

October 10, 2012

Stecher Buss
PO Box 435
Florence, OR 97439

Dear Mr. Buss

This letter is in reference to an application for a conditional use permit for a building located at 1739 19th Street. Map # 18-12-26-22 t/l 3301. Items to make the application complete were identified by the City of Florence and this is my response to those concerns.

1. Property owner signature. *Please see attached authorization form.*
2. Open space and how it is to be useable to the residents as a rain garden.

Open Space/Rain Garden Narrative

As per FCC 10.15.5.H.2 where the code states "In meeting the open space standard, the multiple family development shall contain one or more of the following: outdoor rec area, protection of sensitive lands, play fields, outdoor playgrounds, outdoor sports courts swimming pools, walking fitness courses, *pedestrian amenities, or similar open space amenities for residents.*"

To ensure that this property offers multiple benefits to the community a rain garden is proposed in the Open Space as an amenity for residents. It will be used as a sustainable stormwater flow and water quality management which will help to cool the air, provide habitat and landscaping while enhancing the neighborhood. It makes their building more attractive and many find rain gardens to be an amenity because they add flowering plants and additional green space to the neighborhood and this is one of the most important and rewarding reasons to use green approaches wherever possible.

3. Sidewalk has been added. Revised Plot Plan.
4. Bicycle parking has been added near the front of the building. Revised Plot Plan.
5. Trash Enclosure will be shared with owner's lot next door. Revised Plot Plan. *A covenant can be recorded if the City deems necessary.*
6. Right of Way agreement. *Owner to Record a private use with Public Works.*
7. Landscaping Plan. See Revised from Laurel Bay.



8. Rain Garden Detail. See Revised plan and Revised Plot Plan showing a different location for water meters.

9. Existing water and sewer connections. Show size

10 and 11. Sprinklers and building plans will be forthcoming upon approval of conditional use application. Building plans will show engineering and structural details and will be complete for the building department to review.

12. Extra Parking space has been removed to allow for the bicycles. Revised Plot Plan

Let me know if I can be of further help.

Sincerely,

Jo Taylor