**CITY OF FLORENCE**
**PLANNING COMMISSION**

**RESOLUTION PC 16 23 PT 03**

A REQUEST FOR APPROVAL OF A TENTATIVE MINOR PARTITION OF A PARCEL, LOCATED AT MAP REFERENCE 18-12-14-20, TAX LOT 00100, CREATING THREE SEPARATE PARCELS, AS APPLIED FOR BY PATRICIA MULLINS.

**WHEREAS,** application was submitted by property owner Patricia Mullins, as required by FCC 11-3-1, FCC 11-5-5; and

**WHEREAS,** the Planning Commission met in a duly advertised public hearing on November 8, 2016 to consider the application, evidence in the record and testimony received as per FCC 10-1-1-5, and

**WHEREAS,** the Planning Commission held a public hearing on November 8, 2016 to consider the application and evidence in the record as per FCC 11-3-4, 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 tentative minor partition of the parcel located at Map 18-12-14-20 Taxlot 00100, meets the applicable criteria of the Florence City Code.

The Planning Commission approves the request for a tentative minor partition.

**1.** Approval shall be shown on:

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| "A" Findings of Fact |
| "B" Tentative Minor Partition |
| "C" Land Use Application & Phase I SIR |

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 structural integrity or ADA access which are regulated by 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 approval, including application text and exhibits, staff reports, testimony and/or discussions, the property owner/applicant agree 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 action as documented by the records of this decision and/or the associated Conditions of Approval. The property owner and applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of building permits.

3. The applicant shall provide information regarding the setbacks for the existing home in Parcel 1 prior to application for a final partition.

4. Partition Requirements

4.1. The applicant shall submit the legal description of the proposed parcels to the Planning Department with the application for final partition.

4.2. Prior to application of final plat the applicant shall provide a title report evidencing payment of any assessments, liens and fees.

4.3 The applicant shall submit a final partition map no more than six months after approval of the tentative plan. The submitted plan shall meet the requirements of Title 11 and be in a form suitable for recording and shall show the area of each parcel.

4.4. If conditions set at the time of approval have not been fulfilled within one year (November 8, 2016), the minor partition approval shall be null and void.

4.5. The access easement shall accommodate the Spruce St. lot (Parcel 3) and when Parcel 3 is developed Spruce St. access for Parcels 1 & 2 shall be accommodated through an easement to Spruce St.

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

Curt Muilenburg 11-8-16

CURT MUILENBURG, Chairperson DATE
**Florence Planning Commission**