

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 22 06 CUP 01

A CONSOLIDATED APPLICATION FOR A CONDITIONAL USE AND CHANGE OF USE TO OPERATE A BEER BREWERY (MANUFACTURING) AND RETAIL USES WITHIN AN EXISTING BUILDING AT 1458 1ST STREET IN OLD TOWN DISTRICT "A."

WHEREAS, application was made by Elaine and Scott McMillian of Hg 541 Brew, representing Debbie and Forrest Grigsby, located at property shown on Assessor's Map #18-12-34-11, Tax Lot 07200, for a Conditional Use Permit and Change of Use as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-4-4; and

WHEREAS, the Planning Commission/Design Review Board met in a duly-advertised public hearing on April 26, 2022 as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence, per FCC 10-4-10, finds, based on the Findings of Fact, application, staff recommendation, evidence and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

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

The request for a Conditional Use Permit and Change of Use to manufacture and sell beer for off-premise consumption in Old Town District "A," meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

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" Application

"C" Site 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. Authorization of this Conditional Use Permit shall be void one (1) year after the date of approval, April 26, 2023, unless a plumbing/electrical permit is issued and substantial internal reconstruction has taken place.

4. The public facilities, services, or utilities necessary to service the proposed structure should exist within the surrounding rights-of-way and serve the current structure. Should the use require additional City services above the existing service level, such as water, for example, the applicant shall be responsible for the upsizing of these utilities.

5. In the event future design changes are planned, outdoor land use activities are proposed or a conversion of the space into a beer tasting room, the applicant shall apply for and receive approval for a design review and a modification of this Conditional Use Permit.

6. Hours of operation for retail sales and production of beer shall comply with Oregon Liquor and Cannabis Commission regulations.

7. Unless otherwise specified, Conditions of Approval shall be completed prior to six months from the issuance of the Final Building inspection.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 26th day of April, 2022.


Phil Tarvin, Chairperson
Florence Planning Commission

05/05/2022
DATE