

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 24 13 CUP 09

A REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A CARETAKER’S UNIT IN AN EXISTING WAREHOUSE BUILDING LOCATED AT 1732 LAUREL WAY AS SHOWN ON ASSESSOR’S MAP #18-12-27-10, TL 00140. REQUEST ALSO SEEKS TO CONSOLIDATE A CHANGE OF USE REQUEST FROM OFFICE AND STORAGE USE TO A CARETAKER’S UNIT.

WHEREAS, application was made by Daphne Conner and Shawn Fleming for a Conditional Use Permit approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-4; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on May 14, 2024, 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 10-4, and FCC 10-20 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 Conditional Use Permit for a caretaker’s unit in an existing warehouse building within the Limited Industrial (LI) District meets the applicable criteria in Florence City Code and is not contrary to 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.

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

“A”	Findings of Fact
“B”	Application & Police Reports
“C”	Site Plan
“D”	Resolution PC 95 1 10 4 DRB Approval Packet
“E”	Building Permits

1. 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 the structural integrity or ADA access which

are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. 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. 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.

FCC 10-3: Off Street Parking and Loading

- 4.1 ADA signage plans shall be provided with the building permit application and signage installed in accordance with FCC 10-3-5 E.
- 4-2. Per FCC 10-3-8 E (1), the applicant shall provide wheel stops for each parking space prior to issuance of the Certificate of Occupancy or final permit inspection for the caretaker unit.
- 4-3. The applicant shall with the building permit application include on the site plan a minimum of two bicycle parking spaces in accordance with FCC 10-3-10 A, B, and D through H. This plan will be reviewed under planning's site plan review with the building permit application.

FCC 10-4: Conditional Uses

- 5-1. This Conditional Use Permit for a caretaker's unit in Limited Industrial District shall be valid for one year after the date of approval (May 29, 2025), unless a building permit has been issued and substantial construction pursuant thereto has taken place.

FCC 10-20: Limited Industrial District (LI)

- 6-1. The applicants shall either locate trash and recycling receptacles inside the warehouse or screen with a sight obscuring trash enclosure, fence or wall not less than 5' in height. The Trash receptable areas shall be kept clean and trash shall not be allowed to blow about the site no onto neighboring sites, nor shall any trash be stored in a manner to attract rodents per FCC 10-20-5-l.

FCC 10-34: Landscaping

- 7-1. The applicant shall submit an annotated 1995 landscape plan within 3 months (August 29, 2024) of this approval. It shall include a list of plantings that coincide with the species of plants remaining on the site and demarcations of a plant's presence on site or not.
- 7-2. The applicant shall supplement the landscaping existing on site to ensure the coverage proposed under the 1995 landscape plan is met. For instance, the area south of the driveway was proposed to have 9 plantings. If 6 are planted and room is available for one or more of the other three, they shall be planted. Additionally, all trees included on Exhibit C shall be planted if they are missing. Any dead trees or shrubs on site shall be replaced. Landscaping shall be installed prior to a final certificate of occupancy for the caretaker's unit in accordance with FCC 34-3-2.
- 7-3. In accordance with FCC 10-34-3-5, the applicant shall submit an irrigation plan for the new plantings along with the landscape plan. If drought tolerant plants are not used, per FCC 9-2-3-5, the irrigation plan shall be installed underground otherwise the irrigation system may be temporary. All irrigation requires a backflow prevention device. .

FCC 10-35: Access and Circulation

- 8-1. Per FCC 10-35-3-3-B, where a walkway crosses a parking area, or driveway, it shall be clearly marked with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermos-plastic striping and similar types of non-permanent applications may be approved for crossings not more than twenty-four (24) feet in length.

FCC 10-36: Public Facilities

- 9-1. Prior to issuance of a Certificate of Occupancy for the caretaker's Unit, the applicant shall obtain a Driveway Permit by the Public Work's Department and submit a driveway design that meets the requirements of FCC 10-35 and City of Florence Standards and Specifications or sign a non-remonstrance permit for construction of a new driveway apron to be constructed at the same time as sidewalk construction along Laurel Way.

FCC 10-37: Lighting

- 10-1. Lighting plans shall be submitted with the building permits illustrating plans to either screen the existing lights to make them full cut-off/dark sky compliant or replace the light fixtures with some in accordance with FCC 10-37.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 28th day of May, 2024

Sandra Young, Chairperson
Florence Planning Commission

DATE