

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 18 44 CUP 07**

A REQUEST FOR A CONDITIONAL USE PERMIT FOR A CARETAKER UNIT AT 1025 27<sup>TH</sup> ST. IN THE PACIFIC VIEW BUSINESS PARK DISTRICT

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

**WHEREAS**, the Planning Commission/Design Review Board met in a public hearing on December 18, 2018 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 10-4-6, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

**WHEREAS**, the Planning Commission/Design Review Board 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/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 caretaker unit 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.

**1. Approval for shall be shown on:**

- "A" Findings of Fact
- "B" Site Plan
- "C" Floor Plan
- "D" Application & Supplemental

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. The applicant shall apply for and receive a change of use under the building permit program. The applicant has one year from the date of approval (December 18, 2019) to apply for and get final inspections for the change of use. 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.
4. The trash and recycling receptacles for the site shall be contained within a trash enclosure, stored indoors, or screened from public view with a fence or hedge no less than 5' in height.
5. The on-site exterior lighting shall be replaced or modified as needed to meet the criteria in FCC 10-37.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD**  
the 18<sup>th</sup> day of December, 2018.

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JOHN MURPHEY, Chairperson  
**Florence Planning Commission**

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DATE

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

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**Public Hearing Date:** December 18, 2018      **Planner:** Wendy FarleyCampbell  
**Date of Report:** December 11, 2018  
**Application:** PC 18 44 CUP 07

**I. PROPOSAL DESCRIPTION**

**Proposal:** A conditional use application for a caretaker unit.

**Applicant:** David Rogers

**Property Owners:** David and Terry Rogers

**Location:** 1025 27<sup>th</sup> St.

**Site:** Map #18-12-22-42, Tax Lot 00600

**Comprehensive Plan Map Designation:** Business/Industrial Park

**Zone Map Classification:** Pacific View Business Park (PVBP)

**Surrounding Land Use / Zoning:**

**Site:** Contractor business, hemp processing, industrial service / PVBP  
**North:** Vacant / PVBP  
**South:** City Public Works Yard / PVBP  
**East:** Auto Restoration and Manufacturing / PVBP  
**West:** Airport / Public Use Airport

**Streets / Classification:**

West – None; East – Kingwood St. / Collector; South – 27<sup>th</sup> St. / Local; North - None

**II. NARRATIVE:**

Brian Hodson of Divide West Construction received Planning Commission approval for contractor warehousing and manufacturing on Lot 15 of the Pacific View Business Park July 26, 2005. A full bathroom was added in 2006 by Divide West. Two more bathrooms and two breakrooms were added in 2008 by new owner David Rogers in order to divide the space into suites and accommodate more than one business. The building has maintained construction warehousing use for several different contractors since its approval. Forest service bridge manufacturing had been approved but had not been being performed since the ownership change around 2008. Mr. Rogers, the new building owner did not know the caretaker facility, present in the building when he purchased it, had never received land use approval. This came to light when a marijuana processor and hemp processor were applying to the city to process their state land use compatibility forms. The Florence City

Code does not permit marijuana uses in the same building as a dwelling use. The marijuana processor has since withdrawn his application. However, with the approved hemp processor some confusion resulted on whether an approved caretaker unit would be permitted. The applicant has included an explanation of the industrial hemp processing use present on the site.

After doing research and consulting the City Code, state law and legal counsel it was determined that while hemp and marijuana processing both manufacture products from the cannabis plant they are not regulated the same by city and state laws. City code specifically regulates “marijuana processing” as entities registered with either the Oregon Liquor Control Commission or the Oregon Health Authority to process marijuana. Oregon Revised Statutes 475B.015 defines Marijuana as including Cannabis but specifically excludes industrial hemp as regulated by Oregon Department of Agriculture. Therefore, the marijuana code criteria present in Florence City Code are not applicable to current or proposed uses.

### **III. NOTICES & REFERRALS:**

**Notice:** On November 28, 2018 notice was mailed to surrounding property owners within 300 feet of the property and a sign was posted on the property. Notice was published in the Siuslaw News on December 12, 2018.

At the time of this report, no testimony was submitted to the City on the proposal.

**Referrals:** On November 13, 2018 referrals were sent to the Florence Building Department, Florence Public Works Department and Northwest Code Professionals.

At the time of this report, the City had received referral comments from:

Building Department, Eric Rines stated several conversations have been held with Mr. Rogers for various different applications on the site (hemp processing, caretaker unit, unit sub-addressing, & outbuildings). As it relates to the caretaker unit plans need to be drawn up by a professional architect or engineer in order to approve the caretaker unit upstairs. The plans should include construction, sheetrock layers and (fire) separations. Mr. Rogers may be confused by which plans were needed for which application given the numerous conversations.

### **IV. APPLICABLE REVIEW CRITERIA**

#### **Florence City Code, Title 10:**

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

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

Chapter 28: Pacific View Business Park, Sections 3 & 5

## **V. FINDINGS OF FACT**

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### **FLORENCE CITY CODE**

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#### **TITLE 10: CHAPTER 4: CONDITIONAL USES**

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**10-4-5: PUBLIC HEARING AND NOTICE:** The Planning Commission shall hold at least one public hearing on each conditional use permit application.

**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.

**10-4-7: EFFECTIVE DATE:** A conditional use permit shall become effective at the close of the appeal period.

**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 not yet applied for the requisite change of use for the space from the building department. They have applied for addressing changes for all of the business units

and caretaker space. The applicant shall apply for and receive a change of use under the building permit program. The applicant has one year to apply for and get final inspections for the change of use. 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.  
(Condition 3)

**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 caretaker either meet or is conditioned to meet all of the criteria of FCC 10-4-10 which apply.

*Conformity with Comp Plan:* The Comprehensive Plan does not include policies or recommendations related to caretaker facilities. This criterion is met.

*Special Conditions Compliance:* The applicant will be required to carry out any conditions of approval or the use will be subject to revocation. Additional conditions are discussed under FCC 10-4-11 & 12.

*Land Availability:* The latest research on Florence' land availability was conducted in 2017 and has been approved by the City Council. The analysis concluded that there are approximately 380 acres of employment zoned land available for commercial and industrial type uses. There are findings of sufficient adequate land for uses permitted outright in the Pacific View Business Park District where this conditional use is proposed.

*Conditional Uses:* The land is zoned Pacific View Business Park District and the proposed caretaker unit is associated with the business uses permitted in the zone. This is an infill proposal and does not add any sq. ft. to the building site. Lighting, parking and trash receptacles are addressed in the report. This criterion is met.

*Public Facilities, Services, and Utilities:* All public facilities are currently provided to the site. No expansion is proposed or required.

*Access:* The site is developed with adequate pedestrian and vehicular access meeting current city code. This criterion is met.

**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)

- 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 proposed caretaker use does not require by code review of building coverage or height, fences, walls, screens, landscaping, regulation or control points of vehicular ingress and egress, regulation of noise, vibration, parking surfacing, rehab plans, hours regulation, bonds, regulation of tree and vegetation removal. Special setbacks and regulation of the use is considered in Section 12 of Chapter 4.

To address sightliness the applicant shall ensure the trash and recycling receptacles for the site are contained with a trash enclosure, stored indoors, or screened from public view with a fence or hedge no less than 5' in height. **(Condition 4)**

**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:

#### **H. Residential Caretaker Unit;**

- 1. Residential caretaker unit must be located a minimum of twenty feet (20') from any property line abutting a street.**
- 2. Provision of a residential caretaker unit must be necessary to ensure adequate security and monitoring of the site and/or viable business operations (e.g. on-call persons, emergency maintenance).**

The caretaker facility is proposed to be located within the existing building on the second floor. The building is greater than 20' from the 27<sup>th</sup> St. property line meeting the special setback criterion.

The applicant has provided in their application justification for applying for a caretaker unit for the site. The reasons include its location being in the industrial park at the end of a cul-de-sac, day time weekday hours of operation of the adjacent uses, criminal activity to include burglary and illegal trespass, incorrect Google map directions, and presence of hemp processing use does not require security camera use like marijuana at the state level. This likely contributes to some of the illegal trespass.

The site contains situations applicable to their business that do not apply generally to other properties in the same district. The businesses at the end of the Pacific View cul-de-sac (Alaska Communications and Top Hydraulics) both saw the potential for similar concerns and installed 8' fencing to address sabotage (regional communication hub), theft, and trespass. Staff recommends that based on the current criminal activity and on-site uses (contractor warehouse with lots of tools, equipment and building supplies and hemp processing with state regulated materials) the applicant's request meets code criteria.

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#### **TITLE 10: CHAPTER 28: PACIFIC VIEW BUSINESS PARK DISTRICT**

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##### **10-28-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:**

**The Planning Commission, subject to procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:**

**Residential unit, maximum of 1,000 square feet for a caretaker or superintendent whenever it is determined by the Planning Commission that the business requires the on-site residence of such a person.**

The proposed residential caretaker unit is around 1000 sq. ft. (after reducing the 1250 mezzanine sq. ft. by the amounts used for staircase and business office space). ***Suite F shall not be converted to caretaker space as it would exceed the 1000 sq. ft. permitted.*** Need for the caretaker unit is reviewed under Section 12 of the Conditional Use criteria.

##### **10-28-4: LOT AND YARD PROVISIONS:**

This section includes criteria for lot area, dimensions, coverage and setbacks. There are no exterior modifications to the building. Therefore these criteria are not applicable.



#### **10-28-5: SITE AND DEVELOPMENT PROVISIONS;**

This section includes criteria for type of structure, exterior business activity, building height, public infrastructure, fences, and landscaping, outdoor storage, buffers, parking, loading, vision clearance, lighting, trash receptacles, signs, noise, odors, vibration, access, and airport overlay zone. Trash receptacles are applicable to this proposal and are reviewed above. All other criteria were addressed during building construction and site development. The proposal does not add any sq. ft. to the building or site but rather converts previously declared office space.

Parking: Suites A (900 sq. ft.), E (324 sq.ft.) & F (480 sq. ft.) are offices space generating a need for 4.26 spaces. Warehouse and manufacturing are located in Suites B, C, and D (5050 sq.ft.) FCC 10-3 requires 1 space per 1000 sq. ft. for manufacturing (D-1.8) and 1 space per 2000 for warehousing (B & C 1.5). In total these spaces generate a need for 7 spaces and 10 are provided on site to include one ADA space. Three extra spaces are available making more than the one extra space required for the residential caretaker space (accessory dwelling unit criterion) available.

Lighting: In accordance with FCC 10-37-2-B-3: *"If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions...Existing lighting on sites requiring a conditional use permit or variance after the effective date of this ordinance."* The on-site exterior lighting shall be replaced or modified as needed to meet the criteria in FCC 10-37. **(Condition 5)**

#### **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.**

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#### **VII. CONCLUSION 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.

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#### **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" Floor Plan
- "D" Application & Supplemental

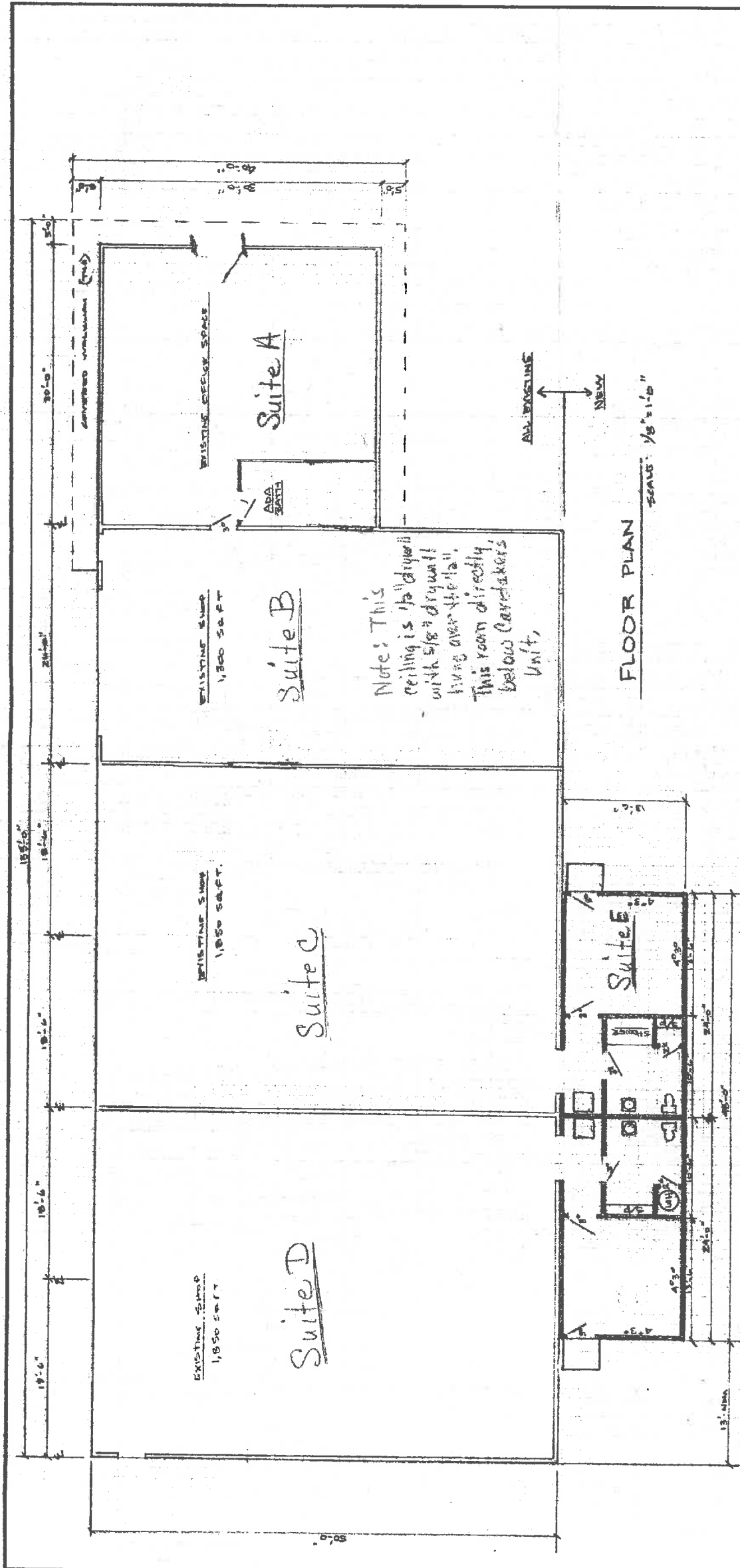
Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design 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. The applicant shall apply for and receive a change of use under the building permit program. The applicant has one year from the date of approval (December 18, 2019) to apply for and get final inspections for the change of use. 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.
4. The trash and recycling receptacles for the site shall be contained within a trash enclosure, stored indoors, or screened from public view with a fence or hedge no less than 5' in height.
5. The on-site exterior lighting shall be replaced or modified as needed to meet the criteria in FCC 10-37.

**IX. EXHIBITS**

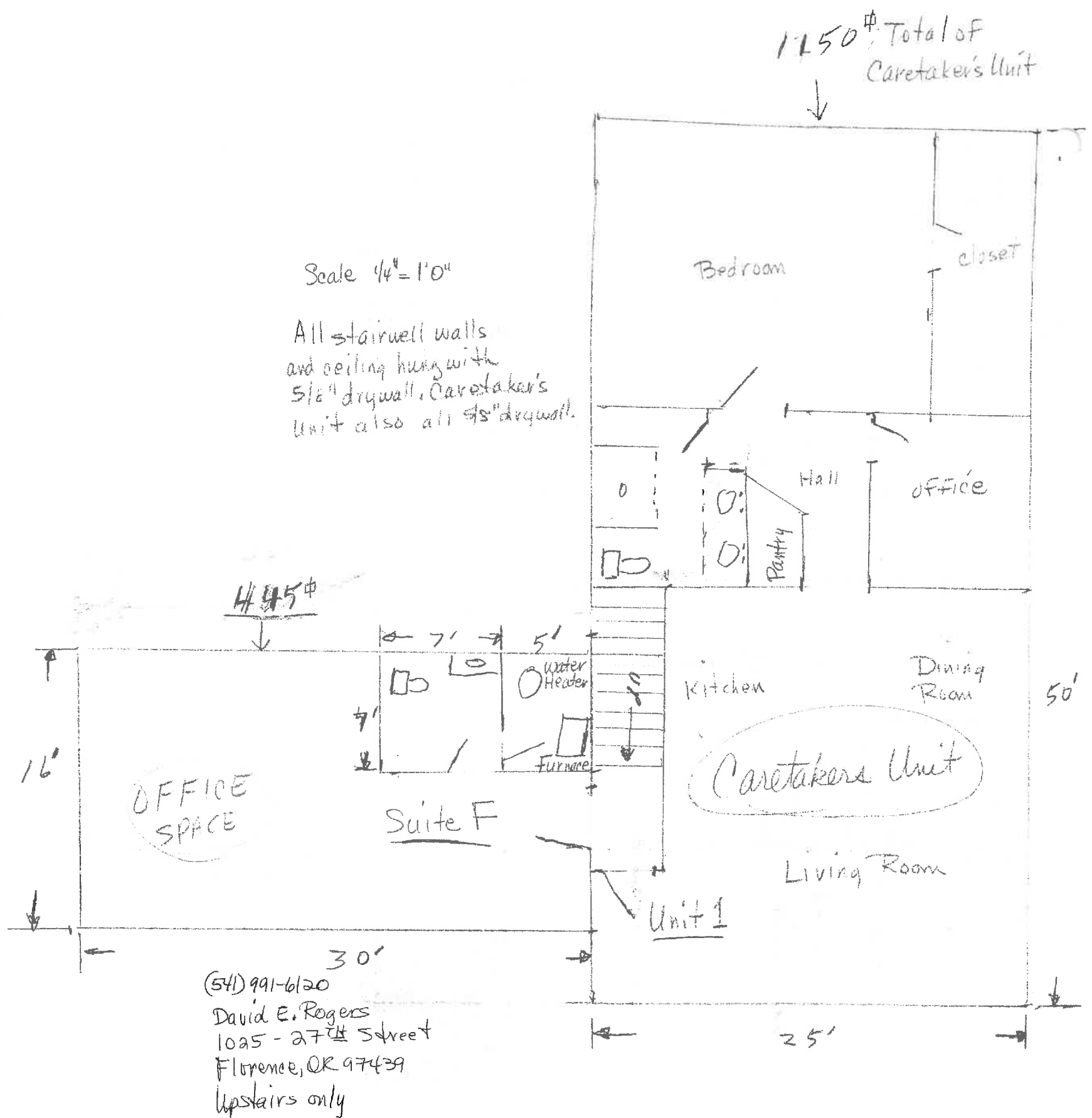
"A" Findings of Fact
"B" Site Plan
"C" Floor Plan
"D" Application & Supplemental
"E" Referral Comments





(541) 991-6120

Title	
DAVID ROGERS - SHOP	
Scale: 1/8" = 1'-0"	Drawn by: RAO
Date: 1-06-08	Revised
PROPOSED NEW BATHS & OFFICES	
1025 W. 27TH ST. MORRIS, DE 97431	DRAWING NUMBER 010008





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](http://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

PC1844CU07-Rogers  
caretaker unit

### Applicant Information

Name: David E. Rogers, Sr.

Phone 1: (541) [REDACTED]

E-mail Address: [REDACTED]

Phone 2: (541) [REDACTED] (Spouse)

Address: [REDACTED] Florence, OR 97439

Signature: [REDACTED]

Date: 10/2/2018

Applicant's Representative (if any): \_\_\_\_\_

### Property Owner Information

Name: David E. + Terry L. Rogers

Phone 1: [REDACTED]

E-mail Address: [REDACTED]

Phone 2: [REDACTED]

Address: [REDACTED] Florence, OR 97439

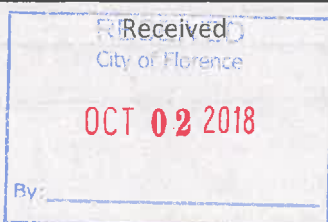
Signature: [REDACTED]

Date: 10/2/2018

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 D**

Property Description

Site Address: 1025-27<sup>th</sup> Street, Florence, OR 97439

General Description: Commercial Building

Assessor's Map No.: 18 -      -      -      Tax lot(s):     

Zoning District: Industrial Park

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):     

Project Description

Square feet of new: n/a Square feet of existing: n/a

Hours of operation: n/a Existing parking spaces: n/a

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

Timetable of proposed improvements: n/a

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

If yes, please describe:     

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

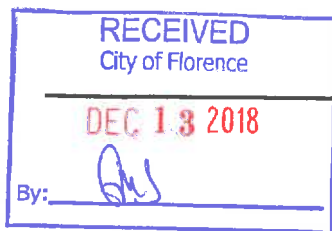
Approval for caretaker's unit at premises.

For Office Use Only:

Paid

Date Submitted: 10/02/2018 Fee:     

Received by:



**DAVID E. ROGERS**

**(541) 991-6120**

**P. O. Box 711, Florence, OR 97439**

December 13, 2018

**Florence Planning Department**

250 Highway 101

Florence, Oregon 97439-7623

(541) 997 – 8237

Attention: Wendy FarleyCampbell

[wendy.farleycampbell@ci.florence.or.us](mailto:wendy.farleycampbell@ci.florence.or.us)

Ref: Planning Commission Meeting Dec. 18, 2018 @ 5:30 p.m.

Resolution PC 18 44 CUP 07 – Rogers Caretaker Unit

To Whom It May Concern:

I am requesting approval for a caretaker unit for my property located at 1025-27<sup>th</sup> Street, Florence, Oregon. I have numerous reasons for requesting this, stated here:

1. This property is located at the end of a cul de sac.
2. There are no open businesses in the evenings, or on weekends, to provide any kind of indirect or ancillary security.
3. There was a burglary/break-in on August 22, 2018, with structure damage done and items stolen, despite having double-locks on the door.
4. There is no camera security system, for monitoring.
5. I have great concern that there is a need to provide security for on-site businesses, current and potential.
6. There have been frequent entries made onto this property due to errors presented by such companies as Google-maps, etc. People are often led to believe that this driveway is a through street.
7. Multiple times curious people have just felt that they can enter the property, even with several No Trespass signs posted.

Thank you for your serious consideration of this request for a caretaker unit.

Sincerely,

David E. Rogers, Owner

1025 – 27<sup>th</sup> Street, Florence, Oregon





ANCIENT HERBS INC  
INDUSTRIAL HEMP

Our ENDOCANNABINOID SYSTEM:

The **endocannabinoid system (ECS)** is a biological system composed of endocannabinoids, which are endogenous lipid-based retrograde neurotransmitters that bind to cannabinoid receptors, and cannabinoid receptor proteins that are expressed throughout the mammalian central nervous system (including the brain) and peripheral nervous system. The endocannabinoid system is involved in regulating a variety of physiological and cognitive processes including fertility,<sup>[1]</sup> pregnancy,<sup>[2]</sup> during pre- and postnatal development,<sup>[3]</sup> appetite, pain-sensation, mood, and memory, and in mediating the pharmacological effects of cannabis.<sup>[4][5]</sup> The ECS is also involved in mediating some of the physiological and cognitive effects of voluntary physical exercise in humans and other animals, such as contributing to exercise-induced euphoria as well as modulating locomotor activity and motivational salience for rewards.<sup>[6][7][8][9]</sup> In humans, the plasma concentration of certain endocannabinoids (i.e., anandamide) have been found to rise during physical activity;<sup>[6][7]</sup> since endocannabinoids can effectively penetrate the blood-brain barrier, it has been suggested that anandamide, along with other euphoriant neurochemicals, contributes to the development of exercise-induced euphoria in humans, a state colloquially referred to as a runner's high.<sup>[6][7]</sup>

Two primary endocannabinoid receptors have been identified: CB1, first cloned in 1990; and CB2, cloned in 1993. CB1 receptors are found predominantly in the brain and nervous system, as well as in peripheral organs and tissues, and are the main molecular target of the endocannabinoid ligand (binding molecule), anandamide, as well as its mimetic phytocannabinoid, THC. One other main endocannabinoid is 2-arachidonoylglycerol (2-AG) which is active at both cannabinoid receptors, along with its own mimetic phytocannabinoid, CBD. 2-AG and CBD are involved in the regulation of appetite, immune system functions and pain management.

THC & CBD

THC is a wonderful cannabinoid full of many healing properties. It is also the cannabinoid present predominantly in what some folks call Marijuana. It is the cannabinoid that has psychotropic effects or what some call "High". Marijuana is regulated by OLCC and is regulated like alcohol, kind of.

CBD is a wonderful cannabinoid that has many healing properties, such as treating breast cancer, and is very useful. It is the cannabinoid present predominantly in Industrial Hemp and is going to pass our new farm bill of 2018 as an agricultural commodity, regulated by our State Agricultural Departments. To be considered Industrial Hemp the percentage of THC present has to be lower than .3%

Both Plants are of the same cannabis family. The only difference that I can see is the percentage of THC present. There are many healing properties that exist in both plants found in terpenes, terpenoids, cannabinoids, chlorophyll, and also the fiber is very valuable. As the fiber can be a great resource for fuel, paper, clothes, toilet paper, carbon, energy storage, energy production, building materials, hempcrete. Etc. Hemp also cleans radiation from our air and soil. Hemp seeds are very nutritious.

## Wendy Farley-Campbell

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**From:** Eric Rines  
**Sent:** Thursday, December 13, 2018 11:31 AM  
**To:** Wendy Farley-Campbell; Mike Miller; Dave Mortier (DaveM@nwcodepros.com)  
**Subject:** RE: Rogers Caretaker Unit

Dave Mortier has stated plans need to be drawn up by a professional, (Architect or Engineer) in order to approve the apartment upstairs. He needs drawings of the entire building showing how it's constructed, Sheetrock layers and separations.

He told me he has requested this information from the start of the extract people wanting to work there and that Dave should have been aware of it.

When dave was asking me about addressing I told him I just needed to have a drawing of where the rooms & offices were on both floors. He probably got confused with what would be needed.

Eric Rines  
City of Florence Building Permit Technician  
250 HWY 101  
Florence, OR 97439  
541-997-2141 ext 1  
Fax: 541-590-4106  
[Eric.rines@ci.florence.or.us](mailto:Eric.rines@ci.florence.or.us)

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