

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 17 01 CUP 01

A REQUEST FOR A CONDITIONAL USE PERMIT, to place two metal storage containers and a temporary office trailer to serve as the maintenance shop and temporary dry storage during the remodel of the Driftwood Shores Pool & Admin building. through February 28, 2018 at Map #18-12-04-13, Tax Lot 07000 in the Commercial District.

WHEREAS, application was made by Jay Chinn, Maintenance for Driftwood Shores, for a Conditional Use Permit as required by FCC 10-1-1-4, and FCC 10-4-4, and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on February 28, 2017 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 determined per FCC 10-4-10 and FCC 10-1-1-6-3-E, after review of the application, findings of fact, testimony and evidence in the record, as per FCC 10-4-5, and FCC 10-4-6, that the application meets the criteria through compliance with certain Conditions of Approval; 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 to place two metal storage containers and a temporary office trailer to serve as the maintenance shop and temporary dry storage meets with conditions in the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan. The Planning Commission approves the conditional use permit with the conditions listed below:

Conditions of Approval:

1. Approval for shall be shown on:

- "A" *Findings of Fact*
- "B" Site Plan
- "C" Modular Building Specs
- "D" Modular & Container Photos
- "E" Land Use Application

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. There shall be no parking of vehicles on the temporary building site unless a parking plan is submitted for review and approval by the Planning Dept.
4. The temporary buildings shall be approved through February 28, 2017. The applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to the above criteria as part of FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary buildings shall constitute a discontinuance of the conditional use per FCC 10-4-8-B.
5. The temporary trailer shall be required to be properly installed and permitted for the extended period of use which has been proposed. The applicant shall obtain all necessary building permits and make any required modifications to the trailer within two months of the issuance of a conditional use permit.
6. The applicant shall install construction fencing with screening (slats or fabric) across the west, north and southern property lines. Storage containers and/or trash receptacles may need to be relocated to accommodate accessibility via pedestrian and/or larger gates for garbage container access.

Informational

1. The applicant may be required to make modifications to the trailer or obtain permits in order to comply with building code. The applicant shall be required to apply for a placement permit and provide the building manufacturer's setup standards. The Building Official will then inspect the installation of the temporary building to determine if the existing blocking and jack stands are appropriate for the proposed extended use. The Building Official will also determine if further requirements are necessary for the temporary building.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 28th day of February 2017.

 xxxxxxxxxxxx, Chairperson
Florence Planning Commission

 DATE

STAFF REPORT & FINDINGS
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT
Planning Commission
Exhibit "A"

Public Hearing Date: February 28, 2017 **Planner:** Wendy FarleyCampbell
Date of Report: February 21, 2017
Application: PC 17 01 CUP 01

I. PROPOSAL DESCRIPTION

Proposal: An application for a conditional use permit to place two metal storage containers and a temporary office trailer to serve as the maintenance shop and temporary dry storage during the remodel of the pool multipurpose room and conversion of maintenance areas to banquet areas for Driftwood Shores.

Applicant: Jay Chinn, Driftwood Shores Maintenance Dept.

Property Owners: Driftwood Shores Homeowners Association

Location: Across (east) of 1st Street from Driftwood Shores

Site: Map #18-12-04-13, Tax Lot 07000

Comprehensive Plan Map Designation: Commercial

Zone Map Classification: Commercial

Surrounding Land Use / Zoning:

Site: Storage containers and temp office trailer / City-Commercial
North: Single Family Residence / Suburban Residential-Mobile Home Dist.
South: Single Family Residence / County-Tourist Commercial District
East: Single Family Residence / Suburban Residential-Mobile Home Dist.
West: Driftwood Shores / City-Commercial

Streets / Classification:

West – 1st Street / Local; South – Falcon Street / Local; East – 3rd Street / Local
North – Arch St. / Local

II. NARRATIVE:

Driftwood Shores Resort and Conference Center was built in 1971 as a hotel. The facility evolved into condominiums in 1977 when the Homeowners Association was created. Driftwood Shores was annexed into the City Limits in August of 2008. In November 2008 they received Planning Commission approval to remodel their admin/maintenance building adding an indoor pool and other facilities and decommissioning and paving their septic system. The maintenance shop has been operating out of the new multi-purpose room added in 2008. Driftwood Shores is in

the process of finishing their originally planned infill of the building adding an indoor playground and converting to space to conference area. This activity requires relocating their maintenance shop operations. Driftwood Shores is requesting a conditional use permit for the two metal storage containers and a temporary office trailer they have placed to serve as temporary dry storage and the maintenance shop respectively during the remodel. The applicant states that the remodel and design of a new maintenance building facility will take approximately one year to complete.

III. NOTICES & REFERRALS:

Notice: On February 7, 2017 notice was mailed to surrounding property owners within 300 feet of the property and on February 7, 2017 a sign was posted on the property. Notice was published in the Siuslaw News on February 22, 2014.

At the time of this report, the City had received no written comments on the application.

Referrals: On February 7, 2017 referrals were sent to the Florence Building Department, Florence Police Department, Florence Public Works, Northwest Code Professionals, and Siuslaw Valley Fire and Rescue.

At the time of this report, the City had not received and referral comments.

IV. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-6-3

Chapter 3: Off Street Parking & Loading, Sections 3 through 5 and 7 through 11

Chapter 4: Conditional Uses, Sections 3, 5 through 11 and 12E

Chapter 15: Commercial District, Sections 2, 4, 5 and 6

V. PROPOSED FINDINGS

FLORENCE CITY CODE

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-2: GENERAL PROVISIONS:

- A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.**

- B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.
- C. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Chapter.
- D. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees, and shall not be used for storage of materials of any type.
- E. Ingress and egress for parking and loading shall not endanger or impede the flow of traffic.
- F. The required off-street parking for nonresidential uses shall not be used for loading and unloading operations during regular business hours.
- I. The provisions of this Chapter shall be in addition to the provisions for parking design and construction in FCC Title 9 Chapter 5 and, where there are conflicts, Title 9 Chapter 5 shall prevail.

The parking on the hotel and conference site is mostly pre-existing since annexation in 2008. Parking improvements were required to the south and north sides of the pool building following design review approval of the pool building remodel and removal of the septic system. No new parking is proposed or required with this temporary conditional use. The maintenance employees will continue to use the parking on the hotel site. The hotel parking spaces currently are not used for storage and do not endanger or impede the flow of traffic, nor shall any parking spaces provided in the future. There shall be no parking of vehicles on the temporary building site unless a parking plan is submitted for review and approval by the Planning Dept. **(Condition 3)**

TITLE 10: CHAPTER 4: CONDITIONAL USES

10-4-6: ACTION: The Planning Commission shall make specific findings for granting or denying a conditional use permit in accordance with the general criteria and/or conditions of Section 10-4-9 of this Title.

10-4-8: EXPIRATION OF CONDITIONAL USE PERMIT:

- A. Authorization of a conditional use permit shall be void one (1) year after the date of approval of a conditional use application, unless a building permit has been issued and substantial construction pursuant thereto

has taken place. Substantial construction shall be considered to be completion of a building foundation.

The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

1. The request for an extension is made in writing prior to expiration of the original approval.
2. There are special or unusual circumstances that exist which warrant an extension.
3. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a conditional use if new land use regulations have been adopted that affect the applicant's proposal. (Ord. 26, 2008)

- B. The discontinuance of a conditional use for twelve (12) consecutive months shall constitute expiration of that conditional use. The use occupying the premises thereafter shall conform to the regulations of the zoning district in which it is located.

The applicant has applied for the necessary building permits required for the placement of the modular building. The applicant has requested that the temporary buildings be approved for one year. The temporary buildings shall be approved through February 28, 2017. The applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to the above criteria as part of FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary buildings shall constitute a discontinuance of the conditional use per FCC 10-4-8-B. (Condition 4)

10-4-10: GENERAL CRITERIA: A conditional use permit may be granted only if the proposal conforms to all the following general criteria: (Ord. 669, 5-17-82)

- A. Conformity with the Florence Comprehensive Plan.
- B. Compliance with special conditions established by the Planning Commission to carry out the purpose of this Chapter.
- C. Findings that adequate land is available for uses which are permitted outright in the district where the conditional use is proposed. Available land can be either vacant land or land which could be converted from another use within the applicable zoning district. Land needs for permitted uses may be determined through projections contained in the Florence Comprehensive Plan or other special studies.

- D. Conditional uses are subject to design review under the provisions of Chapter 6 of this Title, except single family and duplex residential use. (Ord. 625, 6-30-80) See Code Section 10-6-3 for Design Review requirements.**
- E. Adequacy of public facilities, public services and utilities to service the proposed development.**
- F. Adequacy of vehicle and pedestrian access to the site, including access by fire, police and other vehicles necessary to protect public health and safety. (Ord. 669, 5-17-82).**

The proposed temporary trailer and containers meet all of the criteria of FCC 10-4-10 which apply. There are no applicable Comprehensive Plan policies. The applicant will be required to carry out any conditions of approval or the use will be subject to revocation. The land is zoned Commercial and the proposed maintenance shop use is directly associated with the hotel and convention center a permitted use in the zone. The applicant proposes to construct a permanent maintenance facility on the proposed site once remodel is complete on the pool building. So while the temporary trailers are permitted conditionally their hotel maintenance use is permitted outright in the district. As a temporary structure, the buildings are not subject to Design Review. The temporary office trailer is adequately served by electricity. The building will not have any restrooms or plumbing fixtures. Provision of water and sewer services will be reviewed during design review of the permanent facility. The temporary trailer and storage containers are situated directly off 1st St. and are easily accessible by maintenance staff, as well as fire, police, and ambulance services necessary to protect public health and safety. There will be no public pedestrian or vehicular traffic to the site. The site was long ago surfaced with well compacted gravel and such provides a somewhat flat surface to access the trailers. Permanent pedestrian access to the site will be reviewed in conjunction with design review of the permanent facility.

10-4-11: GENERAL CONDITIONS: The Planning Commission may require any of the following conditions it deems necessary to secure the purpose of this Chapter. Where a proposed conditional use is permitted in another district, the Planning Commission may apply the relevant development standards from the other district. In addition, conditions may be required by the Design Review Board. Such conditions may include: (Ord 625, 6-30-80; amd. Ord 669, 5-17-82)

10-4-11: GENERAL CONDITIONS: The Planning Commission may require any of the following conditions it deems necessary to secure the purpose of this Chapter. Where a proposed conditional use is permitted in another district, the Planning Commission may apply the relevant development standards from the other district. In addition, conditions may be required by the Planning Commission. Such conditions may include: (Ord 625, 6-30-80; amd. Ord 669, 5-17-82).

- A. Regulation of uses, special yard setbacks, coverage and height.**
- B. Requiring fences, walls, screens and landscaping plus their maintenance.**

- C. Regulation and control of points of vehicular ingress and egress.**
- D. Regulation of noise, vibration, odors, and sightliness.**
- E. Requiring surfacing of parking areas.**
- F. Requiring rehabilitation plans.**
- G. Regulation of hours of operation and duration of use or operation.**
- H. Requiring a time period within which the proposed use shall be developed.**
- I. Requiring bonds to insure performance of special conditions.**
- J. Regulation of tree and vegetation removal to maintain soil stability, preserve natural habitat, protect riparian vegetation, buffer conflicting uses, and maintain scenic qualities.**
- K. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purpose of the Florence Comprehensive Plan.**

The mobile trailer and cargo containers are proposed to be used temporarily for one year after which they propose to construct a permanent facility. No parking or vehicular access is proposed other than that required for garbage pick-up. Fencing to address sightlines is conditioned elsewhere in the findings. No vegetation removal is proposed or permitted. The temporary trailer shall be required to be properly installed and permitted for the extended period of use which has been proposed. The applicant shall obtain all necessary building permits and make any required modifications to the trailer within two months of the issuance of a conditional use permit. **(Condition 5)**

Pursuant to Condition of Approval 4, the applicant shall be granted a conditional use permit for the temporary building through the end of February 28, 2018. The applicant may request an extension of this approval in writing good for one year.

10-4-12: ADDITIONAL CONDITIONS: Some land uses by the nature of the activity associated with them require separate and intense consideration by the Planning Commission prior to their establishment. Such uses and additional conditions are as follows:

E. Temporary Mobile Building Space:

- 1. A conditional use permit may be issued to provide adequate temporary building space for the following uses:**
 - a. Temporary offices accessible to the general public for use during construction or remodeling.**

Driftwood Shores is remodeling their pool building adding indoor playground amenities and converting area used by the maintenance department to additional conference spaces. This remodel work has displaced the maintenance department. They are proposing to use the cargo containers for dry storage and the temporary trailer as office space until completion of the remodel and while they draft their plans for a permanent solution for the maintenance shop facilities. The proposed temporary office building and storage containers used for the maintenance shop requires consideration by the Planning Commission.

TITLE 10: CHAPTER 15: COMMERCIAL DISTRICT

10-15-2: PERMITTED BUILDINGS AND USES: The following uses shall be permitted only upon affirmative findings by the Planned Commission that the proposed use meets the general criteria in Section 10-16-4 herein.

10-15-2: PERMITTED BUILDINGS AND USES:

Driftwood Shores Resort and Conference Center falls under the category of "Hotel, motel, motor motel or tourist courts" which is listed as an allowed use.

10-15-4: LOT AND YARD REQUIREMENTS:

- A. Minimum Lot Dimensions:** The minimum lot width shall be twenty five feet (25').
- B. Minimum Lot Area:** The minimum lot area shall be two thousand five hundred (2,500) square feet.
- C. Lot Coverage:** Eighty-five percent (85%) lot coverage, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.
- D. Yard Regulations:**
 - 1. Front yards** are not required except where setbacks have been established for road widening or other purposes.
 - 2. Side and rear yards** are not required except:
 - a. Where setbacks** have been established for road widening or other purposes.
 - b. Where the commercial use abuts a residential use**, see FCC 10-34-3-7-D.

The lot and trailer and container placement meets all of the requirements set forth by 10-15-4.

10-15-5: SITE AND DEVELOPMENT PROVISIONS:

- A. Building or Structural Height Limitations:** The maximum building or structural height shall be twenty eight feet (28').
- B. Fences, Hedges, Walls and Landscaping:** Refer to 10-34 of this Title for requirements.

- C. Parking and Loading Space: Refer to Chapter 3 of this Title for specific parking requirements. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82)**
- D. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definitions, and requirements.**
- E. Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)**
- F. Access and circulation: Refer to Section 10-35 of this Title for requirements.**

The site and temporary trailer and containers meet all criteria presented and applicable in FCC 10-15-5. The temporary office building, on stands, is less than 28 feet in height. There will be no on-site parking and so vision clearance and parking criteria are not applicable. The applicant has not proposed signage and access for hotel staff is adequate for this temporary one year use.

10-15-6: GENERAL PROVISIONS:

- A. Yards and open areas shall not be used for the storage, display or sale of used building materials, scrap or salvage.**
- B. Where there is manufacturing, compounding, processing or treatment of products for wholesale, the front twenty five feet (25') of the building's ground floor facing the principal commercial street shall be used for commercial sales, business or professional offices.**
- C. Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance. (Ord. 625, 6-30-80)**

At the time of original site visit in early January the site was used for minor storage of building materials or scrap. There are no manufacturing uses present or proposed on the site. The proposed temporary use should not cause and odor, smoke, dust, noise, or vibration. Historically the Planning Commission has required these types of temporary building uses to be screened (Florence Christian Church, ODOT, Humane Society, Central Lincoln PUD). Additionally all trash and recycling receptacles are required to be screened during design review or administrative review of a project. The site is located across from a tourist destination, and high traffic volume for Lane County Park and Meares St. beach access. The applicant shall install construction fencing with screening (slats or fabric) across the west, north and southern property lines. **(Condition 6)** Storage containers and/or trash receptacles may need to be relocated to accommodate accessibility via pedestrian and/or larger gates for garbage container access.

VI. ALTERNATIVES

- 1. Approve the application based on the findings of compliance with City regulations.**
 - 2. Modify the findings, reasons or conditions, and approve the request as modified.**
 - 3. Deny the application based on the Commission's findings.**
 - 4. Continue the Public Hearing to a date certain if more information is needed.**
-

VII. CONCLUSIONS AND RECOMMENDATIONS

Staff finds that the proposed application meets the requirements of City Code with conditions, and recommends approval of the conditional use permit subject to the following conditions.

VIII. 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:**

"A" *Findings of Fact*

"B" Site Plan

"C" Modular Building Specs

"D" Modular & Container Photos

"E" Land Use Application

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. There shall be no parking of vehicles on the temporary building site unless a parking plan is submitted for review and approval by the Planning Dept.
4. The temporary buildings shall be approved through February 28, 2017. The applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to the above criteria as part of FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary buildings shall constitute a discontinuance of the conditional use per FCC 10-4-8-B.
5. The temporary trailer shall be required to be properly installed and permitted for the extended period of use which has been proposed. The applicant shall obtain all necessary building permits and make any required modifications to the trailer within two months of the issuance of a conditional use permit.
6. The applicant shall install construction fencing with screening (slats or fabric) across the west, north and southern property lines. Storage containers and/or trash receptacles may need to be relocated to accommodate accessibility via pedestrian and/or larger gates for garbage container access.

Informational

1. The applicant may be required to make modifications to the trailer or obtain permits in order to comply with building code. The applicant shall be required to apply for a placement permit and provide the building manufacturer's setup standards. The Building Official will then inspect the installation of the temporary building to determine if the existing blocking and jack stands are appropriate for the proposed extended use. The Building Official will also determine if further requirements are necessary for the temporary building.

IX. EXHIBITS

"A" Findings of Fact
"B" Site Plan
"C" Modular Building Specs
"D" Modular & Container Photos
"E" Land Use Application
"F1" Aerial
"F2" Map & Tax Lot

309-17-000014-STR

JAN 18 2017

By:

Unable to locate North West & South West markers. Per conversation with Jason Bush, prior to submitting permit for permanent structure DWS will have the property surveyed for accurate locations.

Drain on East side 1st Ave.

Property runs right next to the East edge of the drain

1.5 Cu. Yd. trash
dumpster – 5'
from W. property
line

Recycle Bin – 12’
from W. property
line

Weather Cover - 28'
from W. property line

10' x 48' Jobsite
trailer – 15' from
West Property line

10 x 40 Shipping
Container/Storage - 18'
from West Property line

10 x 45 Shipping
Container/Storage – 18'
from West Property line

<p>TITLE: PLOT PLAN</p>		<p>DATE: 01-19, 11, 2009</p>
<p>OWNER:</p> <p>DRIFTWOOD SHORES 86416 FIRST AVE. FLORENCE, OR 97436 TEL 503-897-3883</p>	<p>APPLICANT:</p> <p>DRIFTWOOD SHORES 86416 FIRST AVE. FLORENCE, OR 97436 TEL 511-897-3883</p>	<p>SCALE: 3/4" = 1'</p>

EXHIBIT B

309-17-00014-STK
88427 1ST AVE



ACTON
MOBILE

**Deluxe
Single-Wide
Mobile Office
Model 1046**
10' x 42'



RECEIVED
City of Florence
JAN 18 2017
By: *EHR*

Exterior Finish

- Detachable Hitch
- 40 lb. Roof Load
- Standard Drip Rail Gutters
- I-beam Frame
- Wood Siding

Interior Finish

- 8' Overhead Shelf (1)
- Fold-down Plan Table (1)
- 8' Desktop (1)
- Private Offices (2)
- T-Grid Ceilings
- Vinyl Tile Floors
- Wood-Grain Paneled Walls

Insulation

- R-11 Walls and Floors
- R-11 Ceiling

Electric

- Exterior phone / data jack access
- Vandal resistant exterior lights at all doors
- 120/240 Volt, single-phase
- 125-amp break panel
- Fluorescent ceiling lights

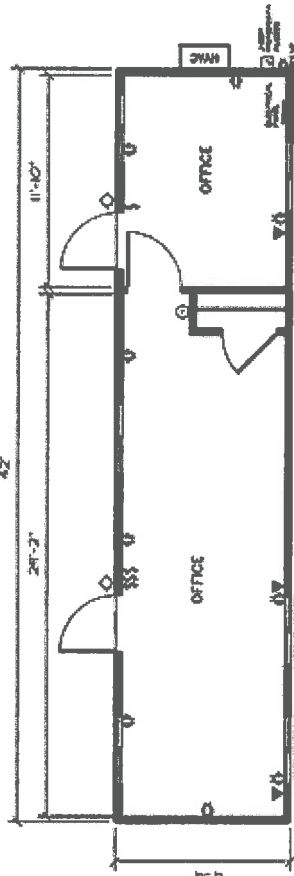
Heating & Cooling

- Supply and Returned Ducted
- Central HVAC

Windows & Doors

- Steel doors with security plates & heavy duty lock set
- Hydraulic door closures
- Mini blinds
- Interior security bars
- Horizontal slider windows with screens

*B Occupancy @ 123.76 Per #
Valuation = \$57,979.20
420 #
Modular Building is 11% of the
Valuation: \$5,777.71*



ActonMobile.com ■ 800-251-1600

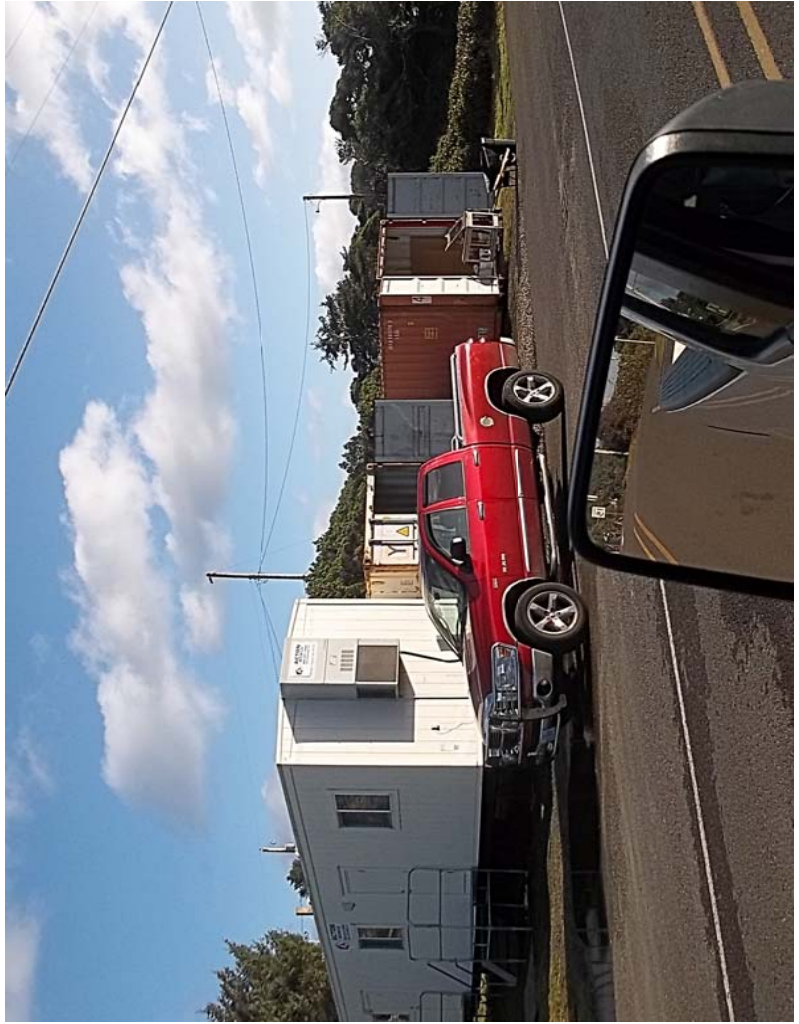
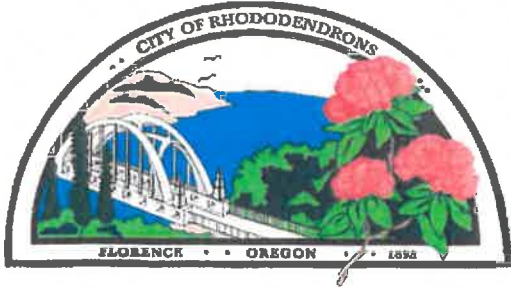


EXHIBIT D



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

THIS SECTION FOR OFFICE USE ONLY

☐ Type I ☐ Type II ☒ Type III ☐ Type IV

Proposal: CONDITIONAL USE PERMIT - TEMP. MOBILE BUILDING SPACE
PC 17 01 CUP 01

Applicant Information

Name: JAY Chinn Phone 1:
E-mail Address: Phone 2: _____
Address:
Signature: Date: 03 JAN 2017
Applicant's Representative (if any): _____

Property Owner Information

Name: Driftwood Shores & Surfside Lounge HOA Phone 1: _____
E-mail Address: Same As Above Phone 2: _____
Address: _____
Signature: _____ Date: _____
Applicant's Representative (if any): _____

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:



Approved

Exhibit

EXHIBIT E

Property Description

Site Address: 88416 1ST AVE Florence, OR 97439

General Description: _____

Assessor's Map No.: 18-12-04 - _____ Tax lot(s): 7000

Zoning District: _____

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): RESIDENTIAL + RENTAL UNITS TO EAST OF PROPERTY

Project Description

Square feet of new: _____ Square feet of existing: _____

Hours of operation: _____ Existing parking spaces: _____

Is any project phasing anticipated? (Check One): Yes ☐ No ☐

Timetable of proposed improvements: 1 YR

Will there be impacts such as noise, dust, or outdoor storage? Yes ☒ No ☒

If yes, please describe: 2x SHIPPING CONTAINERS 1x JOB SITE TRAILER

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

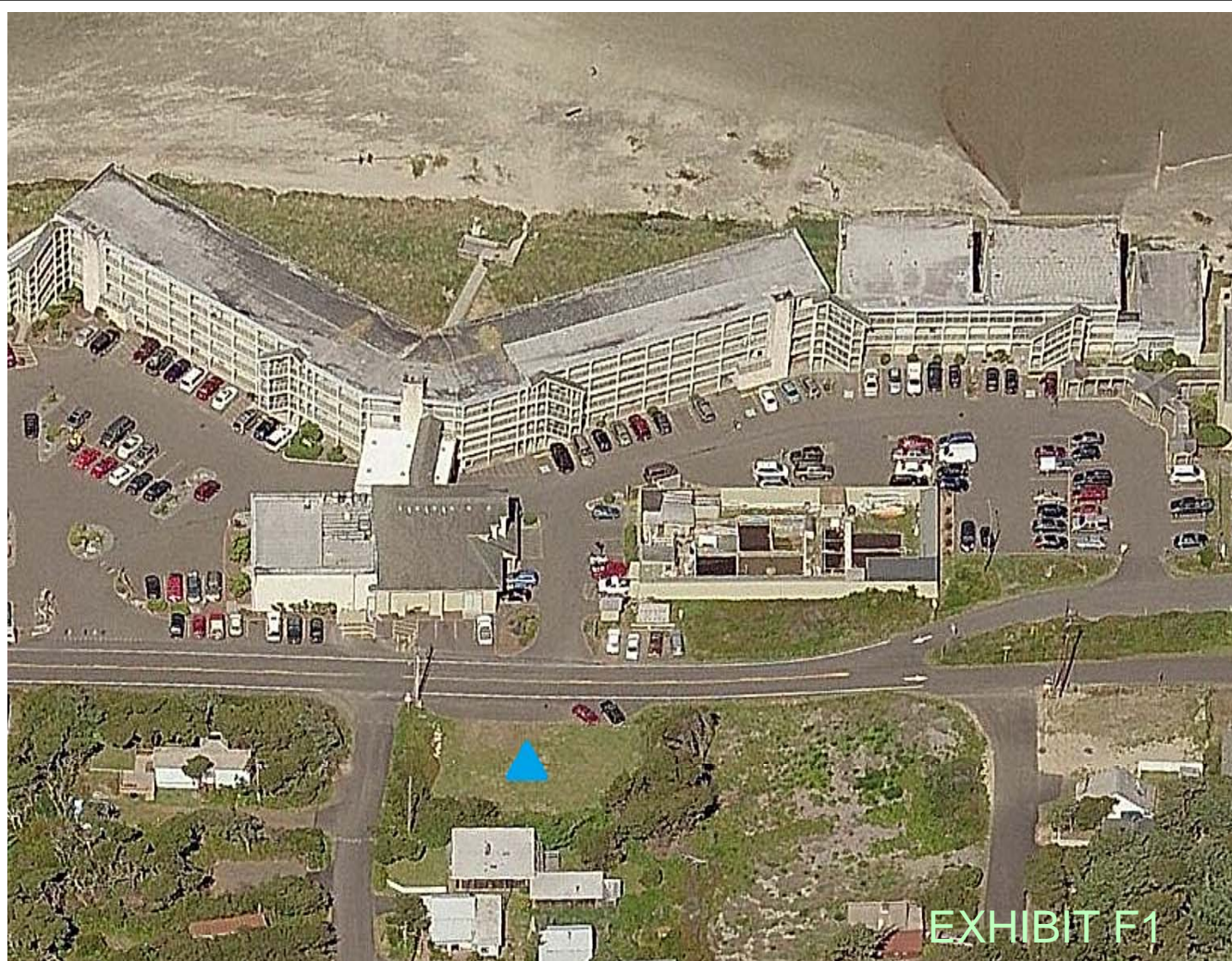
REMODEL OF POOL MULTIPURPOSE ROOM TO INCLUDE A CHILDREN'S PLAY AREA. REMODEL OF BANQUET AREA 1ST FLOOR ADMIN BUILDING BY REMOVING CURRENT MAINTENANCE SHOP AND REFITTING IT TO THE OLD BANQUET SPACE AS DESCRIBED IN TITLE 10 CHAP 4 SECT 12 SUBSECTION E

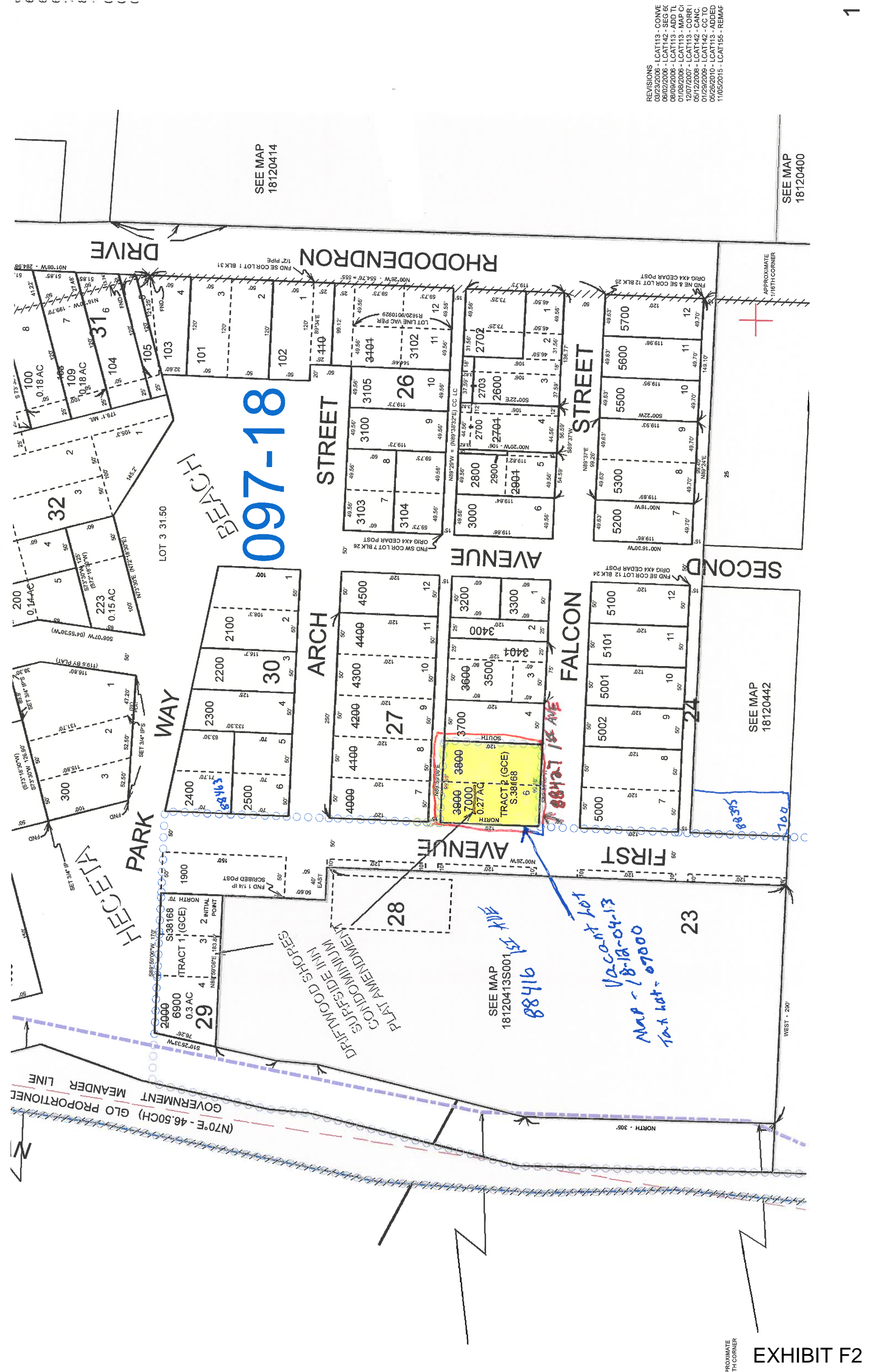
For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid





REVISIONS
03/23/2006 - LCAT113 - CONVE
06/02/2006 - LCAT142 - SEG 6C
08/09/2006 - LCAT113 - ADD TL
01/08/2006 - LCAT113 - MAP C1
12/07/2007 - LCAT113 - CORR1
05/12/2008 - LCAT142 - CANC.
01/29/2009 - LCAT142 - CC TO
06/26/2010 - LCAT113 - ADDED
11/05/2015 - LCAT155 - REMAF