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**AGENDA ITEM SUMMARY / STAFF REPORT**  
**FLORENCE PLANNING COMMISSION**

**ITEM NO:**  
Meeting Date: April 23, 2024

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**ITEM TITLE:** PC 24 11 CUP 08 – 97J Covered Play Structure

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**OVERVIEW:**

Background/Application: A Design Review request for a 5,497.5 sq. ft. covered play structure and associated developments to be located at the Siuslaw Elementary School site at 2151 / 2221 Oak St. This request was applied for by Soderstrom Architecture Firm on behalf of the Siuslaw School District. The purpose of the proposed structure is additional play space for students on rainy days. The subject property is located on the west side of the Oak St and 21<sup>st</sup> St intersection, as shown on Assessor's Map #. 18-12-22-20, tax lot 00300.

History: The Siuslaw Elementary School has gone through several building additions and expansions over the years and are discussed in the narrative section of the Findings. The current site houses the main Siuslaw Elementary School Building, school district administrative offices, the Head Start Facility, a gym, play shed, and approximately 148 parking space which includes 7 ADA spaces and 37 bike spaces.

This project proposed removing 3 parking spaces for the construction of a rain garden to manage post development stormwater flow and the addition of pedestrian walkways connecting the proposed building to existing walkways and structures on site. The total proposed increase in impervious surface is 6,707 sq feet.

The building is proposed to be a pre-fabricated metal structure with metal wall panels on the east and west elevations, 12" CMU blocks on the north and south sides, and the roof is proposed to be charcoal gray metal with fiber glass window panels for additional light. The east and west elevations will include roll up overhead doors for additional light and ventilation.

Process and Review: This Design Review request represents a Type III land use application requiring quasi-judicial public hearing. The agenda item will include staff's overview of the new materials and the associated revised findings and resolution. The Planning Commission will hold deliberations on this application and cast votes based on the *issues / decision points* and *alternatives* listed below.

The project proposes approximately 5% increase in building square footage on site. The school requires a CUP in the HDR zoning district, but the addition of the play structure is less than a 25% increase and therefore does not require a new CUP. New construction over 1,500 sq ft require Planning Commission review. Therefore, this structure requires a Type III Design Review and public hearing before the Planning Commission.

## ISSUES/DECISION POINTS

The land use application file number PC 24 11 CUP 08 identifies this as a Conditional Use Permit. Staff had initially determined this application was a CUP, but during review revised this decision to the request being for a Design Review based on criterion in FCC 10-8-2.

- Staff recommends a revised file number to PC 24 14 DR 03

The building height is proposed to be 26' 8". Per FCC 10-10-5-A states:

2. Accessory Structures: The maximum building height shall be 20 feet
4. Nonresidential Structures: The maximum building height shall not exceed 30 feet.

- Staff has interpreted 2 above to apply to accessory structures to a residential use.
- Therefore, the proposed building, as a non-residential structure, may be a maximum 30 feet in height.

Staff seeks Planning Commission interpretation on this item. If number 2. Applies then the building will require a variance for the building height. If number 4 above applies the building meets maximum height limits.

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### ALTERNATIVES:

1. Recommend approval of the Design Review request for PC 24 11 CUP 08 / PC 24 14 DR 03 based on the Commissions' findings that the application meets the requirements of City Code subject to conditions,
2. Recommend denial of the requested extension of PC 24 11 CUP 08 / PC 24 14 DR 03 based on the Commissions' findings that the application does not meet the requirements of City Code.
3. Continue deliberations and defer the decision if additional information is determined to be necessary.

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### RECOMMENDATION:

The evidence in the record demonstrates that the proposed Design Review request for PC 23 08 DR 02 is consistent with the policies set forth in state statutes and administrative rules, and Florence City Code based on the findings. Staff recommends that Planning Commission approve the Design Review request for PC 23 08 DR 02 as shown in Alternative 1, above.

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### AIS PREPARED BY:

Clare Kurth, Associate Planner

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**ATTACHMENTS:****Attachment 1 - Resolution PC 23 08 EAP 02**

- Exhibit A Findings of Fact
  - Exhibit B Land Use Application
  - Exhibit C Site Plan
  - Exhibit C1 Response to Land Use Questions
  - Exhibit D Stormwater Calculations
  - Exhibit D1 Letter from Central Geotechnical, LLC
  - Exhibit E Referral Comment: SVFR
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