

**City of Florence  
Planning Commission Meeting  
250 Hwy 101, Florence, OR 97439  
October 22, 2019**

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**CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE**

Meeting called to order at 5:30 p.m.

Commissioners Present: Commissioner Brian Jagoe, Commissioner Andrew Miller, Commissioner Ron Miller, Commissioner Phil Tarvin, Chairperson John Murphey, Vice Chair Sandra Young, Commissioner Eric Hauptman,

Commissioners Absent: None

Staff Present: Planning Director Wendy FarleyCampbell, Assistant Planner Dylan Huber-Heidorn, and Administrative Assistant Vevie McPherrin

**1. APPROVAL OF THE AGENDA**

Start Time: 5:31 p.m.  
Action: Approve agenda as presented.  
Motion: Commissioner Ron Miller  
Second: Commissioner Brian Jagoe  
Vote: Unanimous

**3. PUBLIC COMMENT**

This is an opportunity for members of the audience to bring to the Council's attention any item not otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.

Start Time: 5:32 p.m.

Commenter: Brenda Gilmer, Vice President, Florence Emergency Cold Weather Shelter  
Comments regarding emergency shelter proposed language & permission versus organized religion mission/sanctuary.

**4. RESOLUTION PC 19 15 DR 04 – Florence Pro Lumber Building Supply Store Relocation**

An application from John LaRocco requesting approval of design review for a new 7,200 sq. ft. metal warehouse and expansion of existing retail building, for change of use from greenhouses and nurseries, retail to building supply and building material yard at the proposed relocation of 4385 Highway 101. The property is located between Hwy 101 and Oak St., on the west side of Hwy 101, north of 43<sup>rd</sup> St., at Map No. 18-12-14-32, Tax Lot 02800 in the Highway District regulated by FCC Title 10, Chapter 16.

Open: 5:38 p.m.  
Closed: 6:15 p.m.  
Applicant: John LaRocco  
Discussion: As Follows

No Commissioner declared a conflict of interest, ex parte contact, or bias. There were no challenges.

AP Huber-Heidorn delivered a staff presentation on the proposed Design Review for a new 7,200 sq. ft. metal warehouse and expansion of existing retail building, and the change of use from greenhouses and nurseries, retail to building supply and building material yard.  
(see attachments)

Discussion:

- ODOT referral comments regarding the physical barrier at Highway 101 access to use more specific language.
- Original ODOT recommendation of secondary Oak Street access. VC Young explained the history with the goal of keeping local traffic off of Highway 101 and presented the possible option for exit only on to Oak Street.
- Question raised regarding loading/unloading and clarification was requested of Condition #6.1 regarding reference to sidewalk maintenance.

Applicant: Mr. John LaRocco, Owner, Florence Pro Lumber

- Mr. LaRocco stated he had read the staff report and agreed with the conditions of approval.
- Commissioners questioned the applicant regarding secondary access off of Oak Street.
  - Applicant indicated there were presently 2 functional gates at Oak Street and future plans of the location may include a possible lot line adjustment.
- Commissioners requested clarification regarding loading/unloading along Highway 101.
  - Staff indicated loading/unloading would be addressed with the parking plan

Proponent, Opponent, Neutral Party: None

Staff Recommendation:

- Amendments made to Condition #4.1 to include, "that shall include collaboration with ODOT regarding a shared access point with the tax lot to the north."
- Points of clarification post staff report included design review for the roof color and possible requirement of Oak Street screening.
- Staff recommended approval of the application with conditions of approval as discussed.

Commission Deliberation:

- CP Murphey recommended Oak Street screening be added, all Commissioners agreed, and staff added it as Condition #6.4.

Action: Approval of the application with conditions of approval as presented.

Motion: Commissioner Brian Jagoe  
Second: Commissioner Ron Miller  
Roll Call Vote: Unanimous

5. **PC 19 08 VAR 01 – Drive-Thru Car Wash & PC 19 09 VAR 02 – Drive-Thru Coffee Kiosk Variance**

**PC 19 10 CUP 03 – Drive-Thru Car Wash & PC 19 11 CUP 04 – Drive-Thru Coffee Kiosk CUP**

Joseph Moore, of GMA Architects, on behalf of Sean Randle submitted two Conditional Use Permit applications, to construct a Drive-Thru Car Wash and Coffee Kiosk and two Variance applications to exceed the 10 ft. maximum front yard setbacks for both projects. Property for the proposed drive-thru car wash is located at 586 Hwy 101, Map No. 18-12-27-44, Tax Lot 06601 and the property for the proposed coffee kiosk is located at Map No. 18-12-27-44, Tax Lot 06600, in the Mainstreet/Area A District regulated by FCC Title 10, Chapter 27. Lots are situated between 6<sup>th</sup> St. and 5<sup>th</sup> St. (Rhododendron Dr.) E of Highway 101, W of Old School Furniture.

Open:	6:20 p.m.	Reopened:	7:21 p.m.
Closed	7:21 p.m.	Closed:	7:22 p.m.
Applicant:	Sean Randle		
Discussion:	As Follows		

No Commissioner declared a conflict of interest, ex parte contact, or bias. Commissioner Hauptman indicated that he leases property from Mr. Costa. There were no challenges.

PD Farley-Campbell delivered a site design staff presentation on the proposed coffee kiosk and car wash drive thru. The presentation included testimony from property owner to the east with on-site traffic flow, congestion, and parking concerns expressed. The presentation also included referral comments from ODOT, Florence Public Works, and Civil West Engineering. Staff recommended approval of all four applications subject to the conditions of approval as presented in the Resolutions. PD FarleyCampbell pointed out that the variance application for the proposed car wash had been for Highway 101 however, due to the narrowest property lot line location it would have to be for 6<sup>th</sup> Street. (see attachments)

**Discussion:**

- Inquiry regarding Traffic Impact Analysis (TIA) and determination of possible underground tanks at the property. Staff responded both areas of inquiry would be addressed and determined at time of design review.
- Interpretation of 'service stations' and the purpose of the district.
- Clarification requested for location of proposed car wash within the setback related to zero lot line impact. PD responded that side and rear yards can be allowed at zero lot line.
- Noted for the record, the car wash elevation directional presented was incorrect.

**Applicant:**

Mr. Sean Randle, Mr. Joe Moore, & Mr. Scott Randle

Mr. Moore sought clarification of the following conditions:

- Variance Condition #3-1 regarding expiration and the language, "substantial construction". Staff stated, "substantial construction" shall be considered completion of a building foundation.
- Conditional Use Condition #2 regarding the proposed change in building height requirements. PD FarleyCampbell stated it would be the requirement in place at the time of design review.
- Condition #4 regarding how the financial participation would be determined and #5 regarding specific driveway language to confirm the "50 feet" and whether "8 feet wide" or, "8 feet wider" was meant. PD FarleyCampbell

stated participation calculations had not yet been assigned however, indicated it would be based on trip count, with the exception of the sidewalk, and it was her recommendation that it be determined at the time of design review. She stated there would be review of Condition #5 and more specific language would be added.

- Inquiry regarding the responsibility for the reconstruction of 5<sup>th</sup> Street mentioned in Condition #10, AP FarleyCampbell's initial response was that the referral comments were unclear and she would follow up with Public Works to provide an answer to the expectation of PCI standards.
- Brief discussion of Condition #11 regarding noise level.
- Applicant was asked if the car wash was proposed at zero lot line and Mr. Moore responded the set back was either 5 or 7 feet.
- Applicants said they had read the staff report and understood the conditions of approval.

Proponent, Opponent, Neutral Party: None

Neutral Party: Gary & Melinda Dietz, Owner, Car Wash & Shine  
Stated concerns of traffic and congestion, questioned the adequacy of the parking plan, and asked if a water reclaim system was proposed. CP Murphey stated the areas of concern would be addressed at time of Design Review.

Staff recommendation:

- Referenced page 13 of the Findings of Fact and stated that the 50 feet was an access standard for intersection spacing and should be compliant with the standards in Title 10, Chapter 36.
- Recommended to strike "at least 50 feet from Highway 101 and widened to at least 8 feet" and access and design would be addressed with design review. Commissioners agreed.
- Noted correction and strike in the last paragraph, last sentence in the narrative on page 2 of Findings of Fact to read "Building designs, to be reviewed with Design Review, were provided and appear to enhance the area."
- Hearing was closed and reopened to consider point of order for Public Works comments regarding reconstruction of 5<sup>th</sup> Street.
- Recommended approval of the application with the conditions and corrections as presented.

Commission Deliberation:

- Deliberation regarding proposed development complying with permitted and/or conditional use or with the intent of the Comp Plan
- Deliberation regarding possible split decision of the 4 applications and agreed to continue as presented.

Action: Approval of the application and conditions and changes as presented by staff  
Motion: Commissioner Ron Miller  
Second: Commissioner Brian Jagoe  
Roll Call Vote: 4 to 3 to approve the application

**6. PLANNING COMMISSION REPORTS & DISCUSSION ITEMS**

Discussion: Clarification regarding Type II notification and call-up opportunity

**7. PLANNING DIRECTOR REPORTS & DISCUSSION ITEMS**

Discussion:

- DRAFT Memorandum regarding work plan items, request to review and to add comments and/or recommendations for City Council on November 4, 2019.
- Boards & Committees renewals

**8. PLANNING COMMISSION CALENDAR**

Discussion:

Housing Informational Session/Open House, November 6, 2019  
Final PUD/Final Plat and CUP SFR in Multi-Zoning, November 12, 2019  
CC/PC Joint Hearing on November 18, 2019 @ FEC  
Cluster Development, November 26, 2019

Meeting adjourned at 7:42 p.m.

**ATTEST:**

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John Murphey, Chairperson  
Planning Commission

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Vevie McPherran, Administrative Assistant

# Pro Lumber Relocation Design Review

## PC 19 15 DR 04



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# Introduction

- John LaRocco applied for expedited review of proposed new construction, site design, and change of use at 4385 Hwy 101
- The applicant proposes moving Pro Lumber to the site of the former Woodsman Nursery, which would change the use from Retail Greenhouses and Nursery to Building Material Yards

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# Introduction

- The applicant also proposes a new steel warehouse and an expansion to the existing retail building
- Several storage buildings and greenhouses were recently demolished

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# Criteria

**Criteria applying to this matter include:**

**Florence City Code:**


**Title 10 Chapters:**

- 1: Zoning Administration, Sections 1-4, 1-5, and 1-6-3
- 3: Off-Street Parking & Loading, Sections 2 to 5 and 8 to 10
- 6: Design Review, Sections 3, 4, 5, 6-6-7, and 7
- 8: Nonconforming Lots and Uses, Sections 1 and 2
- 16: Highway District, Sections 2, 4, 5, and 7
- 34: Landscaping, Sections 3 and 5
- 35: Access and Circulation, Sections 2-4 and 3
- 36: Public Facilities, Section 3
- 37: Lighting, Sections 2 through

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# Site Aerial



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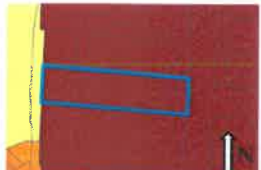
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# Zoning

- Highway District
- Highway Comp. Plan designation

# Surrounding Uses

- N: Mini Storage
- E: RV Sales and Service
- S: Auto Service, Tires
- W: Golf Course
- Nearest Residential Uses: Siuslaw Dunes Apartments, Temporary SDA Residence

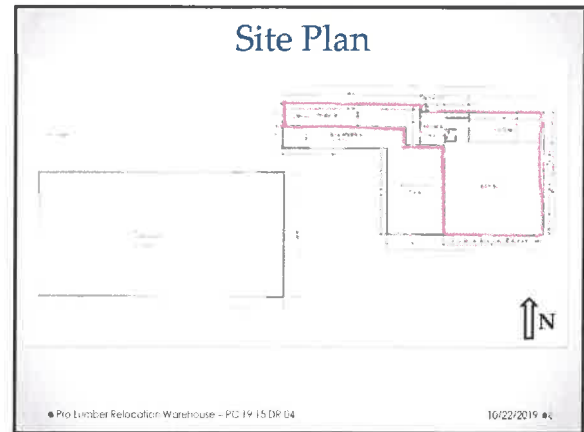


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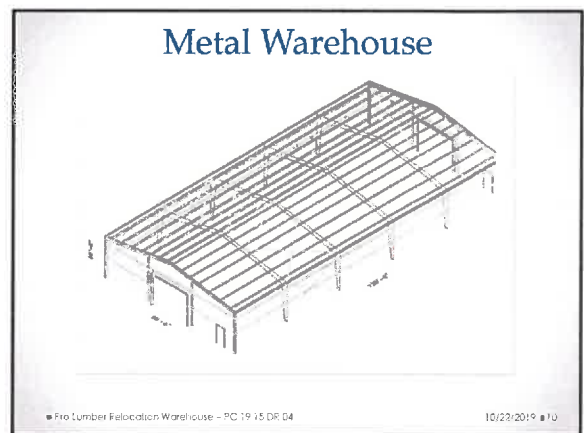
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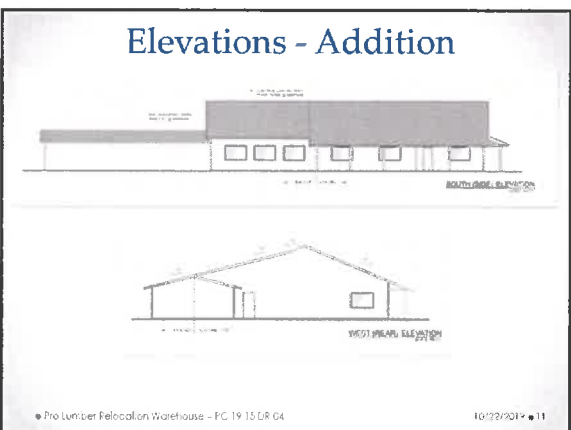
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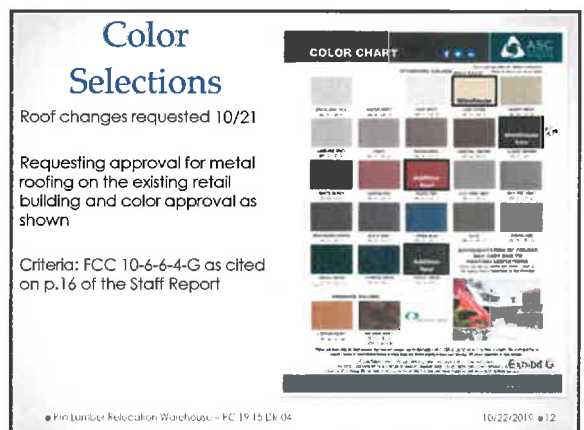
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## Outdoor Storage

An outdoor lumber yard will be needed after moving into the proposed warehouse

Outdoor storage will be requested at a later date and with a separate application if necessary

Screening requirements should be met by Condition 6.1 or will be met with additional conditions of the later application



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## Screening

Application of FCC 10-16-7-C as cited on p.20 and 10-34-3-7-C as cited on p.24 of the staff report



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## ODOT Referral Comments

ODOT described the two permitted Hwy 101 access points on the property and objected to the current open parking frontage.

The resubmitted parking plan must address ODOT's access restrictions.



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## Staff Recommendation

Staff finds that the proposed application can meet the requirements of City Code with conditions of approval as follow. Staff recommends approval of the application.

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## Conditions of Approval

- 4.1. Calls for a resubmitted parking plan
- 4.2. Describes code requirements for parking
- 4.3. Sets minimum number of parking spaces based on the uses in the proposal
- 4.4. Requires ADA parking per federal standards
- 4.5. Restricts vehicle maneuvering in the Hwy 101 ROW
- 4.6. Describes standards for parking area dimensions
- 4.7. Requires bicycle parking

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## Conditions of Approval

- 4.8. Requires screening for parking areas adjacent to Hwy 101
- 4.9. Requires protective features between parking spaces and the retail building
- 5.1. Restricts potential nuisances
- 6.1. Calls for a resubmitted landscape plan, including screening for the property's back lot
- 6.2. Determines 20.8% proportional increase in landscaping requirements based on expansion
- 6.3. Requires additional screening for mechanical equipment, loading and delivery areas, and trash enclosures.

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## Conditions of Approval

- 7.1. Calls for a resubmitted lighting plan
- 7.2. Describes standards for dark skies-compliant lighting
- 7.3. Restricts after-hours lighting not required for security purposes

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## Alternatives

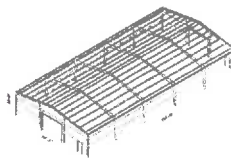
1. Approve the application with the conditions of approval as proposed;
2. Modify the findings, reasons, or conditions and approve the proposal;
3. Deny the application; or
4. Continue the public hearing to a date certain if more information is needed.

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## Questions?



**SITE PLAN**  
KUMMIGGS RD • FLEMING DR

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## 586 Highway 101 Land Use Applications

**Car Wash: PC 19 08 VAR 01 & PC 19 10 CUP 03**  
**Coffee Kiosk: PC 19 09 Var 02 & PC 19 11 CUP 04**



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## Proposals

PC 19 10 CUP 03 & PC 19 08 VAR 01

- Conditional Use Permit: Drive-through Car Wash
- Variance: Front Yard Greater than 10'

PC 19 11 CUP 04 & PC 19 09 VAR 02

- Conditional Use Permit: Drive-through Coffee Kiosk
- Variance: Front Yard Greater than 10'

2

## Review Criteria


**Florence City Code, Title 10: Zoning**

1: Zoning Administration, Sections 1-4, 1-5, and 1-6-3  
4: Conditional Uses, Sections 8 through 11 and 12D  
27: Mainstreet/Area A District, Sections 3 through 5  
35: Access and Circulation, Sections 2-4, 2-16, 3 and 5

**Florence Comprehensive Plan:**  
Ch. 2 Commercial Policy 9  
Ch. 12 Policies 13 & 29

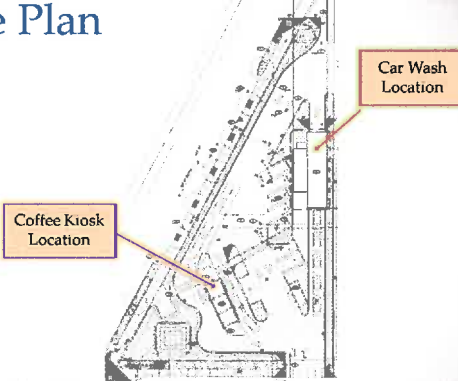
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## Aerial of Site



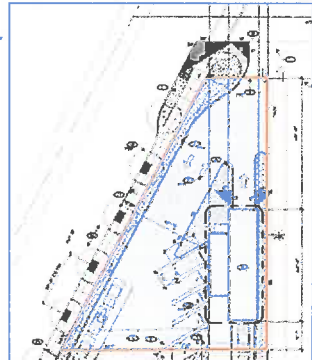
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## Site Plan



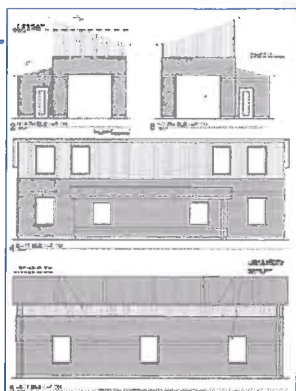
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## Site Plan - Car Wash



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## Elevations - Car Wash

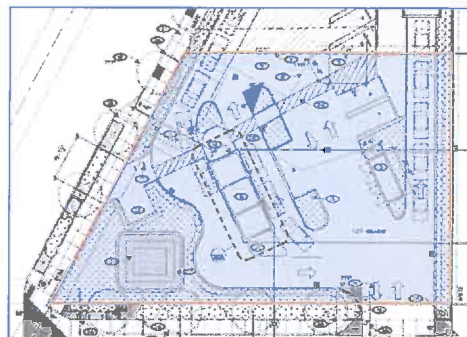


586 Hwy 101 - CUPs & Variances

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## Site Plan – Coffee Kiosk

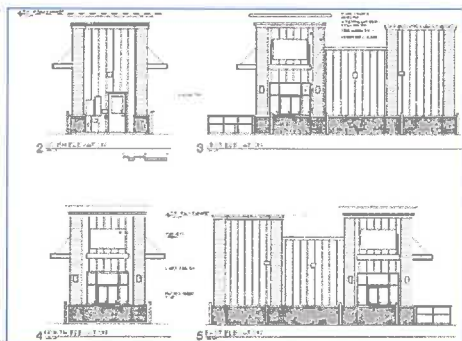


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## Elevations-Coffee Kiosk



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## Testimony & Referrals

### Public Testimony Received:

Lemhouse, Mike, 10/14/19

- Traffic flow & Congestion
- Adequacy of parking
- Vacuum space location

### Referrals Received:

Doug Baumgartner, ODOT – Highway access not proposed so not access permit required. Miscellaneous Permit required for an work to be performed in the right-of-way.

Public Works, Mike Miller & Civil West Engineering—5<sup>th</sup> St. reconstruction, Stormwater integration, easements for sewer, northern driveway replacement and ancillary utilities items for design review application.

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## Staff Recommendation

Staff finds that the proposed applications meet the requirements of City Code with conditions, and **recommends approval of the Conditional Uses and Variances** subject to conditions of approval as stated.

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## Conditions of Approval PC 19 08 VAR 01-Car Wash PC 19 09 VAR 02-Coffee

3. Expiration 10-22-20

### Informational:

1. Traffic Impact Analysis
2. Design Review Required
3. Construction Plans for public improvements.

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## Conditions of Approval

### PC 19 10 CUP 03 – Car Wash PC 19 11 CUP 04 - Coffee

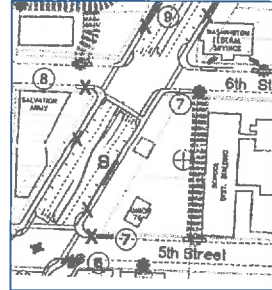
3. Expiration 10-22-20
4. & 5. Non-Remonstrance 6<sup>th</sup> St. improvements
6. Easement for shared access-Access Management Plan
7. Sewer Service extension to Car Wash-easement
8. Stormwater-curb inlet, manhole addition at 90 degree connection, clarification 8"/10"
9. Underground utilities

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## Access Management Plan

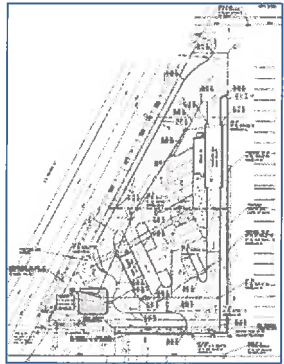
### Figure 2.b



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## Grading & Drainage Plan



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## Conditions of Approval

### PC 19 10 CUP 03 – Car Wash PC 19 11 CUP 04 - Coffee

10. Reconstruct 5<sup>th</sup> St.
- (11. Car Wash Noise Levels)

**Informational:**

1. Traffic Impact Analysis
2. Design Review Required
3. Construction Plans for public improvements.

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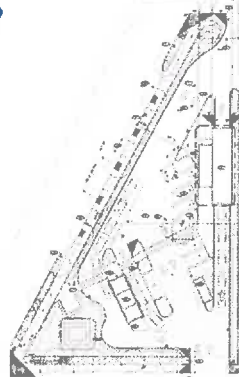
## Alternatives

1. Approve the application(s);
2. Deny the application(s);
3. Modify the findings, reasons, or conditions and approve the application(s), or
4. Continue the Public Hearing to a date certain if requested or if more information is needed.

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## Questions?



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