
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO:
Meeting Date: June 25, 2024

ITEM TITLE: PC 24 22 DR 07 – E-Waste Facility – Lane County Transfer Site

OVERVIEW:

Background/Application: A Design Review request for a 960 sq. ft. e-waste facility to be located on the Lane County Transfer site. The proposed building will be used as storage of e-waste and hazardous waste at the Florence site between recycler pick-ups. The subject property is located at 2820 Rhododendron Drive north of Wild Winds and south of Marine Manor, as shown on Assessor's Map #. 18-12-22-00, tax lot 00702.

History: In 2020 the Lane County Transfer site went through a new conditional use permit process for reconstruction and design of the site under Resolution PC 20 06 CUP 02. At that time the circulation, lighting, landscaping, and stormwater were all reviewed. Condition of Approval 5.1, provided the opportunity to complete the e-waste building and hazardous waste facilities through a Type II design review process rather than a type III if completed within 3 years (June 25, 2023). An application was received for the e-waste building in November 2021, but was deemed incomplete and the County did not take further action. As more than 3 years has passed since this time the condition is void and the application processed as a Type III with a public hearing.

Process and Review: This Design Review request represents a Type III land use application requiring quasi-judicial public hearing. The agenda item will include staff's overview of the new materials and the associated revised findings and resolution. The Planning Commission will hold deliberations on this application and cast votes based on the *issues / decision points* and *alternatives* listed below.

The project proposes a 960 sq. ft. warehouse building with roof overhangs and associated site developments, including ADA parking, sidewalks on the perimeter of the building, and bike parking. New construction and site modifications over 1,500 sq ft require Planning Commission review. Therefore, this structure and site improvements requires a Type III Design Review and public hearing before the Planning Commission. Improvements for the greater Lane County Transfer Site were completed through conditional use permit review process, Resolution PC 20 06 CUP 02, and no applicable code changes have been adopted related to criteria related to lighting, stormwater, marine district, or estuary and shoreland management units. Therefore, the focus of this review will process will be on the building design, parking requirements, access and circulation on the site.

ISSUES/DECISION POINTS: *None*

ALTERNATIVES:

1. Recommend approval of the Design Review request for PC 24 22 DR 07 based on the Commissions' findings that the application meets the requirements of City Code subject to conditions,
2. Recommend denial of the requested design review PC 24 22 DR 07 based on the Commissions' findings that the application does not meet the requirements of City Code.
3. Continue deliberations and defer the decision if additional information is determined to be necessary.

RECOMMENDATION:

The evidence in the record demonstrates that the proposed Design Review request for PC 24 22 DR 07 is consistent with the policies set forth in state statutes and administrative rules, and Florence City Code based on the findings. Staff recommends that Planning Commission approve the Design Review request for PC 24 22 DR 07 as shown in Alternative 1, above.

AIS PREPARED BY:

Clare Kurth, Associate Planner

ATTACHMENTS:

- Exhibit A Findings of Fact
 - Exhibit B Land Use Application
 - Exhibit C Civil Set
 - Exhibit D Building Design
 - Exhibit E 2020 Transfer Station Reconstruction
 - Exhibit F 2020 Transfer Station Drainage Plan
 - Exhibit G Photometric Plan & Light Fixtures
 - Exhibit H 9-30-2020 Conditions Check Letter
 - Exhibit I 12-16-2020 O&M Stormwater
 - Exhibit J Resolution PC 20 06 CUP 02
 - Exhibit K Color Verification Form
 - Exhibit L Referral Comments
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