

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 24 22 DR 07**

A REQUEST FOR DESIGN REVIEW OF A 960 SQ. FT. E-WASTE RECYCLING FACILITY AND ASSOCIATED SITE IMPROVEMENTS TO BE LOCATED AT THE LANE COUNTY TRANSFER SITE AT 2820 RHODODENDRON DR.

**WHEREAS**, application was made by Ashleigh Riolo, on behalf of the Lane County, for a Design Review approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6; and

**WHEREAS**, the Planning Commission met in a duly-advertised public hearing on June 25, 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, and FCC 10-6, 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 design review for the 960 sq. ft. e-waste recycling facility and associated improvements meet the applicable criteria in Florence City Code and 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" | Land Use Application                 |
| "C" | Civil Set                            |
| "D" | Building Design                      |
| "E" | 2020 Transfer Station Reconstruction |
| "F" | 2020 Transfer Station Drainage Plan  |
| "G" | Photometric Plan & Light Fixtures    |
| "J" | Resolution PC 20 06 CUP 02           |
| "K" | Color Verification Form              |
| "L" | Referral Comments                    |

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.
4. FCC 10-3: Parking
  - 4.1 In accordance with FCC 10-3-9- F, the ADA accessible parking stall shall meet minimum requirements in accordance with federal ADA guidelines. The applicant shall provide evidence that federal ADA guidelines are met, if less than City standards prior to issuance of certificate of satisfactory completion.
  - 4.2 In accordance with FCC 10-3-10-G, bike parking shall be clearly marked and reserved for bicycle parking only. This shall be reviewed prior to issuance of certificate of satisfactory completion.
  - 4.3 In accordance with FCC 10-3-10-H, Bike parking shall be located in a manner which does not impede or obstruct pedestrian access. This shall be reviewed prior to issuance of certificate of satisfactory completion.
  - 4.4 A bollard or similar feature shall be installed between the bike parking and the ADA parking stall to prevent vehicle encroachment into bike parking stalls or damage. The bollard shall be installed in a location that does not impede or obstruct pedestrian access or circulation on the site. This shall be reviewed prior to issuance of certificate of satisfactory completion.
5. FCC10-6: Design Review
  - 5.1 In accordance with FCC 10-6-5-1-J, public health, safety, and general welfare shall be considered with this project. Due to the close proximity to the public airport zone, no glare producing materials shall be used that may impede a pilot's vision in accordance with FCC 10-21-2-7-C. This shall include both the metal roofing materials and the four 4' x4' prismatic skylights proposed to be installed within the roofing.
6. FCC10-35: Access & Circulation
  - 6.1 In accordance with FCC 10-35-3-2, a continuous pedestrian walkway shall be installed on site to provide safe, direct, and convenient pedestrian connections between buildings and facility on site. A pedestrian circulation plan shall be submitted for

Community Development Department review prior to or in conjunction with submittal of building permits.

- 6.2 In accordance with FCC 10-35-3-3, the pedestrian walkways provided onsite shall include clearly marked signage or pavement markings wherever pedestrian walkways cross a driveway or drive aisle. The walkway shall include safe separation through a 6 inch curb, protective bollards, or similar. Details shall be submitted on a revised site plan prior to, or in conjunction with building permit issuance.
- 6.3 In accordance with FCC 10-35-3-3, the pedestrian walkway onsite shall meet minimum ADA accessibility standards wherever feasible. This shall include but not be limited to slopes, width, and intersections. This shall be reviewed prior to issuance of certificate of satisfactory completion.
- 7. FCC10-37: Lighting
- 7.1 In accordance with FCC 10-37- 4-E, City Community Development staff reserve the right to review new lighting installed in association with the e-waste facility and it's site. This review period shall be 30 days following the first calendar day after final certificate of satisfactory completion is issued and request adjustments to illumination levels that do not meet Code criteria in FCC 10-37.

**Informationals:**

- 1. In accordance with FCC 10-6-11, design review shall expire 1 year following approval (June 25, 2025), unless substantial construction has taken place.
- 2. Any lighting proposed at a future date shall meet all code requirements in FCC 10-37 at the time of installation or application. This is to include, but not be limited to, full cut-off fixtures and illumination levels.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 25<sup>th</sup> day of June, 2024.

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Sandra Young, Chairperson  
Florence Planning Commission

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DATE