

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 16 24 VAR 02

A REQUEST FOR A VARIANCE TO THE LOT FRONTAGE REQUIREMENTS AT 87545 HWY 101, ASSESSOR'S MAP 18-12-14-20, TAX LOT 00100, IN THE SERVICE INDUSTRIAL ZONING DISTRICT.

WHEREAS, application was made by Patricia Mullins as required by FCC 10-1-1-4, and FCC 10-5-3; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on November 8, 2016 as outlined in Florence City Code 10-1-1-5, to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-5-4, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

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

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

The request for a variance to the frontage requirements reducing required parcel frontage from 200 ft. to 145.06 ft. and 138.71 ft. for two proposed parcels along Highway 101 at MR 18-12-14-20-00100, 87545 Hwy 101 meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

1. Approval for shall be shown on:

- "A" Findings of Fact
- "B" Tentative Minor Partition Plan
- "C" Variance Land Use Application

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

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed “Agreement of Acceptance” of all conditions of approval.

3. At the close of the appeal period, the variance shall become effective. The authorization for a variance shall be void after six months if a final partition map has not been submitted for review and approval.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 8th day of November, 2016.

CURT MUILENBURG, Chairperson
Florence Planning Commission

DATE