

**CITY OF FLORENCE
PLANNING COMMISSION**

(Proposed) RESOLUTION PC 22 05 DR 04 AND SR 22 11 SIR 06

A REQUEST FOR DESIGN REVIEW FOR A FOUR-STORY 86 ROOM HOTEL WITH ASSOCIATED SITE IMPROVEMENTS AND A PHASE 1 SITE INVESTIGATION REPORT AT 750 QUINCE STREET AS SHOWN ON ASSESSOR'S MAP # 18-12-26-33, TAX LOTS 00900 AND 00901, BEING APPROX. 3.12-ACRES.

WHEREAS, application was made by Matt Braun, Quince St. Hospitality, LLC on behalf of the Florence Urban Renewal Agency for a Design Review and Phase 1 Site Investigation Report approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-6; and FCC 10-7, and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on August 23, 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 of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-6, and FCC 10-7 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 of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for Design Review of the Wyndham brand microtel, accompanying site improvements and Phase 1 Site Investigation Report 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.

Approval shall be shown on conditions of approval as supported by the following record:

"A"	Findings of Fact
"B"	Application
"C"	Design Review Narrative
"D"	Architectural Sheets LU-1 through LU-10
"D.a"	Arch. Memo Response
"E"	Civil Sheets C1 through C18
"F"	Prelim. Landscape Plan
"G"	Photometric Plan

"G.a"	Elect. Memo Response
"G.b"	Light Fixture Cut Sheets
"H"	Phase 1 SIR
"I"	Stormwater Plan
"I.a"	Civil Memo Response
"I.b"	Geotech 2008
"J"	Transportation Scoping Memo
"K"	Survey
"L"	Tentative Partition (AR 22 07 PT 01)
"M"	Estuary Trail Memo
"N"	Public Works Referral Memo
"O"	SFVR Chief Referral Memo
"P"	Resolution No. 16, Series 1999 – Street Lights

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision.

1. Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to the structural integrity or ADA access which are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of material presented, 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. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.

Parking

4. As outlined in FCC 10-3-2 A, C, D and F, required parking spaces shall be maintained and shall not be eliminated, used for the storage of materials of any type, or used for loading or unloading operations during business hours.

- 4.1 The applicant has provided ADA signage details on Sheets C13, C14 and C15 of Exhibit E. Included in these sheets are the proposed locations of these signs. Pursuant to FCC 10-3-5-E and FCC Table 10-3-2, four (4) ADA spaces shall be constructed and required signage provided per ADA standards. Signage shall be installed during construction and inspected by the Building Official prior to the issuance of certificates of occupancy.
- 4.2 Per FCC 10-3-10 A, the applicant shall submit a revised short-term bicycle parking plan to the Florence Building Department with construction permit application demonstrating that the bicycle parking spaces measure a minimum two feet by six feet and can adequately fit four bicycles and retain required pedestrian access.
- 4.3 Prior to issuance of the final Certificate of Occupancy, the applicant shall submit a revised-signage plan for bicycle storage to the Florence Building Department in compliance with FCC 10-3-10(G).
- 4.4 Per FCC 10-3-10 (H), the applicant's proposed bicycle parking plan shall demonstrate that such parking will not impede nor create any pedestrian hazards.

Design Review Requirements

- 5.1 Per FCC 10-6-5 E, the applicant shall ensure that noise, vibration, smoke, dust, odor, intense lighting, and electrical interferences shall not exceed levels allowed by applicable nuisance codes.
- 5.2 The applicant shall provide evidence to the Planning Department prior Building Permit submittal that window area is within the 10% allowed on the front public façade per FCC 10-6-6-5 D. 2.
- 5.3 In accordance with FCC 10-6-11, this Design Review approval will expire on August 24, 2023, one year after Planning Commission approval, unless substantial construction has taken place.

Special Development Standards

6. Structural foundation and paving plans, since the use is commercial, shall be prepared by an engineer, per FCC 10-7-3 E, with special emphasis on the relationship to the ability of the bank to handle the proposed loads.
- 6.1 Under number 9 c. of the Report, Development Impacts, the applicant's Phase I Site Investigation Report indicates that landform capability (density, slope failure, groundwater, vegetation, etc.) has not been a consideration in preparing the development proposal. This is an error as the applicant has submitted a Stormwater Plan (Exhibit I) that has assessed the proposed development and provided recommendations for protecting the slope. An underlying need to protect the slope is the retention of natural landscaping. Any future proposal involving the removal of these critical plants shall require a Type II Vegetation Clearing Permit

application to ensure protection of the bank.

- 6.2 Per FCC 10-7-7 D, the property owner shall record a Covenant of Release which outlines the hazard, restrictions and/or conditions that apply to the property and shall state, "The applicant recognizes and accepts that this approval is strictly limited to a determination that the project as described and conditioned herein meets the land use provisions and development standards of the City Code and Comprehensive Plan current as of this date. This approval makes no judgment or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project."

Old Town District Area C

7. Sidewalks shall be constructed to be a minimum of 8' wide for the length of the site or a non-remonstrance signed prior to issuance of a Certificate of Occupancy.
- 7.1 In accordance with FCC 10-17C-4 E and state building and fire code regulations, the applicant shall provide for an approved sprinkler system which will be reviewed and approved through the building permitting and inspection process by the Fire Marshal and City's Building Official of record.
- 7.2 All signage shall be in accordance with FCC 10-7.

Landscaping

9. The applicant shall submit a final landscape and irrigation plan demonstrating that the plan meets the requirement of FCC 9-23-5, FCC 10-34-3-5 and FCC 10-34-3-6.
- 9.1 The applicant did not provide sq. ft. calculations nor dimensions for the parking islands. Criterion not met and conditioned below. This information shall be required in the final landscape plan application materials in accordance with FCC 10-34-3-6.

Access and Circulation

10. Applicant shall prepare and submit a final TIA prepared by a registered engineer with special knowledge in traffic to be reviewed and approved by the Florence Planning Commission prior to the issuance of building permits.
- 10.1 Final approval of the driveway approaches will be submitted to the Public Works Director for review and approval.
- 10.2 In the event one or more fire lanes are requested by the Siuslaw Fire and Rescue, the applicant shall provide a plan indicating where the location of the fire lane or fire lanes are and related signage and markings.
- 10.3 The furthest exterior first wall is on the east side of the hotel (the opposite side of the building). This exterior wall is greater than 150' from an existing public street.

Therefore, a fire equipment access drive shall be provided on the east side of the hotel because that portion of the exterior first floor is further than 150' from an existing public street.

- 10.4** The applicant shall demonstrate adequate turn radius distances to ensure fire apertures can safely access the site.
- 10.5** To ensure visual clearance standards are met in accordance with FCC 10-35-2-14, the applicant shall perpetually maintain landscaping so that plants do not grow to obstruct vision clearance areas at internal intersection or intersections with public streets.
- 10.6** As seen on Sheet LU-1 of Exhibit D, the proposal includes three such pedestrian crossings within the parking lot. All three pedestrian crossings are greater than 24' in length. Unless the Planning Commission decides that the applicant has provided sufficient information to deviate from these standards, the crosswalks shall be clearly marked with contrasting paving materials, which may be part of a raised/hump crossing area.

Public Utilities

- 11.** In accordance with FCC 10-36-2-16 F, the applicant shall ensure continued maintenance of the sidewalks and planter strips in the right-of-way.
- 11.1** The applicant/developer shall be responsible for costs associated with stop signs and any other related roadway signs which are to be installed as part of the street system developed and approved through the land use process. Signs shall be installed by applicant/developer in accordance with the City of Florence Standards and Specifications.
- 11.2** Prior to the issuance of certificates of occupancy, the applicant shall submit evidence to the Florence Planning Director that the local post office authority having jurisdiction over the area has reviewed and approved the plan for a mailbox to serve the hotel.
- 11.3** Proposed street lighting shall be reviewed under Resolution 16, Series 1999 (Exhibit P) along with an application for public infrastructure improvement plans for Quince Street.
- 11.4** All construction plans relating to sewer, water, and stormwater shall be reviewed and approved by the Public Works Director or their designee.
- 11.5** Per FCC 10-36- 3-E, as part of the building permit review process, fire flow analyses, hydrant plans, and water service details shall be subject to review and approval by the Building Official and Fire Marshal in conformance with applicable provisions of the Oregon Fire Code.
- 11.6** Prior to the issuance of building permits, the applicant shall address comments made by the Siuslaw Valley Fire and Rescue Chief as seen in Exhibit O.

11.7 Per FCC 10-36-4, the applicant shall submit evidence of an approved NPDES permit to the City of Florence Building Department, prior to any development occurring on the subject property.

11.8 All new utility lines shall be located underground as required in 10-36-5 A.1.

Lighting

12. Per 10-37-4 B, the applicant shall ensure that parking areas 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) foot-candles over parking spaces and walkways.

12.1 In the event the Planning Commission does not approve a deviation from the criteria of FCC 10-37-4 C, the applicant shall resubmit lighting plans demonstrating compliance with these regulations.

Utilities

13. The Stormwater Management Facility Operation and Maintenance Form shall be signed and executed by all parties prior to the issuance of building permits and include specific maintenance details for the stormwater facilities and catchment basins and must be finalized prior to final building inspections.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 23rd day of August, 2022.

Sandra Young, Chairperson
Florence Planning Commission

DATE