

Planning from 1A

information provided by Wendy FarleyCampbell, including the required submissions from the applicant — all of which were completed and accepted.

Florence Police Department, Siuslaw Valley Fire and Rescue, Western Lane Ambulance District and public works were all contacted as part of the planning review of the application for annexation.

All representatives from those civic entities stated the request could be fulfilled, as all services required would be available to the homeowner, Diana Lee Heacock.

The proposal consists of annexing property described as Assessors Map No. 18-12-04-44, Tax Lot 2200, located in Block 1, Lot 1 of the East Heceta Beach subdivision at the northwest corner of the intersection of Deer Crossing Way and 4627 Sebastian Street (and west of Rhododendron Drive.) The property was proposed to be zoned Medium Density Residential (MDR) and, after limited discussion, the application and both

related resolutions were approved unanimously by committee members.

“The reason for the annexation request was the failure of the homeowner’s septic tank and there was no other way to mediate that. So, the sewer line was near her property and she was able to connect to service from there at her own expense,” FarleyCampbell said, explaining in supplemental informational materials that “the evidence in the record demonstrated that the proposed annexation and zone assignment is consistent with the policies set forth in state statutes, Florence City Code and the Florence Realization 2020 Comprehensive Plan, based on the findings.

“The Planning Commission recommends approval of the annexation and zoning assignment to the Florence City Council.”

After the request for annexation was recommended by the Planning Department without reservations, the annexation request was passed unanimously.

Agenda Item No. 5 was a discussion, with a potential for action, to consider the penalties which would be assessed against Pacific

Golf Communities LLC, the group developing a large parcel of property at 35th Street and Rhododendron Drive. Due to his involvement with business related to the property, Commissioner Brian Jagoe recused himself from the deliberations.

The complaint states that on Dec. 28, the City received a complaint from the Mariners Village Homeowners Association that a clearing appeared to have been performed outside the allowable scope of the approval. In response, City staff contacted the representative of Pacific Golf by email and posted a “stop work” order at the site. Then on Dec. 31 and Jan. 13, City staff performed two site visits and took photos and video of the cleared area.

On Jan. 15, Code Enforcement Officer Dan Frazier hand-delivered a violation letter to Michael Pearson, representative for Pacific Golf Communities LLC and cited him with a fine of \$2,000. In summary the violations include:

- Failure to get a vegetation clearing permit for clearing. The permit was not valid without a signed

Affidavit of Acceptance. Also, clearing was performed off-site, notably on the golf course property.

- Clearing of vegetation within the 20’ buffer along property lines. Area was to be demarcated with fencing or tape. Within the buffer shrubs could be manually cut to a width of 24 inches to gain access to a survey point.

- Failure to flag trees and have them inspected prior to felling, limiting removal to those necessary for accessing survey points along lot lines, leaving vegetation within the internal areas of the proposed lots.

- Clearing of vegetation within a 50-foot buffer along wetland boundaries. Buffer area was to be demarcated with fencing or tape.

- The applicant did not file acceptance of the approval, did not flag the site and call for an inspection, ignored the clearing limits and restrictions, and cleared property they did not own or have a permit for.

Pearson requested an extension to provide fuller responses to the Planning Commission, with

commissioners agreeing to reschedule the discussion until the next scheduled commission meeting March 9.

The last item on the evening’s agenda dealt with parking — specifically, the number of parking spaces which will be required by the City for an already approved development on property located immediately south of the Presbyterian Church, on the east side of Highway 101 between 35th and 42nd streets.

The proposed development includes 68 residential units, including 34 three-bedroom units in one three-story building, and 34 one-bedroom units in a second three-story building — all of which will be subsidized units (there are no market-rate units).

The applicant, Shore Pines Residential Development, is represented by Clemow Associates LLC, who responded to the City concerns by suggesting there were interpretive differences between the developer and the City, and that more information would need to be clarified in support of their position. Clemow and Associates provided the basis for their rationale in eliminating most parking spaces from the development equation, citing Florence

City code.

They also suggested a next step, which the city accepted.

“The applicant desires to provide the parking necessary to accommodate resident and guest demand/need without constructing unnecessary parking. Given the applicant is proposing to construct 1- and 3-bedroom, senior, subsidized apartments, the applicant proposes to evaluate the parking demand at three similar residential uses in the Florence area,” the City had responded. “The applicant further proposes to measure parking demand three different times over a typical week to determine the average/maximum parking demand.”

Commissioners agreed during their discussion of the issue that there was not enough information available to them at this time to adequately assess the applicant’s future impact on parking in the impacted area and voted to allow the applicant to conduct the information gathering as requested, and to revisit the issue after a reasonable time to re-evaluate the situation.

The Florence Planning Commission will meet again March 9 in a virtual meeting open to the public. For more information, visit ci.florence.or.us.



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