

SCALE	DATE	DRAWN BY
200 Fm	2/12/2008	RBW
JOB	REVISION	SHEET
07-06	#1	1/1

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97139
 (541) 997-0201 FAX: 541-997-3546

ALTA/ACSM LAND TITLE SURVEY
FOR: WYNHAM RESORT DEVELOPMENT CORPORATION
SW1/4 SECTION 26, T18S, R12W, W.M.
FLORENCE, LANE COUNTY, OREGON



FLOOD ZONE DATA
 ALL PROPERTY WHICH IS BELOW AN ELEVATION OF 114 FEET ON THIS MAP IS WITHIN THE AE ZONE ON FLOOD INSURANCE RATE MAP NO. 41892D129F EFFECTIVE DATE: JUNE 2, 1996

DATE/NOTE:
 ELEVATIONS BASED ON USGS BENCH MARK (TIDAL 3 RESET 1955 ELEVATION 20.36 NAVD83 (3.44 TO ADJUST TO NAVD83))

EASEMENTS OF RECORD

EASEMENT DATED: FEBRUARY 12, 1954
 RECORDED: FEBRUARY 15, 1954 NO. 23447
 IN FAVOR OF: CENTRAL LINCOLN PEOPLES UTILITY DISTRICT POWER LINES AND COMMUNICATION LINES
 NOTE: BLANKET EASEMENT, NO DESCRIPTION

EASEMENT RECORDED: FEBRUARY 17, 1954, NO. 23405
 FOR: LANE COUNTY
 NOTE: BLANKET EASEMENT, NO DESCRIPTION

LEGEND

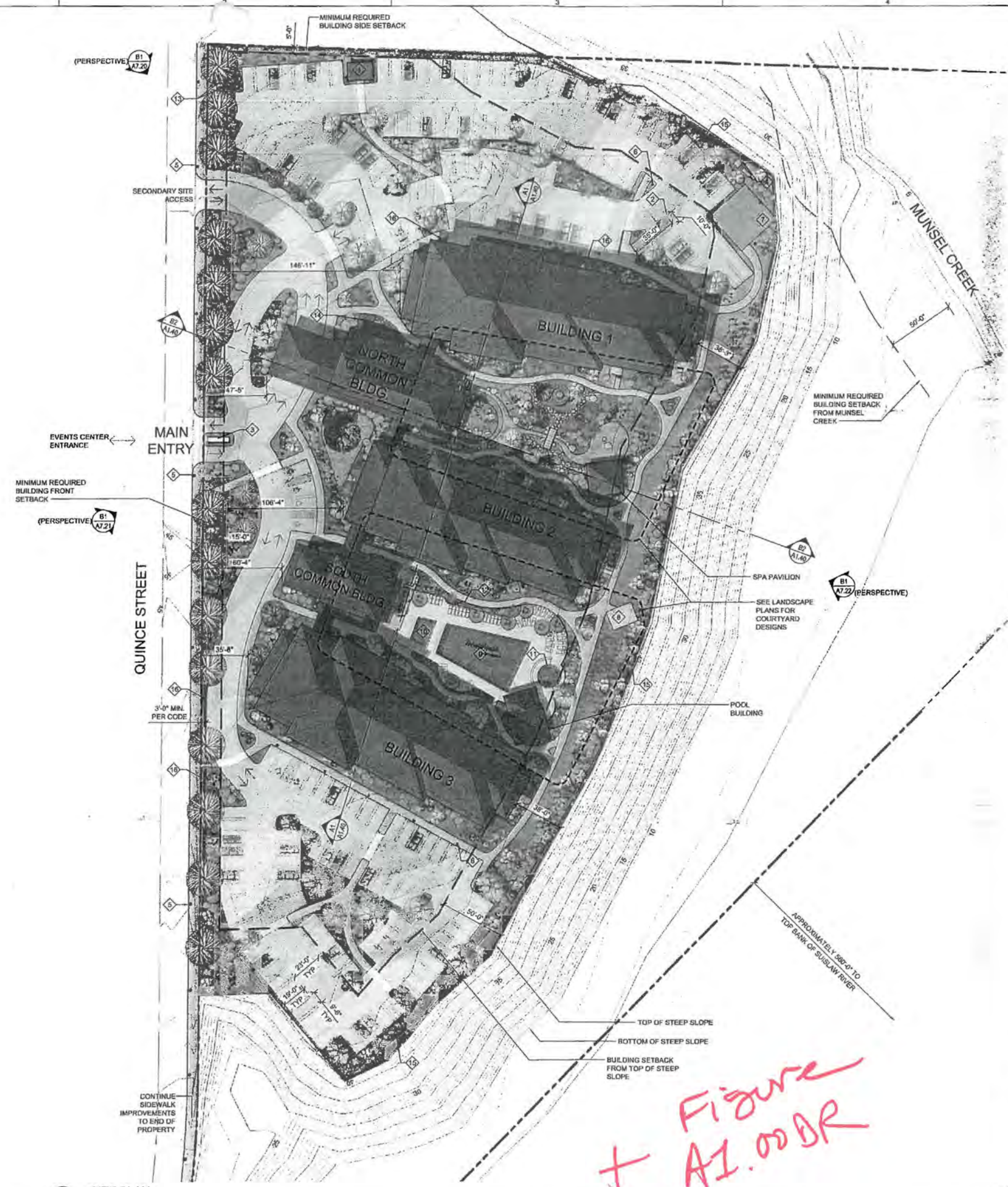
- PROPERTY LINE
- CHAINING FENCE
- UNBARRICADED WATER LINE
- VESTIBULAR LINE
- U.S. GOVERNMENT 1879 MEANDER LINE
- SANITARY LINE
- EXISTING FENCE LINE PUT UP BY DON SAXON
- POWER POLE
- SANITARY MANHOLE (BEA FD)
- WATER VALVE
- SURVEY MONUMENT OF RECORD
- CONCRETE
- BURIED PHONE LINE

FILE NAME 07-06 TRV
DRAWING ALTA/ACSM PAGE 2

SCALE	DATE	DRAWN BY
200 Fm	2/12/2008	RBW
JOB	REVISION	SHEET
07-06	#1	1/1

Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97139
 (541) 997-0201 FAX: 541-997-3546

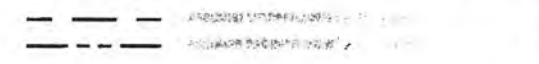
S:\0007075340 - Wyndham Paradise\000 Drawings\01 Active - Common\01\075340 - A1.10 - SPA PAVILION.dwg
 Xref: T:\075340-24\075340 - CP 20175340 - RP - POOL BLDG 1\075340-CP1.dwg
 Date Plotted: 05 May 2008 - 5:40pm



SITE NOTES

- A. NOT USED
- B. NOT USED
- C. NOT USED
- D. NOT USED
- E. NOT USED
- F. NOT USED
- G. SEE CIVIL DRAWING FOR DETAILS
- H. SEE LANDSCAPE PLAN FOR DETAILS
- I. SEE SHEET A1.2 FOR DIMENSIONS

SITE PLAN LEGEND



KEYNOTES

- 1 TRASH ENCLOSURE - SEE CIVIL DRAWING
- 2 LOADING ZONE
- 3 MONUMENT SIGN - SEE LANDSCAPE DRAWING
- 4 TRANSFORMER, METER, AND SWITCH - SEE ELECTRICAL DRAWING
- 5 STREET LIGHTS - SEE ELECTRICAL DRAWING
- 6 PARKING LOT LIGHTS - SEE ELECTRICAL DRAWING
- 7 HALF-SIZE BASKETBALL COURT - SEE LANDSCAPE DRAWING
- 8 CHILDREN'S PLAY AREA - SEE LANDSCAPE DRAWING
- 9 SWIMMING POOL - SEE LANDSCAPE DRAWING
- 10 WADING POOL - SEE LANDSCAPE DRAWING
- 11 SPA - SEE LANDSCAPE DRAWING
- 12 CONTINUOUS FENCE - SEE ELECTRICAL DRAWING
- 13 WATER METERS - SEE ELECTRICAL DRAWING
- 14 SHORT TERM BIPO - SEE ELECTRICAL DRAWING
- 15 DIAMOND CEDAR PICKET FENCE - SEE LANDSCAPE DRAWING
- 16 RETAINING WALL - SEE CIVIL AND LANDSCAPE DRAWING

PARKING AND LOADING AREAS

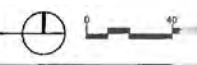
120 RESIDENTIAL UNITS	1.6 PARKING SPACES PER UNIT	192
STAFF PARKING SPACES		10
TOTAL PARKING SPACES		202
ADA ACCESSIBLE PARKING SPACES		10
105 PARKING SPACES AT THE NORTH END OF THE LOT AND SEAT THE LOT		
(1) LOADING SPACE IS PROVIDED		

SITE AREA CALCULATIONS

IMPERVIOUS AREAS	
STRUCTURES:	
RESIDENTIAL BUILDING COVERAGE	45,530
POOL BUILDING COVERAGE	1,100
SPA PAVILION COVERAGE	1,100
TRASH ENCLOSURE COVERAGE	1,100
HARDSCAPE:	
PARKING LOT COVERAGE	19,200
PATHWAYS (INCL. POOL AND BASKETBALL COURT COV)	10,000
TOTALS	67,030
ASSUMED TOTAL BUILDING IMPERVIOUS AREA LOT C	
PERVIOUS AREA LOT C	67,030
TOTAL SITE AREA	212,000
IMPERVIOUS AREA LOT C	67,030
MEAN LOT DEPTH	100'
MEAN LOT WIDTH	100'

A2
A1.10 **SITE PLAN**
1" = 40'-0"

Figure A1.00 DR



A1.10 DR

TO: Siuslaw Valley Fire & Rescue - Chief Buchanan
Central Lincoln PUD - Kathleen Aitken
Qwest – Sharon O'Brien
Charter Communications - Steve Manning
Florence Postal Service - Lisa Hebert
Florence Area Chamber of Commerce
Florence Urban Renewal Agency – Jacque Morgan
Confederated Tribes – Arrow Coyote
Branch Engineering – Damien Gilbert
Florence Public Works – Mike Miller and Frank Dietz
Florence Police Department - Chief Sanders and Brandon Ott
Florence Building Department – Carl Dependahl
ODOT – Savannah Crawford and Stephen B. Wilson
Division of State Lands – Gloria Kiruta and Carolyn Stimsom
ODF&W – Derek Wilson
Army Corp of Engineers – Michelle Hanson



FROM: Melissa Anderson, Associate Planner
DATE: May 29, 2008
RE: **Resolution PC 08 15 DR 04 -- Proposed Wyndham Time-share Resort**

PROPOSAL: AN APPLICATION FOR A MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901; EAST OF THE FLORENCE EVENTS CENTER; AS APPLIED FOR BY WYNDHAM VACATION OWNERSHIP, REPRESENTED BY MYHRE GROUP ARCHITECTS, INC..

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and provide an opportunity to comment and express concerns related to the approval criteria, prior to the Planning Commission's decision to approve or deny the proposal. The approval criteria are found in the section(s) of the Florence Community Code cited above, which can be found at www.ci.florence.or.us under the heading of City Government and then city code.

The application and other materials are available for inspection at the City of Florence Community Development Department. You may return information in the spaces provided on the next page or submit comments to Melissa Anderson at melissa.anderson@ci.florence.or.us or mail to the City of Florence Building and Planning Department, 250 Highway 101, Florence, OR 97439 or fax to 541-997-4109. **The deadline for your written comments regarding the proposed development is 3:00 P.M. on Monday, June 16, 2008.**

Concerns/Comments submitted in writing will be considered in making the decision as they relate to the criteria under which the proposal must be evaluated.

General planning information is available by calling 541-997-8237, or by visiting the Community Development Department at the listed address above weekdays between 8 a.m. and 3:00 p.m.

Thank you for your time.

CITY OF FLORENCE

Public Works

989 Spruce St Florence, Oregon 97439-0340

(541) 997-4106 Fax: (541) 902-1333

E-mail: frank.dietz@ci.florence.or.us

FAX TRANSMITTAL SHEET

DATE: 6/3/08	# Of Pages, Including Cover: 6
---------------------	---------------------------------------

TO: Bill	COMPANY: Myher-Group
FAX : 360-750-0433	PHONE : 360-750-0399

FROM: Frank Dietz

SUBJECT: 750-Quince, Florence Or.
--

MESSAGE: Bill the water line will go to and through the property site and hook up to 6th Street and Harbor Street water sys. Fire Hydrants shall be at 300' apart with in line valves. I have flow tested for you at this address. Sewer line manholes shall be 300' apart
Let me know if you need more info for this proj.

Project Costs

- 1% 0 - \$100,000
1% first \$100,000 & .5% for portion \$100,000 - \$250,000
1% first \$100,000 & .5% for portion \$100,000 - \$250,000 and
.25% for amount over \$250,000
Example: \$750,000 would calculate thus:
 $(\$100,000 \times 1\% = \$1000) + (\$150,000 \times .5\% = \$750) + (\$500,000 \times .25\% = \$1250) = \$3000.00$
2. \$100 for each subsequent review of any revisions to the original construction drawings; plus
3. The developer shall reimburse the City for 100% of the City's cost to have original plans or any revisions reviewed by the City Engineer.

In addition, the Developer shall pay any of the following inspection fees and/or other Inspection Fees which apply to his or her projects:

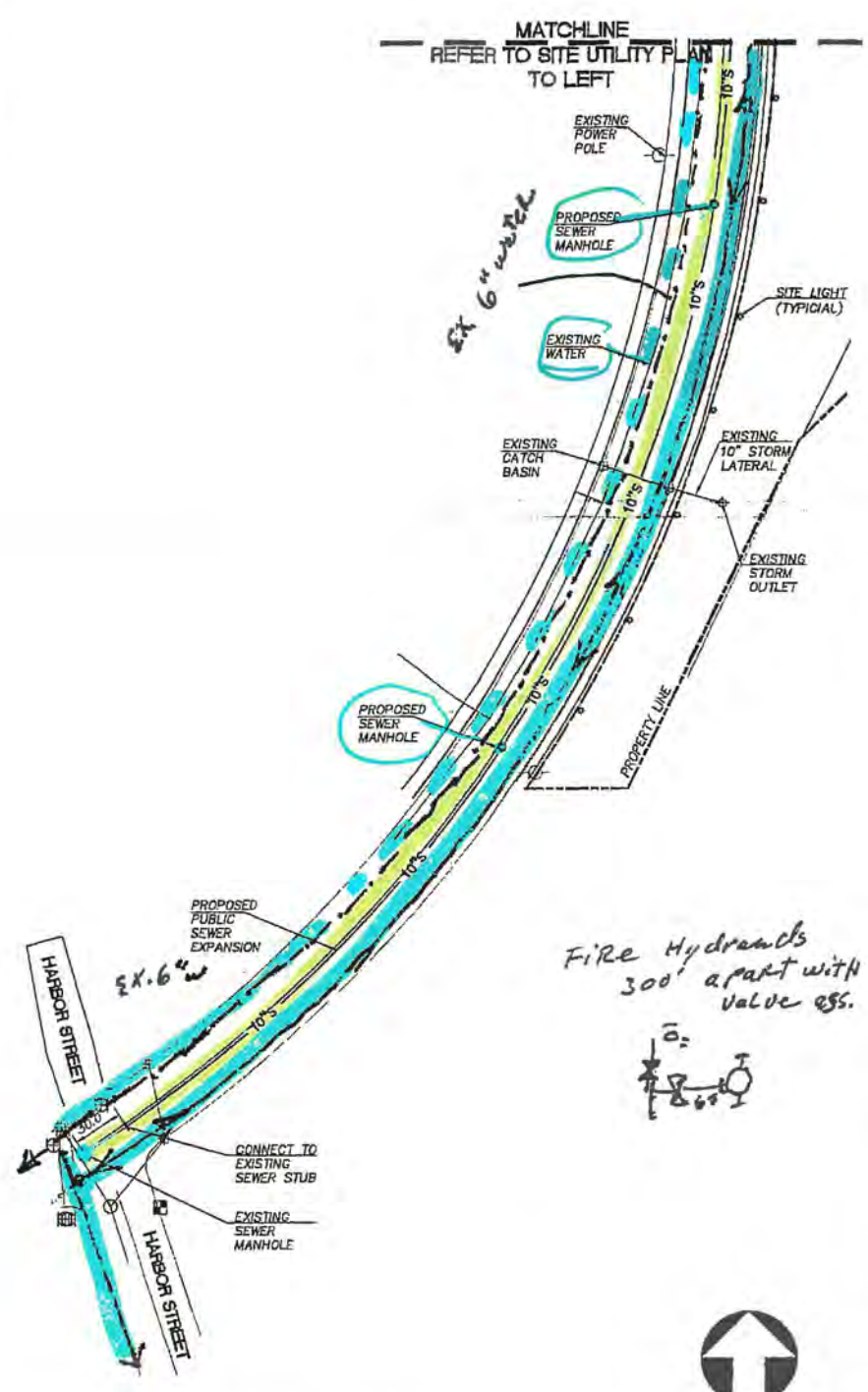
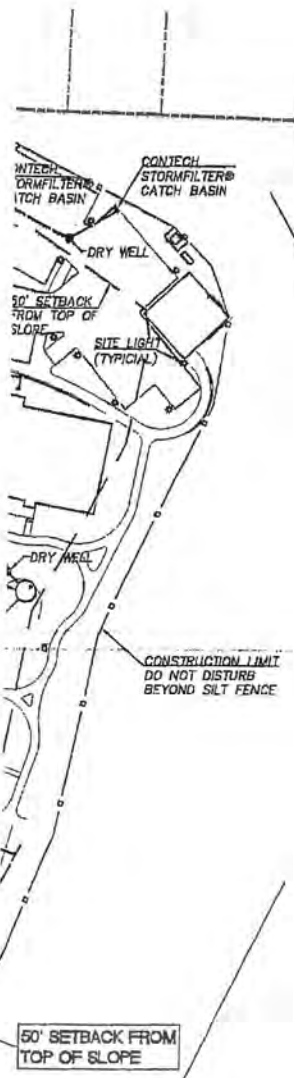
Inspection Fees

Utility Site Fees	Per Fixture or Per Lineal Foot (L.F.)
Street Lights	\$26.50 Fixture
Water Main	\$0.65 L.F.
Water Services	\$72.00 Fixture
Fire Hydrants	\$81.00 Fixture
Sewer Mains	\$0.65 L.F.
Sewer Laterals	\$72.00 Fixture
Sewer Manholes	\$68.00 Fixture
Storm Main Lines	\$0.65 L.F.
Storm Manhole	\$68.00
Storm Catch Basins	\$26.00 Fixture
Storm Lateral Lines	\$0.65 L.F.
Storm Retention or Detention Facility	\$250.00 For Each Facility
L.F. Of Street with or without Curb	\$1.50 L.F.

Other Inspections Fees:

1. Inspections outside of normal business hours
(minimum charge – Two hours) \$81.00 per hour
2. Inspections for which no fees is specifically indicated
(minimum charge – One hours) \$81.00 per hour

2



SEWER EXTENSION PLAN
1"=80'

200 West 9th Street, Suite 400, Portland, Oregon 97209
503.417.8639 Fax: 503.417.8639 www.myhre.com

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THESE DRAWINGS ARE THE PROPERTY OF MYHRE GROUP ARCHITECTS AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE WRITTEN APPROVAL OF MYHRE GROUP ARCHITECTS



100% SD /
DESIGN REVIEW

Worldmark
BY WYNDHAM

WORLDMARK BY WYNDHAM -
FLORENCE

FLORENCE, OR



REV DATE	FILE

PM: PRELIMINARY
PA: Melinda Rotelind
DRAWN BY:
JOB NO: 076340
DATE: 04.18.08



PLANNING & ENGINEERING
MGH
104 West 9th Street
Suite 207
Vancouver, WA 98660
www.mghusassociates.com
PEOPLE MAKING PLACES®
P: 360.750.0399 (WA)
P: 503.417.8639 (OR)
F: 360.750.0433



CONSTRUCT 6" WATER
PROJECT SPRING 2001
PHASE 2-A

QUINCE

OLD ROAD R/W (VACATED)

EXISTING 6" GRAVITY
EXISTING 4" PRESSURE

HIGHWAY NO. 126

NEW 10" WATER
EX. 10" AC WAT

EX. 10" AC WAT

630 L.F.
VALVE TO VALVE

- EMENT AT CUT LINE.
- ANITARY SEWER PIPE.
- VER MANHOLE OR PIPE.
- E PROTECTION.
- ARY SEWER PIPE, WITH
ON PLANS.
- TH 8" VALVE.
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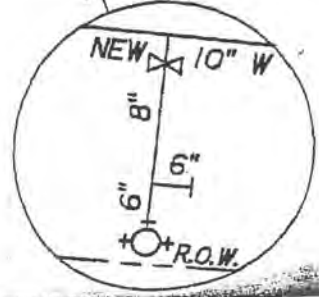
500

508

510

EX. 8" AC WAT

New 10" water line



Siuslaw Valley Fire and Rescue

Hydrant Flow Test By Hydrant

All Applicable Records

QUIN01 Quince ST /Dunes Village Center

Date	Static	Residual	Pitot	Pitot 2	GPM	20 PSI	10 PSI	0 PSI
05/16/2006	48	28	24.00	0.00	822	986	1163	1319
<No Staff Member Listed>								
Subtotal Flow Tests: 1				Min:	0	0	0	0
				Max:	822	986	1163	1319
				Avg:	822	986	1163	1319

QUIN02 750 Quince ST

Date	Static	Residual	Pitot	Pitot 2	GPM	20 PSI	10 PSI	0 PSI
05/16/2006	48	28	24.00	0.00	822	986	1163	1319
<No Staff Member Listed>								
Subtotal Flow Tests: 1				Min:	0	0	0	0
				Max:	822	986	1163	1319
				Avg:	822	986	1163	1319

TO: Siuslaw Valley Fire & Rescue - Chief Buchanan
Central Lincoln PUD - Kathleen Aitken
Qwest – Sharon O’Brien
Charter Communications - Steve Manning
Florence Postal Service - Lisa Hebert
Florence Area Chamber of Commerce
Florence Urban Renewal Agency – Jacque Morgan
Confederated Tribes – Arrow Coyote
Branch Engineering – Damien Gilbert
Florence Public Works – Mike Miller and Frank Dietz
Florence Police Department - Chief Sanders and Brandon Ott
Florence Building Department – Carl Dependahl
ODOT – Savannah Crawford and Stephen B. Wilson
Division of State Lands – Gloria Kiruta and Carolyn Stimsom
ODF&W – Derek Wilson
Army Corp of Engineers – Michelle Hanson
DEQ – Eric Clough



FROM: Melissa Anderson, Associate Planner

DATE: May 29, 2008

RE: **Resolution PC 08 15 DR 04 – Proposed Wyndham Time-share Resort**

PROPOSAL: AN APPLICATION FOR A MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901; EAST OF THE FLORENCE EVENTS CENTER; AS APPLIED FOR BY WYNDHAM VACATION OWNERSHIP, REPRESENTED BY MYHRE GROUP ARCHITECTS, INC..

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and provide an opportunity to comment and express concerns related to the approval criteria, prior to the Planning Commission’s decision to approve or deny the proposal. The approval criteria are found in the section(s) of the Florence Community Code cited above, which can be found at www.ci.florence.or.us under the heading of City Government and then city code.

The application and other materials are available for inspection at the City of Florence Community Development Department. You may return information in the spaces provided on the next page or submit comments to Melissa Anderson at melissa.anderson@ci.florence.or.us or mail to the City of Florence Building and Planning Department, 250 Highway 101, Florence, OR 97439 or fax to 541-997-4109. **The deadline for your written comments regarding the proposed development is 3:00 P.M. on Monday, June 16, 2008.**

Concerns/Comments submitted in writing will be considered in making the decision as they relate to the criteria under which the proposal must be evaluated.

General planning information is available by calling 541-997-8237, or by visiting the Community Development Department at the listed address above weekdays between 8 a.m. and 3:00 p.m. Thank you for your time.

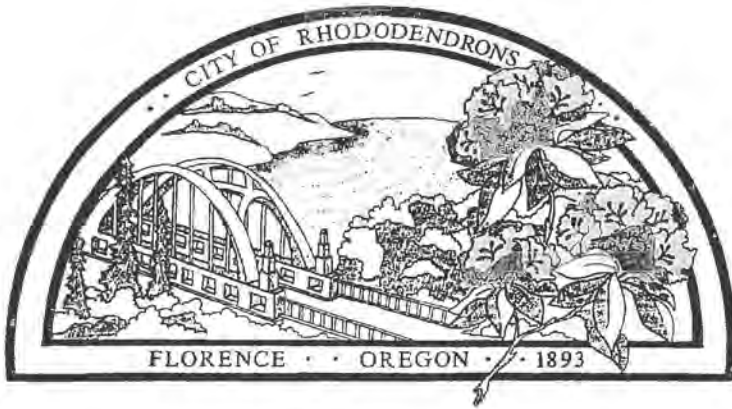
DATE: June 2, 2008
FROM: Eric Clough
DEQ – Coos Bay
541-269-2721 x31



APPLICANT: Proposed Wyndham Time-share Resort (PC 08 15 DR 04)

COMMENTS:

The Department of Environmental Quality (DEQ) has received your request for comment on this development plan. At this time DEQ has no significant comment to offer regarding the property or the associated development. The reported underground heating oil tank is a non-regulated tank. If/when they complete the decommissioning of the tank DEQ has a heating oil tank program to certify the work. No petroleum contamination has been reported at this point. The DEQ Environmental Cleanup program staff briefly reviewed the report and concluded that there is no apparent significant reason that environmental contamination would be present at the site and no specific request for detailed review from the DEQ.



City of Florence

Community Services

Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
PH: (541) 997-2053
FAX: (541) 997-4109

July 17, 2008

Dan Avery
Oregon Department of Fish and Wildlife
North Coast Watershed District
2040 SE Marine Science Drive
Newport, OR 97365

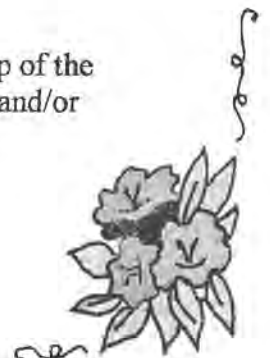
Dear Mr. Avery,

Thank you for your comments dated June 18, 2008, regarding the Wyndham Timeshare Development – PC 08 15 DR 04. I wanted to take the time to respond with an explanation of how your concerns were addressed in the Planning Commission's approval of the project. I also wanted to make sure that you received the notice of decision. We had a mistake in the date of the appeal period. Any appeals must be submitted by July 28, 2008.

The City just went through a code amendment process to evaluate the uses allowed within the Oldtown Zoning District. The city zoned the property of the proposed Wyndham Timeshare Development as Old Town Area C and specifically allowed lodging (motels and hotels) and buildings up to 4 stories tall. These code changes were adopted by the city in January and became effective on February 4, 2008. Unfortunately, there were no comments about maintaining setbacks from the Spruce stands or limiting development activity on the site that were raised during the public involvement process for the update to the Old Town zoning district. As such, the Planning Commission did not have the option of not allowing the timeshare development as it was consistent with the allowed uses for the newly adopted District.

However, the Commission did want to address the concerns to the extent that they could under the city code provisions. As such, the Commissioners added the following conditions to their approval:

4. Prior to initiating site development and issuance of building permit, the top of the steep bank shall be clearly identified with stakes and/or markers. The stakes and/or markers shall remain on-site during the duration of the construction period.



6. Prior to issuance of a building permit, concurrency from the Department of State Lands on wetland delineation is required to be submitted by the applicant to the Community Development Department.

12. Prior to any site development and issuance of a building permit, a vegetation removal plan that includes removal of noxious weeds including English Ivy, Himalayan Blackberries and Scot's Broom (per FCC 6-1-6-13) and tree limbing shall be submitted and approved by the Community Development Department. The tree limb trimming plan shall be analyzed by a Licensed Arborist to report on the impact of the trees and the understory vegetation submitted to the Community Development Department. Any additional tree thinning requires authorization by the City for removal of any trees beyond what is identified in the tree preservation plan (sheet A1.13).

13. Prior to any site development and issuance of a building permit, a final grading, erosion control and stormwater management plan (per FCC 9-5) shall be submitted and approved by the Public Works and Community Development Department. Approval of the plan by the State Department of Environmental Quality (DEQ) shall also be submitted by the applicant to the Community Development Department.

Hopefully these conditions will help to alleviate your concerns with the proposed development. Please let us know if you think you could help with the review of the any of the required submittals per these conditions of approval.

Respectfully submitted,



Sandra W. Belson
Community Development Director

Cc: Melissa Anderson, Associate Planner

Kelli Weese

From: Melissa Anderson [melissa.anderson@ci.florence.or.us]
Sent: Friday, May 30, 2008 3:33 PM
To: savannah.crawford@odot.state.or.us
Cc: WILSON Stephen B; Kelli Weese
Subject: Referral on TIA for Proposed Time-share in City of Florence
Attachments: Wyndham Vacation Ownership-TIA Scope of Work.htm; A1 10 DR.pdf; Wyndham Florence-Draft TIA 5 8 08-sm.pdf; Main Page for Referrals.pdf

Hello Savannah,

Attached is a referral/request for comment to a proposed 120-unit time-share resort in Florence. Previous communication with the transportation engineer indicates that Stephen Wilson of ODOT has said ODOT would not have any issues or requirements for the project (see e-mail attached). So you may want to confirm with Stephen Wilson regarding the project to see if there is any background he can offer you before sending in your comments (if any).

If you have any questions, please do not hesitate to contact me.

Thank you,
Melissa

Melissa Anderson, AICP
City of Florence
Associate Planner
250 Hwy. 101 N.
Florence, OR 97439
541.997.8237 main
541.997.4109 fax

5/30/2008

Kelli Weese

To: savannah.crawford@odot.state.or.us; stephen.b.wilson@odot.state.or.us;
damian@branchengineering.com
Cc: kelli.weese@ci.florence.or.us
Subject: PC 08 15 DR 04 - Wyndham Timeshare Resort
Attachments: Main Page for Referrals.pdf; A1 10 DR.pdf

Attached is the notice to inform you of the Wyndham Timeshare proposed development - PC 08 15 DR 04. If you have any questions or would like more information please contact either myself, or Melissa Anderson at (541) 997-8237.

Thanks,

Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N. Florence, OR 97439
(541) 997-8237
Fx: (541) 997-4109
kelli.weese@ci.florence.or.us

Sent 5/29 @ 11AM

Kelli Weese

To: Mike Miller; Frank Dietz (frank.dietz@ci.florence.or.us)
Cc: kelli.weese@ci.florence.or.us
Subject: PC 08 15 DR 04 - Wyndham Timeshare Resort
Attachments: Main Page for Referrals.pdf; Public Works Only Full Utility Descr.doc; Preliminary Development Site Plan 1of2.pdf; Preliminary Development Site Plan Utility 1of2.pdf; A1 10 DR.pdf; A1 10 DR.pdf

Attached is the notice to inform you of the Wyndham Timeshare proposed development - PC 08 15 DR 04. If you have any questions or would like more information please contact either myself, or Melissa Anderson at (541) 997-8237.

Thanks,

Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N. Florence, OR 97439
(541) 997-8237
Fx: (541) 997-4109
kelli.weese@ci.florence.or.us

Sent 5/29 @ 10:45 AM

Kelli Weese

To: John Buchanan; Kathleen Aitkin (kaitken@cencoast.com); sharon.obrien@qwest.com; steve.manning@chartercom.com
Cc: kelli.weese@ci.florence.or.us
Subject: PC 08 15 DR 04 - Proposed Wyndham Timeshare Resort
Attachments: Main Page for Referrals.pdf; A1 10 DR.pdf; Preliminary Development Site Plan 1of2.pdf; Preliminary Development Site Plan Utility 1of2.pdf; Utility Description.doc

Attached is the notice to inform you of the Wyndham Timeshare proposed development - PC 08 15 DR 04. If you have any questions or would like more information please contact either myself, or Melissa Anderson at (541) 997-8237.

Thanks,

Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N. Florence, OR 97439
(541) 997-8237
Fx: (541) 997-4109
kelli.weese@ci.florence.or.us

Sent 5/29
e 10³⁰ AM

5/29/2008

Kelli Weese

To: gloria.kiryuta@dsl.state.or.us; caroline.stimson@dsl.state.or.us; Derek.R.Wilson@state.or.us; michelle.e.hanson@usace.army.mil
Cc: kelli.weese@ci.florence.or.us
Subject: PC 08 15 DR 04 - Proposed Wyndham time-share resort
Attachments: Main Page for Referrals.pdf; Preliminary Development Site Plan 1of2.pdf; A1 00 DR.pdf; A1 10 DR.pdf; ALTAL ASCM Land Survey.pdf; Envir Assessment.pdf

Attached is the notice to inform you of the Wyndham Timshare proposed development - PC 08 15 DR 04. If you have any questions or would like more information please contact either myself, or Melissa Anderson at (541) 997-8237.

Thanks,

Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N. Florence, OR 97439
(541) 997-8237
Fx: (541) 997-4109
kelli.weese@ci.florence.or.us

Sent 5/29 e 10 AM

Melissa Anderson

From: BUCKLEY Anna [Anna.Buckley@state.or.us]
Sent: Tuesday, May 20, 2008 3:08 PM
To: melissa.anderson@ci.florence.or.us
Cc: STIMSON Caroline; KIRYUTA Gloria
Subject: DSL jurisdiction on the Siuslaw River in Florence

Hi Melissa,

As we discussed on the phone, DSL's jurisdiction in tidally-influenced areas is up to the elevation of highest measured tide, which is 10.5' relative to Mean Lower Low Water (6.44' relative to NGVD or 9.9' relative to NAVD88) on the Siuslaw in Florence. The Siuslaw is also designated essential salmonid habitat. If the proposed project occurs above this elevation and not within any other waters of the state (e.g. nontidal wetlands/waterways), a Removal-fill permit will not be needed. However, if any volume of earthwork occurs below this elevation, an estuarine habitat map (e.g. tidal marsh, mudflats, algal beds, etc.) of the development site will need to be submitted with a complete application for a state Removal-fill permit. All permitted impacts to estuarine habitat will need to be mitigated by restoring, creating, or enhancing estuarine habitat (see OAR 141-085-0240 et seq. for estuarine mitigation requirements). As we also discussed, if you submit a Wetland Land Use Notice to DSL showing the site plan with the elevation of highest measured tide surveyed in, we will respond to the city and the applicant within 30 days as to whether a state permit is needed.

Thanks for your inquiry,

Anna Buckley
Wetland Specialist
Wetlands and Waterways Conservation Division
Oregon Department of State Lands
775 Summer St. NE Suite 100
Salem, OR 97301-1279
503-986-5321
503-378-4844 Fax
www.oregonstatelands.us
anna.buckley@state.or.us

Preliminary Comments from Florence Building Official:

The "time share" is classified as Multi-Family, transient use, an R-2 occupancy.

We will use the OFC (fire), OSSC "commercial structural" and the related plumbing, mechanical and electrical codes for the review. IT WILL REQUIRE A FIRE SPRINKLER SYSTEM... and the code required fire separations between units. Fire-flow to the site must be verified.

Accessibility Standards must meet ADA/OSSC CH. 11.

A complete structural design based on site specific criteria...seismic design with "site class" based on soils, wind loads, etc...as determined by OSSC Ch. 16 will be required.
A set of preliminary plans may be of help for further comment.

Carl Dependahl, Building Official
City of Florence
541-997-2141

Sent 5/29 e
9:30 AM

Kelli Weese

From: OTT Brandon M [Brandon.Ott@florence.ris.lane.or.us]
Sent: Thursday, May 29, 2008 9:36 AM
To: SANDERS Maurice K; Kelli Weese
Cc: GUTIERREZ Ray L; PITCHER John E; JOHNSON Harry J
Subject: RE: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

Kelli-

Along with the Chief's concerns about lighting, I think additional lighting on the northeast corner parking area would be a wise idea. Also I would bring up something we always push for on large scale projects, which is adequate address markings and directional address related signage. This is essential for emergency responders to get where they are going as quickly as possible. I would recommend posted addresses on the West end of each building, and a directional sign at the main entry directing which addresses are north or south of the entrance.

Also, I only see one location for a trash enclosure, which is located on the far north end of the development, a substantial distance from the building. I am unsure of the final arrangements at the facility. If the management controls trash disposal from individual units, I guess it is not a huge issue, but if individual residents are responsible for getting the waste from the units to the trash enclosure, I do not feel this is adequate as it would be a major trek to get trash from a south-building unit to the enclosure. It has been my experience that the more work it is for someone to get rid of their trash, the less inclined they may be to do it regularly.

Brandon Ott
Code Enforcement Officer
Florence Police Department
Florence, Oregon 97439
(541)997-3515

From: SANDERS Maurice K
Sent: Thursday, May 29, 2008 9:06 AM
To: Kelli Weese
Cc: GUTIERREZ Ray L; PITCHER John E; JOHNSON Harry J; OTT Brandon M
Subject: FW: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

Kelli,

I do not know what the lighting will be for the parking lot or on the east side facing the creek/security fencing...we have a lot of transients that traverse this area which piques my interest in these items. I need to know what is planned for these items that I don't find on the diagram.

I have forwarded this to Code Officer Ott and my leadership team for their input as well.

Maury

Maurice K. Sanders, Chief of Police
Florence Police Department
900 Greenwood Street
Florence, OR 97439
541-997-3515
maurice.sanders@florence.ris.lane.or.us

The City of Florence is an equal opportunity employer and service provider.

5/29/2008

PUBLIC RECORDS LAW DISCLOSURE: *This is a public document. This e-mail is subject to the State Retention Schedule and may be made available to the Public.*

From: Kelli Weese [mailto:kelli.weese@ci.florence.or.us]
Sent: Thursday, May 29, 2008 9:03 AM
To: lisa.a.herbert@usps.gov; florence@oregonfast.net; Jacquie Morgan; Arrow Coyote (acoyote@ctclusi.org); SANDERS Maurice K; Brandon Ott (brandon.ott@florence.ris.land.or.us); Carl Dependahl (carl.dependahl@ci.florence.or.us)
Cc: kelli.weese@ci.florence.or.us
Subject: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

Attached is the notice to inform you of the Wyndham Timshare proposed development - PC 08 15 DR 04. If you have any questions or would like more information please contact either myself, or Melissa Anderson at (541) 997-8237.

Thanks,

Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N. Florence, OR 97439
(541) 997-8237
Fx: (541) 997-4109
kelli.weese@ci.florence.or.us

5/29/2008

Kelli Weese

From: SANDERS Maurice K [Maurice.Sanders@florenc.e.ris.lane.or.us]
Sent: Thursday, May 29, 2008 9:06 AM
To: Kelli Weese
Cc: GUTIERREZ Ray L; PITCHER John E; JOHNSON Harry J; OTT Brandon M
Subject: FW: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort
Attachments: Main Page for Referrals.pdf; A1 10 DR.pdf

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Maurice K. Sanders, Chief of Police

Florence Police Department
900 Greenwood Street
Florence, OR 97439
541-997-3515
maurice.sanders@florenc.e.ris.lane.or.us

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Cc: kelli.weese@ci.florenc.e.or.us
Subject: PC 08 15 DR 04 - Proposed Wyndham Time-share Resort

Attached is the notice to inform you of the Wyndham Timshare proposed development - PC 08 15 DR 04. If you have any questions or would like more information please contact either myself, or Melissa Anderson at (541) 997-8237.

Thanks,

Sent 5/29
e 9:30 AM

Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N. Florence, OR 97439
(541) 997-8237
Fx: (541) 997-4109
kelli.weese@ci.florenc.e.or.us

5/29/2008

Kelli Weese

From: Kelli Weese [kelli.weese@ci.florence.or.us]
Sent: Thursday, May 29, 2008 9:03 AM
To: lisa.a.herbert@usps.gov; florence@oregonfast.net; Jacque Morgan; Arrow Coyote (acoyote@ctclusi.org); Maurice Sanders; Brandon Ott (brandon.ott@florence.ris.land.or.us); Carl Dependahl (carl.dependahl@ci.florence.or.us)
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Kelli Weese
City of Florence
Planning Technician
250 Highway 101 N. Florence, OR 97439
(541) 997-8237
Fx: (541) 997-4109
kelli.weese@ci.florence.or.us

Sent 5/29 e 9AM

5/29/2008

sent 6/2 e 9:15 am

Kelli Weese

From: KIRYUTA Gloria [Gloria.Kiryuta@state.or.us]
Sent: Monday, June 02, 2008 9:14 AM
To: Kelli Weese
Subject: RE: PC 08 15 DR 04 - Proposed Wyndham time-share resort

A delineation is required for all impacts to freshwater PEM, PFO, PSS, RFT wetlands and waterways in this area. It appears to be within a ESH designated water. An Estuary habitat assessment and map of activities with regard to Highest Observed tide(10.5') would need to be submitted for all impacts to tidal influenced waters, whether they are fresh or salt water. More information is required to determine where jurisdictional boundaries are located within the project boundaries and how this project will not have direct or indirect effects to wetlands, estuaries and waterways. Please contact DSL if you have any questions.

Gloria M. Kiryuta

Resource Coordinator
 Fill and Removal Program
 Wetlands & Waterways Conservation Division
 Oregon Dept. State Lands
 775 Summer Street NE Suite 100
 Salem, Oregon 97301
 Phone: 503.986.5226
 Fax: 503.378.4844

From: Kelli Weese [mailto:kelli.weese@ci.florence.or.us]
Sent: Thursday, May 29, 2008 10:26 AM
To: KIRYUTA Gloria; STIMSON Caroline; WILSON Derek R; michelle.e.hanson@usace.army.mil
Cc: kelli.weese@ci.florence.or.us
Subject: PC 08 15 DR 04 - Proposed Wyndham time-share resort

Attached is the notice to inform you of the Wyndham Timshare proposed development - PC 08 15 DR 04. If you have any questions or would like more information please contact either myself, or Melissa Anderson at (541) 997-8237.

Thanks,

Kelli Weese
 City of Florence
 Planning Technician
 250 Highway 101 N. Florence, OR 97439
 (541) 997-8237
 Fx: (541) 997-4109
kelli.weese@ci.florence.or.us

6/2/2008



City of Florence

Community Services

Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
PH: (541) 997-2053
FAX: (541) 997-4109

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A HEARING WILL BE HELD BY THE FLORENCE PLANNING COMMISSION, STARTING AT 7:00 P.M. ON **JUNE 24, 2008**, IN THE COUNCIL CHAMBERS OF CITY HALL, 250 HIGHWAY 101, IN THE CITY OF FLORENCE, LANE COUNTY, OREGON, TO HEAR AND CONSIDER THE FOLLOWING MATTER:

RESOLUTION PC 08 15 DR 04: A REQUEST FOR A MAJOR DESIGN REVIEW PERMIT TO CONSTRUCT A 120-UNIT TIME-SHARE RESORT, TO BE LOCATED AT 750 QUINCE STREET, MAP REFERENCE 18-12-26-33, TAX LOTS 900 AND 901; EAST OF THE FLORENCE EVENTS CENTER; AS APPLIED FOR BY WYNDHAM VACATION OWNERSHIP, REPRESENTED BY MYHRE GROUP ARCHITECTS, INC. FOR MORE INFORMATION ABOUT THE PROPOSED PROJECT, GO TO THE CITY OF FLORENCE WEB SITE AT: WWW.CI.FLORENCE.OR.US. THE HEARING WILL BE CONDUCTED IN ACCORDANCE WITH FLORENCE CITY CODE (FCC) TITLE 2, CHAPTER 10.

CRITERIA APPLYING TO THIS MATTER:

FCC, TITLE 10, CHAPTER 01, ZONING ADMINISTRATION
FCC, TITLE 10, CHAPTER 03, OFF STREET PARKING
FCC, TITLE 10, CHAPTER 06, DESIGN REVIEW
FCC, TITLE 10, CHAPTER 07, SPECIAL DEVELOPMENT STANDARDS
FCC, TITLE 10, CHAPTER 17, OLD TOWN DISTRICT AREA C

FCC, TITLE 10, CHAPTER 19, ESTUARY AND SHORELANDS
REALIZATION 2020, FLORENCE COMPREHENSIVE PLAN
LANE COUNTY COASTAL RESOURCES MANAGEMENT PLAN
SITE DESIGN POLICIES AND STANDARDS, 1992
DOWNTOWN ARCHITECTURAL GUIDELINES

FAILURE TO RAISE AN ISSUE WITH SUFFICIENT SPECIFICITY TO AFFORD THE DECISION-MAKER AN OPPORTUNITY TO RESPOND TO THE ISSUE PRECLUDES APPEAL BASED ON THAT ISSUE.

THE APPLICATION AND APPLICABLE CRITERIA ARE AVAILABLE FOR INSPECTION AT NO COST AND A COPY CAN BE PROVIDED AT REASONABLE COST UPON REQUEST. THE STAFF REPORT WILL BE AVAILABLE AT LEAST 7 DAYS PRIOR TO THE HEARING.

WRITTEN AND/OR VERBAL TESTIMONY AND EVIDENCE MUST BE DIRECTED TOWARD THE CRITERIA DESCRIBED ABOVE OR OTHER CRITERIA IN THE PLAN OR LAND USE REGULATION WHICH IS BELIEVED TO APPLY TO THAT DECISION, AND MAY BE SUBMITTED, IN PERSON OR BY REPRESENTATIVE TO THE PLANNING COMMISSION, OR PRESENTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT, ATTENTION MELISSA ANDERSON, FLORENCE CITY HALL, 250 HIGHWAY 101, FLORENCE, OREGON 97439, OR E-MAIL TO MELISSA.ANDERSON@CI.FLORENCE.OR.US, OR FAX TO 541-997-4109 NO LATER THAN 3 PM ON **JUNE 24, 2008**. QUESTIONS REGARDING THE PROPOSAL MAY BE DIRECTED TO MELISSA ANDERSON AT PHONE 997-8237.

To be published June 14th and 18th

The meeting location is wheelchair accessible. Anyone requiring special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.



ASPEN FLO LLC
13700 NW BRIDLE LN
PORTLAND, OR 97229

NASLUND ROBERT K
1200 EXECUTIVE PKWY STE
445
EUGENE, OR 97401

SAXON DONALD & NORMA
05719 NORTH FORK SIUSLAW
RD
FLORENCE, OR 97439

Lane County Land Management
125 East 8th Ave.
Eugene, OR 97401

ASPEN QUINCE LLC
425 NW 10TH AVE STE 306
PORTLAND, OR 97209

NIED PATRICK D SR &
SHERLYN W
PO BOX 2816
BROOKINGS, OR 97415

SIUSLAW SCHOOL DISTRICT
97J
ROUTE 2 BOX 4
FLORENCE, OR 97439

PC 08 15 DR 04
To be mailed on 6/3/08

FLORENCE COASTAL
HARDWARE CO
PO BOX R
FLORENCE, OR 97439

POLLMANN REINARD
1845 HWY 126
FLORENCE, OR 97439

SMITH MARY
1200 EXECUTIVE PKWY STE
445
EUGENE, OR 97401