

CITY OF FLORENCE PLANNING COMMISSION
June 13, 2017 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 7:03 p.m. Roll call: Chairperson John Murphey, Commissioner Clarence Lysdale, Commissioner Sandi Young, Commissioner Brian Jagoe, Commissioner Michael Titmus were present. Vice Chairperson Bare and Commissioner Ron Miller were absent and excused. Also present: Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland and Admin Assistant Vevie McPherran.

APPROVAL OF AGENDA

Commissioner Young motioned to approve the agenda. Commissioner Jagoe seconded. By voice, all ayes. Motion passed 5-0.

APPROVAL OF MINUTES

Commissioner Titmus motioned to approve the Minutes of May 23, 2017. Commissioner Young seconded. By voice, all ayes. The motion passed 5-0.

PUBLIC COMMENTS

*This is an opportunity for members of the audience to bring to the Planning Commission's attention any items **NOT** otherwise listed on the agenda. Comments will be limited to **three minutes per person**, with a maximum time of 15 minutes for all items.*

There were no public comments.

PUBLIC HEARING

Chairperson Murphey announced there were three public hearings before the Planning Commission that evening. The hearing would be held in accordance with the land use procedures required by the City in Florence City Code Title 2 Chapter 10 and the State of Oregon. Prior to the hearing(s) tonight, staff will identify the applicable substantive criteria which have also been listed in the staff report. These are the criteria the Planning Commission must use in making its decision. All testimony and evidence must be directed toward these criteria or other criteria in the Plan or Land Use Regulations which you believe applies to the decision per ORS 197.763 (5). Failure to raise an issue accompanied by statements or evidence sufficient to afford the Planning Commission and parties involved an opportunity to respond to the issue may preclude an appeal of this decision based on that issue. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval without sufficient specificity to allow the Planning Commission to respond to the issue that precludes an action for damages in circuit court. Any proponent, opponent, or other party interested in a land use matter to be heard by the Planning Commission may challenge the qualifications of any Commissioner to participate in such hearing and decision. Such challenge must state facts relied upon by the party relating to a Commissioner's bias, prejudgment, personal interest, or other facts from which the party has concluded that the Commissioner will not make a decision in an impartial manner.

RESOLUTION AR 17 02 MOD 01 – 76 Station Exterior Modification: *Continued from May 9, 2017, an application from Dave Reed of Wayward R Studio, on behalf of Josh LaFranchi of Ron's Oil for an approval of a modification to Resolution PC 16 07 CUP 01. This is a request to change the original elevations for the new convenience store to include a revised roof construction and building color selection. The property is located at 1544 Highway 101, Map #18-12-26-23, Tax Lots 00400 & 00402 in the Commercial Zoning District, regulated by Florence City Code Title 10, Chapter 15.*

Chairperson Murphey asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, site visits, or bias. There were no challenges. Chairperson Murphey opened the public hearing at 7:08 p.m.

AP Southerland presented the continued staff report (attached). He reported that Staff had consulted legal counsel and received guidance from the City Attorney. AP Southerland stated that the application for modification pertained only to the store building (not site, not canopy, not landscaping). Staff stated the application met the applicable criteria of City Code and Florence Realization 2020 Comprehensive Plan and recommended approval of the application with the conditions of approval stated at the previous Planning Commission hearing. Chairperson Murphey asked for clarification regarding the approved building color and AP Southerland stated that the recommended color was the proposed light gray body, white trim and blue roof that was included in Exhibit D and Condition #4. Commissioner Lysdale asked for clarification of the code change and how it applied and AP Southerland explained how the construction of the building did not meet however, was in a gray area of the current code. Commissioner Titmus expressed concern over the applicant's disregard of the original approval. There was discussion regarding the old and the current code and how it pertained to the requested modification.

Applicant's Representative, David Reed, Wayward R Studio

Mr. Reed stated that he did not have a presentation but was prepared to answer questions. There were no questions. Chairperson Murphey asked the applicant if he understood and agreed with the findings and he replied that he did.

Chairperson Murphey asked if there were any proponents, opponents, or neutral parties. There were none. AP Southerland stated that Staff recommended approval of the application with the conditions of approval previously stated.

Chairperson Murphey closed the public hearing at 7:19 p.m.

Commissioner Titmus motioned to approve Resolution AR 17 02 MOD 01 – 76 Station Exterior Modification request for approval to the modifications of the original approval. Commissioner Lysdale seconded.

By roll call vote: Commissioner Jagoe, “No”; Commissioner Titmus, “Yes”; Chairperson Murphey, “Yes”; Commissioner Young, “Yes”; Commissioner Lysdale, “Yes”. Commissioner Miller and Vice Chairperson Bare were absent and excused. The motion passed 4 to 1.

RESOLUTION PC 17 11 CUP 06 – Helping Hands Coalition: An application from Debe Hamilton on behalf of Helping Hands Coalition for a Conditional Use Permit, seeking temporary approval to convert a building, currently retail, to multipurpose human services also serving free meals three days a week. Proposed location is at 1790 Highway 101, Map #18-12-26-22 Tax Lot 07500 within the Commercial District, regulated by FCC Title 10 Chapter 15.

Chairperson Murphey asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, site visits, or bias. Commissioner Lysdale stated he had made a site visit. There were no challenges to Commissioner impartiality. Chairperson Murphey opened the public hearing at 7:21 p.m.

PD FarleyCampbell presented the staff report (attached). She began and gave a brief introduction that included an overview of the proposal and the timeline and stated the applicable criteria. PD FarleyCampbell explained the submitted plans and discussed the challenges of the parking plan. She pointed out that most of the opposing testimony had been received from property owners who, if under current code, would require a conditional use permit to be in their respective zone, just as the applicant was now requesting approval for. She continued and provided information regarding referral comments that included a departmental fact file report from the Florence Police Department regarding the applicant’s organization. She stated that if approved, the application would be a temporary approval for a two-year period. PD FarleyCampbell stated that staff found the application met the applicable criteria of City Code and recommended approval of the application with the outlined changes to the following conditions: Condition #3.1 regarding the removal of the required 5 parking spaces to allow 3 parking spaces, Condition #3.2 regarding the revision of the ADA parking space to state that the applicant would “meet it as best they could” with as many criteria as possible. Condition #3.3 and #3.4 regarding the return of the applicant to request a permanent conditional use permit after the temporary period, a 50 foot of driveway and stormwater would be required to new parking. Condition #4.5 regarding the suggestion of “No overnight parking” be added to the proposed signage and the revision of Condition #6.2 regarding the addition of the planting of 14 shrubs. PD FarleyCampbell concluded and presented the alternatives and asked for questions.

Commissioner Young asked for clarification regarding the exact area of the site that the applicant would have access to. She also asked for clarification regarding the traffic flow. PD FarleyCampbell indicated that the site plan was more a survey and after speaking to the property owner it was still unclear. She said that she thought the applicant’s intention was that they would have access along the east between the coffee shop, probably at least five feet or so because they were not showing any vehicular movement to the east however, that was where the volunteers would need to park. She continued and said that the site plan imagery that the applicant provided indicated it would be where the grass area was to the east, along the eastern side of the building, the parking area to the west and the building itself. She added that a more realistic version would be to draw a line down the middle however, the neighboring drive-through coffee shop used the northeast end of the site for customers to access on to 18th Street. PD FarleyCampbell then explained the proposed traffic flow would be to enter from the western most 18th Street entrance and exit back on to Highway 101 and that it would be a shared exit with the drive-through coffee shop. She indicated that it was a challenge because it was a pre-existing site. Once the barricade and pedestrian access were up they would need 30 feet in between the building and the drive-through coffee shop.

Commissioner Jagoe noted that the new parking plan showed the only existing shrub would be removed to install the fencing, asked where the required landscaping would be and questioned the site availability to ensure the requirement could be met. He continued and questioned the parking and emergency accessibility regarding the limited space from the bollard to the back of a vehicle. PD FarleyCampbell stated that the area was too narrow and would not accommodate a parking space. Commissioner Jagoe asked if that would bring the parking spaces down to two and limit the required landscaping to be planted along Highway 101 where the parking was planned. PD FarleyCampbell explained that the landscaping plan was unclear because the proposed fence plan had been modified from the original submitted but, some of the landscaping could be planted in the City Right-Of-Way along 18th Street and count. She added that the shrubbery could be planted anywhere on the property and suggested that some may be needed to screen the residence to the east to discourage an otherwise attractive nuisance of walking through. Commissioner Jagoe questioned the possible parking on the east side and PD FarleyCampbell indicated that because of the limited parking on the west side of the building it would probably also be used by the volunteers. Commissioner Jagoe also asked if the modified fencing would be secured area and PD FarleyCampbell stated that she did not know however, thought that it would be open and available. He concluded and asked how many clients would be inside in the dining area and what kind of seating arrangement had been submitted and PD FarleyCampbell replied that a seating arrangement had not been proposed.

Commissioner Titmus requested clarification regarding the trash receptacles and PD FarleyCampbell stated that it was a condition of approval that the trash would be stored inside or behind a fenced area. Commissioner Titmus requested clarification regarding whether the police report represented calls that simply came in to report or if they had been calls that required Police follow-up and PD FarleyCampbell stated that they represented calls for assist and in most cases no citation was issued. She added that the City Code Enforcement Officer stated most of the reports he had been called out to had been dog related. Commissioner Titmus also asked if the bicycle and the standard parking spaces would be adequate considering the 50 plus clients served during the proposed limited hours at that location and expressed his concerns that included circulation and safety.

Chairperson Murphey also voiced his concerns regarding the proposed modified parking plan and how it measured up to past more stringent parking requirements and approvals. PD FarleyCampbell pointed out that the Code allowed the opportunity for Planning Commission to make a different decision on the number of parking spaces if a parking analysis was provided. She continued and stated that was what the applicant had submitted (Exhibit E) and added that a parking plan could not be waived. Chairperson Murphey asked if that also applied to the 50-foot paved apron and PD FarleyCampbell replied that it was in the same section of Code.

Commissioner Lysdale asked if the applicant was required to show the exact location of the area they would be authorized to use, and noted that there could be potential conflicts without the exact area established. PD FarleyCampbell stated that the property owner did not state the exact area that the applicant would be authorized to use and said that providing a revised site plan with the designated information could be added as a condition of approval. Commissioner Jagoe asked about Code regarding proposed smoking areas and PD FarleyCampbell stated that smoking could be allowed on the northern end of the fence line but, the Commissioners could require that the applicant specify a designated smoking area.

Applicant – Rick Hamilton, Helping Hands Coalition

Mr. Hamilton pointed out where the designated smoking area would be and suggested that the fence at the waiting area could be moved to accommodate a more desirable area. He continued and stated that there was additional room along the east side of the building and along 18th Street for a possible volunteer parking area. Mr. Hamilton explained that the traffic flow on the south side of the building from the coffee shop drive-through should not be obstructed, addressed the proposed planting of shrubbery and stated that there was room to create a buffer between the coffee shop drive-through on the south side of the applicant's building.

Chairperson Murphey requested clarification of the location of the fence and the edge of the building and Mr. Hamilton detailed the 15-foot setback and said that the fence location could be modified. Commissioner Lysdale asked for a definition and description of the fence and Mr. Hamilton stated that it would be a 6-foot privacy fence made out of wood. Commissioner Jagoe questioned the adequacy for the waiting and smoking area within the 5-foot fenced area and Mr. Hamilton replied that the landing area was near the storage area and nowhere near the kitchen area. Commissioner Jagoe asked what the dimensions were and how many seats were available in the dining area. Mr. Hamilton said that 20 to 25 clients would be seated with an approximate 20-minute turnover, he could not provide the exact dimensions of the dining area. He did indicate there was enough room to place four 8-top tables in the dining area with room for ADA accessibility however, they were only proposing to place three tables in the dining area.

Commissioner Titmus questioned the 30-foot code requirement between the drive-through coffee shop and the applicant's proposed facility and PD FarleyCampbell explained the requirements from different codes that addressed travel lanes, pedestrian way and building separation and there was brief discussion of directional access at the coffee shop drive-through. Commissioner Young restated the need for determination of property use and separation between the coffee shop drive-through and the applicant's proposed facility. Mr. Hamilton stated that the property owner would have a better clarification, currently there was no determination of exact property use and it was proposed to be a shared and workable plan. Commissioner Young asked if they had been in communication with the owner of the coffee shop regarding the shared plan and Mr. Hamilton said he understood that the owner of the coffee shop had concerns regarding this arrangement however, they were trying to do whatever possible to come to a workable arrangement. Commissioner Young noted the other services the applicant provided and asked if they proposed to provide those services at the same location and during the same hours and Mr. Hamilton replied yes. Commissioner Titmus inquired about the location of the nearest lighted cross walk and Mr. Hamilton replied that it was located in front of the Roby's furniture store one block north. Commissioner Titmus also asked if most of the clients served were homeless or working but in need of a meal and Mr. Hamilton said they were both. Commissioner Jagoe pointed out there had been concerns received of possible camping and asked if the fence would be locked at night. Mr. Hamilton stated the fenced area would be a waiting area, there would be no overnight camping or loitering. He explained the fenced area would not have a locked gate but that the property would have a 24-hour surveillance camera available to them. Commissioner Jagoe asked the applicant to define the difference between loitering and waiting and Mr. Hamilton stated that from 11:30 a.m. to 1:00 p.m. was considered waiting and anything before 11:30 a.m. or after 1:00 p.m. was considered loitering. Commissioner Jagoe asked why the gates would not be locked and Mr. Hamilton responded there was no need to lock the gates and felt that having unlocked gates would assist the Police on nightly patrol. He continued and clarified that there would be no gates, Commissioner Jagoe pointed out that was not what had been submitted or proposed and Mr. Hamilton explained it had been submitted as part of a late modification the applicant wanted to present to the Commissioners at a later date. Commissioner Lysdale asked how many clients arrived with dogs and what kind of arrangement was in place for the dogs that arrived with the clients. He suggested that providing a kennel might be something to be considered. Mr. Hamilton responded there were 3 or 4 dogs that arrived a day, they were not allowed inside the dining area and only allowed at the fenced in waiting area. Mr. Hamilton responded there was no need for a dog kennel.

There were no further questions for the applicant. Chairperson Murphey asked Mr. Hamilton if he had read the staff report and understood the conditions of approval as proposed and he replied yes.

Proponent, Maggie Bagon

Ms. Bagon stated that she was a retired social worker and she had observed that when the less fortunate were provided with services and a place to feel safe and eat and gather there was less incidents of crime and the area became safer. She added that she felt the police report did not provide significant numbers.

Neutral Party, Kelly Kawahara

Ms. Kawahara stated that the back of her property abutted a secluded alleyway that ran east and west from the coffee shop to Spruce Street. She expressed safety concerns regarding increased foot traffic, garbage, and loitering and asked what kind of plans were in place to prevent potential problems.

Proponent, Reverend Carol Thompson, Pastor of United Methodist Church

Ms. Thompson stated that Helping Hands Coalition had been a part of the congregation's ministry since August 2016. She reported there had been one police call during that time that involved an individual that had also been to their worship. She continued and stated that she lived next door to the church and no concerns regarding loitering, garbage, theft or damage. Ms. Thompson concluded and stated that she did not believe property values had been negatively impacted for proposed new business and that Helping Hands Coalition had been good neighbors.

Proponent, Linda Castro, Florence Resident

Ms. Castro stated that she supported homeless shelters in the past and expressed her gratitude to Helping Hands for their ongoing efforts to feed the hungry and help those in need.

Opponent, Debra Dee Osborne, Florence Resident

Ms. Osborne said that she represented herself and three other residents, Kristi Robinson, Lonie Wright, and Judy Wright. She stated she served on many boards and attended many functions to raise money to support Helping Hands. However, she was against the location. Ms. Osborne continued and reported there is a vacant lot adjacent to the automotive store to the north of her property. The lot has been a problem with homeless camping. She stated that individuals walk through the brush, past her "No Trespassing" signage and through her back yard and she expressed safety concerns of allowing her child to play in her back yard. She also pointed out that the proposed surveillance camera would only provide coverage specifically at the facility. She added that she was concerned that her child, along with other children in the neighborhood who would be taking a bus for a summer school program and that bus was scheduled to pick up and drop off on 18th Street directly across the street from the proposed facility. She added that she had a concern knowing that the children would be getting off the bus at 12:00 noon when the proposed facility would be fully occupied. Ms. Osborne concluded and stated that the residential neighborhood was heavily congregated with children who rode bikes and traveled around and behind the coffee shop to go to the A&W. She agreed that there were not a significant number of police calls however, the content of the calls made were her real concern.

Applicant, Debe Hamilton, Co-Founder, Helping Hands Coalition

Ms. Hamilton noted that several of the reported police calls had been made on days that the kitchen was not open. She continued and noted that children are among the clients that are served and pointed out that any location of Helping Hands Coalition could not be responsible for existing area wide homeless camping. Ms. Hamilton said that the organization was open and willing to consider any suggestions of a more desirable location. However, after a long search for a location the proposed property and property owner had finally been an agreeable arrangement. Ms. Hamilton clarified that the property owner had indicated the allowed use covered the entire area straight back to the east of the building. She concluded and said that "99.9% of our people are well behaved humans that just want to feel a bit human for an hour and a half, three times a week. That's all."

Opponent, Alexandra Selig, Florence Resident

Ms. Selig expressed that she supported Helping Hands however, was against the location. She said that she had two small children, agreed with Ms. Osborne's testimony and stated further concerns regarding the influx of pedestrian and vehicular traffic. She continued and pointed out concerns for her children's safety and the safety of others without existing sidewalks and increased traffic flow. Ms. Selig stated that her property also abutted to the alley and she is concerned about increased foot traffic, garbage, and trespassing. Ms. Selig concluded and stated that she had wanted to learn more about services the organization provided and made some online research. In Ms. Selig's inquiry she said that she noted the Helping Hands Coalition had already posted the proposed Highway 101 address as their new address on their website. She questioned the Planning Commissioners and asked if there had already been a decision made or if the applicant was possibly "jumping the gun."

Proponent, Amy Hamilton, Florence Resident

Ms. Hamilton stated that she was a volunteer, had two children of her own and had no concerns regarding safety or trust. Ms. Hamilton continued and said that she had been homeless, understood firsthand the importance of an organization like Helping Hands and shared her personal experience of how a similar organization had positively impacted her life. She concluded and shared her interaction and concerns and the needs of the clients who are currently served.

Proponent, Lois Bass, Helping Hands Board Chairperson

Ms. Bass stated that Helping Hands had been in existence for over six years and had been looking for a location for many months. She continued and said that they were working with the Planning Department to meet every requirement. Ms. Bass explained Helping Hand's intentions, how they served the community and expressed the importance of the organization within the community. She presented the support of other non-profit organizations within the community and pointed out their own ongoing efforts to maintain a low-impact presence within the community. She stated that "Oregon was number one in child hunger and Oregon was number three in families who did not know where their next meal was coming from." Ms. Bass concluded and expressed her concerns regarding the ability to continue serving the community if the proposed location is not approved.

Proponent, Dean Lundy, Florence Resident

Mr. Lundy stated that he was a new resident to the City, he had research a number of property sites and felt the site was a perfect location and more than adequate to serve the community. He concluded and expressed his opinion regarding the responsibility of taking care of those in need and "bringing them out into the open."

There were no further testimonies, no further questions and no rebuttal from the applicant other than the written (Exhibit E).

PD FarleyCampbell addressed Mr. Hamilton's comments on the revised site plan regarding the proposed move of the fence and gravel walk way and she stated that the walk way would need to be of a hard surface. She continued and addressed Mr. Hamilton's comments regarding the proposed use of the 18th Street area with gravel for volunteer parking and stated that the Public Works Director, Mike Miller had not commented on approval of anything in the 18th Street right-of-way. PD FarleyCampbell clarified that the state law regarding smoking was that it was prohibited within 10 feet of any building entrance and suggested that staff would add a condition in the approval for signage to be established to declare the designated smoking area. She also clarified for the record that ADA was not limited to wheel chair services. She stated that she wanted the applicant to provide a very clear site plan of the volunteer parking on the property. PD FarleyCampbell said that the police may want to be aware of any gate or no gate modification and she recommended a specific dog tie-off area at the site if no dog kennel was provided. She addressed the concerns regarding garbage and suggested that the applicant propose a more defined plan. PD FarleyCampbell concluded and stated that staff recommended to continue the public hearing to a date certain of June 27, 2017 to give the Planning Commission more information and better certainty on the site plan and leave the written record open for seven days.

Chairperson Murphey closed the public hearing at 9:10 p.m.

There was Commission Deliberation that included the request of a statement from the property owner regarding the exact use of the property and more detailed information regarding the activities in the alley and the vacant lot. Commissioner Young noted the testimonies about safety concerns and asked if a representative from the police department might provide information regarding any current police activity in the general area. There was discussion regarding consideration for the existing coffee shop business owner and fire, life, and safety regarding circulation and parking. There was discussion regarding the intent of permitted uses in the Commercial zone. Chairperson Murphey stated he would like to have trash enclosure and removal plan included to the conditions of approval

Commissioner Jagoe motioned to continue Resolution PC 17 11 CUP 06 – Helping Hands Coalition to a date certain of June 27, 2017 and leave the record open for written testimony. Commissioner Young seconded.
By voice all Ayes. The motion passed 5 to 0.

Chairperson Murphey called for a recess at 9:13 p.m.

RESOLUTION PC 17 10 DR 01 – Meyer Kingwood Building: A Design Review application from William Meyer requesting approval to construct a new 2,596 square foot office and storage/preparation building in the Mainstreet/Area B District. The proposed location is northeast of the intersection of Kingwood and 2nd Street, on the west side of Highway 101. Assessor's Map No. 18-12-34-11, Tax Lot 03400.

Chairperson Murphey asked if any of the Planning Commissioners wished to declare any conflicts of interest, ex parte contacts, site visits, or bias. There were no challenges. Chairperson Murphey opened the public hearing at 9:29 p.m.

AP Southerland presented the staff report (attached). Staff stated the application met the applicable criteria of City Code and Florence Realization 2020 Comprehensive Plan and recommended approval of the application with outlined changes and modified conditions of approval.

Commissioner Jagoe questioned the window requirements on the south elevation of the building and AP Southerland explained code regarding the 10% maximum street facing window requirements. There was brief discussion regarding the proposed 60% and AP Southerland stated Planning Commission had leeway to permit an exception and approve as proposed. Commissioner Titmus asked where the proposed retaining wall would be located and the applicant clarified where it was proposed. There was brief discussion regarding the location of the natural slope in relationship to the retaining wall, landscaping and drainage to the rain garden.

Applicant – William Meyer – Florence

Mr. Meyer stated his intentions regarding placement of windows and lighting that included the removal of the horizontal windows and exclusive led lighting. He said he agreed with the conditions stated by staff however requested that the Commission accept the front elevation that included the two entrances as presented. There was brief discussion regarding the qualifications of the pop-out and visual interest of the proposed front elevation and the extension of the overhang in to the public right-of-way. There was further discussion regarding to the lot line, overhang, engineering of the building, and proposed color of the roof. Mr. Meyer stated that he read the staff report and understood the conditions of approval as proposed.

Neutral Party – Reverend Carol Thompson – United Methodist Church – Florence

Ms. Thompson wanted to know what kind of testing would be done in the proposed office and Mr. Meyer replied that it was testing for imbedded computer systems for industrial control applications. A neighbor of close proximity, Ms. Thompson inquired about possible impacts from fumes and/or sounds. She also asked about the parking plan and the vacant lot adjacent to the proposed office building. AP Southerland replied that there were no plans for the vacant lot to the north. Mr. Meyer explained that the type of business he proposed to locate at the office was essentially one of sitting at a computer key board and he compared the testing noise level to a cell phone on vibrate. He continued and stated that he was only a simulator station for automating electric and natural gas pumps. Mr. Meyer added that he connected fixtures and panels together that required extra work space however, there were no noxious emissions, interferences, or noises involved.

AP Southerland stated no noise, vibration, smoke, dust, odor, light, or electrical interference had been proposed. He added that staff had conferred regarding the interpretation of FCC 10.6.6.3.C and agreed the condition regarding the off-set requirement for Kingwood Street could be removed. Commissioner Jagoe asked for clarification regarding the height of the shrubbery next to the north side of the building and AP Southerland indicated they grow to 3 or 4 feet in height however, they would be recessed in the ground approximately 18 inches. There was brief discussion regarding shrubbery from the rain garden, screening and bicycle rack that would add additional interest to the exterior wall. AP Southerland said that staff recommended approval with the changes outlined: adding Condition 9.2 regarding fixtures not projecting skyward/off-prop, the modification of Condition 5.6 regarding additional building offsets to be met on 2nd Street only, and leaving Condition 5.8 regarding the maximum 6" shingle requirement.

Chairperson Murphey closed the public hearing at 10:19 p.m.

Commissioner Titmus motioned to approve Resolution PC 17 10 DR 01 – Meyer Kingwood Building with changes outlined by staff. Commissioner Jagoe seconded.

By roll call vote: Commissioner Jagoe, "Yes"; Commissioner Titmus, "Yes"; Chairperson Murphey, "Yes"; Commissioner Young, "Yes"; Commissioner Lysdale, "Yes". Commissioner Miller and Vice Chairperson Bare were absent and excused. The motion passed 5 to 0.

There were no Planning Commission discussion items.

PD FarleyCampbell reported that City Council had approved the recommendation for a 2-acre PUD minimum code change. She reported that the vacated Rite-Aid Building had officially been purchased by the Goodwill Industries. She concluded and reminded the Commissioners of the June 30th and July 28th Housing and Economic Opportunities Project Committee meetings. AP Southerland detailed upcoming Planning Commission meetings.

Chairperson Murphey adjourned the meeting at 10:25 p.m.

Chairperson, John Murphey
Florence Planning Commission

Date

76 Station Exterior Modifications

AR 17 02 MOD 01



Criteria

Florence City Code, Title 10:

Chapter 1: Zoning Admin., Sections 1-6-2 and 1-6-3

Chapter 6: Design Review, Sections 5, 6-7, and 7 through 10

Chapter 15: Commercial District, Sections 2 through 6

76 Station Exterior Modifications

6/13/2017 #2

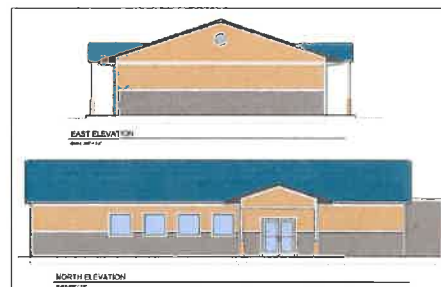
Aerial of Site



76 Station Exterior Modifications

6/13/2017 #3

Elevations - Submitted



76 Station Exterior Modifications

6/13/2017 #4

Elevations - Submitted



76 Station Exterior Modifications

6/13/2017 #5

Continuance

- Staff has consulted legal counsel
- Applicant has applied for a modification to an existing approval
- Application pertains to only store building (not site, not canopy, not landscaping)

76 Station Exterior Modifications

6/13/2017 #6

Continuance

- What is pre-existing, non-conforming?
Unique situation.
 - Building approved 6/14/16
 - Permits issued and construction began 9/9/16
 - Code change 11/16/16
 - Application for modification 4/13/17
- Applicant has proposed change to roof material & color only
- Roof material is permitted by code
- Color has been approved elsewhere*

76 Station Exterior Modifications

6/13/2017 7

Continuance

- Code criteria and whether or not applicant meets them.
- Decision based on CURRENT application.
- Findings to support decision, tied to criteria.

76 Station Exterior Modifications

6/13/2017 8

Staff Recommendation

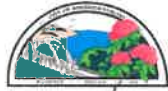
Staff finds that the application meets the applicable criteria of City Code and the Florence Realization 2020 Comprehensive Plan and **recommends approval** of the application with the conditions of approval stated at the previous Planning Commission hearing.

76 Station Exterior Modifications

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Helping Hands

PC 17 11 CUP 06



Introduction

Proposal:

Helping Hands Coalition—Community/Social Service providing free meals and referrals. (public facility, church-not rescue mission)

Timeline:

- April 3, 2017-Conditional Use application received
- April 7, 2017- Application deemed complete
- May 24, 2017-Notice mailed , property posted
- June 10, 2017- SNEWS published notice
- July 13, 2017-Additional application materials rcv'd

Helping Hands

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Criteria

Florence City Code, Title 10, Chapters:

- 1: Zoning Admin., Section 1-6-3
- 3: Off Street Parking & Loading, Sections 3 through 5 and 7 through 10
- 4: Conditional Uses, Sections 3, 5 through 11
- 6: Design Review, Section 5 & 9
- 15: Commercial District, Sections 2 through 6
- 34: Landscaping, Sections 3 and 5
- 35: Access and Circulation, Sections 2 and 3
- 37: Lighting, Sections 2 through 4

Helping Hands

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Vicinity Map



Helping Hands

6/13/2017 • 4

Site Photos (2012)

Highway 101 View



Helping Hands

6/13/2017 • 5

Site Photos (2012)

18th Street View 1



Helping Hands

6/13/2017 • 6

Site Photos (2012)

18th Street View 2



• Helping Hands

6/13/2017 #7

Site Photos (2012)

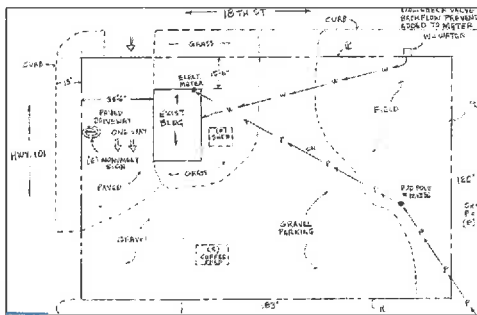
18th Street View 3



• Helping Hands

6/13/2017 #8

Site Plan

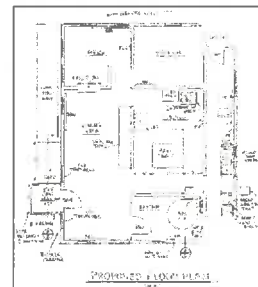


• Helping Hands

6/13/2017 #9

Floor Plan*

North ↑



• Helping Hands

6/13/2017 #10

Parking & Fence Plan*



• Helping Hands

6/13/2017 #11

Public Testimony



- Millard (3)* (C&RR)
- Unruh (MF)
- Osborne (RZ partial)
- Robinson (RZ)
- Wright (RZ)
- Heidt (C)
- Hamilton (applicant)

• Helping Hands

6/13/2017 #12

Referral Comments

- Sean Barrett, SVFR – No concerns
- Doug Baumgartner, ODOT – Any access changes or work in ROW require permits

Helping Hands

6/13/2017 • 13

Staff Recommendation

Meets the applicable criteria of City Code **recommends approval** (with changes to be outlined) of the application with the following conditions of approval:

Helping Hands

6/13/2017 • 14

Conditions of Approval

3. Parking

- 3.1. Parking Plan, 5 parking spaces, striping
- 3.2. ADA space meeting as many criteria as possible
- 3.5. Screen parking headlights from residential
- 3.6. Bicycle Parking – 2 spaces

Delay

- 3.3. 50' of driveway paving to new parking
- 3.4. Stormwater on new parking

Helping Hands

6/13/2017 • 15

Conditions of Approval

Timelines and CUP Requirements

- 4.1. June 13, 2019 exp. for temp. CUP
- 4.2. CUP authorization June 13, 2018 exp.
- 4.3. Revocation
- 4.4. Trash & Recycling
- 4.5. Cigarette butt receptacles & other signage
"No overnight parking"
- 4.6. Conditions completed by September 13, 2017
- 4.7. Design Review exp. June 13, 2018

Helping Hands

6/13/2017 • 16

Conditions of Approval

Design Review Requirements

- 5.1. Gravel area maintenance
- 5.2. Building color changes approved by Planning
- 5.3. No major exterior modifications approved
- 5.4. No outdoor storage, unreasonable noise, odor, dust, smoke, appearance.

Landscaping & Zoning

- 6.1. Provide landscape plan
- 6.2. Install two trees and provide for 14 shrubs (p 25)
- 6.3. Plantings within 20' of streets

Helping Hands

6/13/2017 • 17

Conditions of Approval

- 6.4. Irrigation
- 6.5. Southern driveway & building separation
- 6.6. Replace failed plantings
7. Sign access aisle as one-way
8. Vision Clearance (Fence)
9. Pathway from front to rear enclosure

Helping Hands

6/13/2017 • 18

Conditions of Approval

Lighting Requirements

- 10.1 Existing fixtures to comply with FCC 10-37
- 10.2. Additional to be reviewed
- 10.3 No projection off-property or skyward
- 10.4. 2 to 5 foot-candles illumination
- 10.5. No lighting over 20 feet in height
- 10.6. Main lights extinguished at end of work hours

• Helping Hands

6/13/2017 • 19

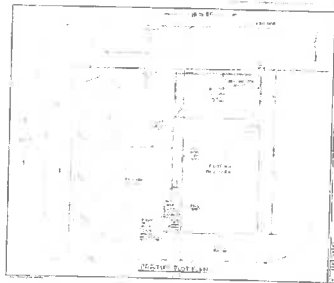
Alternatives

- 1. Approve the application;
- 2. Deny the application;
- 3. **Modify the findings, reasons, or conditions and approve the proposal**
(Modify Resolution & Findings – FCC 10-3-2-B); or
- 4. Continue the Public Hearing to a date certain if more information is needed.

• Helping Hands

6/13/2017 • 20

Questions?

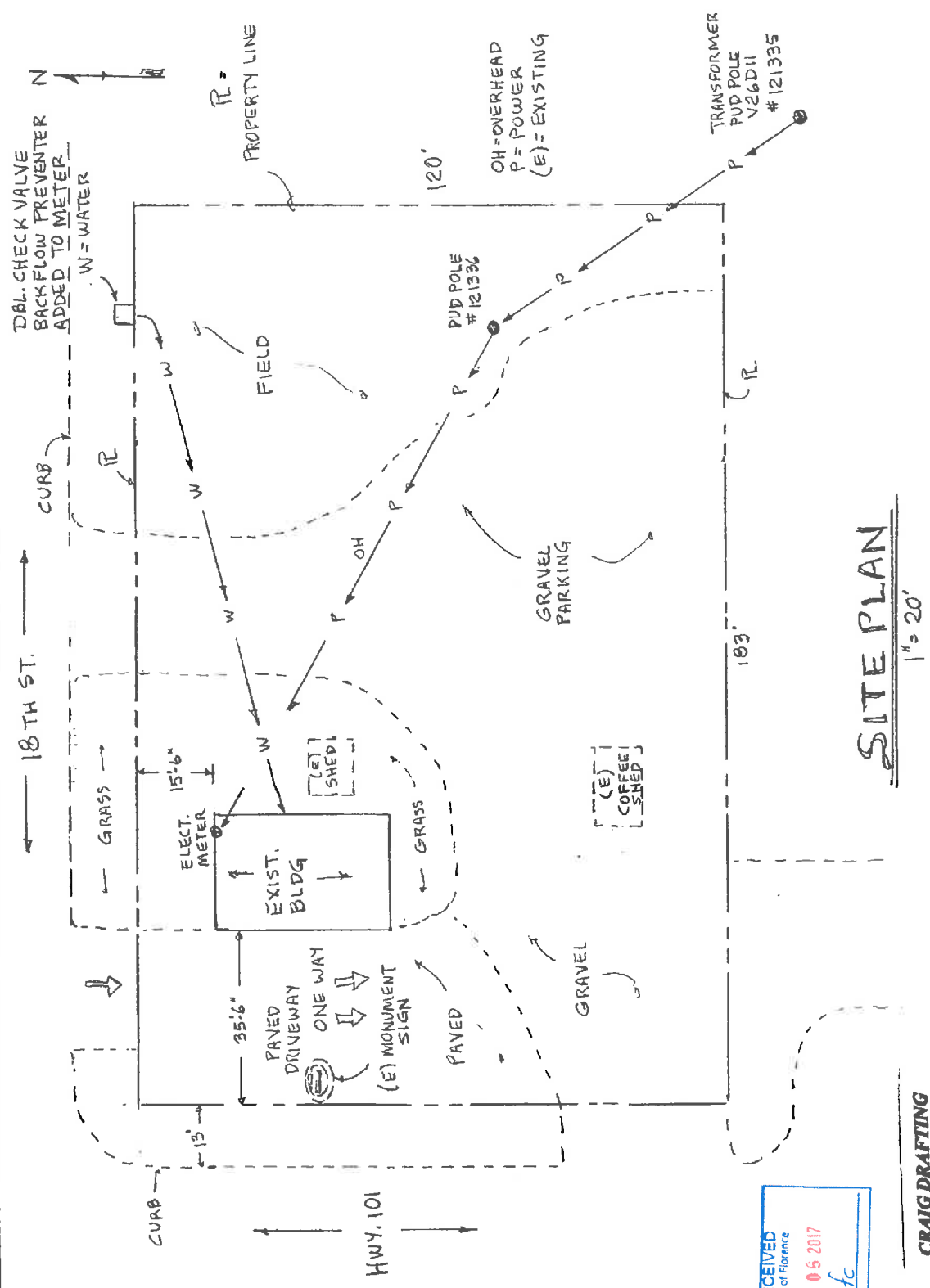


• Helping Hands

6/13/2017 • 21

REMODEL AT 1790 HWY. 101 IN FLORENCE, OREGON FOR THE "HELPING HANDS COALITION"

Date	6-5-17
Scale	SHOWN
Drawn	CRAIG
Job	HAMILTON
Sheet	1
Of	2 Sheets

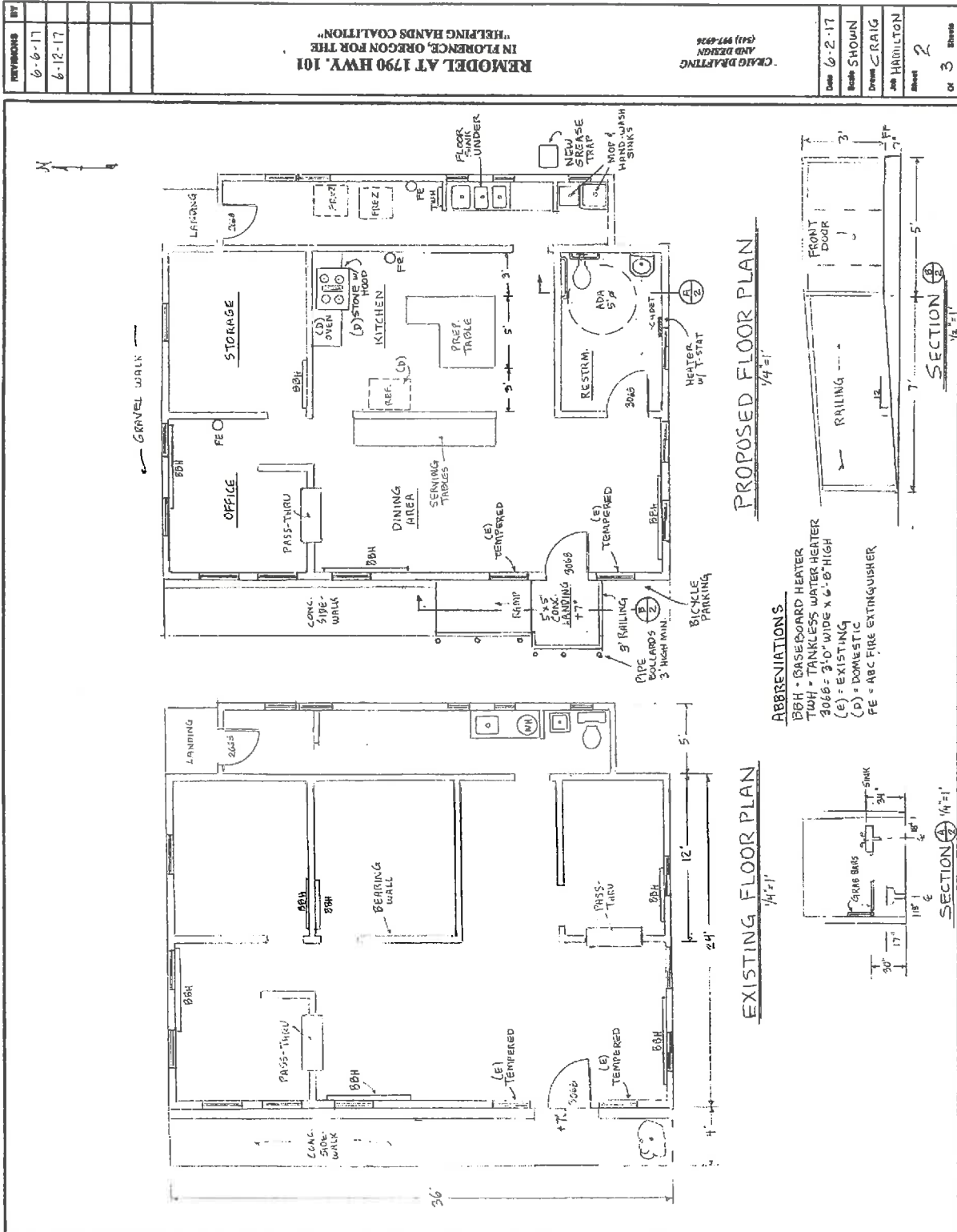


SITE PLAN 1" = 20'

RECEIVED
City of Florence
JUN 05 2017
BY: gdfc

CRAIG DRAFTING
AND DESIGN
(541) 997-6926

Exhibit B



Wendy Farley-Campbell

From: Martin E. Millard <martinemillard@hotmail.com>
Sent: Monday, June 12, 2017 1:33 PM
To: Wendy Farley-Campbell
Subject: Re: Helping Hands - Exhibit K - Police Referral Comments

Ms. Farley-Campball,

Thank you for keeping me in the loop. It looks like the police dept provided evidence backing my concerns. Allowing a Helping Hands Coalition on Hwy 101 next to 17th st will create an influx of crime such as illegal camping in the alley next to this location, break-ins of homes bordering this location, loitering, drug use, etc. It will reduce the home values in the immediate area and hurt any attempts towards improvement of the city of Florence overall.

Martin
541-579-9919



FLORENCE POLICE DEPARTMENT

Departmental Fact File on:

HELPING, Hands Coalition

Address: 1108 Quince St **File#:** 80737
City/State: Florence **Sex:**
Phone: 541-997-5057 **Race:**
Cell: **DOB/Age:**
Hair: **Ht:**
Eyes: **Wt:**
DLN: **POB:**
SSN: **Local ID:**

Caution: Open 11a - 2p Mon, Wed, Fri

Comments:

Departmental Contacts with this individual:

Involvement	Date	Offense	Inc #:	Incident Location	Contact Comments:
Firm/Busine	5/16/2017	Trespass Notification	F201702967	united methodist church,	
Firm/Busine	6/26/2016	ILGL CAMPING/LODGING	F201604672	1339 Rhododendron Dr,	
Firm/Busine	5/9/2016	SUSP COND/PERSON/VE	F201603267	HELPING HANDS,	
Firm/Busine	3/16/2016	URINATE/DEFECATE	F201601953	helping hands,	
Firm/Busine	2/14/2016	ILGL CAMPING/LODGING	F201601101	1339 RHODODENDRON DR,	
Firm/Busine	12/11/2015	HARASSMENT	F201509986	HELPING HANDS,	
Complainan	11/28/2015	DISPUTE	F201509650	HELPING HANDS ,	
Firm/Busine	11/11/2015	ASSAULT	F201509257	HELPING HANDS/CHURCH,	
Firm/Busine	10/12/2015	SUSPICIOUS SUBJECT(S)	F201508322	HELPING HANDS,	
Firm/Busine	10/5/2015	ILGL CAMPING/LODGING	F201508121	HELPING HANDS COALITION,	
Firm/Busine	9/18/2015	SUSP COND/PERSON/VE	F201507604	HELPING HANDS,	
Firm/Busine	9/11/2015	CITIZEN CONTACT, CASU	F201507356	HELPING HANDS,	
Complainan	8/28/2015	DISPUTE	F201506905	1339 RHODODENDRON DR,	
Firm/Busine	8/6/2015	SUSP COND/PERSON/VE	F201506197	HELPING HANDS,	
Firm/Busine	8/5/2015	SUSP COND/PERSON/VE	F201506186	1339 Rhododendron dr, FLORE	

Saturday, June 10, 2017

Page 1 of 2

Exhibit K

Departmental Fact File on:

HELPING, Hands Coalition

Firm/Busine	7/23/2014	SUSPICIOUS CONDITION	F201404769	,
Complainan	9/25/2013	ILLEGAL CAMPING/LODGI	F201306173	1339 Rhododendron Dr,
Firm/Busine	8/19/2013	SUSP COND/PERSON/VE	F201305301	helping hands,
Involved/Co	7/20/2013	ASSIST PUBLIC	F201304466	900 Greenwood St,
Firm/Busine	4/24/2013	THEFT-1	F201302355	1339 Rhododendron Dr,
Complainan	1/14/2013	TRESPASS NOTIFICATIO	F201300263	1339 Rhododendron Dr,
Firm/Busine	7/3/2012	ILGL CAMPING/LODGING	F201203728	1339 RHODODENDRON DR,
Complainan	3/21/2012	HARASSMENT PHYSICAL	F201201440	1339 Rhododendron Dr,

Alias Names for this individual:

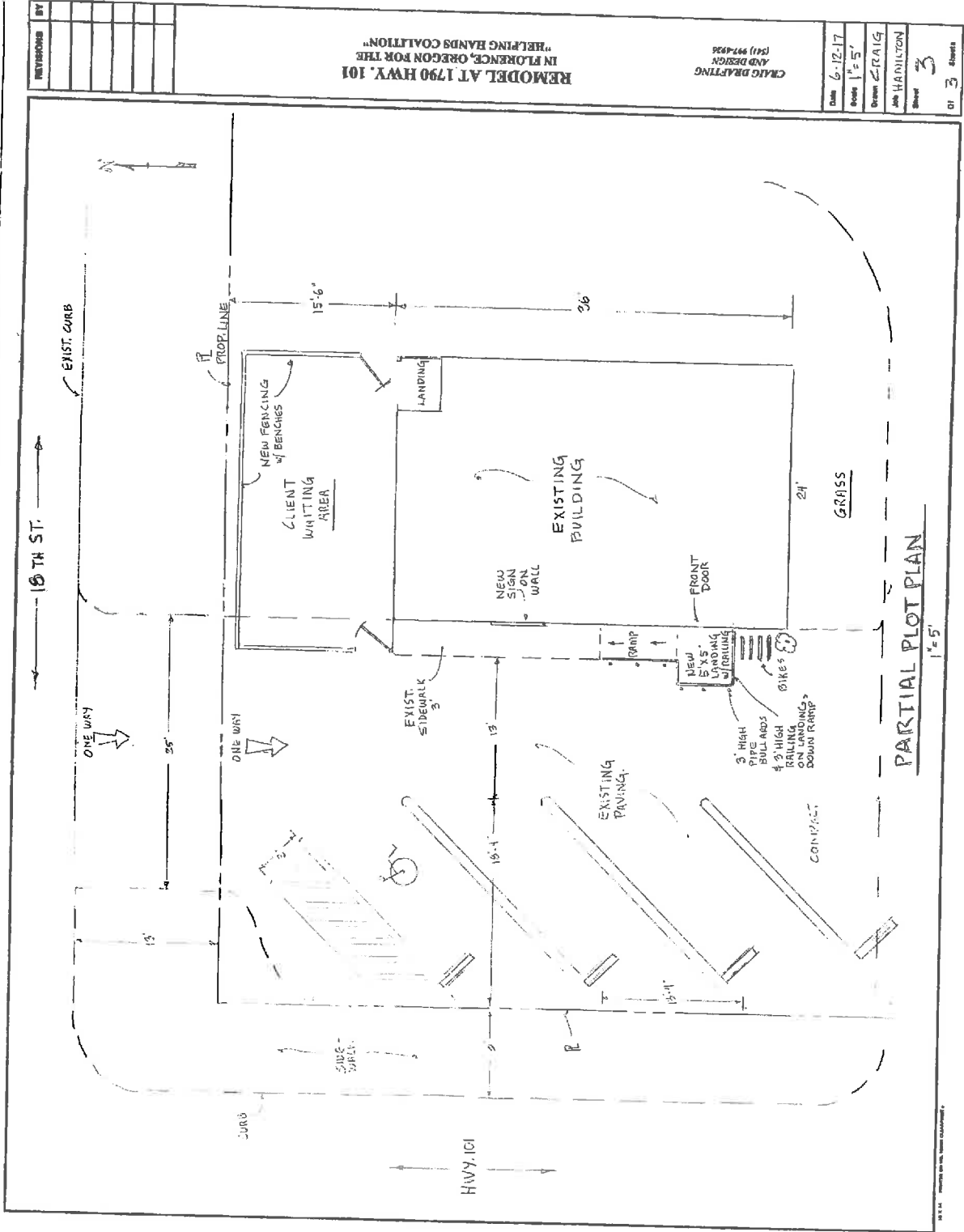
<u>AKA Names</u>	<u>Related File#</u>	<u>AKA Address</u>	<u>AKA Phone</u>	<u>AKA Comments</u>
			541-833-8550	

DATE	6-12-17
DRAWN	CHALG
SCALE	1" = 5'
JOB	HAMILTON
SHEET	3
OF	3

CHALG DRAFTING
AND DESIGN
(541) 991-4936

RECEIVED
City of Florence
JUN 13 2017
By: VMW

Exhibit L



Meyer Kingwood Office Building

PC 17 10 DR 01



Introduction

- Application for Design Review received on March 30, 2017.
- Additional information provided on April 3, 2017.
- Application deemed complete on April 7, 2017.

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 2

Criteria

Florence City Code, Title 10:

- Chapter 1: Zoning Admin., Section 1-6-3
- Chapter 3: Off Street Parking & Loading, Sections 2 through 5 and 7 through 10
- Chapter 6: Design Review, Sections 5 through 8 and 10
- Chapter 27: Mainstreet District, Sections 2, 4, and 5
- Chapter 34: Landscaping, Section 3

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 3

Criteria, continued

Florence City Code, Title 10:

- Chapter 35: Access & Circulation, Sections 2 and 3
- Chapter 36: Public Facilities, Sections 2-5, 2-16 through 2-18, and 3 through 6
- Chapter 37: Lighting, Sections 2 through 4

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 4

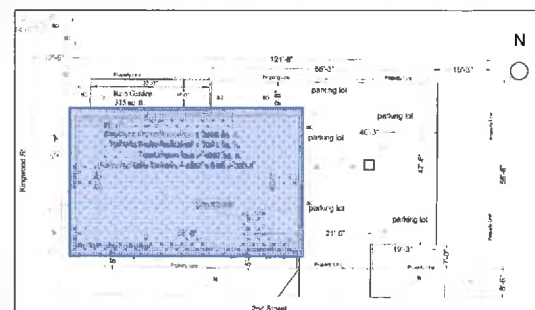
Aerial of Site



• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 5

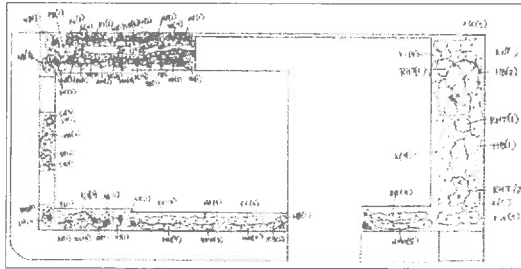
Site Plan



• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 6

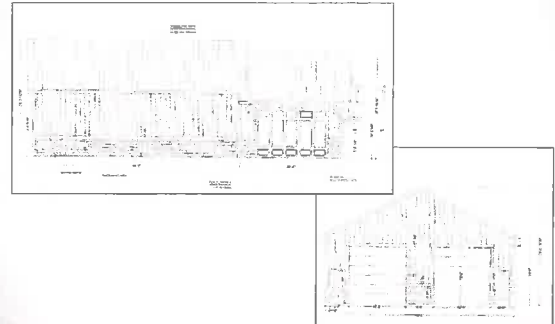
Landscaping Plan



• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 7

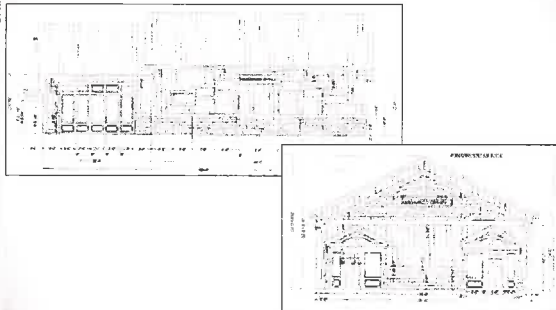
Elevations



• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 8

Elevations



• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 9

Testimony

Public Testimony:

- None Received

Referral Comments:

- None Received

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 10

Staff Recommendation

Staff finds that the application meets the applicable criteria of City Code and the Florence Realization 2020 Comprehensive Plan and **recommends approval** (with changes to be outlined) of the application with the following conditions of approval:

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 11

Conditions of Approval

4. Parking

- 4.1. ADA accessible parking space meeting std.
- 4.2. Curb 6" in height along streets and interior lot lines.
- 4.3. 6" curb along north property line, unless developed, or lots bound together through deed.
- 4.4. Revised parking plan.
- 4.5. Parking spaces 9'6" x 19'.
- 4.6. 4" wide striping, double-line striped, 2' O.C.
- 4.7. Additional driveway width for bollards.

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 12

Conditions of Approval

- 4.8. Bicycle parking meeting stds.
- 4.9. No stormwater overflow over sidewalk.
- 5. **Design Review Requirements**
 - 5.1. Colors/material changes approved by Planning.
 - 5.2. Product and color information for roof.
 - 5.3. 2 ½" min. trim surrounding windows and doors.
 - 5.4. Appropriate loc. for mech. equipment.
 - 5.5. Design Review expiration on June 13, 2018.

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 13

Conditions of Approval

- 5.6. Additional building offsets.
- 5.7. Gutters and downspouts coated, terne, or copper.
- 5.8.* Shingles max. 6" to weather.
- 5.9. Gutters round or ogee. Leaders round or square.
- 5.10. Horizontal windows on south elevation changed.
- 5.11. 18" stone retaining wall meeting criteria of FCC 10-6-6-5-F.

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 14

Conditions of Approval

- 6. **Zoning Requirements**
 - 6.1. Reciprocal access easement in accordance with Access Management Plan.
 - 6.2. ADA access as required by B.O.
 - 6.3. Trash container enclosure.
 - 6.4.* **Private** use of **Public** right-of-way agreement.
 - 6.5. Materials stored outdoors screened from view.
- 7. **Landscaping**
 - 7.1. Two additional trees and revised landscaping plan.

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 15

Conditions of Approval

- 7.2. 70% of required landscape area within 5 years.
- 7.3. Pocket-planted.
- 7.4. Noxious weeds removed.
- 7.5. Selections meeting req. of FCC 10-34-3-4.
- 7.6. Permanent irrigation or temporary irrigation with drought-tolerant plants.
- 7.7. Offset parking/driveway one foot to the north and east to allow space for bollards.
- 7.8. Screen mechanical equipment.

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 16

Conditions of Approval

- 8. **Access Requirements**
 - 8.1. Driveway and apron constructed to stds.
 - 8.2. Provide vertical and vision clearance.
 - 8.3. 8' sidewalks adjacent to site. Dedication as necessary.
 - 8.4. Public right-of-way permit.

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 17

Conditions of Approval

- 9. **Lighting Requirements**
 - 9.1. Provide lighting and photometric info.
 - 9.2.** Fixtures will not project skyward/off-prop.
 - 9.3. Two to Five foot-candles for parking areas.
 - 9.4. Lighting not more than 16ft. in height.
 - 9.5. Main lights extinguished at end of work hours. Minimum amount nec.

• Meyer Kingwood Office Building - PC 17 09 DR 01

6/13/2017 • 18

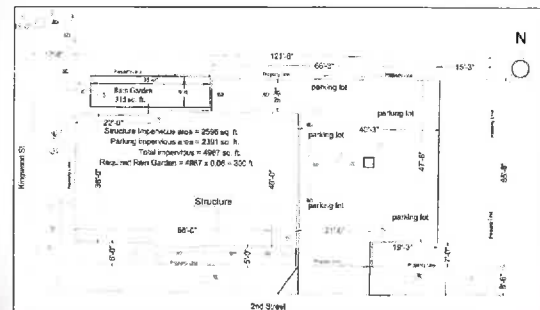
Alternatives

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

• Meyer Kingwood Office Building - PC 17 09 DP 01

6/13/2017 • 19

Questions?



• Meyer Kingwood Office Building - PC 17 09 DP 01

6/15/2017 • 20

- ① 4" ABS Sch.40 Storm Drain Pipe
- ② Rain Garden 315 sq.ft. ^{Flows Through} Infiltration Type. See "Diagram A".
- ③ Stormwater Overflow per "Diagram A" Rain Garden Typical
- ④ 4" ABS Sch.40 Storm Water Outflow Pipe
- ⑤ Overflow discharge into Kingwood Catch Basin
- ⑥ Curb-side Catch Basin Kingwood Street
- ⑦ Connect down-spout to Storm Drain
- ⑧ Watermeter Enclosure
- ⑨ Fire Hydrant
- ⑩ Landscape Block Retaining Wall Max Height 18 inches
- ⑪ 36" x 36" Storm Water Catch Basin
- ⑫ 8 Foot Sidewalk
- ⑬ Entryway into Structure

ELEVATION TABLE

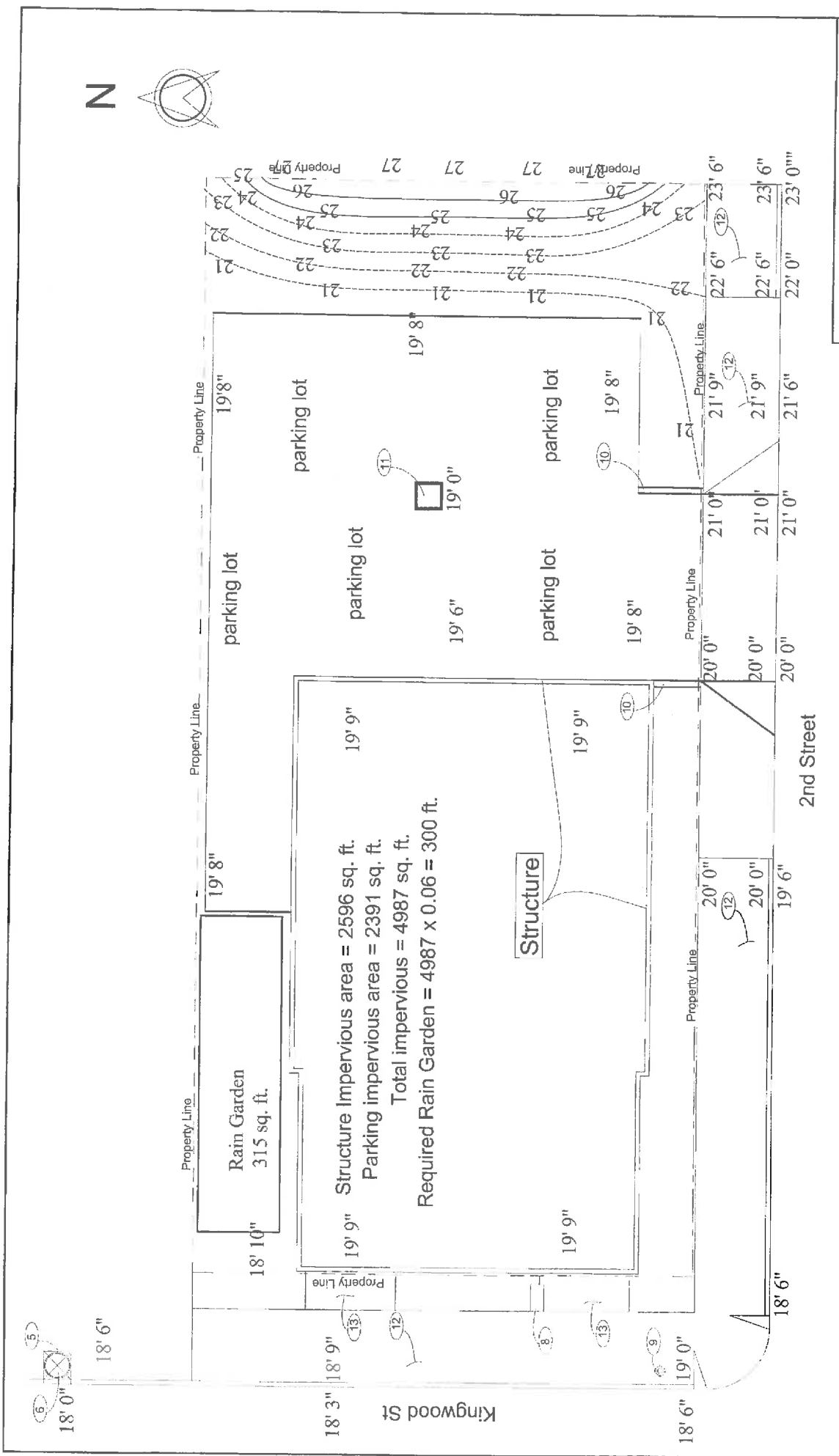
BOTTOM OF CURB KINGWOOD ST. SEE NOTE 1	18' 6"
TOP OF CURB KINGWOOD ST. SEE NOTE 1	19'
TOP OF SLAB - STRUCTURE	19' 9"
PARKING LOT - MAX	19' 8"
PARKING LOT - MIN (DRAINS TO RAIN GARDEN)	19' 0"
TOP OF RAIN GARDEN	18' 10"
BOTTOM OF RAIN GARDEN	15' 8"
STORM WATER OVERFLOW RAIN GARDEN	18' 8"
OVERFLOW INTO KINGWOOD BASIN SET AT OR BELOW	17' 2"

Note 1: Kingwood elevation as per survey by Robert Ward
Professional Land Surveyor file 17-018.TVR
Date of Survey 2-21-2017
100 year flood level is 14ft for this location.
All elevations referenced to the NAVD88 datum.

Tax Map 1812341103500
Lot Area: 6744 sq. ft.

Kingwood Engineering Office
Stormwater Management Design

SIZE	B	DWG NO	KW17-001pg1	VER	1
SCALE	1" = 10'	SHEET	2 of 4		

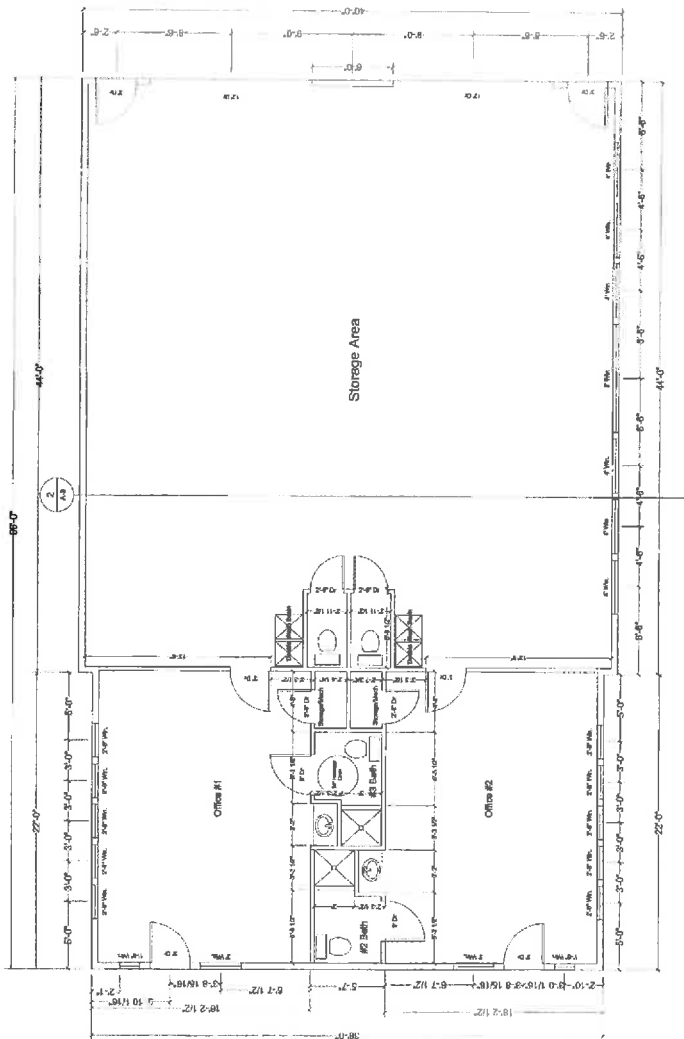


Tax Map 1812341103400
Lot Area: 6744 sq. ft.

Site Elevation and Grading

Kingwood Engineering Office
Stormwater Management Design

SIZE: B	DWG NO	KW17-001pg1	VER 1
SCALE 1" = 10'		SHEET	4 of 4



Floor Plan
A-1

- GENERAL NOTES:**
1. Contractor to verify dimensions before starting work and to report any discrepancies to the architect immediately.
 2. All work shall be in accordance with the latest editions of the International Building Code and the International Mechanical Code.
 3. All materials and workmanship shall be in accordance with the specifications and standards of the American Institute of Architects.
 4. All work shall be completed within the specified time frame.
 5. All work shall be done in a safe and sound manner.
 6. All work shall be done in a clean and orderly manner.
 7. All work shall be done in a professional and courteous manner.
 8. All work shall be done in a timely and efficient manner.
 9. All work shall be done in a cost-effective manner.
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 98. All work shall be done in a timely and efficient manner.
 99. All work shall be done in a cost-effective manner.
 100. All work shall be done in a high-quality manner.

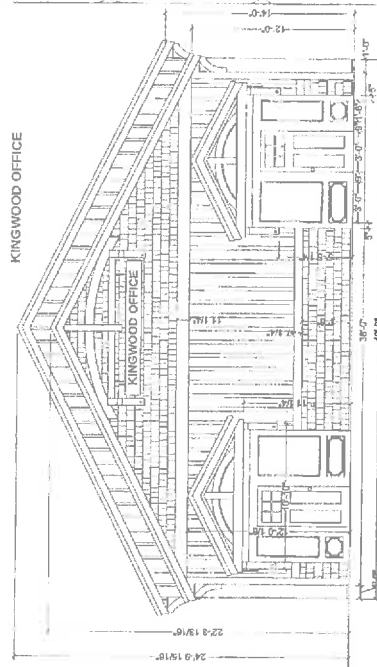
Kingwood Office
Bill Meyer

at Kingwood
March 28, 2017
March 28, 2017
March 28, 2017

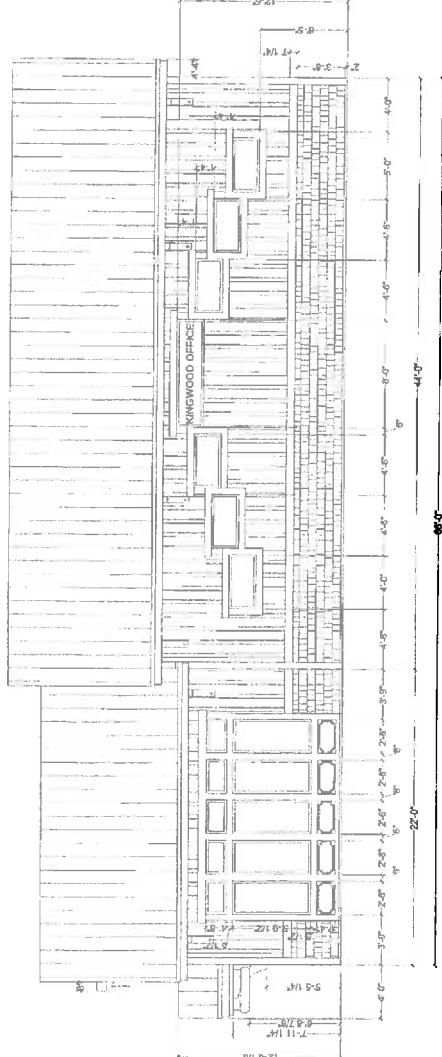
Wilking Maps Drafting
March 28, 2017
March 28, 2017
March 28, 2017

Floor Plan

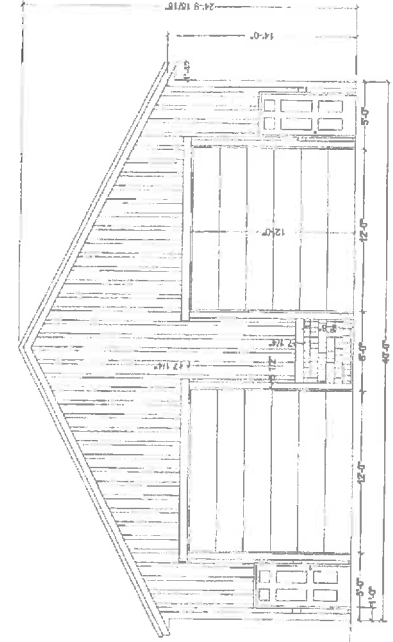
A-1



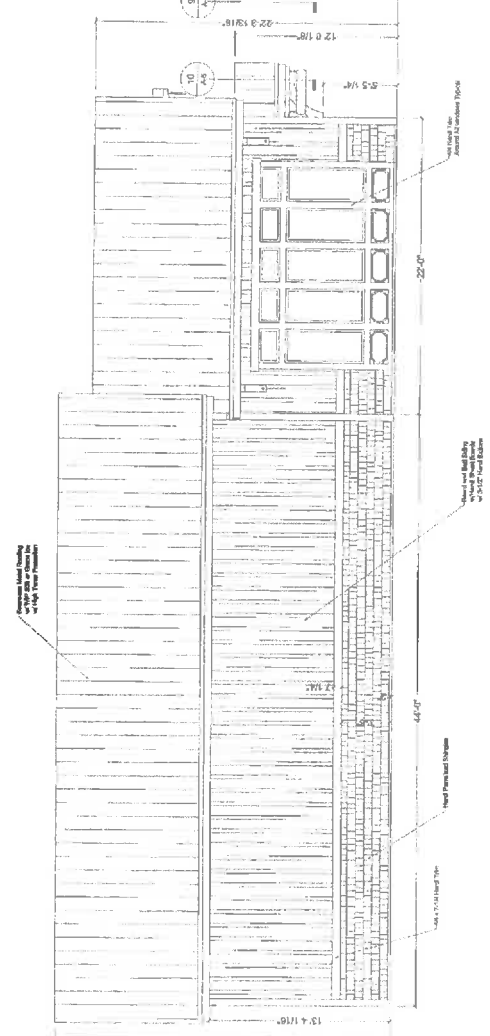
South Elevation
1954

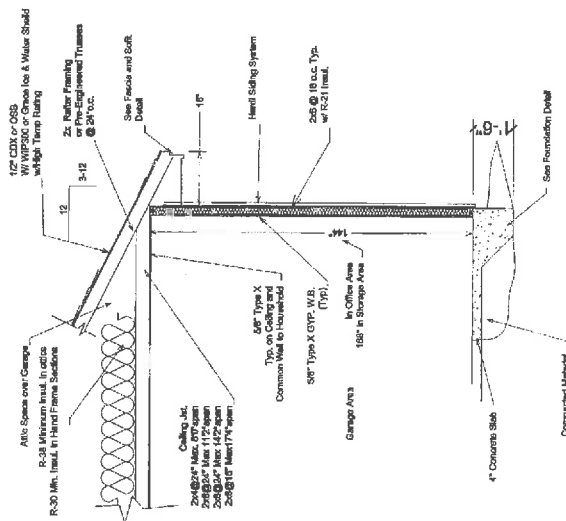


State
East Elevation
B

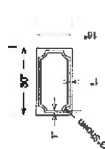


North Elevation
1/2" = 1'-0"

Congressional Model Reading
 for Page 228 or Check for
 14th Term President



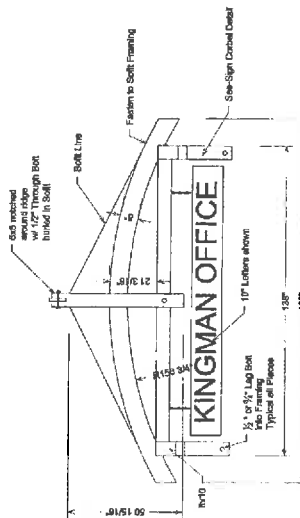
D1 Typical Wall Section



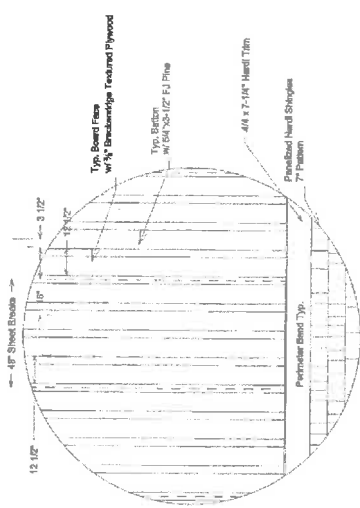
D2 Rabbet Wood Panel



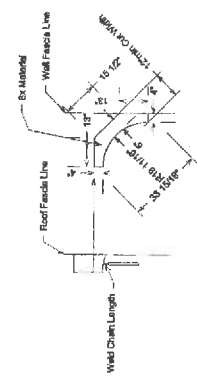
D3 Entry Window Detail



D4 Sliding Vertical Board and Bolt



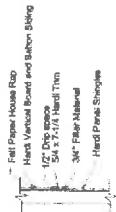
D5 Sliding Vertical Board and Bolt



D6 Building Sign Detail



D7 Exterior Wall Corbel



D8 Sliding Vertical Board and Bolt



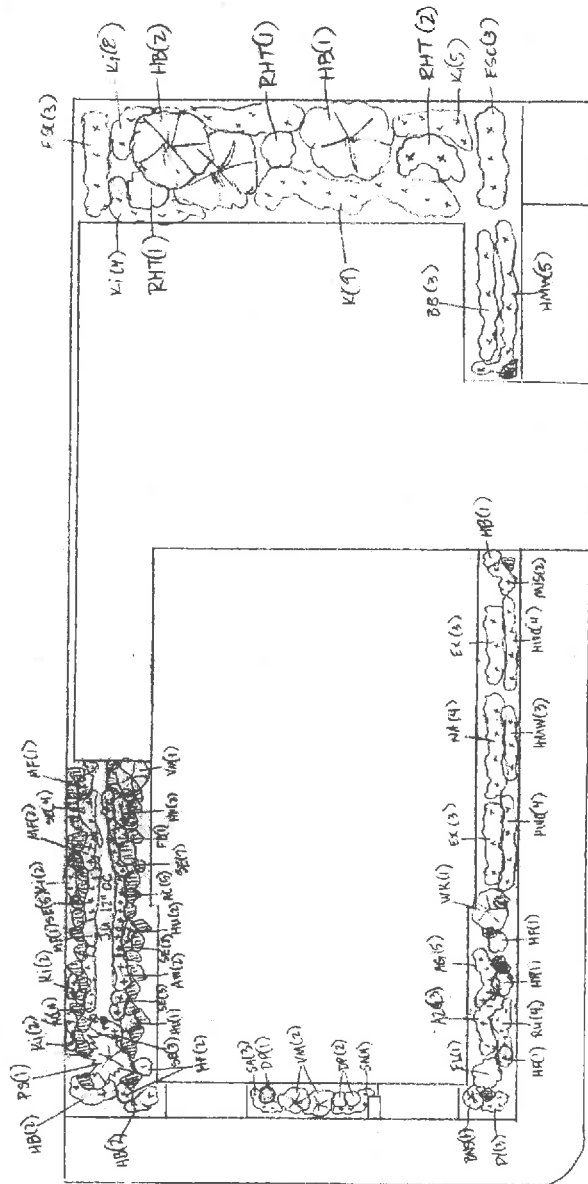
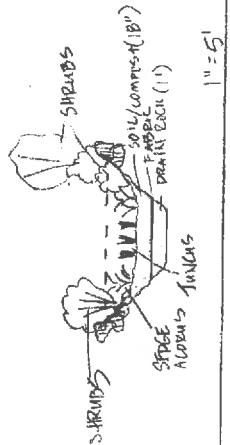
LANDSCAPE DESIGN
KINGWOOD ENGINEERING OFFICE
374 KINGWOOD FLORENCE OR
DESIGN BY LISA WATER-SEDLACER
LAUREL BAY GARDENS

APRIL 10, 2017

LOB # 671B

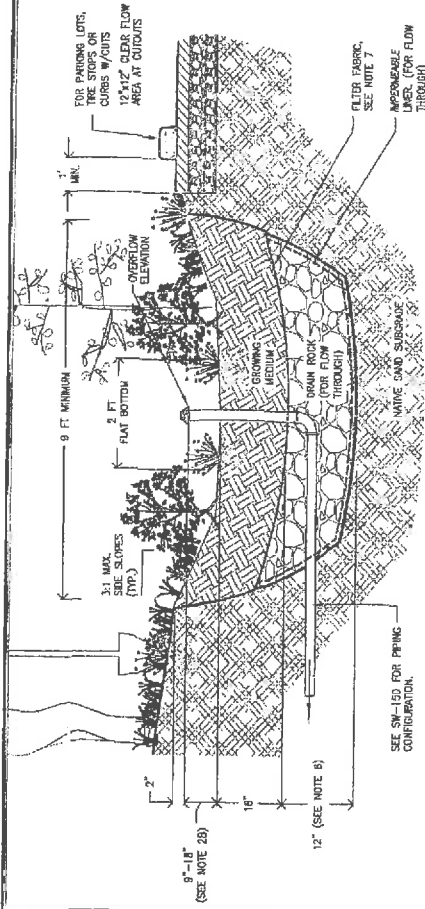
1" = 10'

BIOSWALE DETAIL



PLANT LIST

3 HB	12" CC	Jacquemontii Birch
1 WK	12" CC	Weeping Katsura
1 PS	5/4"	Hoopsii Blue Spruce
3 VM*	5/6"	Vine Maple
6 ESC	3G	Escallonia 'Pink Princess'
3 RHT	30"	Rhododendron 'Yakus'
3 HU	3G	Evergreen Huckleberry
3 BE	5G	Eleocharis 'Burning Bush'
4 NA	8"	Nandina 'Nagasaki'
6 EX	7G	Exbury Azalea
3 DP	2G	Pieris 'Little Heath'
3 AG	2G	Azalea 'Gumpo White'
4 AF*	2G	Midwinter Fire Dogwood
1 FL	2G	New Zealand Flax
1 BNS	2G	Bird's Nest Spruce
5 HB	1G	Heather 'Blazeaway'
3 HF	1G	Heather 'Fitzzy'
8 HMC	1G	Heather 'Med White'
7 SA	Q+	Heather 'Winter Chocolate'
5 AG	1G	Sarcococca 'Sweetbox'
4 RL	Q+	Agapanthus 'Dark Lady'
3 DY	1G	Rudbeckia goldstrum
1 FER	Q+	Daphily 'Hyperion'
28 KI	4"	Alaskan Fern
2 MS	1G	Kinnikinnick 'Vancover'
		Miscanthus 'Little Kitten'
RAIN GARDEN (also)		
9 AC	4"	Acorus
24 SE	4"	Carex 'Blue Zinger'
2 AW	1G	Arctic Willow
64 JU	4"	Juncus 'Elks Blue'



1. Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during, and after construction.
2. Dimensions:
 - a. Width of basin: 9' minimum.
 - b. Depth of basin (from top of growing medium to overflow elevation): Simplified: 12". Presumptive: 9"-19".
 - c. Flat bottom width: 2' min.
 - d. Side slopes of basin: 3:1 maximum.
3. Setbacks (from midpoint of facility):
 - a. Infiltration basins must be 10' from foundations and 5' from property lines.
 - b. Flow-through swales must be lined with connection in approved discharge point according to SWDM Section 2.11.
4. Overflow:
 - a. Overflow required for Simplified Approach.
 - b. Initial elevation must allow for 2' of floodboard minimum.
 - c. Protect from debris and sediment with steeper or grate.
5. Piping: shall be ABS Sch.40, cast iron, or PVC Sch.40, 3" pipe required for up to 1,500 sq ft of impervious area, otherwise 4" min. Piping must have 1% grade and follow the Uniform Plumbing Code.
6. Drain rock:
 - a. None required for infiltration basin.
 - b. Size for flow-through basin: 1/2" washed.
7. Separation between drain rock and growing medium: Use filter fabric (see SWDM Exhibit 255).
8. Growing medium:
 - a. 18" minimum.
 - b. See Appendix B for specification.
9. Vegetation: Follow landscape plans otherwise refer to plant list in SWDM Appendix G. Minimum container size is 1 gallon. # of plantings per 100 sq ft of facility area:
 - a. Zone A (wet): 115 herbaceous plants CR 100 herbaceous plants and 4 shrubs.
 - b. Zone B (moderate to dry): 1 tree AND 3 large shrubs AND 4 medium to small shrubs.

The delineation between Zone A and B shall be either at the outlet elevation or the check dam elevation, whichever is lowest.
10. Install washed pea gravel or river rock to transition from inlets and splash pad to growing medium.
11. Inspections: Call City of Florence Public Works (541) 997-4106 to schedule appropriate inspections.

- DRAWING NOT TO SCALE -

		STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS	
CITY OF FLORENCE PUBLIC WORKS DEPARTMENT 500 South Street Florence, OR 97438 Phone: 541-997-4106		Rain Garden	NUMBER SW-140
DATE: 11-30-10			

Diagram A