

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 22 11 CUP 03

A TEMPORARY CONDITIONAL USE PERMIT TO PLACE THREE RV / TRAILERS AT THE FLORENCE CHRISTIAN CHURCH FOR USE AS TEMPORARY HOUSING FOR PEOPLE AND/OR FAMILIES THROUGH THE FIRST STEP PROGRAM

WHEREAS, application was made by Paul Pearson on behalf of Florence Christian Church located at property shown on Assessor's Map #18-12-27-43, Tax Lot 10900, for a Conditional Use Permit as required by FCC 10-1-1-, 10-1-1-6-3 and FCC 10-4-12-A; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on September 27, 2022 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 10-4-10, finds, 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 a temporary conditional use to place three RV / Trailers at the Florence Christian Church for use as temporary housing and services in the Medium Density District meets 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.

1. Approval for shall be shown on:

"A" Findings of Fact
Attachment 1 –Applicant's Submittal

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. Conditional Use

4.1 Prior to the expiration of this temporary conditional use permit on September 27, 2024 a two-year extension shall be applied for and granted. Otherwise, the RV / trailers and associated facilities shall be removed from the property by September 27, 2024.

4.2 The RV/trailers sited shall be dimensions that fit in the proposed area and meet all required setbacks for the underlying zone as proposed by the applicant and approved by Planning Commission/Design Review Board.

5. Open Space

5.1 The applicant will provide a minimum of 100 sq feet of open space per dwelling unit or a combined area of 300 square feet to be shared by tenants of all proposed RV/trailers.

6. Lighting

6.1 Proposed new lighting shall meet the code within nine months of the date of approval of a conditional use permit for this application, existing exterior on-site lighting shall conform to the requirements of FCC 10-37.

7. Landscaping

7.1 Screening and buffering through landscaping or a fence in height of up to 6 feet in height will be allowed in the front setback area adjacent to the RVs during the duration of this temporary CUP. Any landscaping or fencing placed in the front setback area is to be located on-site and not negatively affect traffic circulation or visibility of the vision clearance area.

8. Access and Circulation

8.1 The northern most driveway / curb-cut will be blocked to vehicle access for the duration the temporary housing is present on this site as proposed by the applicant and approved by the Planning Commission/Design Review Board. It is encouraged that the blocking includes or incorporate screening elements to minimize increased noise, dust and vibrations form and for the temporary tenants.

ADOPTED BY THE FLORENCE PLANNING COMMISSION the 27th day of September, 2022.

Sandra Young, Vice Chairperson
Florence Planning Commission

Date