

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 19 03 DR 01**

A REQUEST FOR DESIGN REVIEW OF A MIXED-USE COMMERCIAL SPACE WITH FOUR APARTMENT UNITS SOUTH OF 34<sup>TH</sup> STREET BETWEEN HIGHWAY 101 AND OAK STREET.

**WHEREAS**, application was made by Bob Hanson, Owner, for a Design Review approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6; and

**WHEREAS**, the Planning Commission met in a duly-advertised public hearing on June 25, 2019, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

**WHEREAS**, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6, finds, based on the Findings of Fact, application, staff recommendation, evidence and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

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

The request for a design review of a mixed-use commercial space with four apartment units south of 34<sup>th</sup> Street between Highway 101 and Oak Street meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

**Conditions of Approval:**

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

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

"A"	Findings of Fact
"B"	Land Use Application & Supplemental
"C"	Site Plan & Landscape Plan
"D"	Building Elevations and Supplemental
"E"	Drainage Plan & Stormwater Calculations
"F"	ODOT Referral Comments

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

1. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of material presented, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed “Agreement of Acceptance” of all conditions of approval prior to issuance of a building permit.
3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.
4. **Parking Requirements**
  - 4.1. The applicant shall provide one ADA Van-Accessible parking space meeting all the applicable requirements of FCC 10-3-5 prior to issuance of Certificate of Occupancy.
  - 4.2. The applicant shall provide a curb not less than 6” along all street right-of-ways, including Highway 101, preventing motor vehicle encroachment into landscaped areas and sidewalks.
  - 4.3. The applicant shall provide additional and revised materials for parking review (prior to Building Permit issuance) which demonstrates the listed requirements of FCC 10-3-8-K, especially the conditionally-required number of parking spaces to be provided, curb cut dimensions, specifications for signage and pavement markings, lighting details for the driveway and parking areas, and any possible obstacles to parking and traffic circulation within the development.

- 4.4. The applicant shall resubmit a parking plan and provide parking spaces which meet all the requirements of FCC 10-3-8 prior to issuance of Certificate of Occupancy.
- 4.5. The applicant shall, with their resubmitted parking plan, provide bicycle parking details meeting the requirements of FCC 10-3-10. Bicycle parking shall be provided prior to issuance of Certificate of Occupancy.

## **5. Design Review Standards**

- 5.1. The applicant shall supply elevations prior to building permit application which demonstrate the required architectural features. The elevations shall also demonstrate at least three of the following:
  1. Eave overhang of not less than 12”
  2. Windows not less than 30% of the length of street-facing elevations with trim not less than 4” in width.
  3. A covered front entrance (extension of roof line not less than six feet in depth and not less than 10% of the building width.
  4. Awnings or canopies not less than 30% of the length of street-facing elevations.
  5. Material and color changes (vertically) on street-facing elevations of the building, e.g. gable-end shingles and lap siding or “belly band” mid-section trim.
- 5.2. The applicant shall also provide siding matching the proposed lap siding on the Highway 101 frontage on the 34<sup>th</sup> Street frontage. If changes are made to the Highway 101 frontage building materials in order to satisfy Condition 5.1, those same changes shall be incorporated on the 34<sup>th</sup> Street frontage.
- 5.3. The request for Design Review approval shall expire on June 25, 2020, unless substantial construction has taken place.

## **6. Zoning Standards**

- 6.1. The applicant shall ensure that installed landscaping screens the parking lot and building to a height of no less than 30” along all points of the highway frontage.
- 6.2. The applicant shall provide pavement markings and signage that reads “Do Not Enter – Exit Only” at the Highway 101 access driveway prior to issuance of Certificate of Occupancy.
- 6.3. The applicant shall submit a revised landscaping plan containing a designated open space area meeting the requirements of FCC 10-16-7-N reserved for use by the apartment residents.

## **7. Landscaping Requirements**

- 7.1. The applicant shall provide a revised landscaping plan demonstrating an additional 5 trees to be planted on the property. These trees shall be planted prior to issuance of Certificate of Occupancy.
- 7.2. The applicant shall provide a revised landscaping plan demonstrating at least 64 total shrubs to be planted on the property. These shrubs shall be planted prior to issuance of Certificate of Occupancy.
- 7.3. Plant materials shall cover a minimum of 70 percent of the required landscaping areas within 5 years of planting.
- 7.4. Plant materials shall be planted utilizing a pocket-planting method with a soil-compost blend around all trees and shrubs to ensure healthy growth.
- 7.5. The applicant shall remove all noxious weeds from the site during site development and shall not permit the planting or growth of invasive species or noxious weeds.
- 7.6. The applicant shall resubmit landscaping plans with plantings meeting the requirements of FCC 10-34-3-4.
- 7.7. Non-plant ground covers shall be confined by edging 4-inches above grade or recessed from grade.
- 7.8. The applicant shall provide permanent, underground irrigation for all landscaping or temporary irrigation for drought-tolerant plants for plant establishment.
- 7.9. The applicant shall indicate on revised landscaping materials and install a 6" curb along all landscaped areas where a parking/maneuvering area is adjacent to a building.
- 7.10. Mechanical equipment, service and delivery areas, and trash enclosures shall be screened by one of the methods listed in FCC 10-34-3-7-C.

## **8. Access Requirements**

- 8.1. The applicant shall be required to obtain a Right-of-Way permit for all work to take place within the 34<sup>th</sup> Street Right-of-Way. ODOT approval shall be required and permits obtained for all work within the Highway 101 Right-of-Way.
- 8.2. The applicant shall provide appropriate signage and pavement markings designating the driveways as one-way and the easternmost 34<sup>th</sup> Street driveway as two-way.

- 8.3. The applicant shall provide materials specifying the construction of driveway aprons and sidewalks for 34<sup>th</sup> Street.
- 8.4. The applicant shall provide and maintain appropriate vertical and vision clearance for safe access to and from the site at all times.

**9. Lighting Requirements**

- 9.1. The applicant shall submit, with building permit plan sets, additional lighting fixture information and photometric plans for review by the Planning Department.
- 9.2. The applicant shall install lighting fixtures at a height equal to or less than 20' which are either full cut-off or shielded to direct all light emissions downward and below the horizontal plane and prevent illumination or glare skyward or onto adjacent or nearby properties.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 25<sup>th</sup> day of June, 2019

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John Murphey, Chairperson  
Florence Planning Commission

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DATE

**STAFF REPORT & FINDINGS OF FACT  
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Commission  
Exhibit "A"**

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**Public Hearing Date:** June 25, 2019 **Planner:** Glen Southerland, AICP  
**Date of Report:** June 18, 2019  
**Application:** PC 19 03 DR 01 – Hanson Mixed-Use

**I. PROPOSAL DESCRIPTION**

**Proposal:** A request for design review of a mixed-use commercial space with four apartment units south of 34<sup>th</sup> Street between Highway 101 and Oak Street.

**Applicant:** Bob Hanson

**Property Owners:** Same as applicant

**Location:** Developed and undeveloped property south of 34<sup>th</sup> Street, west of Highway 101  
Map # 18-12-23-22 Taxlots 08600 and 08701

**Site:** Lots 1-8 of Block 19, Plat of Frasier & Berry’s Part of the City of Florence

**Comprehensive Plan Map Designation:** Highway

**Zone Map Classification:** Highway District (HD)

**Surrounding Land Use / Zoning:**

Site: SFR to be demolished, vacant / HD  
North: Commercial / HD  
South: Vacant / HD  
East: Vacant and storage units / HD  
West: Commercial / HD

**Streets / Classification:**

East – Highway 101 / Major Arterial; North – 34<sup>th</sup> Street / Local; West – Oak Street / Collector, South – Undeveloped alley

**II. NARRATIVE**

The applicant has applied to construct a 7,200 square foot building containing retail space, four apartments, and industrial space. Taxlot 08600 is currently a vacant lot. Taxlot 08701 is currently the location of a single-family residence. The residence has been vacated by the tenant and is being prepared for demolition.

Application was received March 26, 2019. The application was deemed complete on May 30, 2019 after receiving additional materials on April 2, May 1, and May 2, 2019.

### III. NOTICES & REFERRALS

**Notice:** On June 4, 2019 notice was mailed to surrounding property owners within 100 feet of the property. The property was posted on June 4, 2019. Notice was published in the Siuslaw News on June 19, 2019.

At the time of this report, the City had received the following public comments on the proposal:

Lee and Cindy Allen, June 12, 2019, writing in support of the project.

**Referrals:** Referrals were sent to the Florence Public Works, Police, and Building Departments; Central Lincoln PUD; ODOT; OregonFast; CenturyLink; USPS; Western Lane Ambulance; Charter; Coastcom; and Siuslaw Valley Fire and Rescue on June 6, 2019.

At the time of this report, the City had received the following referral comments on the proposal:

Doug Baumgartner, ODOT, Region 2 Development Review Coordinator:

ODOT stated that the proposed project would not trigger the need for a new ODOT highway approach permit as long as the new retail portion of the building was not converted to a convenience store or restaurant. He outlined the process if this were to occur and stated that any work performed in the right-of-way would require proper permitting.

### IV. APPLICABLE REVIEW CRITERIA

#### **Florence City Code:**

#### **Title 10: Zoning Regulations**

Chapter 1: Zoning Administration, Sections 1-4, 1-5, and 1-6-3

Chapter 3: Off-Street Parking & Loading, Sections 2 through 5 and 8 through 10

Chapter 6: Design Review, Sections 4 through 8

Chapter 16: Highway District, Sections 5 and 6

Chapter 34: Landscaping, Sections 3 through 4

Chapter 35: Access and Circulation, Sections 2-9 through 2-11, 2-13, 2-14, 3-1, 3-2 and 3-3

Chapter 37: Lighting, Sections 2 through 6

#### **Title 9: Utilities**

Chapter 5: Stormwater Management Requirements, Sections 1 through 7

### V. PROPOSED FINDINGS

Code criterion are listed in **bold**, with staff response beneath. Only applicable criteria have been listed.

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**TITLE 10: CHAPTER 1: ZONING ADMINISTRATION**

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**10-1-1-6-3 LAND USE HEARINGS:**

**A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:**

- 5. New construction requiring Design Review.**
- 6. Planned Unit Developments, preliminary and final plans.**
- 10. Subdivisions.**

Applicant is proposing a project which requires Design Review. Review applies as per 10-1-1-6-3 and a hearing is required.

**B. Notification of Hearing:**

- 1. At least twenty (20) days prior to a quasi-judicial hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.**
- 2. Prior to a quasi-judicial hearing, notice shall be published one (1) time in a newspaper of general circulation.**

Notification of the quasi-judicial land use hearing for this application was mailed on June 4, 2019, 21 days prior to the hearing, to all property owners within 100 feet of the subject property. A notice was also published in the Siuslaw News one time on June 19, 2019. These criteria are met.

**C. Notice Mailed to Surrounding Property Owners – Information provided:**

- 1. The notice shall:**
  - a. Explain the nature of the application and the proposed use or uses which could be authorized;**
  - b. List the applicable criterion from the ordinance and the plan that apply to the application at issue;**



- c. **Set forth the street address or other easily understood geographical reference to the subject property;**
- d. **State the date, time and location of the hearing;**
- e. **State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**
- f. **State that application and applicable criterion are available for inspection at no cost and will be provided at reasonable cost;**
- g. **State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**
- h. **Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**
- i. **Include the name of a local government representative to contact and the telephone number where additional information may be obtained.**

The notice mailed to surrounding property owners consistent with the criteria noted above. The application was properly noticed and these criteria are met.

**D. Hearing Procedure: All quasi-judicial hearings shall conform to the procedures of Florence City Code Title 2 Chapter 10.**

The Planning Commission met and decided upon the application in accordance with FCC 2-10.

**E. Action by the Planning Commission:**

- 1. **At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**
- 2. **Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**

3. In the case of a rezoning request, it shall additionally be shown that a public need exists; and that the need will be best served by changing the zoning of the parcel of land in question.
4. There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.

The Planning Commission will receive all evidence deemed relevant at the public hearing. The Planning Commission may deny approval should they determine that insufficient evidence has been provided to indicate that the application meets the applicable criterion. The burden to supply such evidence is upon the applicant.

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**TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING**

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**10-3-3: MINIMUM STANDARDS BY USE:** The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

- A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum parking.
- B. For non-residential uses where parking is available on-street, this parking shall count towards the minimum number of required parking spaces along all street frontages of the building where parking is available. Only useable spaces (i.e. those not blocking fire hydrants, mailboxes, etc.) shall count towards the minimum required number of parking spaces.

The applicant has proposed 11 parking spaces. Two additional spaces are available along 34<sup>th</sup> Street. This item is addressed further within review of FCC 10-3-8.

**10-3-4: MINIMUM REQUIRED PARKING BY USE:** During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Planning Commission for a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Planning Commission and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-

1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces for non-residential uses, plus additional space(s) as needed to meet the minimum accessible parking requirement.

**Table 10-3-1, Minimum Required Parking By Use:**

**A. Residential and Commercial Dwelling Types:**

<b>Multiple-family dwelling</b> (except senior citizen & student housing) Studio & one bedroom units	<b>1 space per unit</b>
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**C. Commercial and Retail Trade Types:**

<b>Retail Sales and Service</b> (See also Drive-Up Uses)	<b>Retail: 1 spaces per 333 sq. ft., except bulk retail (e.g., auto, boat, trailers, nurseries, lumber and construction materials, furniture, appliances, and similar sales) 1 per 500 sq. ft.</b>
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**D. Manufacturing, Storage and Wholesale Types:**

<b>Industrial Service</b> (See also Drive-Up Uses)	<b>1 space per 1,000 sq. ft. of floor area</b>
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The applicant has proposed 11 parking spaces and is also allotted two additional on-street parking spaces along 34<sup>th</sup> Street. The retail space (40' x 60' = 2,400 square feet) will require the provision of seven parking spaces (2,400 square feet x 1 parking space per 333 square feet = 7.21 ≈ 7 parking spaces).

The apartments will require four parking spaces (4 x 1 bedroom multifamily units = 4 parking spaces). This item is addressed further within review of FCC 10-3-8 and 10-23.

The industrial service space will require the provision of two parking spaces (2,400 square feet x 1 parking space per 1,000 sq. ft. of floor area = 2.4 ≈ 2 parking spaces).

The applicant, through provision of on-site parking spaces and on-street parking spaces, 13 spaces total, meets the number of required parking spaces, 13 total. These criteria are met.

**10-3-5: VEHICLE PARKING - MINIMUM ACCESSIBLE PARKING:**

**A. Accessible parking shall be provided for all uses in accordance with the standards in Table 10-3-2; parking spaces used to meet the standards in Table 10-3-2 shall be counted toward meeting offstreet parking requirements in Table 10-3-1;**

- B. Such parking shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the entrance on an unobstructed path or walkway;
- C. Accessible spaces shall be grouped in pairs where possible;
- D. Where covered parking is provided, covered accessible spaces shall be provided in the same ratio as covered non-accessible spaces;
- E. Required accessible parking spaces shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities; signs shall be posted directly in front of the parking space at a height of no less than 42 inches and no more than 72 inches above pavement level. Van spaces shall be specifically identified as such.

<b>Table 10-3-2 - Minimum Number of Accessible Parking Spaces</b> <b>Source: ADA Standards for Accessible Design 4.1.2(5)</b>			
<b>Total Number of Parking Spaces Provided (per lot)</b>	<b>Total Minimum Number of Accessible Parking Spaces (with 60" access aisle, or 96" aisle for vans*)</b>	<b>Van Accessible Parking Spaces with min. 96" wide access aisle</b>	<b>Accessible Parking Spaces with min. 60" wide access aisle</b>
<b>1 to 25</b>	<b>Column A 1</b>	<b>1</b>	<b>0</b>
*vans and cars may share access aisles **one out of every 8 accessible spaces ***7 out of every 8 accessible parking spaces			

The applicant has proposed one ADA Accessible parking space. The applicant has not shown an access aisle or designated any pavement marking or signage provisions on their site plan.

The applicant shall provide one ADA Van-Accessible parking space meeting all the applicable requirements of FCC 10-3-5 prior to issuance of Certificate of Occupancy. **(Condition 4.1)**

**10-3-8: PARKING AREA IMPROVEMENT STANDARDS:** All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete, porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50') from the street.

- B. All parking areas except those required in conjunction with a single-family or duplex dwelling shall be graded so as not to drain storm water over public sidewalks. All drainage systems shall be connected to storm sewers where available. Parking lot surfacing shall not encroach upon a

**public right of way except where it abuts a concrete public sidewalk, or has been otherwise approved by the City.**

The applicant has proposed filter strips and appropriate stormwater drainage along and within all parking areas. This criterion is met.

**C. Parking spaces shall be located or screened so that headlights do not shine onto adjacent residential uses.**

All proposed parking spaces are located as to shine headlights off of the property. The applicant has proposed landscaped screening along 34<sup>th</sup> Street and Highway 101. The applicant shall be required to screen these parking areas in accordance with FCC 10-34-3-7. This item will be addressed later within this report.

**D. Except for parking areas required in conjunction with a single-family or duplex dwelling, all parking areas shall provide:**

- 1. A curb of not less than six inches (6") in height near abutting streets and interior lot lines. This curb shall be placed to prevent a motor vehicle from encroaching on adjacent private property, public walkways or sidewalks or the minimum landscaped area required in paragraph D2 of this subsection.**
- 2. Except for places of ingress and egress, a five foot (5') landscaped area wherever it abuts street right-of-way. In areas of extensive pedestrian traffic or when design of an existing parking lot makes the requirements of this paragraph unfeasible, the Planning Commission may approve other landscaped areas on the property in lieu of the required five foot (5') landscaped area. See also FCC 10-34-3-6 and -7 for parking lot landscaping standards.**

The applicant has proposed a five-foot landscaped area where parking abuts a street right-of-way. The applicant has not specified whether or not a 6" curb will be provided.

The applicant shall provide a curb not less than 6" along all street right-of-ways, including Highway 101, preventing motor vehicle encroachment into landscaped areas and sidewalks. **(Condition 4.2)**

**E. No parking area shall extend into the public way except by agreement with the City.**

The applicant has not proposed parking within any public ways. This criterion does not apply.

**F. Except for parking in connection with dwellings, parking and loading areas adjacent to a dwelling shall be designed to minimize disturbance by the placement of a sight obscuring fence or evergreen hedge of not less than three feet (3') nor more than six feet (6') in height, except where**

**vision clearance is required. Any fence, or evergreen hedge must be well kept and maintained.**

The applicant has proposed no parking immediately adjacent to a dwelling. This criterion is met.

**G. Lighting: Refer to Section 10-37 of this Title for requirements.**

Lighting requirements will be addressed within staff review of FCC 10-37.

**H. Except for single-family and duplex dwellings, groups of more than two (2) parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right of way other than an alley.**

The applicant has not proposed a parking layout which will require backing movements within a street right-of-way. This criterion is met.

**I. Unless otherwise provided, required parking and loading spaces shall not be located in a required front or side yard.**

Proposed front yard is located along Highway 101. This development within the Highway District does not require a front or side yard. No parking has been proposed within a required front or side yard. This criterion is met.

**J. Planning review is required for all parking lot construction or resurfacing.**

**K. A plan, drawn to a suitable scale, indicating how the off- street parking and loading requirements are to be met shall accompany an application for a building permit. The plan shall indicate in detail all of the following:**

- 1. Individual parking and loading spaces.**
- 2. Circulation area.**
- 3. Access to streets and property to be served.**
- 4. Curb cut dimensions.**
- 5. Dimensions, continuity and substance of screening, if any.**
- 6. Grading, drainage, surfacing and subgrading details.**
- 7. Obstacles, if any, to parking and traffic circulation in finished parking areas.**
- 8. Specifications for signs, bumper guards and curbs.**
- 9. Landscaping and lighting.**

The applicant has provided, as part of this application, a plan demonstrating individual parking spaces, circulation areas, access to streets, screening, drainage details, and landscaping details

The applicant shall provide additional and revised materials for parking review (**prior to Building Permit issuance**) which demonstrates the listed requirements of FCC 10-3-8-K, especially the conditionally-required number of parking spaces to be provided, curb cut dimensions, specifications for signage and pavement markings,

lighting details for the driveway and parking areas, and any possible obstacles to parking and traffic circulation within the development. **(Condition 4.3)**

**10-3-9: PARKING STALL DESIGN AND MINIMUM DIMENSIONS:** All off-street parking spaces (except those provided for single-family and duplex homes) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

- A. Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long.
- B. Each space shall have double line striping with two feet (2') wide on center.
- C. The width of any striping line used in an approved parking area shall be a minimum of 4" wide.
- D. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;
- E. Parking area layout shall conform to the dimensions in Figure 10-3(1), and Table 10-3-3, below;
- F. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines.

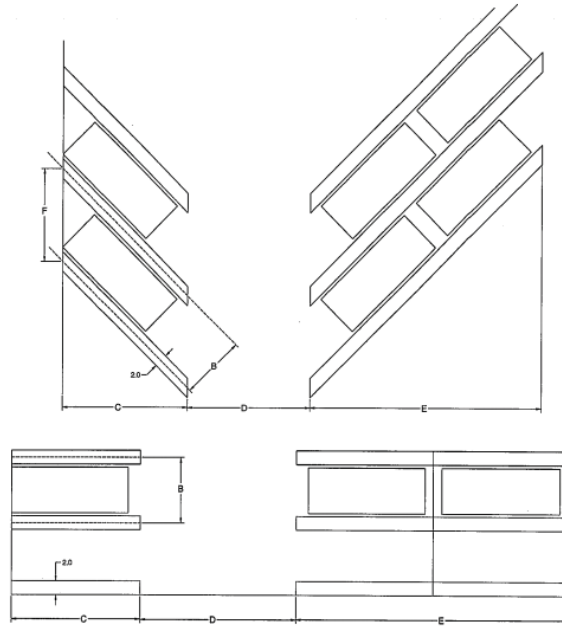


FIGURE 10-3 (1)

Space Dimensions in feet	Parking Angle <math>\alpha</math>	Stall Depth		Aisle Width		Stall width (B)	Curb Length (F)
		Single (C)	Double (E)	One Way (D)	Two Way (D)		
	30°	15.6	26.7	12	18	9.5	19.0
	45°	18.4	33.4	13	18	9.5	13.4
	60°	20	38.8	17	18	9.5	11.0
	70°	20.3	40.6	18	19	9.5	10.1
	80°	20	41.2	22	22	9.5	9.6
	90°	19	40.5	23	23	9.5	9.5

Parking has been proposed within 11 marked and asphalt-paved parking spaces and two on-street parking spaces on 34<sup>th</sup> Street.

From the provided site plan, it appears that parking spaces 4 & 5 on the western edge of the lot do not meet the dimensional length requirements of FCC 10-3-8. While the applicant has demonstrated that parking will be double-line striped, it is unclear if these markings will meet City standards. The applicant has appropriate aisle widths available for each area of parking, however, the parking plan does not demonstrate these aisle widths (23' for 90° parking) due to over-length parking spaces.

The applicant shall resubmit a parking plan and provide parking spaces which meet all the requirements of FCC 10-3-8 prior to issuance of Certificate of Occupancy. (Condition 4.4)

**10-3-10: BICYCLE PARKING REQUIREMENTS: All new development that is subject to Site Design Review, shall provide bicycle parking, in conformance with the standards and subsections A-H, below.**

**A. Minimum Size Space: Bicycle parking shall be on a two (2) feet by six (6) feet minimum.**



- B. Minimum Required Bicycle Parking Spaces.** Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of one bicycle space for every ten vehicle parking spaces. In calculating the number of required spaces, fractions shall be rounded up to the nearest whole number, with a minimum of two spaces.
- C. Long Term Parking.** Long term bicycle parking requirements are only for new development of group living and multiple family uses (three or more units). The long term parking spaces shall be covered and secured and can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building; Multifamily= 1 per 4 units/ Group Living = 1 per 20 bedrooms/ Dormitory = 1 per 8 bedrooms.
- D. Location and Design.** Bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking, or fifty (50) feet, whichever is less and shall be easily accessible to bicyclists entering the property from the public street or multi-use path.
- E. Visibility and Security.** Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage;
- F. Lighting.** For security, bicycle parking shall be at least as well lit as vehicle parking. Refer to Section 10-37 of this Title for requirements.
- G. Reserved Areas.** Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
- H. Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards. If bicycle parking cannot be provided safely, the Planning Commission or Community Development Director may waive or modify the bicycle parking requirements.

The applicant has not proposed any bicycle parking for the development. The applicant will be provided to provide, at minimum, two bicycle parking spaces meeting the requirements of FCC 10-3-10 for the retail and industrial spaces and, at minimum, one bicycle parking space within a storage room or long-term bike locker.

The applicant shall, with their resubmitted parking plan, provide bicycle parking details meeting the requirements of FCC 10-3-10. Bicycle parking shall be provided prior to issuance of Certificate of Occupancy. **(Condition 4.5)**

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**TITLE 10: CHAPTER 6: DESIGN REVIEW**

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**10-6-5: GENERAL CRITERIA:** The Planning Commission or Planning Commission or their designee may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Commission shall, consider the effect of its action on the availability and cost of needed housing. The Commission or their designee shall not use the requirements of this Section to exclude needed housing types. However, consideration of these factors shall not prevent the Commission or their designee from imposing conditions of approval if the costs of such conditions shall not unduly increase the cost of housing. The Commission or their designee shall have no authority to affect dwelling unit densities. The Commission or their designee shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following:

- A. Setbacks, yards, height, density and similar design features according to the underlying zoning district.**
- B. Lot area, dimensions and percentage of coverage according to the underlying zoning district.**

The requirements of the Highway zoning district will be reviewed as part of review of criteria of FCC 10-16.

- C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.**

No fencing, walls, hedges, or other screens have been proposed save for landscaping within parking lot adjacent areas. These features will be addressed within FCC 10-34.

- D. The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.**

The establishment of on-site pedestrian circulation and vehicular accesses have been proposed and will be reviewed within their respective sections of City Code.

- E. Noise, vibration, smoke, dust, odor, light intensity and electrical interference's.**

No noise, vibration, smoke, dust, odor, light or electrical interference has been proposed other than that from normal clearing and construction. No noise, vibration, smoke, dust, odor, intense light nor electrical interference will be permitted from the

proposed building per the City's nuisance code. Noise variances for specific events are available through the City Recorder's office.

**F. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.**

Parking has been reviewed as part of FCC 10-3 previously within this report.

**G. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.**

**H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.**

The applicant has not provided complete architectural renderings of the exterior appearance of the building. The applicant has indicated that the building will be a metal building and that the Highway 101 frontage will be clad in Hardie lap siding. Staff has recommended conditions of approval which will ensure an attractive, code-compliant building later within review of Title 10, Chapter 6.

**I. Exterior lighting and security.**

Lighting will be addressed in a later section of these findings.

**J. Public health, safety and general welfare.**

No adverse impacts to public health, safety, or general welfare are proposed or expected as a result of this project.

**K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.**

No additional public infrastructure is required as part of this project.

**L. Requiring a time period within which the proposed use or portions thereof shall be developed.**

**M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)**

**N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan. (Ord. 680, 1- 11-83)**

No bonds, timelines, or other conditions will be required in relation to sub-criteria L, M, or N.

**10-6-6: ARCHITECTURAL DESIGN:** The Architectural Design criteria are designed to address and implement the Florence Downtown Architectural Guidelines. Where applicable, the following criteria consider the historical character of Florence through proper building massing, siting, and materials which reflect important aspects of Oregon’s traditional Northwest architecture. The type of building to which this code may apply may differ by district. The following requirements are intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; creates a human-scale design, e.g., with buildings placed close to streets or other public ways and large building walls divided into smaller planes with detailing; and maintains the historic integrity of the community.

In applicable zoning districts such as Old Town and Mainstreet, the City Planning Official, the City Planning Official’s designee, or the Planning Commission may require any of the following conditions in order to establish a minimum level of design quality and compatibility between buildings. The Planning Commission may approve adjustments or variances to the standards as part of a site Design Review approval, pursuant with FCC 10-5 and 10-6, respectively.

**10-6-6-7: OTHER DISTRICTS: ARCHITECTURAL REQUIREMENTS:** In districts other than Mainstreet and Old Town, the architectural design requirements of this section shall apply to all commercial buildings.

- A. All commercial buildings shall meet the standards of FCC 10-6-6-3 and 10-6-6-4-G above.

**10-6-6-3: BUILDING FAÇADES:**

- A. **Horizontal Design Elements:** Multi-story commercial storefront buildings shall have a distinctive horizontal base; second floor; and eave, cornice and/or parapet line; creating visual interest and relief. Horizontal articulations shall be made with features such as awnings, overhanging eaves, symmetrical gable roofs, material changes, or applied fascia detail. New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. Where existing adjacent buildings do not meet the City’s current building design standards, a new building may establish new horizontal lines.
- B. **Vertical Design Elements:** Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied fascia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted

building elevations shall be not less than one break for every 30 to 40 feet.

- C. **Articulation and Detailing:** All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:
1. Plans shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30-40 feet. In addition, each floor shall contain at least two elements meeting the following criteria:
    - a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of 4 feet;
    - b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
    - c. Offsets or breaks in roof elevation of 2 feet or greater in height.
    - d. A “break,” for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.
  2. The Planning Commission, through Design Review, may approve detailing that does not meet the 24-inch break-in-wall-plan standard where it finds that proposed detailing is more consistent with the architecture of historically significant or historically-contributing buildings existing in the vicinity.
  3. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-plane standard.
  4. Building elevations that do not orient to a street or civic space need not comply with the 24- inch break-in-wall-plan standard, but should complement the overall building design.

The applicant has not proposed complete architectural features for the building. For this application, a metal building was proposed which does not meet the code criteria.

With this type of building, breaks in the wall plane are difficult to achieve. Additionally, the total dimensions of the building are 60' x 120'. For the length of the building (120') up to three break in plane/articulations would be required. The applicant has proposed roof coverings over the entrances to the building on the north side of the building (Exhibit D). Dimensions have not been provided for these roof coverings, but they do not appear to meet the six-foot depth requirement of the architectural code.

The applicant shall supply elevations prior to building permit application which demonstrate the required architectural features. The elevations shall also demonstrate at least three of the following:

1. Eave overhang of not less than 12"
2. Windows not less than 30% of the length of street-facing elevations with trim not less than 4" in width.
3. A covered front entrance (extension of roof line not less than six feet in depth and not less than 10% of the building width.
4. Awnings or canopies not less than 30% of the length of street-facing elevations.
5. Material and color changes (vertically) on street-facing elevations of the building, e.g. gable-end shingles and lap siding or "belly band" mid-section trim.

**(Condition 5.1)**

The applicant shall also provide siding matching the proposed lap siding on the Highway 101 frontage on the 34<sup>th</sup> Street frontage. If changes are made to the Highway 101 frontage building materials in order to satisfy Condition 5.1, those same changes shall be incorporated on the 34<sup>th</sup> Street frontage. **(Condition 5.2)**

**10-6-6-4: PERMITTED VISIBLE BUILDING MATERIALS:** Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

**G. Building and Site Material Colors:** Color finishes on all building exteriors shall be approved by the City and be of a muted earth-tone coastal Pacific Northwest palette. Reflective, luminescent, sparkling, and "day-glow" colors and finishes are prohibited. The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.

The applicant has proposed muted, earth-tone colors for the building which include "Irish Ivy" and "Grand Canyon." This criterion is met.

**10-6-10: LAPSE OF DESIGN REVIEW APPROVAL:** Authorization of a design review permit shall be void one (1) year after the date of approval of a either a Type II or III design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

- A. The request for an extension is made in writing prior to expiration of the original approval.
- B. There are special or unusual circumstances that exist which warrant an extension.
- C. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant's proposal. (Ord 26, 2008)

The request for Design Review approval shall expire on June 25, 2020, unless substantial construction has taken place. (Condition 5.3)

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**TITLE 10: CHAPTER 16: HIGHWAY DISTRICT (H)**

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**10-16-2: PERMITTED BUILDINGS AND USES:** The following uses shall be permitted only upon affirmative findings by the Planning Commission that the proposed use meets the general criteria in Section 10-16-4 herein.

- A. All uses permitted outright or conditionally in the Commercial District, except single-family dwellings, public buildings and facilities, medical marijuana dispensaries, marijuana retailers, marijuana testing facilities, and single-family residential PUD's.

**10-15-2: PERMITTED BUILDINGS AND USES:** The following uses shall be permitted only upon affirmative findings by the Planning Commission that the proposed use meets the general criteria in Section 10-15-4 herein.

[Various uses demonstrating that retail uses are permitted]

**10-15-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:** The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:

**Automobile repair garage**

- B. **Multiple-family residential.**

The applicant has proposed a mixed-use building consisting of 2,400 square feet of retail space and 2,400 square feet of industrial service space for the applicant's automobile repair needs. The remainder of the building, 2,400 square feet, will be used for four apartments and access to those units. These criteria are met.

**10-16-4: GENERAL CRITERIA: Before a building or use is established within the Highway District, the petitioner must demonstrate to the City that the proposed development will meet the following criteria:**

- A. The operating characteristics and intensity of land use will be compatible with and will not adversely affect the development potential of adjacent properties.**

The proposed development is in keeping with adjacent properties. Retail and light industrial uses are prevalent within this stretch of the highway and there is adequate separation from nearby residential and other light commercial uses. This criterion is met.

- B. The site planning and building design will be as attractive as the nature of the use and the setting will allow.**

Previous conditions address the building design. Site plans are adequate for traffic flow expected on the site.

- C. The location of the site can accommodate energy efficient traffic circulation routes.**

- D. The vehicle and pedestrian access to the site can be safely and efficiently provided.**

The proposed traffic circulation will be adequate for the proposed uses and site conditions with some modifications. Access and circulation will be further addressed within FCC 10-35 later within this report.

- E. The necessary utility systems and public facilities are available with sufficient capacity.**

Utilities are available and adequate for the proposed uses. This criterion is met.

- F. Limited industrial uses shall be reviewed for compatibility with neighboring uses in terms of noise, odor, smoke, glare, use of outdoor space for materials' storage, general exterior finish and landscaping. Where the proposed use is adjacent to an established or planned multiple-family use, these criteria will be applied more strictly.**

The proposed industrial use will not be permitted to be a nuisance by noise, odor, smoke, outdoor storage, or any other method. The use will be fully enclosed by the building. This criterion is met.

**10-16-5: DEVELOPMENT STANDARDS: The City may require any conditions it deems necessary to secure the purpose and intent of this Chapter. Such conditions may regulate and limit the following:**

- A. Setbacks, yards, height, density and similar design features.**



These items are addressed later within this report.

- B. The installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, except as modified by specific standards of this zoning district.**

These items, if applicable, are addressed within staff review of FCC 10-34.

- C. The location and design of access points for vehicles and pedestrians according to standards set forth in FCC 10-35 Access and Circulation, except as modified by specific standards of this zoning district.**

Access and Circulation will be addressed later within this report.

- D. Noise, vibration, smoke, dust, odor, lighting and electrical interference.**

Noise, vibration, smoke, dust, odor, lighting, or electrical interference have not been proposed and will not be permitted, subject to City nuisance standards.

- E. Parking areas and on site traffic circulation according to standards set forth in FCC 10-3 On-site Parking and Loading.**

Parking has been addressed previously within this report.

- F. Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)**

No signage has been proposed at this time.

- G. Architectural quality and aesthetic appearance.**

The architectural quality of the buildings is sufficient for the use and the district with compliance with the previously written conditions of approval.

- H. Public health and safety.**

- I. Security.**

There are no known threats to public safety, health, or security. These criteria are met.

- J. Lot area, dimensions and percent of coverage.**

These items are addressed later within this report.

- K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.**

These criteria are met.

#### **10-16-7: DESIGN SPECIFICATIONS:**

- A. Highway Setback (Minimum Allowed Without a Variance; Measured From the Center Line of the Highway Right of Way):**
- 1. Commercial: Seventy feet (70'), but one hundred foot (100') setback is recommended.**
  - 2. Multiple Residential: One hundred feet (100').**
  - 3. Light Industrial: One hundred feet (100').**
  - 4. All Other Uses: As determined by the City.**
- B. Setback from Side Streets and Abutting Property: Minimum of five feet (5') unless otherwise determined by the City with consideration given to the existing and proposed uses on the abutting properties.**

The proposed development is located approximately 122' from the Highway centerline. The proposed setbacks will be adequate from the Highway, side streets, and abutting properties.

- C. Visual Barrier: A fence, wall, hedge, natural vegetation or landscape planting may be required by the City. Such a barrier must include a vision clearance area for driveways to promote vehicle safety. Guidelines (not intended to limit optional solutions) for such a visual barrier are listed below:**

- 1. Commercial: At least thirty inches (30") high along entire highway frontage except at points of ingress and egress.**
- 2. Multiple Residential: At least twenty feet (20') deep and six feet (6') tall along entire highway frontage. All vehicles and at least two-thirds (2/3) of the buildings should be obscured from highway view.**

**In the absence of native vegetation on the site, a solid fence should be installed along with the planting of a vegetative screen on the highway side. Such a fence should obstruct the view of all vehicles and buildings up to a height of six feet (6') above grade.**

- 3. Light Industrial: At least twenty feet (20') deep and six feet (6') tall along entire highway frontage. All vehicles and at least two-thirds (2/3) of the buildings should be obscured from highway view.**

**In the absence of native vegetation on the site, a solid fence should be installed along with the planting of a vegetative screen. Such a fence should obstruct the view of all vehicles and buildings up to a height of six feet (6') above grade.**

There is currently no significant stand of vegetation on the site. The multi-family and industrial portions of the site will be largely screened from highway view by the

presence of the commercial portion of the building. Because there is no significant vegetation and the proposed uses will be shielded by other inoffensive uses, only the commercial screening will be required.

The applicant shall ensure that installed landscaping screens the parking lot and building to a height of no less than 30" along all points of the highway frontage. **(Condition 6.1)**

**D. Highway Access: For reasons of safety and to reduce congestion, vehicle access to and from the highway shall be limited to street intersections only. Curb cuts shall be authorized on side streets only, unless:**

- 1. The property does not abut a side street or the property has at least two hundred feet (200') of highway frontage; or**
- 2. The City specifically authorizes the highway curb cuts.**

The applicant intends to utilize the existing curb cut onto Highway 101 in order to allow egress traffic off of the site. The applicant has also proposed two additional curb cuts on the 34<sup>th</sup> Street frontage of the site.

The applicant shall provide pavement markings and signage that reads "Do Not Enter – Exit Only" at the Highway 101 access driveway prior to issuance of Certificate of Occupancy. **(Condition 6.2)**

**E. Parking: Shall be in accordance with Chapter 3 of this Title.**

This section has been addressed previously within this report.

**H. General Provisions:**

- 1. Yards and open areas shall not be used for the storage, display or sale of used building materials, scrap or salvage.**
- 2. Where there is manufacturing, compounding, processing or treating of products for wholesale, the front twenty five feet (25') of the building's ground floor facing the principal commercial street shall be used for commercial sales, business or professional offices.**
- 3. Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance.**

The applicant has not proposed nor will be permitted to have any of the above conditions on the property at any time.

**I. Minimum Lot Dimensions: The minimum lot width shall be fifty feet (50').**

**J. Minimum Lot Area: The minimum lot area shall be six thousand (6,000) square feet.**

The applicant has proposed development of a lot 120' x 200' (24,000 square feet). These criteria are met.

**K. Height Limitations: The maximum building or structural height shall be twenty eight feet (28').**

The applicant has proposed a building 27' in height. This criterion is met.

**L. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definitions, and requirements. (Ord. 26, 2008)**

These sections will be addressed within their respective sections of this staff report.

**M. Maximum lot coverage shall be 85%, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.**

The applicant has stated that the site will have a 7,200 square foot building and 7,835 square feet of paving (15,035 total sq. ft.) or 62.6% of the lot. This criterion is met.

**N. Open Space is required for multi-family housing developments of 4 or more units as follows:**

1. An area on the site measuring a minimum of 100 square feet per dwelling unit shall be designed and permanently reserved as common open space.
2. In meeting the open space standard, the multiple family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands (e.g. trees or bank vegetation preserved), play fields , outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.
3. To receive credit under this section, a common open space area shall have an average length that is not less than twenty feet (20').

The applicant has not designated an open space area (400 square feet total) for the apartment residents.

The applicant shall submit a revised landscaping plan containing a designated open space area meeting the requirements of FCC 10-16-7-N reserved for use by the apartment residents. **(Condition 6.3)**

**O. Lighting: Refer to Section 10-37 of this Title for requirements.**

Lighting issues will be addressed as part of staff review of FCC 10-37.

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**TITLE 10: CHAPTER 34: LANDSCAPING**

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**10-34-3: LANDSCAPING**

**10-34-3-1: Applicability.** Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

- A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)**

Landscaping will be required for this development.

**10-34-3-2: Landscaping Plan Required.** A landscape plan is required. All landscape plans shall include the following information:

- A. The location and height of existing and proposed fences and walls, buffering or screening materials.**
- B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.**
- C. The location, size, and species of the new proposed plant materials (at time of planting).**
- D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.**
- E. Existing and proposed building and pavement outlines.**
- F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.**
- G. Other information as deemed appropriate by the City Planning Official.**

The applicant has supplied enough of the required information to allow review of the application.

**10-34-3-3: Landscape Area and Planting Standards.** The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district<sup>2</sup> for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

The applicant has supplied calculations demonstrating that greater than 15 % of the property will be retained as landscaped area.

- A. Landscaping shall include planting and maintenance of the following:**
- 1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

The applicant has proposed 6 trees for the site between those located within 20' of the street-abutting property lines and those within stormwater facilities. The frontage requirements require 17 trees (320 ln. ft. x 1 per 30 ft. = 10.67 ≈ 11 trees).

The applicant shall provide a revised landscaping plan demonstrating an additional 5 trees to be planted on the property. These trees shall be planted prior to issuance of Certificate of Occupancy. **(Condition 7.1)**

- 2. Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

The applicant has proposed 58 shrubs for the development between those located within 20' of the street-abutting property lines and those within stormwater facilities. The site plan demonstrates 58 shrubs, however, the landscaper's invoice only demonstrates 50. The frontage requirements require 101 shrubs (320 ln. ft. x 6 per 30 ft. = 64 shrubs).

The applicant shall provide a revised landscaping plan demonstrating at least 64 total shrubs to be planted on the property. These shrubs shall be planted prior to issuance of Certificate of Occupancy. **(Condition 7.2)**

- 3. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.**
- 4. Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.**
- 5. Pocket-planting<sup>3</sup> with a soil-compost blend around plants and trees shall be used to ensure healthy growth.**

Plant materials shall cover a minimum of 70 percent of the required landscaping areas within 5 years of planting. **(Condition 7.3)**

Plant materials shall be planted utilizing a pocket-planting method with a soil-compost blend around all trees and shrubs to ensure healthy growth. **(Condition 7.4)**

- B. Noxious Weeds shall be removed during site development and the planting of invasive or noxious weeds is prohibited.**

The applicant shall remove all noxious weeds from the site during site development and shall not permit the planting or growth of invasive species or noxious weeds. **(Condition 7.5)**

**10-34-3-4: Landscape Materials.** Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.

**A. Plant Selection.** A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested Tree and Plant List for the City of Florence and the Sunset Western Garden Book are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.

- 1. Ground Cover.** Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards: plants from 4-inch pots shall be spaced a maximum of 18 inches measured on center, and 1-2 gallon size plants shall be spaced a maximum of 3 feet measured on center.

The applicant has provided a landscaping plan, but has not indicated whether ground cover plants will be utilized. Since the applicant will be required to provide open space for the residents of the building, ground cover will be required.

The applicant shall resubmit landscaping plans with plantings meeting the requirements of FCC 10-34-3-4. **(Condition 7.6)**

- 2. Shrubs.** Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the Tree and Plant List for the City of Florence.

The applicant has proposed shrubs meeting the minimum planting size requirements of the Tree and Plant List for the City of Florence. This criterion is met.

- 3. Trees.** Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter) measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall **(Nursery Grade 5/6)**.

The applicant has provided information that the Red Sunset Maples selected for planting will be from 1" to 2.5" in diameter. The minimum requirement for these plantings is 1.75". Trees and shrubs which do not meet the above planting standards will not meet the minimum landscape requirement.

Please see above Condition 7.6.

- 4. Non-plant Ground Covers.** Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

The applicant has proposed to use bark as a non-plant ground cover.

Non-plant ground covers shall be confined by edging 4-inches above grade or recessed from grade. **(Condition 7.7)**

- C. Hardscape features, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts. Swimming pools, sports courts, decks and similar facilities may not be counted toward fulfilling the landscape requirement in any zone.**

The applicant has not requested that these hardscape features count towards their landscaping minimum coverage.

- D. Storm Water Facilities.** Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water-tolerant, native plants.

The applicant has proposed landscaped stormwater swales. Further criteria will be reviewed within criteria addressing Title 9, Chapter 5 later within this report.

**10-34-3-5: Irrigation.** Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

The applicant has not indicated the irrigation method for all landscaping on-site

The applicant shall provide permanent, underground irrigation for all landscaping or temporary irrigation for drought-tolerant plants for plant establishment. **(Condition 7.8)**



**10-34-3-7: Buffering and Screening.** Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13. (See Section 10-34-5 for standards specific to fences and walls.)

- A. Parking/Maneuvering Area Adjacent to Streets and Drives.** Where a parking or maneuvering area is adjacent and parallel to a street or driveway, a berm; an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade; trellis; or similar partially opaque structure 3-4 feet in height shall be established between street and driveway or parking area. See also FCC 10-3-7-D for standards specific to parking lots adjacent to the street. The required screening shall have breaks or portals to allow visibility (natural surveillance) into the site and to allow pedestrian access to any adjoining walkways. Hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number, and spacing to provide year-round screening within five (5) years after planting. Vegetative ground cover is required on all surfaces between the wall/hedge and the street/driveway line.
  
- B. Parking/Maneuvering Area Adjacent to Building.** Where a parking or maneuvering area or driveway is adjacent to a building, the area shall be separated from the building by a curb and a raised walkway, plaza, or landscaped buffer not less than five (5) feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.

The applicant has not indicated that all applicable parking and maneuvering areas adjacent to buildings will be separated by a curb, but has specified that a sidewalk will be present.

The applicant shall indicate on revised landscaping materials and install a 6" curb along all landscaped areas where a parking/maneuvering area is adjacent to a building. **(Condition 7.9)**

- C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required.** All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent Residential districts. When these or other areas are required to be screened, such screening shall be provided by:
  - 1. a decorative wall (i.e., masonry or similar quality material),
  - 2. evergreen hedge,
  - 3. opaque or sight-obscuring fence complying with Section 10-34-5, or
  - 4. a similar feature providing an adequate screen.

The applicant has not proposed a location for any of the above locations or a trash enclosure.

Mechanical equipment, service and delivery areas, and trash enclosures shall be screened by one of the methods listed in FCC 10-34-3-7-C. **(Condition 7.10)**

**D. Abutting Land Use Buffers. When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in the table below. In no case shall the buffer strip be less than 15 feet in width unless reduced by the Planning Commission where a lesser distance will provide adequate buffering. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). The landscaped buffer shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.**

<b>Adjoining Land Use / Zoning</b>	<b>Landscaped Buffer and/or Fence or Wall</b>
Abutting single family Zoning or use	15 foot buffer with 6' solid wood fence or block wall or 35 foot landscaped buffer
Abutting Duplex, triplex or townhouse zoning or use	15 foot buffer with 6' solid wood fence or block wall or 25 foot landscaped buffer
Abutting multiple family or condominiums	15 foot buffer with 6' solid wood fence or block wall or 15 foot landscaped buffer

The applicant has not proposed a development adjacent to residential zoning or land uses. These criteria do not apply.

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**TITLE 10: CHAPTER 35: ACCESS AND CIRCULATION**

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**10-35-2-3: Access Approval Required: Access will generally be reviewed in conjunction with a land division or building permit. If a property owner wishes to access a public street (e.g., a new curb cut or driveway approach), or make improvements within the public right-of-way (e.g., install or replace sidewalk), the property owner must obtain a "Construction Permit in Right-of-Way". In either case, approval of an access shall follow the procedures and requirements of the applicable road authority.**

**10-35-2-4: State and County Access Permits: ODOT has responsibility and authority in managing access to State Highways and Lane County has responsibility and authority in managing access to County roads within the City. Projects with direct access onto a State Highway or County Road shall be**

required to obtain a State or County access permit. A State or County complete access permit application must be submitted as part of all land use permits. Conditions placed by the State or County upon these access permits shall be considered conditions of approval for all applicable land use and development approvals. When a transportation improvement is proposed along Highway 101 between the Siuslaw River Bridge and Highway 126, improvements shall be constructed in accordance with the standards specified in the “Highway 101 Access Management Plan.” County roads are governed by the Lane County Transportation System Plan and Lane Code Chapter 15.

A sidewalk will be required to be constructed along the 34<sup>th</sup> Street right-of-way. In consultation with ODOT, it appears that there was a possibility that existing facilities could be used without need for a permit, but the applicant will be required to obtain one if needed.

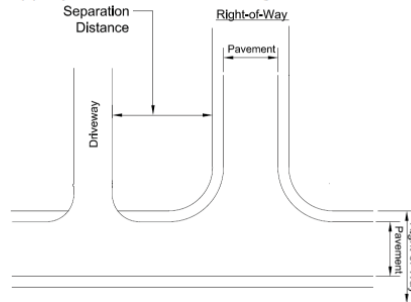
The applicant shall be required to obtain a Right-of-Way permit for all work to take place within the 34<sup>th</sup> Street Right-of-Way. ODOT approval shall be required and permits obtained for all work within the Highway 101 Right-of-Way. **(Condition 8.1)**

**10-35-2-7: Intersection Separation; Backing onto Public Streets: New and modified accesses shall conform to the following standards:**

- A. Except as provided under subsection B, below, the distance from a street intersection to a driveway shall meet the following minimum spacing requirements for the street's classification, as measured from side of driveway to street or alley pavement (see Figure 10-35(1)). A greater separation may be required for accesses onto an arterial or collector for compliance with ODOT or County requirements. Separation Distance from Driveway to Pavement:**

<b>Alley</b>	<b>15 feet</b>
<b>Local Street</b>	<b>25 feet</b>
<b>Collector Street</b>	<b>30 feet</b>
<b>Arterial Street</b>	<b>50 feet</b>

Figure 10-35(1): Separation Distance from Driveway to Street



- C. Access to and from off-street parking areas shall be designed to prevent backing onto a public street, except that single-family and duplex dwellings are exempt.**

**10-35-2-8: Access Standards:** New development shall gain access primarily from local streets. Access onto arterials and collectors shall be evaluated based on access options, street classifications and the effects of new access on the function, operation and safety of surrounding streets and intersections and possible lower level street alternatives. Where such access to higher level street classification is necessary, shared driveways may be required in conformance with FCC 10-35. If vehicle access off a lower-level street is possible, then the City may prohibit access to the higher-level street.

The applicant has proposed to use an existing driveway curb cut onto Highway 101. ODOT has evaluated this use and determined it to be appropriate for the proposed one-way traffic. Traffic will be restricted at this egress per a previous condition of approval.

The proposed driveway spacing utilizes an existing driveway curb cut on 34<sup>th</sup> Street 42' from the Highway 101 right-of-way and another existing curb cut driveway located roughly 40' from the western property line on 34<sup>th</sup> Street. Because the curb cuts are existing, these criteria do not apply.

The applicant's site circulation plan prevents backing onto public streets and the Highway.

**10-35-2-9: Site Circulation:** New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian and bicycle connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, trails or paths, must conform to the provisions in Section 10-35-3.

The applicant shall provide appropriate signage and pavement markings designating the driveways as one-way and the easternmost 34<sup>th</sup> Street driveway as two-way. (Condition 8.2)

**10-35-2-12: Driveway Design:** All openings onto a public right-of-way and driveways shall conform to the following:

- A. **Driveway Approaches.** Driveway approaches, including private alleys, shall be approved by the Public Work Director and designed and located with preference given to the lowest functional classification street. Consideration shall also be given to the characteristics of the property, including location, size and orientation of structures on site, number of driveways needed to accommodate anticipated traffic, location and spacing of adjacent or opposite driveways.
- B. **Driveways.** Driveways shall meet the following standards, subject to review and approval by the Public Works Director:
  - 1. **Driveways for single family residences shall have a width of not less than ten (10) feet and not more than twenty-four (24) feet.**

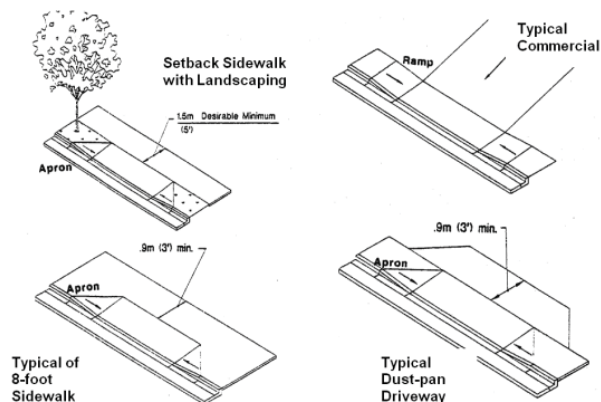
Driveways leading to covered parking should be not less than 20 feet in depth from the property line to the structure.

2. Driveways shall have a minimum width of ten (10) feet, except where a driveway serves as a fire apparatus lane, in which case city-approved driveway surface of 12 feet minimum width shall be provided within an unrestricted, twenty (20) foot aisle, or as approved by the Fire Code Official.
3. Where a driveway is to provide two-way traffic, the minimum width shall be 18 feet.
4. One-way driveways shall have appropriate signage designating the driveway as a one-way connection. Fire apparatus lanes shall be so marked (parking prohibited).
5. The maximum allowable driveway grade is fifteen (15) percent, except that driveway grades exceeding fifteen (15) percent may be allowed, subject to review and approval by the Public Works Director and Fire Code Official, provided that the applicant has provided an engineered plan for the driveway. The plan shall be stamped by a registered geotechnical engineer or civil engineer, and approved by the Public Works Director.

The driveway proposed meets all of the listed criteria related to driveway design.

- C. **Driveway Apron Construction.** Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 10- 35(2). Driveway aprons shall conform to ADA requirements for sidewalks and walkways, which generally require a continuous unobstructed route of travel that is not less than three (3) feet in width, with a cross slope not exceeding two (2) percent, and providing for landing areas and ramps at intersections. Driveways are subject to review by the Public Works Director.

Figure 10-35(2): Examples of Driveway Next to Sidewalks/Walkways



The applicant has not specified the construction of the driveway aprons, but has provided materials indicating that sidewalks will be constructed along 34<sup>th</sup> Street.

The applicant shall provide materials specifying the construction of driveway aprons and sidewalks for 34<sup>th</sup> Street. **(Condition 8.3)**

**10-35-2-13: Vertical Clearances:** Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13' 6" for their entire length and width.

**10-35-2-14: Vision Clearance:** No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) shall block the area between two and one-half feet (2 ½') and eight (8) feet in height in "vision clearance areas" on streets, driveways, alleys, mid-block lanes, or multi-use paths where no traffic control stop sign or signal is provided, as shown in Figure 10-35(4). The following requirements shall apply in all zoning districts:

- A. At the intersection of two (2) streets, minimum vision clearance shall be twenty feet (20').
- B. At the intersection of an alley or driveway and a street, the minimum vision clearance shall be ten feet (10').
- C. At the intersection of internal driveways, the minimum vision clearance shall be ten feet (10').

The sides of the minimum vision clearance triangle are the curb line or, where no curb exists, the edge of pavement. Vision clearance requirements may be modified by the Public Works Director upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). This standard does not apply to light standards, utility poles, trees trunks and similar objects. Refer to Section 10-2-13 of this Title for definition.

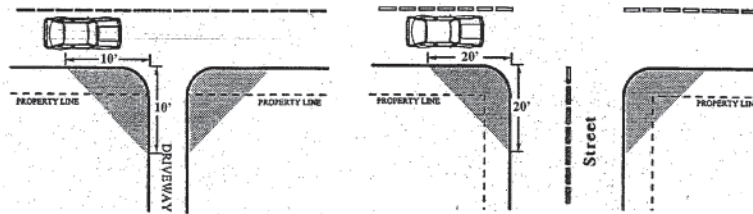


Figure 10-35(4): Vision Clearance Areas (solid lines indicate curbs or edge of pavement)

The applicant shall provide and maintain appropriate vertical and vision clearance for safe access to and from the site at all times. **(Condition 8.4)**

**10-35-3: PEDESTRIAN ACCESS AND CIRCULATION:** All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement. **10-35-3-1: Sidewalk Requirements:**

- A. **Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the following conditions:**
1. **Upon any new development of property.**

Per Condition 8.3, sidewalk construction will be required along 34<sup>th</sup> Street for the full length of the property.

**10-35-3-2: Site Layout and Design: To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards in subsections A - C, below:**

- A. **Continuous Walkway System.** The pedestrian walkway system shall extend throughout the development site and connect to all future phases of development, and to existing or planned offsite adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub walkway(s) to adjacent streets and to private property with a previously reserved public access easement for this purpose in accordance with the provisions of Section 10-35-2, Vehicular Access and Circulation, and Section 10-36-2 Street Standards.
- B. **Safe, Direct, and Convenient.** Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following criteria:
1. **Reasonably direct.** A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.
  2. **Safe and convenient.** Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.
  3. **"Primary entrance" for commercial, industrial, mixed use, public, and institutional buildings** is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.
  4. **"Primary entrance" for residential buildings** is the front door (i.e., facing the street). For multifamily buildings in which units do not have their own exterior entrance, the "primary entrance" may be a lobby, courtyard, or breezeway that serves as a common entrance for more than one dwelling.

The applicant has proposed a mixed-use development with access obtained from adjacent streets. In this case, the applicant has proposed a five-foot walkway adjacent to the building. These criteria are met.

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**TITLE 10: CHAPTER 37: LIGHTING**

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**10-37-2: APPLICABILITY:** Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

As new construction, newly installed lighting must meet the code contained within FCC 10-37.

**10-37-3: LIGHTING PLANS REQUIRED:** All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output. The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

The applicant has not photometric plans, but has submitted lighting fixture information. This information, however, shows that the lighting chosen may not meet the standards below.

The applicant shall submit, with building permit plan sets, additional lighting fixture information and photometric plans for review by the Planning Department. **(Condition 9.1)**

**10-37-4: LIGHTING STANDARDS:**

- A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.**
- B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.**
- C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed**



25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.

- D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.
- E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.

The applicant shall install lighting fixtures at a height no more than 20' which are either full cut-off or shielded to direct all light emissions downward and below the horizontal plane and prevent illumination or glare skyward or onto adjacent or nearby properties. (Condition 9.2)

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## **TITLE 9: CHAPTER 5: STORMWATER MANAGEMENT**

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### **9-5-2: DRAINAGE PLAN SUBMITTAL REQUIREMENTS:**

#### **9-5-2-1: GENERAL:**

- A. A Drainage Plan is required for all development, except as provided in FCC 9-5-2-4. Submittal requirements are tailored to the size and impacts of the development. The submittal requirements are specified in the Stormwater Manual.
- B. A registered Professional Engineer licensed by the State of Oregon shall prepare, certify, and seal the Drainage Plan whenever a Professional Engineer is required in the Stormwater Manual or state law. Furthermore, prior to land disturbing activity, the developer for the land disturbing activity shall certify that the proposed activities will be accomplished pursuant to the approved plan.
- C. If a land use approval is required, the Drainage Plan shall be submitted and approved as part of the land use approval process. If no land use approval is required, the Drainage Plan shall be submitted as part of the application for a construction or facility permit.

The applicant has proposed stormwater swales and filter strips for use by the development and has supplied the appropriate documentation for the project.

#### **9-5-3-2: STORMWATER QUANTITY (FLOW CONTROL):**

- A. A 25-year, return period storm shall be used for the design of all private and public stormwater drainage systems.

- B. Onsite stormwater management facilities shall be required to prevent the post-development runoff rates from a project site from exceeding the pre-development runoff rates from the site, based on a 2 through 25-year storm. Exemptions to this requirement may be approved by the City Manager or his/her designee if it is determined that a more effective solution is available and that downstream capacity will accommodate the increase in flow.**
- C. Each new development project is responsible for mitigating its impacts on the stormwater system. This mitigation requirement can be satisfied through the use of any of the following techniques, subject to the other limitations identified by this Code:**

  - 1. Construction of onsite facilities to limit the flow rate of stormwater runoff leaving the development site, in accordance with the Stormwater Manual.**
  - 2. Enlargement or improvement of the down gradient conveyance system in accordance with the requirements of this Code and the City of Florence Stormwater Management Plan.**
- D. The development of any land requiring a Drainage Plan shall address onsite and off-site drainage concerns, both up gradient and down gradient (a minimum of 1/4-mile) of the project, including:**

  - 1. Modifications to the existing onsite stormwater drainage and management facilities and drainage patterns shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition unless approved by the affected offsite property owners and the City. Proof of off-site property owners approval shall be provided by having the affected property owner(s) sign an easement identifying the location of the backwater storage or impoundment area. This area shall be clearly shown on the submitted Drainage Plan site sheet(s). The easement shall be in a form approved by the City and recorded with the Lane County Deeds and Records Office.**
  - 2. Stormwater facilities shall be designed and constructed to accommodate all flows generated from the project property in accordance with the land use zoning as shown in the most recent approved City Code.**
  - 3. Capacity of the downstream drainage system to determine if increases in peak flow rates resulting from the proposed development can be accommodated.**
- E. The types of stormwater management controls presented in the Stormwater Manual are available for owners and developers to use in satisfying the pre-developed and post-development runoff requirement.**

More than one of these types of controls may be needed to satisfy the runoff requirement. In areas where the runoff requirement in Section 9-5-3-2-F are exempt or partially exempt, the City may require improvements to the down gradient conveyance system.

**9-5-3-3: STORMWATER QUALITY:**

- A. Stormwater management facilities to treat stormwater are required for certain types of projects. These water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan and for other projects as required by this section. Stormwater management facilities required for development shall be designed, installed and maintained in accordance with the Stormwater Manual, which is based on achieving at least 70% removal of the Total Suspended Solids (TSS) from the flow entering the facility for the design storm specified in the Stormwater Manual.**
- B. Water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan.**
- C. Projects located in the Zones of Contribution must have pre-treatment facilities prior to infiltration facilities as prescribed in the Stormwater Manual. When a wellhead protection plan is developed and adopted by the City, this specific requirement may be rescinded or modified by the City.**
- D. The water quality design storm shall be based on an intensity of 0.25 inches per hour, or 0.83 inches for a 24-hour SCS Type 1A rainfall return event.**
- E. Water quality facilities must be designed to prevent damage to the facility for flows exceeding the water quality design storm and to ensure no re-suspension of pollutants, consistent with the Stormwater Manual.**
- G. The types of stormwater management facilities presented in the Stormwater Manual are available for owners and developers to use in satisfying the stormwater quality requirement. More than one of these types of facilities may be required to satisfy this requirement.**

The applicant has proposed 560 sq. ft. of rain garden, and 1,140 sq. ft. of vegetated filter strips to manage stormwater from 15,035 sq. ft. of impervious surface.

The applicant shall install the proposed stormwater facilities according to the requirements of the Stormwater Design Manual, including size, depth, and planting requirements. These proposed facilities shall be inspected and approved by the Public Works and Planning Departments prior to issuance of Certificate of Occupancy. **(Condition 10.1)**

**9-5-4: MAINTENANCE RESPONSIBILITY:**

**9-5-4-2: PRIVATE FACILITIES:**

- A. Private stormwater facilities must be maintained in accordance with the Operations and Maintenance Plan approved as part of the Drainage Plan. The Operations and Maintenance Agreement will be recorded with the Lane County Deeds and Records Office. The Stormwater Manual contains the Operations and Maintenance Agreement Form to be used. A log of all maintenance activity shall be kept by the owner and made available to the City upon request. The City may, at its option, inspect the facilities for compliance with the requirements. If a property owner fails to maintain their facilities, the City may issue a written notice specifying the required actions. If corrective actions are not completed in a timely manner, the City may pursue legal remedies to enforce the provisions of the Operations and Maintenance Plan. The City will only enter the property to perform the required FLORENCE CITY CODE TITLE 9 12 STORMWATER MANAGEMENT UTILITY 9-5 corrections if the public's health and public property are in imminent danger. In this situation, reasonable attempts will be made to contact the property owner(s), but a written notice may not be required. The property owner(s) will be billed for City incurred expense.**
- B. The Maintenance Agreement shall provide that upon notification by the City of any violation, deficiency or failure to comply with the agreement or this Code, corrections shall be completed within ten (10) days after notice thereof. Thereafter the City may pursue legal action to enforce the provisions of the agreement. In an emergency situation, the City may provide for all necessary work to place the facility in proper working conditions. The persons specified as responsible for maintenance in the Maintenance Agreement shall be charged the costs of the work performed by the City or its agents.**

The applicant has submitted the required maintenance agreements.

Maintenance Agreements shall be approved by the Public Works Director and/or Inspector prior to issuance of Certificate of Occupancy. **(Condition 10.2)**

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**VI. ALTERNATIVES**

- 1. Approve the application based on the findings of compliance with City regulations.**
- 2. Modify the findings, reasons or conditions, and approve the request as modified.**
- 3. Deny the application based on the Commission's findings.**

**4. Continue the Public Hearing to a date certain if more information is needed.**

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**VII. CONCLUSIONS AND RECOMMENDATIONS**

Staff finds that the proposed application meets the requirements of City Code with conditions, and **recommends approval** of the Design Review application subject to conditions.

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**VIII. CONDITIONS OF APPROVAL**

The application, as presented, meets or can meet applicable City codes and requirements, provided that the conditions of approval are met in coordination with the below limitations.

Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval.

**Exhibits:**

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

"A"	Findings of Fact
"B"	Land Use Application & Supplemental
"C"	Site Plan & Landscape Plan
"D"	Building Elevations and Supplemental
"E"	Drainage Plan & Stormwater Calculations
"F"	ODOT Referral Comments
"G"	Allen Testimony

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

1. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.
3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.
4. **Parking Requirements**
  - 4.1. The applicant shall provide one ADA Van-Accessible parking space meeting all the applicable requirements of FCC 10-3-5 prior to issuance of Certificate of Occupancy.
  - 4.2. The applicant shall provide a curb not less than 6" along all street right-of-ways, including Highway 101, preventing motor vehicle encroachment into landscaped areas and sidewalks.
  - 4.3. The applicant shall provide additional and revised materials for parking review (prior to Building Permit issuance) which demonstrates the listed requirements of FCC 10-3-8-K, especially the conditionally-required number of parking spaces to be provided, curb cut dimensions, specifications for signage and pavement markings, lighting details for the driveway and parking areas, and any possible obstacles to parking and traffic circulation within the development.
  - 4.4. The applicant shall resubmit a parking plan and provide parking spaces which meet all the requirements of FCC 10-3-8 prior to issuance of Certificate of Occupancy.
  - 4.5. The applicant shall, with their resubmitted parking plan, provide bicycle parking details meeting the requirements of FCC 10-3-10. Bicycle parking shall be provided prior to issuance of Certificate of Occupancy.
5. **Design Review Standards**
  - 5.1. The applicant shall supply elevations prior to building permit application which demonstrate the required architectural features. The elevations shall also demonstrate at least three of the following:
    1. Eave overhang of not less than 12"

2. Windows not less than 30% of the length of street-facing elevations with trim not less than 4" in width.
  3. A covered front entrance (extension of roof line not less than six feet in depth and not less than 10% of the building width).
  4. Awnings or canopies not less than 30% of the length of street-facing elevations.
  5. Material and color changes (vertically) on street-facing elevations of the building, e.g. gable-end shingles and lap siding or "belly band" mid-section trim.
- 5.2.** The applicant shall also provide siding matching the proposed lap siding on the Highway 101 frontage on the 34<sup>th</sup> Street frontage. If changes are made to the Highway 101 frontage building materials in order to satisfy Condition 5.1, those same changes shall be incorporated on the 34<sup>th</sup> Street frontage.
- 5.3.** The request for Design Review approval shall expire on June 25, 2020, unless substantial construction has taken place.

## **6. Zoning Standards**

- 6.1.** The applicant shall ensure that installed landscaping screens the parking lot and building to a height of no less than 30" along all points of the highway frontage.
- 6.2.** The applicant shall provide pavement markings and signage that reads "Do Not Enter – Exit Only" at the Highway 101 access driveway prior to issuance of Certificate of Occupancy.
- 6.3.** The applicant shall submit a revised landscaping plan containing a designated open space area meeting the requirements of FCC 10-16-7-N reserved for use by the apartment residents.

## **7. Landscaping Requirements**

- 7.1.** The applicant shall provide a revised landscaping plan demonstrating an additional 5 trees to be planted on the property. These trees shall be planted prior to issuance of Certificate of Occupancy.
- 7.2.** The applicant shall provide a revised landscaping plan demonstrating at least 64 total shrubs to be planted on the property. These shrubs shall be planted prior to issuance of Certificate of Occupancy.
- 7.3.** Plant materials shall cover a minimum of 70 percent of the required landscaping areas within 5 years of planting.
- 7.4.** Plant materials shall be planted utilizing a pocket-planting method with a soil-compost blend around all trees and shrubs to ensure healthy growth.

- 7.5. The applicant shall remove all noxious weeds from the site during site development and shall not permit the planting or growth of invasive species or noxious weeds.
- 7.6. The applicant shall resubmit landscaping plans with plantings meeting the requirements of FCC 10-34-3-4.
- 7.7. Non-plant ground covers shall be confined by edging 4-inches above grade or recessed from grade.
- 7.8. The applicant shall provide permanent, underground irrigation for all landscaping or temporary irrigation for drought-tolerant plants for plant establishment.
- 7.9. The applicant shall indicate on revised landscaping materials and install a 6" curb along all landscaped areas where a parking/maneuvering area is adjacent to a building.
- 7.10. Mechanical equipment, service and delivery areas, and trash enclosures shall be screened by one of the methods listed in FCC 10-34-3-7-C.

## **8. Access Requirements**

- 8.1. The applicant shall be required to obtain a Right-of-Way permit for all work to take place within the 34<sup>th</sup> Street Right-of-Way. ODOT approval shall be required and permits obtained for all work within the Highway 101 Right-of-Way.
- 8.2. The applicant shall provide appropriate signage and pavement markings designating the driveways as one-way and the easternmost 34<sup>th</sup> Street driveway as two-way.
- 8.3. The applicant shall provide materials specifying the construction of driveway aprons and sidewalks for 34<sup>th</sup> Street.
- 8.4. The applicant shall provide and maintain appropriate vertical and vision clearance for safe access to and from the site at all times.

## **9. Lighting Requirements**

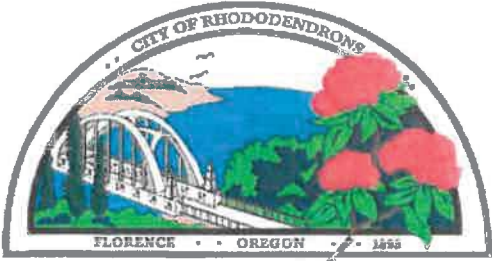
- 9.1. The applicant shall submit, with building permit plan sets, additional lighting fixture information and photometric plans for review by the Planning Department.
- 9.2. The applicant shall install lighting fixtures at a height equal to or less than 20' which are either full cut-off or shielded to direct all light emissions downward and below the horizontal plane and prevent illumination or glare skyward or onto adjacent or nearby properties.



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**IX. EXHIBITS**

"A"	Findings of Fact
"B"	Land Use Application & Supplemental
"C"	Site Plan & Landscape Plan
"D"	Building Elevations and Supplemental
"E"	Drainage Plan & Stormwater Calculations
"F"	ODOT Referral Comments
"G"	Allen Testimony



*City of Florence*  
Community Development Department  
250 Highway 101  
Florence, OR 97439  
Phone: (541) 997 - 8237  
Fax: (541) 997 - 4109  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

**Type of Request**

**THIS SECTION FOR OFFICE USE ONLY**

Type I    Type II    Type III    Type IV

Proposal:

PC1903 DROI -  
Hanson 3375 Hwy 101 Mixed-Use

**Applicant Information**

Name: BOB HANSON Phone 1:

E-mail Address: \_\_\_\_\_ Phone 2: \_\_\_\_\_

Address:

Signature:  Date: 3/20/19

Applicant's Representative (if any): \_\_\_\_\_

**Property Owner Information**

Name: Same as above Phone 1: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Phone 2: \_\_\_\_\_

Address:

Signature:  Date: 3/20/19

Applicant's Representative (if any): \_\_\_\_\_

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please Inform Planning Staff if prior notification or special arrangements are necessary.

**For Office Use Only:**

RECEIVED  
City of Florence  
MAR 26 2019  
By: qb

Approved

Exhibit

Exhibit B

Property Description

Site Address: \_\_\_\_\_

General Description: to build a new metal structure on the open lot, see add sheet for explain

Assessor's Map No.: \_\_\_\_\_ Tax lot(s): 8600 & 8701

Zoning District: HIGHWAY, COMMERCIAL

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): There is a Rite Aide store accross the street, NORTH of 34TH to 35TH ST., a Mini Storage accross the highway from site. and Residential west on 34TH to OAK ST.

Project Description

Square feet of new: 7200 SQ. FT. Square feet of existing: old house to be torn down

Hours of operation: 7 AM TO 7 PM Existing parking spaces: NONE OR ?

Is any project phasing anticipated? (Check One): Yes  No

Timetable of proposed improvements: ASAP

Will there be impacts such as noise, dust, or outdoor storage? Yes  No

If yes, please describe: tractor work for site prep. Concrete trucks, Pumper

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)  
There shall be a 7200 sq Bldg, with paving, curbs, and nice landscape as required  
There shall be a pond with plants and rocks where the rain water drains into the pond.

For Office Use Only:

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_  
Received by: \_\_\_\_\_

Paid

Attention City of Florence

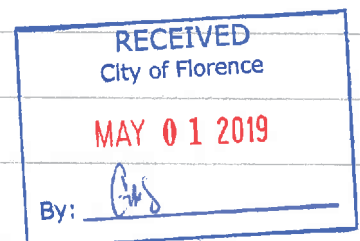
1. 3375 Rental house to be removed.

2. 781 sq. ft. of Living Area

244 sq. ft. of Garage

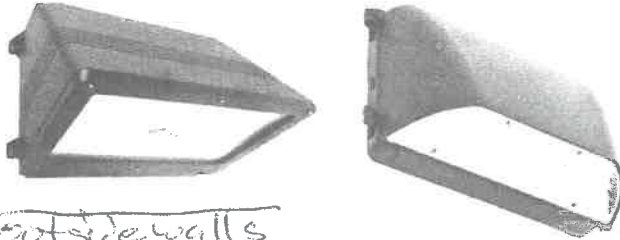
total area 1025 sq. ft. to be removed.

New Bldg. on 3375 shall be of colors submitted.



# SYLVANIA Luminaires

## Wall Pack Cutoff



*outside walls*

### Product Features

The Wall Pack luminaires are environmentally preferable LED alternatives to traditional HID luminaires, offering up to 77% in energy savings. Ideal in place of traditional luminaires, or as new installations, the Wall Pack series is offered in seven wattages/lumen packages for illuminating building exteriors, outdoor corridors, walkways, and stairwells.

The housing is a perfect fit for replacing existing traditional luminaires and minimizes light pollution through its cut-off design. The luminaires are available with optional photo control. SYLVANIA luminaires assure optimum light engine performance for extended service and rated life ( $\geq 150,000$  hours  $L_{70}$ ).

### Wattage Comparison Chart

#### Cutoff Wall Packs (UNV/347)

Traditional Source	Traditional System Wattage	LED System Wattage	Energy Savings
70W HPS	91	30 / 36 / 40	67% / 60% / 56%
100W HPS	120	30 / 36 / 40	75% / 70% / 67%
100W MH	130	30 / 36 / 40	77% / 72% / 69%
70W HPS	91	50 / 55	45% / 40%
100W HPS	120	50 / 55	58% / 54%
100W MH	130	50 / 55	62% / 58%
150W HPS	170	50 / 55	71% / 68%
150W MH	188	50 / 55	73% / 71%
175W MH	210	50 / 55	76% / 74%
175W MH	210	75 / 80	64% / 62%
250W MH	290	75 / 80	74% / 72%
250W HPS	295	75 / 80	75% / 73%

Catalog #  
Project  
Notes  
  
Date  
Prepared by

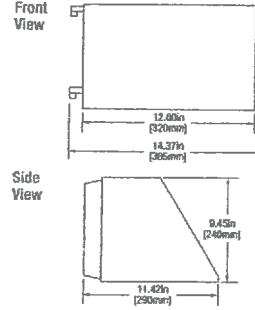
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City of Florence

Type  
**MAY 01 2019**

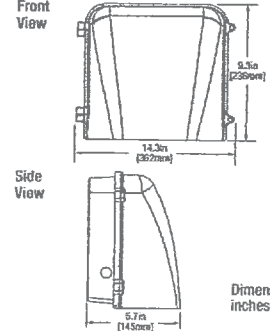
By: GS

### Dimensions

#### Cutoff Wall Pack Generation 1



#### Cutoff Wall Pack Generation 2



Dimensions in inches (mm).

### Specifications

**Weight:** Gen. 1 – UNV: 16.2lbs (7.4kg) 347V: 17lbs (7.9kg)  
Gen. 2 – UNV: 9.9lbs (4.3kg)

**Construction:** Two-piece cast aluminum alloy housing with powder coat paint finish and a glass lens. The standard color is bronze.

**LED System:** LED system with a life rating of  $\geq 150,000$  hours at  $L_{70}$  @25°C. Luminaire efficacy up to 135 LPW.

**Electrical:** Offered in 30, 36, 50, and 75 Watts, the luminaire is designed to operate through the 120-277 Vac universal voltage range. Offered in 40, 55, and 80 Watts, the luminaire is designed to operate at the 347Vac voltage range. The LED driver has a 4kV inherent surge suppression and is a constant current device, meeting UL1310 and UL48 Class 2 with built-in over temperature protection. The power factor is  $\geq 90\%$  and THD is  $\leq 20\%$ .

**Color Characteristics:** CRI > 70; CCT of 4000K or 5000K.

**Optics:** Cutoff distribution with a flat tempered glass lens.

**Options Available:** Photocontrol, Emergency Battery Backup (MTO).

**Installation:** Luminaire mounts to exterior wall. External controls can be added through existing knockouts.

**Operating Temperature:** -40°F to +104°F (-40°C to +40°C)  
EM: +32°F to +104°F (0°C to +40°C).

**Listings:** cULus listed to UL1598 standards for wet locations.

**Warranty:** Standard 5-year luminaire warranty (LEDLUM001).

**Note:** Specifications subject to change without notice. IES files available online.



\*DLC Premium: only applicable on 2C versions

### Ordering Guide

Item Number:

WALPAK	XX	/	XXX	7	XX	/	CO	/	BZ	/	X	
Product	Generation		Wattage (UNV)	Voltage	CRI		Color Temp (CCT)		Optics		Color/Finish	Options
Name	1C		030 = 30 Watts	UNV = 120-277V	7 = >70		40 = 4000K*		CO = Cutoff Distribution		BZ = Bronze	Blank = No Option
WALPAK	2C		036 = 36 Watts	347 = 347V			50 = 5000K					P = Photocontrol*
			050 = 50 Watts									E = Emergency**
			075 = 75 Watts									
			Wattage (347V)									
			040 = 40 Watts									
			055 = 55 Watts									
			080 = 80 Watts									

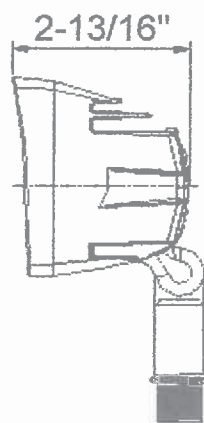
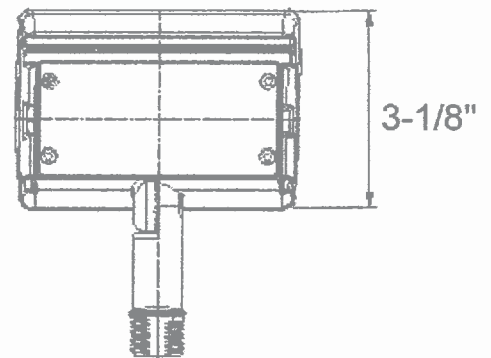
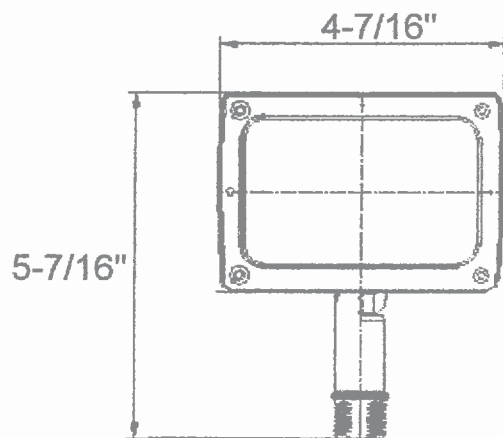
\* Available in UNV only

\*\* Made to order (MTO); Available in 50W UNV only

LEDLUM004R10 4-18



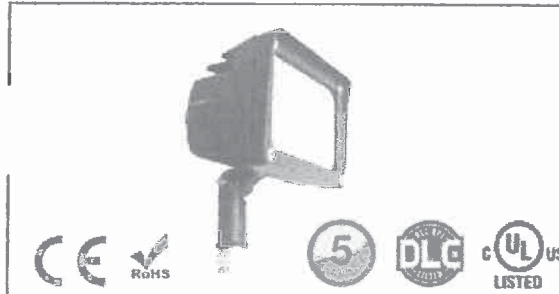
Dimension : **71334**



land scape Down



71334  
LED Floodlight



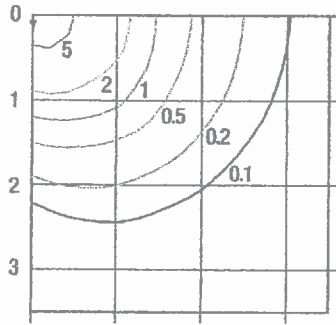
Model :		71334
OVERALL LAMP PARAMETERS	Input Voltage	100-277VAC 50/60HZ
	Input Current	0.15A Max
	Input Power	11W
	Power Factor	PF20.80
	Luminance	983 LM
	Luminous Efficiency	86 LM/W
	CRI	>73
	Beam Angle	120°
	Main Structure	Aluminium + Tempered Glass
LED DRIVER	Output Voltage	24-48VDC
	Output Current	0.25A
	Driver Efficiency	88%
LED	LED Manufacturer	Cree
	LED Type	1512CDB
	LED Quantity	1PCS
	LED Efficacy	80 LM/W
	Color Temperature	WWWW/GW (5010K)
Photocell	-	Sold Separately
LIFESPAN & ENVIRONMENT	Lifespan	50000hrs.
	Warranty	3 Years
	IP Rating	IP65, Wet Locations
	Operating Temperature	-40F - +131F
	Storage Temperature, Humidity	-40F - +176F , 10-90% RH
SAFETY&EMC	Safety Norms	UL1598, UL8750, EN60598, EN61347-2-13, EN62031, EN62471
	Withstand Voltage	IP-FG: 2121VDC
	Grounding Resistance	≤0.5Ω, OK
	Electromagnetic Compatibility	EN55015, EN61000-3-3, EN61000-3-3, EN61547
OTHERS	Dimension	Pls refer to attached dimension drawing
	Net Weight	0.8KG
	Gross Weight	0.8KG
	Packing Size	inner box: L142*W120*H120    master carton: L378*W250*H155
	Qty / Carton 数量	12PCS
	Volume	0.52Cbm/carton

541-991-6325  
Bob Hansen

Photometric Data (LM79/147V)

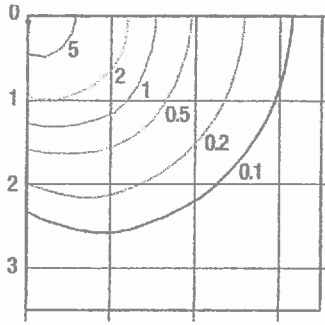
WALPAK2C/030UNV740/CO/BZ

Isofootcandle Lines at 15' Mounting Height



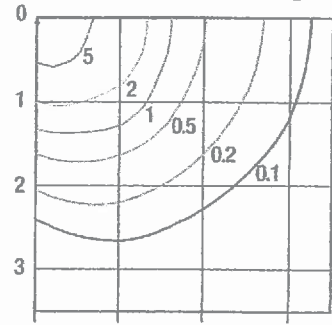
WALPAK2C/050UNV740/CO/BZ

Isofootcandle Lines at 18' Mounting Height



WALPAK2C/075UNV740/CO/BZ

Isofootcandle Lines at 20' Mounting Height



For other mounting heights apply the following multipliers:

Mounting Height	12'	15'	18'	20'	22'
Multiplier	1.56	1.00	0.69	0.56	0.46

Mounting Height	15'	18'	20'	22'	25'
Multiplier	1.44	1.00	0.81	0.67	0.52

Mounting Height	15'	18'	20'	22'	25'
Multiplier	1.78	1.23	1.00	0.83	0.64

Ordering Information

Item Number	Ordering Abbreviation	Power (W)	Input Voltage	CRI	Color Temp (CCT)	Distribution	Total Fixture Lumens	LPW*	DLC**	BUG Rating	Options
<b>WALPAK1C</b>											
74186	WALPAK1C/036UNV740/CO/BZ	36	120-277	>70	4000K	Cutoff	3300	92	Std	B1-U0-G1	-
74189	WALPAK1C/036UNV750/CO/BZ	36	120-277	>70	5000K	Cutoff	2900	82	-	B1-U0-G1	-
74187	WALPAK1C/050UNV740/CO/BZ	50	120-277	>70	4000K	Cutoff	5200	107	Std	B2-U0-G1	-
74190	WALPAK1C/050UNV750/CO/BZ	50	120-277	>70	5000K	Cutoff	5000	102	Std	B2-U0-G1	-
74191	WALPAK1C/075UNV750/CO/BZ	75	120-277	>70	5000K	Cutoff	6400	88	-	B2-U0-G1	-
74210	WALPAK1C/036UNV740/CO/BZ/P	36	120-277	>70	4000K	Cutoff	3300	92	Std	B1-U0-G1	-
74213	WALPAK1C/036UNV750/CO/BZ/P	36	120-277	>70	5000K	Cutoff	2900	82	-	B1-U0-G1	-
74211	WALPAK1C/050UNV740/CO/BZ/P	50	120-277	>70	4000K	Cutoff	5200	107	Std	B2-U0-G1	-
74214	WALPAK1C/050UNV750/CO/BZ/P	50	120-277	>70	5000K	Cutoff	5000	102	Std	B2-U0-G1	-
74212	WALPAK1C/075UNV740/CO/BZ/P	75	120-277	>70	4000K	Cutoff	6600	91	-	B2-U0-G1	-
74215	WALPAK1C/075UNV750/CO/BZ/P	75	120-277	>70	5000K	Cutoff	6400	88	-	B2-U0-G1	-
74497	WALPAK1C/050UNV740/CO/BZ/E (MTO)	50	120-277	>70	4000K	Cutoff	5200	107	Std	B2-U0-G1	Emergency
74498	WALPAK1C/050UNV750/CO/BZ/E (MTO)	50	120-277	>70	5000K	Cutoff	5000	102	Std	B2-U0-G1	Emergency
72993	WALPAK1C/040347750/CO/BZ	40	347	>70	5000K	Cutoff	4500	107	Std	B1-U0-G1	-
72994	WALPAK1C/055347750/CO/BZ	55	347	>70	5000K	Cutoff	5500	101	Std	B2-U0-G1	-
72995	WALPAK1C/080347750/CO/BZ	80	347	>70	5000K	Cutoff	8900	113	Std	B2-U0-G1	-
<b>WALPAK2C</b>											
74912	WALPAK2C/030UNV740/CO/BZ	30	120-277	>70	4000K	Cutoff	3800	135	Prm	B2-U1-G2	-
74915	WALPAK2C/030UNV750/CO/BZ	30	120-277	>70	5000K	Cutoff	3800	135	Prm	B2-U1-G2	-
74913	WALPAK2C/050UNV740/CO/BZ	50	120-277	>70	4000K	Cutoff	6200	126	Prm	B2-U1-G2	-
74916	WALPAK2C/050UNV750/CO/BZ	50	120-277	>70	5000K	Cutoff	6300	128	Prm	B2-U1-G2	-
74914	WALPAK2C/075UNV740/CO/BZ	75	120-277	>70	4000K	Cutoff	9000	120	Prm	B3-U1-G2	-
74917	WALPAK2C/075UNV750/CO/BZ	75	120-277	>70	5000K	Cutoff	9100	121	Prm	B3-U1-G2	-
75569	WALPAK2C/030UNV740/CO/BZ/P (MTO)	30	120-277	>70	4000K	Cutoff	3800	135	Prm	B2-U1-G2	Photocontrol
75572	WALPAK2C/030UNV750/CO/BZ/P (MTO)	30	120-277	>70	5000K	Cutoff	3800	135	Prm	B2-U1-G2	Photocontrol
75570	WALPAK2C/050UNV740/CO/BZ/P (MTO)	50	120-277	>70	4000K	Cutoff	6200	126	Prm	B2-U1-G2	Photocontrol
75573	WALPAK2C/050UNV750/CO/BZ/P (MTO)	50	120-277	>70	5000K	Cutoff	6300	128	Prm	B2-U1-G2	Photocontrol
75571	WALPAK2C/075UNV740/CO/BZ/P (MTO)	75	120-277	>70	4000K	Cutoff	9000	120	Prm	B3-U1-G2	Photocontrol
75574	WALPAK2C/075UNV750/CO/BZ/P (MTO)	75	120-277	>70	5000K	Cutoff	9100	121	Prm	B3-U1-G2	Photocontrol

\*LPW per LM79 report.

\*\*Prm for DLC Premium; Std for DLC Standard

For further information and to learn more about utility rebates, contact your local SYLVANIA sales representative.

Options Information

Emergency Battery Backup:

Activates when normal power supply to fixture fails, providing a minimum of 500 lumens for at least 90 minutes.

Accessories and Replacement Parts

Item Number	Ordering Abbreviation	Item Description
74396	WALPAK1C/LENS/BZ	Replacement Lens with Frame



Premier Landscaping & Yard Care  
 4723 Horizon Way  
 Florence, OR 97439  
 OLCB#8947



# Estimate

Date 2/13/2019

Estimate # 1517

Name / Address
Bob Hanson

Job Site ( If Different than Bill To: )
3375 Hwy 101 Florence Ore 97439

Due Date 2/13/2019

Start Date TBD

P.O. #

Terms

1/2 Down-1/2 upon Completion

Completion Date 2 DAYS

Description	Qty	Rate	Total
*** PROJECT***** To procure, prep and install below listed materials at the commercial property located at (3375 Hwy 101 Florence Or ) and adhere to landscape guidelines as set forth by the City of Florence. See attached plan for plant placement.. A certified drip Irrigation system with smart controller will be installed.			
Red Sunset Maple 15 gal/1.0"-2.5" caliper	6	150.00	900.00
Hybrid Rhododendron var. 3 gal/2'-3'	8	35.00	280.00
Heathers var. 1gal/1'	12	15.00	180.00
Azalea var. 2 gal/12"-13"	8	30.00	240.00
Carex "Densa" 1gal/ 7" -1'	30	8.00	240.00
Carex "Slouth Sedge" 1 gal 6" - 1'	30	9.00	270.00
Juncus " Dagger Leaf" 1 gal 1' - 2'	30	8.00	240.00
Red Twig Dogwood 2 gal 2' -3'	20	16.00	320.00

**Total**

GUARANTEE:

THIS ESTIMATE IS VALID FOR NO MORE THAN 30 DAYS. THIS IS JUST AN ESTIMATE.

541-590-3919

Under Oregon's laws, those who work on your property or provide labor, equipment, services or materials and are not paid have a right to enforce their claim for payment against your property. This claim is known as a construction lien.

info@FlorenceScapes.com

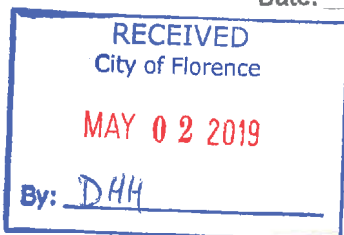
www.FlorenceScapes.com

Client Signature X \_\_\_\_\_

Business Signature X \_\_\_\_\_

Date: \_\_\_ / \_\_\_ / \_\_\_

Date: \_\_\_ / \_\_\_ / \_\_\_



Premier Landscaping & Yard Care  
 4723 Horizon Way  
 Florence, OR 97439  
 OLCB#8947



# Estimate

Date 2/13/2019  
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3375 Hwy 101 Florence Ore 97439

**Due Date** 2/13/2019

**Start Date** TBD

**P.O. #**  
**Terms** 1/2 Down-1/2 upon Completion

**Completion Date** 2 DAYS

Description	Qty	Rate	Total
Road Cloth sold by 12' wide by 1' long	100	3.75	375.00
Bark, Fine Fir, per cu yd	15	37.00	555.00
Garden Compost Per CU YD	10	39.00	390.00
Hunter XC-400	1	120.00	120.00
1" Schd 40 Pipe per 20' Stick	1	15.50	15.50
1"x1"x1/2" FPT Schd 40 Reducer	2	0.29	0.58
1" PVC Tees	1	0.69	0.69
Hunter PGV101BS Valves	2	20.00	40.00
Hunter MP3500-90-210	6	7.50	45.00
Hunter PRO-04S Body	6	5.00	30.00

**Total**

GUARANTEE:

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info@FlorenceScapes.com  
 www.FlorenceScapes.com

Client Signature X \_\_\_\_\_

Business Signature X \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Premier Landscaping & Yard Care  
 4723 Horizon Way  
 Florence, OR 97439  
 OLCB#8947



# Estimate

Date 2/13/2019

Estimate # 1517

Name / Address
Bob Hanson

Job Site ( If Different than Bill To: )
3375 Hwy 101 Florence Ore 97439

Due Date 2/13/2019

Start Date TBD

P.O. #

Terms

1/2 Down-1/2 upon Completion

Completion Date 2 DAYS

Description	Qty	Rate	Total
BVS-1 Wire Connector	4	2.50	10.00
Pig tail	1	12.00	12.00
DBI8-9 Direcct Burial line	1	145.00	145.00
.710 Poly Main Line per ft.	300	0.22	66.00
Hunter 12" Swing Joint	7	2.25	15.75
.710 Compression Fittings	10	0.79	7.90
.250 Drip Feeder Line per ft.	50	0.20	10.00
1/4" 16L Drip Heads	12	0.32	3.84
1/4" 8L Drip Heads	28	0.32	8.96
1/4" Barbs	34	0.25	8.50
1/4" T's	34	0.25	8.50

**Total**

GUARANTEE:

THIS ESTIMATE IS VALID FOR NO MORE THAN 30 DAYS. THIS IS JUST AN ESTIMATE.

541-590-3919

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info@FlorenceScapes.com

www.FlorenceScapes.com

Client Signature X \_\_\_\_\_

Business Signature X \_\_\_\_\_

Date: \_\_\_ / \_\_\_ / \_\_\_

Date: \_\_\_ / \_\_\_ / \_\_\_

Premier Landscaping & Yard Care  
 4723 Horizon Way  
 Florence, OR 97439  
 OLCB#8947



# Estimate

Date 2/13/2019

Estimate # 1517

Name / Address
Bob Hanson

Job Site ( If Different than Bill To: )
3375 Hwy 101 Florence Ore 97439

Due Date 2/13/2019

Start Date TBD

P.O. #

Terms

1/2 Down-1/2 upon Completion

Completion Date 2 DAYS

Description	Qty	Rate	Total
Labor- To accomplish above described project		3,200.00	3,200.00
NOTE** Due to the rising costs of processing credit cards, a 3% fee may be charged on any account using a Credit/Debit Card as payment			
		<b>Total</b>	<b>\$7,738.22</b>

GUARANTEE:

THIS ESTIMATE IS VALID FOR NO MORE THAN 30 DAYS. THIS IS JUST AN ESTIMATE.

541-590-3919

Under Oregon's laws, those who work on your property or provide labor, equipment, services or materials and are not paid have a right to enforce their claim for payment against your property. This claim is known as a construction lien.

info@FlorenceScapes.com

www.FlorenceScapes.com

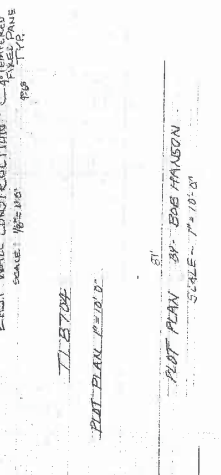
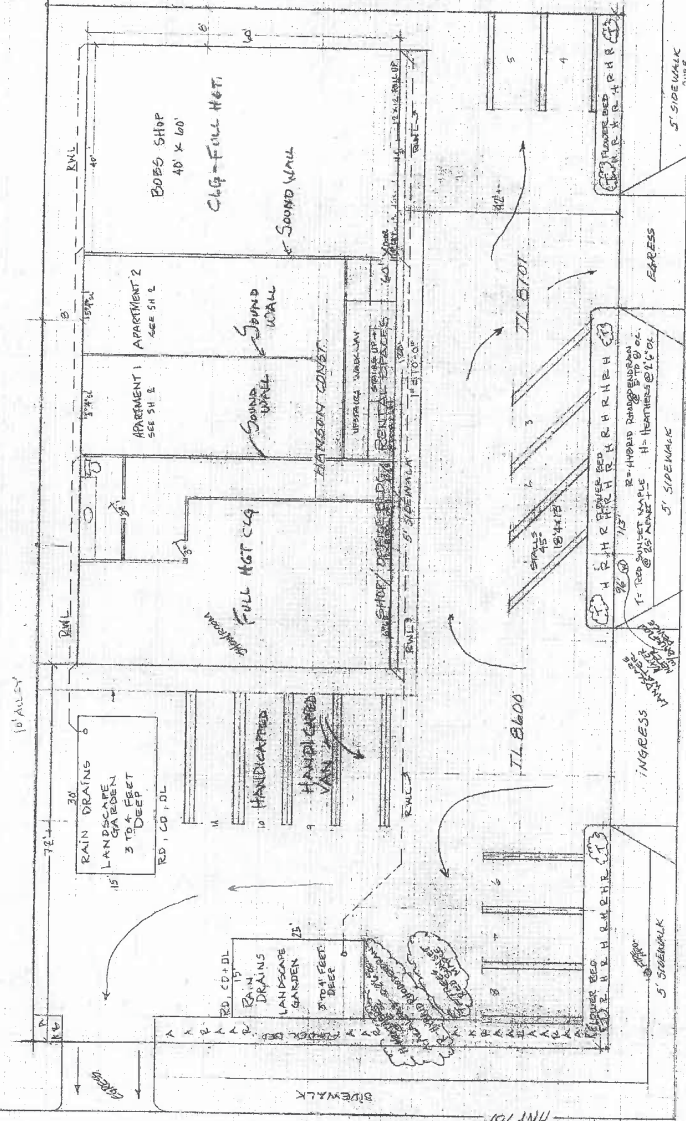
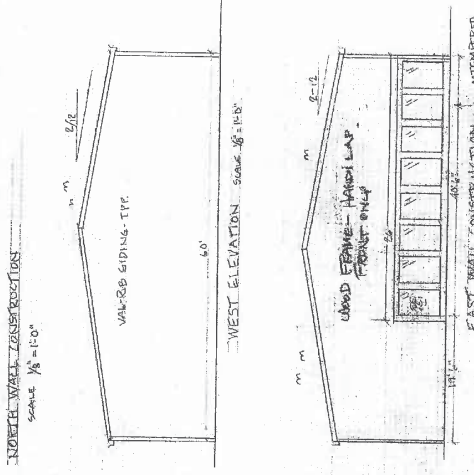
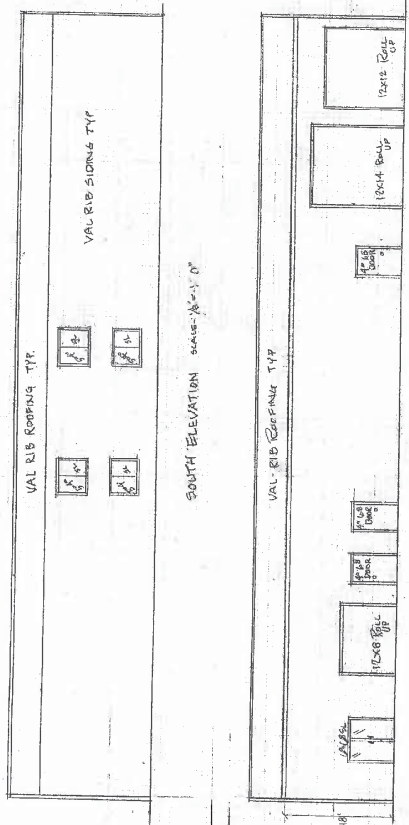
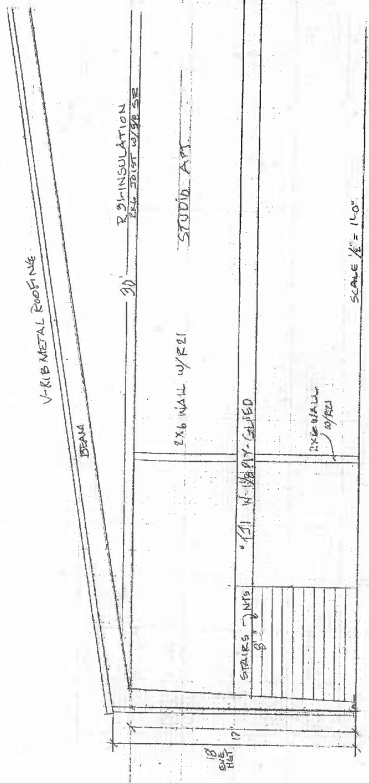
Client Signature X \_\_\_\_\_

Business Signature X \_\_\_\_\_

Date: \_\_\_ / \_\_\_ / \_\_\_

Date: \_\_\_ / \_\_\_ / \_\_\_

Premier Landscaping & Yard Care is licensed with the State Contractors Board which is located at:  
 2111 Front St. N.E. Suite 2-101, Salem Ore. 97301 PH :(503) 967-6291; FAX (503) 967-6298



PLAN PLAN #101 D  
 T1 B702  
 T1 B701  
 T1 B600  
 T1 B600  
 T1 B701  
 T1 B702

3478 5



D0650

Grand Canyon  
20YY 49/271

*the  
Master  
Palette.*

A0733

D0774

Irish Ivy  
105G 15/261

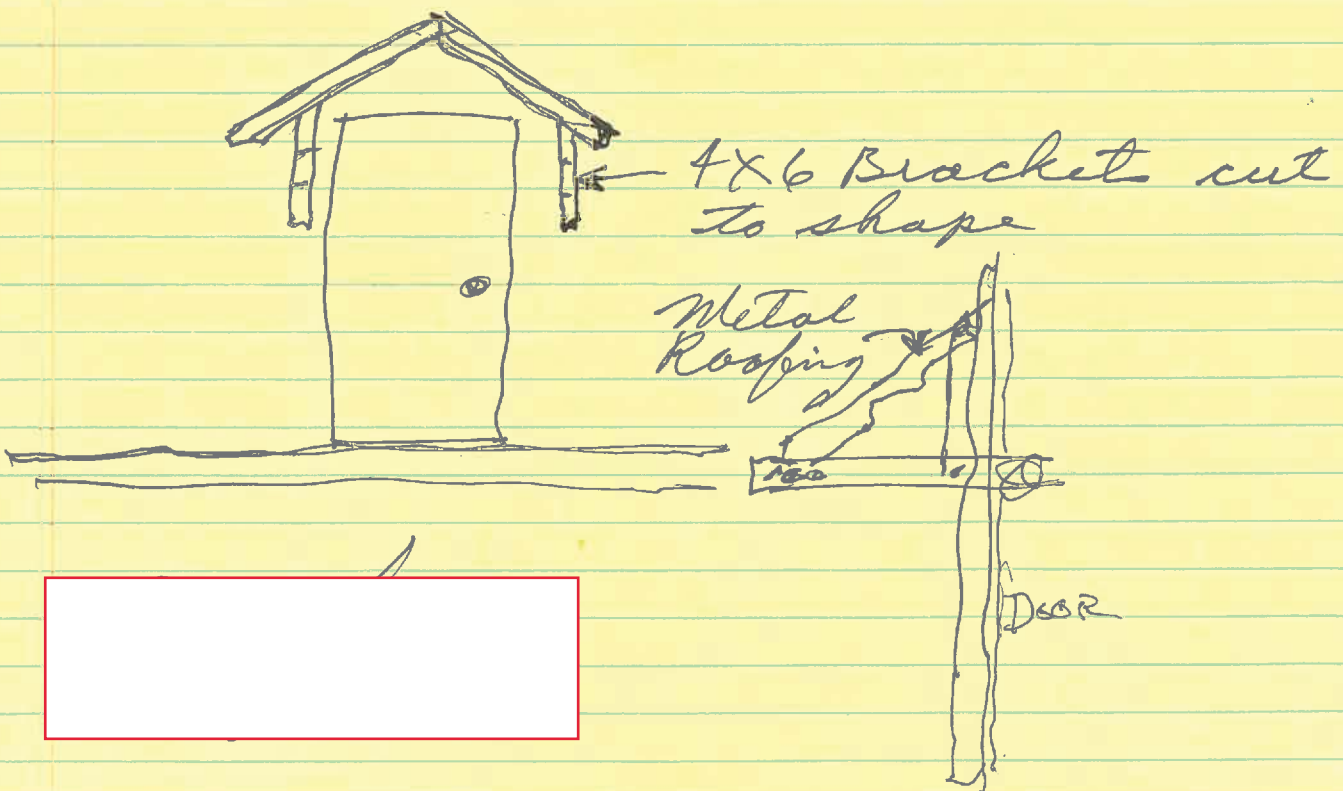
*the  
Master  
Palette.*

A1169

RECEIVED  
City of Florence  
MAY 02 2019  
By: DHH

City of Florence

The North side of the new structure has 3 man doors. I shall install roof coverings over the doors after the Bldg. is up. The roofs shall be of a gable design. see drawing





6. Enter the square footage of impervious area managed that will flow into each facility type.
7. Check whether the planter, swale, basins, and filter strips are flow-through facilities.
8. Multiply each impervious area managed by the corresponding sizing factor. Enter this area as the facility surface area, which is the required size to manage the runoff.
9. Where selecting facilities that will overflow, select the final discharge location.
10. Enter the sum of the total of all the impervious area managed on Line 4. The value in Line 4 must be greater than or equal to Line 3.

**Facility Sizing Worksheet**

**Line 1**

Total impervious area being developed or redeveloped: 15035 SF

Impervious Area Reduction:

Pervious Concrete 7200 Sf  
 Permeable Pavers \_\_\_\_\_ Sf

**Line 2**

Total Impervious Area Reduction: \_\_\_\_\_

Total impervious area requiring stormwater management: \_\_\_\_\_

**Line 3**

(Line 1 – Line 2)

**Surface Facilities**

<i>Subsurface Facilities</i>	<i>Impervious Area Managed</i>		<i>Sizing Factor</i>	=	<i>Facility Surface Area</i>
_____ Rain Garden	<u>9235</u> sf	x	0.06	=	<u>530</u> sf
_____ Planter	_____ sf	x	0.06	=	_____ sf
_____ Swale	_____ sf	x	0.09	=	_____ sf
_____ Vegetated Filter Strip	<u>5100</u> sf	x	0.20	=	<u>1020</u> sf
					<u>1,140</u>

\* Overflow will be directed to (check all that apply)

Subsurface facility  Surface Water \_\_\_\_\_ Storm Sewer \_\_\_\_\_

**Subsurface Facilities**

The following subsurface facilities can receive overflow from the facilities listed above or can be used independently to manage stormwater from residential roofs. If stormwater is generated from anything other than residential roofs, the facilities must have pretreatment. All subsurface facilities are subject to the UIC (Underground Injection Control) requirements.

Drywell \_\_\_\_\_ sf Diameter \_\_\_\_\_ Depth \_\_\_\_\_  
 Soakage Trench \_\_\_\_\_ sf Length \_\_\_\_\_ Width \_\_\_\_\_

**Line 4**

Sum of Total Impervious Area Managed: 15035

**Note:**

In the event the stormwater facility temporarily fails or rainfall exceeds the facility design capacity, describe where flows will drain to in order to maintain public safety and avoid property damage. Depending on site conditions, this may include storage in an overflow structure, parking lot, street, or landscaped area.



ROOF AREA 7200 #

PAVING 1" = 10'

$$60 \times 53 = 3180 \#$$

$$38 \times 30 = 1140 \#$$

$$62 \times 37 = 2294 \#$$

$$37 \times 33 = 1221 \#$$

PAVING  
TO PLANTER  
BEDS 1835 #

After Recording Return to:

Name:

Address:

Place Recording Label Here

**APPENDIX A.4**

**Form O&M: Operations and Maintenance Plan**

Permit Application No. \_\_\_\_\_

Owner Name: ROBERT J. HANSON

Phone: (area code required) \_\_\_\_\_

Mailing Address: (return address for records) 1015 PRESTWICK CT.

City/State/Zip: FLORENCE

Site Address: 34TH ST 8600 + 8701

City/State/Zip: \_\_\_\_\_

**Site Legal Description:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**1 Responsible Party for Maintenance (check one)**

Homeowner association  Property Owner  Other (describe)

**2 Contact Information for Responsible Party(ies) if Other than Owner**

Daytime Phone: (area code required) 991 - 6325

Emergency/After Hours Phone: \_\_\_\_\_

Contact Name and Address: same

**Instructions**

**Simplified Sizing Approach:** Attach O&M Specifications from the Florence Stormwater Design Manual Appendix H.

**Presumptive and Performance Sizing Approach:** Attach the site-specific O&M Plan (See Stormwater Design Manual Section 6).

**3 Site Plan**

Show all facility locations in relation to labeled streets, buildings, or other permanent features on the site. Also show the sources of runoff entering the facility, and the final onsite/offsite discharge point.  
Please complete the table below

Maintaining the stormwater management facility on this site plan is a required condition of building permit approval for the identified property. The property owner is required to operate and maintain this facility in accordance with the O&M specifications or plan on file with the City of Florence. That requirement is binding on all current and future



owners of the property. Failure to comply with the O&M specifications or plan may result in enforcement action, including penalties. The O&M specifications or plan may be modified by written consent of new owners and written approval by re-filing with the Community Development Department.

**Complete and recorded O&M Forms shall be submitted to:**  
 Community Development Department, 250 Highway 101, Florence, OR, 97439  
 Office hours are 8 - 5, Monday through Friday. Call 541-997-3436 for assistance.

*Required Site Plan (insert here or attach separate sheet)*

I Have Attached a Site Plan

Please complete this table

Facility Type	Size (sf)	Drainage is from:	Impervious Area Treated (sf)	Discharge Point
Rain Garden	240 #	1/2 roof (3,600 #)	3,600 #	
Rain Garden	375 #	1/2 roof, P. lot (1,200 #)	4,800 #	
Filter Strips	<del>240 #</del> 1,140 #	Parking lot	5,700 #	

**BY SIGNING BELOW** filer accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it. To be signed in the presence of a notary.

Filer signature \_\_\_\_\_

**INDIVIDUAL Acknowledgement**  
 STATE of OREGON county of:

This instrument was acknowledged before me on:

By: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ for notary seal

**(SAMPLE)**  
**STORMWATER MANAGEMENT FACILITY**  
**CITY OF FLORENCE, OREGON**  
**OPERATION & MAINTENANCE AGREEMENT**

*Sediment and other pollutants that degrade water quality will accumulate in urban stormwater facilities. The operation and maintenance of stormwater management facilities including the implementation of pollution reduction facilities is essential to the protection of the city's water quality. Removal of accumulated pollutants and sediment is important for proper operation. All property owners are expected to conduct business in a manner that promotes resource protection. This agreement contains specific provisions with respect to city maintenance of private stormwater management facilities and use of pollution reduction facilities.*

Property Address:

Legal description:

Whereas, \_\_\_\_\_, herein referred to as Owner, has constructed improvements, including but not limited to buildings, pavement, and stormwater management facilities on the property described above. In order to further the goals of the City of Florence to ensure the protection and enhancement of water quality, the City of Florence and Owner hereby enter into this Agreement. The responsibilities of each party to this Agreement are identified below.

Recitals

1. Owner owns the above described property within the City of Florence, Lane County, Oregon.
2. Owner owns and operates stormwater management facilities approved and permitted as required by land use permit \_\_\_\_\_.
3. Owner has requested the city to provide the functional maintenance of the facility.
4. City approved construction plans dedicating the drainage system conveying the runoff from the residential properties to the stormwater facility as a public drainage system are on file.
5. Access routes for maintenance have been located within a dedicated public easement on private or commonly held property, within the public right-of-way or on city owned property.
6. Sufficient easement area, right-of-way width or property have been provided to accommodate the construction and maintenance of all existing and proposed utilities and public infrastructure.

Owner shall:

1. Implement the stormwater management plan included herein as Attachment "A". (Stormwater disposal and pollution reduction construction details, and source control protection, etc.)
  2. Implement the stormwater maintenance plan included herein as Attachment "B". (Owner responsibilities such as vegetation control, debris pickup, etc.)
  3. Inspect the facilities monthly and after significant storm events to determine if maintenance activity is warranted.
  4. Maintain maintenance and inspection records (in the form of a log book) of steps taken to implement the programs referenced in (1) and (2) above. The log book shall be available for inspection by appointment at \_\_\_\_\_. The log book shall catalog any action taken, who took the action, when it was taken, how it was done, and any problems encountered or follow-on actions recommended. Maintenance items ("problems") listed in Attachment "A" shall be inspected as specified in the attached instructions or more often if necessary. The Owner and Users are encouraged to photocopy the individual checklists in Attachment "A" and use them to complete its inspections. These completed checklists would then, in combination, comprise the logbook.
  5. Submit an annual report to the City of Florence regarding implementation programs referenced in (1) and (2) above. The report must be submitted on or before June 30 of each calendar year after execution of this agreement. At a minimum, the following items shall be included in the report:
    - a. Name, address, and telephone number of the businesses, persons, or firms responsible for maintenance plan implementation, and the persons completing the report.
-

**CORPORATE Acknowledgement**

**STATE of OREGON county of:**

\_\_\_\_\_  
This instrument was acknowledged before me on:

\_\_\_\_\_  
By:

\_\_\_\_\_  
As (title):

\_\_\_\_\_  
Of (corporation):

\_\_\_\_\_  
Notary Signature:

\_\_\_\_\_  
My Commission Expires:

- b. Time period covered by the report.
  - c. A chronological summary of activities conducted to implement the program and plan referenced in (1) and (2) above. A photocopy of the applicable sections of the logbook with any additional explanations needed shall suffice. For any activities conducted by paid parties, include a copy of the invoice for services.
  - d. Any outline planned activities for the upcoming year.
6. Allow the City of Florence staff to inspect stormwater management facilities at the above referenced site.

City of Florence shall:

1. Execute the following periodic major maintenance on the subdivision's pollution reduction facilities: sediment removal from facilities, resetting orifice sizes and elevations, and adding baffles.
2. Maintain all stormwater management facility elements within the public rights of way and dedicated easements, such as catch basins, weirs, oil-water separators, and pipes.
3. Provide technical assistance to the Owner in support of its operation and maintenance activities conducted pursuant to its maintenance and source control programs. Said assistance shall be provided upon request and as the City of Florence's time and resources permit.
4. Review the annual report and conduct a minimum of one (1) site visit per year to discuss performance and problems with the stormwater management facilities.
5. Review the agreement with the Owner and modify it as necessary at least once every three (3) years.

Remedies:

1. If the City of Florence determines that maintenance that maintenance or repair work is required to be done to the stormwater management facilities located in the subdivision, the City of Florence shall give the Owner notice of the specific maintenance and/or repair required. The City of Florence shall set a reasonable time in which such work is to be completed the persons who were given notice. If the above required maintenance and/or repair is not completed within the time set by the City of Florence, written notice will be sent to the Owner stating the City of Florence's intention to perform such maintenance and bill the Owner for all incurred expenses.
2. If, at any time, the City of Florence determines that the existing facility creates any imminent threat to public health, safety, or welfare, the City of Florence may take immediate measures to remedy said threat. No notice to the persons listed in Remedies (1), above shall be required under such circumstances. All other

Owner responsibilities shall remain in effect.

1. The Owner shall grant unrestricted authority to the City of Florence for access to any and all stormwater management facilities for the purpose of performing maintenance or repair as may become necessary under Remedies (1) and/or (2).
2. The Owner shall assume responsibility for the cost of maintenance and repairs to the stormwater management facilities, except for those maintenance actions explicitly assumed by the City of Florence in the preceding section. Such responsibility shall include reimbursement to the City of Florence within 90 days of the receipt of the invoice for any such work performed. Overdue payments will require payment of interest at the current legal rate for liquidated judgments. If legal action ensues, any costs or fees incurred by the City of Florence will be borne by the parties responsible for said reimbursements. This Agreement is intended to protect the value and desirability of the real property described above and to benefit all the citizens of the City of Florence. It shall run with the land and be binding on all parties having or acquiring any right, title, or interest or any part thereof, of real property in the subdivision. They shall inure to the benefit of each present or future successor in interest of said property or any part thereof or interest therein, and to the benefit of all citizens of the City of Florence.

This instrument is intended to be binding upon the parties hereto, their heirs, successors and assignees.

In Witness whereof, the undersigned has executed this instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

OWNER(s):

Signature

*Robert J. Hanson*  
ROBERT HANSON  
(print name)

STATE OF OREGON,  
County of Lane, ss:

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, owner(s) of the above described premises.

\_\_\_\_\_  
Notary Public for Oregon

\_\_\_\_\_  
My commission expires

MANAGER, CITY OF FLORENCE

In Witness whereof, the undersigned agent of the City of Florence has executed this instrument and acknowledged the said instrument to be free and voluntary act and deed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for the purposes herein mentioned and on oath states he is authorized to execute said instrument.

\_\_\_\_\_  
City Manager

STATE OF OREGON,  
County of Lane, ss:

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, owner(s) of the above described premises.

\_\_\_\_\_  
Notary Public for Oregon

\_\_\_\_\_  
My commission expires





## Glen Southerland

---

**From:** Douglas.G.Baumgartner@odot.state.or.us  
**Sent:** Wednesday, June 19, 2019 8:10 AM  
**To:** Glen Southerland  
**Subject:** ODOT Case # 9088 Bob Hanson  
**Attachments:** 09088\_09509\_RESPCFORM.docx

Good morning Glen,

Please find attached the ODOT comments for the City of Florence land use case PC 19 03 DR 01 - Hanson. If you have any questions regarding these comments please feel free to contact me.

Thank you for providing ODOT with the opportunity to comment on this land use case.

Douglas Baumgartner, P.E.  
Region 2 Development Review Coordinator  
Oregon Department of Transportation  
455 Airport Rd SE, Bldg. B | Salem, OR 97301  
Office: 503.986.5806 | Cell: 503.798.5793



# Oregon

Kate Brown, Governor

## Department of Transportation

Region 2 Headquarters  
455 Airport Road SE, Bldg. B  
Salem, Oregon 97301  
(503) 986.2600  
FAX (503) 986.2630

June 18, 2019

ODOT #9088

## ODOT Response

<b>Project Name:</b> Mixed Use Development	<b>Applicant:</b> Bob Hanson
<b>Jurisdiction:</b> City of Florence	<b>Jurisdiction Case #:</b> PC 19 03 DR 01
<b>Site Address:</b> 3375 Highway 101, Florence, OR	<b>Legal Description:</b> 18S 12W 2322 <b>Tax Lot(s):</b> 08600, 8701
<b>State Highway:</b> US 101	<b>Mileposts:</b> 188.76

The site of this proposed land use action is adjacent to US101, Oregon Coast Highway. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

### COMMENTS/FINDINGS

Tax lot 8600 is currently served by a single access to US101 that is used for a single family home and has been proposed to be an egress only access for the new missed use development. Tax lot 8600 and 8701 are both served by two accesses on 35<sup>th</sup> Street. Based on the reviewed land use notice material, the proposed development will not trigger the need for a new ODOT highway approach permit if the existing access to US101 is to be used solely without any reconstruction and as long as the retail portion of the development is not a convenience store or restaurant. If a restaurant or convenience store is proposed as part of this development then the applicant will need to apply to ODOT for a new highway approach permit for the approach to US101 that is shown on the site plan. An ODOT Miscellaneous Permit must be obtained for any work that is to be performed in the highway right of way and for connection to state highway drainage facilities.

**Please send a copy of the Notice of Decision including conditions of approval to:**

ODOT Region 2 Planning  
Development Review  
455 Airport Road SE, Bldg. B  
Salem, Oregon 97301

[ODOTR2PLANMGR@odot.state.or.us](mailto:ODOTR2PLANMGR@odot.state.or.us)

Development Review Coordinator: Douglas Baumgartner, P.E., P.E.	Douglas.G.Baumgartner@odot.state.or.us
District 5 Contact: April Jones	541-726-2577

From: [Cindy Allen](#)  
To: [planningdepartment](#)  
Subject: Bob Hanson's new project on 34th & Highway 101  
Date: Wednesday, June 12, 2019 5:04:33 PM

---

June 12, 2019

City of Florence

Community Development Department

250 Highway 101

Florence, Oregon 97439

To whom it may concern:

We are writing at the request of Bob Hanson, our neighbor of 25 years. We have lived on 34<sup>th</sup> Street in Florence for the past 37 years. Since Bob moved to town and purchased several blocks in our neighborhood there have been many changes. He built a duplex across the street, a large shop a couple lots to the east and sold the property for the Rite Aid, as well as building the storage units across the highway.

Bob has always been a hard working man. Even though he is now retired from his construction business, we still see him working at his shop almost daily. He has always been a friendly, considerate neighbor and we do not have any issues or concerns with his newest endeavor. There are already apartments, a retail business and industrial spaces within the area, so we can't see that this will be an issue. Bob keeps his properties clean and very well maintained (unlike many others in this town) and we expect nothing less with this latest project.

If you have any questions, you may call us at: 541-997-2670.

Sincerely,

Lee and Cindy Allen

1660 34<sup>th</sup> Street  
Florence, Oregon 97439

June 12, 2019

City of Florence  
Community Development Department  
250 Highway 101  
Florence, Oregon 97439

To whom it may concern:

We are writing at the request of Bob Hanson, our neighbor of 25 years. We have lived on 34<sup>th</sup> Street in Florence for the past 37 years. Since Bob moved to town and purchased several blocks in our neighborhood there have been many changes. He built a duplex across the street, a large shop a couple lots to the east and sold the property for the Rite Aid, as well as building the storage units across the highway.

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Sincerely,

Lee and Cindy Allen  
1660 34<sup>th</sup> Street  
Florence, Oregon 97439

