

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 24 03 DR 01 (Previously CUP 03)**

A REQUEST FOR A CONDITIONAL USE PERMIT, FOR DEVELOPMENT OF PHASE I OF THE SIUSLAW ESTUARY TRAIL--SEGMENT 4; A MULTI-USE PATHWAY FROM THE REDWOOD ST TERMINUS SOUTH OF HWY 126 TO QUINCE STREET. PROJECT PROPOSAL INCLUDES PUBLIC PARKING, SIDEWALK INSTALLMENT, DOG WASTE STATIONS, INTERPRETIVE SIGNS, AND BENCHES.

**WHEREAS**, application was made by City of Florence Public Work Director Mike Miller on behalf of Florence Urban Renewal Agency and the City of Florence, for a Conditional Use Permit as required by FCC 10-19-2-B-2, FCC 10-19-10-3, FCC 10-1-1-4, and

**WHEREAS**, the Planning Commission met in a public hearing on February 27, 2024 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 determined per FCC 10-1-1-6-3-E, after review of the application, testimony and evidence in the record, as per FCC 10-19, 10-17, 10-27, and 10-7, that the application meets the criteria through compliance with certain Conditions of Approval; and

**WHEREAS**, the Planning Commission of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

**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 for Development of Phase I of the Siuslaw Estuary Trail--Segment 4, meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan, as conditioned. The Planning Commission approves the design review with the conditions listed below:

**Conditions of Approval:**

Approval for shall be shown on:

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

"A"	Findings of Fact
"B"	Application
"C"	Project Proposal
"D"	Project Drawings
"E"	Overview of Amenities
"F"	Lighting Fixture Example
"I"	Examples of Trail Amenities
"J"	Siuslaw Trail Layout-LCOG

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.
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. Five feet wide landscape areas shall be provided wherever the parking lot abuts a street right-of-way.
5. The applicant shall ensure the parking lot striping meets the specifications of 10-3-9-B.
6. The rack for two bicycle spaces is proposed to be located in a landscape bed adjacent to Hwy 126. It is recommended the rack be relocated into a parking space converted for this purpose then two bicycle spaces would be required. Alternatively, three spaces are required and the area must be free of obstacles like shrubs and trees to make bike parking feasible. The five-foot landscaping is still required and may need to locate in the western setback area if bicycle parking remains within the area proposed in Exhibit E.
7. Proposed bicycle parking signage shall be submitted to the City of Florence Community Development Department for review within 6 months of this approval or prior to the Siuslaw Estuary Trail being opened for public use, whichever is first
8. The signage plan for the project shall include tsunami evacuation information to direct pedestrians to the safety destination areas.
9. To meet the applicable site and development requirements of the NRC Management Unit the applicant shall perform the following activities: 1. Prior to site disturbance the project's cut and fill limits/boundaries as illustrated on sheets C1 through C8 shall be flagged and photographed. The images shall be provided in a digital format to the CD department. These flagged areas shall denote and be the limits of vegetation clearing. 2. All vegetation removal beyond these boundaries either directly or indirectly due to the effects of adjacent disturbance shall be replanted with like species prior to calling for the project closeout/conditions check site visit. 3. The color, hue and texture of the benches and signage stands shall blend with the surrounding vegetation to the maximum amount feasible.
10. The mean high tide for this area is at the 6.5 ft. elevation. The lowest level of disturbance illustrated on the plans is on Sheet C4 at 7.8 ft. The applicant shall either illustrate on a contour map the location of the mean high tide whereby the point is 15 ft. or more from the

project site or prior to site disturbance flag the 6.5 ft mean high tide point to ensure there is no disturbance of the required 50 ft. buffer area.

11. Sidewalk construction is proposed along Redwood St. and Spruce St. Neither appear to be eight ft. wide. Sidewalks installed shall be 8 ft. wide.
12. Parking lot lighting shall be pedestrian scaled with a maximum height of 16 ft.
13. The landscape plans require additional specificity for the size and species of new proposed plant materials within the parking lot site meeting the standards in 10-34-3-3 & 4 & 5 and 10-34-4. These shall be submitted for PC review and approval prior to installation.
14. The five ft. landscaping area adjacent to the Spruce St. and Hwy 126 rights of way shall include evergreen screening materials or a decorative wall a minimum of 36" in height, incorporate portals for visibility and access and include vegetative ground cover.
15. The parking lot driveway entrance shall be shifted south to achieve a 50 ft. setback or the driveway width reduced or some combination.
16. Redwood St. is not proposed for vehicular improvement, nor is it warranted because Spruce St. is the vehicular access point for the project. For this reason, signage should be placed along the area of substandard right of way width and surfacing prohibiting parking since no turn around is available and congestion is likely. Emergency vehicles will need access to the trail head from this location.
17. Resolution 16, Series 1999 requires a street light at a four-way intersection and at the entrance where a bike path meets a City street. Street lights or pedestrian lights shall be installed at both trailheads if there is no lighting in the immediate vicinity meeting the intent.
18. The parking area is required to have lighting to provide 2-foot candles minimum and 5-foot candle maximum. The lighting photometric plan shall be provided with the landscape plan for PC review and approval.
19. A second waste station shall be provided closer to the Quince St. trailhead. Interpretive signage shall include education on the threat dog waste can have on the estuary's ecosystem, the leave no trace concept, and staying on the trail to prevent damage to natural and cultural resources.
20. Areas of disturbance in the trail area shall be replanted with species native to that estuary resource. Reseeding or planting with species not native to that NRC management area shall not be used.

Informational:

1. The subject site for the parking lot and the Siuslaw Estuary Trail is owned by the Florence Urban Renewal District (FURA) and shall be the on-going responsibility of FURA and the City of Florence in accordance with this Code section. The parking lot shall be maintained and reserved in-perpetuity for the trailhead use.
2. Signs shall be in accordance with Title 4 Chapter 7 of this Code.

3. The construction of sidewalk south of the Spruce St. driveway is delayed. The City will participate proportionately in its construction. The same shall be true for the Quince St. sidewalk widening.
4. Full installation of Spruce St. is not required at this time but the city shall participate in its proportionate share of improvements when extension is warranted.
5. Upon completion of improvements to Spruce and Redwood Sts. any boundary and interior monuments disturbed must be certified by a professional land surveyor that they were re-established.
6. Utilities shall be placed underground.
7. Pedestrian crossings and parallel lying pedestrian and bike facilities are exempted with limitations. Paths are limited to 10 ft. wide and the 50' buffer area is widened an additional 10 ft. if the path is paved. No pet waste, dumping of wastes, or application of chemicals, is permitted within the 50' buffer area. Vegetation disturbance is limited to minimum necessary for construction and is determined to be the path location and cut and fill locations identified on the plans. No additional clearing width is permitted. The trail should be adopted by a community group that can manage the area for litter, dog waste, and vegetation damage due to trespass and shortcutting.
8. In accordance with Section 3.6 of the Stormwater Design Manual Public Works permits are required for public infrastructure improvements. It is also Public Works who administers the review process and permitting for those public infrastructure systems. This is a difference in review entity and not a waiver of design standards. The same standards apply to private and public systems.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 27th day of February, 2024.

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SANDRA YOUNG, Chairperson  
**Florence Planning Commission**

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DATE