

**ITEM TITLE:** *Resolution PC 20 30 DR 07 Heceta Self Storage Corporation*

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**OVERVIEW:**

Application: The applicant has requested a design review for a phased 470 unit self-storage facility with a business office, located west of Kingwood St., south of the City of Florence Public Works facility, north of the Oregon Coast Military Museum and east of the Florence Municipal Airport.

Typically, requests in the Limited Industrial zoning district undergo Type II administrative reviews. Staff discovered two items ineligible for administrative review. These design elements include 54 unshielded external lighting fixtures (defined as ‘luminaires’ in the Findings) and three strands of barbed wire on top of a 6’ chain link fencing around the perimeter of the development. Lighting is addressed in FCC Title 10, Chapter 37 and the purpose of this review request is for the Planning Commission to determine if the luminaires conform to code. As to the request for barbed wiring, this design feature is prohibited per Florence City Code Title 6, Chapter 1, Section 7-14 unless the Planning Commission approves the request with a combined objective of safety and security.

Process and Review: Design review not addressed through a Type II administrative review process is reviewed through a Type III land use application requiring a quasi-judicial public hearing. The Florence Planning Commission is the review body as set out in Florence City Code Title 10, Chapter 1. The Resolution, Findings of Fact and application materials are attached to this AIS. Additionally, testimony (if any) and, at times, parts of the application are included as separate attachments and are not included as part of the resolution exhibits. The applicable criteria are listed in the “Applicable Criteria” section of the findings. Not only related code sections in this particular instance may be applied in the decision-making process, but also application materials, public testimony and agency referrals that speak to the criteria may also be considered.

The Findings include a review of the application against the applicable criteria and incorporate public testimony and agency referral comments or concerns where applicable. Where project changes were needed or it was found necessary to ensure the code is met, conditions of approval are included. Additionally, informational items are listed within the resolution and findings to ensure information is conveyed that is applicable but not necessarily a condition of approval.

Testimony/Agency Referrals: The City received a letter from the Oregon Department of Aviation whereupon the applicant was advised to fill out a form to remit to them prior to construction, (Exhibit G).

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**ISSUES/DECISION POINTS:** The Planning Commission will evaluate and vote on the two questions below. The resolution has been written to select from the decision points included under “Alternatives” below:

- 
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?
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**ALTERNATIVES:**

1. Approve one or both of the design elements for the Design Review with conditions of approval
  2. Review and recommend changes to the one or both of these design elements of these two design review findings and approve as amended,
  3. Continue the Public Hearing to a date certain if more information is required, or
  4. Do not approve one or both of the design elements for the Design Review by revising the findings and resolution stating how the application does not meet the criteria.
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**RECOMMENDATION:**

Because Staff is reviewing the remainder of the design elements under AR 20 10 DR 03 and have referred the decision of unshielded lighting and barbed wire fencing to the Planning Commission, Staff respectfully withholds providing a recommendation.

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**AIS PREPARED BY:**

Roxanne Johnston, Senior Planner, CFM

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**ITEM'S ATTACHED:**

**Attachment 1 – Resolution PC 20 30 DR 07**

- Exhibit A – Findings of Fact
- Exhibit B – Application for PC 20 30 DR 07
- Exhibit C – Lighting and Fencing Images
- Exhibit D – Unshielded Lighting Measurements
- Exhibit E – Luminaire Spec Sheets
- Exhibit F - Lighting Plan
- Exhibit G - Oregon Dept. of Aviation Comments
- Exhibit H – Fencing Excerpt from Civil Improv. Plans
- Exhibit I - Applicant Narrative for Lighting and Fencing (without exhibits)

**Attachment 2 – Site Map**

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**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 20 30 DR 07**

A REQUEST FOR UNSHIELDED EXTERIOR LIGHTING AND BARBED WIRE FENCING AS DESIGN REVIEW ELEMENTS IN A NEW PHASED DEVELOPMENT FOR 470 SELF-STORAGE UNITS AND BUSINESS OFFICE LOCATED ON THE WEST SIDE OF KINGWOOD STREET, BOUNDED BY THE CITY OF FLORENCE PUBLIC WORKS FACILITY TO THE NORTH, THE OREGON COAST MILITARY MUSEUM TO THE SOUTH, AND THE CITY OF FLORENCE MUNICIPAL AIRPORT TO THE WEST

**WHEREAS**, application was made by Larry and Chrystal Farnsworth, on behalf of Heceta Self Storage Corporation, for a Design Review approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-6; and FCC 6-1-7-14 and

**WHEREAS**, the Planning Commission met in a duly-advertised public hearing on December 22, 2020, 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 10-1-1-4, FCC 10-1-1-6-3, FCC 10-6 and FCC 6-1, 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

**(select one from the following, remove the unselected):**

**Approve fence, deny lights:** The request for chain link fencing topped with three strands of barbed wire for a phased development containing 470 self-storage units and an office building meets the applicable criteria in Florence City Code with the conditions of approval as listed below. The request for specific design review elements of 54 unshielded light units does not meet the applicable criteria in Florence City Code and is denied.

**Approve lights, deny fence:** The request for specific design review elements of 54 unshielded light units for a phased development containing 470 self-storage units and an office building meets the applicable criteria in Florence City Code with the conditions of approval as listed below. The request for chain link fencing topped with three strands of barbed wire does not meet the applicable criteria in Florence City Code and is denied.

**Deny both:** The request for specific design review elements of 54 unshielded light units and chain link fencing topped with three strands of barbed wire for a phased development containing 470 self-storage units and an office building do not meet the applicable criteria in Florence City Code and are denied.

**Approve both:** The request for specific design review elements of 54 unshielded light units and chain link fencing topped with three strands of barbed wire for a phased development containing 470 self-storage units and an office building 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.

Approval shall be shown on conditions of approval as supported by the following record:

“A”	Findings of Fact
“B”	Application
“C”	Lighting and Fencing Images
“D”	Unshielded Lighting Measurements
“E”	Luminaire Spec Sheets
“F”	Lighting Plan
“G”	Oregon Dept. of Aviation Comments
“H”	Fencing Excerpt from Civil Improv. Plans
“I”	Applicant Narrative for Lighting and Fencing

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision.

1. **(If either is approved)** 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. **(If either is approved)** Regardless of the content of material presented, 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. **(If either is approved)** 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. **(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.

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.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 22<sup>th</sup> day of December, 2020.

\_\_\_\_\_  
John Murphey, Chairperson  
Florence Planning Commission

\_\_\_\_\_  
DATE

**STAFF REPORT & FINDINGS OF FACT (Proposed)  
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT  
Exhibit "A"**

**Date of Report:** December 15, 2020                      **Planner:** Roxanne Johnston, CFM  
**Application:** PC 20 30 DR 07- Heceta Self-Storage Corporation, Kingwood  
**Related Files:** AR 20 10 DR 03 – Administrative Design Review & AR 19 14 VEG 07 –  
Vegetation Clearing Permit

**I. PROPOSAL DESCRIPTION**

**Proposal:** A Type III request for approval of unshielded exterior lighting units and barbed wire as specific elements of an overall Type II Design Review application to construct, in phases, a business office and 470-unit self-storage facility on multiple lots within the Pacific View Business Park.

**Applicant:** Heceta Self Storage Corporation  
Larry and Crystal Farnsworth

**Property Owner:** City of Florence

**Location:** Unaddressed

Assessor's Map 18-12-22-43, Tax Lots 00900, 00800, 00700, 00600, 00500, and 00400 and Assessor's Map 18-12-22-42, Tax Lots 00200 and 00100, being Lots 4 through 10 and the southern half of Lot 11 of the Industrial Park plat of the City of Florence.

General Location: Between Kingwood Street and the Florence Municipal Airport, stretching from the Oregon Coast Military Museum (2145 Kingwood St.) to Florence Public Works (2675 Kingwood St.).

**Site Characteristics:**

	<b>Use(s)</b>	<b>Zoning</b>	<b>Comp. Plan Designation</b>	<b>Streets/TSP Classification</b>
<b>Site</b>	Vacant	Limited Industrial	Business/Industrial Park	Kingwood/Collector
<b>North</b>	Florence Public Works	Limited Industrial	Business/Industrial Park	27 <sup>th</sup> St./Collector
<b>South</b>	Oregon Coast Military Museum	Limited Industrial	Business/Industrial Park	Airport Way/Local
<b>East</b>	Siuslaw School District Bus Maintenance Yard, Alternative School, PeaceHealth Med. Group & Hospice Services	Pacific View Business Park / High Density Residential	Business/Industrial Park/Public	Kingwood St./Collector
<b>West</b>	Municipal Airport	Public Use Airport	Public	Airport Way/Local

## II. BACKGROUND/NARRATIVE

Procedure--The associated Type II Design Review application approval process is currently under review and is one of the next steps in the applicant's plan to develop the first phase of the storage facility. This first phase would include an approximately 600 square foot office building. The remainder of the project is proposed to be completed in phases to take place over several years. However, two design elements associated with this request include an external unshielded luminaire proposal and the placement of barbed wire atop an opaque chain link fence. These two design elements were moved from being reviewed under a Type II administrative process to a Type III quasi-judicial process.

Issues/Decisions--The external lighting element proposal calls for unshielded luminaires that could cause light to travel outwards and upwards above the horizontal plane. A luminaire is defined in FCC Title 10, Chapter 34 (10-34-8: Definitions) as "*The complete lighting unit, including the lamp, the fixture, and other parts.*" Shielding is also defined in this same section of code 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 and does not shine direct illumination skyward or onto adjacent or nearby property. The bulb is not visible with a shielded light fixture and no light is emitted from the side of the fixture. Also considered a full cut-off fixture.*" The criteria state: "*All exterior lighting fixtures subject to this code section must be designed as a full cut-off 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.*"

In this application, the applicant states that the eaves of the storage buildings are deep enough and the roofs of the storage units pitched high enough to function as the necessary shielding. The applicant also contends the luminaire meets the definition of "shielding" regardless that the bulb would be visible. Applying the lighting code criteria and definitions together to review the lighting proposal and the applicant's explanation of compliance requires more than a limited use of discretion in interpreting the city code criteria. Planning Commission shall interpret the code as it applies to this lighting proposal.

The barbed wire proposal includes three strands surrounding the property on top of a 6' chain link fence made opaque with slats. For the most part, the fencing would not be noticeable from Kingwood St., according to the applicant, due to a 15' wide or more native vegetative buffer that will remain along that street. Approval of these elements alone fall under the purview of the Planning Commission. Below explains the sequence of events leading up to these reviews.

Background--In March 2019, the Florence City Council adopted Ordinance No. 3, Series 2019, effectively rezoning the subject property and six other lots from Pacific View Business Park to Limited Industrial District. The Ordinance also amended the text of the Limited Industrial District zoning codes to include "storage" and "community service" as allowed uses. The zoning changes, which were requested by the applicant of this application, allowed the applicant to move forward with plans to develop a self-storage facility on the site. The 4.5-acre site is owned and leased by the City of Florence. It is currently heavily vegetated and includes a mix of trees and other native vegetation.

In December 2019, the applicant applied for a Vegetation Permit to clear portions of the property. The applicant requested that no time limitations be placed on the vegetation clearing work. Due to the incongruity between this request and ways in which Type II applications are generally handled at the Administrative Review level, the decision was referred to the Planning Commission. Thus, the application was conditionally approved by the Planning Commission on March 10, 2020, (Resolution PC AR 19 14 VEG 07). To date, the vegetation has yet to be removed.

### III. NOTICES & REFERRALS

**Notice:** On December 2, 2020, notice was mailed to surrounding property owners within 100 feet of the property, and a sign with notice copies posted on site.

At the time of this report, the City had received no public comments on the proposal.

**Referrals:** Referrals were sent to the City of Florence Public Works, Federal Aviation Administration, and the Oregon Department of Aviation on December 2, 2020. (Note: the FAA and ODA were notified of the application since the subject properties are located in close proximity to the Airport Overlay Zone.)

At the time of this report, the City received referral comments on the proposal from the following:

Seth Thompson of the Oregon Department of Aviation (ODA) recommending that the applicant complete an FAA Form 7460-1 for the proposed construction (Exhibit G). The applicant submitted this form to Mr. Thompson for ODA review on December 8, 2020.

### IV. APPLICABLE REVIEW CRITERIA

**Florence City Code:**

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

**Title 10: Zoning Regulations**

Chapter 1: Zoning Administration, Section 1-1-6-2 & 1-1-6-3

Chapter 6: Design Review, Section 6-5-1

Chapter 37: Lighting, Section 3 & 4

**Title 6: Police Regulations**

(found at <https://www.ci.florence.or.us/council/title-6-police-regulations>)

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

### V. FINDINGS OF FACT

Code criteria are listed in **bold**, with response beneath. Only applicable criteria have been listed.

*Conditions have been added for the various decision alternatives. Findings of Fact and Conditions of Approval will be modified and or removed in accordance with their decision.*



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**FLORENCE CITY CODE**

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**TITLE 10: CHAPTER 1: ZONING ADMINISTRATION:**

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**10-1-1-6-2: TYPE II REVIEWS -ADMINISTRATIVE REVIEWS:**

**A. The Planning Director, or designated planning staff may make administrative decisions (limited land use). The Type II procedure is used when there are clear and objective approval criteria and applying City standards requires limited use of discretion.**

[...]

**C. The Director may refer a request for administrative review to the Planning Commission/for decision. If such a referral is made, the request shall be scheduled on the next available Planning Commission agenda, providing that time allows and subject to proper notice requirements.**

The lighting and barbed wire proposals are not being considered with the remainder of the project under the Type 2 process for the following reasons. Applying the lighting code criteria and definitions of Title 10 Chapter 37 together to review the lighting proposal and the applicant's explanation of compliance requires more than a limited use of discretion in interpreting the city code criteria. Planning Commission shall interpret the code as it applies to this lighting proposal. Title 10 Chapter 34 permits barbed wire subject to Title 6 Chapter 1 which requires Planning Commission approval.

**10-1-1-6-3: TYPE III REVIEWS – QUASI-JUDICIAL LAND USE HEARINGS:**

**A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:**

**1. Limited land use decisions for non-residential uses made by staff, for which a request for referral to Planning Commission by the Planning Commission Chairperson or Planning Director has been made.**

[...]

**5. New construction requiring Design Review.**

[...].

**B. Notification of Hearing:**

**1. At least twenty (20) days prior to a Type III (quasi-judicial) hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.**

**a. Notice shall also be provided to the airport as required by ORS 227.175 and FCC 10-21-2-4 and any governmental agency that is entitled to**

notice under an intergovernmental agreement with the City or that is potentially affected by the proposal. For proposals located adjacent to a state roadway or where proposals are expected to have an impact on a state transportation facility, notice of the hearing shall be sent to the Oregon Department of Transportation.

[...]

**d. Notice shall be mailed to any person who submits a written request to receive notice.**

The unshielded lighting and barbed wire proposals require a Type 3 process as listed in A-1 & 5 above. Notice of the application was provided to property owners within 100 feet of the subject property and posted on the property 21 days prior to the public hearing on December 3, 2020, and notice also provided to the airport and Oregon Department of Aviation (ODA) for comments the same day. This development proposal is not located adjacent to a state roadway or expected to impact a state transportation facility. These criteria are met.

**e. For appeals, the appellant and all persons who provided testimony in the original decision.**

**2. Prior to a Type III (quasi-judicial) hearing, notice shall be published one (1) time in a newspaper of general circulation. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.**

The related public hearing notice is scheduled to be published in the Siuslaw News on December 19, 2020.

**C. Notice Mailed to Surrounding Property Owners - Information provided:**

**1. The notice shall:**

- a. Explain the nature of the application and the proposed use or uses which could be authorized;**
- b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;**
- c. Set forth the street address or other easily understood geographical reference to the subject property;**
- d. State the date, time and location of the hearing;**
- e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**
- f. State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;**

- g. **State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**
- h. **Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**
- i. **Include the name of a local government representative to contact and the telephone number where additional information may be obtained.**

Notice was mailed to all property owners within 100 feet of the proposed site. The notice contained all the required information listed in FCC 10-1-1-6-3-C. This criterion has been met.

**D. Hearing Procedure: All Type III hearings shall conform to the procedures of Florence City Code Title 2, Chapters 3 and 10.**

**E. Action by the Planning Commission:**

1. **At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**
2. **Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**
3. **In the case of a rezoning request, it shall additionally be shown that a public need exists; and that the need will be best served by changing the zoning of the parcel of land in question.**
4. **There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

The Planning Commission is scheduled to hold a public hearing per the procedures of FCC 2-3 and FCC 2-10. The Planning Commission is to hold a duly-noticed public hearing on December 22, 2020, to consider the matter, evidence relevant to the issue, the facts within the record, and any applicable public testimony received.

**F. Notice of Decision by the Planning Commission: A notice of the action or decision of the Planning Commission, and right of appeal shall be given in writing to the applicant. Any party who testified either in writing or verbally at the hearing must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.**

Following a decision by the Planning Commission, notice of the action and decision will be mailed to the applicant and any party who has testified either in writing or verbally at the public hearing.

Upon issuing a decision a notice of decision will be provided as required in this code section.

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**TITLE 10: CHAPTER 6: DESIGN REVIEW**

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**10-6-5-1: GENERAL APPROVAL CRITERIA FOR NONRESIDENTIAL DEVELOPMENT:** Nonresidential projects shall meet the following criteria. The Planning Commission or their designee may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Commission or their designee shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following:

[...]

- C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC Landscaping, and any requirements of the underlying zoning district.

[...]

- I. Exterior lighting and security.

[...]

This section is applicable in these Findings because it establishes that the Planning Commission has the authority to review and place conditions on fencing and lighting.

**10-6-11: LAPSE OF DESIGN REVIEW APPROVAL:** Authorization of a design review permit shall be void one (1) year after the date of approval of either a Type II or III design review 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 one (1) year maximum duration based on compliance with the following criteria:

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

[...]

The request for design elements approved by the Planning Commission on December 22, 2020, shall expire on December 22, 2021, unless substantial construction has taken place in accordance with FCC 10-6-11, [Condition 6].

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**TITLE 10: CHAPTER 37: LIGHTING**

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**10-37-3: LIGHTING PLANS REQUIRED:** All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

**The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.**

The applicant provided specifications relevant to this review. These include a table describing the 54 unshielded exterior wall units, a photometric report and site plan for each unit, and their proposed locations (Exhibit F). Each unit is capable of producing approximately 3400 total lumens (Exhibit E). Their bulb covers protrude from the casing unit.

Proposed

**10-37-4: LIGHTING STANDARDS:**

- A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off 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.**

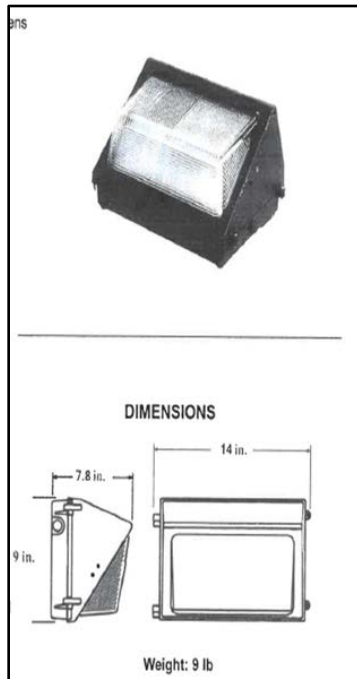


The applicant is proposing a luminaire with shielding on the top of the fixture and a transparent lens on the side. The applicant is confident that the eaves will shield the light thereby preventing illumination skyward and above the horizontal plane and that the pitch of the self-storage roofs will aid in this prevention by keeping light internal to the project.

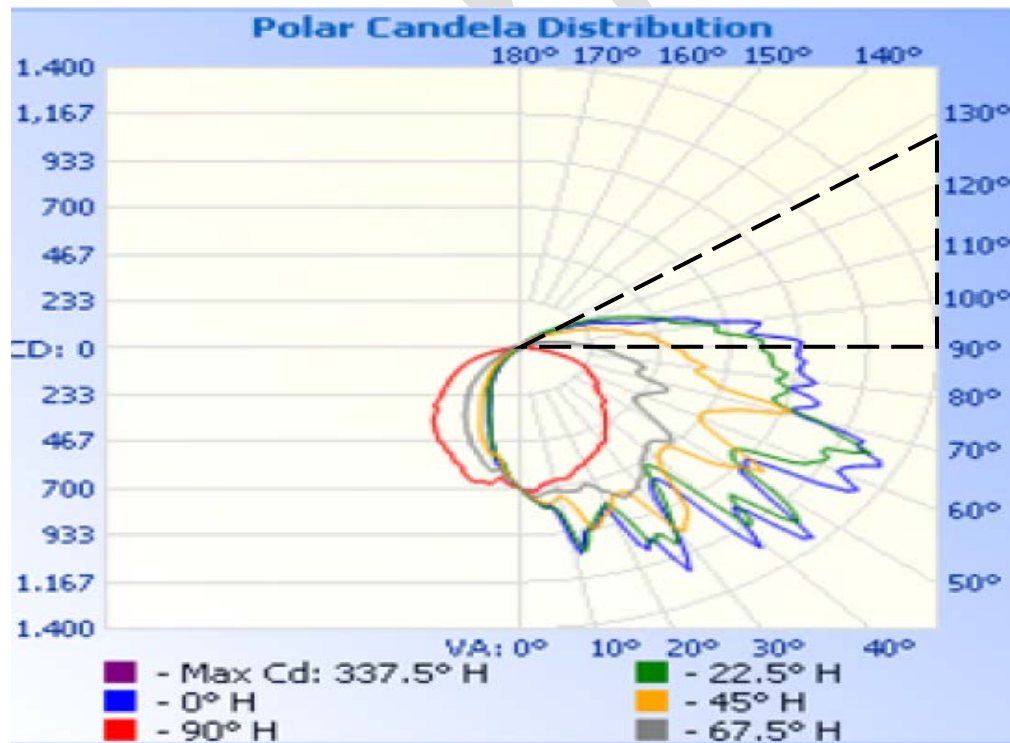
Exhibit D depicts an image of the applicant's existing 8" eave overhang on the storage facility on Highway 101. Furthermore, the same exhibit shows an image illustrating that the proposed light fixtures will be fixed at approximately 14-15 inches below the eave. An important note is that the image shows a measurement from the highest point of an eave. The main objective of the fixtures is to shine light internal to the project and into storage units across the travel lanes for visibility into the units. The applicant contends that placement of lighting inside the proposed units could lead to excessive use of electricity and could also lead to safety violations for renters that could tap into electrical components of any internal lighting (illegally) for other uses internal to the units, such as vehicle repair and other uses not allowed within the units. Lighting is proposed to be turned off upon close of each business day, save the lighting required in 10-37-4 D, below. Additionally, the applicant

argues that only a few months out of the year will require evening lighting given the fact that several months of the year will provide sufficient natural lighting into the evening hours before closing. Therefore, only a few months out of the year would require lighting which would only be needed for a few hours of the evening, according to the applicant.

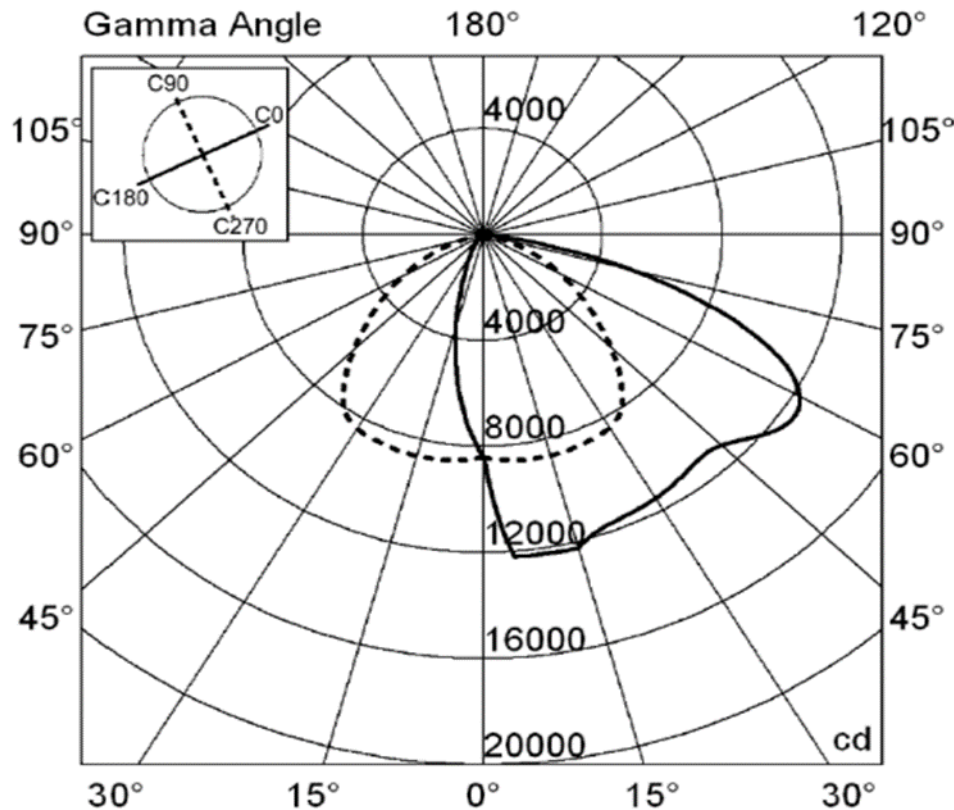
The applicant has provided a luminaire specification sheet that shows a measurement of 7.8 inches in depth, (Exhibit E, page 1 and below). As mentioned above, the eaves measure approximately 8 inches deep from the building outward. That being the case, this leaves approx. a half inch of eave covering beyond the luminaire fixed to the wall. Given this information, the eaves will not serve to play a significant role in keeping any lighting from projecting upwards. The same exhibit displays photometric data which includes a Polar Candela Distribution diagram (upper left on page 3 and also below). This diagram indicates that some of the lighting would travel over the 90-degree angle mark and upwards above the installation point, deeming it non-compliant with being full cutoff. The manufacturer categorizes the luminaire as "Outdoor non-cutoff and semi-cutoff," (Exhibit E, page 2). Engineered lighting data (Exhibit E, pages 5-8) include several rating systems for the luminaire that state that 18.7% of its light would be projected above the horizontal plane. To what extent the half-inch eaves overlap above the luminaires would have on the upward trajectory of the light is unknown. The question is whether or not Planning Commission deems the added shield of the eave and pitch of the storage unit roofs is permissible.



The photometric report for the proposed luminaire, below, and on page 3 of Exhibit E, is shown below. After consulting various lighting resources staff has added a dashed triangular area depicting the light traveling over the 90-degree mark; again, illustrating that lighting will be displayed above the horizontal plane and therefore not in compliance with this section on its face.



The photometric diagram below illustrates illumination throw for a full-cutoff (shielded) light in compliance with this Chapter. Lighting in this diagram does not travel over the 90-degree angle.



(Image Source: <https://ransenlightingandcolor.blogspot.com/2016/11/how-to-understand-photometric-polar.html> )

- B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.**
- C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.**

This subsection is being reviewed administratively under application AR 20 10 DR 03, which has been duly noticed in accordance with this Title.



- D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.**

The applicant shall ensure that lighting be extinguished at the end of business hours except as the minimum needed for security and safety in accordance with FCC 10-37-4 D, [Condition 4].

- E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.**

[...]

Staff will perform the site inspection for site lighting in conformance with this criterion.

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## **TITLE 10: CHAPTER 34: LANDSCAPING**

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**10-34-5: FENCES AND WALLS: Construction of fences and walls shall conform to all of the following requirements:**

...

**F. Materials.**

**4. Barbed wire fencing may be permitted only within commercial and industrial zones or on public property subject to the criteria in FCC 6-1-7-14.**

The subject property is industrially zoned privately leased public property. This criterion is met. Review of Title 6 Chapter 1 Section 7-14 is below.

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## **TITLE 6: CHAPTER 1: GENERAL OFFENSES**

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**6-1-7-14: FENCES**

**A. [...] Barbed wire fencing may be permitted on commercial, industrial, or public property at the discretion of the Planning Commission/Design Review Board only if the following criteria are met: (Ord. 591, 9-26-77) (Amend. Ord. 12, 2002).**

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

The applicant is proposing three strands of commercial quality barbed wire atop a 6' chain link fence containing opaque slats made of fabric meshing in addition to automated security gates. The chain link fencing is proposed for all sides of the site, and a 15' natural vegetative landscape will effectively shield much of this fencing from the public viewpoint along Kingwood St.. Upon full buildout, the fencing would measure approximately 7" in height.

The applicant has also provided an image of existing fencing located at the Heceta Self Storage facility at Highway 101, (Exhibit C). Sheet C5.3 in Exhibit H provides the fencing construction details and the applicant states in a request (Exhibit I) that such fencing is needed "for health, safety and security reasons of our employees, customers, business, and for our customer's storage belongings." Generally speaking, barbed wire fencing can be viewed as a crime deterrent by its very nature of causing damage when not handled properly. The proposed barbed wire strands are at a height and angled inward to the property so that they would not interfere, nor cause harm to those exercising normal pedestrian activity. Additionally, the fencing may be concealed from Kingwood St. by the 15' native vegetative buffer. The office will not be occupied after business hours and although the installation of security cameras may also serve as a crime deterrent, the proposed barbed wire is the added security that could help mitigate, or at least slow, illegal entry attempts.

Looking into the future, it is important to ensure that the fencing is maintained. The fencing shall become the ongoing maintenance responsibility of this development, [Condition 5].

**V. CONCLUSION—Planning Commission decision at the conclusion of the hearing**

One or both of the proposed design elements described meets the requirements of City Code subject to conditions.

**OR—**

One or both of the proposed design elements do not meet the requirements of City Code and is denied.

**VI. EXHIBITS**

"A"	Findings of Fact
"B"	Application
"C"	Lighting and Fencing Images
"D"	Unshielded Lighting Measurements
"E"	Luminaire Spec Sheets
"F"	Lighting Plan
"G"	Oregon Dept. of Aviation Comments
"H"	Fencing Excerpt from Civil Improv. Plans
"I"	Applicant Narrative for Lighting and Fencing

# Exhibit "B"

*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: AR 20 10 DR 02 - Kingwood Heceta Self Storage

## Applicant Information

Name: Heceta Self Storage Corporation

Phone: 541 999 1070

Signature: Larry Jankovich Crystal Jankovich

Date: 08/02/2020

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

## Property Owner Information

Name: Leasehold owner as named above.

Signature: Larry Jankovich Crystal Jankovich

Date: 08/02/2020

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:

Received  
RECEIVED  
City of Florence

AUG 07 2020

By: DAH

Approved

Exhibit

**Property Description**

Site Address: Lots 4,5,6,7,8,9,10 and the southern half of Lot 11, Industrial Park as recorded

General Description: on April 8, 1998 in Lane County Deeds and Records, consisting of approximately 5 acres. Assessor's Map No. 18122242-100, 200 &

Assessor's Map No.: 18 - 122 - 243 Tax lot(s): 900,800,700,600,500,400

Zoning District: Limited Industrial

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): Airport, parking lots, industrial buildings and forested lands.

**Project Description**

Square feet of new: 83,100 Square feet of existing: 0

Hours of operation: 0700-1900 Existing parking spaces: 0

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

Timetable of proposed improvements: Upon permitting and plan approval

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

If yes, please describe: During construction, equipment and truck noise, chain saws. During business hours 9 AM to 5 PM Monday through Saturday, the property is quiet.

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

We propose to clear the land in approved phases and build a 470 unit self storage facility. There will be storage units in a variety of sizes to meet the needs of our citizens and businesses. We will build an attractive customer service office at the entrance gate. Our project will be built in three phases, or possibly the second and third phase may be built at the same time after the first phase is close to full occupancy. The project will meet all City of Florence planning, building, and storm water codes. No resident manager will be living onsite.

**For Office Use Only:**

Date Submitted: 8/7/20/20 Fee: 788.11

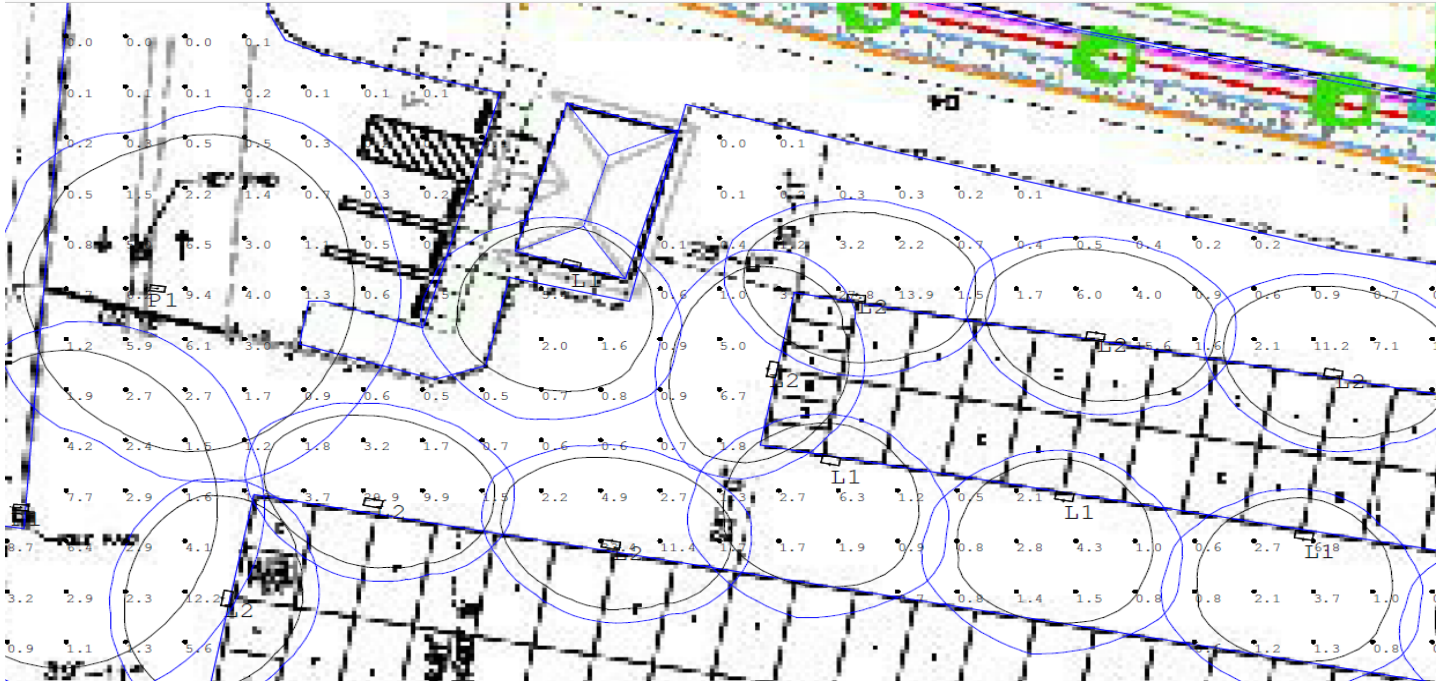
Received by: DHH

Paid

# Exhibit "C"

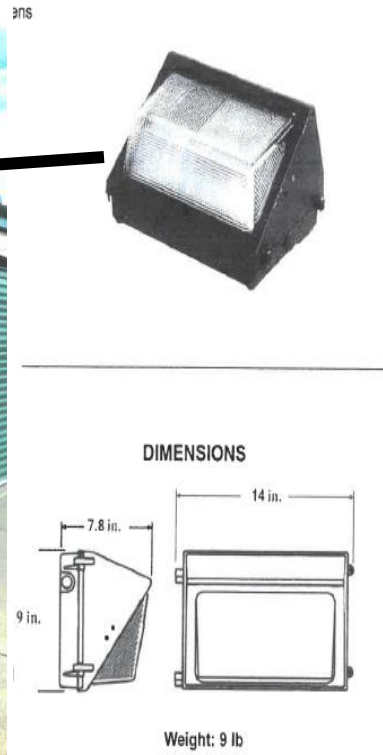
## PC 20 30 DR 07 - KINGWOOD HECETA STORAGE

ILLUSTRATION OF PROPOSED LIGHTING 'SPILL' AREAS— Numbers shown in and out of circles represent the distance, in feet, of the areas covered by the bulbs.



PROPOSED LIGHT EXTERNAL LIGHT FIXTURE FOR STORAGE UNITS

PROPOSED BARBED WIRE FENCING





# Exhibit "D"

**Image #1.** Approximate distance between highest eave point and the top of a proposed lighting fixture (14 - 15 inches). Note: the fixture shown is not proposed and used only for measurement reference.



**Image #2.** - Approximate 8-inch measurement from the wall to the edge of the outer eave. This span would serve to shield direct lighting from the proposed lighting fixtures with the intent to prevent upward glare.



# Wallpack Series

## 25W

### Specifications



Lifespan  
100,000hrs



Operating Temperature  
-25°C - +60°C



IP65 rating

Model GCL17-5-25

### HOUSING

- Heavy duty die cast aluminum housing w/ powder coated bronze finish
- Shatter and heat resistant borosilicate glass lens
- Corrosion resistant housing and hardware
- Silicone rubber gasket
- 1/2" coin plugs for conduit
- Ingress Protection IP 65

### CERTIFICATIONS



### ELECTRICAL

- Voltage range 100 ~ 277 VAC
- UL, CE, FCC & RoHS Driver

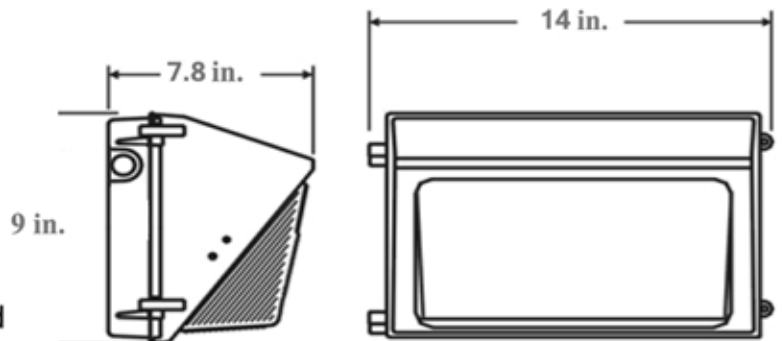
### OPTICAL SYSTEM

- Operational Lifetime: >100,000 hrs
- 10 year warranty
- 3400 Total lumens
- 70 Color Rendering Index (CRI)
- 120° beam angle
- LM-79 report / IES file
- High impact, shatter proof glass lens
- Instant on capability
- High quality heat sinks for temperature control
- Day White 5K color temperature

### MOUNTING

- Template cast for mounting over a 4" recessed box, or used with 1/2" surface conduit

### DIMENSIONS



Weight: 9 lb





# Wallpack Series 25W

## Specifications

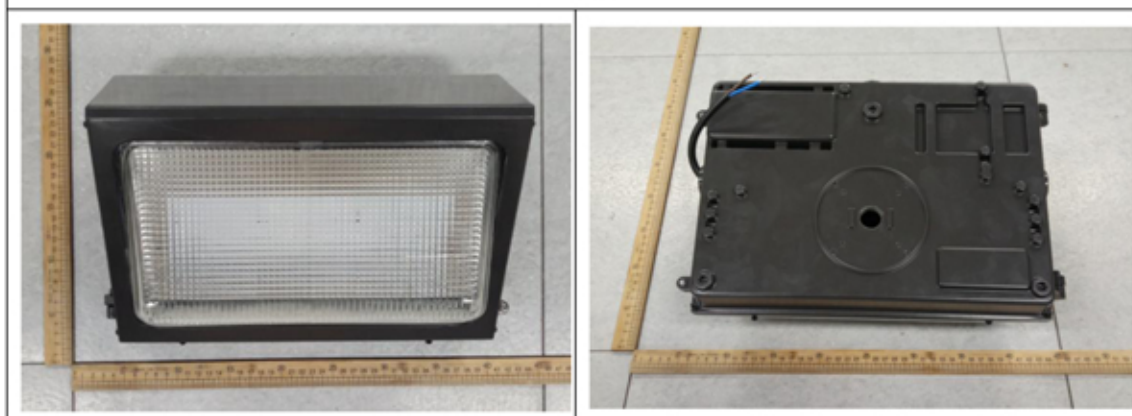
### Test Equipment

Equipment ID	Equipment Name	Last Calibration Date	Next Calibration Date
ST-R-336	2 meter Integrating Sphere	2016-07-01	2017-06-30
ST-R-331	Spectral analysis system HAAS-2000	2016-07-01	2017-06-30
D204	Standard Lamp	2016-07-01	2017-06-30
PF2010	Power Meter for Integrating Sphere	2016-07-01	2017-06-30
EE-09	Goniophotometer system	2016-07-01	2017-06-30
D908S	Standard Lamp	2016-07-01	2017-06-30
PF210	Power Meter for Goniophotometer	2016-07-01	2017-06-30
ST-R-181A	Temperature Tester	2016-07-01	2017-06-30

### 1.1 Product Information:

Organization Name	Green Country Lights, LLC	
Brand Name	Green Country Lights	
Model Number	GCL17-5-25	
SKU (if available)	N/A	
Type of Luminaire (for integral lamps, list base type and lamp type)	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires	
Rated Voltage / Frequency	100 -277Vac, 50/60 Hz	
Nominal Power	25W	
Rated Initial Lamp Lumen	--	
Declared CCT	3000K,3500K,4000K,4500K,5000K,5700K	
LED Manufacturer	Philips Lumileds	
LED Model	L130-2780003000W21	
Sample Number	GZE170212-H-A1(3000K), A2(5700K)	
Luminaire Aperture (for downlights)	--	in.
Luminaire Length	--	mm
Luminaires Width	--	mm
Number of Units (modular products)	N/A	s

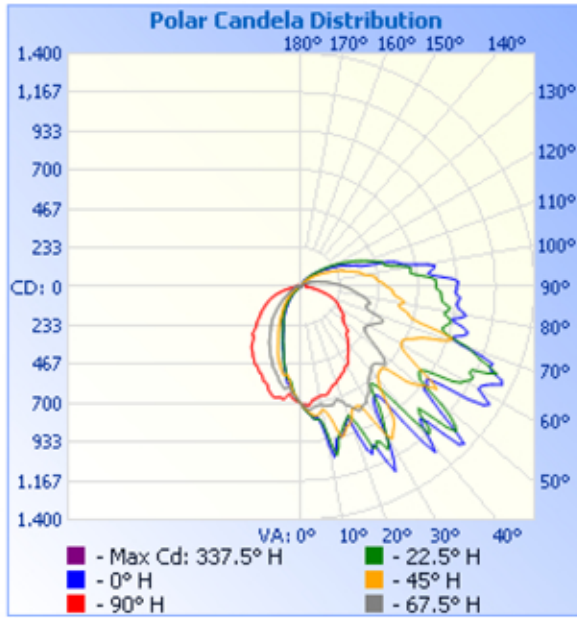
### Photo







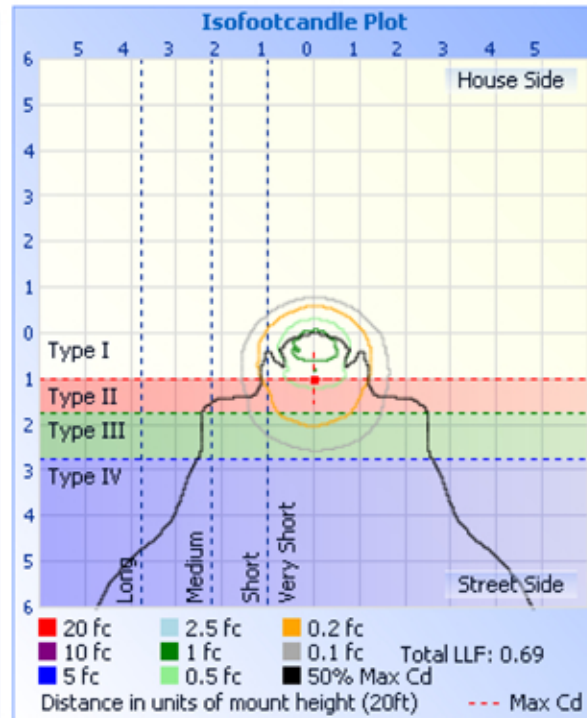
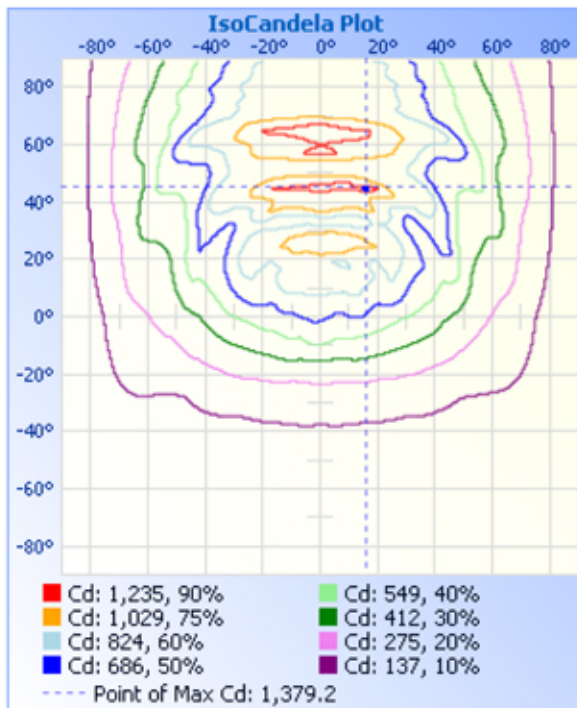
### Photometric Data



**Illuminance at a Distance**

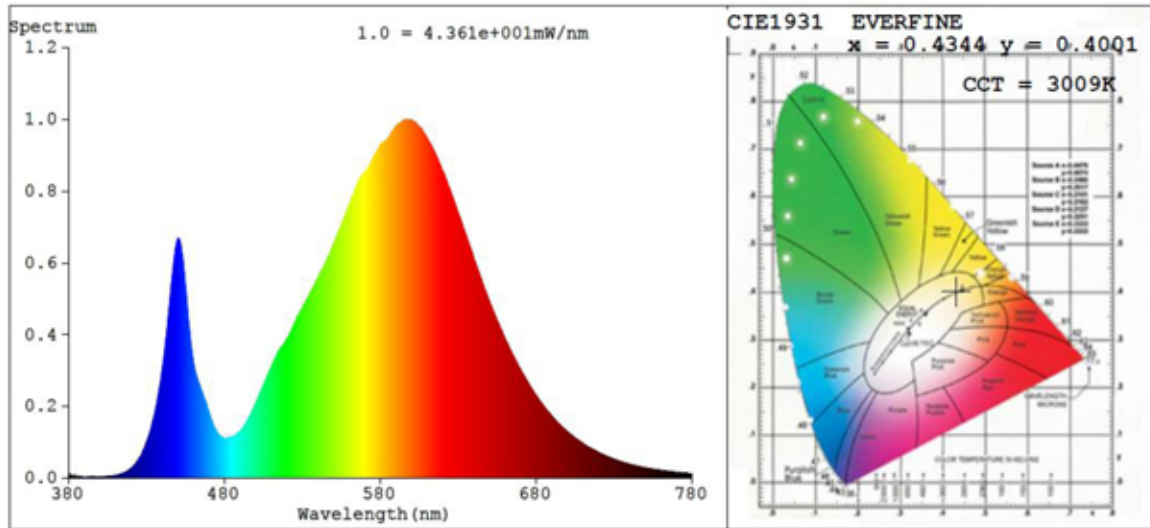
	Center Beam fc	Beam Width
17.0ft	2.43 fc	38.9 ft 28.4 ft
34.0ft	0.61 fc	77.8 ft 56.8 ft
51.0ft	0.27 fc	116.7 ft 85.3 ft
68.0ft	0.15 fc	155.7 ft 113.7 ft
85.0ft	0.10 fc	194.6 ft 142.1 ft
102.0ft	0.07 fc	233.5 ft 170.5 ft

■ Vert. Spread: 97.7°  
■ Horiz. Spread: 79.8°





### Spectral Power Distribution & Chromaticity Diagram



### Zonal Lumen Tabulation

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
0-30	425.3	14.7%
0-40	704.9	24.3%
0-60	1,348.3	46.5%
60-90	953.5	32.9%
70-100	832.8	28.7%
90-120	497.9	17.2%
0-90	2,301.7	79.3%
90-180	599.1	20.7%
0-180	2,900.8	100%

Lumens Per Zone					
Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	51.7	1.8%	90-100	231.0	8%
10-20	149.5	5.2%	100-110	165.1	5.7%
20-30	224.2	7.7%	110-120	101.8	3.5%
30-40	279.5	9.6%	120-130	57.3	2%
40-50	311.1	10.7%	130-140	27.8	1%
50-60	332.3	11.5%	140-150	11.9	0.4%
60-70	351.7	12.1%	150-160	3.8	0.1%
70-80	327.1	11.3%	160-170	0.4	0%
80-90	274.7	9.5%	170-180	0.0	0%

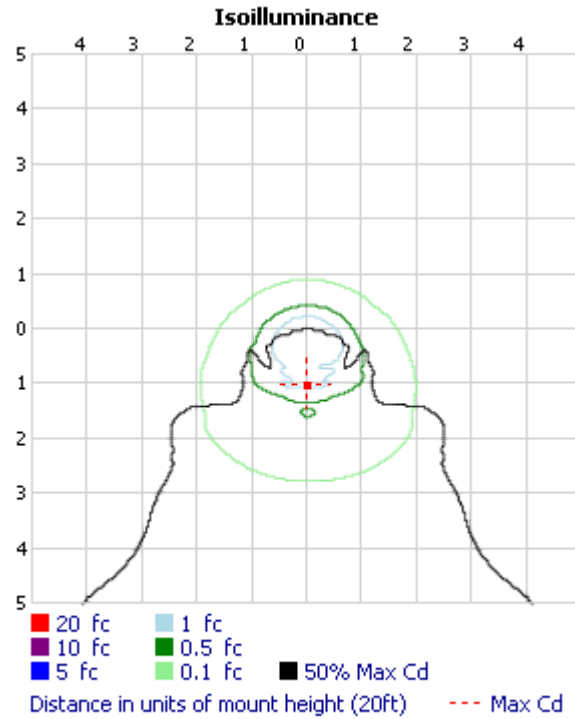
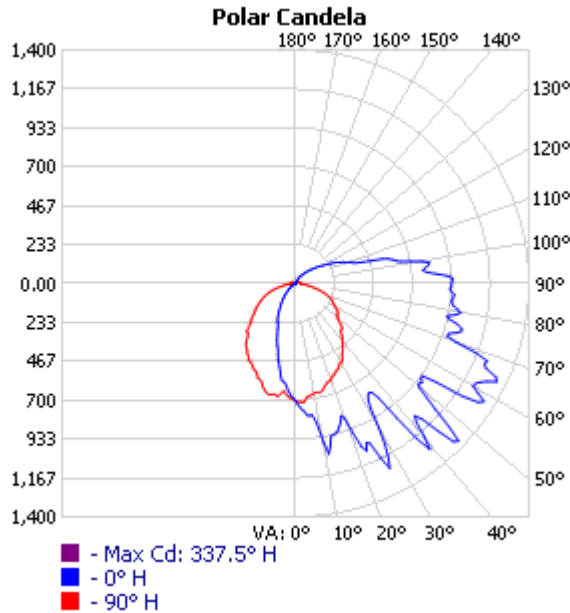


**OUTDOOR PHOTOMETRIC REPORT**

CATALOG: GCL17-5-25(3000K)

Manufacturer: Green Country Lights, LLC  
 Test Lab: Standard-Tech Co.Ltd  
 Test Date: 2017-02-21  
 Description: GCL17-5-25(3000K)  
 Lamp Output: Total luminaire Lumens: 3368.7, **absolute photometry \***  
 Input Wattage: 29.15  
 Luminous Opening: Point  
 Max Cd: 1,379.2 at Horizontal: 337.5°, Vertical: 48°  
 Roadway Class: VERY SHORT, TYPE IV

No  
Photo  
Available



\*Test based on absolute photometry where lamp lumens=lumens total.  
 \*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2020, Acuity Brands Lighting.  
 This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.



**OUTDOOR PHOTOMETRIC REPORT**  
 CATALOG: GCL17-5-25(3000K)



**Zonal Lumen Summary**

Zone	Lumens	% Luminaire
0-30	536.4	15.9%
0-40	868.1	25.8%
0-60	1,644.9	48.8%
60-90	1,094.9	32.5%
70-100	928.1	27.5%
90-120	531.8	15.8%
0-90	2,739.8	81.3%
90-180	628.9	18.7%
0-180	3,368.7	100%

**Lumens Per Zone**

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	65.2	1.9%	90-100	255.5	7.6%
10-20	186.0	5.5%	100-110	172.8	5.1%
20-30	285.2	8.5%	110-120	103.5	3.1%
30-40	331.7	9.8%	120-130	56.2	1.7%
40-50	389.9	11.6%	130-140	26.7	0.8%
50-60	386.9	11.5%	140-150	10.9	0.3%
60-70	422.4	12.5%	150-160	3.0	0.1%
70-80	359.3	10.7%	160-170	0.3	0%
80-90	313.3	9.3%	170-180	0.1	0%

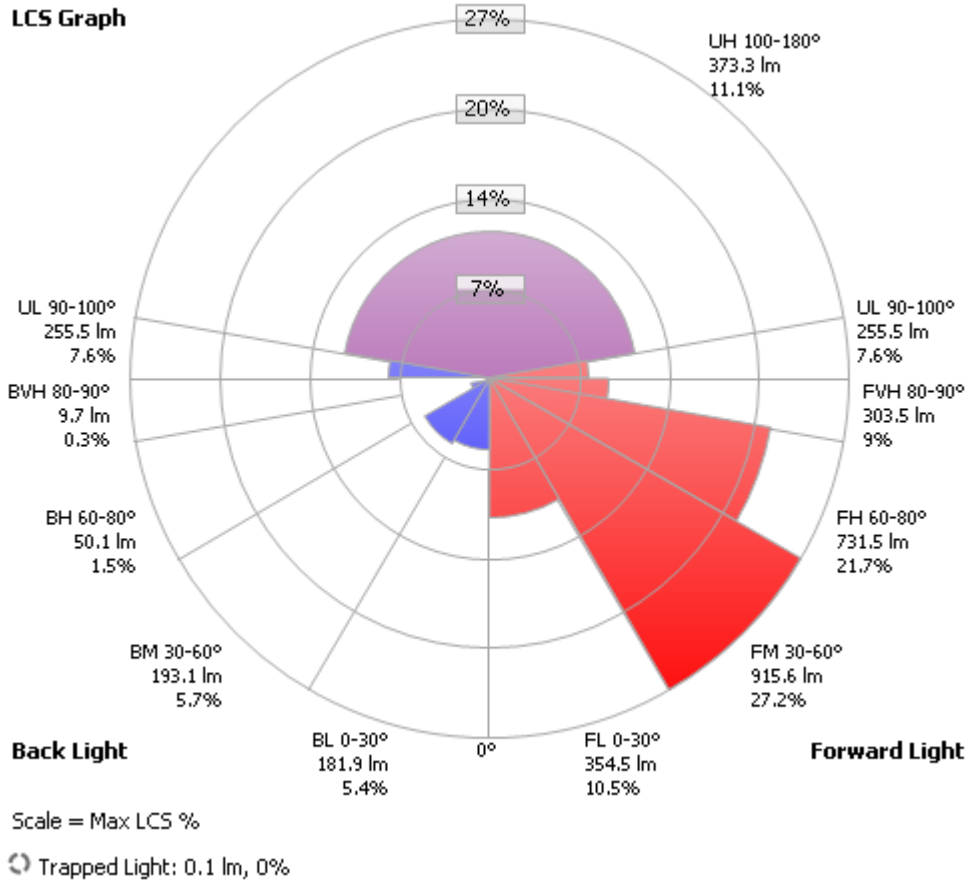
**Roadway Summary**

Distribution:	TYPE IV, VERY SHORT	
Max Cd, 90 Deg Vert:	933.2	
Max Cd, 80 to <90 Deg:	1,003.3	
	<u>Lumens</u>	<u>% Lamp</u>
Downward Street Side:	2,305.0	68.4%
Downward House Side:	434.8	12.9%
Downward Total:	2,739.9	81.3%
Upward Street Side:	611.9	18.2%
Upward House Side:	16.9	0.5%
Upward Total:	628.7	18.7%
Total Lumens:	3,368.6	100%

**LCS Table**

<b>BUG Rating</b>	<b>B1 - U3 - G3</b>	
<b>Forward Light</b>	<u>Lumens</u>	<u>Lumens %</u>
Low(0-30):	354.5	10.5%
Medium(30-60):	915.6	27.2%
High(60-80):	731.5	21.7%
Very High(80-90):	303.5	9%
<b>Back Light</b>		
Low(0-30):	181.9	5.4%
Medium(30-60):	193.1	5.7%
High(60-80):	50.1	1.5%
Very High(80-90):	9.7	0.3%
<b>Uplight</b>		
Low(90-100):	255.5	7.6%
High(100-180):	373.3	11.1%
<b>Trapped Light:</b>	0.1	0%

**OUTDOOR PHOTOMETRIC REPORT**  
CATALOG: GCL17-5-25(3000K)



**OUTDOOR PHOTOMETRIC REPORT**  
 CATALOG: GCL17-5-25(3000K)



**Candela Table - Type C**

	0	22.5	45	67.5	90	112.5	135	157.5	180	202.5	225	247.5	270	292.5	315	337.5	360
0	703	703	703	703	703	703	703	703	703	703	703	703	703	703	703	703	703
5	791	788	770	735	696	668	654	628	620	608	624	643	666	696	732	761	791
10	964	895	749	719	665	600	541	558	535	530	537	615	680	742	728	839	964
15	930	908	933	736	649	553	484	426	411	412	487	551	678	751	961	852	930
20	858	822	868	741	617	487	413	328	323	324	411	504	615	735	893	772	858
25	1058	1069	791	822	573	438	323	256	254	256	325	442	576	830	798	1013	1058
30	998	1017	1036	780	545	376	264	217	204	219	260	384	544	779	1040	1144	998
35	796	724	965	707	491	330	209	172	154	170	206	321	506	698	943	768	796
40	1207	1045	719	653	436	275	164	127	115	127	165	276	463	680	715	1056	1207
45	1340	1097	690	654	388	216	130	94	83	93	130	222	410	649	660	1042	1340
50	968	1098	916	619	330	172	98	66	54	63	96	171	348	686	930	1021	968
55	1029	873	879	469	309	124	75	45	37	43	72	131	304	489	921	884	1029
60	1229	1133	693	465	272	93	54	30	18	27	52	95	263	475	651	1148	1229
65	1326	1229	741	515	242	72	39	21	13	19	39	72	225	513	697	1229	1326
70	1024	1065	942	451	201	57	29	12	7	11	29	57	183	443	905	1001	1024
75	1031	899	672	411	145	48	19	1	1	1	18	46	135	400	622	870	1031
80	1003	878	603	390	93	41	10	1	1	1	9	40	87	387	569	850	1003
85	949	847	563	321	54	33	8	1	2	1	6	33	53	308	538	821	949
90	933	807	515	263	34	29	6	1	2	1	5	29	35	255	499	774	933
95	791	739	458	206	27	26	5	1	2	1	4	25	30	204	431	739	791
100	770	663	399	158	26	21	4	1	2	1	3	20	28	159	394	658	770
105	576	516	346	116	26	16	3	1	2	1	2	15	28	116	326	510	576
110	366	443	276	87	26	12	2	1	2	1	2	11	27	87	260	432	366
115	306	365	221	67	24	8	1	1	2	1	1	8	23	63	212	354	306
120	242	286	170	52	19	6	1	1	2	1	1	5	18	47	163	279	242
125	188	218	129	39	14	5	1	1	1	1	1	4	13	36	123	213	188
130	144	157	98	29	10	3	1	1	1	1	1	3	10	27	93	155	144
135	110	112	74	21	7	2	1	1	1	1	1	2	7	19	70	112	110
140	83	80	53	13	4	2	1	1	1	1	1	1	5	12	51	81	83
145	61	54	37	6	3	1	1	1	1	1	1	1	3	6	36	56	61
150	44	37	22	3	2	1	1	1	1	1	1	1	2	3	21	38	44
155	28	21	9	2	1	0	1	1	1	1	1	1	1	2	8	20	28
160	11	7	0	1	0	0	1	1	1	1	1	1	1	1	0	7	11
165	0	0	0	0	0	1	1	1	1	1	1	1	1	0	0	0	0
170	0	0	0	0	1	1	1	1	1	1	1	1	1	1	0	0	0
175	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



# Exhibit "F"

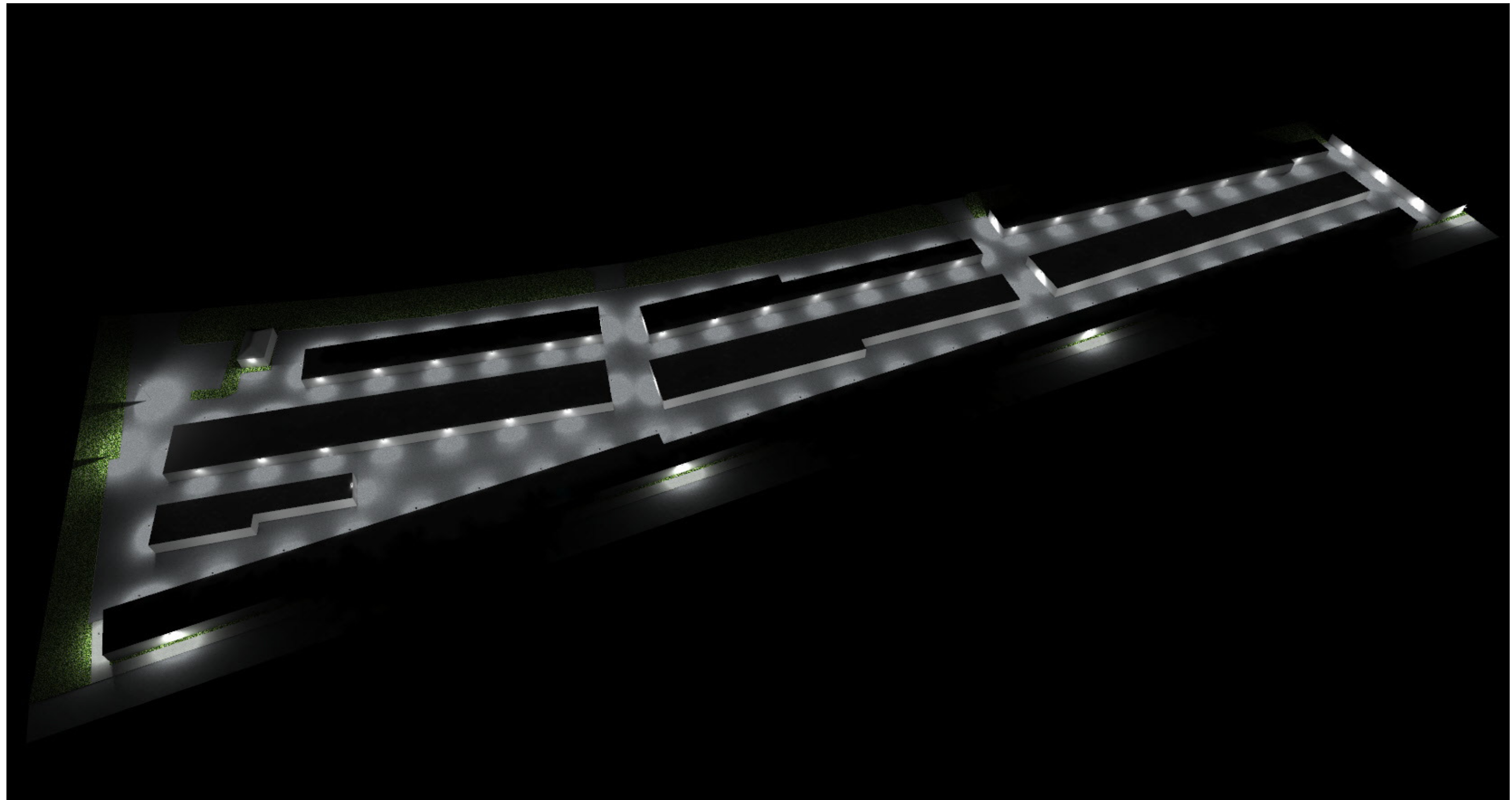


Symbol	Qty	Label	Arrangement	Total Lamp Lume&LF	Description
54	L1	SINGLE	N.A.	0.900	GCL17-S-25-120V_IESNA2002
36	L2	SINGLE	5732.3	0.900	DOWNLIGHT ADJUSTABLE 50W 4000
2	F1	SINGLE	9515.6	0.900	ADJUSTABLE AREA LIGHT 75W 1ES

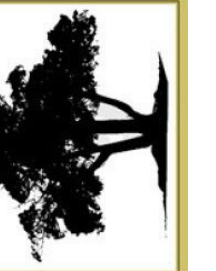
Label	CalcType	Units	Avg	Max	Min	Avg/Mid	Max/Mid
Asphalt_Planar	Illuminance	Fc	2.47	33.4	0.0	N.A.	N.A.
Rear Roadway_Planar	Illuminance	Fc	0.05	0.9	0.0	N.A.	N.A.
Sidewalk_Insert_2	Illuminance	Fc	1.85	34.0	0.0	N.A.	N.A.

LumNo	Label	X	Y	Z	Orient	Tilt
1	L1	194.25	423	9	90	0
2	L2	152.75	423.25	9	89.403	0
3	L2	130.5	405.125	9	181.245	0
4	L2	158.5	473.875	9	167.697	0
5	L2	169.75	535	9	169.439	0
6	L2	195.25	554.5	9	77.471	0
7	L2	235.25	586.25	9	79.531	0
8	L2	261.625	590.375	9	188.366	0
9	L1	235.75	422.826	9	89.75	0
10	L1	275.748	422.652	9	89.75	0
11	L1	317.248	422.977	9	89.75	0
12	L1	357.998	422.803	9	89.75	0
13	L1	398.998	422.629	9	89.75	0
14	L1	439.748	423.455	9	89.75	0
15	L1	479.747	423.281	9	89.75	0
16	L1	281.878	457.125	9	347.715	0
17	L1	188	508.25	9	257.631	0
18	L1	227.818	501.9	9	259.412	0
19	L1	267.888	495.051	9	259.412	0
20	L1	306.093	486.746	9	259.412	0
21	L1	347.913	479.146	9	259.412	0
22	L1	389.231	471.795	9	259.412	0
23	L1	428.55	464.447	9	259.412	0
24	L1	272	561.5	9	259.38	0
25	L1	311.352	554.322	9	259.668	0
26	L1	351.703	546.653	9	259.668	0
27	L1	391.808	538.98	9	259.668	0
28	L1	432.658	531.806	9	259.668	0
29	L1	501.25	412.75	9	88.152	0
30	L1	543.25	413.218	9	89.955	0
31	L1	583.25	413.187	9	89.955	0
32	L1	625.5	413.158	9	89.955	0
33	L1	665.5	413.124	9	89.955	0
34	L1	706.75	413.342	9	89.955	0
35	L1	746.75	413.311	9	89.955	0
36	L1	788.25	413.278	9	89.955	0
37	L1	829	413.248	9	89.955	0
38	L1	870.5	412.966	9	89.955	0
39	L1	910.5	412.938	9	89.955	0
40	L1	952	412.903	9	89.955	0
41	L1	993.5	412.122	9	89.955	0
42	L1	1034	412.84	9	89.955	0
43	L1	1075.25	412.308	9	89.955	0
44	L1	1116.25	412.527	9	89.955	0
45	L1	514.5	510	9	266.309	0
46	L1	461.654	526.304	9	259.668	0

LumNo	Label	X	Y	Z	Orient	Tilt
47	L1	555.664	507.877	9	266.24	0
48	L1	596.578	505.003	9	266.24	0
49	L1	637.992	501.63	9	266.24	0
50	L1	678.558	499.004	9	266.24	0
51	L1	718.82	496.633	9	266.24	0
52	L1	759.984	494.009	9	266.24	0
53	L1	823	512.75	9	266.793	0
54	L1	863.888	509.007	9	265.708	0
55	L1	905.026	505.263	9	265.708	0
56	L1	946.414	501.77	9	265.708	0
57	L1	986.202	498.774	9	265.708	0
58	L1	1026.94	495.533	9	265.708	0
59	L1	1067.57	493.29	9	265.708	0
60	L1	1109	495.75	9	267.556	0
61	L2	1133.25	451.5	9	1.146	0
62	L2	1160.25	411.5	9	180.546	0
63	L2	1160.25	452.75	9	178.918	0
64	L2	1160.75	493.25	9	180	0
65	L2	811.75	458	9	176.055	0
66	L2	784.25	454	9	357.955	0
67	L2	783.75	504	9	0	0
68	L2	465.5	479	9	350.853	0
69	L2	493	468.25	9	180	0
70	L2	503.75	528.5	9	180	0
71	L2	477	540	9	353.218	0
72	L2	276.5	595	9	85.186	0
73	L2	316.83	587.461	9	79.501	0
74	L2	356.91	580.172	9	79.501	0
75	L2	397.241	572.644	9	79.501	0
76	L2	437.821	565.345	9	79.501	0
77	L2	467.401	559.556	9	79.501	0
78	L2	518	544.5	9	90.855	0
79	L2	557.158	541.531	9	86.103	0
80	L2	598.315	538.812	9	86.103	0
81	L2	629.25	528.75	9	89.275	0
82	L2	669.661	524.335	9	86.18	0
83	L2	710.322	521.67	9	86.18	0
84	L2	751.483	519.255	9	86.18	0
85	L2	812	528.75	9	176.987	0
86	L1	228.25	600.25	9	252.897	0
87	P1	157	596.5	18	352.284	0
88	P1	134	553	18	356.664	0
89	L2	169	388.75	9	270	0
90	L2	486.75	388.75	9	270	0
91	L2	811.75	388.75	9	270	0
92	L2	1188	388.75	9	270	0



Green Country  
Lights LLC



Comments

Date

#

Revisions

Drawn By:

Checked By:

Date: 2/27/2020

Scale: 1" = 40'

Kingwood

Revision 1



December 4, 2020

Roxanne M. Johnston, Senior Planner  
Community Development Department  
City of Florence, Oregon  
250 Highway 101  
Florence, OR 97439

3040 25th Street, SE  
Salem, OR 97302-1125  
Phone: (503) 378-4880  
Toll Free: (800) 874-0102  
FAX: (503) 373-1688

Re: City of Florence, Planning Case No.: AR 20 10 DR 03 and PC 20 30 DR 07

Dear Roxanne M. Johnston:

The Oregon Department of Aviation (ODA) appreciates the opportunity to review and comment on the above case numbers and has prepared the following comments.


The proposal is to construct a phased 470-unit storage facility with an associated office building on multiple lots. These unaddressed lots total approximately 4.5 acres owned by the City of Florence and are located on Assessor's Map 18-12-22-43, Tax Lots 00900, 00800, 0070.

The ODA provides the following recommendations for this proposal:

1. Prior to issuance of any building permits, the applicant must file and receive a determination from the ODA as required by OAR 738-070-0060 on FAA Form 7460-1 Notice of Proposed Construction or Alteration to determine if any new structures will pose an obstruction to aviation safety at the Florence Municipal Airport.
2. The height of new structures shall not penetrate FAA Part 77 Imaginary Surfaces, as determined by the ODA and the FAA.
3. Shields on any external buildings shall be designed as to not interfere with aircraft or airport operations. Building and yard light details are required to be submitted with building permits to include evidence of no glare-emitting light sources to aviation.

Thank you for inviting the ODA to comment on this proposal. If you have any questions or need clarification on these comments, please contact me at 503-378-2529 or [Seth.Thompson@aviation.state.or.us](mailto:Seth.Thompson@aviation.state.or.us).

Sincerely,



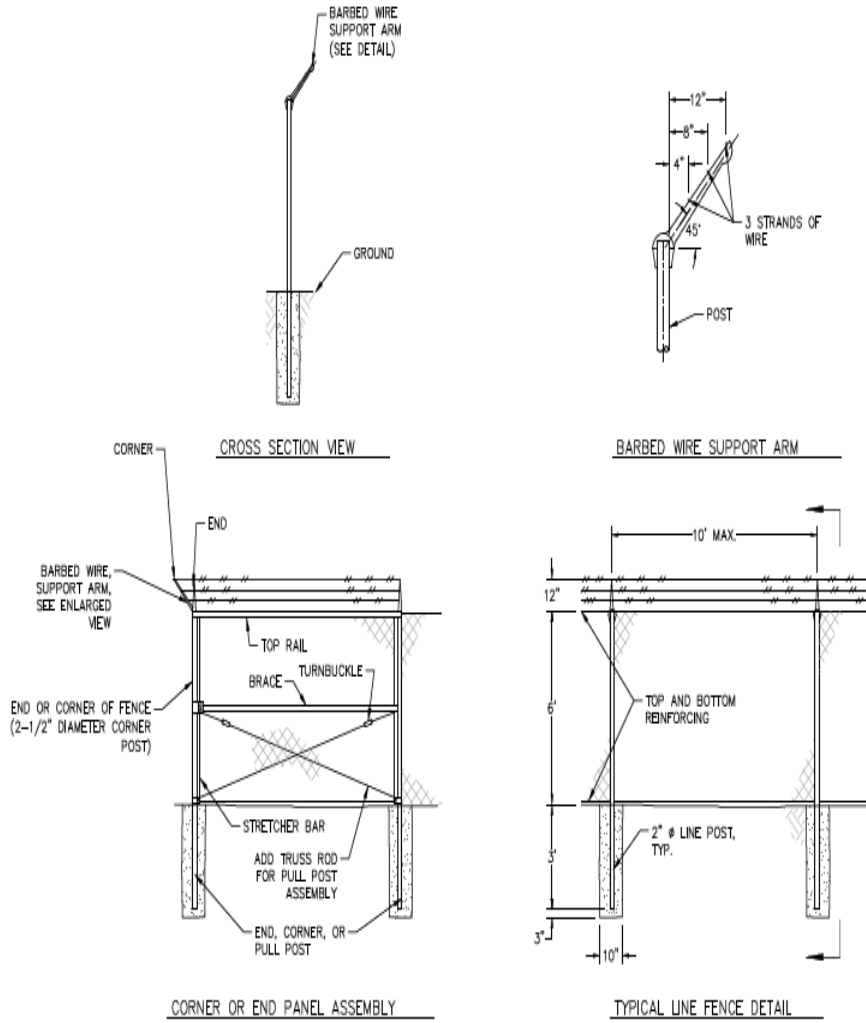
Seth Thompson  
Aviation Planner

CC: Heather Peck  
Planning & Projects Manager  
Oregon Department of Aviation



# Exhibit "H"

## Fencing Proposal



- NOTES:**
- FENCING SHALL BE CHAIN LINK AND SHALL CONSIST OF A CHAIN LINK FABRIC AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND RECOMMENDATIONS.
  - FENCING HEIGHT SHALL BE 6'-0" HIGH WITH THREE (3) STRANDS OF BARBED WIRE LOCATED AT TOP OF FENCING. ALL CHAIN LINK FENCE FABRIC SHALL BE 2" MESH-9GA.
  - CONCRETE FOUNDATIONS FOR POSTS SHALL BE MINIMUM 2,500 PSI CONCRETE. SET EACH POST APPROXIMATELY 36-INCHES INTO CONCRETE. FOUNDATION HAVING A MINIMUM DIAMETER OF 10-INCHES FOR LINE POST AND 18-INCHES FOR END OR CORNER POSTS.
  - NO STRAIN SHALL BE PLACED ON POSTS UNTIL CONCRETE HAS SET FOR AT LEAST SEVEN (7) DAYS.
  - ALL FENCING SHALL BE TRUE TO LINE, TIGHT AND STRAIGHT.
  - LINE POSTS AND BRACE RAILS SHALL BE STANDARD PIPE OR ROLLED FORMED SECTION WITH MINIMUM OF 200 POUNDS BENDING STRENGTH PERPENDICULAR TO FENCE LINE.
  - END, CORNER, AND PULL POSTS SHALL BE SCHEDULE 40 PIPE, 2-1/2" O.D. GALVANIZED.
  - ALL POSTS, RAILS, AND APPURTENANCES SHALL BE HOT DIPPED ZINC COATED STEEL PER ASTM SPECIFICATION A-120, A-123 OR A-153, WHICHEVER IS APPLICABLE.
  - ALL PIPE POSTS SHALL HAVE CAPS WHICH EXCLUDE MOISTURE.
  - SPACE BETWEEN THE TOP OF FINISHED GRADE AND BOTTOM OF CHAIN LINK FENCE FABRIC SHALL NOT EXCEED TWO (2) INCHES.
  - CONTRACTOR SHALL PROVIDE PRIVACY SLATS (COLOR TBD BY OWNER) IN ALL CHAIN LINK FENCES.

# Exhibit "I"

**From:** [Larry Farnsworth](#)  
**To:** [Roxanne Johnston](#); [CrystalFarnsworth20@gmail.com](mailto:CrystalFarnsworth20@gmail.com); [Wendy Farley-Campbell](#)  
**Subject:** Heceta Self Storage Airport Annex  
**Date:** Tuesday, November 24, 2020 11:10:52 AM  
**Attachments:** [hifnkgmhjclieh.png](#)  
[lighting plan kingwood revision 2 27 20-1.pdf](#)  
[wall pack 25w.pdf](#)  
[downlight adjustable 50w.pdf](#)

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Greetings,

We respectfully request decisions from the City of Florence Planning Commission on the following two items for our proposed Airport Annex location development:

1. We request approval of our dark sky lighting plan, as described and shown on the plans prepared by Green Country Lights, LLC and their lighting engineer, Mr. Dewey Surbey. We have attached copies of our fixtures and lighting plan. We seek approval based on the criteria in FC 10-37-1, 10-37-5 (H), (I).
2. We request approval of a barb-wire fence top on our commercial quality chain link fence. This would be identical to what is built at our existing highway 101 location and is needed for the health, safety, and security reasons of our employees, customers, business, and for our customer's storage belongings. Pictures are attached for explanation. We seek approval based on the criteria in FC 6-1-7-14 (A.) 1-4.

Thanks for your assistance.

Larry and Crystal Farnsworth  
Heceta Self Storage



87632 North Highway 101 (Street Address only)

P.O. Box 118 (Mailing Address)  
Florence, Oregon 97439

Direct: (541) 997-9702  
Toll-Free: (800) 368-4552

Website: [www.hecetaselfstorage.com](http://www.hecetaselfstorage.com)

Email: [storage@hecetaselfstorage.com](mailto:storage@hecetaselfstorage.com)