

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 24 04 CUP 04

A REQUEST FOR A CONDITIONAL USE PERMIT TO RESTORE USE OF A SINGLE UNIT DETACHED DWELLING AT 3581 Hwy 101 IN THE HIGHWAY DISTRICT

WHEREAS, application for a conditional use permit was made by David Grigsby for a conditional use permit as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-4-10; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on April 23, 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/Design Review Board as per FCC 10-4-6, reviewed the application, staff report, testimony, and evidence in the record; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board 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 for a single unit dwelling meets the applicable criteria in Florence City Code 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:

- “A” Findings of Fact
- “B” Site Plan
- “C” Vicinity Map
- “D” Survey Markers
- “E” Application Proposal
- “F” Utility Plan
- “G” Access Plan
- “H” Lighting Plan
- “I” Building Elevations Existing

1.

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. Two parking spaces are required and shall be improved with a durable dust free surface in accordance with 10-3-8 and any additional driveway within the first 50' from the 36th Street ROW.
5. Authorization of a conditional use permit shall be void one (1) year after the date of approval, April 23, 2024, unless a building permit has been issued and substantial construction pursuant thereto has taken place.
6. In accordance with FCC 10-35-3-1 newly constructed sidewalks shall be constructed along all street frontage (36th Street) of the lot. A paved pedestrian walkway shall be installed for access from the newly installed sidewalk to the dwelling's front entrance. This may be via the paved driveway.
7. The garage when and if installed shall meet the 20 ft. garage door setback from the 36th St. property line.
8. To address the pre-existing nonconforming highway setback a sight obscuring fence shall be installed and the twelve plantings must be either street trees or a combination of street trees and medium sized shrubs and in both scenarios installed and irrigated.
9. Location of the trash and recycling receptacles was not provided. The site plan shall indicate the trash and recycling receptacles within a building or sight obscuring enclosure no less than 5 feet tall.
10. The applicant shall reduce the height of the fence and gates along 36th St. to no greater than 4 feet tall.
11. The applicant shall have approval from the USPS for the location of a mailbox on site.
12. All new utilities shall be placed underground in accordance with this Code

section.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD
the 23rd day of April 2024.

Sandra Young, Chairperson
Florence Planning Commission

DATE

Proposed