

Heceta Self Storage Corporation- Unshilded Lighting Fixtures and Barbed Wire Fencing

Heceta Self Storage Corporation (Kingwood St.)

PC 20 30 DR 07



Location, Zoning & Plan Designation

- **Location-** W. side of Kingwood St., between Oregon Coast Military Museum, COF Public Works and adjacent to Airport
- **Zoning:** Limited Industrial
- **Comp Plan:** Business/Industrial Park

Background

- Two design review elements proposed from an administrative review fall into the Planning Commission decision realm:

-barbed wire fencing &
unshielded external lighting-

The remainder of the design review elements, such as landscaping, stormwater, utilities, more lighting, circulation, and more in AR 20 10 DR 03 will be addressed administratively.

Prior Approvals W/Conditions

March, 2019

- Property rezoned from Business/Industrial to Limited Industrial (Ord. No. 3, Series 19).

March, 2020

- Vegetation Permit (Res. AR 19 14 VEG 07).

Review Criteria

Florence City Code, Title 10: Zoning

Ch.1: Zoning Administration, Sections; 1-1-6-2 & 1-1-6-3

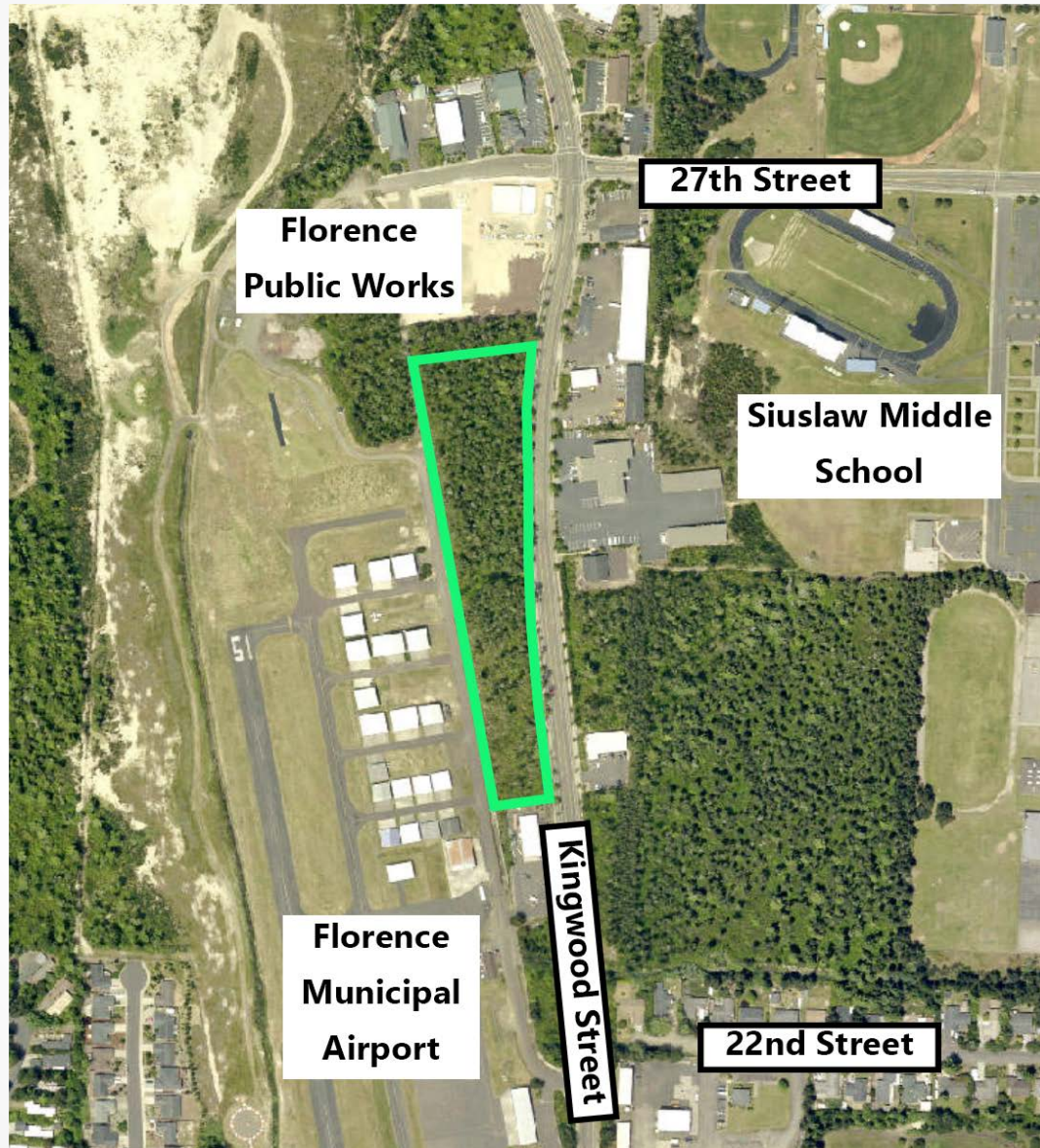
Ch. 6: Design Review, Section 6-5-1

Ch. 37: Lighting, Sections 3 & 4

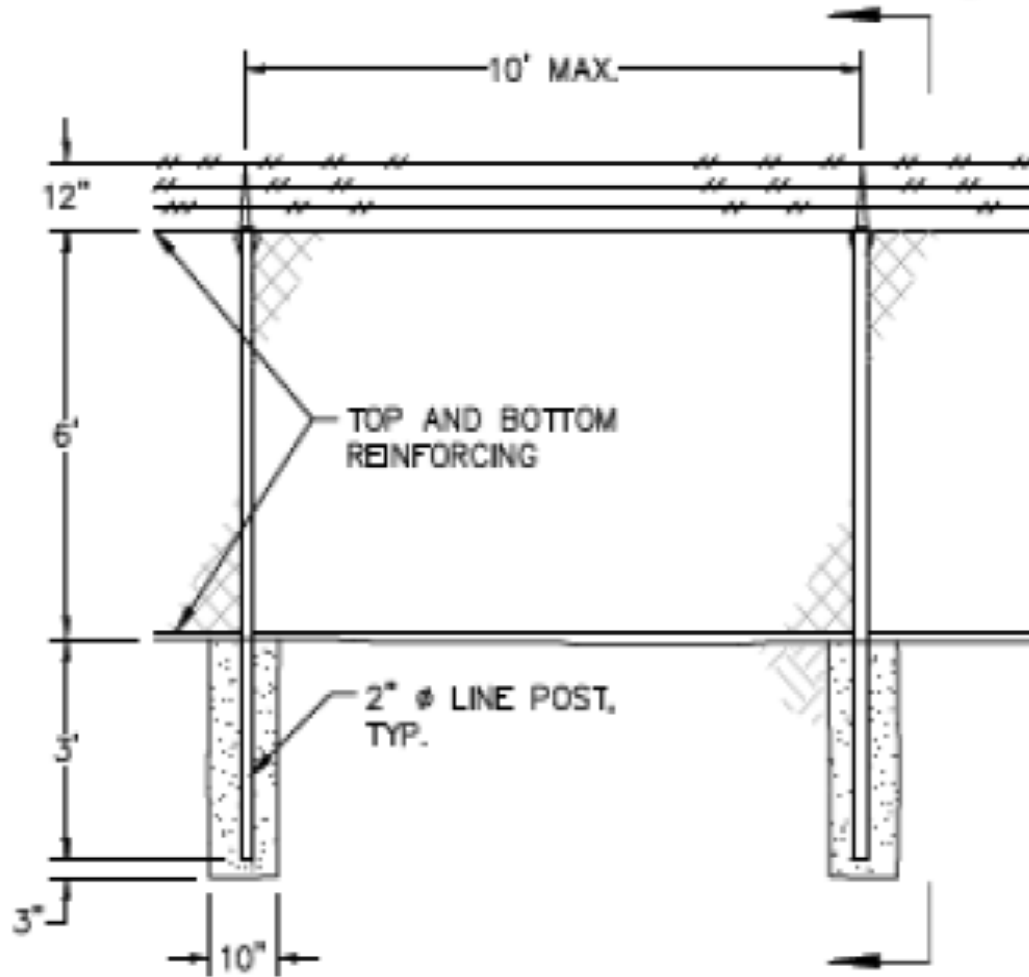
Florence City Code, Title 6: Police Regulations

Ch. 1: General Offenses, Section 7-14
(Fences)

Aerial of Site



Proposed Barbed Wire Fencing Example



TYPICAL LINE FENCE DETAIL

Code Points for Consideration

FCC 6-1-7-14: A. [...] Barbed wire fencing may be permitted on commercial, [...] property at the discretion of the Planning Commission/Design Review Board only if the following criteria are met: [...]

1. Additional security is warranted for health and safety reasons and cannot be addressed by standard fencing or other security measures

Code Points for Consideration

2. The fencing is constructed in a way to cause the least hazard to employees and citizens in its non-deterrent mode.
3. The potential risk of injury from the fencing is less than the risk contained within the business site.
4. There is no feasible alternative.

FCC 10-37-Lighting Examples



Code Points for Consideration

FCC 10-37-8 A luminaire is defined as
: **“The complete lighting unit,
including the lamp, the fixture and
other parts.”**

FCComp

er parts.”

Code Points for Consideration

Shielding defined in same section as:
“An externally applied device such as a shroud or hood of metal, wood, opaque plastic or opaque glass so that light emitted by the fixture is directed downward below the horizontal plane onto the site...The bulb is not visible with a shielded light fixture...”.

“TFCComplete

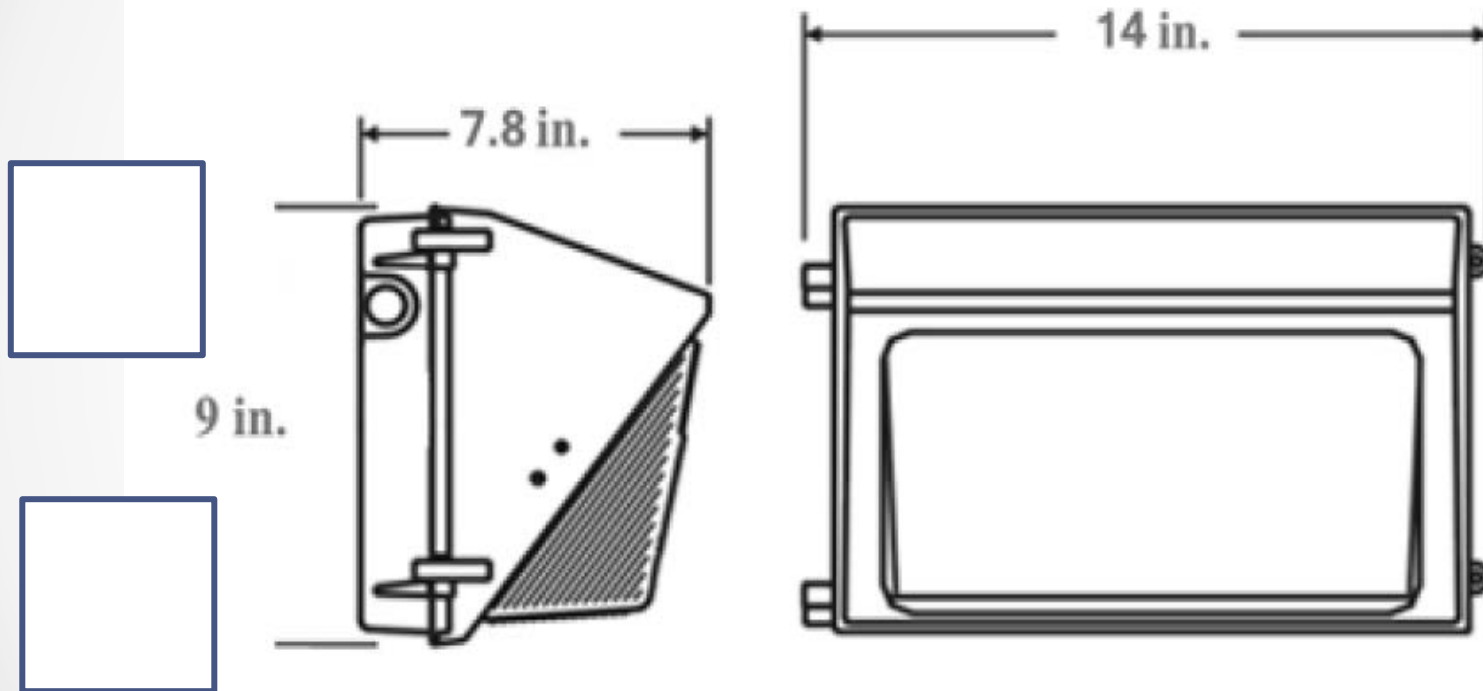
Code Points for Consideration

FCC 10-37-4: A. All exterior lighting fixtures...must be designed as a full cutoff fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property." *TFCCher*

FCCComplete lighting fixture, and other parts."

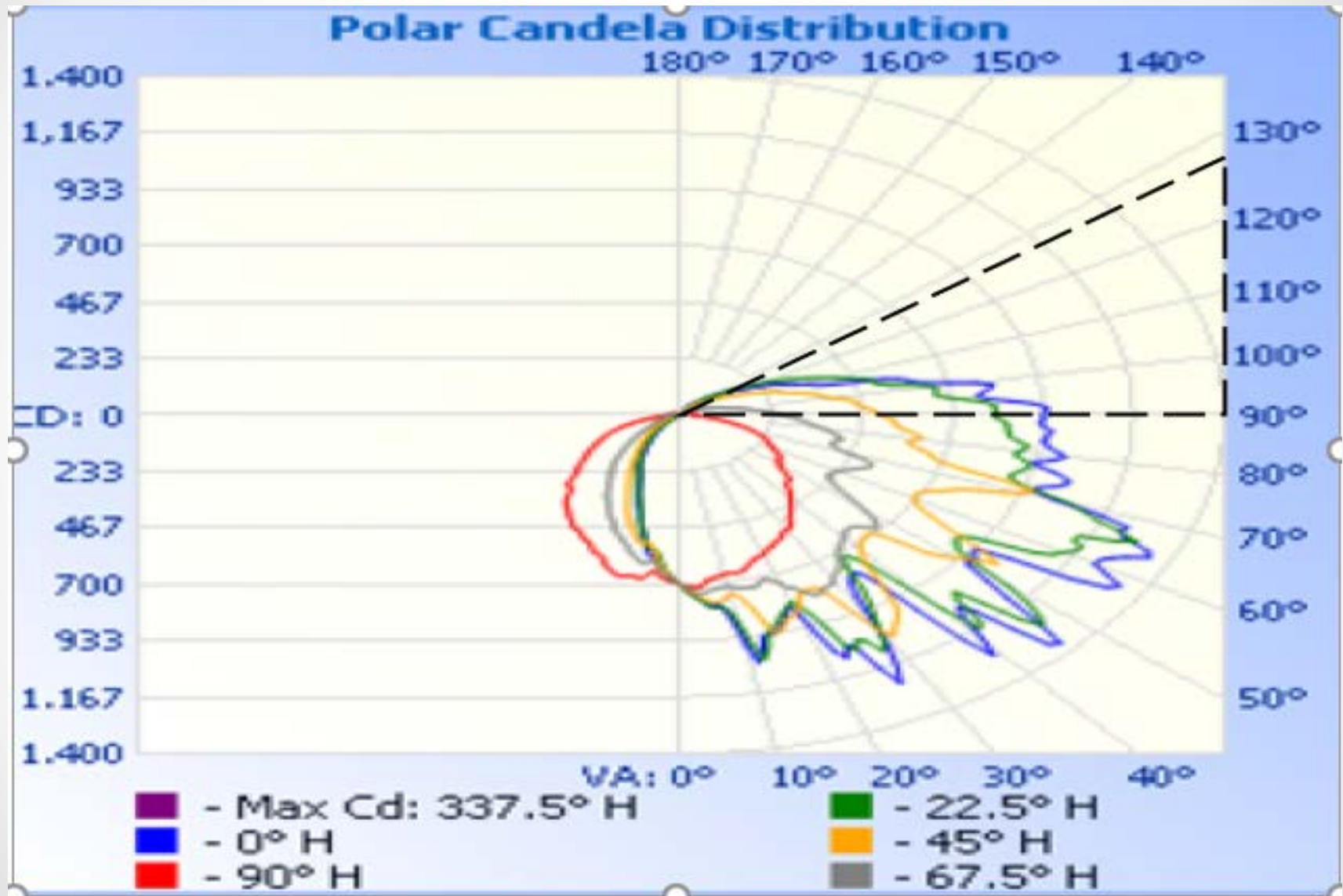
Proposed Luminaire

DIMENSIONS



Weight: 9 lb

Excerpt from Spec Sheet – Triangle added



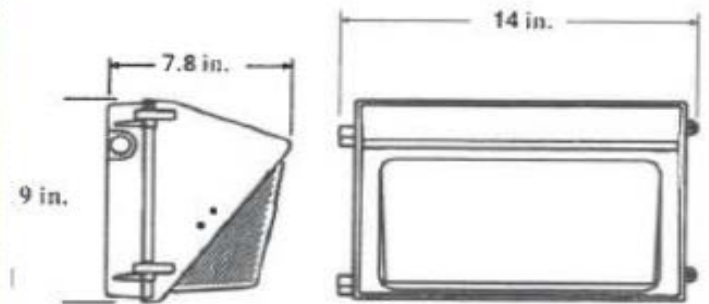
PROPOSED LIGHT EXTERNAL LIGHT FIXTURE FOR STORAGE UNITS



3NS

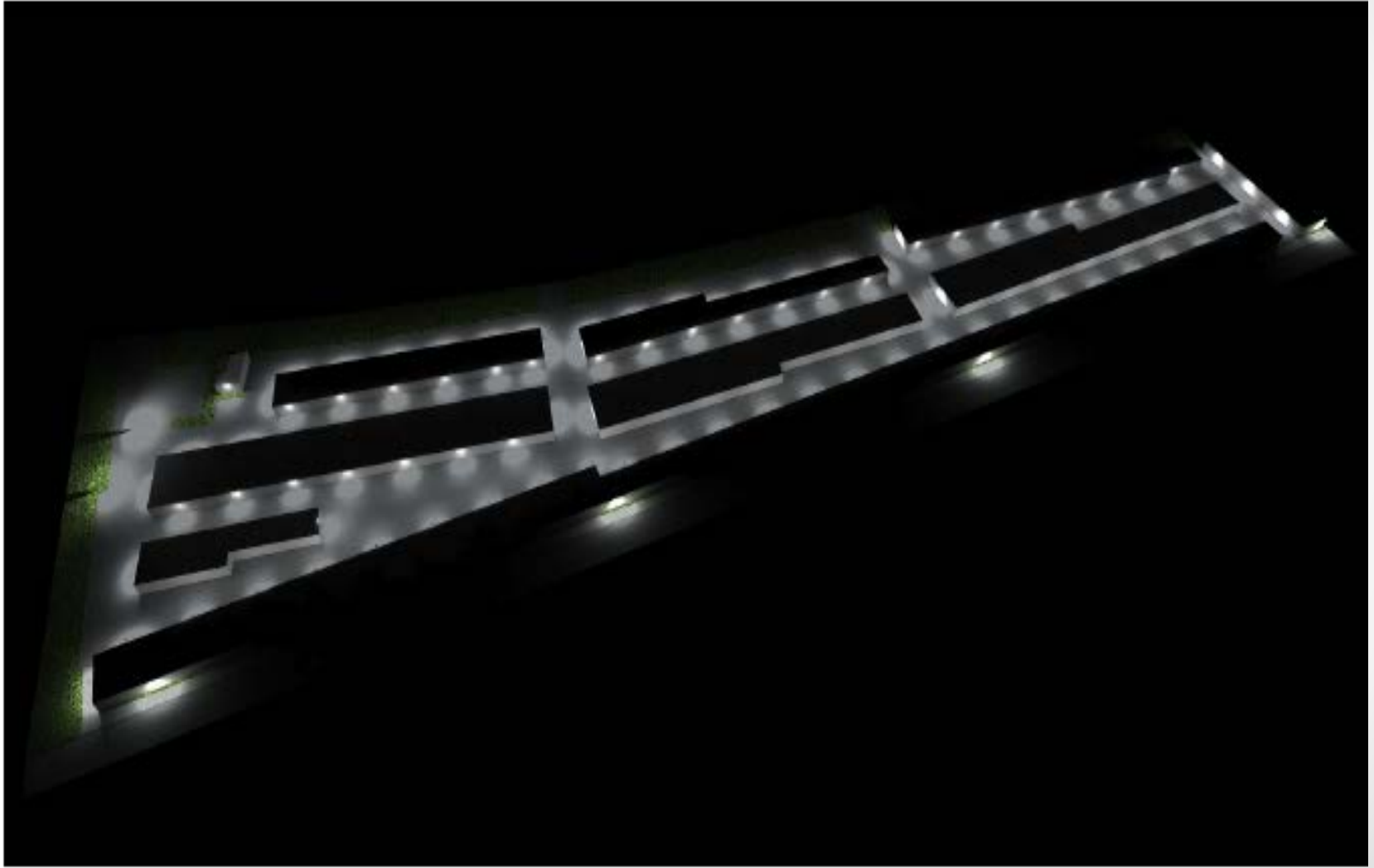


DIMENSIONS

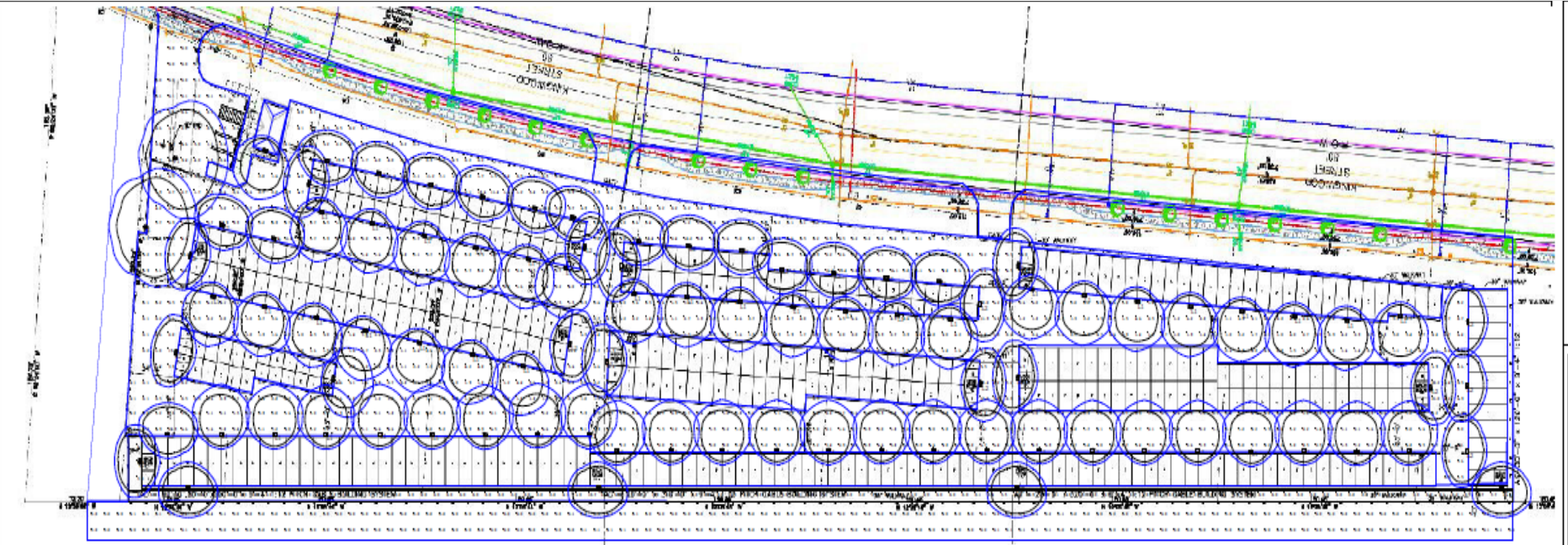


Weight: 9 lb

Overall Night Lighting Schematic



Luminaire 'Footprints' Measured in Feet



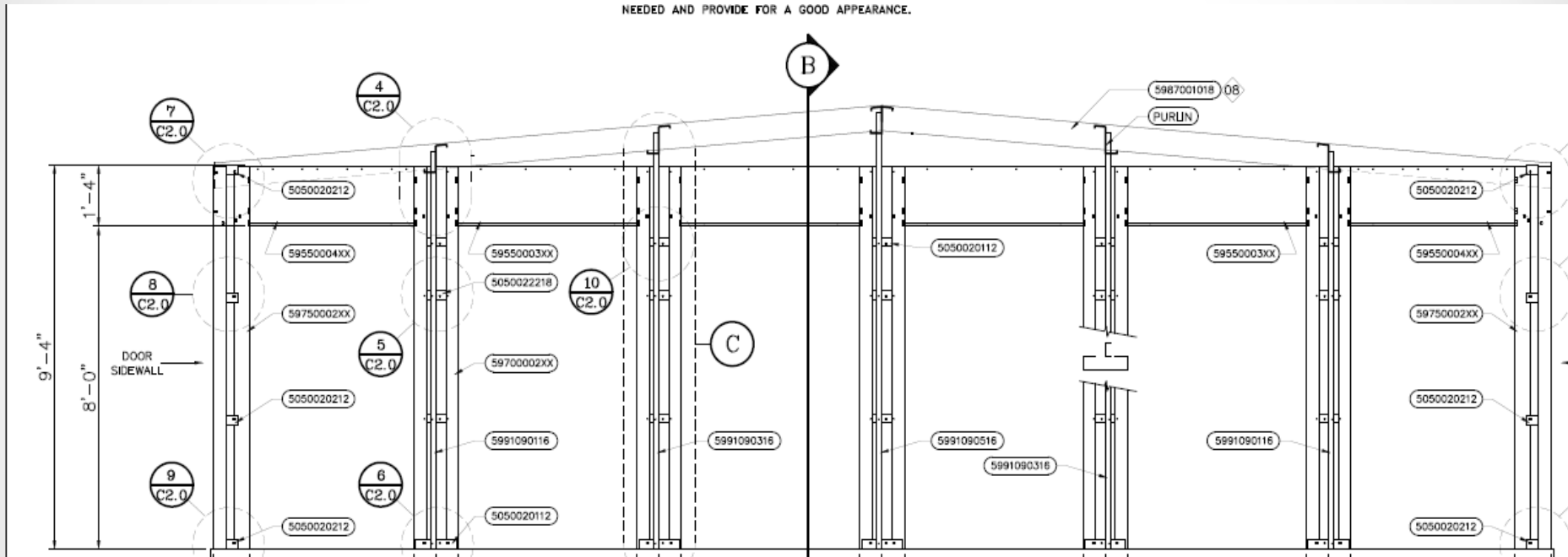
Approx. distance between wall and eave



Approx. distance between roof and fixture



Typical elevation example



Testimony & Referrals

No public testimony received: Referral from Oregon Aviation Dept. – Applicant has since responded by submitting the requested form.

(Paraphrased) Conditions of Approval

1. **(If either is approved)** Any mods to approved plans or changes in use (except Building codes) will require additional approval.
2. **(If either is approved)** Applicant agrees to conditions as approved by PC and shall submit an 'Agreement of Acceptance'

Conditions of Approval

3. **(If either is approved)** Immediately report any discovery of cultural or historic resources to a SHPO or CTCLUSI representative and discontinue construction until advised by them to continue

4. **(If lighting is approved)** The applicant shall ensure that lighting be extinguished at the end of business hours except as needed for safety in accordance with FCC 10-37-4 D.

Conditions of Approval

5. (If fencing is approved) The fencing shall become the ongoing maintenance responsibility of this development.

6. (If either is approved) The request for design elements conditionally approved by the Planning Commission on December 22, 2020 shall expire on December 22, 2021, unless substantial construction has taken place per FCC 10-6-11.

Questions to Consider:

1. Is the barbed wire fencing as proposed needed for safety and/or security reasons?
2. Do the unshielded lights meet the code when considering the criteria and definitions together?

Alternatives:

1. Approve one or both design elements for the DR with conditions of approval;
2. Review and recommend changes to one or both of these design elements in these DR Findings & approve as amended;
3. Continue public hearing to date certain if more info needed; or
4. Do not approve one or both of the design elements & revise findings stating how criteria has not been met

Questions?