

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 14 28 CUP 11**

A REQUEST FOR A CONDITIONAL USE PERMIT AND DESIGN REVIEW, A request for approval of a Conditional Use Permit and Design Review to construct a 1,440 sq. ft. State Police Storage Building to be located at 4480-E Highway 101 North, Florence, OR, Assessor's Map 18-12-14-32 TL 00109, in the Highway District.

**WHEREAS**, application was made by Kevin Freidinburg of Santiam Barns and Supply Inc. for a Conditional Use and Design Review as required by FCC 10-1-1-4, FCC 10-4-4, and FCC 10-6-6, and

**WHEREAS**, the Planning Commission/Design Review Board met in a public hearing on April 14, 2015 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 10-1-1-5-E, after review of the application, findings of fact, testimony and evidence in the record, as per FCC 10-6-6, 10-6-7, FCC 10-4-5, and FCC 10-4-6, that the application meets the criteria through compliance with certain Conditions of Approval; and

**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 evidence in record:

The request for Conditional Use and Design Review Permits to construct a 1,440 sq. ft. State Police Storage Building meets or meets with conditions the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan. The Planning Commission approves the conditional use permit with the conditions listed below:

**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" Site Plan
- "C" Elevations & Building Material Plan
- "D" Lighting Plan
- "E" Floor Plan

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. All animal cleaning stations shall be included in the connection to the sanitary sewer system. Any vehicle wash stations shall be constructed in accordance with DEQ requirements and connected to appropriate storm sewer stations.
4. The building colors shall be compatible with the surrounding building colors and consist of muted neutral earth tones. Trim and roofing may be darker. Colors palettes shall be reviewed and approved prior to issuance of the building permit for the proposed structure.
5. Prior to building permit issuance the northern eastern property line corner shall be surveyed and staked. The building when constructed shall meet the minimum 5 foot north yard setback criteria. The eastern yard shall be a minimum of 15 feet as required to meet buffering criteria from the residential uses to the east.
6. The applicant shall slat the chain link fence along the eastern property line for 40 ft. south of the proposed building.
7. All proposed lighting shall meet current dark sky lighting code standards all existing lighting fixtures shall also be brought up to current code standards, if they do not already meet the requirements of FCC 10-37. All lighting fixtures are required to be full cutoff.
8. The applicant shall provide revised lighting plans illustrating the type, brightness, height, and number of lamps and luminaires at the time of building permit application.
9. All trash and recycling containers shall be stored indoors or screened from the public by a solid fence, wall or landscaping.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 14<sup>th</sup> day of April 2015.

\_\_\_\_\_  
CURT MUILENBURG, Chairperson  
Florence Planning Commission

\_\_\_\_\_  
DATE

**STAFF REPORT & FINDINGS  
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Commission  
Exhibit "A"**

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**Public Hearing Date:** April 14, 2015  
**Date of Report:** April 7, 2015  
**Application:** PC 14 28 CUP 11

**Planner:** Wendy FarleyCampbell

**I. PROPOSAL DESCRIPTION**

**Proposal:** An application for Conditional Use Permit and Design Review to place a pole building for boat storage and evidence rooms at the Oregon State Police facility.

**Applicants:** Santiam Barns & Supply

**Property Owner:** Crown and Associates

**Location:** 4480 Highway 101

**Site:** Map # 18-12-14-32, Tax Lot 00109

**Comprehensive Plan Map Designation:** Highway

**Zone Map Classification:** Highway

**Surrounding Land Use/Zoning:**

**Site:** Oregon State Police Facility / Highway (H)

**North:** Vacant portion of church use / H

**South:** Radio Station / H

**East:** Single Family Residences / Restricted Residential (RR)

**West:** Apartments / H

**Streets/ Classification:** West--Highway 101/ Major Arterial

**II. NARRATIVE:**

The applicant requests a conditional use and design review application to construct a 1440 sq. ft. pole barn to house boats and evidence. The building is proposed to locate in the existing fenced yard north of their office building. It will be served by private water, sewer, and electricity all extended from their existing lines serving the office building. The building is not proposed to be used for any regular employee occupancy but rather for storage.

This existing building and site layout was constructed for use by the Oregon State Police in 2001. The site receives vehicular access via a driveway located off Hwy 101. The same driveway serves the McKenzie Medical Center (formerly Forestry building), Napa, muffler

shop, apartments, and KCST radio. The applicant does not propose any changes to the driveway or highway access.

### **III. NOTICES & REFERRALS:**

**Notice:** On March 23, 2015 notice was mailed to surrounding property owners within 300 feet of the property and on March 23<sup>rd</sup> signs were posted on the property. Notice was published in the Siuslaw News on April 8, 2015.

As of the date of this report no written or verbal testimony was received.

**Referrals:** On March 23, 2015 referrals were sent to the Florence Building Department, Florence Police Department, Florence Public Works, ODOT and Siuslaw Valley Fire and Rescue.

As of the date of this report no written or verbal referral comments were received. Mike Miller, Public Works Director, assisted in the completeness review advised the applicant of the sewer and storm water connection requirements, specifically, that the animal cleaning station must be hooked up to sanitary sewer and that storm water from the building and any car washing areas shall be routed to an on-site vegetated collection system in accordance with Title 9 Chapter 5.

### **IV. APPLICABLE REVIEW CRITERIA**

#### **Florence City Code (FCC) Title 10:**

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

Chapter 1: Zoning Administration, Section 1-5

Chapter 3: Off Street Parking and Loading, Sections 2 through 5 and 8 through 10

Chapter 4: Conditional Uses, Sections 5 through 8, 10, and 11

Chapter 6: Design Review, Sections 4 through 7 and 9

Chapter 16: Highway District, Sections 3 through 5 and 7

Chapter 34: Landscaping, Section 3 and 5

Chapter 35: Access and Circulation, Section 2-9 and 3-2

#### **Realization 2020 Florence Comprehensive Plan:**

(found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)

Chapter 1: Citizen Involvement, Policies 4 & 5

Chapter 11: Utilities, Facilities, and Services; Public Safety & Health-Related Services, Policy 5

### **V. PROPOSED FINDINGS**

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#### **FLORENCE CITY CODE**

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#### **TITLE 10: CHAPTER 16: HIGHWAY DISTRICT**

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**10-16-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:** The following uses shall be permitted only upon affirmative findings by the Planning Commission that



the proposed use meets the general criteria in Section 10-16-4 herein, with conditions to be required by the Planning Commission through the provisions of Chapter 4 of this Title.

**B. Public buildings and facilities.**

The pole barn building for Oregon State Police and Department of Fish and Wildlife use is a public building and thus meets this criterion and requires a conditional use permit.

**10-16-4: GENERAL CRITERIA:** Before a building or use is established within the Highway District, the petitioner must demonstrate to the City that the proposed development will meet the following criteria:

**A. The operating characteristics and intensity of land use will be compatible with and will not adversely affect the development potential of adjacent properties.**

**B. The site planning and building design will be as attractive as the nature of the use and the setting will allow.**

**C. The location of the site can accommodate energy efficient traffic circulation routes.**

**D. The vehicle and pedestrian access to the site can be safely and efficiently provided.**

**E. The necessary utility systems and public facilities are available with sufficient capacity.**

**F. Limited industrial uses shall be reviewed for compatibility with neighboring uses in terms of noise, odor, smoke, glare, use of outdoor space for materials' storage, general exterior finish and landscaping. Where the proposed use is adjacent to an established or planned multiple-family use, these criteria will be applied more strictly.**

Compatibility-The applicant proposes to construct a pole barn for storing agency boats, evidence collected from crime scenes and dead animals. The current location currently includes boat and vehicle yard. The proposed use will provide covered storage for the protection of the boats and at the same time providing a neater yard appearance for the adjacent office and apartment uses.

Access-There are no changes to the vehicular access to the site and there will be adequate maneuvering room within the yard for boat placement. The existing highway access provides a safe and efficient access for vehicle traffic. As of this writing Gerry Juster, ODOT Development Review Coordinator, had not provided comments for the proposal. Staff has found an ODOT reference to valid access permits for both the northern access and the undeveloped southern access. Pedestrian access to the yard will continue as currently provided. The addition of the storage building will not increase pedestrian traffic to the site; therefore, there is no additional pedestrian access required at this time.

Utilities- The necessary utility systems and public facilities are existing and operational. Mike Miller, Public Works Director, advised the applicant that the animal cleaning station must be hooked up to sanitary sewer and that storm water from the building and any car washing areas shall be routed to an on-site vegetated collection system in accordance with Title 9 Chapter 5. The Fire Marshal did not indicate a problem with fire access to or through the site. The site can accommodate energy efficient traffic routes. There is adequate public utility provision to the site.

**10-16-5: DEVELOPMENT STANDARDS:** The City may require any conditions it deems necessary to secure the purpose and intent of this Chapter. Such conditions may regulate and limit the following:

**A. Setbacks, yards, height, density and similar design features.**

As reviewed in 10-16-7 the proposed building meets the setbacks, yards, height, density and similar design features in the Highway District.

**B. The installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, except as modified by specific standards of this zoning district.**

The site has an existing fence and adjacent vegetated buffer. No additional fences, walls, hedges, screens or landscaping are proposed or required. Staff finds that the application meets or is conditioned to meet the landscaping and screening criteria found in FCC 10-6 & FCC 10-34.

**C. The location and design of access points for vehicles and pedestrians according to standards set forth in FCC 10-35 Access and Circulation, except as modified by specific standards of this zoning district.**

Access and Circulation were reviewed in 10-16-4 and meet the criteria found in 10-35.

**D. Noise, vibration, smoke, dust, odor, light intensity and electrical interference.**

The proposed use will not produce additional noise, vibration, smoke, or dust. Light intensity is reviewed in 10-37. The applicant proposes to connect the building to the sewer system. The applicant shall ensure all animal cleaning stations are included in the connection to the sanitary sewer system. Any vehicle wash stations shall be constructed in accordance with DEQ requirements and connected to appropriate storm sewer stations. (Condition 3)

**E. Parking areas and on site traffic circulation according to standards set forth in FCC 10-3 On-site Parking and Loading.**

The proposed storage building use does not include additional employee work area or caretaker facilities and therefore does not require additional parking.

**F. Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)**

No signs are proposed at this time. When signs are proposed they will be reviewed and permitted through the sign permit process with the Building Department.

**G. Architectural quality and aesthetic appearance.**

The building is proposed to be metal sided and includes 3 "stair-step" garage doors on the south elevation and one man door on the west elevation. The roof is proposed to be metal paneled with metal trim and a 12:4 pitch. Colors were not provided. In keeping with the set coastal theme applied to all design reviews, the building colors shall be compatible with the surrounding building colors and consist of muted neutral earth tones. Trim and roofing may

be darker. Colors palettes shall be reviewed and approved prior to issuance of the building permit for the proposed structure. (Condition 4)

**H. Public health and safety.**

**I. Security.**

**J. Lot area, dimensions and percent of coverage.**

**K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.**

Animal waste disposal was addressed earlier in the report. No additional concerns for the public health and safety are anticipated. The building is proposed to be a 24 hour locked facility and is surrounded by a perimeter locked fence. There are no anticipated security concerns with the proposal. Public facilities and infrastructure are discussed earlier and meet the criteria as proposed or conditioned. Lot area, dimensions, and percent of coverage are addressed elsewhere in the report.

**10-16-7: DESIGN SPECIFICATIONS:**

**A. Highway Setback (Minimum Allowed Without a Variance; Measured From the Center Line of the Highway Right of Way):**

1. Commercial: Seventy feet (70'), but one hundred foot (100') setback is recommended.

2. Multiple Residential: One hundred feet (100').

3. Light Industrial: One hundred feet (100').

4. All Other Uses: As determined by the City.

**B. Setback from Side Streets and Abutting Property: Minimum of five feet (5') unless otherwise determined by the City with consideration given to the existing and proposed uses on the abutting properties.**

The proposed pole building is greater than the minimum 70 feet setback from the center of the highway right-of-way and therefore meets the highway setback criterion. The property does not abut any streets. The site plan illustrates that the proposed building will be situated approximately 10 feet from the northern property line and 27.5 feet from the eastern property line. However, the site plan also illustrates that the existing paving and fence line is approximately 10 feet from the northern property line. Aerials indicate that the pavement actually goes to the property line. Prior to building permit issuance the northern eastern property line corner shall be surveyed and staked. The building when constructed shall meet the minimum 5 foot north setback criteria. The eastern yard shall be a minimum of 15 feet as required to meet buffering criteria from the residential uses to the east. (Condition 5) The southern and western property lines are not affected. The proposal as illustrated on the site plan meets the setback criteria.

**C. Visual Barrier: A fence, wall, hedge, natural vegetation or landscape planting may be required by the City. Such a barrier must include a vision clearance area for driveways to promote vehicle safety. Guidelines (not intended to limit optional solutions) for such a visual barrier are listed below:**

Criteria are for buildings with Highway 101 frontage. Thus the highway frontage code requirement is not applicable to this application.

**D. Highway Access:** For reasons of safety and to reduce congestion, vehicle access to and from the highway shall be limited to street intersections only. Curb cuts shall be authorized on side streets only, unless:

No changes are proposed for the existing shared curb cut at Highway 101.

**E. Parking:** Shall be in accordance with Chapter 3 of this Title.

**F. Signs:** Shall be in accordance with Title 4 Chapter 7 of this Code.

Parking and signs are reviewed in FCC 10-16-5.

**G. Appeal:** Shall be in accordance with Section 10-1-1-7 of this Title.

Any party who testified either in writing or verbally at the hearing has the right to appeal to City Council. Furthermore, FCC 10-1-1-7: APPEALS states,

*Under this Title, any quasi-judicial decision of the Planning Commission or Design Review Board may be appealed to the City Council in accordance with the following procedure:*

*A. A notice of intent to appeal must be filed by an affected party, which includes persons mailed notice of the hearing and persons testifying orally or in written form at the hearing held on the matter.*

*B. Such appeal shall be initiated within twelve (12) calendar days of the date of the mailing of the decision by filing written notice of appeal with the City of Florence Community Development Department. The person filing the notice of intent to appeal shall also certify the date that a copy of the notice was delivered or mailed by first class mail postage prepaid to all other affected parties. If an appeal is not received by the city no later than 5:00 pm of the 12th day after the notice of decision is mailed, the decision shall be final.*

**H. General Provisions:**

1. Yards and open areas shall not be used for the storage, display or sale of used building materials, scrap or salvage.

2. Where there is manufacturing, compounding, processing or treating of products for wholesale, the front twenty five feet (25') of the building's ground floor facing the principal commercial street shall be used for commercial sales, business or professional offices.

3. Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance.

No storage, display or sale of used building materials, scrap or salvage, manufacturing, compounding, processing or treating of products for wholesales are proposed. No change producing dust, smoke, vibration or appearance is proposed.

Odor from animal carcass processing and disposal is addressed and conditioned elsewhere in the report.



**I. Minimum Lot Dimensions:** The minimum lot width shall be fifty feet (50').

**J. Minimum Lot Area:** The minimum lot area shall be six thousand (6,000) square feet.

The lot is pre-existing and there are no changes to the lot dimensions.

**K. Height Limitations:** The maximum building or structural height shall be twenty eight feet (28').

The proposed building is approximately 25 ft. tall and meets the 28 ft. height criterion.

**L. Vision Clearance:** Refer to Section 10-1-4 and 10-35-2-13 *(should be 10-35-2-14)* of this Title for definitions, and requirements. (Ord. 26, 2008)

The applicant does not propose any changes to existing vision clearance areas. The vision clearance areas are free of visual obstructions; therefore, the proposal meets the criterion.

**M. Maximum lot coverage shall be 85%, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.**

The lot boundaries provided by the applicant on the site plan are 282.5 ft. x 396 ft. (111,870 sq. ft.). The Regional Land Inventory Database indicates the property is actually 39,204 sq. ft. The site plan and aerial drafted by staff illustrate the vegetated areas. The maximum allowed impervious coverage is 33,323 sq. ft. (85%). The proposed building is to be located in area previously impervious so there is no change to the coverage. However, as proposed the site will include around 25,733 sq. ft. (65%) of impervious coverage and 13,471 sq. ft. (35%) of pervious coverage thereby meeting the 85% maximum lot coverage criteria.

**N. Open Space is required for multi-family housing developments of 4 or more units as follows:...**

The applicant is not proposing multi-family at the site; therefore these criteria do not apply.

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## **TITLE 10: CHAPTER 6: DESIGN REVIEW**

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**10-6-5: General Criteria:** The Design Review Board may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter...The Board shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following: (Ord. 680, 1-11-83)

- A. Visual buffers, setbacks, yards, coverage, height, density and similar design features.**
- B. Lot area, dimensions and percentage of coverage.**
- C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.**
- D. The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to**

**standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.**

Visual buffers, setbacks, yards, coverage, height, and similar design features have been discussed in section 10-16. Lot area, dimensions and percentage of coverage have been discussed in section 10-16 above. Walls and hedges are reviewed elsewhere in the report. Landscaping and fences meet the code and were reviewed earlier in the report.

**10-34-5: FENCES AND WALLS: Construction of fences and walls shall conform to all of the following requirements: A-F**

**D. Specific Requirements**

**1. Walls and fences to be built for required buffers shall comply with Section 10-34-3-6. (should be 10-34-3-7)**

**10-34-3-7-D: Abutting single family Zoning or use: 15 foot buffer with 6' solid wood fence or block wall is required.**

The proposed pole building would be situated along 40 ft. of length of the eastern side yard abutting the single family residential district and uses. The site plan illustrates that there is 27 ft. of native vegetated setback from the proposed building to the property line and an existing fence 3 ft. or so from the proposed building. The proposed setback and existing vegetation along with adding slats to the existing chain link fencing would meet the code criterion. The applicant shall slat the chain link fence along the eastern property line for 40 ft. south of the proposed building. (Condition 6)

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**TITLE 10-6-5: GENERAL CRITERIA (continued)**

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**E. Noise, vibration, smoke, dust, odor, light intensity and electrical interference's.**

These criteria were reviewed under FCC 10-16 above.

**F. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.**

These criteria were reviewed under FCC 10-16 above.

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

The site is located in the Highway District which is not regulated by specific architectural guidelines. These criteria were reviewed under FCC 10-16 above.

**H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.**

The site is located in the Highway District which is not regulated by specific policies related to appearance. These criteria were reviewed under FCC 10-16 above.

**I. Exterior lighting and security.**

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**TITLE 10: CHAPTER 37: LIGHTING**

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**10-37-2: APPLICABILITY:** Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

**B. Major Additions or Alterations -** If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

1. Additions of 26 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this Ordinance.
2. Single or cumulative additions, modification or replacement of 25 percent or more of installed exterior lighting luminaires existing as of the effective date of this Ordinance.
3. Existing lighting on sites requiring a conditional use permit or variance after the effective date of this ordinance.

**C. Amortization -** On or before 10 years from the effective date of this code, all outdoor lighting shall comply with this Code. Most outdoor lighting will be fully depreciated at the end of 10 years if not sooner. "Easy fixes" such as re-aiming or lowering lumen output of lamps is recommended in advance of the effective date of the ordinance. Where lighting is judged to be a safety hazard immediate compliance is required.

The proposed pole building will add 49% of sq. ft. to the existing 2,912 sq. ft. of office building. The applicant meets the criteria for the consideration of the entire site for lighting review. The applicant shall install lighting meeting current code standards and bring all existing lighting fixtures up to current code standards, if they do not already meet the requirements of FCC 10-37. (Condition 7)

**10-37-3: LIGHTING PLANS REQUIRED:** All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

**The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.**

The applicant submitted a lighting plan with this application. The proposed light is a cut-off fixture rather than a full-cutoff fixture. The proposed lighting does not meet the full-cut-off criteria. The applicant shall provide revised lighting plans illustrating the type, brightness, height, and number of lamps and luminaires at the time of building permit application. (Condition 8)

**10-37-4: LIGHTING STANDARDS:**

**A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.**

**B. 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) footcandles 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.**

**C. Lighting 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.**

**D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.**

**E. 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 lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.**

**F. All externally lit commercial signs should shine from the top and point down toward the ground. Signs with uplighting must be shielded so that illumination is restricted to the sign face and glare is eliminated.**

Any installed exterior lighting shall meet the requirements of FCC 10-37-4.



#### **J. Public health, safety and general welfare.**

The site plan does not illustrate the location of any trash enclosures. All trash and recycling containers shall be stored indoors or be screened from the public by a solid fence, wall or landscaping. (Condition 9) Staff has reviewed the public health, safety and general welfare in other parts of this report and has either made positive findings or conditions. No other public health, safety, or general welfare concerns are found.

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#### **TITLE 10-6-5: GENERAL CRITERIA (continued)**

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

The design review approval remains valid for one year from the date of the Planning Commission's approval. If construction does not commence and a foundation poured within one year the design review shall expire. The applicant is advised to apply to the Planning Commission for an extension of time prior to that deadline if meeting it is of concern.

#### **L. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)**

Staff finds that no bonds to insure performance of special conditions are needed.

#### **M. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan. (Ord. 680, 1- 11-83)**

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### **REALIZATION 2020 FLORENCE COMPREHENSIVE PLAN**

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#### **Chapter 1: Citizen Involvement, Policies 4 and 5**

**4. Official City meetings shall be well publicized and held at regular times. Agendas will provide the opportunity for citizen comment.**

**5. Records of all meetings where official action is taken shall be kept at City Hall and made available on request to the public.**

The Planning Commission hearing was publicized in accordance with state and city requirements. The staff report, application materials and meeting minutes are or will be available at City Hall and are available to the public upon request.

#### **Chapter 11: Utilities, Facilities, and Services; Public Safety & Health-Related Services, Policy 5**

**5. The City shall continue to cooperate with other public safety agencies in the provision of emergency management service according to the Western Lane County Emergency Management Plan. Additionally, as resources allow, the City shall continue to cooperate and participate with other public safety, governmental and other organizations in the Western Lane Emergency Operations Group (WLEOG). The**

**WLEOG's primary purpose is for emergency response training, public education, and disaster planning.**

City Staff collaborated with the applicant and prior representatives for several months assisting in the preparation of their application.

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**TITLE 10-6-5: GENERAL CRITERIA (continued)**

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**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.

These criteria are addressed above.

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**TITLE 10: CHAPTER 4: CONDITIONAL USES**

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**10-4-10: GENERAL CRITERIA:** A conditional use permit may be granted only if the proposal conforms to all the following general criteria: (Ord. 669, 5-17-82)

- A.** Conformity with the Florence Comprehensive Plan.
- B.** Compliance with special conditions established by the Planning Commission to carry out the purpose of this Chapter.
- C.** Findings that adequate land is available for uses which are permitted outright in the district where the conditional use is proposed. Available land can be either vacant land or land which could be converted from another use within the applicable zoning district. Land needs for permitted uses may be determined through projections contained in the Florence Comprehensive Plan or other special studies.
- D.** Conditional uses are subject to design review under the provisions of Chapter 6 of this Title, except single family and duplex residential use. (Ord. 625, 6-30-80) See Code Section 10-6-3 for Design Review requirements.
- E.** Adequacy of public facilities, public services and utilities to service the proposed development.
- F.** Adequacy of vehicle and pedestrian access to the site, including access by fire, police and other vehicles necessary to protect public health and safety. (Ord. 669, 5-17-82).

Applicable Comprehensive Plan policies are reviewed above. There are twelve vacant buildings in the Highway District along Highway 101 for uses permitted outright in the Highway District. The Design Review criteria were reviewed above and included utilities,

facilities, vehicle and pedestrian access. Both the Siuslaw Valley Fire and Rescue and the Florence Police were sent notification of this application. No concerns were received.

## **VI. ALTERNATIVES**

- 1. Approve the application based on the findings of compliance with City regulations.**
- 2. Modify the findings, reasons or conditions, and approve the request as modified.**
- 3. Deny the application based on the Commission's findings.**
- 4. Continue the Public Hearing to a date certain if more information is needed.**

## **VII. CONCLUSIONS AND RECOMMENDATIONS**

Staff finds that the proposed application meets the requirements of City Code with conditions, and recommends approval of the conditional use permit and design review subject to the following conditions.

## **VIII. 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" Site Plan
- "C" Elevations & Building Material Plan
- "D" Lighting Plan
- "E" Floor Plan

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. All animal cleaning stations shall be included in the connection to the sanitary sewer system. Any vehicle wash stations shall be constructed in accordance with DEQ requirements and connected to appropriate storm sewer stations.
4. The building colors shall be compatible with the surrounding building colors and consist of muted neutral earth tones. Trim and roofing may be darker. Colors palettes shall be reviewed and approved prior to issuance of the building permit for the proposed structure.
5. Prior to building permit issuance the northern eastern property line corner shall be surveyed and staked. The building when constructed shall meet the minimum 5 foot north yard setback criteria. The eastern yard shall be a minimum of 15 feet as required to meet buffering criteria from the residential uses to the east.
6. The applicant shall slat the chain link fence along the eastern property line for 40 ft. south of the proposed building.
7. All proposed lighting shall meet current dark sky lighting code standards all existing lighting fixtures shall also be brought up to current code standards, if they do not already meet the requirements of FCC 10-37. All lighting fixtures are required to be full cutoff.
8. The applicant shall provide revised lighting plans illustrating the type, brightness, height, and number of lamps and luminaires at the time of building permit application.
9. All trash and recycling containers shall be stored indoors or screened from the public by a solid fence, wall or landscaping.

## IX. EXHIBITS

"A" Findings of Fact
"B" Site Plan
"C" Elevations
"D" Lighting Plan
"E" Floor Plan
"F" Land Use Application
"G" Aerial Map



PROPERTY OWNER:  
UPSTREAM CROWN & ASSOCIATES  
2716 FISHER ROAD  
ROSELBURG, OREGON 97471  
email: stp@upstreamcrown.com

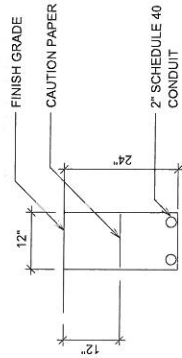
PROJECT REPRESENTATIVE:  
FRED DICKSON  
214 BAYBERRY COURT  
REDSFORD, OREGON 97467  
541-271-4265

GENERAL CONTRACTOR:  
SANTIAM BARNES & SUPPLY  
9537 RIVER ROAD NORTH  
SALEM, OREGON 97303  
503-593-0017

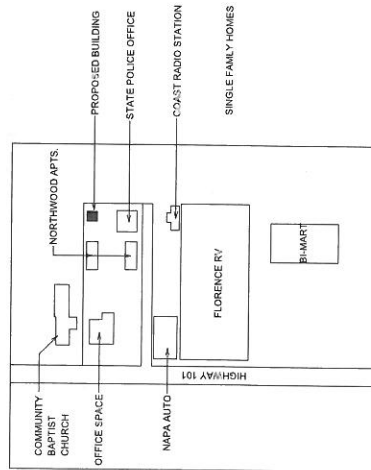
STRUCTURAL ENGINEER:  
PIETER DEGENER, P.E.  
PIONEER ENGINEERING LLC  
541-746-5941

DRAFTSMAN:  
BENTLEY MOONEY  
841 SHELLEY ROAD  
YONCALA, OREGON 97469  
541-443-2978

## U.S. HIGHWAY 101



TYPICAL ELECTRICAL TRENCH



LOCATION MAP  
4480 HWY 101  
NOT TO SCALE

1" = 20.00'

SITE PLAN



S-1

DRAWN BY: FBM  
DATE: 06/03/14  
JOB NO. 14-133  
SHEET NO.

F. BENTLEY MOONEY III  
Residential Design Services  
841 Shelley Road  
Yoncal, OR 97469

PROPOSED STORAGE BUILDING FOR  
OREGON STATE POLICE  
4480 U.S. HWY 101, FLORENCE, OREGON 97439

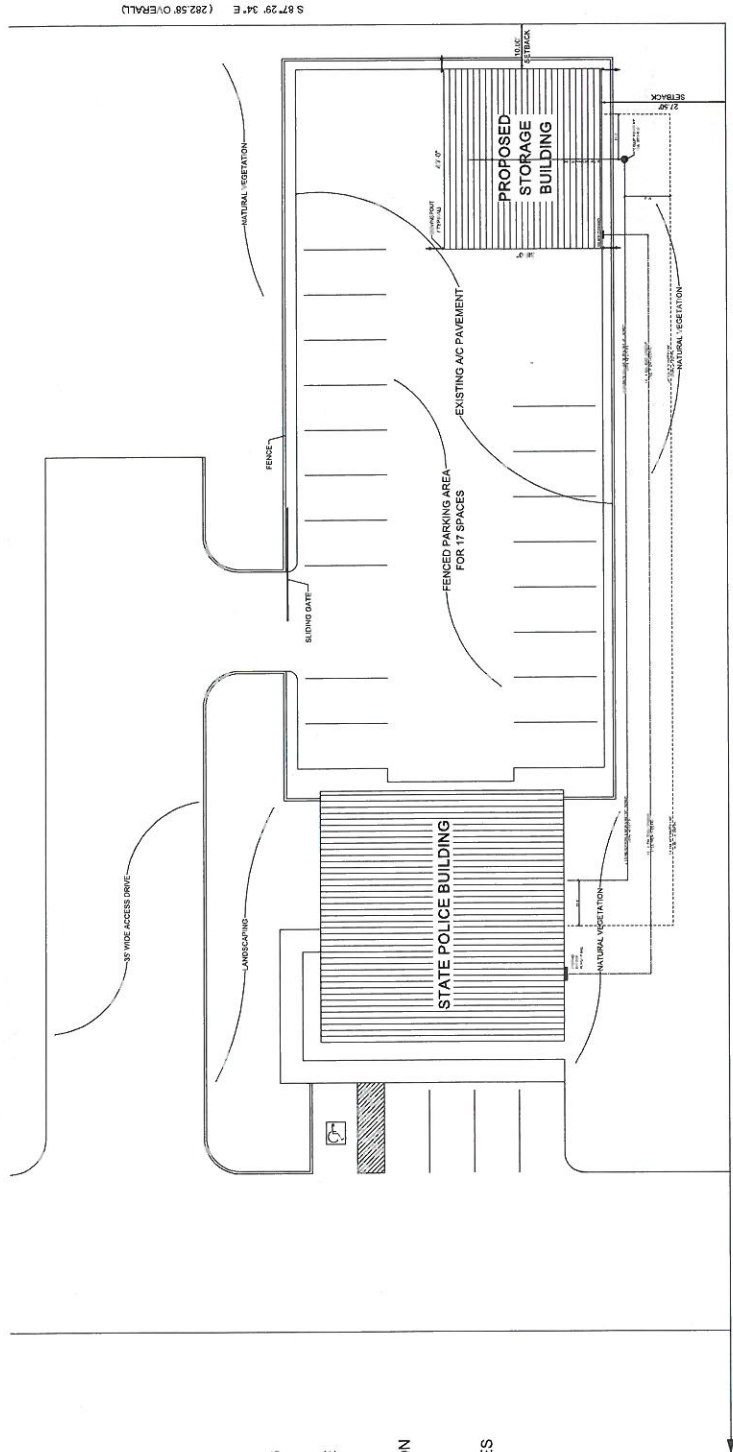
REVISIONS	DATE	BY	DESCRIPTION
1	06/03/14	FBM	Initial Design
2	06/03/14	FBM	Revised Design
3	06/03/14	FBM	Final Design

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# EXHIBIT B

F. BENTLEY MOONEY III Residential Design Services 541.643.2978 841 Skelley Road Yoncalla, OR, 97499		DRAWN BY: FBM	DATE: 06/03/14	JOB NO. 14-133	SHEET NO.
PROPOSED STORAGE BUILDING		OREGON STATE			
4480 U.S. HWY 101, FLORENCE, OR					



1" = 20.00'



SITE PLAN

STATE POLICE BUILDING  
4480 U.S. HWY 101  
FLORENCE, OREGON

- PROPOSED BUILDING
- STATE POLICE OFFICE
- COAST RADIO STATION
- SINGLE FAMILY HOMES



4480 U.S. HWY 101, FLORENCE, OREGON 97439

REVISIONS	
DATE	BY
5/27/2014	FM
5/27/2014	FM
5/19/2014	FM
10/21/2014	FM
05/05/2016	BM

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EXHIBIT D





## FEATURES & SPECIFICATIONS

**INTENDED USE** — For entrances, stairwells, corridors and other pedestrian areas.

**CONSTRUCTION** — Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

**FINISH** — Dark bronze (DDB) corrosion-resistant polyester powder.

**OPTICAL** — One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing **IES cutoff** distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

**ELECTRICAL** — Compact fluorescent ballasts are multi-volt (120-277) electronic high power factor. UL Listed. Four-pin (26DTT, 26TRT, 32TRT and 42TRT) positive latching thermoplastic socket.

All components are heat-sunk directly to the cast housing for maximum heat dissipation.

**INSTALLATION** — Mount to any vertical surface or to a 4" outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee).

**LISTING** — UL listed for wet locations. IP65 rated. UL Listed to US and Canadian safety standards (see Options). NOM Certified.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at [www.lithonia.com/CustomResources/terms\\_and\\_conditions.asp](http://www.lithonia.com/CustomResources/terms_and_conditions.asp).

Note: Specifications subject to change without notice.

Catalog  
Number

Notes:

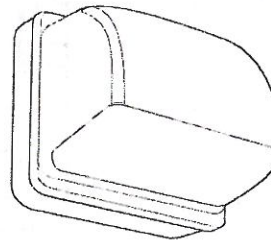
**EXTERIOR LIGHTING**

Type:

Cutoff Mini Wall-Packs

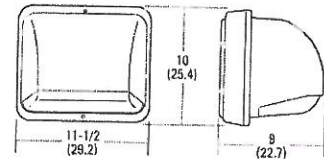
**TWAC**

COMPACT FLUORESCENT  
26-42TRT



### Specifications

Height: 10 (25.4)  
Width: 11-1/2 (29.2)  
Depth: 9 (22.7)  
Weight: 10 lbs. (4.53 kg)  
\*Weight as configured example below.  
Specifications are in inches (cm) unless  
otherwise noted.



### ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

**Example: TWAC 42TRT MVOLT LPI**

Series	Wattage	Voltage	Ballast	Options	Finish	Lamp <sup>7</sup>
<b>TWAC</b>	26DTT 26TRT 32TRT <b>42TRT</b>	120 277 347 <b>MVOLT<sup>1</sup></b>	(blank) Electronic 0°F	<b>Shipped installed in fixture</b>  GMF Internal slow-blow fusing EC Emergency circuit <sup>2</sup> DC12 Emergency circuit 12 volt (35 watt lamp included) <sup>3</sup> DC2012 Emergency circuit 12 volt (20 watt lamp included) <sup>3</sup> 2DC12 Emergency circuit 12 volt (2 35 watt lamp included) <sup>3</sup> 2DC2012 Emergency circuit 12 volt (2 20 watt lamp included) <sup>3</sup> CSA Listed and labeled to comply with Canadian Standards NOM NOM Certified (consult factory) PE Photocell <sup>4</sup> <b>Shipped separately<sup>5</sup></b> WG Wire guard	(blank) <b>Dark bronze</b> DNA Natural aluminum DBL Black DMB Medium bronze DWH White DSS Sandstone CRT Non-stick protective coating <sup>6</sup> <b>Super Durable Finishes</b> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	<b>LPI Lamp included</b> L/LP Less lamp

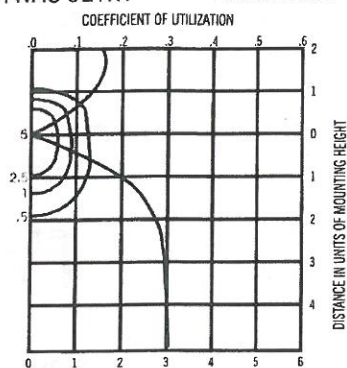
### NOTES:

- Optional multi-volt electronic ballast capable of operating any line voltage from 120-277V.
- Maximum allowable wattage lamp included.
- Not available with EC or NOM.
- Not available with MVOLT.
- May be ordered as an accessory as TWAWG U.
- Finish applied to housing only.
- Must be specified (35K lamp with LPI).

# TWAC Compact Fluorescent, Wall Mounted

## TWAC 32TRT

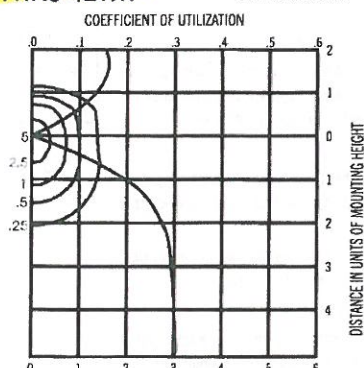
Test No. LTL8361



32W Compact Fluorescent lamp, 3200 rated lumens. Footcandle values based on 20' mounting height, Distribution, cutoff.

## TWAC 42TRT

Test No. LTL8339



42W Compact Fluorescent lamp, 5200 rated lumens. Footcandle values based on 20' mounting height, Distribution, cutoff.

### Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

8 ft. = 6.25

10 ft. = 4.00

12 ft. = 2.78

15 ft. = 1.78

$$\left( \frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

### Notes

- 1 Photometric data for other distributions can be accessed at [www.lithonia.com](http://www.lithonia.com).
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet based on the most current available data and are subject to change without notice.
- 3 For electrical characteristics, consult outdoor technical data specification sheets on [www.lithonia.com](http://www.lithonia.com).
- 4 Actual performance may differ as a result of end-user environment and application.



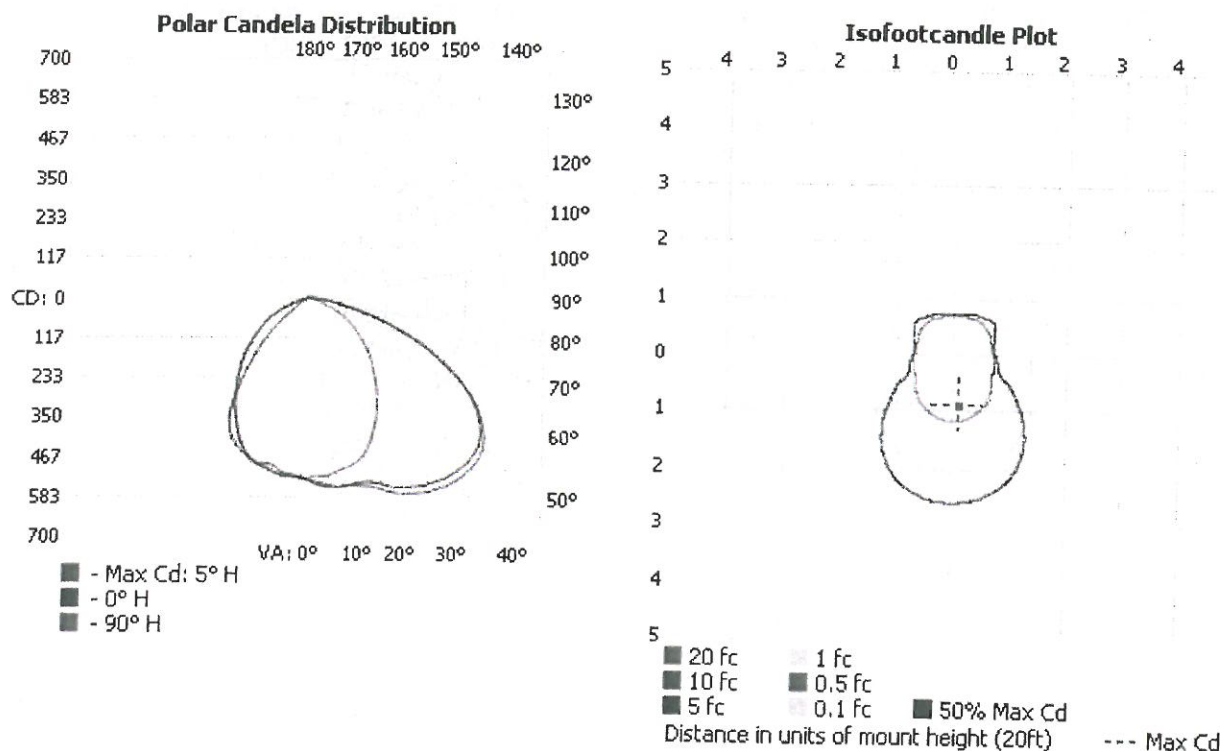
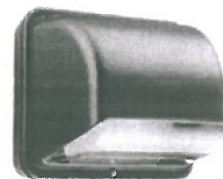
TWAC-GF

**OUTDOOR PHOTOMETRIC REPORT**

CATALOG: TWAC 42TRT

TEST #: LTL8339  
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB  
 ISSUE DATE: 2/20/2014  
 CATALOG: TWAC 42TRT  
 DESCRIPTION: SPECIFICATION BUILDING MOUNTED LUMINAIRE, 42W TRIPLE TUBE COMPACT FLUORESCENT.  
 SERIES: TWAC  
 LAMP CAT #: CF42DT/E/IN/835  
 LAMP: ONE 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.  
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 3200  
 BALLAST / DRIVER: ESI ES-1-CFH-42/32/26-UNV-C  
 INPUT WATTAGE: 48  
 LUMINOUS OPENING: RECTANGLE W/LUMINOUS SIDES (L: 5.28", W: 10.32", H: 1.44")  
 MAX CD: 698.0 AT HORIZONTAL: 5°, VERTICAL: 42.5°  
 CUTOFF CLASS: CUTOFF  
 ROADWAY CLASS: VERY SHORT, TYPE III  
 EFFICIENCY: 46.8%

**AcuityBrands**  
**LITHONIA LIGHTING**



VISUAL PHOTOMETRIC TOOL 1.2.47 COPYRIGHT 2015, ACUITY BRANDS LIGHTING.

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LTL8339  
 VISUAL PHOTOMETRIC TOOL

PAGE 1 OF 4

**OUTDOOR PHOTOMETRIC REPORT**  
CATALOG: TWAC 42TRT



**ZONAL LUMEN SUMMARY**

ZONE	LUMENS	% LAMP	% LUMINAIRE
0-30	433.0	13.5%	28.9%
0-40	719.5	22.5%	48.1%
0-60	1,253.6	39.2%	83.8%
60-90	234.8	7.3%	15.7%
70-100	78.4	2.5%	5.2%
90-120	7.2	0.2%	0.5%
0-90	1,488.4	46.5%	99.5%
90-180	7.9	0.2%	0.5%
0-180	1,496.3	46.8%	100%

**LUMENS PER ZONE**

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	50.6	3.4%	90-100	3.4	0.2%
10-20	148.6	9.9%	100-110	2.1	0.1%
20-30	233.7	15.6%	110-120	1.7	0.1%
30-40	286.5	19.1%	120-130	0.4	0%
40-50	289.2	19.3%	130-140	0.1	0%
50-60	244.8	16.4%	140-150	0.0	0%
60-70	159.8	10.7%	150-160	0.0	0%
70-80	62.5	4.2%	160-170	0.1	0%
80-90	12.6	0.8%	170-180	0.0	0%

**ROADWAY SUMMARY**

CUTOFF CLASSIFICATION:	CUTOFF	
DISTRIBUTION:	TYPE III, VERY SHORT	
MAX CD, 90 DEG VERT:	20.0	
MAX CD, 80 TO <90 DEG:	92.0	
	LUMENS	% LAMP
DOWNWARD STREET SIDE:	979.9	30.6%
DOWNWARD HOUSE SIDE:	508.6	15.9%
DOWNWARD TOTAL:	1,488.5	46.5%
UPWARD STREET SIDE:	7.1	0.2%
UPWARD HOUSE SIDE:	0.7	0%
UPWARD TOTAL:	7.9	0.2%
TOTAL LUMENS:	1,496.4	46.8%

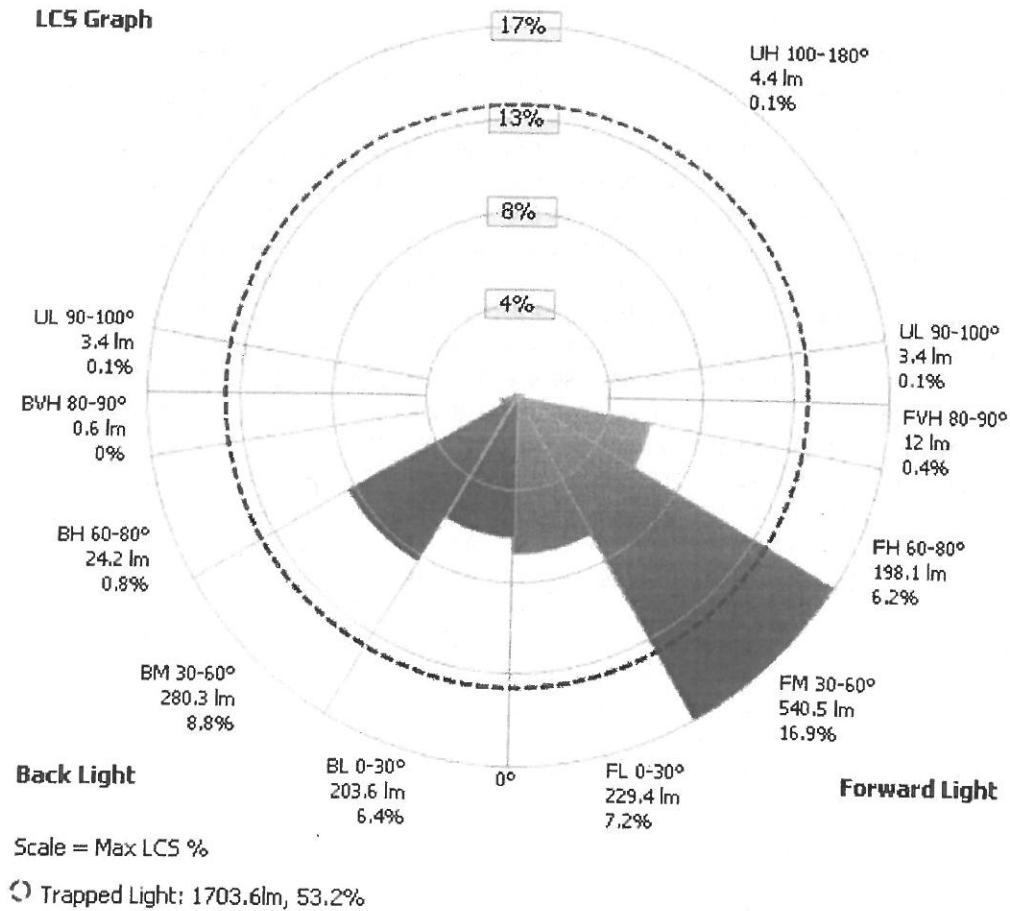
**LCS TABLE**

BUG RATING	B1 - U1 - G1	
FORWARD LIGHT	LUMENS	LUMENS %
LOW(0-30):	229.4	7.2%
MEDIUM(30-60):	540.5	16.9%
HIGH(60-80):	198.1	6.2%
VERY HIGH(80-90):	12.0	0.4%
BACK LIGHT		
LOW(0-30):	203.6	6.4%
MEDIUM(30-60):	280.3	8.8%
HIGH(60-80):	24.2	0.8%
VERY HIGH(80-90):	0.6	0%
UPLIGHT		
LOW(90-100):	3.4	0.1%
HIGH(100-180):	4.4	0.1%
TRAPPED LIGHT:	1,703.6	53.2%

**EXHIBIT D**

**OUTDOOR PHOTOMETRIC REPORT**  
**CATALOG: TWAC 42TRT**

**AcuityBrands.**



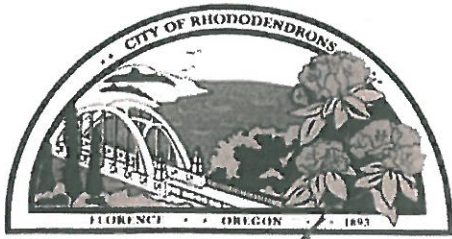


**OUTDOOR PHOTOMETRIC REPORT**  
 CATALOG: TWAC 42TRT

**CANDELA TABLE - TYPE C**

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180
0	529	529	529	529	529	529	529	529	529	529	529	529	529	529	529	529	529	529	529
5	545	552	550	549	547	546	544	542	541	539	537	536	534	532	531	529	528	526	526
10	561	563	562	562	560	558	556	553	550	547	545	542	539	535	531	528	525	523	520
15	563	568	567	566	564	563	561	559	557	554	550	545	539	533	529	523	518	514	511
20	573	588	585	581	577	572	566	560	553	549	544	540	536	528	519	511	504	498	494
25	609	628	625	619	611	600	586	569	553	540	527	517	510	504	493	481	472	463	458
30	637	658	654	648	638	625	610	592	568	541	511	486	470	460	452	440	430	419	412
35	659	682	678	670	656	639	619	593	565	536	502	467	432	414	404	395	383	371	363
40	674	696	690	678	661	641	615	585	551	516	480	447	410	370	354	345	336	323	315
45	679	698	692	679	658	634	603	567	528	490	453	417	383	348	312	298	292	280	271
50	668	684	677	664	641	614	580	541	499	457	418	385	351	318	283	252	244	235	227
55	627	638	635	623	600	574	540	501	459	416	376	341	308	277	247	213	196	191	183
60	554	558	557	547	528	506	476	439	398	358	318	284	255	228	203	176	156	148	143
65	446	443	443	435	420	404	377	347	315	280	245	215	193	172	153	131	112	104	99
70	326	316	317	310	298	285	263	238	214	189	167	148	131	116	101	83	70	60	53
75	195	181	182	179	171	164	150	136	122	108	95	85	76	65	53	40	33	25	19
80	92	84	84	81	76	71	64	56	51	46	42	40	36	28	21	15	12	9	7
85	39	36	36	34	31	27	23	19	16	13	12	10	10	9	7	6	6	5	4
90	20	18	18	17	15	14	12	10	9	8	7	6	5	5	4	4	4	3	3
95	10	10	10	9	8	7	6	5	5	5	4	4	4	3	3	2	2	3	2
100	6	6	6	5	5	5	4	4	4	4	3	3	2	2	1	1	1	2	3
105	5	6	6	6	6	5	4	4	4	3	3	2	1	1	1	1	1	3	3
110	8	9	9	9	8	6	5	4	3	3	2	1	1	0	0	0	1	2	3
115	10	9	9	8	7	6	4	3	2	2	1	1	0	1	0	0	1	1	2
120	7	6	6	5	4	3	2	2	1	1	1	0	0	0	0	0	0	0	1
125	3	3	3	2	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0
130	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
160	1	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
165	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170	1	1	1	1	1	1	0	0	0	0	0	0	1	0	0	0	0	1	0
175	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0





*City of Florence*  
Community Development Department  
250 Highway 101  
Florence, OR 97439  
Phone: (541) 997 - 8237  
Fax: (541) 997 - 4109  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

### Type of Request

☒ Design Review (DR) (See FCC 10-6) ☐ Conditional Use Permit (CUP) (See FCC 10-4)

### Applicant Information

Name: SANTIAM BARNES & SUPPLY INC Phone 1: 503-393-0017  
E-mail Address: SANTIAMBARN@COMCAST.NET Phone 2: \_\_\_\_\_  
Address: 9007 RIVER RD N SALEM OR 97303  
Signature: \_\_\_\_\_ Date: 12-02-2014  
Applicant's Representative (if any): \_\_\_\_\_

### Property Owner Information

Name: CROWN & ASSOCIATES INC Phone 1: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_ Phone 2: \_\_\_\_\_  
Address: 2716 FISHER RD ROSEBURG OR  
Signature: \_\_\_\_\_ Date: 12-02-2014  
Applicant's Representative (if any): SANTIAM BARNES & SUPPLY INC

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

### For Office Use Only:



Approved

Exhibit

EXHIBIT F

Site Address: 4480 HIGHT WAY 101 N FLORANCE  
General Description: POLE BUILDING FOR BOAT STORAGE FPR OREGON STATE POLICE

General Description: POLE BUILDING FOR BOAT STORAGE FPR OREGON STATE POLICE

Tax lot(s): \_\_\_\_\_

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map (FCC 10-1-1-4-B-3):

Square feet of new: 1,440      Square feet of existing: 0  
Hours of operation: 24 HR LOCKED BUILDING      Existing parking spaces: 0

Square feet of existing: 0

Existing parking spaces: 0

Timetable of proposed improvements: **START IN JANUARY 2015**

Will there be impacts such as noise, dust, or outdoor storage? ☐ Yes ☒ No

If yes, please describe:

**Proposal:** (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

THIS BUILDING IS FOR STRAGE OF OREGON STATE POLICE AND FISH AND WILD LIFE  
USE ONLY. FOR STOAGE OF BOATS AND EVIDENCE ROOM.

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_  
Received by: \_\_\_\_\_

EXHIBIT F



