

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 16 22 CUP 06

A REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A PUBLIC WORKS FACILITY WITH A 5,942 SQUARE FOOT OFFICE BUILDING AND A 7,754 SQUARE FOOT MAINTENANCE BUILDING ON LOTS 12, 13, AND 14 OF THE PACIFIC VIEW BUSINESS PARK

WHEREAS, application was made by Megan Messmer of the City of Florence for a Conditional Use Permit with Design Review and a Vegetation Clearing Permit as required by FCC 4-6-4, FCC 10-1-1-4, FCC 10-4-4, FCC 10-4-12, and FCC 10-6-6; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on October 25, 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 10-4-10 and FCC 10-6-7, 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 Conditional Use Permit with Design Review to construct a Public Works Facility on Lots 12, 13, and 14 of the Pacific View Business Park meets the criteria of the Florence City Code, Florence Comprehensive Plan, and Oregon Revised Statutes with the following conditions of approval:

Conditions of Approval:

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

1. Approval for shall be shown on:
 - "A" Findings of Fact
 - "B" Land Use Application
 - "C" Site Plans
 - "D" Elevation Drawings, Exterior Colors, and Materials
 - "E" Landscaping Plans
 - "F" Erosion Control Plans
 - "G" Lighting Plans
 - "H" Oregon Dept. of Aviation Referral Comments

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use,

except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

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

3. Parking

- 3.1. The parking spaces shall be maintained and shall not be eliminated, used for the storage of materials of any type, or used for loading or unloading operations during business hours.
- 3.2. The applicant has proposed 15 parking spaces, however, two parking spaces have been proposed unmarked. The applicant shall provide 15 marked parking spaces meeting the requirements of FCC 10-3-9.
- 3.3. The applicant shall provide bicycle parking spaces with dimensions of at least two feet by six feet.

4. Conditional Use Permit/Design Review Timelines

- 4.1. Authorization of a conditional use permit shall be void one (1) year after the date of approval, October 25, 2017, unless the use commences by this date or substantial construction has taken place.
- 4.2. Unless otherwise specified, Conditions of Approval shall be completed prior to six months from the issuance of the Certificate of Occupancy.
- 4.3. The approval for Design Review of the proposed facility shall expire on October 25, 2017.

5. Airport Overlay Requirements

- 5.1. The applicant shall not allow any lighting to point or reflect towards airport approach surfaces, imitate airport lighting, or impede the ability of pilots to distinguish between airport lighting and other lighting.
- 5.2. The applicant shall be required to construct the building with a roof material/coating which will not produce glare that could impede a pilot's vision.
- 5.3. The applicant shall coordinate with the Oregon Department of Aviation and the Federal Aviation Administration regarding any possible electrical interference that may be created.

5.4. The applicant shall submit, per referral comments received from Jeff Caines, Oregon Department of Aviation (Exhibit H), an FAA Form 7460-1 for review prior to submission for building permits.

6. Zoning Provisions

6.1. The applicant shall replace proposed metal siding along all street facing elevations (27th and Kingwood Streets) of the office and maintenance buildings with a permitted alternative building material.

6.2. The applicant, where providing a CMU wall rather than cyclone fencing, shall provide a wall at least six feet in height.

6.3. The Trash/Recycle Area shall be enclosed by a solid fence or wall not less than five feet in height.

7. Landscaping

7.1. The applicant shall provide a landscape plan for the possible green roof feature on the office building prior to installation for review by the Planning Department.

7.2. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.

7.3. Plants and trees shall be pocket-planted with a soil-compost blend to ensure healthy growth.

7.4. The applicant shall abide by the code current at the time of construction of the future phases of the parking lot and shall submit parking lot grading, paving, stormwater, and landscaping plans for Planning Department review.

7.5. As the applicant adds parking spaces to the site in the form of an additional 13 customer parking spaces and 19 employee (secured) parking spaces, the applicant shall abide by the requirements of FCC 10-34-3-6. The applicant shall ensure that parking lot landscaping is provided for all areas between the proposed parking areas.

7.6. The applicant shall hard-surface all areas of the proposed parking lots and proposed paved storage areas within five years of Certificate of Occupancy.

7.7. The applicant shall select a plant species for the group of two parking spaces to the west of the office building which is an evergreen species. The applicant shall select plant species for the planter area adjacent the Kingwood Street right-of-way driveway which are evergreen species. The applicant shall submit a landscape plan with the needed modifications to the Planning Department for approval prior to planting.

7.8. The applicant shall provide a cyclone fence with slats which effectively obscures the outdoor storage from all public streets and adjacent residential districts.

7.9. The applicant shall maintain their landscaping and replace any failed plantings with an

equivalent specimen within six months of their dying or removal.

- 7.10. The applicant shall plant the proposed street trees with root guards to preserve the adjacent sidewalks, as well as pocket-plant the trees with a soil-compost blend in order to ensure healthy growth.
- 7.11. The proposed fencing and block wall shall comply with the vision clearance standards of FCC 10-35-2-14.
8. The applicant shall maintain the vision clearance area free of visual obstructions from 2' 6" to 8' in height.
9. **Lighting**
 - 9.1. The applicant shall submit further lighting information as they add parking spaces and hard surface the southern half of the site. Any additional lighting installed on the exterior of the building shall be evaluated by the Planning Department prior to issuance of Certificate of Occupancy.
 - 9.2. The applicant shall ensure that lighting fixtures do not project light onto adjacent or nearby property.
 - 9.3. The applicant shall add lighting fixtures or reposition proposed fixtures to provide at least two foot-candles of illumination for the grouping of two parking spaces located between the office and maintenance buildings.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the
25th day of October, 2016.


Curt Muilenburg, Chairperson
Florence Planning Commission

10-26-16
DATE