

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 22 10 CUP 02

A CONDITIONAL USE PERMIT WITH DESIGN REVIEW FOR A METAL WAREHOUSE BUILDING AND ASSOCIATED DEVELOPMENT FOR WAREHOUSE AND DISTRIBUTION USES. THIS IS FOR A WILD MUSHROOM PROCESSING, SORTING, AND DISTRIBUTION BUSSINESS WITH NO RETAIL SALES.

WHEREAS, application was made by Leslie Isola, property owner of 1787 31st St as seen on Assessor’s Map #18-12-23-23 Tax Lot 03100, for a Conditional Use Permit with Design Review as required by FCC 10-1-1-, 10-1-1-6-3 and FCC 10-4-4; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on September 12, 2023 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 10-4-10, 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 for the development of a warehouse facility for processing, sorting, and distribution of wild mushroom and other associated development. 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:

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| “A” | Findings of Fact |
| “B” | Land Use Application and Narrative |
| “C” | Building Plans and Exterior Elevations |
| “D” | Site Plans |
| “E” | Business Mailing Address Confirmation |
| “F” | Public Works Referral Comments |
| “G” | Siuslaw Valley Fire and Rescue Referral Comments |

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. 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 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 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 ADA stall shall meet all City, State, and Federal regulations for dimensions, striping, signage, and markings. This shall be confirmed by a site visit prior to final Certificate of Occupancy.

4.2 Landscaping along 31st Street and adjacent to driveway and parking areas shall be maintained in a manner to prevent encroachment into public ROWs and to maintain minimum required vision clearance in accordance with FCC 10-3-8-8, FCC 10-35-2-13-B, and as illustrated in Figure 10-35(4).

4.3 All onsite parking shall have the double line striping with a minimum of 2 feet on center in accordance with FCC 10-3-9-B

5. Conditional Use

5.1 Prior to or in conjunction with submittal of building permits all proposed utility locations shall be submitted for review and approval by the Public Work Director in accordance with FCC 10-4-4-C. All utilities shall be placed under ground in accordance with FCC 10-36-5-A.

5.2 A lock box, gate with a code, a similar means shall be installed on the exterior of the chain link fence to ensure emergency personnel have access to the site in the event of an emergency. This shall be available and maintained for the life time of a perimeter fence present on site.

6. Landscaping

5-2.6.1 Within 6 months of approval (March 12, 2023) the applicant shall submit a landscaping plan for review that includes the size and species of plant. The required 11 shrubs and 2 trees are encouraged to be from the Tree and Plant list. The two trees shall be species and varieties that meet the requirement for street trees. Landscaping shall be installed within 1 year of approval (September 12, 2024).

5-3 6.2 Once submitted the landscaping plan may be processed as a Type I review process by staff in accordance with FCC 10-1-1-6-1 if applicable criteria are met.

5-4 6.3 Pocket planting techniques shall be used for new plantings to ensure healthy growth in accordance with FCC 10-34-3-3-5.

5-5 6.4 In accordance with FCC 10-34-3-3-B noxious weeds shall be removed during site development and the planting of invasive weeds or species is prohibited. The site shall be maintained with continued removal of noxious weeds and invasive species as needed.

5-6 6.5 In accordance with FCC 10-34-3-7-D, either a solid wood fence or block wall 6 feet in height shall be installed along the west property line that abuts a residential as a 35-foot landscaped buffer is not proposed.

6.7. Access and Circulation

6-1 7.1 Details for sidewalk plans and driveway apron shall be submitted to the City Public Works Director for approval prior to construction of these facilities to ensure compliance with FCC 10-35-2-12 and FCC 10-35-3.

6-2 7.2 The pedestrian gate proposed shall be aligned with the ADA parking stall striping to ensure safe and unobstructed pedestrian access to the interior of the site. This is in accordance with FCC 10-35-3-2.

6-3 7.3 Pedestrian access from the parking area to the main entrance of the building shall be in compliance with FCC 10-35-3-3-C & D in regards to the use materials that are ADA accessible compliant, this information shall be submitted prior to or in conjunction with building permits for review and approval by City staff.

7.8. Public Facilities

7-1 8.1 In accordance with Siuslaw Valley Fire and Rescues referral comments and FCC 10-36-3-E the compacted gravel shall be capable of supporting 60,000 pounds which typically requires 6" of base rock and 2" of surface rock. This condition is applicable to driving areas that would be required for emergency vehicle access on site. This shall be installed prior to final Certificate of Occupancy

7-2 8.2 In accordance with FCC 10-36-5-A, all utilities shall be placed underground. Proposed utility connections shall be submitted prior to or in conjunction with building permit submittal for review by the City Public Works Department.

7-3 8.3 Provide City Planning department with a site plan indicating north site dimensions to ensure adequate space for emergency and delivery vehicle turn around and provide details on gate type and access method for emergency responders. This shall be submitted prior to or in conjunction with building permits.

8.9. Lighting

8-1 9.1 A lighting plan shall be submitted for review in conjunction with or prior to building permit application submittal including illumination on site and specifics of proposed lighting

fixtures that are in compliance with FCC 10-37. This lighting plan may be processed as a Type I design review if in compliance with code criteria in FCC 10-1 and FCC 10-37.

8-2 9.2 In accordance with FCC 10-37-4-E, the City reserves the right to review on-site lighting within 30 days of issuance of final Certificate of Occupancy and request adjustments to site lighting.

9.10. Stormwater Management

9-1 10.1 Stormwater landscaped facilities shall be treated with a compost and loam mixture not with a depth of not less than 18”per section 5.6 on page 35 of 186 sheet number SW-160 in accordance with the Stormwater Design Manual. Crushed rock or gravel trench shall be used to minimize erosion and assist in flow as seen on SW-160 of the manual and Appendix B for growing medium specifications.

9-2 10.2 Prior to final Certificate of Occupancy a signed Operations and Maintenance Agreement shall be submitted to the City Planning Department.

Informationals:

1. Nuisance codes in accordance with FCC 6-1 apply. Excessive noise, vibrations, dust, odor, or other nuisances are not anticipated based on the proposal. This is included only to ensure compatibility with adjacent uses.
2. If signs are proposed in the future, an application is required to be submitted to the City Building Department for review and signs shall be in compliance with FCC 4-7.
3. Any planting that fails to survive they shall be replaced and hardscape features (i.e., fences) shall be maintained in good condition or replaced in accordance with FCC 10-34-3-8
4. If non-native plants are proposed on the landscaping plan under Condition 5.2 then permeant irrigation shall be installed to these plants in accordance with FCC 10-3-5.
5. Connection to water and sanitary sewer will need to be made with normal / ordinary connection and meter fees, plus System Development Charges.
6. In Compliance with the Operations and Maintenance Manual access to stormwater facilities will be kept safe efficient, and clear of obstacles.

ADOPTED BY THE FLORENCE PLANNING COMMISSION the 12th day of September, 2023.

Sandra Young, Chairperson
Florence Planning Commission

Date