

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 24 14 DR 03

A REQUEST FOR DESIGN REVIEW OF A 5,497.5 SQ FT COVERED PLAY STRUCTURE, PAVED WALKWAY, AND RAIN GARDEN LOCATED AT THE SIUSLAW ELEMENTARY SCHOOL LOCATED AT 2151 AND 2221 AND OAK ST.

WHEREAS, application was made by Soderstrom Architects, on behalf of the Siuslaw School District 97J, for a Design Review approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6; and

WHEREAS, the Planning Commission met in a duly-advertised 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 of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6, 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 design review for the 5,497.5 sq. ft. covered play structure and associated improvements meet 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.

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

"A"	Findings of Fact
"B"	Application
"C"	Site Plan Materials
"C.1"	Land Use Response Letter
"D"	Stormwater Report and Civil Calculations
"D.1"	Letter From Central Geotechnical Services, LLC
"E"	Referral Comments

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 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, 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.

FCC 10-34: Landscaping

- 4.1. In accordance with FCC 10-34-3-1 landscaping shall be brought up to current code in proportion with the proposed 5% expansion of the use. A landscaping plan shall be submitted within 3 months (July 23, 2024) of this approval and shall be installed prior to final C of O on the covered play structure. The landscaping plan shall include all criterion required in accordance with FCC 10-34-3-2. If the stormwater facility meets this proportional requirement, no additional landscaping shall be required. The landscaping plan shall be reviewed at the staff level if there is strict compliance with applicable City Code, otherwise it shall require Planning Commission approval.
- 4.2. A landscaping plan meeting all criteria per FCC 10-34-3-2-A & C shall be submitted for the proposed rain garden that also meets minimum requirements as depicted on the Stormwater Management Manual Typical Details sheet number SW-140 within 3 months (July 23, 2024) of this approval for Planning Commission review and approval and shall be installed prior to final C of O on the covered play structure. The stormwater planting plan shall be reviewed at the staff level if there is strict compliance with applicable City Code, otherwise it shall require Planning Commission approval.
- 4.3. In accordance with FCC 10-34-3-3-A-1 on-site trees shall be brought up to current code in the 5% proportion as the proposed increase. Based on calculations, a minimum of 2 trees shall be planted on the site within 20 feet of the property line abutting Oak St. These trees shall be included on the landscaping plan required under Condition 4.1.
- 4.4. In accordance with FCC 10-34-3-3-A-2 on-site trees shall be brought up to current code in the 5% proportion as the proposed increase. Based on calculations, a minimum of 8 shrubs shall be planted on the site within 20 feet of the property line abutting Oak St. The planted shrubs are encouraged to be planted of species and in a location to provide screening of headlights onto the public ROW and adjacent residential uses. These shrubs shall be included on the landscaping plan required under Condition 4.1.

FCC10-6: Design Review

- 5.1 In accordance with FCC 10-6-5-1-J, public health, safety, and general welfare shall be considered with this project. Due to the close proximity to the public airport zone, no glare producing materials shall be used that may impede a pilot's vision in accordance

with FCC 10-21-2-7-C. This shall include both the metal roofing materials and the translucent fiberglass sandwich panels proposed on the roofing.

Informationals:

1. FCC 10-3-1-B bases minimum parking requirements on the number of classrooms for elementary schools. The proposed use of the covered play structure is for outdoor play space, not as a classroom. If this use changes minimum on-site parking shall be re-evaluated based on Code criteria at that time.
2. Following a seismic event the structure shall be inspected by the City Building Official or other appropriate and qualified professionals to ensure safety prior to use in accordance with State Building Codes to ensure life safety before resumed use.
3. In accordance with FCC 10-6-11, the design review shall expire on April 23, 2025 unless substantial construction has been completed. The applicant may request one 1-year extension in writing prior to expiration per this Code section.
4. In accordance with FCC 10-34-3-8, any new or existing plants that fail to survive shall be replaced within 6 months of dying or removal, whichever comes first.
5. At time of building inspection, the paved walkway to the structure shall be inspected to confirm compliance with ADA requirements.
6. If exterior lighting is proposed at a later date, it shall be subject to lighting plans and review in accordance with FCC 10-37. All new onsite lighting is required to be dark sky compliant with full cutoff fixture. Per FCC 10-37-2-C all existing lighting onsite is required to be compliant with dark skies and have full cutoff fixtures no later than January 2025.
7. It shall be the property owner's responsibility to ensure ongoing maintenance of the stormwater facility in accordance with FCC 9-5-4.
8. In accordance with FCC 10-34-3-5 all new planting shall have permanent, underground irrigation. Drought tolerant plants may have temporary.
9. In accordance with FCC 10-3-9 onsite parking design shall have a minimum of 4 inches wide stripping that is 2 feet wide on center. The current onsite parking uses single line stripping. The proposed project does not warrant bringing onsite parking lot stripping into current code compliance, when the site is next repainted and stripped it shall meet code criteria per FCC 10-3-9.

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

Sandra Young, Chairperson
Florence Planning Commission

DATE