

CITY OF FLORENCE

P. O. BOX 340

260 HIGHWAY 101 NORTH

PHONE 997-3436

FLORENCE, OREGON 97439

Office of: City Manager

Nov. 30, 1979

Earl Landon
1510 Barham Terrace
Coos Bay, Oregon 97420

Re: Dairy Queen Restaurant, Florence, Oregon.

Dear Mr. Landon:

On July 18, 1979, the City Building Official sent you a letter concerning lack of retainage and unsightly landscaping at the Florence Dairy Queen. No apparent action has been taken to date. The City has been informed that replanting would occur "after the rainy season commenced".

Please take immediate steps to correct the deficiencies noted in the previously mentioned letter from the Building Official. Please also be advised that failure to do so will result in my recommendation to the City Council that no 1980 City of Florence business license be issued to the Florence Dairy Queen until the deficiencies are corrected. In addition I will prepare a complaint alleging a violation of provisions of Ordinance No. 464, Section VIII.

Your cooperation in this matter would be appreciated.

Sincerely,


M. L. Degernes, Jr.
City Manager

cc: City Attorney

Commissioner Ziemer asked about the sand that is located on the north side of Bay Street as a result of excavation for the Dairy Queen. He wondered what the sand is being "stock piled" for, if in fact that is its purpose. Planner Jennings stated they were intending to stabilize the bank, however, he would check into this and report to the Commission on his findings.

ADJOURNMENT--Chairman Anderson and the Florence Planning Commission adjourned their meeting at 8:48 p.m.

TO: CITY COUNCIL

FROM: CITY PLANNER

DATE: SEPTEMBER 6, 1978

RE: PLANNING COMMISSION MEETING SUMMARY

P L A N N I N G C O M M I S S I O N

1. PUBLIC HEARING - PROPOSED ANNEXATION - 8:00 p.m.

Applicant: John E. Esch and T.O.Nordahl

Location: Government Lot #2, together with tideland adjacent thereto, Section 22, T 18 S, R 12 W, M W, Lane County, Oregon, also known as Siuslaw Pacific Marina

Proposal: Applicant seeks annexation to the City of Florence.

. DECISION: Approved

2. Applicant: P.J.Hurd

Location: 3737 Pine Street- MAP 18 12 23 2 2
TAX LOT 501

Proposal: Applicant seeks to CHANGE USE of a storage building to that of an automobile garage in the Highway District.

DECISION: Approved

D E S I G N R E V I E W

OLD BUSINESS

1. Applicant: Jake Mann

Location: 41st Street - MAP 18 12 14 TAX LOT
3300

Proposal: Applicant seeks Design Review approval of five (5) duplex units.

DECISION: Approved

2. Applicant: Earl and Robert Landon (Dairy Queen)

Location: 125 Highway 101 MAP 18 12 34 1 1
TAX LOTS 10800, 10900, and 11000

Proposal: Applicant seeks approval of a Dairy Queen to be constructed.

DECISION: Approved on the condition that a final plan is submitted to staff detailing the changes discussed at the Design Review Board Meeting.

PLANNING COMMISSION MEETING SUMMARY - PAGE 2

DESIGN REVIEW CONTINUED

NEW BUSINESS

1. Applicant: Michael Lee and Roy Hahn
Location: 23rd and Spruce Streets - Southwest
15,120 square feet of TAX LOT 3500
MAP 18 12 23 3 4
Proposal: Applicant seeks approval to construct
a community center for the handicapped.
DECISION: Approved

A G E N D A

PLANNING COMMISSION MEETING

SEPTEMBER 5, 1978

- I. ROLL CALL
- II. APPROVAL OF MINUTES - AUGUST 21, 1978
- III. CITIZENS ADVISORY COMMITTEE REPORT
- IV. P L A N N I N G C O M M I S S I O N
 1. PUBLIC HEARING - PROPOSED ANNEXATION - 8:00 p.m.
Applicant: John E. Esch and T.O.Nordahl
Location: Government Lot #2, together with tideland adjacent thereto, Section 22, T 18 S, R 12 W, M W, Lane County Oregon, also known as Siuslaw Pacific Marina.
Proposal: Applicant seeks annexation to the City of Florence.
 2. Applicant: P.J.Hurd
Location: 3737 Pine Street - MAP 18 12 23 2 2
TAX LOT 501
Proposal: Applicant seeks to CHANGE USE of a storage building to that of an automobile garage in the Highway District.

PLANNING COMMISSION MEETING - AGENDA - SEPTEMBER 5, 1978

V. DESIGN REVIEW

OLD BUSINESS

1. Applicant: Jake Mann
Location: 41st Street - MAP 18 12 14 - TAX
LOT 3300
Proposal: Applicant seeks Design Review
approval of five (5) duplex units.

NEW BUSINESS

1. Applicant: P.J.Hurd
Location: 3737 Pine Street - MAP 18 12 23 2 2
TAX LOT 501
Proposal: Applicant seeks Design Review
approval of an auto repair garage.

VI. REPORTS

1. CITY PLANNER
 - a. Certificate of Merit (Continued)
2. RESOURCE AND DEVELOPMENT PLANNER
3. COMMISSIONERS

VII. CITIZENS FOR ANYTHING NOT ON THE AGENDA

VIII. ADJOURNMENT

Commissioner Shields moved to accept discussion on the Dairy Queen for Design Review, Commissioner Barnum seconded. On call for the vote, all voted "aye" and the motion carried. Commissioner Shields then reiterated that he will not take part in this discussion nor will he vote.

Planner Jennings explained that in the case of the Opportunity Center there was confusion as to where the plans were. The Opportunity Center applicants felt that their plans were already at City Hall; however, they were not in his (Planner Jennings's) office, therefore he did not put them on the schedule for Design Review. He related that the lack of communication was adjusted during the week, but that the agendas had already been prepared and sent. He concluded by stating the City has all the criteria needed to proceed on this application.

Councilman Erskine moved to hear the application for the Opportunity Center under Design Review, Commissioner Barnum seconded. On call for the vote, all voted "aye" and the motion carried.

DESIGN REVIEW

New Construction - Dairy Queen - Commercial District--Earl Landon, petitioner. (125 Highway 101 Map 18 12 34 T.L. 10800, 11000) Applicant proposes to construct a Dairy Queen on this property. Planner Jennings explained to the Commission that this project will be contingent upon the agreement worked out between the applicant and the City (again, the final plans are being worked on at this time). He stated that at the last meeting, it was the recommendation that 12' be taken off the extreme north property line (and dedicated to the city for an added right-of-way). Planner Jennings found that this wasn't necessary because there was between 20-23' remaining between the street and the project proposal. He went on to say he will develop a new radius (running east and west on the extreme north part of the property. He also explained that the city would move the stop sign on Kingwood (running south) back 25'. He felt this would create a much bigger area; thereby cutting congestion considerably.

The Planning Commission discussed that the excavation of the building and the parking area down to street level will create a "berm" along the whole east side of the parking lot (all of the property except that berm will be excavated). This will provide a natural "screening" to prohibit automobile lights from glaring on to the highway. Planner Jennings then related that the Dairy Queen would (through a licensing procedure with the city) landscape the right-of-way immediately abutting the west end of their property to the street level (this area belongs to the city).

Next discussed by the Planning Commission and staff was the parking, landscaping and signing (it was explained that there will be a logo placed on the northeast corner of the property). The opening for ingress and egress is 28' and the Zoning Ordinance only requires 25'.

Commissioner Barnum asked Planner Jennings if he was satisfied with the way Mr. Landon handled the access-egress traffic problem. Planner Jennings responded by saying that intersection is going to be busy and there is not a great deal that can be done about it. He stated all the City can do is request that the ingress and egress is as big

and as safe as possible.

Commissioner Shirley asked who (state, city or county) maintains the concrete "islands" in the middle of Highway 101 and if the city can do something to remove them. Planner Jennings said that this belongs to the state. Alice Hunt stated she believes the state is going to remove them when the highway widening is completed. Commissioner Shirley continued by suggesting the possibility of creating a turn lane (when proceeding north) where the concrete island is at present, when the removal has been done.

Councilman Erskine questioned Mr. Landon in regard to signing, asking what the dimensions would be. He responded that from the bottom of the sign to the ground would be approximately 15' tall and the sign dimensions would be approximately 6' X 10'.

Planner Jennings related to the Commission that Mr. Landon has assured him that they intend to do more extensive landscaping here than they do in other cities; due to this being most desirable to the people of Florence.

Councilman Erskine stated she is impressed with the changes that have been wrought in the past two weeks concerning the traffic pattern. Councilman Erskine moved to accept staff report and allow the application for the Dairy Queen to be granted, Commissioner Barnum seconded. Question was called; Roll Call Vote is as follows: Commissioner Howells--"aye", Commissioner Barnum--"aye", Commissioner Shields--"abstain", Commissioner Shirley--"aye", Councilman Erskine--"aye". The motion carried to allow the Dairy Queen to construct their establishment.

(Commissioner Shields abstained from voting, due to aforementioned reasons).

DESIGN

REVIEW

New Construction - Florence Opportunity Center - Restricted Residential District--Roy Hahn, petitioner. (S.W. 15,120 square feet of Tax Lot 3500 Map 18 12 23 3 4). Vice-Chairman Howells related that she is a member of the Opportunity Center Board but has no financial interest in the matter. She stated she does not feel she is unduly prejudice regarding this proposal.

Planner Jennings explained that this use in the RR District is unusual and the criteria is mainly geared for residential use; therefore he had to use the requirements (set-backs, coverage, etc.) that are provided in the RR Zone for this proposal. He related these main topics for concern were: set-backs (front) which requires a 20' set-back (this structure has a 28' set-back); permitted coverage is 75% (this project has 73%); and lastly, the rear yard set-back required is ten feet (this project has a five foot set-back).

The Planning Commission then discussed parking (it was stated that there will be 6 parking spaces to the west of the proposal). Commissioner Shields asked Planner Jennings how he deduced that there should be that many spaces. Planner Jennings responded that the formula he used was 1 parking space per class room, plus 1 space for each full-time employee. He stated this was a new procedure for him so he used the formula to establish parking area.

There was then a lengthy discussion by staff, Dr. Brauer and the Planning Commission regarding the parking for this center.

TO: CITY COUNCIL
FROM: PLANNING DEPARTMENT
DATE: AUGUST 22, 1978
RE: PLANNING COMMISSION MEETING SUMMARY

OLD BUSINESS

1. Applicant: William Hansen
Location: 35th Street - MAP 18 12 22 TAX LOT 100 and 200
Proposal: Applicant seeks to partition 34 lots on the South of 35th Street and 10 lots on the North of 35th Street.
DECISION: Preliminary approval of additional 10 lots of "Casa Grande" with the provision that 37th Street be a 60 ft. right-of-way, and that sidewalks be included along Oak Street. (The original 34 lots received preliminary approval at the Planning Commission meeting of March 6, 1978.)

NEW BUSINESS

1. PUBLIC HEARING - CONDITIONAL USE
Applicant: Mark W. Durbin
Location: 4325 Highway 101
Proposal: Applicant seeks permission to construct an addition to a single family residence in the Highway District. (Pre-existing non-conforming use.)
DECISION: Approved
2. PUBLIC HEARING - MOBILE HOME ORDINANCE
Testimony was received from Eight (8) different citizens without comments from the Planning Commission or questions being answered. Citizens - Jim Nixon, Art Koning, Del Sullivan, Leonard Harris, Gordon Miller, Ted Simmoneau, June Matheny, Ruby Chapman.
3. Applicant: Jake Mann
Location: 41st Street - MAP 18 12 14 TAX LOT 3300
Proposal: Applicant seeks permission to construct a 5 unit duplex in the Highway District.
DECISION: Approved this use in Highway District.

PLANNING COMMISSION MEETING - SUMMARY - AUGUST 22, 1978

4. Applicant: Merwyn F. Ranes
Location: 140 Rhododendron Drive
Proposal: Applicant seeks to partition lot into 2 parcels. TAX LOT 300

DECISION: Approved with the condition both parcels meet the square footage requirements.

DESIGN REVIEW

1. Applicant: Ted Simmoneau
Location: 1560 9th Street (Adjacent to Umpqua Savings and Loan)
Proposal: Applicant seeks approval of a 7 11 Store to be constructed.

DECISION: Approved as submitted.

2. Applicant: Jake Mann
Location: 41st Street MAP 18 12 14 TAX LOT 3300
Proposal: Applicant seeks approval of a 5 (five) unit duplex to be constructed.

DECISION: Tabled (No representation present)

3. Applicant: Earl Landon
Location: 125 Highway 101 MAP 18 12 34 1 1 TAX LOTS 10800, 10900, 11000
Proposal: Applicant seeks approval of a Dairy Queen to be constructed.

DECISION: Tabled (There is a need for time to work with staff concerning the problems of access and egress, screening, parking, etc.)

A G E N D A

PLANNING COMMISSION MEETING

AUGUST 21, 1978

- I. ROLL CALL
- II. APPROVAL OF MINUTES - AUGUST 7, 1978
- III. CITIZENS ADVISORY COMMITTEE
- IV. P L A N N I N G C O M M I S S I O N

OLD BUSINESS

1. Applicant: William Hansen
Location: 35th Street - MAP 18 12 22 TAX LOT
100 and 200
Proposal: Applicant seeks to partition 34 lots
on the South of 35th Street and 10
lots on the North of 35th Street.

NEW BUSINESS

1. PUBLIC HEARING - CONDITIONAL USE - 8:00 p.m.
Applicant: Mark W. Durbin
Location: 4325 Highway 101
Proposal: Applicant seeks permission to construct
an addition to a single family residence
in the Highway District. (Pre-existing
non-conforming use)
2. PUBLIC HEARING - MOBILE HOME ORDINANCE - 8:30 p.m.
3. Applicant: Jake Mann
Location: 41st Street - MAP 18 12 14 TAX LOT 3300
Proposal: Applicant seeks permission to construct
a 5 unit duplex in the Highway District.
4. Applicant: Merwyn F. Ranes
Location: 140 Rhododendron Drive - MAP 18 12 27 33
Proposal: Applicant seeks to partition lot into
2 parcels. TAX LOT 300

V. D E S I G N R E V I E W

1. Applicant: Ted Simmoneau
Location: 1560 9th Street (Adjacent to Umpqua Savings
and Loan)
Proposal: Applicant seeks approval of a 7 11 Store to
be constructed.

DESIGN REVIEW CONTINUED

2. Applicant: Jake Mann
Location: 41st Street MAP 18 12 14 TAX LOT 3300
Proposal: Applicant seeks approval of a 5 (five)
unit duplex to be constructed.

3. Applicant: Earl Landon
Location: 125 Highway 101 MAP 18 12 34 1 1 TAX
LOTS 10800, 10900, 11000
Proposal: Applicant seeks approval of a Dairy Queen
Restaurant to be constructed.

VI. REPORTS

1. City Manager
 - a. Certificate of Appreciation
2. Resource and Development Planner
3. Commissioners

VII. CITIZENS FOR ANYTHING NOT ON THE AGENDA

VIII. ADJOURNMENT

Councilman McCorkle asked Mr. Simmoneau what would be done as far as a barrier (or landscaping) was concerned for the west end of the 7-11 property. Mr. Simmoneau responded that he would be amenable to the same contract with the City that he had previously; thusly, nine months from now, if there is no development to the west of 7-11 then he would construct a barrier (explained here that he would also agree to a temporary barrier to be erected, if the Planning Commission so desires). Mr. Simmoneau stated he does anticipate that the property west of the 7-11 store will be under development shortly.

Councilman McCorkle asked Mr. Simmoneau where the signing will be for this development. Mr. Simmoneau stated it would be on the extreme northeast corner of the Umpqua Savings and Loan portion of his lot. (he also related that the ONLY signs that would be placed here are the ones for the Saving and Loan and 7-11 and that these signs would be in the form of one architecturally designed sign with two logos, so there would not be a "hodge-podge" of signing).

Commissioner Shields included in his motion (with Commissioner Barnum's approval) the fact that if the property west of the 7-11 store is not under development by the time for completion of the 7-11, then the southwestly parking area for the 7-11 must have a temporary barrier constructed to keep traffic from going into the sand and possibly becoming stuck (at this point, Mr. Simmoneau stated since he is the owner of the property, he will agree to that stipulation).

Question was called; Roll Call Vote is as follows: Commissioner Howells--"aye", Commissioner Barnum--"aye", Commissioner Shields --"aye", Commissioner Freshour--"aye", Commissioner Shirley--"aye", Councilman McCorkle--"aye", and Chairman Mans--"aye". The motion to allow new construction was carried.

Mr. Simmoneau wanted to make clear when the 7-11 store was issued City recommendation for a package beer and wine license to OLCC. Manager Isadore stated this was done at the August 14, 1978 Council meetin

DESIGN

REVIEW

New Construction - Five Unit Duplex - Highway District--Jake Mann, petitioner. Commissioner Howells moved to "table" this application until the next Planning Commission meeting; due to the absence of Mr. Mann, Commissioner Freshour seconded. Question was called; Roll Call Vote is as follows: Commissioner Howells--"aye", Commissioner Barnum--"aye", Commissioner Shields--"aye", Commissioner Freshour --"aye", Commissioner Shirley--"aye", Councilman McCorkle--"aye", and Chairman Mans--"aye". The motion to "table" this application carried. (Chairman Mans requested that Mr. Mann be notified of this decision).

DESIGN

REVIEW

New Construction - Dairy Queen - Commercial District--Earl Landon, petitioner. (125 Highway 101 Map 18 12 34 1 1 Tax Lots 10800, 10900 and 11000). Applicant seeks approval for a Dairy Queen to be constructed on this property. Commissioner Shields stated that due to his possible business association with the applicant, he will refrain from voting due to a potential conflict of interest; however, he will participate in discussion.

Manager Isadore explained to the Commission and the public that this will be a "sit down and take out" type of operation. He then covered the requirements by the City in the Commercial District pertaining to the building's esthetics and dimensions; type of construction

(masonry-sump block--a type of adobe material); siding (natural tan-black); roofing (built-up tar with red mansard aluminum shake. He concluded by stating the staff recommends approval on the condition that there be a Dedication of approximately 12' of the intersection at Kingwood Street (this would better handle the access and egress). Also staff would recommend: 1. screening for car lights (so the lights would not impair the traffic's vision on Highway 101); 2. site lowered to highway grade; 3. treatment of intersection as recommended by the Chief of Police and staff.

Police Chief Jim Shaw addressed the Commission citing his concerns for the parking on the east side of the construction site. He related that if only a curb is placed here, this would be easy for the four-wheel drive vehicles to go over (either way). His other concern was for the access and egress onto Kingwood. He stated that with the amount of traffic that is in the waterfront loop area and the amount of heavy traffic this type of business would generate, it could create quite a problem in an already heavily congested area. He also recommended that the only logical solution would be for the Dairy Queen to dedicate 12' of the northly end tip of the property allowing two lanes of traffic going into and coming out of the Dairy Queen parking lot. He concluded by stating this would help eliminate any hazards that may exist as the plan is designed at this time.

Chairman Mans explained to the audience and the Planning Commission that the Police Chief, City Manager and himself had been to the property in question and studied what affects could occur from having the access and egress allowed where it is now shown on the plan. He stated that with even two cars stopping at the stop sign (on Kingwood going on to Highway 101) would block ingress and egress to the Dairy Queen business.

Councilman McCorkle suggested the possibility of creating a one-way Entrance Only into the Dairy Queen drive-up window portion of the establishment. He related this could possibly help with the problems of traffic due to the present positioning of access and egress on the plan. Manager Isadore stated the grade of the land and the width of Kingwood Street may prohibit this type of suggestion.

Chairman Mans stated something must be done regarding traffic in this area because this area is a "high density traffic area." He went on to say he does not feel the petitioner has answered adequately how he will handle the traffic circulation problem.

Mr. Landon, the Planning Commission and staff then discussed the drive-up window (Mr. Landon stated he felt this was necessary).

Commissioner Howells stated anyone who comes off the bridge (proceeding north) and tries to negotiate a left turn to get into the Dairy Queen, could end up being "rear-ended" due to the rate of speed people use coming off the bridge. She further explained there is a draw bridge near and it is used many times during the year. She stated this could also add to the congestion in that area. Commissioner Howells then asked Manager Isadore if he had contacted the Highway Department in regard to the traffic problem in this area and also if he had questioned them as to any possible solution to the problem of the head-in parking that would allow lights to shine directly on to 101. Manager Isadore stated he had contacted the state and they did NOT want any access or egress on to Highway 101. He had not discussed anything further with them at this time.

Then discussed by staff and the Commission was the head-in parking and how it could affect traffic on Highway 101. It was discussed that other businesses in town had this same type of parking structure, but that the angle of this particular business parking area coming in contact with the bridge traffic could be somewhat of a problem. The Planning Commission conversed here about the feasibility of possibly using a hedge as a light buffer for the 101 traffic.

Chairman Mans stated there is a serious problem in this area and asked Mr. Landon if he could wait for two more weeks; thereby giving himself, staff, and the Planning Commission time to perhaps try and find answers to some of these problems. Mr. Landon stated this would be all right.

The staff and the Commissioners then discussed why staff feels this lot should be brought down to grade (level with the Highway). Manager Isadore explained that Resource Planner Adkins and himself had discussed where three "vistas" (as discussed in LCDC Goals--Page 141 Open Spaces) could be located in this town and one discussed was where the Dairy Queen is being proposed--the view of the sand dune. He further explained he felt if the lot elevation was lowered, that the business that is located there, would have better exposure, due to the background of the dune. He also explained this leveling would add to the compatibility of the existing buildings in the area. The approximate grade levelling discussed was 4'. Chairman Mans stated he felt bringing the level to grade would also enable the ingress and egress of traffic to be better handled.

Commissioner Howells stated she felt after receiving input from the citizens of the community, she believed that the citizens consider this land area as an exceptional vista for people coming into or leaving the City. She continued by saying it is not the function of the Planning Commission to keep someone from building on their own land; however, she would personally like to have Mr. Landon address his building sight as best he can, not losing the vista that has been there for so long and that the people of this community are so proud of. She concluded by stating she would like to see Mr. Landon's project an asset to the community instead of a detriment.

Councilman McCorkle moved to "table" this application until the next meeting; with instruction to staff that they work with the developers in regard to the comments made tonight by the Design Review Board, as well as statements made by the developer and the suggestions made by Chief Shaw in regard to problems of access and egress, screening, etc. (He related that the next meeting for the Planning Commission will not be on the 4th of September, but rather on the 5th.)

Commissioner Barnum seconded; Roll Call Vote is as follows: Commissioner Howells--"aye", Commissioner Barnum--"aye", Commissioner Shields--"abstain", Commissioner Freshour--"aye", Commissioner Shirley--"aye", Councilman McCorkle--"aye", and Chairman Mans--"aye". The motion to "table" was carried. Chairman Mans requested to be present during the meeting between staff and the Landons concerning possible changes to their plan. The Commissioners agreed this would be good.

REPORTS

CITY MANAGER--Manager Isadore requested comment or suggestions for the Certification of Appreciation Award that was drafted for Planning Commission's review (a list of the names of businesses the staff felt should be given this award was also presented).

8-16-78

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: CITY MANAGER, JOHN F. ISADORE
DATE: August 15, 1978
RE: Dairy Queen Site

Gentlemen:

In the press of time, I "goofed" and when the owner of the above property requested permission to level the above site I inadvertently sanctioned it. My mind went blank thinking only of physical site improvements.

I;m sincerely sorry for any concern or embarrassment this may have caused any of you. However, too I do not wish the developer to be criticized for my error.

Respectfully submitted,

"Jack"

John F. Isadore
City Manager
Planner

cc City Council

APPLICATION FOR PLANNING COMMISSION REVIEW AND/OR DESIGN REVIEW

(Dairy Queen)

125 Highway 101
MAP 18 12/34 11

Applicant EARL LANDON Location Block 6 - T.L. - 10800, 10900, 11000

Mailing Add. 1510 BARHAM PLACE, COOS BAY 97420

Proposal: Change of Use Construction Addition
 New Construction Other: _____

Zone District:

- * Waterfront Commercial Multi-family
- ** Highway Light Industrial Other

* Waterfront District proposals require Design Review approval.
 ** Highway District proposals require Planning Commission approval and Design Review approval.
 Proposals in other districts require Design Review approval if new Construction involves 25% or more of floor area or facade.

I/We, the undersigned, do hereby apply to the Planning Commission and/or Design Review for the above project.

I/We further understand that the decisions of the Planning Commission and/or the Design Review Board are final unless an appeal is filed within fifteen (15) days of the date of the decision in accordance with the Florence Zoning Ordinance No. 569.

8-15-78
Date

Earl Landon
Signature/s of Applicant

DECISION: APPROVED APPROVED WITH CONDITIONS DENIED

ACTION OF: Planning Commission
 Design Review

Sept 29, 1978
Date

Claudio L. Howells, U-C
Chairman

In accordance with House Bill 2944, Chapter 654, the following standards and facts were considered in reaching a decision on the above proposal:

- Staff report accepted and attached.
- Other. (Brief written statement attached)
- Conditions attached.

STATEMENT OF FACT

DESIGN REVIEW

SEPTEMBER 5, 1978

APPROVAL: EARL LANDON

At the Planning Commission meeting of September 5, 1978, the Design Review Board approved the application of Earl Landon to construct a Dairy Queen in the Commercial District (125 Highway 101 Map 18 12 34 1 1 Tax Lots 10800, 10900 and 11000).

Approval was due to compliance by the petitioner to Ordinance 569, Section 18, especially part A. (1-4).

CITY OF FLORENCE
BUILDING DEPARTMENT

INFORMATION NEEDED TO ISSUE BUILDING PERMIT:

OWNER EARL LANNON Contractor _____

Mailing Address COOS BAY 1510 BIRHAM TERRACE Address _____
St. Lic. No. _____

New Type of Building: COMMERCIAL
(residence, garage, type of commercial bldg., etc)
 Addition
 Alteration Type of Construction: MASONRY
(wood, masonry, etc.)
 Repair VALUATION: \$ 80,000

Legal Description: Block 6 Lots 6-109876, Add'n FLORENCE ORIGINAL
Map No. _____ Tax Lot 10800 10900 1100

8-15
Date _____
Earl Lannon
Signature of permittee _____
Phone Number HOME 2699158 756 6414

PLEASE PROVIDE TWO SETS OF PLANS, INCLUDING:

1. Plot Plan, showing proposed building and/or additions, dimensioned location of property lines and any existing buildings on the property. Show locations of all street frontages and dimensions of property lines.
2. Floor plan of each floor, including basement and foundations, showing use of all rooms or areas and the size and locations of all wall openings and stairs.
3. Exterior wall elevations of three views, showing all pertinent vertical dimensions.
4. Cross section, showing covering materials for all surfaces, such as roofing, ceilings, interior and exterior walls and projections, such as eaves.
5. Specifications on the drawings or separate, covering materials and methods of construction, wall finishes, and all pertinent equipment.

FLORENCE DESIGN REVIEW BOARD

STAFF REPORT

Agenda Date August 21, 1978 Prepared by John F. Isadore

Applicant Earl Landon (Dairy Queen) Location 125 Highway 101-MAP 18 12 34
T.L. 10800,10900,11000

Proposal To construct a Dairy Queen.

INFORMATION ITEMS

Zoning Commercial Usage Sit down and carry out restaurant.

Lot Area - Minimum Required 2500 sq. ft. Project Size 2500 sq. ft.

Lot Coverage - Maximum Permitted 100% Project Coverage 12%

<u>Setbacks Required:</u>	<u>Building Height:</u>	<u>Parking:</u>
Front yard <u>-</u>	Max. permitted <u>28 ft.</u>	Amount required <u>22</u>
Side yard <u>-</u>	Project height <u>13 ft. 3 in.</u>	Project provides <u>22</u>
Rear yard <u>-</u>		

BUILDING AND MATERIALS

Size 2460 sq. ft.

Type of Construction Masonry - slump block

Exterior Siding and Color Natural (tan) black

Roofing Materials and Color Built-up tar with red mansard aluminum shake.

Landscape Applicant will explain diagram and provide pictures.

Evaluation Could not find an area where applicant doesn't meet criteria.

However, feel the access and egress is marginal - would recommend Planning

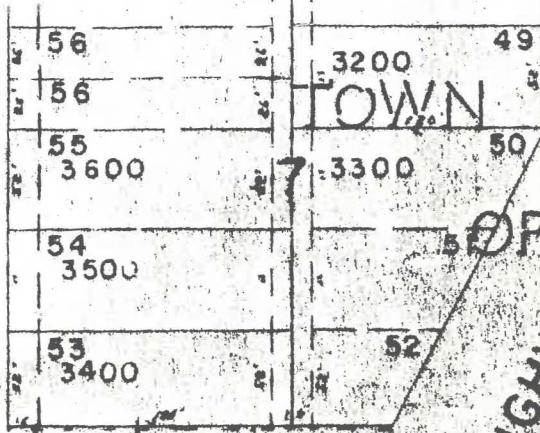
Commission request dedication of approximately 12' for intersection of

Kingwood Street. Recommend approval.

DAIRY QUEEN - EARL LANDON

Property described as Section 34, T18S, R12W, WM, Block 9-Lot 6,
Block 6-Lots 6-7-8-9-10, Tax Lots 10800,10900,11000, and including
Alley vacated by ORDINANCE NO. 381 -60' width.

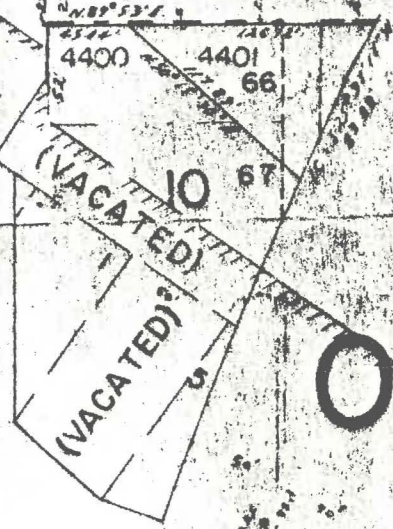
JEFFERSON S



HIGHWAY

ND

KINGWOOD



097-00

COAST

ST FLORENCE (ORIGINAL)

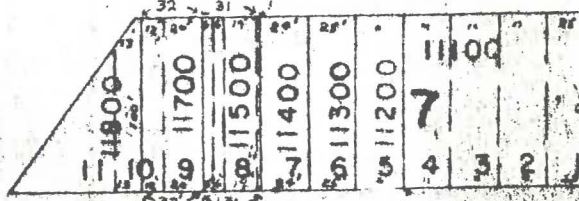
KINGWOOD

BAY (MAIN ST)

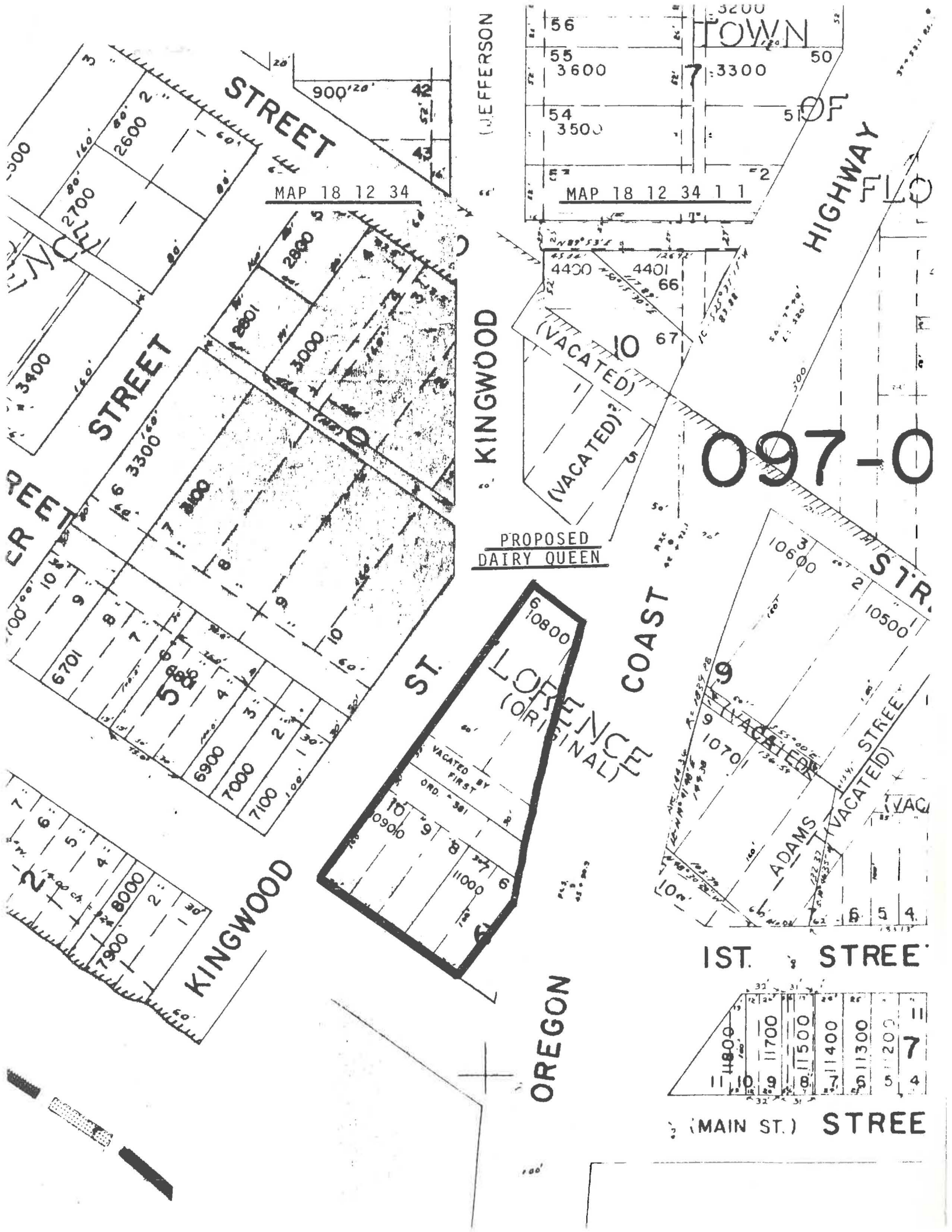
OREGON



1ST STREET



(MAIN ST.) STREET



MAP 18 12 34

MAP 18 12 34 1 1

097-0

KINGWOOD

PROPOSED DAIRY QUEEN

KINGWOOD ST.
LORENCE ST. (ORIGINAL)

COAST

OREGON

1ST. STREET

11800	11700	11500	11400	11300	11200	11100
10	9	8	7	6	5	4

(MAIN ST.) STREET

HIGHWAY 97

TOWN

JEFFERSON

STREET

STREET

KINGWOOD

ST. 2

ADAMS STREET

(VACATED)

(VACATED)

(VACATED)

(VACATED)

(VACATED)

VACATED BY ORD. 381

FIRST

10900

9

8

11000

6

10800

10

9

8

7

6

5

4

3

2

1

0