

**CITY OF FLORENCE
PLANNING COMMISSION
RESOLUTION PC 20 15 CUP 04**

A REQUEST FOR A CONDITIONAL USE PERMIT WITH DESIGN REVIEW FOR A MEDICAL MARIJUANA RETAILER LOCATED IN AN EXISTING STRUCTURE IN THE MAINSTREET AREA "A" DISTRICT

WHEREAS, application was made by Rosa Cazares for a Conditional Use and Design Review as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-4-12-1.

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on August 25, 2020, 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 10-1-1-6-3, FCC 10-4-5, 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 conditional use permit and design review approval for a recreational marijuana retail use located in the Mainstreet District 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.

1. Approval for shall be shown on:

| | |
|-----|--------------------------------------|
| "A" | Findings of Fact |
| "B" | Application |
| "C" | Site Plan |
| "D" | Floor Plan |
| "E" | Site Photos |
| "F" | Referral Comment: Northwest Code Pro |
| "G" | Referral Comment: ODOT |

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 the structural integrity or ADA access, which are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of material presented for this approval, including application text and exhibits, staff reports, testimony and/or discussions, the property owner/applicant agree 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 action as documented by the records of this decision and/or the associated Conditions of Approval. The property owner and applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of building permits.

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. The applicant shall submit to the City Community Development Department documentation showing the air circulation system in the building is not connected to any other building in the mall prior to commencing business.
5. The applicant shall submit to the City Community Development Department documentation showing an effective odor control system in the building prior to commencing business.
6. The applicant shall install and position security cameras in such a way as to only show the licensee's property and surrounding public right-of-way.
7. The applicant shall obtain a City of Florence business license prior to commencing business.
8. Any sign placed on Subject Property shall meet the requirements of Title 4 Chapter 7.
9. Should the applicant provide outdoor trash or recycling containers, they shall be screened in accordance with FCC 10-27-5-I.
10. The applicant shall submit a parking plan, meeting the standards of FCC 10-3 Parking & Loading, including but not limited to providing 8 parking spaces one of which shall be an ADA space, sized and striped in accordance with code, and bicycle parking.
11. The parking stalls on Subject Property shall be re-striped, and meet the requirements of 10-3-9 Parking Stall Design and Minimum Dimensions.
12. The applicant shall submit a site circulation plan, meeting the requirements of 10-35 Access and Circulation.
13. The applicant shall either (a) record with the deed to Subject Property and easement, allowing access to Subject Property from Rhododendron Ave, across lots 12200, 12201, 12100, 12000, 11900 (the mall), and 11700 (the bank), or (b) submit to the City a ruling stating Subject Property has a right to access through those lots.

14. The applicant shall submit a landscaping plan, demonstrating compliance with FCC 10-34 Landscaping and 10-27-5: Site and Development Provisions, L. Fences, Hedges, Walls and Landscaping. This plan shall include a minimum of 10% landscaping on Subject Property. This may include the street trees planted along the sidewalk, installed via ReVision Florence, planter boxes, trellises, and courtyard areas.
15. The applicant shall submit a lighting plan, meeting the requirements of FCC 10-37 Lighting.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 25th day of August, 2020

John Murphey, Chairperson
Florence Planning Commission

DATE