

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 15 12 CUP 07

A REQUEST FOR A CONDITIONAL USE PERMIT, for a temporary metal storage container to serve as temporary mobile building space for storage for Florence Area Humane Society at 1193 Bay St., Map Reference No. 18-12-34-12, tax lot 6900, 7000, & 7100 in the Old Town District, Area A.

WHEREAS, application was made by Ed Gervais for Florence Area Humane Society, for a Conditional Use Permit as required by FCC 10-1-1-4, and FCC 10-4-4, and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on July 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 10-4-5, 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 the evidence in record that:

The request for Conditional Use Permit to install a temporary mobile storage container to be used as storage for their thrift store and boutique meets with conditions in 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:

1. Approval for shall be shown on:

"A" Findings of Fact

"B" Site Plan

"C" Elevation

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. In the event placement of the container is delayed past July 14, 2016 the applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary building shall constitute a discontinuance of the conditional use per FCC 10-4-8-B.
4. The container is permitted for placement for 3 years from the date of this approval, July 14, 2018.
5. The applicants shall bring all existing lighting fixtures up to current code standards, if they do not already meet the requirements of FCC 10-37. The applicant shall submit a lighting plan of the replacement lighting illustrating the type, brightness, height, and number of lamps and luminaires. Any exterior lighting to include building and signage lighting shall meet the requirements of FCC 10-37-4.

Informational

1. This conditional use permit does not replace any previous approvals such as AR 09 15 COU 02 or negate any conditions of approval required by them.
2. If the storage container is used for flammable or combustible liquids it shall be marked accordingly.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 14th day of July 2015.

CURT MUILENBURG, Chairperson
Florence Planning Commission

DATE

III. NOTICES & REFERRALS:

Notice: On June 23, 2015 notice was mailed to surrounding property owners within 300 feet of the property and on June 23, 2015 a sign was posted on the property. Notice was published in the Siuslaw News on July 8, 2015.

At the time of this report, the City had received no written comments on the application.

Referrals: On June 22, 2015 referrals were sent to the Florence Building Department, Florence Police Department, Florence Public Works, Florence Urban Renewal Committee, and Siuslaw Valley Fire and Rescue.

At the time of this report, the City had received comments from Fire Marshall Sean Barrett saying "Fire has reviewed the referral PC15 12 cup07 and find no concerns. If they use it for flammable or combustible liquids the container shall be marked accordingly." (**Informational 2**) Sean. No other comments were received.

IV. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-5

Chapter 4: Conditional Uses, Sections 3, 5 through 8, 10 & 11

12E Temporary Mobile Building Space

Chapter 17: Old Town District, Section A-1 through A-4

Chapter 34: Landscaping, Sections 3 through 7

Realization 2020 Florence Comprehensive Plan:

Chapter 2: Land Use, Commercial Policy 10

V. FINDINGS OF FACT--Code criteria are listed in **bold**, with staff response beneath. Only applicable criteria have been listed.

FLORENCE CITY CODE

TITLE 10: CHAPTER 4: CONDITIONAL USES

10-4-6: ACTION: The Planning Commission shall make specific findings for granting or denying a conditional use permit in accordance with the general criteria and/or conditions of Section 10-4-9 of this Title.

10-4-8: EXPIRATION OF CONDITIONAL USE PERMIT:

- A. Authorization of a conditional use permit shall be void one (1) year after the date of approval of a conditional use 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:

1. The request for an extension is made in writing prior to expiration of the original approval.
2. There are special or unusual circumstances that exist which warrant an extension.
3. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a conditional use if new land use regulations have been adopted that affect the applicant's proposal. (Ord. 26, 2008)

- B. The discontinuance of a conditional use for twelve (12) consecutive months shall constitute expiration of that conditional use. The use occupying the premises thereafter shall conform to the regulations of the zoning district in which it is located.

The applicant proposes to place the container shortly after conclusion of the public hearing proceedings. In the event this does not happen and the project is delayed past July 14, 2016 the applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to the above criteria as part of FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary building shall constitute a discontinuance of the conditional use per FCC 10-4-8-B. (Condition 3)

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).**

The proposed temporary storage container meets all of the criteria of FCC 10-4-10 which apply. As a temporary structure, the container is not subject to Design Review. Site conditions are adequate for the requirements of FCC 10-4-10-E and 10-4-10-F. The temporary storage container can be adequately served by public facilities, services, and utilities. The container is not proposed to hook up to any utilities. The temporary container can be accessed by vehicles and pedestrians, as well as fire, police, and other vehicles necessary to protect public health and safety.

10-4-11: GENERAL CONDITIONS: The Planning Commission may require any of the following conditions it deems necessary to secure the purpose of this Chapter. Where a proposed conditional use is permitted in another district, the Planning Commission may apply the relevant development standards from the other district. In addition, conditions may be required by the Design Review Board. Such conditions may include: (Ord 625, 6-30-80; amd. Ord 669, 5-17-82)

- H. Requiring a time period within which the proposed use shall be developed.**

Pursuant to FCC 10-4-8-A the applicant shall place the container within one year of approval or apply for a one year extension. The applicant did not indicate a timeline for which they anticipate needing the container. Historically, Planning Commission has approved temporary mobile building space for 2-5 years depending on the circumstances surrounding the agency or non-profit's request. FAHS obtained the container through a grant. Staff recommends that the container be permitted for placement for no more than 3 years from the date of approval. **(Condition 4)** There are low cost storage solutions available locally that meet the architectural guidelines for this district. These solutions can also be equipped with lighting and electricity to provide a more safe facility for their volunteers and an aesthetically compliant facility for the Old Town business community.

10-4-12: ADDITIONAL CONDITIONS: Some land uses by the nature of the activity associated with them require separate and intense consideration by the Planning Commission prior to their establishment. Such uses and additional conditions are as follows:

- E. Temporary Mobile Building Space:**

- 1. A conditional use permit may be issued to provide adequate temporary building space for the following uses:**

b. Temporary building space for education, nonprofit and government agencies.

The Florence Area Humane Society is a nonprofit and therefore may apply for a conditional use permit to provide temporary building space. The nature and activity associated with this use requires consideration by the Planning Commission.

TITLE 10: CHAPTER 17: OLD TOWN DISTRICT AREA A

10-17A-1 PURPOSE FOR AREA A: Old Town Area A is intended as the primary tourist destination, which provides for shopping, entertainment and water-related activities for visitors and residents of Florence.

10-17A-2 LAND USES FOR AREA A: The following establishes permitted, conditional, and prohibited uses for the Old Town District Area A:

A. Permitted Uses: Uses which are administratively determined to have an impact similar to or less than Permitted uses listed below:

Retail sales and service....

The FAHS Thrift Store and Boutique are retail sales and meet the use criteria. The storage container is proposed to serve as overflow for their resale items.

10-17A-3 LOT AND YARD PROVISIONS FOR AREA A

A. Lot Area: The lot area shall be a minimum of 1,500 square feet.

B. Lot Dimensions: The minimum lot width shall be twenty-five feet (25').

C. Lot Coverage: The Design Review Board may allow up to ninety percent (90%) lot coverage by buildings and other impervious surfaces.

D. Yard Regulations:

1. For Area A, yards shall be as follows:

Front Yards: Building fronts may vary from zero to ten feet (0' to 10') setback from the front property line. Upper story windows and balconies may encroach into the sidewalk area as long as a minimum eight feet (8') wide and ten feet (10') high pedestrian way is maintained within the sidewalk area. Benches and tables may encroach into the sidewalk area as long as the minimum eight feet (8') wide pedestrian way is maintained within the sidewalk area. Ten percent (10%) of the lot frontage, or a maximum of six feet (6'), may be utilized for pedestrian walkways connecting to interior parking lots or for river viewing areas.

Side and Rear Yards: Buildings may be zero lot line, provided that all Building Code requirements are met.

2. In each block, there will be at least one opening for Americans with Disabilities Act (ADA) accessible public access to interior parking lots and/or to new or existing public viewing areas of the Siuslaw River.

The storage container is proposed to bisect the property line between the boutique and the thrift store. The combined sq. ft. of both properties is 11,700 sq. ft. and singularly they meet the 1500 sq. ft. minimum lots size criteria with 7,800 sq. ft. and 3,900 sq. ft. lot sizes.

The width of all three lots is 90 ft. and singularly they meet the 25' width minimum with 60' and 30' lot widths. The addition of the storage container will have negligible impacts on the lot coverage. The container is proposed to be located at the base of the hill at the rear of the lots where there is approximately a 26' foot setback to the rear northern property line. The other criteria are not applicable to these lots.

10-17A-4 SITE AND DEVELOPMENT PROVISIONS FOR AREA A

A. Building or Structural Height Limitations: The maximum height for buildings or other structures in the Old Town District Area A shall be two (2) stories above grade with a maximum of thirty feet (30').

The FAHS storage container is between 8' and 10' in height meeting the maximum 30 feet in height criteria.

B. Building Size Limitation: No structure designed solely for retail or office use shall have a floor area that exceeds 15,000 square feet. Mixed use buildings may have greater floor areas, subject to Design Review for compatibility with surrounding structures and uses.

C. Access: Americans with Disabilities Act (ADA) approved access must be provided to all floors of buildings and structures as required by the Building Codes.

D. Sidewalks: Public sidewalks shall be a minimum of eight feet (8') wide.

E. Parking and Loading Spaces:

F. Vision Clearance: Refer to Sections 10-1-4 and 10-35-2-13 of this Title for definition and requirements.

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

H. Fences, Hedges, Walls and Landscaping: Landscaping shall be in accordance with FCC 10-34, except as modified by the following specific standards:

1. Landscaping: A minimum of ten percent (10%) landscaping is required. The calculation of the required minimum may include street trees installed and maintained by an applicant, planters and window boxes which are the property of the applicant/owner, as well as plantings within courtyard areas. All landscaping included within the ten percent (10%) calculation must be installed and maintained by the applicant or his/her successors.

2. Walls, Fences and Hedges: Interior parking lots may be separated from rear courtyards by walls, fences and/or hedges four feet (4') in height or less. Eating establishments may separate outdoor eating areas from parking areas and adjacent buildings or structures by a fence, wall or hedge not to exceed six feet (6') in height. Pedestrian walkways may be separated from abutting uses by plantings or fences which allow visual surveillance of the walkway and surrounding areas. Chain link fences are prohibited in Area A.

The proposed container is 8' by 20' meeting the maximum sq. ft. criteria. Building Codes will not require ADA access to this temporary storage container. Adjacent sidewalks are not 8' in width and a non-remonstrance for future sidewalk improvements was required as a part of their 2009 approval. No signs were proposed for the container but shall be provided as outlined in Informational item 2. Due to the temporary presence of the use, fencing, hedges, walls or landscaping is not required for this project. It should be noted that when approaching the site from the north the entire property is visible from Kingwood St. above

an so no amount of screening could serve to hide the container from public view solidifying the need for a temporary status of the permit. Vision clearance is not affected by the location.

I. Lighting: Street lighting, building lighting, and lighting of parking lots and walkways shall conform to the following lighting standards:

- 1. Where there are antique street lights within the public right of way, new light fixtures shall match the antique streetlights. (See Figure 17.2)**
- 2. In the areas where the antique street lights are not currently located, the light fixtures within the public right of way shall use the Central Lincoln Public Utility District's Ornamental streetlights. (See Figure 17.2)**
- 3. Light fixtures shall conform to the lighting styles in the Downtown Architectural Guidelines.**
- 4. Lighting shall be pedestrian scaled.**
- 5. Refer to Section 10-37 of this Title for additional requirements.**
- 6. Wiring for historic light fixtures shall be placed underground.**
- 7. Other overhead wiring shall be placed underground, where possible.**

No new exterior lighting is proposed on or adjacent to the site. Street lighting exists at the corner of Kingwood and Bay St. illuminating the sites' front yards and street access. The power pole will need to be changed to the architectural style lighting at some point in the future, but as part of a larger project and a non-remonstrance for future lighting improvements along Bay St. was required as part of their 2009 approval.

TITLE 10: CHAPTER 37: LIGHTING

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 storage container requires a conditional use and thus meets the criteria for the consideration of the entire site for lighting review. The applicants 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 5)**

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 shall submit a lighting plan illustrating the type, brightness, height, and number of lamps and luminaires. **(Condition 5)**

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 exterior lighting to include building and signage lighting shall meet the requirements of FCC 10-37-4. **(Condition 5)**

TITLE 10: CHAPTER 17: OLD TOWN DISTRICT AREA A -- *Continued*

J. Trash Enclosures: At least one trash receptacle shall be provided on site. Dumpsters or similar utilitarian trash receptacles shall be screened with a solid fence or wall not less than 5' in height. Trash receptacles for pedestrians shall have a consistent design in order to provide consistency in street furniture.

The 2009 approval required the trash receptacles to be screened.

K. Design Review: All uses in Area A of Old Town District whether permitted or conditional uses, shall be subject to design review (FCC 10-6) to insure compatibility and integration with the character of the district and to encourage revitalization. Architectural design shall be reviewed against Downtown Architectural Design Guidelines to determine compatibility with the character of the district, with the exception of solar photovoltaic and solar thermal energy systems as allowed by HB3516 on properties not listed in the Comprehensive Plan's Historic Inventory.

While the temporary mobile building use requires a conditional use permit it is not a conditionally permitted use listed in Chapter 17. Temporary storage buildings are permitted under the Conditional Use Permit chapter. These types of structures vary in design but typically cannot meet architectural or compatibility criteria in most zones. This metal storage container could not meet Downtown Architectural criteria or compatibility criteria in any zone or neighborhood other than Service Industrial or Limited Industrial zoning districts. For these reasons design review is not performed for these uses and the container is permitted only temporarily to permit time to find a compatible permanent solution.

FLORENCE REALIZATION 2020 COMPREHENSIVE PLAN

CHAPTER 2: LAND USES

Commercial, Policy 10: Within the Old Town area, commercial redevelopment or infill shall encourage compatibility with the character of the surrounding area, including architectural characteristics, the unique physical nature of the Old Town area, and views of the Siuslaw River, and shall not adversely impact the development potential of adjoining properties.

Due to the character of Old Town and its primary purpose to serve as an economic catalyst for the tourism industry the storage container should be approved only temporarily and for the shortest duration to find a suitable solution.

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 for three years 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" Elevation

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.

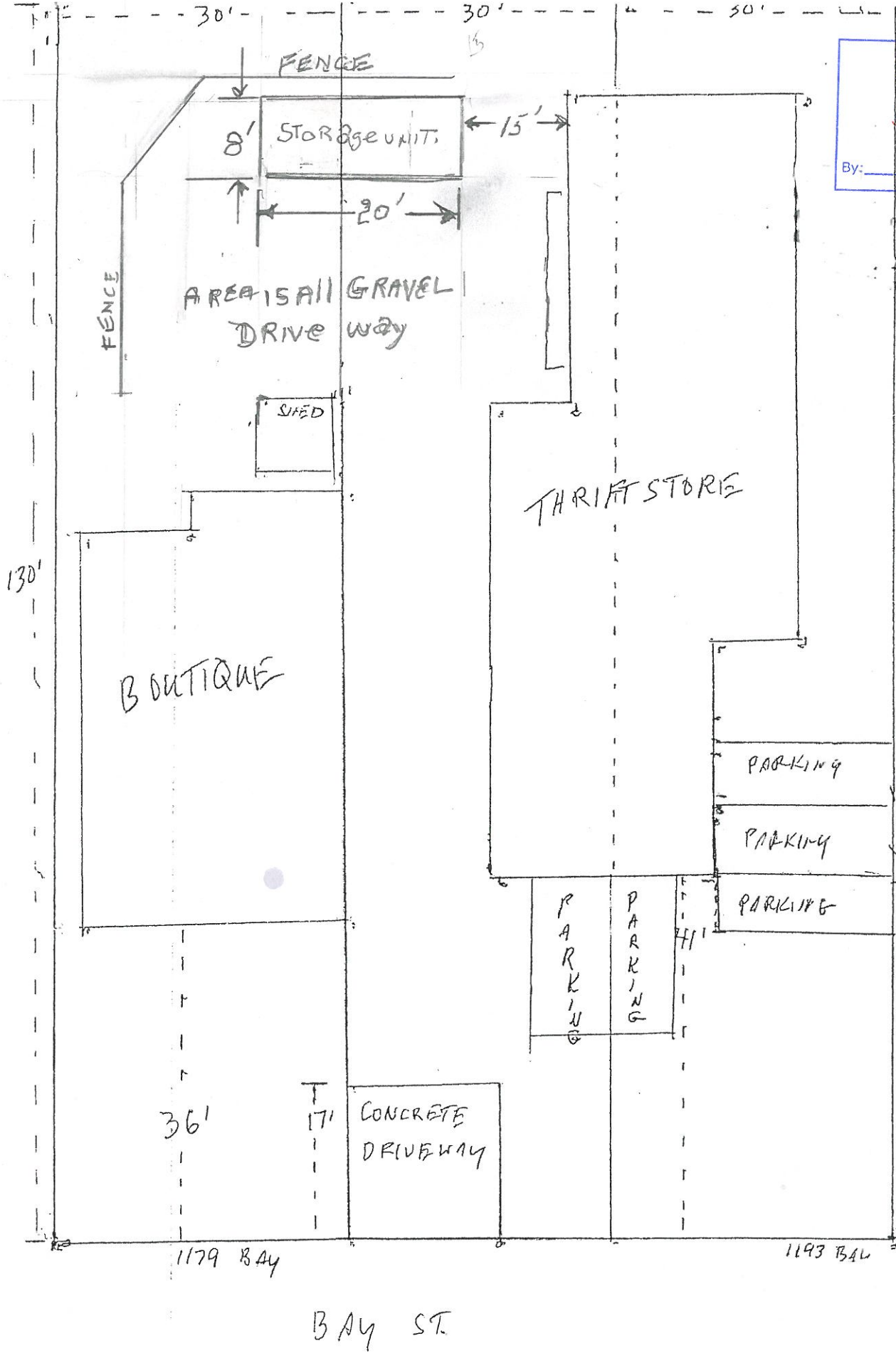
3. In the event the project is delayed past July 14, 2016 the applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to the above criteria as part of FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary building shall constitute a discontinuance of the conditional use per FCC 10-4-8-B.
4. The container is permitted for placement for 3 years from the date of approval.
5. The applicants shall bring all existing lighting fixtures up to current code standards, if they do not already meet the requirements of FCC 10-37. The applicant shall submit a lighting plan of the replacement lighting illustrating the type, brightness, height, and number of lamps and luminaires. Any exterior lighting to include building and signage lighting shall meet the requirements of FCC 10-37-4.

Informational

1. This conditional use permit does not replace any previous approvals such as AR 09 15 COU 02 or negate any conditions of approval required by them.
2. If the storage container is used for flammable or combustible liquids it shall be marked accordingly.

IX. EXHIBITS

"A" Findings of Fact
"B" Site Plan
"C" Temporary Building Elevation
"D" Land Use Application
"E" Referral Comments from Fire Marshall Sean Barrett
"F" Tax Map
"G" Aerial



RECEIVED
City of Florence
JUN 01 2015
By: VMPW

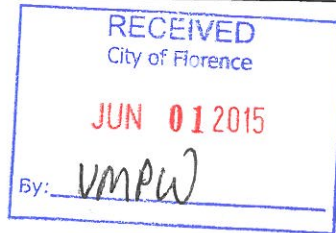
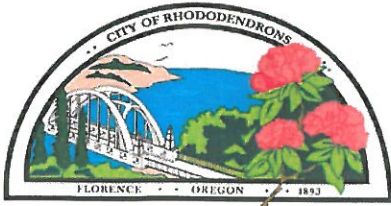
RECEIVED
City of Florence

JUN 01 2015

By: *VMPW*



EXHIBIT C



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
(V): (541) 997-8237
(F): (541) 997-4109
www.ci.florence.or.us

LAND USE APPLICATION FOR DESIGN REVIEW AND/OR CONDITIONAL USE PERMIT

I. Type of Request

- ☐ Administrative Review (also see FCC 10-1-1-6)
☐ Design Review (See FCC 10-6 for Criteria) ☒ Conditional Use Permit (See FCC 10-4 for Criteria)

FCC (Florence City Code) may be found at www.florence.or.us/or (under "City Code") or at City Hall

You may request a pre-development conference to obtain assistance in filling out this application or to obtain input on your proposal. If the conference was not more than 90 calendar days from the date of this application submission, the cost of the conference will be credited towards your land use application.

Did you have a pre-development conference (Check One)? ☐ Yes ☐ No

If yes, enter the date of the conference: Month _____ Date _____ Year _____ Amount Paid: \$ _____

Please be aware that the applicant has the burden of proof to show how the project meets the applicable criteria (refer to FCC 2-10-6).

Feel free to contact the Planning Department if you have questions at 541-997-8237.

II. Applicant or Representative Information

(only one phone number is required)

Name (Print): FAHS - Ed Gervais Ph: (541) 997-5864

Mailing Address: 2840 Rhododendron Dr Ph: () -

City: Florence State: OR Zip: 97439 Ph: () -

E-mail (Optional): EMGERVAIS@centurylink.net

Signature: Ed Gervais Date: 5/29/2015

III. Property Owner Information

(only one phone number is required)

Name (Print): Florence Area Humane Society (FAHS) Ph: () -

Mailing Address: 2840 Rhododendron Dr Ph: () -

City: Florence State: OR Zip: 97439 Ph: () -

E-mail Address (Optional): EMGERVAIS@centurylink.net

Signature: Ed Gervais, Board Member Date: 5/29/2015

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.

IV. Property Description

Site Address: 1193 Bay Street, Florence, OR 97439

General Location (Example: City Hall is at the SE corner of 2nd and Highway 101): _____

Corner of Kingwood & Bay Street

(This section is continued on the next page)

Veve Walker

From: Sean Barrett <sean@svfr.org>
Sent: Tuesday, June 23, 2015 4:41 PM
To: Veve Walker
Subject: RE: Referral PC 15 12 CUP 07 - FAHS

Fire has reviewed the referral PC15 12 cup07 and find no concerns. If they use it for flammable or combustible liquids the container shall be marked accordingly. Sean

Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
2625 Hwy 101
Florence Oregon 97439
Office (541) 997-3212
Fax (541) 997-9116
Cell (541) 999-0600

From: Veve Walker [<mailto:vevie.walker@ci.florence.or.us>]
Sent: Monday, June 22, 2015 5:06 PM
To: Mike Miller; Jim Langborg; Sean Barrett; Tom Turner; Megan Messmer; Joshua Greene
Cc: Wendy Farley-Campbell
Subject: Referral PC 15 12 CUP 07 - FAHS

Good afternoon,

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and provide an opportunity to comment and express concerns related to the approval criteria, prior to the Planning Commission's decision to approve or deny the proposal.

RESOLUTION PC 15 12 CUP 07: An application from Ed Gervais on behalf of the Florence Area Humane Society (FAHS) for a Conditional Use Permit to install a storage container at 1193 Bay Street to be placed at the north/back end of the gravel driveway between the thrift store and the boutique that will be used as additional temporary dry storage only. There are no electrical or plumbing features requested.

Please contact the Planning Department with any questions.

Thank you kindly,

Veve
LiveHappy!
Veve M. Popplewell-Walker
Planning Administrative Assistant
vevie.walker@ci.florence.or.us
541-997-8237

STREET

BAY STREET

Site Location
Lots
6900, 7000, & 7100

6900, 7000, & 7100

~~EXHIBIT F~~

60-769

RECEIVED
City of Florence

JUN 01 2015

By:

VMPW



EXHIBIT G