
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO:
Meeting Date: September 17, 2024

ITEM TITLE: PC 24 35 DR 11 –*Heceta RV Park Expansion*

OVERVIEW:

Background/Application: A Design Review request for Design Review to add 11 recreational vehicle spaces for residential use, a stormwater system, a parking lot, an access drive, and lighting to an existing mobile home park located at 87675 Hwy 101, 279’ southeast of the intersection of Heceta Beach Rd and Hwy 101, Assessor’s Map 18-12-11-33, Tax Lot 00800, in the Service Industrial District regulated by Florence City Code Title 10 Chapter 31.

Process and Review: This application request represents a Type III land use application review requiring a quasi-judicial public hearing. The Florence Planning Commission is the review body as set out in [Florence City Code Title 10 Chapter 6](#). The resolution, findings of fact, and application materials are attached to this AIS. The applicable criteria are listed in the “Applicable Criteria” section of the findings. Only the code sections, comprehensive plan policies, and appendices are the policy considerations that may be applied in the decision-making process. Application materials, public testimony, and agency referrals that speak to the criteria may also be considered. The agenda hearing will include the staff’s overview of the application and presentation of any written testimony received, Planning Commission deliberations, and their vote.

Testimony: No public testimony was received before publishing the Findings of Facts.

Referrals:

ODOT: “Here is a summary of ODOT comments concerning lot 800 of map 18S-12W-1133:

Access control is present along the frontage of this property as ODOT purchased new right of way from the property back in 1985 and as part of the purchase and negotiations ODOT acquired access control and recorded 2 reservations of access which could be used for up to two approaches to US101. The northernmost of the three existing approaches was agreed to be closed but remains to this day. ODOT will require that this northern approach be removed if any frontage improvements are proposed by the city which impacts that approach or if a future ODOT project impacts this approach. If the City of Florence requires sidewalk as part of this mobile home park expansion then ODOT would recommend a separated sidewalk with a minimum width of 6 ft and with returns to the highway shoulder at each end. All proposed work within the ODOT right of way will need a MIST permit from the ODOT District 5 Maintenance Office. Please note that the ODOT District 5 Maintenance Office is not desiring to obtain additional maintenance obligations at this time given budget constraints and will look to have maintenance of any newly added improvements maintained by others.”

CLPUD: “Currently, all of Central Lincoln PUD’s utilities are overhead, and it looks like our poles have been accounted for on the plan sets. I did receive an inquiry from the park itself about adding a 400amp meter for 8 new RV sites. We would require this secondary run to be underground as well as changing out an existing pole. I haven’t heard back from the customer regarding this project.”

ISSUES/DECISION POINTS:

The applicant's submittal lacks most of the plans and information the code requires; in addition, the site plan will not be able to be completed as presented due to spaces and parking proposed not meeting City code. With the amount of missing information and the proposed site plan not meeting the code, Staff recommends a planning commission decision to continue the hearing, which would allow the applicant to present the required plans and new site plan per the suggested approval conditions. The condition of approval list below includes the required missing information.

CONDITIONS OF APPROVAL:

1. The applicant shall provide 24 new parking spaces for the site, an addition of 9 from what was proposed.
2. The applicant shall install two required ADA spaces, one to the van Accessible standards found in FCC Table 10-3-2.
3. The applicant shall pave the 24 parking spaces for the expansion and the first 50’ of the driveway from the ROW boundary of HWY 101.
4. The applicant shall grade the property so stormwater is not drained onto public sidewalks.
5. The proposed (15) and required (9) parking spaces shall be screened so that headlights do not shine on adjacent residential uses to the south.
6. All parking installed that abut interior lot lines or abutting streets shall have a curb of not less than 6”.
7. A five-foot-wide landscaping area shall be installed between Highway 101 and the abutting parking lot.
8. The parking lot within the 25’ required setback shall be moved, and all other parking shall stay out of the 25’ required setback from Highway 101.
9. A plan drawn to a suitable scale indicating how the off-street parking and loading requirements are to be met shall accompany an application for a building permit in accordance with FCC 10-3-5(L).
10. The parking spaces on the subject site shall be changed in accordance with FCC 10-3-9.
11. The applicant shall submit bike parking in accordance with FCC 10-3-10.
12. The 11 RV spaces included in this application shall not be used or occupied by a mobile home.
13. The applicant shall move spaces 7 and 8 so that the required minimum 15’ setback in the Service Industrial district is met.
14. All new utilities shall be installed underground.

15. Landscaping is required in the 15' setback that abuts the expansion area.
 16. Per ODOT requirements, the applicant shall remove and close the northernmost driveway accessing the property.
 17. Landscaping submitted in the landscape plan shall be applied to the 11 new RV spaces.
 18. A landscaping plan in accordance with FCC 10-36 shall be submitted prior to any development of RV spaces.
 19. Applicant shall show the landscaping of stormwater swales on the required landscape plan.
 20. Permanent underground irrigation installed in all new landscaping.
 21. The property owner shall replace plantings that fail to survive within six months of dying or removal.
 22. All proposed work within the ODOT right of way will need a MIST permit from the ODOT District 5 Maintenance Office.
 23. Per FCC 10-35-2-12 B, the applicant shall submit full construction plans for the driveway aprons, sidewalks, and ramps for review and approval by the Public Works Director.
 24. The applicant shall submit an engineered plan for the driveway to the City of Florence Public Works Director.
 25. Landscaping shall be maintained so that plants do not grow to obstruct vision clearance areas at internal intersections or intersections with public streets per FCC 10-34-2-14.
 26. The applicant shall install sidewalks and ramps along the Highway 101 frontage in accordance with the City code and ODOT recommendations.
 27. A pathway shall include pedestrian and bike access through the property from HWY 101 to the proposed RV spaces.
 28. The required pathway shall adhere to FCC 10-35-3-3.
 29. The applicant shall submit plans for ROW improvements as detailed in FCC 10-36-2-5 & FCC 10-36-2-16.
 30. The applicant shall install sidewalks and ramps along the Highway 101 frontage in accordance with FCC 10-36-2-18 and FCC 10-35.
 31. Plans for mailboxes shall be approved by the USPS and submitted to the City.
 32. Plans for a street light at the southernmost driveway and Highway 101 shall be submitted to the City for approval.
 33. The applicant plans to improve the water and sewer system at the mobile home park before their application is approved. This does not affect the code that applies to the expansion of use.
 34. A National Pollution Discharge Elimination System (NPDES) Permit must be obtained from the Department of Environmental Quality prior to the issuance of a development permit.
 35. Any new electric connections or lighting connections shall be underground.
 36. Construction plans and installation shall follow the criteria found in FCC 10-36-7 and FCC 10-36-8.
 37. Applicant shall submit a drainage and stormwater management plan according to FCC 9-5.
 38. FCC 9-5-6-1 and FCC 9-5-6-2 shall be applied before the issuance of CO.
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39. A land use approval shall not subvert the legally adopted building codes that may apply to this proposed use, which may include restrictions on the use that this zoning code does not address.

ALTERNATIVES:

1. Recommend approval of the Design Review request for PC 24 30 DR 08 based on the Commission’s findings that the application meets the requirements of the City Code or can meet them through conditions of approval.
2. Recommend denial of the Design Review request of PC 24 30 DR 08 based on the Commission’s findings that the application does not meet the requirements of the City Code.
3. Continue deliberations and defer the decision to a time and date certain, requiring the applicant to provide ALL code-required information prior to a Commission decision.

RECOMMENDATION:

The evidence in the record demonstrates that the proposed Design Review request for PC 24 35 DR 11 is **INCONSISTENT** with the policies set forth in state statutes, administrative rules, and Florence City Code based on the findings. Staff recommends that the Planning Commission continue deliberations and defer the decision to a time and date certain, requiring the applicant to provide ALL code-required information prior to a Commission decision. As shown in Alternative 3 above.

AIS PREPARED BY:

Jacob Foutz, Planning Manager

ATTACHMENTS:

Attachment 1 - Resolution PC 24 35 DR 11

- Exhibit A Findings of Fact
- Exhibit B Land Use Application Materials and Narrative
- Exhibit C Submitted Site Plan
- Exhibit D Referral Comments

**CITY OF FLORENCE
PLANNING
COMMISSION**

RESOLUTION PC 24 35 DR 11

A REQUEST FOR A SITE DESIGN REVIEW TO ADD 11 RECREATIONAL VEHICLE SPACES FOR RESIDENTIAL USE, A STORMWATER SYSTEM, A PARKING LOT, AN ACCESS DRIVE, AND LIGHTING TO AN EXISTING MOBILE HOME PARK ON A TAX LOT TOTALING 3.55 ACRES AS SHOWN ON ASSESSOR’S MAP # 18-12-11-33, TL 00800, LOCATED AT 87675 HWY 101, 279’ SOUTHEAST OF THE INTERSECTION OF HECETA BEACH RD AND HWY 101

WHEREAS, an application was made by Dennis Elmer on behalf of Land Use Resources, LLC, 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 September 24, 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 10-6, and FCC 10-7 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 the record, that:

The request for a design review for the addition of 11 recreational vehicle spaces for residential use, a stormwater system, a parking lot, an access drive, and lighting to an existing mobile home park meets the applicable criteria in the Florence City Code and the Florence Realization 2020 Comprehensive Plan, with the approval conditions 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:

Exhibit A Findings of Fact

Exhibit B Land Use Application Materials and Narrative

Exhibit C Site Plan

Exhibit D Referral Comments

1. Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted to support this decision. Any modifications to the approved plans or changes of use, except those changes relating to the structural integrity or ADA access regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of the 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.

CONDITIONS OF APPROVAL:

1. The applicant shall provide 24 new parking spaces for the site, an addition of 9 from what was proposed.
2. The applicant shall install two required ADA spaces, one to the van Accessible standards found in FCC Table 10-3-2.
3. The applicant shall pave the 24 parking spaces for the expansion and the first 50’ of the driveway from the ROW boundary of HWY 101.
4. The applicant shall grade the property so stormwater is not drained onto public sidewalks.
5. The proposed (15) and required (9) parking spaces shall be screened so that headlights do not shine on adjacent residential uses to the south.
6. All parking installed that abut interior lot lines or abutting streets shall have a curb of not less than 6”.
7. A five-foot-wide landscaping area shall be installed between Highway 101 and the abutting parking lot.
8. The parking lot within the 25’ required setback shall be moved, and all other parking shall stay out of the 25’ required setback from Highway 101.
9. A plan drawn to a suitable scale indicating how the off-street parking and loading requirements are to be met shall accompany an application for a building permit in accordance with FCC 10-3-5(L).

10. The parking spaces on the subject site shall be changed in accordance with FCC 10-3-9.
11. The applicant shall submit bike parking in accordance with FCC 10-3-10.
12. The 11 RV spaces included in this application shall not be used or occupied by a mobile home.
13. The applicant shall move spaces 7 and 8 so that the required minimum 15' setback in the Service Industrial district is met.
14. All new utilities shall be installed underground.
15. Landscaping is required in the 15' setback that abuts the expansion area.
16. Per ODOT requirements, the applicant shall remove and close the northernmost driveway accessing the property.
17. Landscaping submitted in the landscape plan shall be applied to the 11 new RV spaces.
18. A landscaping plan in accordance with FCC 10-36 shall be submitted prior to any development of RV spaces.
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21. The property owner shall replace plantings that fail to survive within six months of dying or removal.
22. All proposed work within the ODOT right of way will need a MIST permit from the ODOT District 5 Maintenance Office.
23. Per FCC 10-35-2-12 B, the applicant shall submit full construction plans for the driveway aprons, sidewalks, and ramps for review and approval by the Public Works Director.
24. The applicant shall submit an engineered plan for the driveway to the City of Florence Public Works Director.
25. Landscaping shall be maintained so that plants do not grow to obstruct vision clearance areas at internal intersections or intersections with public streets per FCC 10-34-2-14.
26. The applicant shall install sidewalks and ramps along the Highway 101 frontage in accordance with the City code and ODOT recommendations.
27. A pathway shall include pedestrian and bike access through the property from HWY 101 to the proposed RV spaces.
28. The required pathway shall adhere to FCC 10-35-3-3.
29. The applicant shall submit plans for ROW improvements as detailed in FCC 10-36-2-5 & FCC 10-36-2-16.
30. The applicant shall install sidewalks and ramps along the Highway 101 frontage in accordance with FCC 10-36-2-18 and FCC 10-35.
31. Plans for mailboxes shall be approved by the USPS and submitted to the City.
32. Plans for a street light at the southernmost driveway and Highway 101 shall be submitted to the City for approval.
33. The applicant plans to improve the water and sewer system at the mobile home park before their application is approved. This does not affect the code that applies to the expansion of use.

34. A National Pollution Discharge Elimination System (NPDES) Permit must be obtained from the Department of Environmental Quality prior to the issuance of a development permit.
35. Any new electric connections or lighting connections shall be underground.
36. Construction plans and installation shall follow the criteria found in FCC 10-36-7 and FCC 10-36-8.
37. Applicant shall submit a drainage and stormwater management plan according to FCC 9-5.
38. FCC 9-5-6-1 and FCC 9-5-6-2 shall be applied before the issuance of CO.
39. A land use approval shall not subvert the legally adopted building codes that may apply to this proposed use, which may include restrictions on the use that this zoning code does not address.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 24th day of September, 2024

Kevin Harris, Chairperson
Florence Planning Commission

DATE



PLANNING COMMISSION
 Staff report and recommendation
 for
 Design Review PC 24 35 DR 11



PC HEARING DATE: September 24, 2024

PREPARED BY: Jacob Foutz, Planning Manager

I. GENERAL INFORMATION AND FACTS

Applicant: Land Use Resources
 PO BOX 237
 McMinnville, OR 97128

Property Owner: Land Use Resources LLC
 PO BOX 237
 McMinnville, OR 97128

Land Use Review: Design Review: Proposal for an expansion of a pre-existing non-conforming use. The applicant proposes eleven new RV parking spaces.

Subject Property Description: The proposed project will be located at 87675 Hwy 101, 279' southeast of the intersection of Heceta Beach Rd and Hwy 101, Assessor's Map 18-12-11-33, Tax Lot 00800

Zoning Designation: City of Florence Service Industrial

Comprehensive Plan Map Designation: Service Industrial

Adjacent Land Use(s):

Adjacent Property	Zoning	Use
North	Lane County Tourist Commercial	Vacant lot
South	Service Industrial	Two Residential Dwellings

West	Lane County Suburban Residential	Residential Dwelling
East	Medium-Density Residential	Undeveloped ROW(Spruce) and Vacant property

II. NATURE OF REQUEST/APPLICABLE COMPREHENSIVE PLAN AND ZONING ORDINANCE PROVISIONS

Dennis Elmer, Land Use Resources, LLC, applied for Design Review to add 11 recreational vehicle spaces for residential use, a stormwater system, a parking lot, an access drive, and lighting to an existing mobile home park located at 87675 Hwy 101, 279’ southeast of the intersection of Heceta Beach Rd and Hwy 101, Assessor’s Map 18-12-11-33, Tax Lot 00800, in the Service Industrial District regulated by Florence City Code Title 10 Chapter 31.

The proposal is for 39 units, an increase of 12% from the 31 in place prior to annexation. While the increase does not trigger a new Type 3 conditional use permit for the preexisting non-conforming use, the increase in residential density (greater than 10%) triggers a Type 3 design review before the Planning Commission.

NOTICES & REFERRALS:

Notice: On September 4, 2024, notice was mailed to surrounding property owners within 100 feet of the property. Notice was published in the Siuslaw News on September 18, 2024.

At the time of this report, no public comments were received.

Referrals: Referrals were sent to the Florence Public Works, ODOT, Central Lincoln PUD, CTCLUSI, and Siuslaw Valley Fire and Rescue (SVFR) on September 16, 2024.

Agency referrals are used to determine the need for conditions of approval within their applicable review criteria.

Referral Comments Received:

ODOT: “Here is a summary of ODOT comments concerning lot 800 of map 18S-12W-1133:

Access control is present along the frontage of this property as ODOT purchased new right of way from the property back in 1985 and as part of the purchase and negotiations ODOT acquired access control and recorded 2 reservations of access which could be used for up to two approaches to US101. The northernmost of the three existing approaches was agreed to be closed but remains to this day. ODOT will require that this northern approach be removed if any frontage improvements are proposed by the city which impacts that approach or if a future ODOT project impacts this approach. If the City of Florence requires sidewalk as part of this mobile home park expansion then ODOT would recommend a separated sidewalk with a minimum width of 6 ft and with returns to the highway shoulder at each end. All proposed work

within the ODOT right of way will need a MIST permit from the ODOT District 5 Maintenance Office. Please note that the ODOT District 5 Maintenance Office is not desiring to obtain additional maintenance obligations at this time given budget constraints and will look to have maintenance of any newly added improvements maintained by others.”

CLPUD: “Currently, all of Central Lincoln PUD’s utilities are overhead, and it looks like our poles have been accounted for on the plan sets. I did receive an inquiry from the park itself about adding a 400amp meter for 8 new RV sites. We would require this secondary run to be underground as well as changing out an existing pole. I haven’t heard back from the customer regarding this project.”

APPLICABLE REVIEW CRITERIA:

Florence City Code, Title 10:

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

- Chapter 1: Zoning Administration, Sections 1-4, 1-5, 1-6-3, 1-7
- Chapter 3: Off-Street Parking and Loading, Sections 2 through 5, 8-C through 8-L, 9 and 10
- Chapter 6: Design Review, Sections 4, 5-2
- Chapter 7: Special Development Standards, Sections 3-H, 6, and 7
- Chapter 8: Nonconforming Lots and Uses, Section 1 and 2
- Chapter 10: Basic Regulations and Provisions Section 11
- Chapter 31: Service Industrial, Sections 2 through 7
- Chapter 32: Drinking Water Protection Overlay District, Sections 1, 2-9
- Chapter 34: Landscaping, Sections 2 through 5
- Chapter 35: Access and Circulation, Sections 2-2, 2-3, 2-4, 2-6 through 2-14, and 3
- Chapter 36: Public Facilities, Sections 2-5, 2-16, 2-17, 2-18, 2-22, 2-23, 3 through 8
- Chapter 37: Lighting, Sections 2 through 6

Title 9: Utilities

- Chapter 5: Stormwater Management Requirements, Sections 1 through 7

Florence Realization 2020 Comprehensive Plan

(found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)

- Ch. 2, Industrial Policies 4, 5, and 6
- Ch. 12 Policies 6, 10, 13, 23, 26, and 28

III. ANALYSIS AND FINDINGS OF FACT

The criteria that must be addressed for this request are shown in underlined text, and the responses are shown in standard text. All of the following criteria must be satisfied before this request can be approved.

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-4: APPLICATION:

- A. Applications and Petitions required by Titles 10 and 11 of this Code shall be on forms**

prescribed by the City and include the information requested on the application form.

B. Applicability of Review Procedures: All land use and development permit applications, petitions, and approvals shall be decided by using the procedures contained in this chapter. The procedure type assigned to each application governs the decision-making process for that permit or approval. There are four types of approval procedures [...]

3. Type III (Quasi-Judicial) Procedure (Public Hearing). Quasi-Judicial decisions are made by the Planning Commission after a public hearing, with an opportunity for appeal to the City Council; or in the case of a Quasi-Judicial zone change (e.g., a change in zoning on one property to comply with the Comprehensive Plan), a Quasi-Judicial decision is made by the City Council on recommendation of the Planning Commission. Quasi-judicial decisions involve discretion but implement established policy.

C. Except when this Code provides to the contrary, an application or petition regulated by Titles 10 and 11 of this Code:

1. Shall be reviewed by the Planning Director within thirty (30) days to determine if the application is complete, including required drawings, plans, forms, and statements.

Findings: The application was submitted on August 30, 2024, and on September 2, 2024, with the receipt of missing information requested by staff, it was deemed received for completeness review. With the receipt of revised plans, it was deemed complete for processing on September 2, 2024.

Conclusion: The application was reviewed within 30 days of being deemed received.

2. Shall identify the public facilities and access which may be needed to support the development, including but not limited to utilities and transportation infrastructure, and how they will be financed.

3. Shall identify off-site conditions, including property lines, utility locations, and sizes, existing and future streets, land uses, significant grade changes, and natural features such as streams, wetlands, and sand dunes for an area not less than three hundred (300) feet from the proposed application site that is one (1) acre or larger and within 100 feet from the proposed application site that is less than one (1) acre in size. (Amd. By Ord. No. 4, Series 2011)

Findings: The submitted site plan addresses Property lines, utility locations, existing streets, and existing developments on Sheet G-04 of the submitted plans. The subject property is 3.55 acres, as shown on the assessor's map 18-12-11-33. There are no significant streams, wetlands, or sand dunes within 300 feet of the subject property.

Conclusion: No natural features such as streams, wetlands, or sand dunes are within three hundred feet of the proposed application area of approximately 3.55 acres, which is more than one acre in size.

4. Shall be accompanied by a digital copy or two hard copies of required plans of dimensions measuring 11 inches by 17 inches or less. Costs of document reduction may be passed onto the applicant.

5. Shall be filed with a narrative statement that explains how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making. Additional information may be required under the specific application requirements for each approval.

Findings: The application was submitted digitally and included narrative statements related to different aspects of the project, including the general land use application and submitted site plan.

Conclusion: Criteria 4 is not applicable as a digital copy and a narrative were submitted.

6. Shall be accompanied by any other information deemed necessary by the City Planning Department.

Findings: No additional information was deemed necessary by the City Planning Department.

Conclusion: No other information was deemed necessary.

7. Shall be accompanied by the required, non-refundable fee.

Findings: The applicant submitted payment of the required fees to the Planning Department.

Conclusion: The required, non-refundable fee was received.

- D. Evidence Submittal: Except when this Code expressly provides different time limitations, all documents and evidence relied upon by the applicant shall be submitted at least thirty (30) days prior to the hearing as provided in Subsection 10-1-1-6. (Amd. By Ord. No. 30 Series 1990)

Findings: The applicant submitted all documents and evidence relied on at least 30 days prior to the hearing, except those specifically requested by the Planning Department staff.

Conclusion: All documents and evidence relied upon by the applicant were submitted at least thirty (30) days before the hearing.

10-1-1-5: GENERAL PROVISIONS

- A. 120-Day Rule: The City shall take final action on Type I, II, and III permit applications that are subject to this Chapter, including resolution of all appeals, within 120 days from the date the application is deemed as complete unless the applicant requests an extension in writing. Any exceptions to this rule shall conform to the provisions of ORS 227.178. (The 120-day rule does not apply to Type IV legislative decisions – plan and code amendments – without an applicant under ORS 227.178.)

Findings: This design review application is a Type III review process. In accordance with this code section, it is being processed within the 120–day timeline from the date it was deemed complete. The Planning Department deemed the application complete as of September 2, 2024.

Conclusion: The Planning Commission’s public hearing, with proper notification processes, will be held on September 24, 2024, at 5:30 p.m. If an appeal is filed, the City Council’s decision must be rendered by Tuesday, December 31, 2024, 120 days from the date the application was deemed complete.

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:

3. An increase in residential density by more than 10 percent, or where the resulting density exceeds that allowed by the land use district.

Findings: The proposal is for 39 units, an increase of 12% from the 31 before annexation. While the increase does not trigger a new Type 3 conditional use permit for the preexisting non-conforming use, the increase in residential density (greater than 10%) triggers a Type 3 design review before the Planning Commission.

Conclusion: The Planning Commission will hold a Type III Quasi-Judicial Land Use Hearing on September 24, 2024, at 5:30 p.m.

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.

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.

Findings: Notice of the application was mailed to property owners within 100 feet of the subject property and posted on the property on September 4, 2024, 20 days prior to the public hearing. A public hearing notice was published in the Siuslaw News Paper on September 18, 2024.

Conclusion: Notices were prepared using the Type III Quasi-Judicial Land Use Hearing process listed above.

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.

Findings: The notice contained all the required information listed in FCC 10-1-1-6-3-C.

Conclusion: All of the above criteria were followed when preparing the notice for this application.

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.

Findings: On September 24, 2024, the Planning Commission will hold a duly noticed public hearing per FCC 2-3 and FCC 2-10 procedures to consider the matter, relevant evidence, the facts

within the record, and any applicable public testimony received.

Conclusion: The Planning Commission will take action on this application at their September 24, 2024 meeting.

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.

Findings: Following the Planning Commission's decision, notice of the action and decision will be mailed to the applicant and any party who testified in writing or verbally at the public hearing.

Conclusion: A decision notice will be prepared and mailed as detailed above.

10-1-1-7: APPEALS: Under this Title, any limited land use or quasi-judicial decision may be appealed in accordance with the procedure listed below. Administrative decisions may be appealed to the Planning Commission. Planning Commission decisions may be appealed to the City Council.

[...]

Findings: This section is included as a reference only for the appeal procedure, should the applicant or member of the public with standing for an appeal desire to use it.

Conclusion: If appealed, the procedure in 10-1-1-7 shall be followed.

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-2: GENERAL PROVISIONS:

B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.

Findings: Per FCC 10-3-2-B, enlarging this use will require providing the correct number of parking spaces for the expanded portion.

Conclusion: All parking for the expansion of the use must meet current code criteria.

10-3-3: MINIMUM STANDARDS BY USE: The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs or by estimating parking needs individually using the demand analysis option described below:

10-3-4: MINIMUM REQUIRED PARKING BY USE: During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Planning Commission for a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Planning Commission and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces for non-residential uses, plus additional space(s) as needed to meet the minimum accessible parking requirement.

Table 10-3-1, Minimum Required Parking By Use:

B. Institutional and Public Assembly Types:

<u>Mobile home / Manufactured home parks</u>	<u>2 spaces per each mobile home, plus 1 space per each 4 mobile homes</u>
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Findings: According to Table 10-3-1-B, the minimum required parking for mobile home/manufactured home parks is two spaces per mobile home plus one space for every four mobile homes. The applicants' submitted site plan shows eleven new RV spaces for residential use. Based on the above criteria, this new development would require twenty-four spots. The applicant currently proposes fifteen new parking spaces, leaving a deficit of nine parking spaces. A condition of approval will be applied to ensure the nine missing parking spaces are accounted for.

Conclusion: The proposed amount of 15 parking spaces does not meet the minimum 24 parking spaces required by the code. [The applicant shall provide 24 new parking spaces for the site, an addition of 9 from what was proposed.](#)

10-3-5: VEHICLE PARKING - MINIMUM ACCESSIBLE PARKING:

- A. Accessible parking shall be provided for all uses in accordance the standards in Table 10-3-2; parking spaces used to meet the standards in Table 10-3-2 shall be counted toward meeting off-street parking requirements in Table 10-3-1;
- B. Such parking shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the entrance on an unobstructed path or walkway;
- C. Accessible spaces shall be grouped in pairs where possible;
- D. Where covered parking is provided, covered accessible spaces shall be provided in the same ratio as covered non-accessible spaces;
- E. Required accessible parking spaces shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities; signs shall be posted directly in front of the parking space at a height of no less than 42 inches and no more than 72 inches above pavement level. Van spaces shall be specifically identified as such.

<u>Table 10-3-2 - Minimum Number of Accessible Parking Spaces</u>			
<u>Source: ADA Standards for Accessible Design 4.1.2(5)</u>			
<u>Total Number of Parking Spaces Provided (per lot)</u>	<u>Total Minimum Number of Accessible Parking Spaces (with 60" access aisle, or 96" aisle for vans*)</u>	<u>Van Accessible Parking Spaces with min. 96" wide access aisle</u>	<u>Accessible Parking Spaces with min. 60" wide access aisle</u>
<u>1-25</u>	<u>1</u>	<u>1</u>	<u>0</u>
<u>*vans and cars may share access aisles</u>			
<u>**one out of every 8 accessible spaces</u>			
<u>***7 out of every 8 accessible parking spaces</u>			

Findings: Based on the required number of new parking spaces for the proposed use, the applicant must install two parking spaces, one of which is van-accessible. The proposed site plan shows no ADA spaces. A condition of approval will be applied to ensure this standard is met.

Conclusion: The applicant shall install two required ADA spaces, one to the van Accessible standards found in FCC Table 10-3-2.

10-3-8: PARKING AREA IMPROVEMENT STANDARDS: All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete, porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50') from the street.

Findings: Based on the above standard, the applicant shall pave all proposed parking areas and the first 50 feet of the driveway. The applicant is currently proposing gravel in these areas.

Conclusion: The applicant shall pave the 24 parking spaces for the expansion as well as the first 50' of the driveway from the ROW boundary of HWY 101.

C. All parking areas except those required in conjunction with a single-family, duet or duplex dwelling shall be graded so as not to drain storm water over public sidewalks. Parking lot surfacing shall not encroach upon a public right of way except where it abuts a concrete public sidewalk, or has been otherwise approved by the City.

Findings: Based on the above standard, the applicant shall grade the site so that stormwater does not drain on public sidewalks. New public sidewalks must be installed for this project, but these are not

shown on the submitted site plan. Therefore, a condition of approval ensuring this criterion is met will be required.

Conclusion: The applicant shall grade the property so stormwater is not drained onto public sidewalks.

D. Parking spaces shall be located or screened so that headlights do not shine onto adjacent residential uses.

Findings: The proposed (15) and required (9) parking spaces shall be screened so that headlights do not shine on adjacent residential uses to the south. No such screening is proposed on the submitted plans; this shall be enforced as a condition of approval.

Conclusion: The proposed (15) and required (9) parking spaces shall be screened so that headlights do not shine on adjacent residential uses to the south.

E. Except for parking areas required in conjunction with a single-family attached or detached, duet, duplex dwelling; or tri-plex, quad-plex, or cluster housing development that provides off-street parking through a carport or garage, all parking areas shall provide:

1. A curb of not less than six inches (6") in height near abutting streets and interior lot lines. This curb shall be placed to prevent a motor vehicle from encroaching on adjacent private property, public walkways or sidewalks or the minimum landscaped area required in paragraph E2 of this subsection

Findings: There are 12 proposed curbs for the parking lot in the northwest corner of the property; these are proposed to be old castle bumper curb wheel stops, which are 6" in height. These will be required for the additional required parking that also face interior lot lines. A condition of approval to ensure this criterion is met shall be applied.

Conclusion: All parking installed that abut interior lot lines or abutting streets shall have a curb of not less than 6".

2. . Except for places of ingress and egress, a five foot (5') wide landscaped area wherever it abuts street right-of-way. In areas of extensive pedestrian traffic or when design of an existing parking lot makes the requirements of this paragraph unfeasible, the Planning Commission may approve other landscaped areas on the property in lieu of the required five foot (5') landscaped area. See also FCC 10-34-3-6 and -7 for parking lot landscaping standards.

Findings: No landscape plan was submitted with this proposal. A condition of approval to ensure landscaping standards are met will be imposed later in this report. The proposed parking area in the northwest corner will need a condition of approval to ensure that a 5-foot wide landscape area is installed between this area and HWY 101.

Conclusion: A five-foot-wide landscaping area shall be installed between Highway 101 and the abutting parking lot.

F. No parking area shall extend into the public way except by agreement with the City.

G. Except for parking in connection with dwellings, parking and loading areas adjacent to a dwelling shall be designed to minimize disturbance by the placement of a sight obscuring fence or evergreen hedge of not less than three feet (3') nor more than six feet (6') in height, except where vision clearance is required. Any fence, or evergreen hedge must be well kept and maintained.

H. Lighting: Refer to Section 10-37 of this Title for requirements.

Findings: No parking areas are proposed to extend into the public ROW. All parking is in connection with dwellings. Lighting will be reviewed in sections 10-37 of this report.

Conclusion: Criterion F and G above are not applicable, and Criterion H will be addressed later in this report.

I. Except for single-family, duet and duplex dwellings, groups of more than two (2) parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right of way other than an alley.

Findings: The proposed parking lot in the northwest corner is proposed to be approximately 35' deep and is served by a driveway so that backing movements and other maneuvering will not occur in a street ROW.

Conclusion: No proposed parking would have backing and maneuvering within a street ROW.

J. Unless otherwise provided, required parking and loading spaces shall not be located in a required front or side yard.

Findings: The proposed parking lot in the northwest corner has a parking space in the required 25' setback from Highway 101. A condition of approval ensuring this parking space in moved and all other parking will not be in this setback will be enforced.

Conclusion: The parking space within the 25' required setback shall be moved, and all other parking shall stay out of the 25' required setback from Highway 101.

K. Planning review is required for all parking lot construction or resurfacing.

L. A plan, drawn to a suitable scale, indicating how the off-street parking and loading requirements are to be met shall accompany an application for a building permit. The plan shall indicate in detail all of the following:

1. Individual parking and loading spaces.
2. Circulation area.
3. Access to streets and property to be served.
4. Curb cut dimensions.
5. Dimensions, continuity and substance of screening, if any.
6. Grading, drainage, surfacing and subgrading details.
7. Obstacles, if any, to parking and traffic circulation in finished parking areas.
8. Specifications for signs, bumper guards and curbs.
9. Landscaping and lighting.

Findings: The proposed criteria are specifically stated as being needed before an application for a building permit; a condition of approval requiring such will be applied.

Conclusion: A plan drawn to a suitable scale indicating how the off-street parking and loading requirements are to be met shall accompany an application for a building permit in accordance with FCC 10-3-5(L).

10-3-9: PARKING STALL DESIGN AND MINIMUM DIMENSIONS: All off-street parking spaces (except those provided for a single-family; duet, duplex dwelling; or tri-plex, quad-plex, or cluster housing development that provides off-street parking through a carport or garage) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

- A. Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long.
- B. Each space shall have double line striping with two feet (2') wide on center.
- C. The width of any striping line used in an approved parking area shall be a minimum of 4" wide.
- D. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;
- E. Parking area layout shall conform to the dimensions in Figure 10-3(1), and Table 10-3-3, below;
- F. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines.

FIGURE 10-3 (1)

Table 10-3-3 – Parking Area Layout							
Space Dimensions in feet	Parking Angle <°	Stall Depth		Aisle Width		Stall width (B)	Curb Length (F)
		Single (C)	Double (E)	One Way (D)	Two Way (D)		
	30°	15.6	26.7	12	18	9.5	19.0
	45°	18.4	33.4	13	18	9.5	13.4
	60°	20	38.8	17	18	9.5	11.0
	70°	20.3	40.6	18	19	9.5	10.1
	80°	20	41.2	22	22	9.5	9.6
	90°	19	40.5	23	23	9.5	9.5

Findings: The proposed width of the 12 parking stalls in the northwest corner are denoted as 9’ x 20’ on sheet G-04. The width does not meet the above criteria. In addition, no striping is shown on the proposed plan. A condition of approval ensuring the above standards are met shall be included.

Conclusion: The parking spaces on the subject site shall be changed in accordance with FCC 10-3-9.

10-3-10: BICYCLE PARKING REQUIREMENTS: All new development that is subject to Site Design Review, shall provide bicycle parking, in conformance with the standards and subsections A-H, below.

B. Minimum Required Bicycle Parking Spaces. Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of one bicycle space for every ten vehicle parking spaces. In calculating the number of required spaces, fractions shall be rounded up to the nearest whole number, with a minimum of two spaces.

D. Location and Design. Bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking, or fifty (50) feet, whichever is less and shall be easily accessible to bicyclists entering the property from the public street or multi-use path.

E. Visibility and Security. Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage;

F. Lighting. For security, bicycle parking shall be at least as well lit as vehicle parking. Refer to Section 10-37 of this Title for requirements.

G. Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

H. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards. If bicycle parking cannot be provided safely, the Planning Commission or Community Development Director

may waive or modify the bicycle parking requirements.

Findings: The net addition of onsite parking will be 24 vehicle parking spaces. At a 1:10 ratio, three bicycle parking spaces are required. The submitted site plan does not denote bike parking spaces. A condition of approval will be required to ensure this criterion is met.

Conclusion: [The applicant shall submit bike parking in accordance with FCC 10-3-10.](#)

TITLE 10: CHAPTER 6: DESIGN REVIEW

10-6-4: DRAWINGS TO BE APPROVED: No permit for a new use, structure or exterior alteration or enlargement of an existing use or structure that is subject to design review, as prescribed in this Title, shall be issued until the drawings required by this Chapter have been approved by the Planning Commission, Planning Director, or their designee

This criterion is being met through this review process.

10-6-5: GENERAL APPROVAL CRITERIA:

10-6-5-2: GENERAL STANDARDS FOR RESIDENTIAL DEVELOPMENT: Residential projects and mixed-use buildings with a residential component shall meet the following standards. The Planning Director shall approve or approve with conditions the proposed development based on compliance with the following standards:

- A. Setbacks, yards, height, density, lot area, dimensions, percentage of coverage, and similar design features according to the underlying zoning district.
- B. Design standards set forth in FCC 10-10 for the proposed residential type, if applicable, except buildings with residential uses in the Old Town or Main Street Districts shall meet Downtown Architectural Design Standards of 10-6-6 subsections: 3-C, 4 and 5 as implemented by the Comprehensive Plan, Multi-unit dwellings and mixed-use buildings with a residential component located in any zone other than Old Town or Mainstreet Districts shall comply with the Multi-unit Dwelling Standards in FCC 10-10-9.
- C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.
- D. The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.
- E. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.
- F. Exterior lighting according to the standards set forth in FCC 10-37 Lighting.
- G. Provision of public and private facilities and infrastructure according to standards set forth in FCC 1036 Public Facilities, or issuance of a performance bond or suitable substitute as agreed upon by the City has been filed with the City in an amount sufficient to assure the completion of all required public facilities and infrastructure.

Findings: This report addresses the above criterion, and conditions of approval have been applied

to ensure compliance.

Conclusion: The above criterion is addressed in this report and must be met through site plan submittal or conditions of approval.

TITLE 10: CHAPTER 7: SPECIAL DEVELOPMENT STANDARDS

10-7-3: DEVELOPMENT STANDARDS FOR POTENTIAL PROBLEM AREAS: The following standards shall be applied to development in potential problem areas unless an approved Phase I Site Investigation Report or an on-site examination shows that the condition which was identified in the Comprehensive Plan or Overlay Zoning Map does not in fact exist on the subject property. These standards shall be applied in addition to any standards required in the Zoning Districts, Comprehensive Plan, and to any requirements shown to be necessary as a result of site investigation. Where conflicts or inconsistencies exist between these Development Standards, City Code, and the Comprehensive Plan, the strictest provisions shall apply unless stated otherwise.

[...]

Findings: According to Map C, Appendix 7 of the Florence Realization 2020 Comprehensive Map, the entire subject tax lot contains 100% Netarts Fine Sand, 3 to 12 percent slopes. However, no wetlands or riparian areas on these lots are identified in the 2013 Wetland and Riparian Inventory.

Conclusion: Netarts fine sand with 3 to 12 percent slopes does not trigger any special development standards.

TITLE 10: CHAPTER 8: NONCONFORMING LOTS AND USES

10-8-1: PURPOSE: There were lots, structures and uses that were lawful before the effective date hereof, or amendment hereto, but which have become either prohibited, regulated or restricted under the new terms and conditions of this Title. They shall hereafter be referred to as pre-existing, nonconforming uses or buildings. It is recognized that significant expenditures of personal and financial energy may have been invested in the development of such uses and structures and that to dismiss these expenditures as no longer relevant would be harmful to the public welfare, both in regards to the community harmony and with respect to support that will be needed to improve the quality, esthetics and functional aspects of the community. It is therefore the intent of this Chapter to allow these structures and uses that existed prior to the effective date hereof to continue, including normal maintenance, repair or replacement in case of damage due to fire or other disaster.

10-8-2: EXPANSION OF PRE-EXISTING, NONCONFORMING USE: A pre-existing nonconforming use may make a normal expansion of the existing structure for the same use up to twenty five percent (25%) of the existing square footage of floor area. Expansions larger than twenty five percent (25%) require a conditional use permit issued by the Planning Commission under the terms and conditions of Chapter 4 of this Title. Any expansion of a pre-existing,

nonconforming use shall be subject to design review under the provisions of Chapter 6 of this Title.

Findings: The proposed expansion represents an increase of approximately 12 percent. This allows the property to not be a conditional use. This expansion is being reviewed as part of this report against the provisions of Chapter 6 of this title.

Conclusion: This proposed expansion is a residential unit increase of 12 percent, which requires a design review.

TITLE 10: CHAPTER 10: RESIDENTIAL DISTRICTS

10-10-11: MOBILE HOME/MANUFACTURED HOME PARKS:

10-10-11-1: ADMINISTRATIVE PROVISIONS:

- A. Compliance Required: No land within the City shall be developed for use as a mobile home/manufactured home park and no plan for such park shall be filed or recorded until submitted to and approved by the Planning Director through a Type II Process as defined in 10-1-1-6-2.
- B. Minimum Standards: The requirements and standards set forth in this Section are the minimum ones to which a mobile home/manufactured home park must conform before approval of the Planning Director.
- C. Conformity to the Comprehensive Plan: The mobile home/manufactured home park development shall conform to the City Comprehensive Plan of that portion of the City with which the development is located.

Findings: The proposed expansion represents an increase of approximately 12 percent, which is an allowed increase for a preexisting non-conforming use, as addressed above. This use would not be allowed in this zone if it had no pre-existing non-conforming use. However, the requirements and standards in this section are applicable.

Conclusion: This proposed expansion is a residential unit increase of 12 percent, which requires a design review and review of the standards in this section.

10-10-11-2: DESIGN STANDARDS: The following standards and requirements shall govern the application of a mobile home/manufactured home park development in an area in which it is permitted:

Findings: House Bill 2809, adopted in 2021 and implemented as ORS 197.493, prohibits local jurisdictions from excluding Recreational Vehicles from mobile home parks. However, this does not limit the authority of a state agency or local government to impose other special conditions on the placement or occupancy of a recreational vehicle. ORS 197.493 is included below in *italics* for reference. Staff will evaluate the code found in FCC 10-10-11-2 below. ORS 197.493:

(1) A state agency or local government may not prohibit the placement or occupancy of a recreational vehicle, or impose any limit on the length of occupancy of a recreational vehicle as a residential dwelling, solely on the grounds that the occupancy is in a recreational vehicle, if the recreational vehicle is:

(a) Intentionally left blank —Ed.

(A) Located in a manufactured dwelling park, mobile home park or recreational vehicle park;

(B) Occupied as a residential dwelling; and

(C) Lawfully connected to water and electrical supply systems and a sewage disposal system; or

(b) Is on a lot or parcel with a manufactured dwelling or single-family dwelling that is uninhabitable due to damages from a natural disasters, including wildfires, earthquakes, flooding or storms, until no later than the date:

(A) The dwelling has been repaired or replaced and an occupancy permit has been issued;

(B) The local government makes a determination that the owner of the dwelling is unreasonably delaying in completing repairs or replacing the dwelling; or

(C) Twenty-four months after the date the dwelling first became uninhabitable.

(2) Subsection (1) of this section does not limit the authority of a state agency or local government to impose other special conditions on the placement or occupancy of a recreational vehicle. [2005 c.619 §12; 2021 c.235 §1]

Conclusion: FCC 10-10-11-2 will be evaluated in accordance with House Bill 2809 below.

- A. A mobile home/manufactured home park shall not be less than one (1) acre in area, nor contain less than ten (10) rental spaces.
- B. Lots or spaces within the park shall contain a minimum of two thousand four hundred fifty (2,450) square feet, with a width of no less than thirty-five feet (35').

Findings: The mobile home park is 3.55 acres, larger than the minimum of 1 acre. Using a Geographic Information System measurement tool from RLID, staff estimate most of the existing mobile home lots on this property to be approximately 3000 sqft. House Bill 2809, adopted in 2021, prohibits local jurisdictions from excluding Recreational Vehicles from being placed in mobile home parks. The proposed expanded use of 11 new RV parking spaces are proposed to be 12 feet in width and 30 feet in depth for the smallest one, 360 sqft. Staff feel that requiring a space to be 35' wide and a minimum of 2,450 square feet would be viewed by the state as a way to prohibit RVs in a mobile home park. However, insurance that a mobile home will not attempt to occupy the space specific to RVs in the future is something that a condition of approval could ensure and will be included below. In addition to the regulations found in this code, there may be building codes specific to the proposed use that will apply. A condition of approval will be

included to ensure that the applicant understands that building codes may regulate the design and use further than this land use code.

Conclusion: The 11 RV spaces included in this application shall not be used or occupied by a mobile home. A land use approval shall not subvert the legally adopted building codes that may apply to this proposed use, which may include restrictions on the use that this zoning code does not address.

- C. Only one living unit shall be permitted on a lot or space.
- D. No building, structure or land within the boundaries of a mobile home/manufactured home park shall be used for any purpose except for the uses permitted as follows:
 - 1. Mobile homes/manufactured homes or prefabricated structures for residential uses only, together with the normal accessory buildings such as cabana, ramada, patio slab, carport or garage and storage or washroom building.
 - 2. Private and public utilities and services on approval by the Planning Director.
 - 3. Community recreation facilities, including swimming pools, for residents of the park and guests only.
 - 4. Residences for the use of a caretaker and/or managers responsible for maintaining or operating the property.
 - 5. One small store for the convenience of the residents of the park and guests and/or other appropriate businesses subject to approval by the Planning Director.

Findings: This application does not propose more than one living unit per space or any new building or structure for purposes other than residential dwellings.

Conclusion: The applicant has not proposed anything contrary to the above standards.

- E. All mobile homes/manufactured homes shall be set back at least twenty feet (20') from mobile home/manufactured home park boundary lines abutting upon public streets or highways, one hundred feet (100') from the center line of a State highway, and at least ten feet (10') from other park boundary lines.

Findings: The applicant has two RV spaces (7&8) proposed that do not have the minimum 10' setback from the park boundary lines nor the side yard setback of 15' found in the Service Industrial Zone. While the existing use is Pre-existing and Non-conforming, it still has to adhere to the setback standards of the Service Industrial zone for all new development. The applicant will need to modify the site plan to ensure that these setbacks are met; a condition of approval will be included to ensure this.

Conclusion: The applicant shall move spaces 7 and 8 so that the required minimum 15' setback in the Service Industrial district is met.

- F. All mobile homes/manufactured homes shall be provided with a foundation stand, which shall be improved to provide adequate support for the placement and tie down of the mobile

home/manufactured home. The stand shall be all-weather surfaced with asphalt, concrete or crushed rock, and must be at least as large as the mobile home placed upon it. The stand shall be constructed so that it will not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Each stand design shall be approved by the City Building Official.

- G. All single-wide mobile homes/manufactured homes shall be tied down, thereby securing the structure against uplift, sliding, rotation and overturning. Anchors and tie downs or other devices to be used to stabilize the mobile home/manufactured home shall be of an approved type and shall be able to sustain a minimum load of four thousand seven hundred twenty five (4,725) pounds each. All such devices for anchoring and securing the structure must be approved by the City Building Official.
- H. All mobile homes/manufactured homes shall be required to provide minimum exterior finishing and construction of accessories as follows:
 - 1. All mobile homes/manufactured homes shall have compatible skirting of a moisture resistant, noncombustible material or fire- retardant wood, which must be installed within sixty (60) days from placement of home. This skirting material must be maintained in perpetuity as long as the unit is habitable.
 - 2. Pedestals or supports shall be installed to insure adequate support for all mobile homes/manufactured home. However, no mobile home/manufactured home shall be permanently attached to a foundation.
 - 3. All awnings, carports, cabanas, etc., shall comply with the City's Building Code.
- I. All mobile home/manufactured home parks over ten (10) acres in size shall be located so as to have access on a street designated by the City as a collector street.

Findings: The above standards are specific to securing mobile homes to the ground and do not apply to Recreational Vehicles and sites larger than the subject property.

Conclusion: The above criterion are not applicable to this application.

- J. Street lighting shall be provided within the park in accordance with Section 10-36. All other lighting in the park to include that provided for and on residential and accessory structures shall be provided in accordance with Section 10-37 of this Title.
- K. All utilities shall be installed underground.

Findings: No new lighting has been proposed, lighting is required and discussed under section 10-37 of this report. All new utilities will be required underground and will be included as a condition of approval.

Conclusion: All new utilities shall be installed underground.

- L. If a master TV cable is installed, the owner of the park shall see that a coordinated plan is prepared and executed.
- M. Buffering or screening, as required by the Planning Director, shall be a sight obscuring fence, wall, evergreen or other suitable planting at least six feet (6') high.

- N. Fences or windbreaks exceeding forty two inches (42") in height shall be no closer than three feet (3') to any structure or mobile home/manufactured home. Maximum height of all fences, except swimming pool fences and perimeter barriers, shall be six feet (6').
- O. The condition of soil, sand, groundwater level, drainage and topography shall not create hazards to the property or the safety of the occupants. The site shall be located so as not to be exposed to objectionable smoke, noise, odors or other adverse influence, which would subject persons or property to hazards.

Findings: No master TV cable has been proposed. The Planning Director has not required any site-obscuring fencing outside of what the code requires. No new fencing or windbreaks are proposed. No adverse influence has been identified.

Conclusion: The above standards have been found not applicable.

- P. There shall be landscaping within the front and side setback area, and in all open areas of the mobile home park not otherwise used for mobile home park purposes. The method of landscaping shall be included in the park plan for approval by the Community Development Director. The proposed landscaping must meet the standards outlined in Section 10-34 of this Title. The maintenance of the open spaces is necessary to continue renewal of the park license.
- Q. (repeat of O. above)
- R. Utilities and street standards within a mobile home/manufactured home park should be set by the Public Works Department and staff on a finding of soil condition, drainage and traffic flow.
- S. All other conditions listed in the State Code for Mobile Home/Manufactured Home Parks must be complied with.

Findings: Landscaping is required in the required 15' setback for the new proposed uses. A condition of approval will ensure this standard is met. Public Works has had the opportunity to review this development. House Bill 2809 is being applied to this application.

Conclusion: Landscaping is required in the 15' setback that abuts the expansion area.

TITLE 10: CHAPTER 31: SERVICE INDUSTRIAL

10-31-2: Buildings and Uses:

1. Construction contractors
2. Excavation businesses
3. Mini-storage units
4. Plant nurseries – wholesale and retail

5. Building supply facilities limited to enclosed retail space not to exceed 8,000 square feet in area.

6. Caretaker's unit

7. Animal Daycare and Overnight Boarding Facility (excludes breeding kennels)

8. Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Chapter.

9. Other buildings and uses determined to be similar to those listed in this section, which meet the purpose of this District and which do not have a different or more detrimental effect upon adjoining areas than those buildings and uses specifically permitted.

Findings: The proposed use is a preexisting nonconforming use that is not listed as an allowed use in the Service Industrial District; however, as addressed previously in this report, the application may continue to exist and expand following the sections of FCC 10-8.

Conclusion: This proposed expansion meets the standards of FCC 10-8.

10-31-4: Lot and Yard Provisions:

A. Minimum lot frontage: 200 feet

Findings: As explained above, the entire tax lot measures 3.55 acres with a highway frontage of approximately 235 feet.

Conclusion: The proposed use is located on approximately 235 feet of HWY 101 frontage.

B. Lot coverage: Maximum of 85%, buildings and impervious surfaces

Findings: The gross area of the lot is 154,638 square feet. In total, the existing impervious surfacing is approximately 40,521 which is 26.2% of 154,638. The proposal calls for approximately 5,620 square feet of additional impervious surfacing. Using these two numbers, the lot coverage will total 29.83% (46,141 divided by 154,638 = 0.2983 x 100 = 29.83).

Conclusion: The lot will be 29.83% covered, well below than the maximum of 85%.

C. Setback/yards regulations:

Front: On Highway 101 – 25' minimum

On Oak, Spruce or other abutting streets - 20'

Findings: As addressed previously, the current proposal does not meet the 25' required setback from Hwy 101, specifically the parking lot. A condition of approval has been included to ensure this standard is met.

Conclusion: Condition of approval number eight requires that the parking area is required to be 25-foot setback from Highway 101.

Side: Internal side yards - 15'
Side yards abutting other districts - 20'

Rear: Internal rear yards - 15'
Rear yards abutting other districts - 20'

Where an industrial use abuts a residential use, additional screening may be required, as determined by the Planning Commission/Design Review Board.

Findings: This criterion is not met. Two of the eleven proposed RV spaces are found to be located within 15' of the North property line. Condition of approval number thirteen requiring these to be moved out of the 15' setback has been applied.

Conclusion: This criterion is not met, Condition of approval number thirteen requires these spaces to be moved.

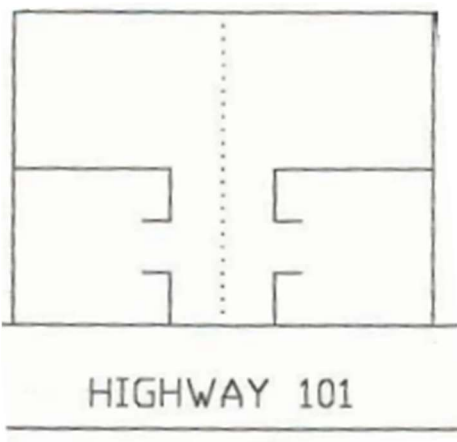
D. Height: Not to exceed 38', except as provided by FCC 10-2-4.

Findings: The proposal does not include a structure; the site plan does not show any portion of the new development to be over 38'.

Conclusion: The submitted site plan does not have any portion over the maximum height requirement of 38'.

10-31-5: Site Design Criteria:

1. Access: Access and circulation shall be in accordance with FCC 10-35, except as modified by the following specific standard: Access to Highway 101 shall be via combined driveways as shown on the diagram below:



Findings: The subject site has three previous access driveways on the property. However, ODOT has required that the northern most driveway be decommissioned as seen in the attached referral exhibit. A condition of approval will be applied ensuring that the northern most driveway is closed.

Conclusion: Per this standard and ODOT requirements, the applicant shall remove and close the northern most driveway accessing the property.

Access and circulation shall be designed to allow future access by trucks/heavy equipment from Oak Street or Spruce Street via traffic signals at Munsel Lake Road and Heceta Beach Road and Highway 101, when those signals are installed. Businesses who will access via these signals shall contribute proportionately to the costs of the signals.

Findings: Spruce Street ROW can be found contiguous with the eastern property line of the development. The current layout allows for future connection to spruce street.

Conclusion: The current layout allows for future connection to spruce street.

2. Landscaping and Screening

- a. Landscaping and screening shall meet the requirements of Section 10-34 of this Title.
- b. Businesses which include outdoor storage of business vehicles, product or raw materials shall screen those storage and or production areas from Highway 101 by providing a visual screen consisting of a berm planted with evergreen shrubs/trees which maintain a permanent year-round vegetative screen at least 15' above the top of the berm at maturity. The Planning Commission/Design Review Board may require a taller berm or other plantings if necessary to fully screen outdoor storage, machinery and/or operational activities from Highway 101. Fences may not be substituted for berms.

Findings: No landscape plan has been submitted for the project. A condition of approval requiring submittal of a landscape plan will be required. No outdoor storage of business vehicles, products, or raw materials is proposed.

Conclusion: A landscape plan shall be submitted which conforms to the criteria found in FCC 10-34.

- c. Where an industrial use abuts a residential use, see FCC 10-34-3-7-D.

Findings: This is not an industrial use, rather a pre-existing non-conforming residential use. An industrial use does not abut this residential use.

Conclusion: This criterion is not applicable.

3. Building Design:

- a. Consistent with the purpose of this district to maintain a visually pleasing entrance to Florence, the main office/administrative building on a parcel should be designed to be attractive, and should be placed on the Highway 101 side of the vegetated berm. Wood or good quality vinyl siding, patterned block or other similar materials are preferred. Metal-clad office/administrative buildings are discouraged.

Findings: No business office nor administrative building is proposed.

Conclusion: The criterion is not applicable.

- b. Colors and design shall be consistent with general community practice. The Planning Commission/Design Review Board may disapprove buildings inconsistent with general community practice, including colors and design features which incorporate company logos or other like identification.

Findings: No new buildings are proposed. The proposal is for RV parking spaces and associated improvements. This criterion is not applicable.

Conclusion: This criterion is not applicable.

4. Lighting.

- a. Lighting shall be in accordance with Section 10-37 of this Title.
- b. Lighting on the Highway 101, Oak or Spruce frontage shall be carefully integrated into the overall site design.

Findings: Lighting has been discussed in this report in section 10-37, which carefully integrates lighting along Highway 101.

Conclusion: Lighting has been discussed in this report in section 10-37

5. Public Facilities: Refer to Section 10-36 of this Title for requirements.

10-31-6: Parking: Parking and loading spaces shall be provided as required by the City's parking standards (FCC 10-3). On lots abutting Highway 101, or those abutting residential zoning, parking shall not be located in yards abutting streets. Businesses sharing an access may also share parking according to the shared parking provisions of FCC 10-3.

Findings: Parking is proposed to abut Highway 101. As discussed in a different section of this report, the parking lot on the northwest section of the property will need to be modified so that the front yard setback of 25' is met. [Condition of approval number 8 meets the requirements of this criterion.](#)

Conclusion: Parking is required to be provided according to FCC 10-3. [Condition of approval #8 ensures that parking is not allowed within the required front yard of 25'.](#)

10-31-7: Signs: Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)

Findings: Sign code will be applied during the building permit and inspection process.

Conclusion: No signs are proposed as part of this application.

TITLE 10: CHAPTER 32: DRINKING WATER OVERLAY DISTRICT

10-32-1: PURPOSE:

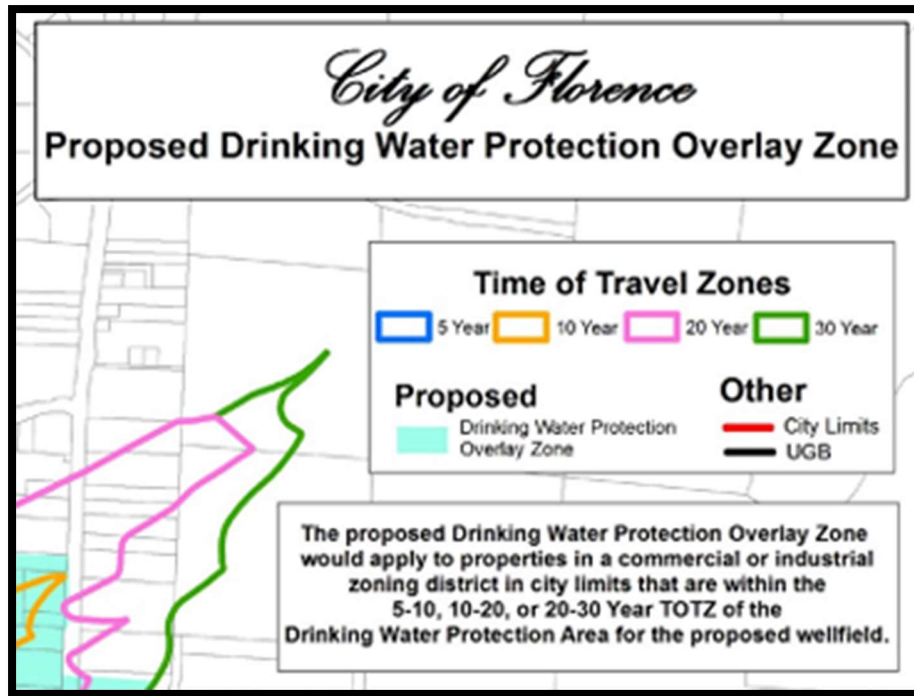
A. The Drinking Water Protection (DWP) Overlay District is established to protect from contamination the North Florence Sole Source Dunal Aquifer, used as the sole potable water supply source by the City. This Section establishes procedures and standards for the physical use of hazardous or other materials harmful to groundwater within TOTZ by new and existing land uses requiring development approval. The provisions of this Section are designed to:

1. Protect the City's drinking water supply, which is obtained from groundwater resources, from impacts by facilities that store, handle, treat, use, produce, or otherwise have on premises substances that pose a hazard to groundwater quality; and
2. Provide standards for hazardous or other materials that pose a risk to groundwater within the TOTZ.

B. In order to accomplish this purpose, the DWP Overlay District includes methods and provisions to:

1. Restrict or prohibit the use of hazardous or other materials which are potential groundwater contaminants;
2. Set standards for the storage, use, handling, treatment, and production of hazardous or other materials that pose a risk to groundwater within TOTZ; and
3. Review new or expanded uses of hazardous or other materials that pose a risk to groundwater

Findings: The subject site is located within the Drinking Water Overlay District. This overlay district was automatically zoned and applied over underlying industrial and commercial zoning districts to a specific area in 2013. It contains three zones, referred to as Time of Travel Zones (TOTZ). These zones represent the timeframe, in years, it would take for contaminants to reach the North Florence Sole Source Dunal Aquifer, a potable water source for the City. The image is taken from a map found in FCC 10-32 and shows that the subject site is located in the Twenty-Year TOTZ area:



Conclusion: The subject site is located within the Drinking Water Overlay District.

10-32-2: APPLICABILITY:

This DWP Overlay District applies to industrial and commercial land uses within the Drinking Water Protection Area (DWPA) for the proposed wellfield. As of October 5, 2013, all areas in an industrial or commercial zoning district within the specified wellhead TOTZ are automatically rezoned to add the DWP Overlay District to the underlying zoning district. The areas to which the DWP Overlay District is applied are shown on the Drinking Water Protection Overlay Map, on file in the Community Development Department and incorporated in this Section by reference.

TITLE 10: CHAPTER 34: LANDSCAPING

10-34-2: LANDSCAPE CONSERVATION

10-34-2-1: Applicability. Except for single family homes and duplexes the provisions of this Section are applicable to all development sites which contain stands of Native Vegetation or specific Significant Vegetation, as defined below. “Development sites” do not include any street, alley, or public right-of-way.

10-34-2-2: Native Vegetation. “Native vegetation” means those plant species native to the Florence region that are listed as native on the suggested Tree and Plant List for the City of Florence, such as Shore Pine, Fir, Hemlock, Spruce, Native Rhododendron, Wax Myrtle, Kinnikinnick, Huckleberry and Salal. Preservation of existing native vegetation is strongly encouraged and preferred over removal of vegetation and re-planting. Existing native vegetation may be credited toward the landscape requirements of Section 10-34-3-3 if it is preserved in accordance with the following standards:

- A. Living plant material covers a minimum of 70 percent of the area proposed for preservation;
- B. Preservation area(s) are a minimum of 30 square feet for any one area with dimensions a minimum of 5 feet on any side to ensure adequate space for healthy plant growth;
- C. Preservation area(s) are setback from new construction areas a minimum of 10 feet from new structures, and a minimum of 5 feet from new hard-surface areas (e.g. parking lot, walkways), and replanted with native vegetation if damaged during construction;
- D. The preservation area is clearly marked and identified for protection on the landscaping plan as well as on-site (e.g. construction fencing) prior to site disturbance.
- E. Existing noxious weeds¹ within the preservation area are removed prior to approval of the installed landscaping; and
- F. Preservation areas with grade changes around the perimeter are addressed with appropriate transition or stabilization measures (e.g. retaining wall) to avoid erosion.

¹Noxious and invasive weeds are those identified by the current Lane County Public Works “Noxious and Invasive Weed Management List,” with additional City of Florence footnotes. If a current county list is not available, the list in the current Oregon Department of Agriculture in “Noxious Weed Policy and Classification System” will be used. Noxious weeds common to the area are Scotch Broom, English Ivy, Gorse, and Himalayan (Armenian) Blackberry.

Findings: The site does not contain any vegetation being proposed to be cleared.

Conclusion: The property has been previously cleared of native vegetation.

10-34-2-3: Significant Vegetation. “Significant vegetation” means:

- A. Native vegetation, or
- B. Plants within designated sensitive land areas such as wetlands, riparian areas, and slopes steeper than 40%, or
- C. Trees having a DBH of four (4) inches or larger measured 4½ feet above ground.

10-34-2-4: Preservation Credit. The City may grant a “Preservation Credit” if existing significant vegetation on the site is preserved, in the form of a reduction of the overall landscape area and planting requirements of Sections 10-34-3-3. The City may authorize credits which effectively reduce the required landscaping if the following standards are met:

- A. Significant vegetation species and areas to be preserved shall be mapped and flagged in support of the site development application. Significant trees shall be mapped individually and identified by species and diameter. Wetland resources shall have a current delineation approved by the Department of State Lands. Appropriate protection from construction damage shall be in place prior to site disturbance. For a “Burn to Learn” site, significant vegetation that can be saved shall be protected.
- B. Native vegetation, wetland, riparian, and steep slope vegetation shall meet the standards set forth in Section 10-34-2-2 subsections A through F above.
- C. Dead or diseased vegetation and split, leaning, or unstable trees shall not qualify as preserved vegetation.
- D. Mature vegetation shall be trimmed and pruned as appropriate by qualified personnel to form a long-term element of the site landscaping.
- E. Landscape credit for preserved significant vegetation areas shall be granted at the ratio of 2 to 1 (e.g. every one square foot of preserved significant vegetation shall be counted as two square feet in meeting the total specified landscape area for a site). However, in no case shall the requirement for actual landscaped area be reduced below 2/3 of the area that would be required with no credit.
- F. Landscape credit for preserved trees shall be granted at the ratio of one less new tree planting for every two (2) inches diameter of preserved significant trees (e.g. a preserved tree of six inch diameter counts as three newly planted trees). This credit can be applied against required front yard, parking island, buffer, and/or street trees. However in no case shall this credit reduce the requirement for newly planted trees below 2/3 of the number that would be required with no credit. All preserved trees shall be protected from construction compaction or grade changes of more than six inches on the surface area in relation to the crown of the tree canopy.

Findings: The site does not contain any vegetation being proposed to be cleared.

Conclusion: The property has been previously cleared of native vegetation.

10-34-3: LANDSCAPING.

10-34-3-1: Applicability. Except for single-unit and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

- A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)
- B. For modifications or additions to existing development, landscaping shall be brought up to current code requirements in the same proportion as the increase in use and/or building size. (Ord. 4, 2011)

Findings: This is a modification/addition to an existing development. No landscaping has been proposed as part of this application.

Conclusion: Landscaping submitted in the landscape plan shall be applied to the 11 new RV spaces.

10-34-3-2: Landscaping Plan Required. A landscape plan is required. All landscape plans shall include the following information:

- A. The location and height of existing and proposed fences and walls, buffering or screening materials.
- B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.
- C. The location, size, and species of the new proposed plant materials (at time of planting).
- D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.
- E. Existing and proposed building and pavement outlines.
- F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.
- G. Other information as deemed appropriate by the City Planning Official.

Findings: A Landscaping plan was not submitted as part of this application and shall be required as a condition of approval.

Conclusion: A landscaping plan in accordance with FCC 10-36 shall be submitted prior to any development of RV spaces.

10-34-3-3: Landscape Area and Planting Standards. The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district² for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

- A. Landscaping shall include planting and maintenance of the following:

1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.
2. Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.
3. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.
4. Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.

Findings: A Landscaping plan was not submitted as part of this application and shall be required as a condition of approval.

Conclusion: A landscaping plan in accordance with FCC 10-36 shall be submitted prior to any development of RV spaces.

10-34-3-4: Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.

A. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested *Tree and Plant List for the City of Florence* and the *Sunset Western Garden Book* are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.

1. Ground Cover. Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards: plants from 4-inch pots shall be spaced a maximum of 18 inches measured on center, and 1-2 gallon size plants shall be spaced a maximum of 3 feet measured on center.
2. Shrubs. Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the *Tree and Plant List for the City of Florence*.
3. Trees. Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter) measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).
4. Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by

edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

Findings: A Landscaping plan was not submitted as part of this application and shall be required as a condition of approval.

Conclusion: A landscaping plan in accordance with FCC 10-36 shall be submitted prior to any development of RV spaces.

B. Existing Native Vegetation. Preservation of existing native vegetation is encouraged and preservation credits in accordance with Section 10-34-2-4 may be used to meet the landscape requirements of this Chapter.

Findings: Existing native vegetation has been previously cleared from the site.

Conclusion: This criterion is not applicable.

C. Hardscape features, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts. Swimming pools, sports courts, decks and similar facilities may not be counted toward fulfilling the landscape requirement in any zone.

Findings: A Landscaping plan was not submitted as part of this application and shall be required as a condition of approval.

Conclusion: A landscaping plan in accordance with FCC 10-36 shall be submitted prior to any development of RV spaces.

D. Storm Water Facilities. Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water-tolerant, native plants.

Findings: The submitted site plan shows stormwater swales but shows no landscaping included.

Conclusion: Applicant shall show on the required landscape plan the landscaping of stormwater swales.

10-34-3-5: Irrigation. Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment.

All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

Findings: The submitted plans do not show any landscaping. A condition of approval will be required to ensure this standard is met on the required landscape plan.

Conclusion: A condition of approval will require permanent underground irrigation installed in all new landscaping.

10-34-3-7: Buffering and Screening. Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13. (See Section 10-34-5 for standards specific to fences and walls.)

A. Parking/Maneuvering Area Adjacent to Streets and Drives. Where a parking or maneuvering area is adjacent and parallel to a street or driveway, a berm; an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade; trellis; or similar partially opaque structure 3-4 feet in height shall be established between street and driveway or parking area. See also FCC 10-3-7-D for standards specific to parking lots adjacent to the street. The required screening shall have breaks or portals to allow visibility (natural surveillance) into the site and to allow pedestrian access to any adjoining walkways. Hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number, and spacing to provide year-round screening within five (5) years after planting. Vegetative ground cover is required on all surfaces between the wall/hedge and the street/driveway line.

Findings: The submitted site plan shows a parking area adjacent and parallel to HWY 101; due to the required 25' setback, this parking area must be relocated.

Conclusion: This criterion is not applicable.

A. Abutting Land Use Buffers. When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in the table below. In no case shall the buffer strip be less than 15 feet in width unless reduced by the Planning Commission where a lesser distance will provide adequate buffering. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). The landscaped buffer shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.

<u>Adjoining Land</u>	<u>Landscaped Buffer</u>
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<u>Use / Zoning</u>	<u>and/or Fence or Wall</u>
<u>Abutting single family Zoning or use</u>	<u>15 foot buffer with 6' solid wood fence or block wall</u> <u>Or 35 foot landscaped buffer</u>
<u>Abutting Duplex, triplex or townhouse zoning or use</u>	<u>15 foot buffer with 6' solid wood fence or block wall</u> <u>Or 25 foot landscaped buffer</u>
<u>Abutting multiple family or condominiums</u>	<u>15 foot buffer with 6' solid wood fence or block wall</u> <u>Or 15 foot landscaped buffer</u>

Findings: The applicant’s proposed use is residential in nature and is not commercial, industrial, or nonresidential.

Conclusion: The use is residential. Therefore, the above criterion is found not applicable.

10-34-3-8: Maintenance. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen (i.e., native Rhododendron replaces native Rhododendron, evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.) within six (6) months of their dying or removal, whichever comes first. All man-made features required by this Code shall be maintained in good condition, or otherwise replaced by the owner within six (6) months of any such feature being removed or irreversibly damaged (whichever comes first).

Findings: Per this Code section, all plantings that fail to survive shall be replaced by the property owner, within six months of dying or removal, whichever comes first. This shall apply to new and existing plantings, including the rain garden and the required trees and shrubs. A condition of approval will be applied to ensure this criterion is met.

Conclusion: The property owner shall replace plantings that fail to survive within six months of dying or removal.

10-34-4: STREET TREES: Street trees are trees located within the right-of-way.

- A. Street Tree List. Trees shall be selected from the Tree and Plant List for the City of Florence based on climate zone, growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Other tree species are allowed with City approval.
- B. Caliper Size. The minimum diameter or caliper size at planting, as measured six (6) inches above grade, is one and one half (1 ½) inches with a high graft (lowest limb a minimum of 5 foot high from the ground) to ensure pedestrian access.
- C. Spacing and Location. Street trees shall be planted within the street right-of-way within existing and proposed planting strips or in sidewalk tree wells on streets without planting strips, except when utility easements occupy these areas, in accordance with the requirements of FCC 10-35-2-3 and 10-36-2-16. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity and, at a minimum, the planting area shall contain sixteen (16) square feet, or typically, a four (4) foot by four (4) foot

square. In general, trees shall be spaced no more than thirty (30) feet apart, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. All street trees shall be placed outside utility easements, and shall comply with the vision clearance standards of FCC 10-35-2-14.

- D. Soil Preparation, Planting and Care. Street trees shall be planted with root guards to preserve the physical integrity of sidewalks and streets. Pocket-planting with a soil compost blend around trees shall be used to ensure healthy growth (see footnote to FCC 10-34-3-3-A-5). The developer shall be responsible for planting street trees, including soil preparation, ground cover material, staking, and temporary irrigation for three years after planting. The developer shall also be responsible for tree care (pruning, watering, fertilization, and replacement as necessary) during the first three years after planting, after which the adjacent property owners shall maintain the trees.

Findings: A Landscaping plan was not submitted as part of this application and shall be required as a condition of approval.

Conclusion: A landscaping plan in accordance with FCC 10-36 shall be submitted prior to any development of RV spaces.

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

- A. General Requirements. All fences and walls shall comply with the height limitations of the respective zoning district and the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in accordance with land division approval, approval of a conditional use permit, or design review approval. When required through one of these types of approvals, no further land use review is required. (See also, Section 10-34-3-6 for landscape buffering and screening requirements.)
- B. Dimensions:
- [...]
2. Commercial and Industrial Zones: Except as provided below, the height of fences and walls in any required front yard shall not exceed (4) feet as measured from the grade and no greater than eight (8) feet elsewhere on site.

Findings: All installed fences and walls will be subject to the above criteria.

Conclusion: Any fences and/or walls installed on the property are subject to FCC 10-34-5.

TITLE 10: CHAPTER 35: ACCESS AND CIRCULATION

10-35-2-2: Applicability: Section 10-35-2 applies to vehicle access and on-site circulation facilities in the City of Florence. This Section applies to any type of land use or development

permit. Access to a designated state or county highway is subject to the provisions of this Section in addition to the requirements of the applicable roadway authority. Where regulations of the City conflict with those of the roadway authority the more restrictive requirements apply.

10-35-2-3: Access Approval Required: Access will generally be reviewed in conjunction with a land division or building permit. If a property owner wishes to access a public street (e.g., a new curb cut or driveway approach), or make improvements within the public right-of-way (e.g., install or replace sidewalk), the property owner must obtain a "Construction Permit in Right-of-Way". In either case, approval of an access shall follow the procedures and requirements of the applicable road authority.

10-35-2-4: State and County Access Permits: ODOT has responsibility and authority in managing access to State Highways and Lane County has responsibility and authority in managing access to County roads within the City. Projects with direct access onto a State Highway or County Road shall be required to obtain a State or County access permit. A State or County complete access permit application must be submitted as part of all land use permits. Conditions placed by the State or County upon these access permits shall be considered conditions of approval for all applicable land use and development approvals. When a transportation improvement is proposed along Highway 101 between the Siuslaw River Bridge and Highway 126, improvements shall be constructed in accordance with the standards specified in the "Highway 101 Access Management Plan." County roads are governed by the Lane County Transportation System Plan and Lane Code Chapter 15.

10-35-2-6: Conditions of Approval: The roadway authority may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting a land use or development approval or access permit, to ensure the safe and efficient operation of the street and highway system.

Findings: On September 17, 2024, ODOT's Doug Baumburger, P.E. submitted the following referral comment regarding the proposed project:

"Access control is present along the frontage of this property as ODOT purchased new right of way from the property back in 1985 and as part of the purchase and negotiations ODOT acquired access control and recorded 2 reservations of access which could be used for up to two approaches to US101. The northernmost of the three existing approaches was agreed to be closed but remains to this day. ODOT will require that this northern approach be removed if any frontage improvements are proposed by the city which impacts that approach or if a future ODOT project impacts this approach. If the City of Florence requires sidewalk as part of this mobile home park expansion then ODOT would recommend a separated sidewalk with a minimum width of 6 ft and with returns to the highway shoulder at each end. All proposed work within the ODOT right of way will need a MIST permit from the ODOT District 5 Maintenance Office."

Conclusion: The applicant shall close the northernmost access to Highway 101 as stated in condition of approval #16. All proposed work within the ODOT right of way will need a MIST permit from the ODOT District 5 Maintenance Office.

10-35-2-7: Intersection Separation; Backing onto Public Streets: New and modified accesses shall conform to the following standards:

A. Except as provided under subsection B, below, the distance from a street intersection to a driveway shall meet the following minimum spacing requirements for the street's classification, as measured from side of driveway to street or alley pavement (see Figure 10-35(1)). A greater separation may be required for accesses onto an arterial or collector for compliance with ODOT or County requirements.

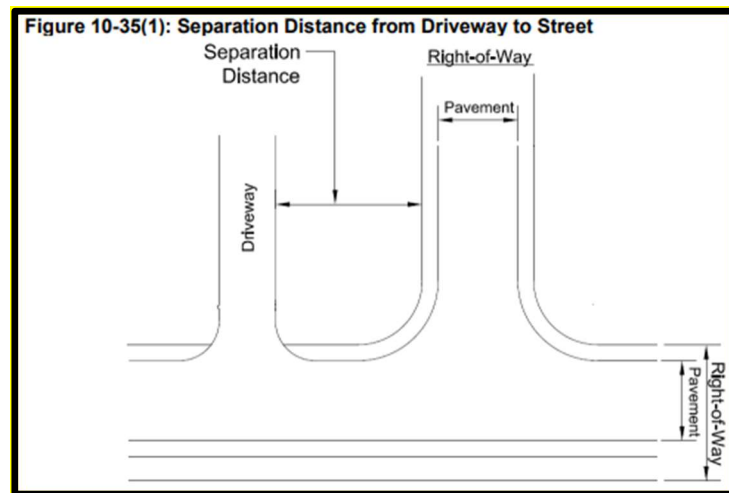
Separation Distance from Driveway to Pavement:

Alley _____ 15 feet

Local Street _____ 25 feet

Collector Street _____ 30 feet

Arterial Street _____ 50 feet



Findings: The two ODOT-approved accesses are approximately 50 feet apart. The northernmost access does not meet this criterion.

Conclusion: *The applicant shall remove the northernmost access as required by ODOT and this criterion.*

[...]

C. Access to and from off-street parking areas shall be designed to prevent backing onto a public street, except that single-family and duplex dwellings are exempt.

Findings: No backing onto a public street from off-street parking areas are proposed.

Conclusion: The proposed off-street parking has plenty of room to reasonably avoid backing onto a public street.

10-35-2-8: Access Standards: New development shall gain access primarily from local streets. Access onto arterials and collectors shall be evaluated based on access options, street classifications and the effects of new access on the function, operation and safety of surrounding streets and intersections and possible lower level street alternatives. Where such access to higher level street classification is necessary, shared driveways may be required in conformance with FCC 10-35. If vehicle access off a lower-level street is possible, then the City may prohibit access to the higher-level street.

Findings: The two ODOT-approved accesses proposed for the subject property are preexisting access easements that take access off of HWY 101.

Conclusion: The two ODOT-approved accesses proposed for the subject property are preexisting access easements that take access off of HWY 101.

10-35-2-9: Site Circulation: New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian and bicycle connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, trails or paths, must conform to the provisions in Section 10-35-3.

Findings: The development of 11 RV spaces requires a circulation system, including pedestrian and bike connections.

Conclusion: Site circulation specifics are addressed in Section 10-35-3 of this report.

10-35-2-12: Driveway Design: All openings onto a public right-of-way and driveways shall conform to the following:

A. Driveway Approaches. Driveway approaches, including private alleys, shall be approved by the Public Work Director and designed and located with preference given to the lowest functional classification street. Consideration shall also be given to the characteristics of the property, including location, size and orientation of structures on site, number of driveways needed to accommodate anticipated traffic, location and spacing of adjacent or opposite driveways.

B. Driveways. Driveways shall meet the following standards, subject to review and approval by the Public Works Director:

[...]

2. Driveways shall have a minimum width of ten (10) feet, except where a driveway serves as a fire apparatus lane, in which case city-approved driveway surface of 12 feet minimum width shall be provided within an unrestricted, twenty (20) foot aisle, or as approved by the Fire Code Official.

3. Where a driveway is to provide two-way traffic, the minimum width shall be at least 18 feet.

Findings: The proposed driveway apron connecting to the RV spaces will accommodate two-way traffic and measure approximately 20 feet wide with an unrestricted aisle. Per FCC 10-35-2-12 B, the applicant shall submit full construction plans for the driveway aprons, sidewalk, and ramp plans for review and approval by the Public Works Director.

Conclusion: Per FCC 10-35-2-12 B, the applicant shall submit full construction plans for the driveway aprons, sidewalks, and ramps for review and approval by the Public Works Director.

[...]

5. The maximum allowable driveway grade is fifteen (15) percent, except that driveway grades exceeding fifteen (15) percent may be allowed, subject to review and approval by the Public Works Director and Fire Code Official, provided that the applicant has provided an engineered plan for the driveway. The plan shall be stamped by a registered geotechnical engineer or civil engineer, and approved by the Public Works Director.

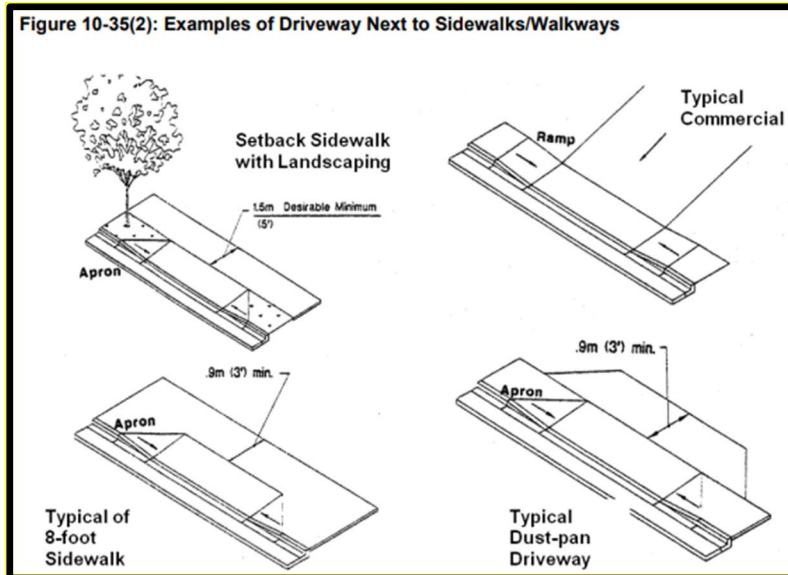
Findings: The existing driveway appears to be relatively flat and less than 15 percent. However, to ensure this standard is met, a condition of approval will be applied to ensure an engineered plan for the driveway is submitted to the public works director.

Conclusion: The applicant shall submit an engineered plan for the driveway to the City of Florence Public Works Director.

- C. Driveway Apron Construction. Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 10- 35(2). Driveway aprons shall conform to ADA requirements for sidewalks and walkways, which generally require a continuous unobstructed route of travel that is not less than three (3) feet in width, with a cross slope not exceeding two (2) percent, and providing for landing areas and ramps at intersections. Driveways are subject to review by the Public Works Director.

Findings: Driveway apron construction has been conditioned above to ensure Public Works Director approval.

Conclusion: ADA requirements are required and will be enforced through the above condition of approval.



10-35-2-13: Vertical Clearances: Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13' 6" for their entire length and width.

10-35-2-14: Vision Clearance: No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) shall block the area between two and one-half feet (2 ½') and eight (8) feet in height in "vision clearance areas" on streets, driveways, alleys, mid-block lanes, or multi-use paths where no traffic control stop sign or signal is provided, as shown in Figure 10-35(4). The following requirements shall apply in all zoning districts:

[...]

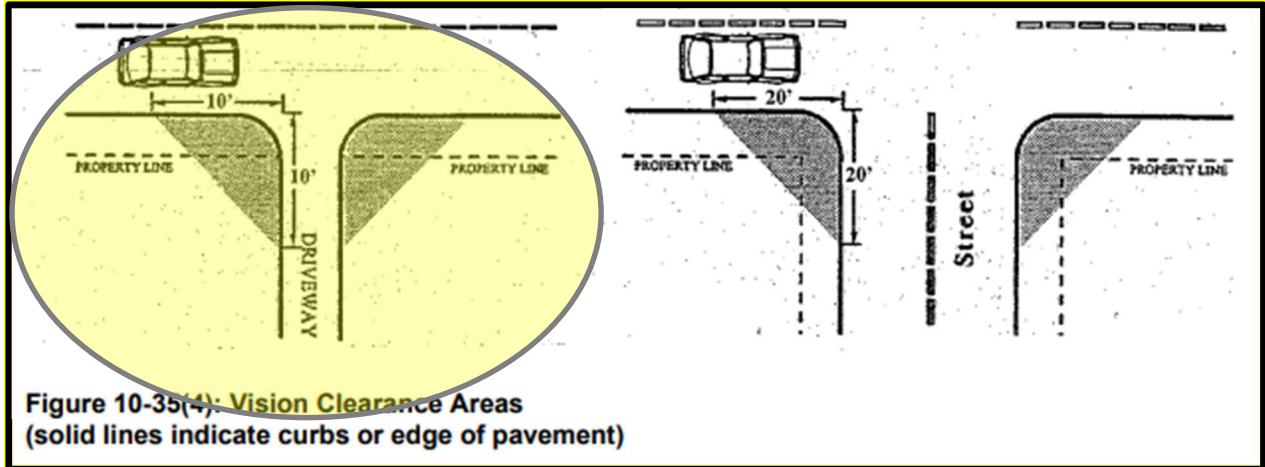
B. At the intersection of an alley or driveway and a street, the minimum vision clearance shall be ten feet (10').

[...]

The sides of the minimum vision clearance triangle are the curb line or, where no curb exists, the edge of pavement. Vision clearance requirements may be modified by the Public Works Director upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). This standard does not apply to light standards, utility poles, trees trunks and similar objects. Refer to Section 10-2-13 of this Title for definition.

Findings: Based on this code section and the proposed intersection of a driveway and Highway 101, the subject site is required to have a minimum of 10 feet of vision clearance.

Conclusion: Landscaping shall be maintained so that plants do not grow to obstruct vision clearance areas at internal intersections or intersections with public streets per FCC 10-34-2-14.



10-35-3: PEDESTRIAN ACCESS AND CIRCULATION: All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement. 10-35-3-1: Sidewalk Requirements:

- A. Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the following conditions:
1. Upon any new development of property.
 2. Upon any redevelopment of property that expands the building square footage by 25% or more.
 3. Upon any change of use that requires more than five additional parking spaces.

Findings: The applicant has not proposed and is required to construct a sidewalk and ramps along the Highway 101 frontage of this site in accordance with City Codes with Public Works and ODOT review and approval. On September 17, 2024, ODOT’s Doug Baumburger, P.E. submitted the following referral comment regarding the proposed project:

“If the City of Florence requires sidewalk as part of this mobile home park expansion then ODOT would recommend a separated sidewalk with a minimum width of 6 ft and with returns to the highway shoulder at each end.”

Conclusion: The applicant shall install sidewalks and ramps along the Highway 101 frontage in accordance with the City code and ODOT recommendations.

10-35-3-2: Site Layout and Design: To ensure safe, direct, and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. The pedestrian system shall be based on the standards in subsections A-C below:

- A. Continuous Walkway System. The pedestrian walkway system shall extend throughout the development site and connect to all future phases of development, and to existing or planned off-site adjacent trails, public parks, and open space areas to the greatest extent practicable. The developer may also be required to connect or stub walkway(s) to adjacent

streets and to private property with a previously reserved public access easement for this purpose in accordance with the provisions of Section 10-35-2, Vehicular Access and Circulation, and Section 10-36-2 Street Standards.

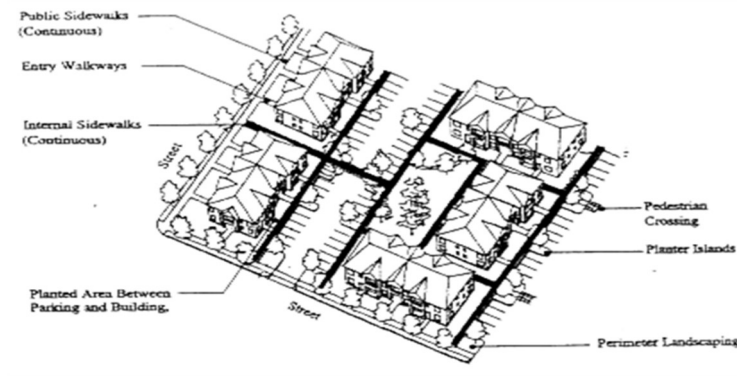
B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets, based on the following criteria:

1. Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.
2. Safe and convenient. Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.

C. Connections Within Development. Connections within developments shall be provided as required in subsections 1 - 3 below:

1. Walkways shall be unobstructed and connect all building entrances to one another to the extent practicable, as generally shown in Figure 10-35(5);
2. Walkways shall connect all on-site parking areas, storage areas, recreational facilities and common areas, and shall connect off-site adjacent uses to the site to the extent practicable. Topographic or existing development constraints may be cause for not making certain walkway connections

[...]



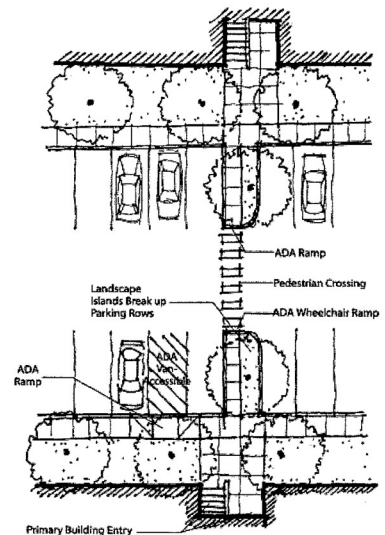
Findings: A pathway is required to logically connect the proposed RV spaces and Highway 101. The pathway between the RV spaces and legal access (HWY 101) shall connect the proposed development safely and directly. This will be enforced as a condition of approval.

Conclusion: A pathway shall include pedestrian and bike access through the property from HWY 101 to the proposed RV spaces.

10-35-3-3: Walkway and Multi-Use Path Design and Construction: Walkways and multi-use paths shall conform to all applicable standards in subsections A - D, as generally illustrated in Figure 10-35(6):

A. Vehicle/Walkway Separation. Except for pedestrian crossings (subsection B), where a walkway abuts a driveway or street it shall be raised six (6) inches and curbed along the edge of the driveway/street. Alternatively, the decision body may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed to withstand a vehicle's impact, with adequate minimum spacing between them to protect pedestrians.

B. Pedestrian Crossing. Figure 10-35(6): Pedestrian Walkway Detail (Typical) 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 thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of not more than twenty-four (24) feet in length.



C. Width and Surface. Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, as approved by the Public Works Director, at least five (5) feet wide, without curb. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, at least ten (10) feet wide. (See also Section 10-36-2)

D. Accessible routes. Walkways and multi-use paths shall conform to applicable Americans with Disabilities Act (ADA) requirements. The ends of all raised walkways, where the walkway intersects a driveway or street, shall provide ramps that are ADA accessible, and walkways shall provide direct routes to primary building entrances.

Findings: The required pathway shall adhere to FCC 10-35-3-3.

Conclusion: The required pathway shall adhere to FCC 10-35-3-3.

10-35-4: Transit Facilities: Proposed uses other than single-unit residences and duplexes must provide for transit riders by providing developmental improvements to accommodate current or planned transit stops pursuant to the following:

A. If the proposed uses are located on a site within ¼ mile of an existing or planned transit stop, the proposed pedestrian circulation system must demonstrate a safe and direct pedestrian route from building entrances to the transit stop or to a public right-of-way that provides access to the transit stop.

- B. Proposed development must accommodate on site any existing or planned transit facility, if identified in the Community Transit Plan, through one or more of the following:
1. Provide a transit passenger landing pad accessible to disabled persons.
 2. Provide an easement or dedication of land to accommodate passenger seating or shelter if requested by the transit provider.

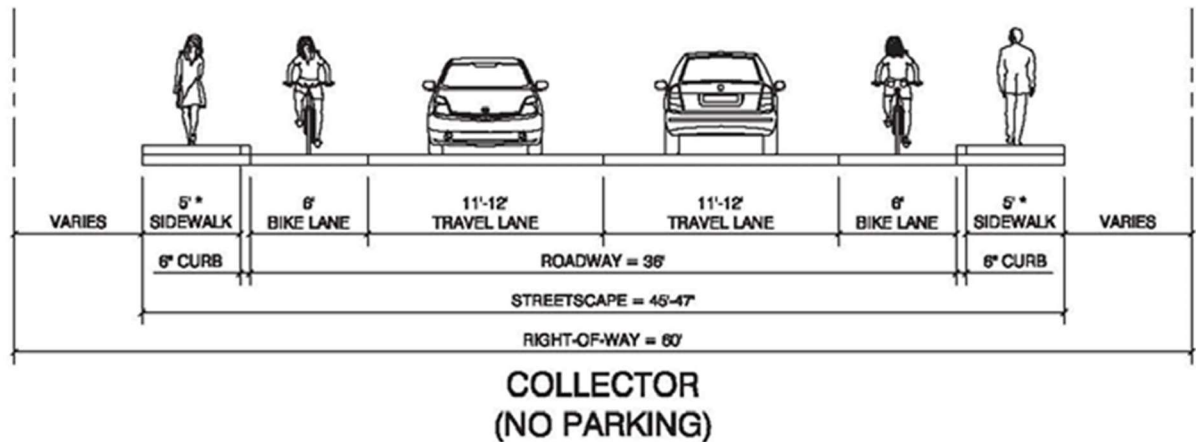
Findings: No current or planned transit stops in the adopted transportation plan are near the subject property.

Conclusion: This criterion is not applicable.

TITLE 10: CHAPTER 36: PUBLIC FACILITIES

10-36-2-5: Rights-of-Way and Street Sections: Street rights-of-way and improvements shall be consistent with the Transportation System Plan and standards specified in Title 8 Chapter 2.

- A. Street right-of-way and pavement widths shall be based on the following cross section standards. See individual zoning chapters for additional requirements regarding sidewalk width (for sidewalks wider than the standard 5 feet).



* ALL DOWNTOWN STREETS TO HAVE 6' SIDEWALKS WITH THE EXCEPTION OF COLLECTORS WITH NO ON-STREET PARKING AND HIGH TRAFFIC STREETS WHERE 6' AND 12' SIDEWALKS SHOULD BE INSTALLED, RESPECTIVELY.

- B. Modifications to the street standards identified in section A, above, may be made pursuant to Title 11 Chapter 7. Considerations based on the existing conditions along with the following factors would be reviewed as part of determining a hardship or meeting the purpose of Title 11:
1. Street classification in the Transportation System Plan
 2. Anticipated traffic generation
 3. On-street parking needs
 4. Pedestrian and bicycle requirements based on anticipated level of use
 5. Requirements for placement of utilities
 6. Street lighting
 7. Minimize drainage, slope, and sensitive lands impacts
 8. Street tree location, when provided
 9. Protection of significant vegetation, as provided for in Chapter 34

- 10. Safety and comfort for motorists, bicyclists, and pedestrians
- 11. Street furnishings (e.g., benches, lighting, bus shelters, etc.), when provided
- 12. Access needs for emergency vehicles
- 13. Transition between different street widths (i.e., existing streets and new streets)
- 14. Driveway Off-sets
- 15. Curve Radii
- 16. Queuing Factors

- C. Partial street improvements may be accepted only in the case of a collector or arterial street and only when requiring a full-width street improvement can not be justified based on the proportionate impact of the development on the transportation system. Where a less than full street is allowed, the minimum total paved width shall provide for two travel lanes, and for bicycle lanes if warranted.

Findings: The submitted plan does not show any of the required ROW improvements, a condition of approval will be added to ensure the above section is met.

Conclusion: [The applicant shall submit plans for ROW improvements as detailed in FCC 10-36-2-5.](#)

10-36-2-16: Sidewalks, Planter Strips, Bicycle Lanes: Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with applicable provisions of the Florence Transportation System Plan, Comprehensive Plan, adopted street plans, City of Florence Standards and Specifications and the following standards:

- A. Sidewalks may be placed adjacent to the street or at the property line with planter strips where practicable, or as otherwise directed by the Public Works Director.
- B. In areas with high pedestrian volumes, the City may approve a minimum 12-foot wide sidewalk area, curb tight, with street trees in tree wells and / or landscape planters.
- C. Bicycle lanes shall be constructed on all newly constructed arterial and collector streets as well as all arterial and collector streets that are widened to provide additional vehicular capacity, as indicated in the TSP, unless otherwise designated.
- D. Sidewalks shall be provided on both sides of the street for all arterial and collector streets. Sidewalks shall be provided on at least one side of the street for local streets. Exceptions may be granted if the City determines that hillsides, drainage facilities, ditches, waters of the state, or natural landscapes are to be preserved, then sidewalks on one side or a multi-use path may be approved. Sidewalks are not required on T-courts (hammer-head).
- E. Where practical, sidewalks shall be allowed to meander around existing trees if in conformance with the requirements of the Americans with Disabilities Act.

- F. Maintenance of sidewalks and planter strips in the right-of-way is the continuing obligation of the adjacent property owner.

Findings: The submitted plan does not show any of the required ROW improvements, a condition of approval will be added to ensure the above section is met.

Conclusion: [The applicant shall submit plans for ROW improvements as detailed in FCC 10-36-2-16.](#)

10-36-2-17: Existing Rights-of-Way: Whenever existing rights-of-way adjacent to or within a proposed development are developed less than standard width, additional rights-of-way shall be provided at the time of subdivision or site development, in conformance with FCC 10-36-2-5.

Findings: The applicant has been required to bring the existing ROW up to the city code standards as conditions of approval.

Conclusion: As a condition of approval, the applicant has been required to bring the existing ROW up to city code standards.

10-36-2-18: Curbs, Curb Cuts, Ramps, and Driveway Approaches: Concrete curbs, curb cuts, curb ramps, bicycle ramps and driveway approaches shall be constructed in accordance with Chapter 35, Access and Circulation, City of Florence Standards and Specifications and the following standards:

- A. Curb exposure shall be per City Standards and Specifications.
- B. There shall be no curbs on alleys unless otherwise approved by the Public Works Director.
- C. Curb extensions (bulb-outs) at local residential street intersections are optional. If provided, the minimum width between the curb extensions shall be 24-feet, unless otherwise approved by the Public Works Director. Curb extensions shall not be used on streets with bike lanes.

Findings: The submitted plan does not show any required ROW improvements; a condition of approval has been added to ensure the above section is met.

Conclusion: [The applicant shall install sidewalks and ramps along the Highway 101 frontage in accordance with FCC 10-36-2-18 and FCC 10-35.](#)

10-36-2-22: Mail Boxes: Plans for mail boxes shall be approved by the United States Postal Service.

Findings: The submitted plan does not show any mailbox improvements; a condition of approval has been added to ensure the above section is met.

Conclusion: [Plans for mailboxes shall be approved by the USPS and submitted to the City.](#)

10-36-2-23: Street Light Standards: Street lights shall be provided in all developments within the City and shall be provided in accordance with Resolution 16, Series 1999. The Planning Commission during site design review may add street lights at other locations and authorize specific exceptions to the above priorities when necessary in order to enhance the public safety and welfare; actual locations may be varied slightly depending on placement of Central Lincoln PUD poles. Streetlights shall be installed in accordance with City of Florence Standards and Specifications. Where a private street intersects a public street, a street light shall be installed.

Findings: The submitted plan does not show any street light improvements; a condition of approval has been added to ensure the above section is met.

Conclusion: Plans for a street light at the southernmost driveway and Highway 101 shall be submitted to the City for approval.

10-36-3: SANITARY SEWERS, WATER, STORMWATER, AND FIRE PROTECTION:

- A. Sewers, Water, and Stormwater Mains Required: Sanitary sewers, water mains, and stormwater drainage shall be installed to serve each new development and to connect developments to existing mains in accordance with the City's Wastewater Master Plan, Water System Master Plan, and Stormwater Master Plan, Florence Code Title 9 Chapters 2, 3 and 5, and the applicable construction specifications. When streets are required to be stubbed to the edge of the subdivision; stormwater, sewer and water system improvements shall also be stubbed to the edge of the subdivision for future development.
- B. Sewer, Water, and Stormwater Plan Approval: Development permits for stormwater drainage, sewer and water improvements shall not be issued until the Public Works Director or their designee has approved all stormwater, sanitary sewer and water plans in conformance with City standards, and Florence Code Title 9 Chapters 2, 3 and 5.
- C. Existing Watercourse: Where a proposed development is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse and such further width as will be adequate for conveyance and maintenance to protect the public health and safety and consistency with the Stormwater Manual.
- D. Over-Sizing: The City may require as a condition of development approval that sewer, water, and/or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable Water, Sewer, and/or Storm Drainage Master Plan, and Florence Code Title 9 Chapter 1. The developer may be entitled to credit or reimbursement for over-sizing City master planned improvements.
- E. Fire Protection: All new development shall conform to the applicable provisions of the Oregon Fire Code. Developers shall provide verification of existing and proposed water service mains and hydrant flow supporting the development site. Fire flow analyses and plans for hydrants and water service mains shall be subject to review and approval by the Building Official or Fire Marshal.
- F. Inadequate Facilities: Development permits may be restricted by the City where a deficiency exists in the existing water, sewer or stormwater system that cannot be rectified by the development and that if not rectified will result in a threat to public health or safety,

surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems.

Findings: The submitted plan shows water and sewer. The high water table in the area has caused septic systems to fail at the existing mobile home park. The planning staff has told the applicant that the application has not been approved yet and that any proceeding would be at their own risk. The staff knows that the applicant plans to install sewer and water connections before development, but this does not affect the requirements of these Findings of Fact and the City Code.

Conclusion: The applicant plans to improve the water and sewer system at the mobile home park before their application is approved. This does not affect the code that applies to the expansion of use.

10-36-4: EROSION CONTROL: In addition to standard City requirements for stormwater, erosion control and sand management, projects that disturb one (1) or more acres of land over a period of time, a National Pollution Discharge Elimination System (NPDES) Permit must be obtained from the Department of Environmental Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

Findings: The site is 3.55 acres. The submitted plans do not include an NPDES permit. To ensure this standard is met, a condition of approval will be applied.

Conclusion: A National Pollution Discharge Elimination System (NPDES) Permit must be obtained from the Department of Environmental Quality prior to the issuance of a development permit.

10-36-5: UTILITIES:

A. Underground Utilities:

1. Generally. All new utility lines including, but not limited to, those required for electric, communication, lighting, and cable television services and related facilities shall be placed underground, except for temporary utility service facilities during construction, and high capacity electric lines operating at 50,000 volts or above.

2. Subdivisions. In order to facilitate underground placement of utilities:

a. The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that all above ground equipment does not obstruct vision clearance areas for vehicular traffic.

b. The City reserves the right to approve the location of all surface-mounted facilities.

c. All underground utilities, including water, sanitary sewers and storm drains installed in streets by the developer, shall be constructed prior to the surfacing of the streets.

d. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

Exception to Undergrounding Requirement: An exception to the undergrounding requirement may be granted due to physical constraints, such as steep topography, sensitive lands, or high water table or existing development conditions.

Findings: The submitted site plan shows all proposed water and sewer connections as underground. New lighting and additional electric capacity will be required underground. On September 17, 2024, CLPUD’s Lynnesy Johnson submitted the following referral comment regarding the proposed project:

“I did receive and inquiry from the park itself about adding a 400amp meter for 8 new RV sites. We would require this secondary run to be underground as well as changing out an existing pole. I haven’t heard back from the customer regarding this project.”

Conclusion: A condition of approval will be enforced to ensure that any new electric connections or lighting connections to be underground.

10-36-6: EASEMENTS:

- A. Provision: Dedication of easements for storm water, sewers, water and for access thereto for maintenance, in order to safeguard the public against flood damage and the accumulation of surface water; dedication of easements for sanitary sewers, and for access thereto for maintenance; and dedication of easements for other public utilities may be required of the land divider by the Planning Commission along lot rear lines, lot side lines or elsewhere as necessary to provide needed facilities for present or future development of the area in accordance with the purpose of this Title. Easements for utility lines shall be not less than fifteen feet (15') in width and the utility shall be located in the center of the easement. Before a partition or subdivision can be approved, there shall appear thereon a restriction, providing that no building, structure, tree, shrubbery or other obstruction shall be placed or located on or in a public utility easement. The City may require an additional five foot (5') easement for utility lines along street frontages when necessary.
- B. Recordation: As determined by the City all easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other public utilities shall be recorded with the final plat.

Findings: No easements have been determined as required by staff, as this is not a land division.
Conclusion: No easements have been determined as required by staff, as this is not a land division.

10-36-7: CONSTRUCTION PLAN APPROVAL AND ASSURANCES:

- A. Plan Approval and Permit: No public improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting, parks, or other requirements shall be undertaken except after the plans have been approved by the City Public Works Director, permit fee paid, and permit issued.
- B. Performance Guarantee: The City may require the developer or subdivider to provide bonding or other performance guarantees to ensure completion of required public improvements.

10-36-8: INSTALLATION:

- A. Conformance Required: Improvements installed by the developer either as a requirement of these regulations or at his/her own option, shall conform to the requirements of this

Chapter, approved construction plans, and to improvement standards and specifications adopted by the City.

- B. Adopted Installation Standards: The Standard Specifications for Public Works Construction, Oregon Chapter APWA, are hereby incorporated by reference; other standards may also be required upon recommendation of the Public Works Director.
- C. Commencement: Work shall not begin until the City has been notified in advance in writing.
- D. Resumption: If work is discontinued for more than one month, it shall not be resumed until the City is notified in writing.
- E. City Inspection: Improvements shall be constructed under the inspection and to the satisfaction of the City Public Works Department. The City may require minor changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest. Modifications to the approved design requested by the developer may be subject to City review. Any monuments that are disturbed before all improvements are completed by the subdivider shall be replaced prior to final acceptance of the improvements; it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the City that all boundary and interior monuments have been reestablished and protected.
- F. Engineer's Certification and As-Built Plans: A registered civil engineer shall provide written certification in a form required by the City that all improvements, workmanship, and materials are in accord with current and standard engineering and construction practices, conform to approved plans and conditions of approval prior to City acceptance of the public improvements, or any portion thereof, for operation and maintenance. The developer's engineer shall also provide two (2) sets of "as-built" plans along with an electronic copy, in conformance with the City Engineer's specifications, for permanent filing with the City. Acceptance of Public Improvements: Public improvements shall only be accepted by the City after the "as-built" plans and actual improvements are approved, and all easements are recorded. Upon acceptance of public improvements, the City will accept ownership and maintenance responsibility.
- G. Warranty of Public Facilities: All public improvements shall be warranted against defects in materials and workmanship for a period of one year following acceptance of the improvements by the City. Once accepted, a minimum one (1) year warranty agreement on materials and workmanship shall be initiated between the City of Florence and the developer. A warranty bond or other financial security acceptable to the City in the amount of 12 percent of the original public improvement construction cost shall be maintained throughout the warranty period.

Findings: Construction plans and installation shall follow the above criteria. A condition of approval shall be included to ensure these standards are met.

Conclusion: [Construction plans and installation shall follow the criteria found in FCC 10-36-7 and FCC 10-36-8.](#)

TITLE 10: CHAPTER 37: LIGHTING

10-37-2: APPLICABILITY: Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices

include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

Findings: This project represents an expansion of use and is required to meet current lighting codes on site.

Conclusion: The proposed project is subject to Title 10, Chapter 37.

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.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

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

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

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.

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.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

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.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

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.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

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.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

F. All externally lit commercial signs should shine from the top and point down toward the ground. Signs with uplighting must be shielded so that illumination is restricted to the sign face and glare is eliminated.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

G. Lighting for roadway signs and pedestrian ways must be designed or have an opaque shielding method to direct light emissions downward and below the horizontal plane of the fixture in the permanently installed position.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

10-37-5: EXEMPTIONS:

[...]

G. Construction lighting necessary for a roadway, building, or utility construction site except that permanent installations at dedicated sites must conform to the requirements of this Ordinance.

[...]

I. Commercial and industrial low wattage lighting used to highlight driveways and landscaping, or applied to a building providing they are properly aimed and shielded down to not shine glare, emit direct illumination, or cast a shadow into the public right of way or onto abutting or nearby properties.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

10-37-6: PROHIBITIONS:

- A. Laser Light Source. The use of laser source light or any similar high intensity light for exterior advertising or entertainment is prohibited.
- B. Searchlights and Strobe Lights. The use of searchlights or strobe lights for purposes other than public safety or emergencies is prohibited.
- C. Blinking & Flashing Lights. All blinking and flashing lights except for traffic control fixtures, those used for public safety or emergencies, and seasonal holiday lights are prohibited.
- D. Externally affixed neon lighting is prohibited except in the following manner: As a trim element that surrounds windows, doors, or building edges; when located on building

facades that face street frontages or internal driveways within commercial districts; such lighting must not be located more than 15 feet from finished grade and must not be used to define a building roof-line; and, such lighting must not include flashing, intermittent or rotating lights. Notwithstanding the provisions of this subsection, all neon lighting associated with signs must meet the requirements of the City of Florence Sign Code.

Findings: The applicant has not submitted a lighting plan that addresses the project. A condition of approval requiring a photometric plan that meets the code of this section will be applied.

Conclusion: A photometric plan meeting the criterion found in FCC 10-37 shall be submitted before a building permit is issued.

TITLE 9: UTILITIES

TITLE 9: CHAPTER 5: STORMWATER MANAGEMENT REQUIREMENTS

9-5-1-7: EXTENSION OF PUBLIC STORMWATER SYSTEM:

A. If necessary or required, the public stormwater system shall be extended up to and through to the most distant up gradient and down gradient parcel boundary(ies) to accommodate current and future flows entering or exiting the property. Consideration and accommodation shall be made for all existing drainage routes. Except as otherwise provided, the extension of the public stormwater system to serve any parcel or tract of land shall be done by and at the expense of the property owner(s) or applicant. The City may require that a stormwater system that serves more than one property be a public system.

9-5-1-8: STORMWATER MANUAL, ADOPTION BY REFERENCE:

Except as noted below in Sections 9-5-1-8 A and B, the standards and requirements contained in the 2008 City of Portland Stormwater Management Manual, the 2008 City of Portland Erosion and Sediment Control Manual, and the City of Florence Stormwater Design Manual, December 2010, are adopted by reference into this Code.

A. The following Sections of the 2008 City of Portland Stormwater Management Manual are not adopted by the City of Florence:

- Appendix A: (City of Portland Code and Policy)
- Appendix B: (Vendor Submission)
- Appendix D: (Submittal Guides)
- Appendix E: (Storm Development Methodology)
- Other Sections that the Florence Public Works Director finds are not directly applicable to Florence or are partially applicable because they have been modified by the Florence Stormwater Design Manual, December 2010.

B. The City of Florence Stormwater Design Manual, December 2010, shall supersede the 2008 City of Portland Stormwater Management Manual.

9-5-2: DRAINAGE PLAN SUBMITTAL REQUIREMENTS:

9-5-2-1: GENERAL:

A. A Drainage Plan is required for all development, except as provided in FCC 9-5-2-4. Submittal requirements are tailored to the size and impacts of the development. The submittal requirements are specified in the Stormwater Manual.

B. A registered Professional Engineer licensed by the State of Oregon shall prepare, certify, and seal the Drainage Plan whenever a Professional Engineer is required in the Stormwater Manual or state law. Furthermore, prior to land disturbing activity, the developer for the land disturbing activity shall certify that the proposed activities will be accomplished pursuant to the approved plan.

Findings: The applicant has not submitted a drainage plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

C. If a land use approval is required, the Drainage Plan shall be submitted and approved as part of the land use approval process. If no land use approval is required, the Drainage Plan shall be submitted as part of the application for a construction or facility permit.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

9-5-3: STORMWATER DESIGN CRITERIA:

9-5-3-1: GENERAL:

A. The criteria in Section 9-5-3 shall be used in the design of public and private stormwater drainage and management systems. Stormwater management facilities shall be constructed in accordance with the Stormwater Manual: the 2008 Portland Stormwater Management Manual, as superseded by the December 2010 City of Florence Stormwater Design Manual; and the 2008 City of Portland Erosion and Sediment Control Manual.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

9-5-3-2: STORMWATER QUANTITY (FLOW CONTROL):

- A. A 25-year, return period storm shall be used for the design of all private and public stormwater drainage systems.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

- B. Onsite stormwater management facilities shall be required to prevent the post-development runoff rates from a project site from exceeding the pre-development runoff rates from the site, based on a 2 through 25-year storm. Exemptions to this requirement may be approved by the City Manager or his/her designee if it is determined that a more effective solution is available and that downstream capacity will accommodate the increase in flow.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

- C. Each new development project is responsible for mitigating its impacts on the stormwater system. This mitigation requirement can be satisfied through the use of any of the following techniques, subject to the other limitations identified by this Code:

17. Construction of onsite facilities to limit the flow rate of stormwater runoff leaving the development site, in accordance with the Stormwater Manual.
2. Enlargement or improvement of the down gradient conveyance system in accordance with the requirements of this Code and the City of Florence Stormwater Management Plan.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

- D. The development of any land requiring a Drainage Plan shall address onsite and off-site drainage concerns, both up gradient and down gradient (a minimum of 1/4-mile) of the project, including:

1. Modifications to the existing onsite stormwater drainage and management facilities and drainage patterns shall not restrict or redirect flows creating backwater or direct discharge onto off-site property to levels greater than the existing condition unless

approved by the affected off-site property owners and the City. Proof of off-site property owners approval shall be provided by having the affected property owner(s) sign an easement identifying the location of the backwater storage or impoundment area. This area shall be clearly shown on the submitted Drainage Plan site sheet(s). The easement shall be in a form approved by the City and recorded with the Lane County Deeds and Records Office.

2. Stormwater facilities shall be designed and constructed to accommodate all flows generated from the project property in accordance with the land use zoning as shown in the most recent approved City Code.

3. Capacity of the downstream drainage system to determine if increases in peak flow rates resulting from the proposed development can be accommodated.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

E. The types of stormwater management controls presented in the Stormwater Manual are available for owners and developers to use in satisfying the pre-developed and post-development runoff requirement. More than one of these types of controls may be needed to satisfy the runoff requirement. In areas where the runoff requirement in Section 9-5-3-2-F are exempt or partially exempt, the City may require improvements to the down gradient conveyance system.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

9-5-3-3: STORMWATER QUALITY:

A. Stormwater management facilities to treat stormwater are required for certain types of projects. These water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan and for other projects as required by this section. Stormwater management facilities required for development shall be designed, installed and maintained in accordance with the Stormwater Manual, which is based on achieving at least 70% removal of the Total Suspended Solids (TSS) from the flow entering the facility for the design storm specified in the Stormwater Manual.

B. Water quality facilities shall be designed and constructed for all projects requiring a Drainage Plan.

C. Projects located in the Zones of Contribution must have pre-treatment facilities prior to infiltration facilities as prescribed in the Stormwater Manual. When a wellhead protection plan is developed and adopted by the City, this specific requirement may be rescinded or modified by the City.

- D. The water quality design storm shall be based on an intensity of 0.25 inches per hour, or 0.83 inches for a 24-hour SCS Type 1A rainfall return event.
- E. Water quality facilities must be designed to prevent damage to the facility for flows exceeding the water quality design storm and to ensure no re-suspension of pollutants, consistent with the Stormwater Manual.
- G. The types of stormwater management facilities presented in the Stormwater Manual are available for owners and developers to use in satisfying the stormwater quality requirement. More than one of these types of facilities may be required to satisfy this requirement.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

9-5-4: MAINTENANCE RESPONSIBILITY:

- A. Private stormwater facilities must be maintained in accordance with the Operations and Maintenance Plan approved as part of the Drainage Plan. The Operations and Maintenance Agreement will be recorded with the Lane County Deeds and Records Office. The Stormwater Manual contains the Operations and Maintenance Agreement Form to be used. A log of all maintenance activity shall be kept by the owner and made available to the City upon request. The City may, at its option, inspect the facilities for compliance with the requirements. If a property owner fails to maintain their facilities, the City may issue a written notice specifying the required actions. If corrective actions are not completed in a timely manner, the City may pursue legal remedies to enforce the provisions of the Operations and Maintenance Plan. The City will only enter the property to perform the required corrections if the public's health and public property are in imminent danger. In this situation, reasonable attempts will be made to contact the property owner(s), but a written notice may not be required. The property owner(s) will be billed for City incurred expense.
- B. The Maintenance Agreement shall provide that upon notification by the City of any violation, deficiency or failure to comply with the agreement or this Code, corrections shall be completed within ten (10) days after notice thereof. Thereafter the City may pursue legal action to enforce the provisions of the agreement. In an emergency situation, the City may provide for all necessary work to place the facility in proper working conditions. The persons specified as responsible for maintenance in the Maintenance Agreement shall be charged the costs of the work performed by the City or its agents.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

9-5-4-3: CITY ACCEPTANCE OF NEW STORMWATER FACILITIES:

A. The City may accept for maintenance new residential stormwater facilities constructed under approved permits when the following conditions are met:

1. Improvements in the residential subdivisions or Planned Unit Developments have been completed to the satisfaction of the city,
2. All drainage and stormwater management facilities have been inspected and have been in satisfactory operation for at least one (1) year, and
3. Any stormwater system improvements made during the one-year maintenance period have been inspected and approved by the City.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

9-5-5: EASEMENTS:

9-5-5-1: PUBLIC FACILITIES:

A. Public facilities must have an easement, tract, or right-of-way granted to the City to provide for the inspection and maintenance of the drainage system and stormwater management facilities. A minimum of 7-1 /2 feet is required along each side of the centerline of stormwater pipes and culverts. A fifteen-(15) foot wide access is required around the perimeter of stormwater management facilities (ponds, wetlands, infiltration facilities, etc). A fifteen-(15) foot wide easement with a minimum 10' wide access road located within the easement shall be provided when the public facility does not front a public road. Increased easements/improvements may be required on a case-by-case basis depending upon the unique drainage situation or facility maintenance requirements.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

9-5-5-2: PRIVATE FACILITIES:

A. Private facilities must be placed in an easement, tract, or right-of-way that allows for the maintenance of these facilities in accordance with the Operations and Maintenance Agreement.

B. The City may determine that certain privately owned facilities are critical components of the overall stormwater system. In these situations, the City shall be granted perpetual, non-exclusive access that allows for public inspection. The access shall be defined in accordance with the requirements for a public easement, tract, or right-of-way.

Findings: The applicant has not submitted a drainage plan or stormwater management plan. To ensure this criterion is met, a condition of approval will be applied.

Conclusion: Applicant shall submit a drainage and stormwater management plan.

9-5-6: CONSTRUCTION AND INSPECTION:

9-5-6-1: CONSTRUCTION:

A. Prior to the construction of, or modification to any public stormwater facility, a letter of commitment along with a performance bond or cash deposit in form and substance satisfactory to the City shall be submitted by the owner or his agent as a performance assurance for such work. The amount of the performance assurance shall be the sum necessary to construct the public stormwater facility improvements. The performance assurance shall remain in effect until released by the City. A final inspection shall be conducted by the City upon completion of the work included in the approved Site Stormwater Management Plan or Drainage Plan to determine if the completed work is constructed in accordance with the plan(s). At a minimum, all of the following must be complete prior to release of the performance assurance:

1. Construction is completed on all public improvements required for the stormwater drainage and management system to operate. Each component of the stormwater system must have been inspected and accepted by the City, including all compaction, pipeline video inspections, and plastic pipe deflection testing.
2. The City has inspected and accepted the public improvements and the owner has submitted a maintenance assurance (letter of commitment, maintenance bond, or cash deposit, as approved by the City Manager or his/her designee). The amount of the maintenance assurance shall be for ten (10) percent of the cost of construction of the public improvements, excluding the cost of landscaping. The assurance shall be for a period of not less than one year from the date of completion of construction.
3. For projects with landscaping, the landscaping has been installed and accepted by the City. A two-year landscaping maintenance assurance has been submitted and accepted by the City. The amount of the assurance shall be fifty (50) percent of the cost of construction of the landscaping features.
4. All onsite and off-site easements as required by the City are granted to the City and recorded with the Lane County Deeds and Records Office.
5. The post construction erosion control is completed.
6. All required record drawings are submitted.

9-5-6-2: INSPECTION:

A. A City representative shall inspect the stormwater project as necessary and shall check materials, equipment, and the construction of the project to determine whether the work is

proceeding in accordance with the approved plans and the requirements of this Code. The purpose of these inspections is to monitor compliance with City construction standards and the inspections are for the benefit of the City. The City does not provide the primary inspection for the project, and only provides a level of inspection necessary to monitor the quality of work being performed by others. The City's role in making inspections is not supervisory and the City has no responsibility, by virtue of such inspections, for any construction means or methods or compliance with safety requirements that remain the responsibility of the Contractor.

Findings: These criteria will be applied at the time of installation. To ensure compliance, a condition of approval will be imposed.

Conclusion: FCC 9-5-6-1 and FCC 9-5-6-2 shall be applied before the issuance of CO.

2020 FLORENCE REALIZATION COMPREHENSIVE PLAN

Chapter 2: Land Use

Industrial

Goal

To develop industrially planned and zoned lands within the Florence area for suitable research and development, manufacturing, processing, assembly, storage and distribution, construction and development-related uses, and airport-related uses.

Policies

[...]

4. The City shall maintain lands planned and zoned for industrial uses within Industrial zones free from the encroachment of incompatible land uses such as residential, public or private schools and day care centers, active parks, or retail use as a principal use.
5. The City shall encourage heavy commercial uses, such as contractors' yards; sand, gravel and landscape material supply yards (wholesale and retail); lumber yards; concrete batch plants; truck and equipment rental and leasing with outside storage of vehicles and equipment; salvage operations; and other similar uses should be encouraged to locate or relocate in the Airport Industrial Park or in the Service Industrial District on Highway 101. Expansions of such uses in other districts should be limited to expansions on the existing site only.

Findings: As discussed previously, this is a pre-existing, non-conforming use and does not meet the standards of the comprehensive plan for industrial lands. Pre-existing non-conforming uses are allowed to expand utilizing FCC 10-8.

Conclusion: While the above policies do not recommend this use, it is approved utilizing FCC 10-8.

6. New industrial development shall observe the City’s performance standards regulating noise, glare, dust, odor, and fire hazards to insure that the City’s clean air, water and other natural resources are not adversely affected by such development.

Chapter 12: Transportation

Policies

6. The City shall continue to require new development to pay its share of costs of development of, or improvements to, transportation facilities which will serve the proposed development.

[...]

10. Access to and from off-street parking areas shall be designed to prevent backing onto a public street (other than an alley), except for single-family duplex dwellings are exempt.
- ODOT has authority to manage access to the state highway system. Where property abuts a state highway or is served by a private approach on a state highway, the City will work with ODOT to ensure coordinated and consistent application of applicable State and City policies.

Findings: The subject site will access Highway 101 via two approved accesses. Policies 6 and 10 refer to the cost share for new development and to manage onsite circulation that does not require “backing out” maneuvers off-site or onto public streets except for single household dwellings and duplexes.

Conclusion: The site plan meets the policy outlined in Policy 10, and the developer is tasked with improving transportation facilities through the construction of the parking lot aprons, shared access easement, and sidewalk along Highway 101.

13. Streets, bikeways and walkways shall be designed to meet the needs of pedestrians and cyclists to promote safe and convenient bicycle and pedestrian circulation within the community. To promote bicycling and walking, marked bicycle lanes and sidewalks are required on all arterial and collector streets (other than those collectors identified as scenic drives) when those streets are newly constructed, reconstructed, or widened to provide additional vehicular capacity. For collector streets that are identified as scenic drives, provision shall be made to adequately accommodate bicycles and pedestrians when those streets are newly constructed, reconstructed, or widened to provide additional vehicular capacity.

Development shall provide adequate on-site circulation for vehicles, buses, bicycles, and pedestrians and shall provide off-site transportation improvements necessary to ensure that the incremental demands placed on the transportation system by the development are met.

23. All transportation improvements shall be consistent with the requirements for stormwater in Chapter 11 of the Comprehensive Plan.

26. On-site parking for motor vehicles and bicycles is required except in Downtown Districts where some motor vehicle parking can be provided on the street.

Findings: On-site parking for vehicles and bicycles will be provided and reviewed under FCC 10-3, and walkways under FCC 10-35.

Conclusion: The legally adopted zoning ordinance has implemented these comprehensive plan policies.

28. The City shall notify ODOT of all project proposals and development applications adjacent to state highways or served by a private vehicular approach on a state highway. The City should notify Lane County of all project proposals and development applications adjacent to county roads.

Findings: Notice has been sent to ODOT and Lane County as FCC requires.

Conclusion: The legally adopted zoning ordinance has implemented these comprehensive plan policies.

IV. SUMMARY CONCLUSIONS AND STAFF RECOMMENDATION

This request by the applicant, Land Use Resources LLC, to receive for Design Review to add 11 recreational vehicle spaces, a stormwater system, a parking lot, an access drive, and lighting to an existing mobile home park identified as tax lot 800 on Assessors Map 18-12-11-33, situated in the City of Florence's city limits does **not meet**, all of the applicable decision criteria for a design review in the City of Florence.

Therefore, based on the information in Sections I and II of this report and the above review criteria, findings of fact, and conclusions contained in Section III, Staff recommends the Planning Commission **CONTINUE THE HEARING** for this design review, PC 24 35 DR 11, with conditions of approval from Section V of this report.

V. CONDITIONS OF APPROVAL:

1. The applicant shall provide 24 new parking spaces for the site, an addition of 9 from what was proposed.
2. The applicant shall install two required ADA spaces, one to the van Accessible standards found in FCC Table 10-3-2.
3. The applicant shall pave the 24 parking spaces for the expansion and the first 50' of the driveway from the ROW boundary of HWY 101.
4. The applicant shall grade the property so stormwater is not drained onto public sidewalks.
5. The proposed (15) and required (9) parking spaces shall be screened so that headlights do not shine on adjacent residential uses to the south.
6. All parking installed that abut interior lot lines or abutting streets shall have a curb of not less than 6".
7. A five-foot-wide landscaping area shall be installed between Highway 101 and the abutting

- parking lot.
8. The parking lot within the 25' required setback shall be moved, and all other parking shall stay out of the 25' required setback from Highway 101.
 9. A plan drawn to a suitable scale indicating how the off-street parking and loading requirements are to be met shall accompany an application for a building permit in accordance with FCC 10-3-5(L).
 10. The parking spaces on the subject site shall be changed in accordance with FCC 10-3-9.
 11. The applicant shall submit bike parking in accordance with FCC 10-3-10.
 12. The 11 RV spaces included in this application shall not be used or occupied by a mobile home.
 13. The applicant shall move spaces 7 and 8 so that the required minimum 15' setback in the Service Industrial district is met.
 14. All new utilities shall be installed underground.
 15. Landscaping is required in the 15' setback that abuts the expansion area.
 16. Per ODOT requirements, the applicant shall remove and close the northernmost driveway accessing the property.
 17. Landscaping submitted in the landscape plan shall be applied to the 11 new RV spaces.
 18. A landscaping plan in accordance with FCC 10-36 shall be submitted prior to any development of RV spaces.
 19. Applicant shall show the landscaping of stormwater swales on the required landscape plan.
 20. Permanent underground irrigation installed in all new landscaping.
 21. The property owner shall replace plantings that fail to survive within six months of dying or removal.
 22. All proposed work within the ODOT right of way will need a MIST permit from the ODOT District 5 Maintenance Office.
 23. Per FCC 10-35-2-12 B, the applicant shall submit full construction plans for the driveway aprons, sidewalks, and ramps for review and approval by the Public Works Director.
 24. The applicant shall submit an engineered plan for the driveway to the City of Florence Public Works Director.
 25. Landscaping shall be maintained so that plants do not grow to obstruct vision clearance areas at internal intersections or intersections with public streets per FCC 10-34-2-14.
 26. The applicant shall install sidewalks and ramps along the Highway 101 frontage in accordance with the City code and ODOT recommendations.
 27. A pathway shall include pedestrian and bike access through the property from HWY 101 to the proposed RV spaces.
 28. The required pathway shall adhere to FCC 10-35-3-3.
 29. The applicant shall submit plans for ROW improvements as detailed in FCC 10-36-2-5 & FCC 10-36-2-16.
 30. The applicant shall install sidewalks and ramps along the Highway 101 frontage in accordance with FCC 10-36-2-18 and FCC 10-35.
 31. Plans for mailboxes shall be approved by the USPS and submitted to the City.
 32. Plans for a street light at the southernmost driveway and Highway 101 shall be submitted to the City for approval.
 33. The applicant plans to improve the water and sewer system at the mobile home park before their application is approved. This does not affect the code that applies to the expansion of use.

34. A National Pollution Discharge Elimination System (NPDES) Permit must be obtained from the Department of Environmental Quality prior to the issuance of a development permit.
35. Any new electric connections or lighting connections shall be underground.
36. Construction plans and installation shall follow the criteria found in FCC 10-36-7 and FCC 10-36-8.
37. Applicant shall submit a drainage and stormwater management plan according to FCC 9-5.
38. FCC 9-5-6-1 and FCC 9-5-6-2 shall be applied before the issuance of CO.
39. A land use approval shall not subvert the legally adopted building codes that may apply to this proposed use, which may include restrictions on the use that this zoning code does not address.

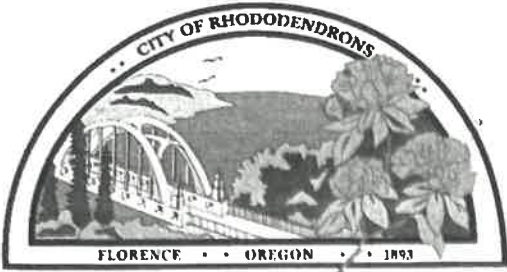


EXHIBIT
B

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

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I Type II Type III Type IV

Proposal: _____

Applicant Information

Name: Land Use Resources LLC Phone 1: 5038834100

E-mail Address: info@flghcompanies.com Phone 2: N/A

Address: PO Box 237 McMinnville, OR 97128

Signature:  Date: 04/16/2024

Applicant's Representative (if any): N/A

Property Owner Information

Name: Dennis Elmer Phone 1: 5038834100

E-mail Address: dennyelmer@gmail.com Phone 2: N/A

Address: PO Box 237 McMinnville, OR 97128

Signature:  Date: 04/16/2024

Applicant's Representative (if any): N/A

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
City of Florence

AUG 30 2024

By: _____

Approved

Exhibit

Property Description

Site Address: 87675 Nwy 101 Florence, OR 97439

General Description: Apartments, RVs, and mobile homes

Assessor's Map No.: 18 - 12 - 11 - 33 Tax lot(s): 00800

Zoning District: Highway commercial

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):

Project Description

Square feet of new: N/A

Square feet of existing:

Hours of operation: 8 AM - 5 PM

Existing parking spaces:

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

Timetable of proposed improvements: 3 Months

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

If yes, please describe: General construction

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

Plans submitted to city. Goal is to install new sewer line and connect to the city sewer. We will decommission seven existing septic tanks.

For Office Use Only:

Date Submitted: Fee:

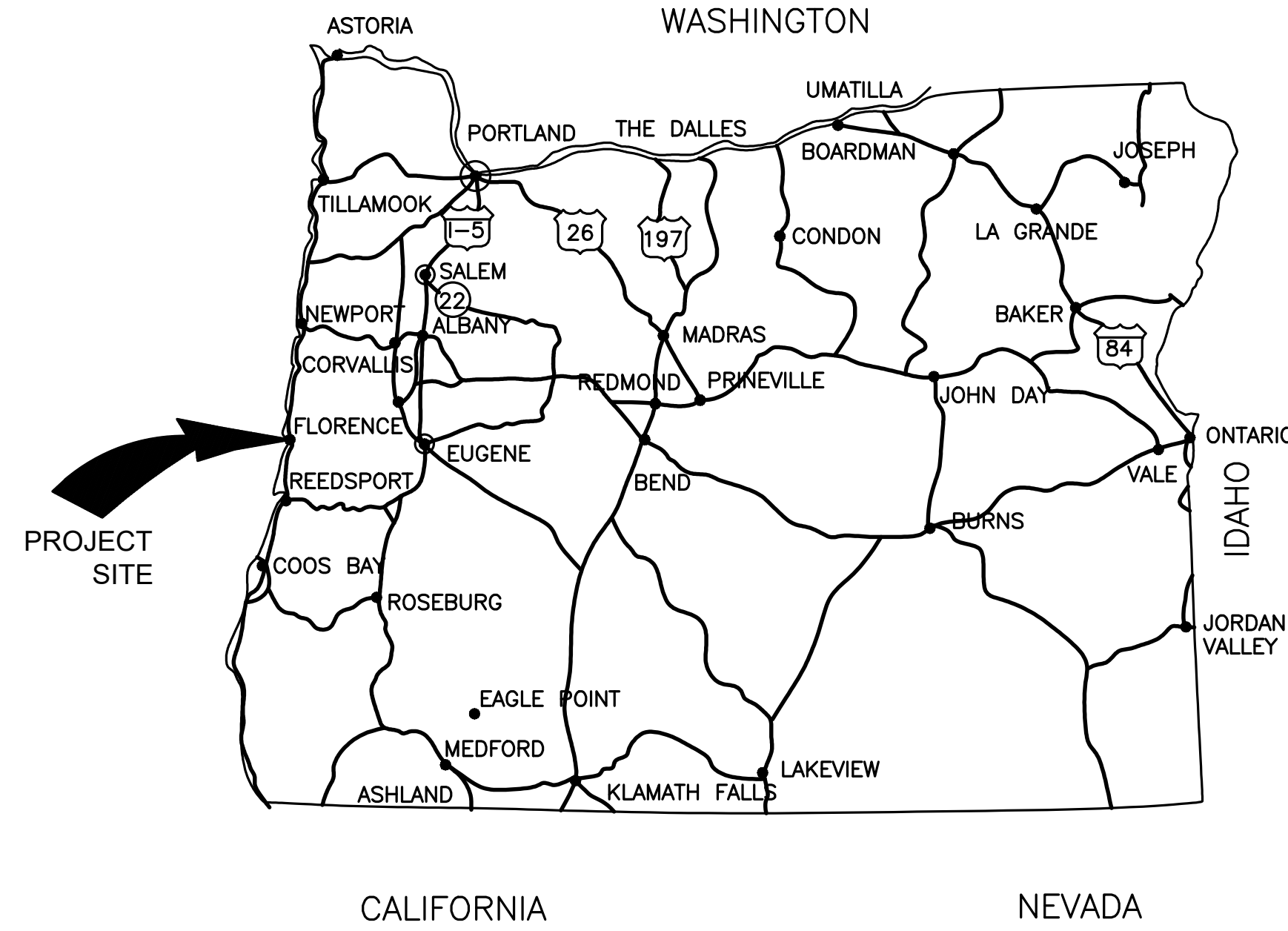
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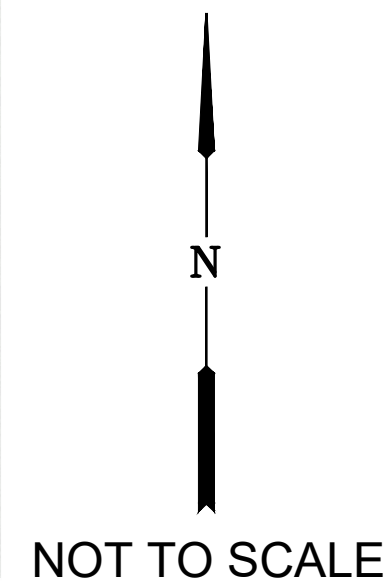
HECETA VILLAGE RV PARK

87678 OREGON COAST HWY
FLORENCE, OREGON 97439

VICINITY MAP



LOCATION MAP



LEGEND		LEGEND CONT.	
EXISTING	PROPOSED	EXISTING	PROPOSED
	PROPERTY BOUNDARY		DITCH LINE
	RV SPACE		STORMWATER SWALE
	SURVEY CONTROL		FLOW ARROW
	MAJOR CONTOUR		SANITARY SEWER LINE
	MINOR CONTOUR		SANITARY SEWER MANHOLE
	CENTERLINE		RV SEWER CONNECTION
	EDGE OF PAVEMENT		SANITARY SEWER SERVICE
	CONCRETE PAVEMENT		STREET SIGN
	AGGREGATE		FINISH GRADE ELEVATION
	BUILDING PERIMETER		GRID LINE
	FENCE		FENCE DEMOLITION
	POWER LINE		ASPHALT PAVEMENT REMOVAL
	POWER POLE		CONCRETE PAVEMENT REMOVAL
	GUY WIRE		BUILDING DEMOLITION
	LIGHT POLE		SEPTIC CONNECTION REMOVAL
	ELECTRICAL PEDESTAL		SILT FENCE
	RV ELECTRICAL CONNECTION		INLET PROTECTION
	WATER LINE		STOCKPILE AREA
	WATER VALVE		
	RV WATER CONNECTION		
	WATER SERVICE		

PERMIT SET - NOT FOR CONSTRUCTION

PRELIMINARY

DISCLAIMER
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RED BLUE

NO.	DATE	BY	APPR	REVISIONS



BEND OFFICE
686 NW YORK DR, #100
BEND, OR 97703
541.797.6781

DATE: DECEMBER 2022

PROJECT NO: 8.100.01

DESIGNED BY: VRC
DRAWN BY: AMG
CHECKED BY: JDP
SCALE: AS NOTED

RV PARK
FLORENCE HECETA VILLAGE

COVER SHEET

DRAWING NO.
G-01
SHEET NO.

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CITY OF FLORENCE STANDARDS UNLESS OTHERWISE NOTED.
2. WHERE THESE PLANS REFERENCE ODOT OR FLORENCE STANDARD DRAWINGS NOT INCLUDED IN THIS SET, CONTRACTOR SHALL FURNISH REQUIRED DRAWINGS TO COMPLETE WORK.
3. ALL SURVEY CONTROL AND UTILITY SERVICES WILL BE FIELD STAKED BY THE CONTRACTOR.
4. UTILITIES SHOWN ON PLANS ARE SCHEMATIC ONLY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. PROPOSED UTILITIES CROSSING EXISTING SHALL HAVE CROSSING ELEVATIONS VERIFIED PRIOR TO PLACEMENT. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL CROSSING CONFLICTS.
5. CONTRACTOR SHALL NOTIFY CITY 24 HOURS IN ADVANCE OF STARTING CONSTRUCTION AND SHALL COORDINATE NECESSARY INSPECTIONS THROUGHOUT FINAL CITY APPROVAL.
6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS.
7. ANY DAMAGE TO EXISTING SURVEY MONUMENTS, FACILITIES OR IMPROVEMENTS RESULTING FROM THE CONTRACTOR'S OPERATION, SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL EXPOSE, VERIFY, CONNECT AND/OR MATCH EXISTING UTILITIES AND IMPROVEMENTS IN CONFORMANCE WITH THE INTENT OF THESE PLANS AND SPECIFICATIONS, TO PROVIDE COMPLETE AND/OR OPERATIONAL SYSTEMS.
9. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PROVIDED ON PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND PRIOR TO CONSTRUCTION.
10. DURING THE COURSE OF THE WORK, CONTRACTOR SHALL COORDINATE AND ACCOMMODATE OTHER CONTRACTORS OR OPERATIONS OF OWNER.
11. EXCAVATORS MUST COMPLY WITH THE PROVISIONS OF OAR 952-001-0090.
12. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.
13. TRENCH EXCAVATION SHALL BE CONDUCTED IN A SAFE MANNER WITH ALL NECESSARY BRACING, BENCHING, AND/OR SHORING PROVIDED TO BE IN COMPLIANCE WITH OSHA REQUIREMENTS.
14. ALL EXISTING AC OR PCC PAVEMENT SHALL BE SAWCUT IMMEDIATELY PRIOR TO REPAVING AND FOLLOW CITY OF FLORENCE STANDARD DETAILS FOR TRENCH PATCH REQUIREMENTS.
15. FOUNDATION STABILIZATION SHALL BE PROVIDED WHEN MATERIAL AT SUBGRADE OR BOTTOM OF TRENCH IS UNSUITABLE (IN THE OPINION OF THE CITY OR OWNERS REPRESENTATIVE) TO PROVIDE A STABLE TRENCH BASE OR SUBGRADE.
16. WHERE EXISTING ASPHALT/AGGREGATE BASE IS DISTURBED, PLACE COMPACTED AGGREGATE BASE TO A MINIMUM THICKNESS OF 12 INCHES OR THE THICKNESS OF REMOVED AGGREGATE BASE, WHICHEVER IS GREATER. COMPACTED AS DIRECTED.
17. IF EXISTING TRENCH CONSISTED OF CONCRETE PAVEMENT THEN CONCRETE PAVEMENT SHALL BE REPLACED WITH CONCRETE TO A MINIMUM THICKNESS OF 6 INCHES OR TO THE THICKNESS OF REMOVED PAVEMENT, WHICHEVER IS GREATER. (UNLESS DIRECTED OTHERWISE IN THE PLANS).
18. IF EXISTING TRENCH CONSISTED OF AC, PLACE AC MIX TO A MINIMUM THICKNESS OF 4 INCHES (2-2 INCH LIFTS) OR THE THICKNESS OF REMOVED PAVEMENT, WHICHEVER IS GREATER. COMPACT AS DIRECTED. AC PAVEMENT SHALL BE PLACED IN AT LEAST 2-2 INCH LIFTS.

19. IN SITUATIONS WHERE EXISTING PCC PAVEMENT IS OVERLAPPED WITH AC PAVEMENT, PLACE PCC PAVEMENT IN ACCORDANCE WITH NOTE AND WITH AC PAVEMENT PLACED IN ACCORDANCE WITH NOTE 6.
20. BACKFILL IN PIPE ZONE SHALL BE PLACED IN MAXIMUM 6 INCH LIFTS AND COMPACTED AS SPECIFIED.
21. TONING WIRE REQUIRED AT SERVICE LATERALS, FORCEMAINS, AND GRAVITY LINE. WIRE SHALL BE 18 GA. MINIMUM SOLID COPPER WIRE WITH GREEN 30 MIL THICK HDPE INSULATION RATED FOR DIRECT BURY. USE APPROVED WATERPROOF SPLICE AT ALL CONNECTIONS.
22. SANITARY AND STORM SEWER LINES MUST HAVE WARNING TAPE AND IT SHALL BE 6-INCHES WIDE, 4 MIL THICK, APWA GREEN, READING "CAUTION SEWER LINE BURIED BELOW". WARNING TAPE SHALL BE MAX 5 FEET FROM THE SURFACE.
23. CONTRACTOR SHALL SUPPLY ALL PUPS, BENDS, TEES, ELBOWS, AND OTHER REQUIRED FITTINGS TO COMPLETE CONNECTIONS FOR ROOF DRAIN LINES, WATER LINES, STORM LINES, AND SANITARY SEWER LINES.
24. ALL BURIED WATERLINE PIPING SHALL BE RESTRAINED JOINT PIPING.
25. A SPECIFIC MODEL AND/OR MANUFACTURER MAY BE LISTED ON THESE PLANS FOR PROPOSED ITEMS. THESE ARE ONLY INTENDED FOR CLARITY AND THE CONTRACTOR MAY SUBMIT A PROPOSED EQUAL TO BE APPROVED BY THE ENGINEER.
26. WETLANDS IDENTIFIED FOR REMOVAL SHALL NOT BE DISTURBED UNTIL ARMY CORPS AND DSL'S PERMITTING PROCESSES ARE COMPLETE. CONTRACTOR SHALL PROTECT ALL WETLANDS UNTIL PERMITS ARE COMPLETED AND IN POSSESSION.
27. WETLANDS IDENTIFIED FOR REMOVAL SHALL BE EXCAVATED A MINIMUM OF 2' OR UNTIL ORGANIC AND UNSUITABLE MATERIALS ARE NO LONGER PRESENT, WHICHEVER IS GREATER.

EXISTING UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE DATA AND MAY NOT REFLECT CONDITIONS FOUND DURING CONSTRUCTION. THE ENGINEER CANNOT GUARANTEE THE ACCURACY OF AS-BUILT INFORMATION SHOWN OR LOCATE INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL BE REQUIRED TO POTHOLE EXISTING UTILITIES IN ORDER TO VERIFY LOCATION, DEPTH, AND EXISTENCE PRIOR TO CONSTRUCTION. ANY UNEXPECTED CONDITIONS SHALL BE COORDINATED WITH THE ENGINEER IMMEDIATELY.

PROPOSED UTILITY NOTE:

ALL UTILITY PIPING AND INSTALLATIONS SHALL COMPLY WITH THE CITY OF FLORENCE MUNICIPAL CODE AND THE 2018 OREGON STANDARD SPECIFICATIONS. WHERE THE TWO STANDARDS ARE IN CONFLICT, THE MORE STRICT SHALL CONTROL. PIPE DIAMETER INDICATED ON PLANS SHALL BE MINIMUM INTERNAL DIAMETER MEASUREMENT.

STORMWATER HDPE SHALL BE FUSED JOINTS AND JOINTS DE-BEADED. FOR DUAL WALL CORRUGATED HDPE, ADS N-12 MAY BE USED FOR PIPE 24" DIAMETER AND LESS. ADS SANITITE SHALL BE USED FOR PIPES 30" AND LARGER.

SEWER PIPE SHALL BE D3034 PCV FOR GRAVITY LINES.

WATER LINES SHALL BE C900 PVC

SHEET INDEX

SHEET NO.	DWG NO.	SHEET TITLE
1	G-01	COVER SHEET
2	G-02	GENERAL NOTES
3	G-03	EXISTING CONDITIONS
4	G-04	OVERALL SITE PLAN
5	G-05	ALIGNMENT REPORT
6	EC-01	EROSION CONTROL
7	CD-01	DEMOLITION PLAN
8	C-01	PLAN AND PROFILE ROAD A
9	GR-01	GRADING PLAN - I
10	GR-02	GRADING PLAN - II
11	U-01	UTILITY PLAN - I WATER PLAN
12	U-02	UTILITY PLAN - II SANITARY SEWER PLAN
13	D-01	ROAD DETAILS - I
14	D-02	UTILITY DETAILS - I
15	D-03	UTILITY DETAILS - II
16	D-04	UTILITY DETAILS - III

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PRELIMINARY

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 BEND, OR 97703
 541.797.6781

DATE: DECEMBER 2022 PROJECT NO: 8.100.01

DESIGNED BY: VRC
 DRAWN BY: AMG
 CHECKED BY: JDP
 SCALE: AS NOTED

**RV PARK
 FLORENCE HECETA VILLAGE**

GENERAL NOTES

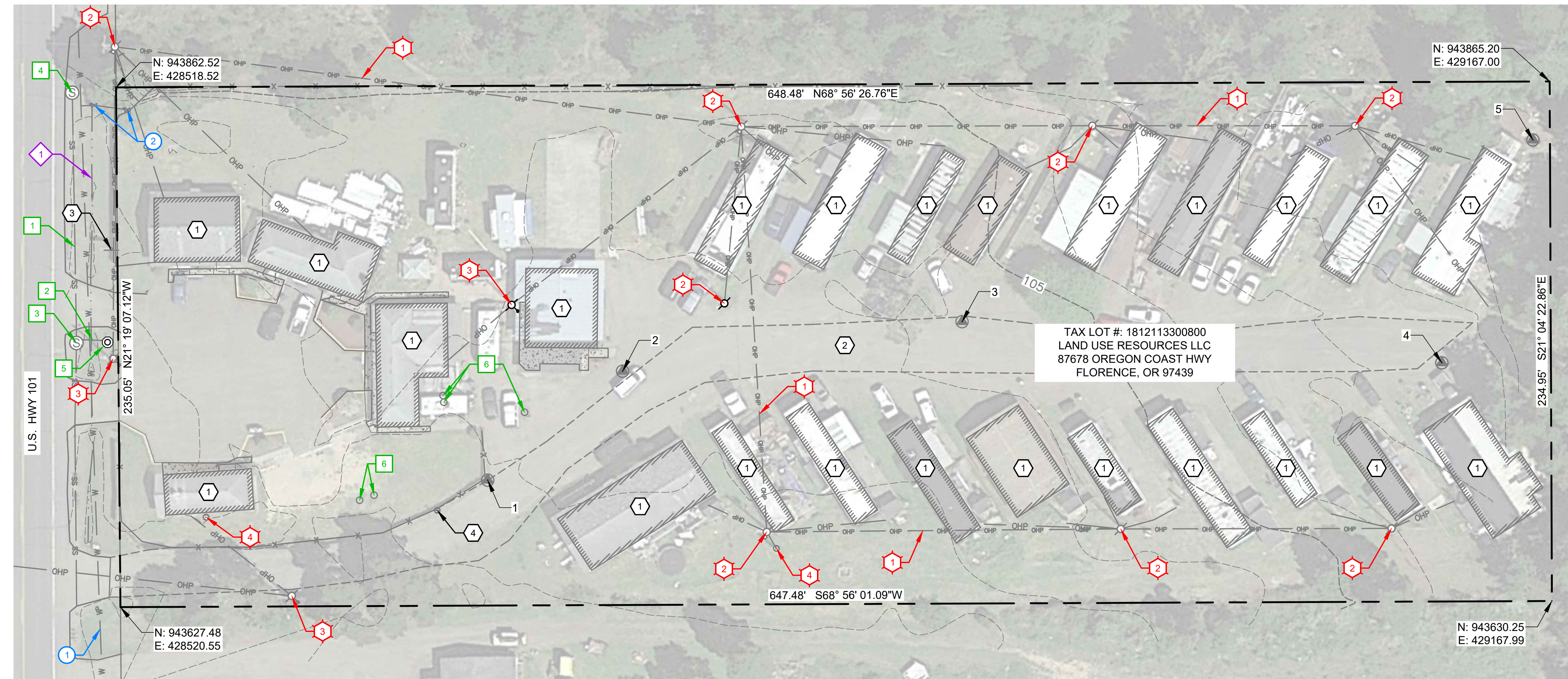
DRAWING NO.

G-02

SHEET NO.

KEY NOTES:

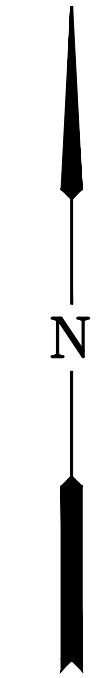
- ① EXISTING BUILDING
- ② EXISTING ACCESS ROAD
- ③ EXISTING STREET SIGN, "HECETA BEACH NEXT LEFT"
- ④ EXISTING BOLLARD
- ① EXISTING DITCH
- ① EXISTING WATERLINE, SIZE AND DEPTH UNKNOWN
- ② EXISTING WATER VALVE, SIZE AND DEPTH UNKNOWN
- ① EXISTING 12" SANITARY SEWER MAIN LINE, DEPTH UNKNOWN
- ② EXISTING 8" SANITARY SEWER MAIN LINE
- ③ EXISTING SANITARY MANHOLE
N: 943746.91
E: 428500.6504
RIM: 102.81
IE (N): 98.27
IE (S): 93.03
IE (E): 93.38
- ④ EXISTING SANITARY SEWER MANHOLE, SIZE AND DEPTH UNKNOWN
- ⑤ EXISTING SANITARY SEWER CLEANOUT
N: 943747.93
E: 428515.3799
RIM: 102.82
- ⑥ EXISTING SEPTIC CLEANOUT
- ① EXISTING OVERHEAD POWER LINE
- ② EXISTING POWER POLE
- ③ EXISTING LIGHT POLE
- ④ EXISTING ELECTRICAL PEDESTAL



PLAN
SCALE: 1" = 30'

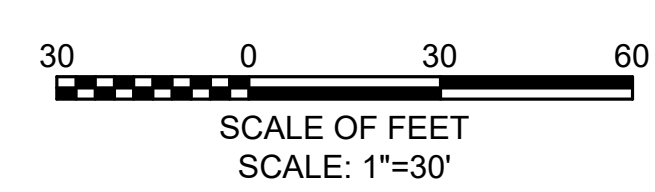
1
G-03

CONTROL POINT TABLE			
POINT #	ELEVATION	NORTHING	EASTING
1	102.810	943684.86	428686.70
2	103.420	943734.15	428747.70
3	104.070	943756.54	428901.25
4	107.230	943737.94	429118.26
5	108.170	943838.69	429159.46



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PRELIMINARY



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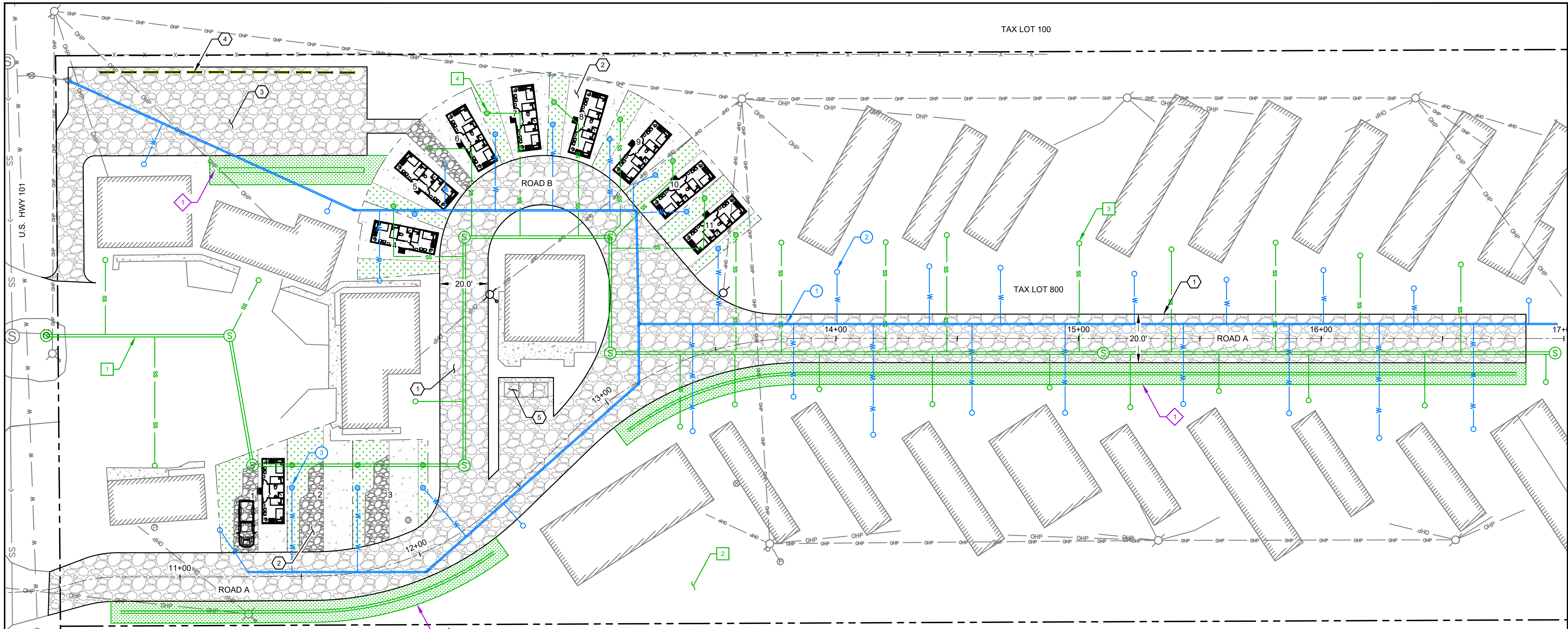
DATE: DECEMBER 2022 PROJECT NO: 8.100.01

DESIGNED BY: VRC
DRAWN BY: AMG
CHECKED BY: JDP
SCALE: AS NOTED

**RV PARK
FLORENCE HECETA VILLAGE**

EXISTING CONDITIONS

DRAWING NO.
G-03
SHEET NO.



PLAN
SCALE: 1" = 20'

1
G-04

TAX LOT 900

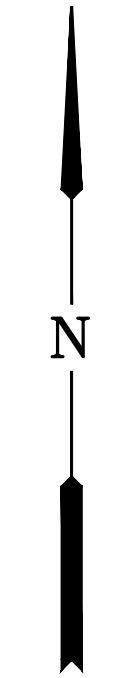
KEYNOTES:

- ① PROPOSED 20' GRAVEL ACCESS ROAD, SEE SHEETS C-01 AND GR-02
- ② PROPOSED RV SPACE, SEE SHEET GR-02
- ③ PROPOSED GUEST PARKING, (12) STANDARD (9' X 20') STALLS. SEE SHEET GR-01
- ④ INSTALL OLDCASTLE BUMPER CURB WHEEL STOP OR APPROVED EQUAL, SEE SHEET GR-01
- ⑤ TRASH ENCLOSURE TO BE DESIGNED BY OTHERS
- ① PROPOSED WATER LINE, SEE SHEET U-01
- ② PROPOSED WATER SERVICE, SEE SHEET U-01

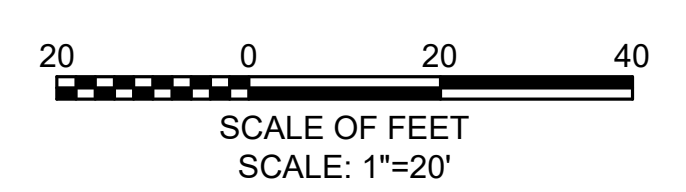
KEYNOTES CONT.

- ③ PROPOSED RV WATER SERVICE CONNECTION, SEE SHEET U-01
- ① PROPOSED SANITARY SEWER LINE, SEE SHEET U-02
- ② EXISTING SEPTIC FIELD TO BE FILLED
- ③ PROPOSED SANITARY SEWER, SEE SHEET U-02
- ④ PROPOSED RV SEWER CONNECTION, SEE SHEET U-02
- ① PROPOSED STORMWATER SWALE, SEE SHEETS C-01 AND GR-01

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PRELIMINARY



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SCALE: AS NOTED

RV PARK
FLORENCE HECETA VILLAGE

OVERALL SITE PLAN

DRAWING NO.
G-04
SHEET NO.

C:\Users\voldh\OneDrive\Flagline\Projects\Florence\CAD_Working\3-G-04 SITE PLAN.dwg

Horizontal Alignment Report

Begin ROAD A
 N 943,640.9643 E 428,470.4363 10+00

Line (1)
 N89° 30' 41.12"E 21.45'
 N 943,641.1472 E 428,491.8851 10+21.45

Curve (2)
 BC N 943,641.1472 E 428,491.8851 10+21.45
 CTR N 943,841.1399 E 428,490.1796
 PI N 943,641.1959 E 428,497.6026

Direction Back N89° 30' 41.12"E
 Radius 200.00'
 Delta 3°16'31"(LT)
 Length 11.43'
 Tangent 5.72'
 Chord Direction N87° 52' 25.86"E Distance 11.43'
 Direction Ahead N86° 14' 10.61"E

EC N 943,641.5712 E 428,503.3081 10+32.88
 Curve (2)

Line (3)
 N86° 14' 10.61"E 7.54'
 N 943,642.0663 E 428,510.8335 10+40.42

Curve (4)
 BC N 943,642.0663 E 428,510.8335 10+40.42
 CTR N 943,691.5371 E 428,507.5791
 PI N 943,642.3927 E 428,515.7952

Direction Back N86° 14' 10.61"E
 Radius 49.58'
 Delta 11°27'17"(LT)
 Length 9.91'
 Tangent 4.97'
 Chord Direction N80° 30' 32.17"E Distance 9.90'
 Direction Ahead N74° 46' 53.72"E

EC N 943,643.6979 E 428,520.5932 10+50.34
 Curve (4)

Line (5)

N74° 46' 53.72"E 7.46'
 N 943,645.6558 E 428,527.7903 10+57.79
 Line (5)

Curve (6)
 BC N 943,645.6558 E 428,527.7903 10+57.79
 CTR N 943,587.7599 E 428,543.5403
 PI N 943,647.7599 E 428,535.5247

Direction Back N74° 46' 53.72"E
 Radius 60.00'
 Delta 15°13'06"(RT)
 Length 15.94'
 Tangent 8.02'
 Chord Direction N82° 23' 26.86"E Distance 15.89'
 Direction Ahead N90° 00' 00.00"E

EC N 943,647.7599 E 428,543.5403 10+73.73
 Curve (6)

Line (7)
 N90° 00' 00.00"E 42.44'
 N 943,647.7599 E 428,585.9849 11+16.18

Curve (8)
 BC N 943,647.7599 E 428,585.9849 11+16.18
 CTR N 943,697.3377 E 428,585.9849
 PI N 943,647.7599 E 428,586.2004

Direction Back N90° 00' 00.00"E
 Radius 49.58'
 Delta 0°29'54"(LT)
 Length 0.43'
 Tangent 0.22'
 Chord Direction N89° 45' 03.19"E Distance 0.43'
 Direction Ahead N89° 30' 06.38"E

EC N 943,647.7618 E 428,586.4160 11+16.61
 Curve (8)

Line (9)
 N89° 30' 06.38"E 38.71'
 N 943,648.0984 E 428,625.1234 11+55.32

Curve (10)
 BC N 943,648.0984 E 428,625.1234 11+55.32
 CTR N 943,761.7721 E 428,624.1349
 PI N 943,648.4933 E 428,670.5376

Direction Back N89° 30' 06.38"E
 Radius 113.68'
 Delta 43°33'17"(LT)
 Length 86.42'
 Tangent 45.42'
 Chord Direction N67° 43' 27.85"E Distance 84.35'
 Direction Ahead N45° 56' 49.33"E

EC N 943,680.0720 E 428,703.1779 12+41.73
 Curve (10)

Line (11)
 N45° 56' 49.33"E 40.55'
 N 943,708.2700 E 428,732.3238 12+82.28

Curve (12)
 BC N 943,708.2700 E 428,732.3238 12+82.28
 CTR N 943,611.6231 E 428,825.8275
 PI N 943,746.1121 E 428,771.4380

Direction Back N45° 56' 49.33"E
 Radius 134.48'
 Delta 44°04'03"(RT)
 Length 103.43'
 Tangent 54.42'
 Chord Direction N67° 58' 50.98"E Distance 100.90'
 Direction Ahead S89° 59' 07.37"E

EC N 943,746.0983 E 428,825.8618 13+85.71
 Curve (12)

Line (13)
 S89° 59' 07.37"E 314.29'
 N 943,746.0181 E 429,140.1533 17+00

Line (13)
 N 943,746.0181 E 429,140.1533 17+00
 End ROAD A

 Alignment Length: 700.00'

PERMIT SET - NOT FOR CONSTRUCTION

PRELIMINARY

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 BEND, OR 97703
 541.797.6781

DATE: DECEMBER 2022 PROJECT NO: 8.100.01

DESIGNED BY: VRC
 DRAWN BY: AMG
 CHECKED BY: JDP
 SCALE: AS NOTED

RV PARK
 FLORENCE HECETA VILLAGE
 ALIGNMENT REPORT

DRAWING NO. G-05
 SHEET NO.



PLAN
SCALE: 1" = 20'

1
EC-01

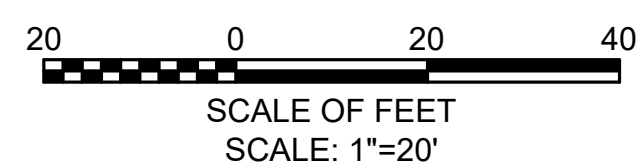
KEYNOTES:

- 1 INSTALL SEDIMENT FENCE PER ODOT STANDARD DRAWING RD1040
- 2 INSTALL INLET PROTECTION PER ODOT STANDARD DRAWING RD1015
- 3 INSTALL CONSTRUCTION ENTRANCE PER ODOT STANDARD DRAWING RD1000
- 4 25' X 85' AVAILABLE STOCKPILE AREA
- 5 PROTECT EXISTING DITCH



PERMIT SET - NOT FOR CONSTRUCTION

PRELIMINARY



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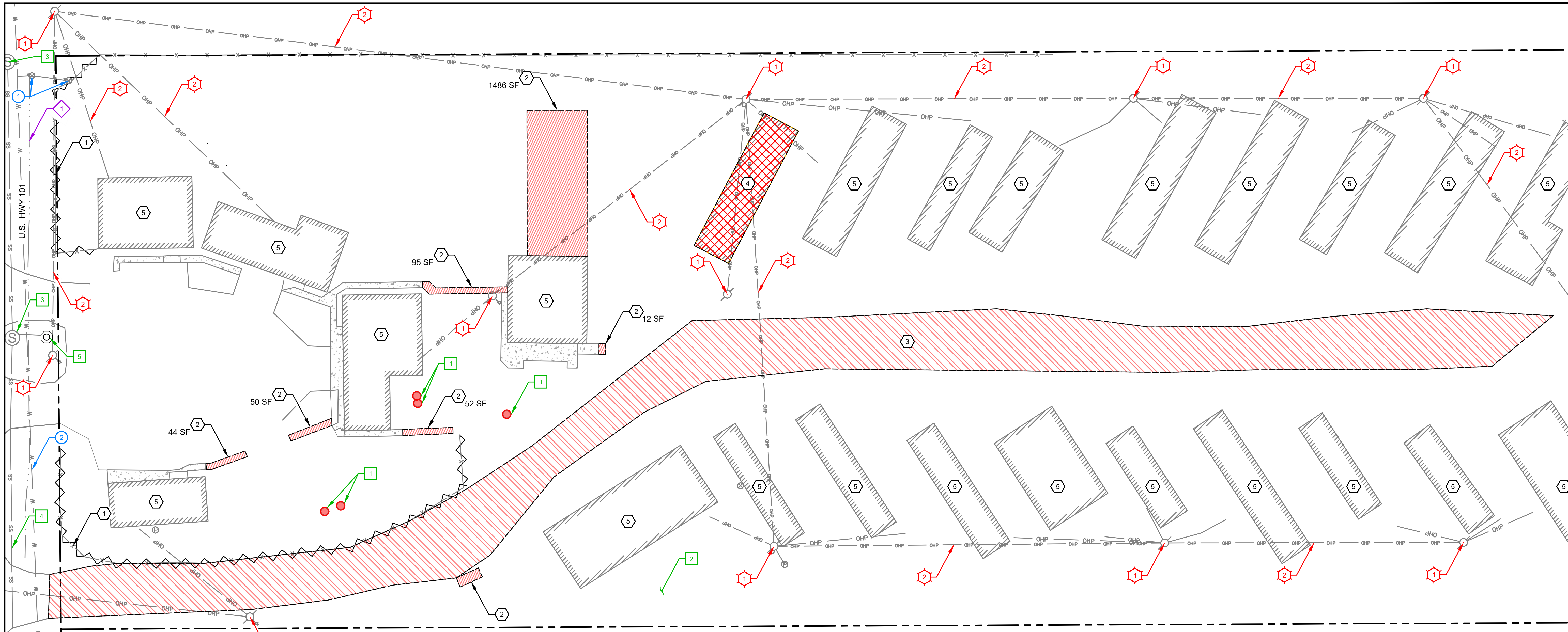
PROJECT NO: 8.100.01

DESIGNED BY: VRC
DRAWN BY: AMG
CHECKED BY: JDP
SCALE: AS NOTED

RV PARK
FLORENCE HECETA VILLAGE

EROSION CONTROL

DRAWING NO.
EC-01
SHEET NO.



PLAN
SCALE: 1" = 20'

1
CD-01

KEYNOTES:

- 1 REMOVE EXISTING FENCE, APPROX. 340 LF
- 2 DEMO EXISTING CONCRETE, APPROX. 1740 SF
- 3 DEMO EXISTING ACCESS ROAD, APPROX. 13,580 SF
- 4 DEMO EXISTING MOBILE HOME
- 5 PROTECT EXISTING BUILDING
- 1 PROTECT EXISTING POWER POLE
- 2 PROTECT EXISTING OVERHEAD POWER LINE
- 1 PROTECT EXISTING WATER VALVE
- 2 PROTECT EXISTING WATER LINE

KEYNOTES CONT.

- 1 REMOVE EXISTING SEPTIC CONNECTION
- 2 EXISTING SEPTIC FIELD TO BE FILLED IN
- 3 PROTECT EXISTING SANITARY SEWER MANHOLE
- 4 PROTECT EXISTING SANITARY SEWER LINE
- 5 EXISTING CLEANOUT TO BE REPLACED WITH CONNECTION OF PROPOSED SANITARY SEWER LINE
- 1 PROTECT EXISTING DITCH

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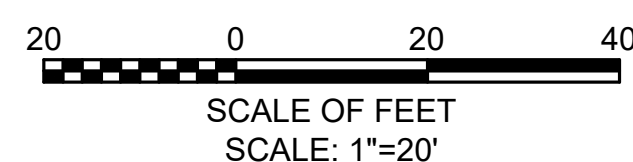
DESIGNED BY: VRC
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RV PARK
FLORENCE HECETA VILLAGE

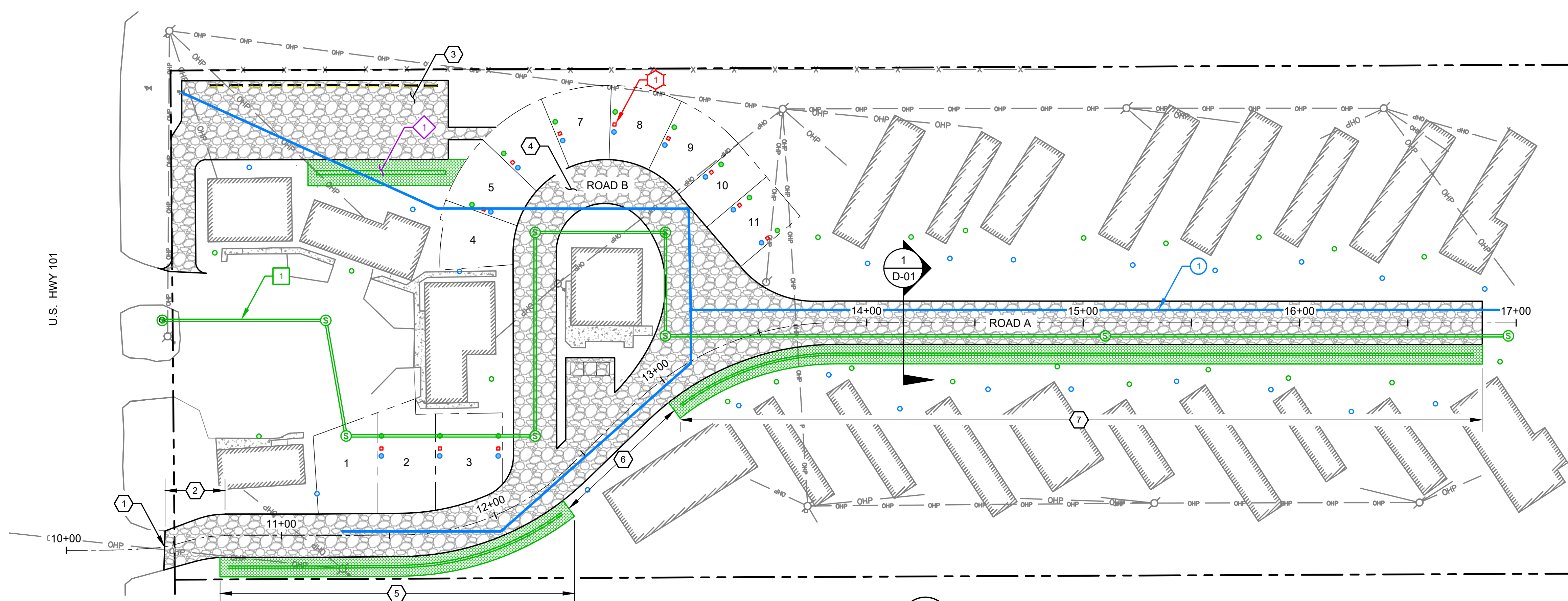
DEMOLITION PLAN

DRAWING NO.
CD-01
SHEET NO.

PRELIMINARY

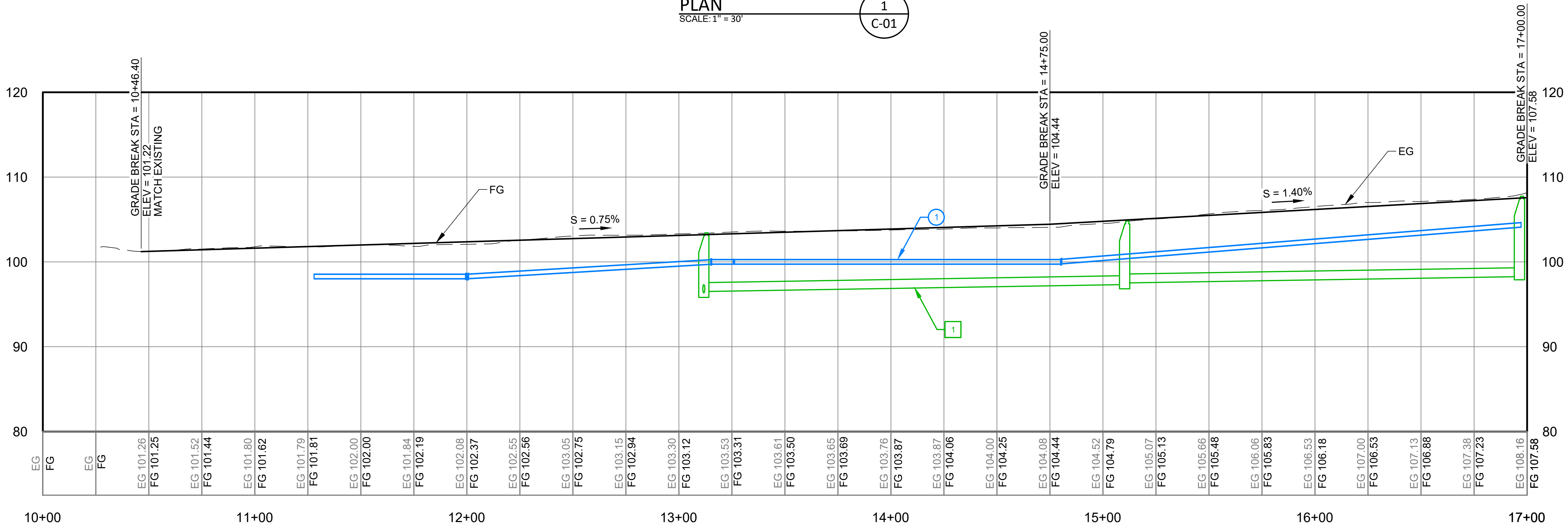


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PLAN
SCALE: 1" = 30'

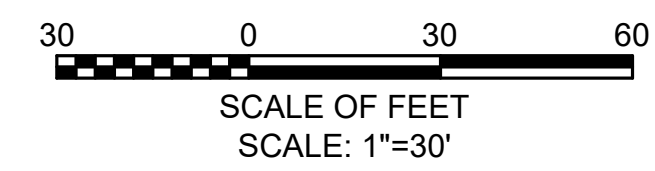
- KEYNOTES:**
- ① STA 10+45.43, 0.00' T MATCH EXISTING GRADE
 - ② STA 10+45.43 TO STA 10+75.43 TRANSITION TO 20' WIDE GRAVEL ROAD
 - ③ PROPOSED PARKING LOT, SEE SHEET GR-01
 - ④ PROPOSED ACCESS ROAD B, SEE SHEET GR-02
 - ⑤ STA 10+71.14, 10.00' RT TO STA 12+29.25, 10.00' RT CONSTRUCT STORMWATER SWALE PER ② (D-02)
 - ⑥ STA 12+29.25, 10.00' RT TO STA 12+95.68, 10.00' RT GRADE TO EXISTING, 5% MAX SLOPE
 - ⑦ STA 12+95.68, 10.00' RT TO STA 16+84.35, 10.00' RT CONSTRUCT STORMWATER SWALE PER DETAIL 2 ON SHEET D-01. PROVIDE ACCESS TO EXISTING MOBILE HOMES AS NEEDED. PLACE MIN 10" DIA. CULVERT UNDER DRIVEWAY ACCESS AND GRADE TO MAINTAIN POSITIVE DRAINAGE.
 - ① PROPOSED RV ELECTRICAL CONNECTION, SEE ELECTRICAL PLANS
 - ① PROPOSED WATER LINE, SEE SHEET U-01
 - ① PROPOSED SANITARY SEWER LINE, SEE SHEET U-02
 - ① PROPOSED STORMWATER SWALE, SEE SHEET GR-01



PROFILE
SCALE: 1" = 30' HORIZ.
1" = 7.5" VERT.

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PRELIMINARY



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NO.	DATE	BY	APPR	REVISIONS



BEND OFFICE
686 NW YORK DR, #100
BEND, OR 97703
541.797.6781

DATE: DECEMBER 2022 PROJECT NO: 8.100.01

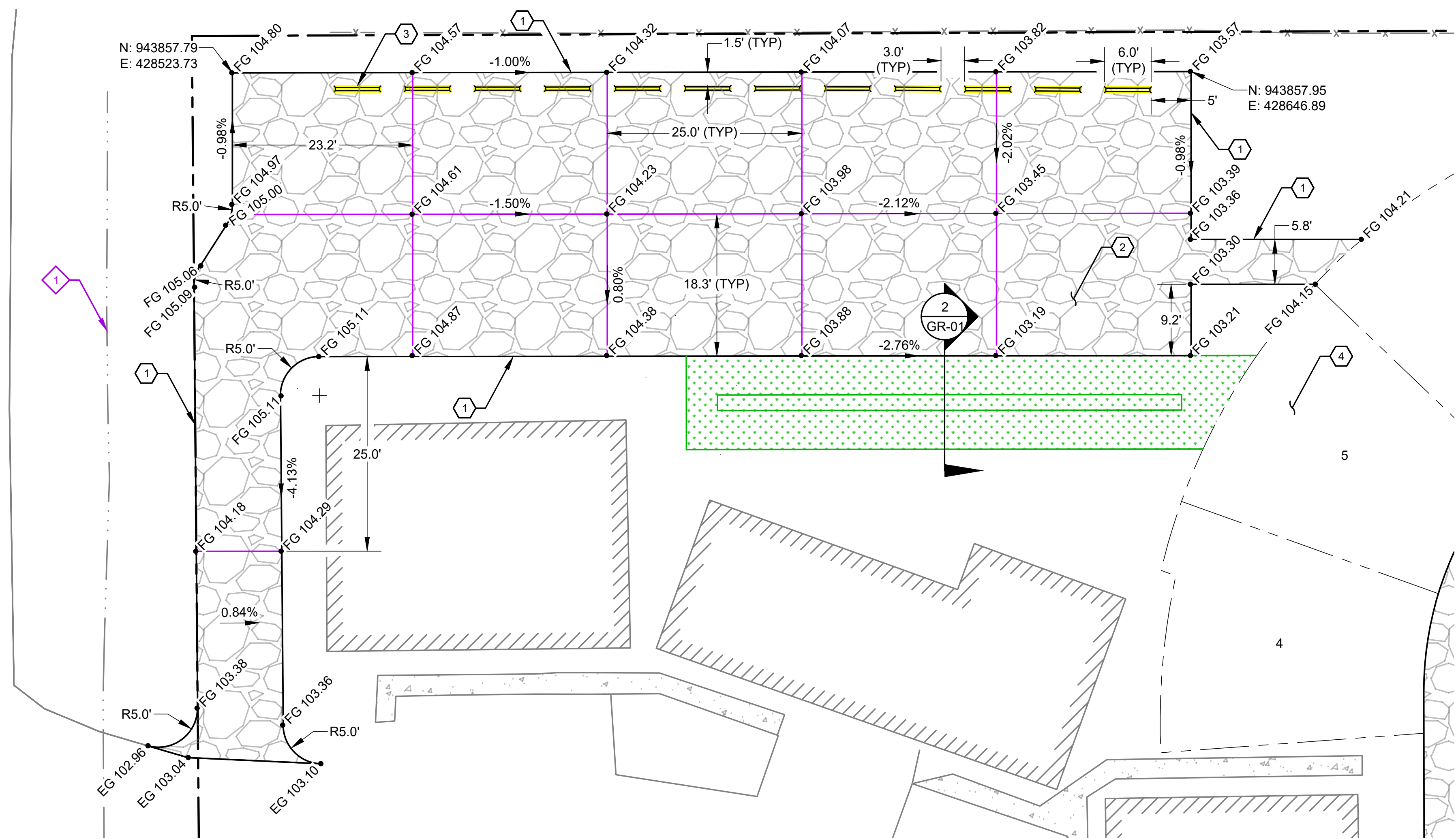
DESIGNED BY: VRC
DRAWN BY: AMG
CHECKED BY: JDP
SCALE: AS NOTED

RV PARK
FLORENCE HECETA VILLAGE

PLAN AND PROFILE
ROAD A

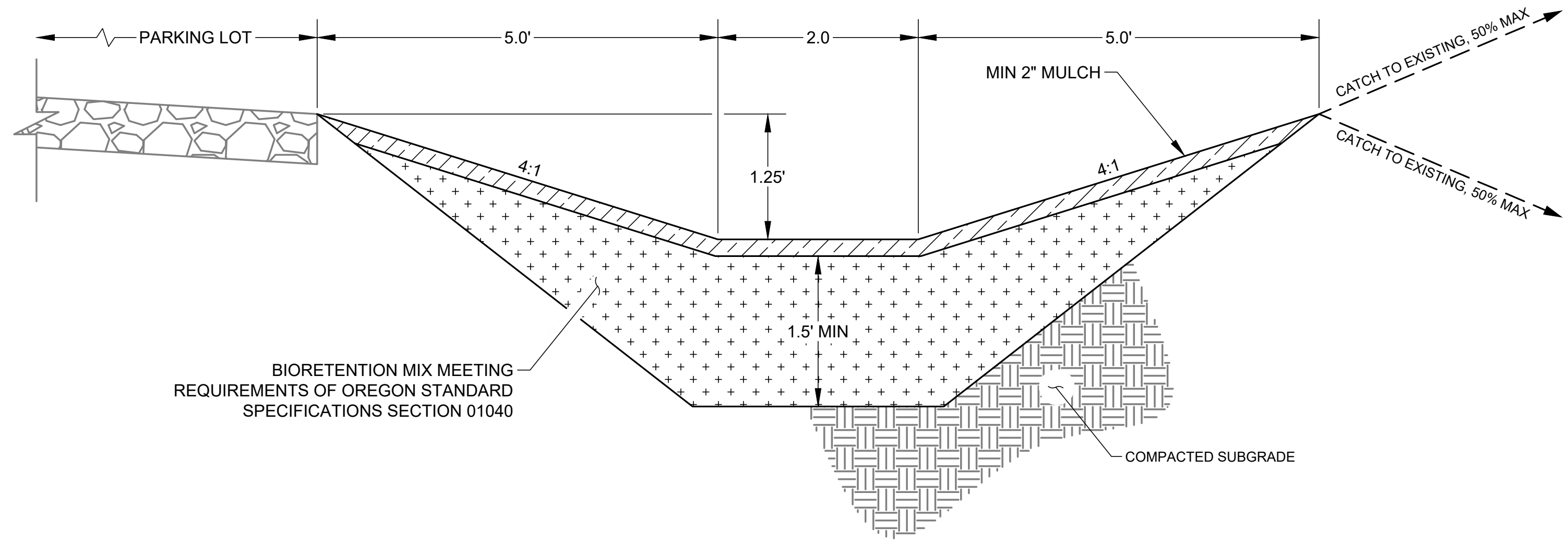
DRAWING NO.
C-01
SHEET NO.

U.S. HWY 101



- KEYNOTES:**
- ① GRADE TO EXISTING AS NEEDED, MAX SLOPE 2:1
 - ② PLACE 6" MIN THICKNESS OF 3/4"-0" AGGREGATE ROCK COMPACTED PER ODOT STANDARD SPECIFICATIONS SECTION 00640
 - ③ INSTALL OLD CASTLE BUMPER CURB WHEEL STOP OR APPROVED EQUAL
 - ④ PROPOSED RV SPACE, SEE SHEET GR-02
 - ⑤ PROTECT EXISTING DITCH

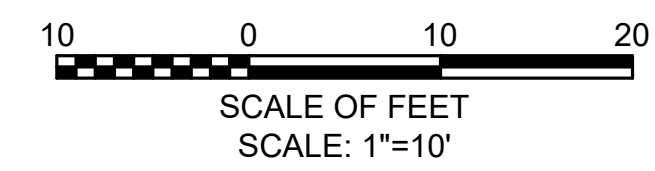
PLAN
SCALE: 1" = 10'



STORMWATER SWALE DETAIL
SCALE: N.T.S.

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PRELIMINARY



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FLAGLINE ENGINEERING
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686 NW YORK DR, #100
BEND, OR 97703
541.797.6781

DATE: DECEMBER 2022
PROJECT NO: 8.100.01

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DRAWN BY: AMG
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SCALE: AS NOTED

RV PARK
FLORENCE HECETA VILLAGE

GRADING PLAN - I

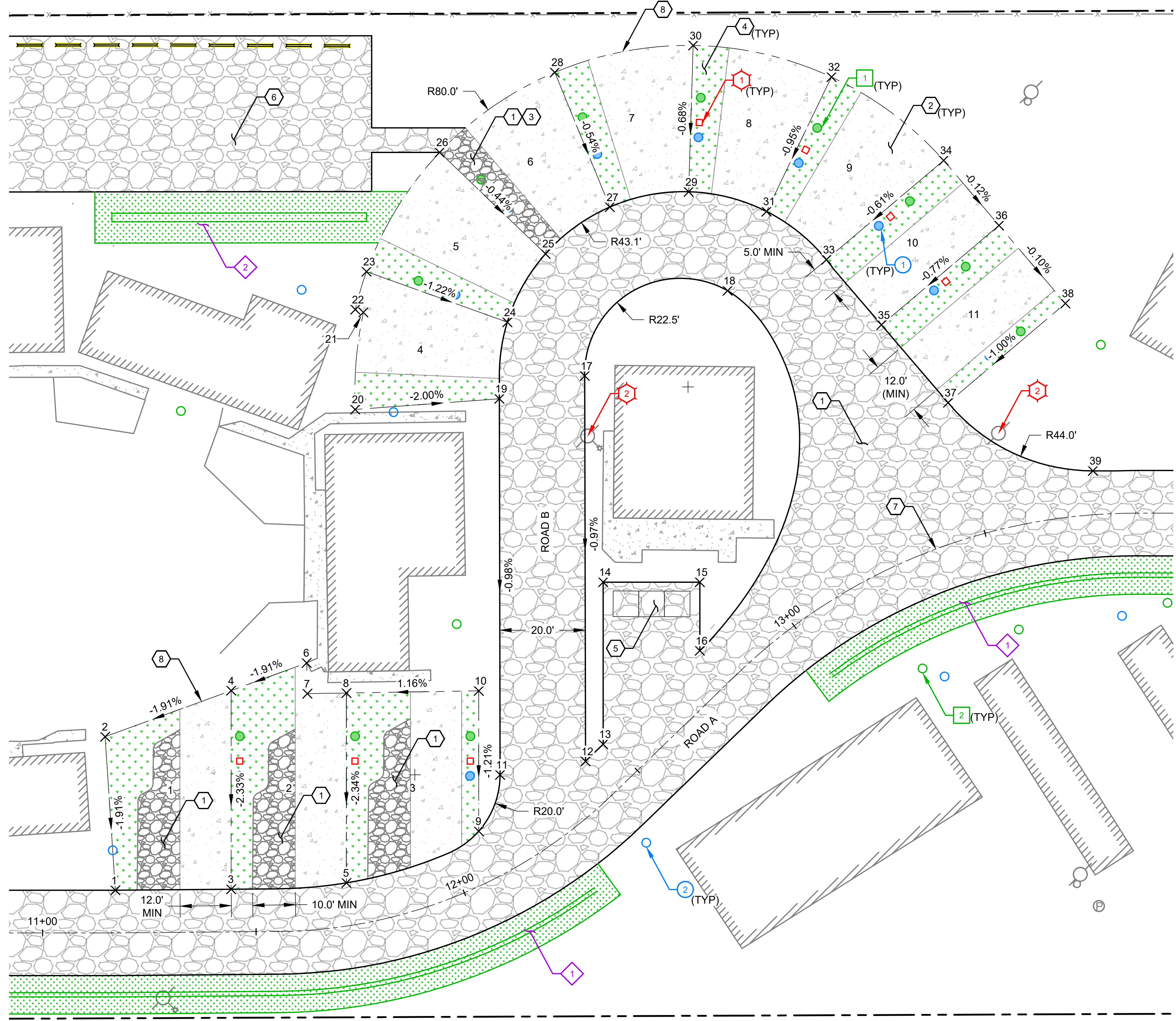
DRAWING NO.
GR-01

SHEET NO.

C:\Users\valdh\OneDrive\Documents\Projects\Elmer\Florence\CAD\Working\7-GR-01 GRADING PLAN.dwg

KEYNOTES:

- ① PLACE 6" MIN THICKNESS OF 3/4"-0" AGGREGATE ROCK COMPACTED PER ODOT STANDARD SPECIFICATIONS SECTION 00640
- ② PLACE 6" MIN THICKNESS OF PCC OVER 6" MIN THICKNESS OF 3/4"-0" AGGREGATE ROCK COMPACTED PER ODOT STANDARD SPECIFICATIONS SECTION 00640
- ③ PROVIDE PEDESTRIAN PATH, MIN 5.0' WIDE
- ④ PROPOSED VEGETATION STRIP, CONTRACTOR TO COORDINATE PLANTING WITH OWNER
- ⑤ TRASH ENCLOSURE TO BE DESIGNED BY OTHERS
- ⑥ PROPOSED PARKING LOT, SEE SHEET GR-01
- ⑦ PROPOSED ACCESS ROAD A, SEE SHEET C-01 AND DETAIL ① D-01
- ⑧ GRADE TO EXISTING AS NEEDED, MAX SLOPE 2:1
- ① PROPOSED RV ELECTRICAL CONNECTION, SEE ELECTRICAL PLANS
- ② PROTECT EXISTING POWER POLE
- ① PROPOSED RV WATER CONNECTION, SEE SHEET U-01
- ② PROPOSED WATER SERVICE, SEE SHEET U-01
- ① PROPOSED RV SEWER CONNECTION, SEE SHEET U-02
- ② PROPOSED SANITARY SEWER CLEANOUT, SEE SHEET U-02
- ① PROPOSED STORMWATER SWALE, SEE SHEET C-01 AND DETAIL ② D-01
- ② PROPOSED STORMWATER SWALE, SEE SHEET GR-01



PLAN
SCALE: 1" = 15'

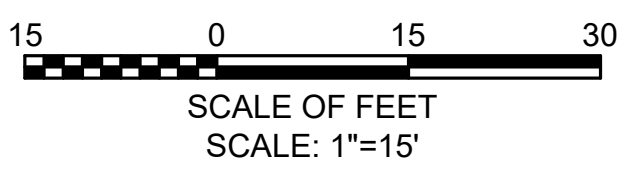
POINT TABLE			
POINT #	ELEV.	NORTHING	EASTING
1	101.95	943657.77	428586.85
2	102.64	943693.73	428584.44
3	102.16	943658.00	428613.97
4	103.24	943704.54	428613.97
5	102.37	943659.47	428640.97
6	103.60	943711.02	428631.66
7	103.52	943703.82	428631.83
8	103.41	943703.97	428640.97
9	102.65	943671.58	428671.97
10	103.05	943704.48	428671.97
11	102.80	943684.81	428676.97
12	102.89	943687.98	428696.97
13	102.94	943691.98	428701.11
14	103.44	943729.94	428701.11
15	103.28	943729.94	428723.75
16	103.17	943713.89	428723.75
17	103.79	943778.28	428696.79
18	103.89	943798.22	428730.25
19	103.66	943772.90	428676.80
20	104.34	943770.40	428643.01

POINT TABLE			
POINT #	ELEV.	NORTHING	EASTING
21	104.28	943793.14	428644.93
22	104.27	943793.83	428643.05
23	104.26	943802.70	428645.66
24	103.83	943790.84	428678.66
25	104.00	943806.85	428687.61
26	104.15	943830.62	428662.80
27	104.21	943817.81	428702.68
28	104.40	943849.36	428689.78
29	104.20	943821.39	428721.13
30	104.43	943855.68	428722.19
31	104.06	943816.77	428739.37
32	104.40	943848.29	428754.58
33	104.14	943805.50	428753.39
34	104.36	943828.74	428780.85
35	104.06	943790.21	428766.28
36	104.33	943813.52	428793.83
37	103.95	943771.98	428781.89
38	104.31	943795.24	428809.38
39	103.95	943756.02	428815.81

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PRELIMINARY



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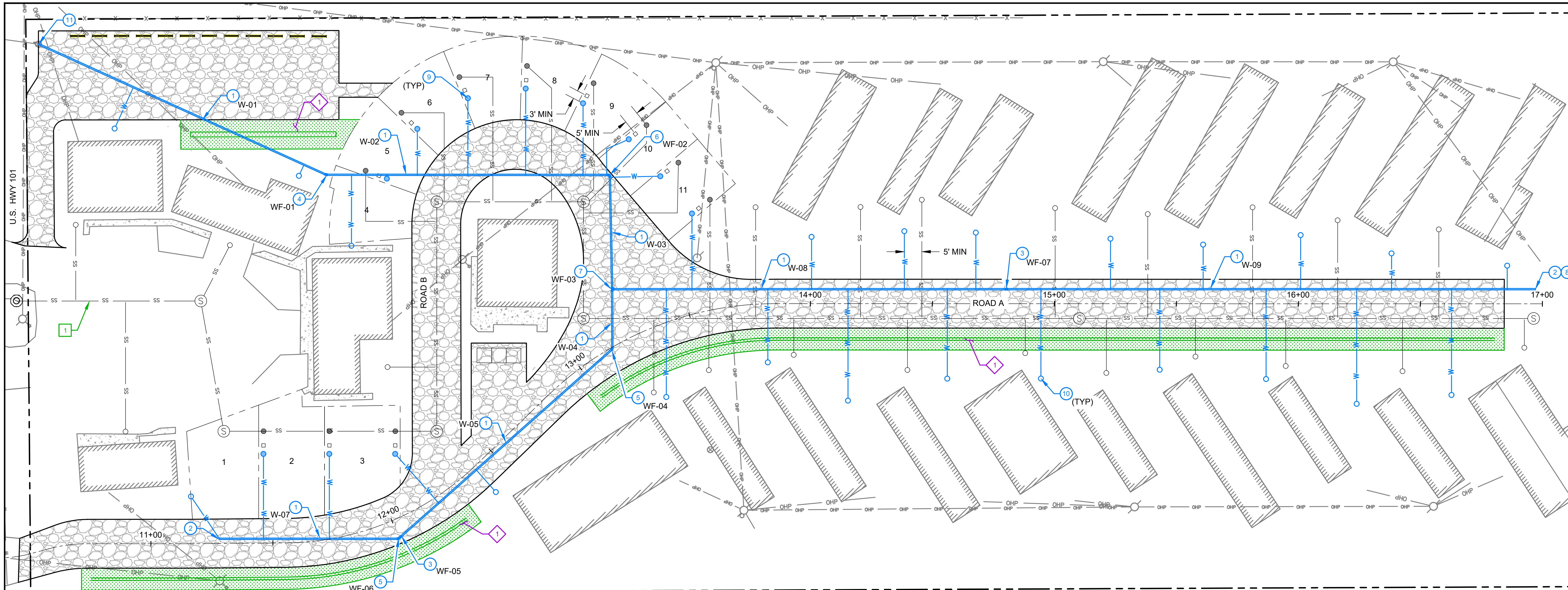
BEND OFFICE
686 NW YORK DR, #100
BEND, OR 97703
541.797.6781

DATE: DECEMBER 2022 PROJECT NO: 8.100.01

DESIGNED BY: VRC
DRAWN BY: AMG
CHECKED BY: JDP
SCALE: AS NOTED

RV PARK
FLORENCE HECETA VILLAGE
GRADING PLAN - II

DRAWING NO. GR-02
SHEET NO.



KEY NOTES:

- ① PROPOSED 6" C900 PVC PIPE, SEE PRESSURE PIPE TABLE AND DETAIL 3 D-02
- ② INSTALL END CAP
- ③ INSTALL 11.25° BEND, SEE WATER FITTING TABLE
- ④ INSTALL 22.5° BEND, SEE WATER FITTING TABLE
- ⑤ INSTALL 45° BEND, SEE WATER FITTING TABLE
- ⑥ INSTALL 90° BEND, SEE WATER FITTING TABLE
- ⑦ PROPOSED TEE, SEE WATER FITTING TABLE
- ⑧ INSTALL BLOW-OFF ASSEMBLY, SEE 3 D-03
- ⑨ PROPOSED RV WATER CONNECTION, SEE RV WATER CONNECTION TABLE. CONTRACTOR TO CONFIRM MODEL WITH OWNER PRIOR TO INSTALLATION.
- ⑩ PROPOSED WATER SERVICE. CONTRACTOR TO ADJUST LOCATION AS NEEDED TO CONNECT TO EXISTING BUILDING. MAINTAIN 5' MIN HORIZONTAL SEPARATION FROM SEWER LATERAL, SEE 2 D-03
- ⑪ CONNECT TO EXISTING WATER VALVE, SIZE AND DEPTH UNKNOWN. CONTRACTOR TO POT-HOLE PRIOR TO CONSTRUCTION.
- ① PROPOSED SANITARY SEWER LINE, SEE SHEET U-02
- ② PROPOSED STORMWATER SWALE, SHEETS C-01 AND GR-01

GENERAL NOTES:

1. CONTRACTOR TO PROVIDE THRUST BLOCKS OR MECHANICAL RESTRAINTS AT ALL HORIZONTAL AND VERTICAL ANGLES FOR PROPOSED WATER LINES. THRUST BLOCKS SHALL BE CONSTRUCTED PER DETAIL 1 D-03 3 D-02
2. FOR TYPICAL WATER PIPE INSTALLATION, SEE DETAIL 3 D-02
3. FITTING AND APPURTENANCE ELEVATIONS ARE REPORTED AT PIPE CENTERLINE.
4. FITTING SHOWN FOR REFERENCE. CONTRACTOR TO SUPPLY ALL PUPS AND FITTING TO ACCOMMODATE ALL PIPE INSTALLATION.
5. WATER SERVICES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO ADJUST LOCATION AS NEEDED TO CONNECT TO EXISTING BUILDING AND REPORT ANY ISSUES TO ENGINEER IMMEDIATELY.

PLAN

SCALE: 1" = 20'

1 U-01

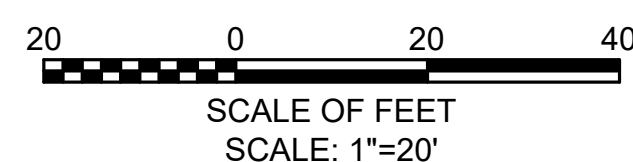
WATER FITTING TABLE					
FITTING NAME	STATION	HORIZ. ANGLE	VERT. ANGLE	INVERT ELEV.	
WF-01	12+80.11, 128.17' LT	22.50	0	99.39	
WF-02	13+38.87, 64.64' LT	90	0	100.00	
WF-03	13+25.82, 21.08' LT	N/A	N/A	100.00	
WF-04	13+15.28, 0.68' RT	45	0	100.00	
WF-05	12+00.55, 7.46' RT	0	11.25	98.25	
WF-06	11+99.61, 7.83' RT	45	0	98.28	
WF-07	14+79.76, 5.94' LT	0	11.25	100.00	

PRESSURE PIPE TABLE		
PIPE NAME	LENGTH	SLOPE
W-01	129.22	0.54%
W-02	115.52	0.53%
W-03	45.79	0.00%
W-04	23.77	0.00%
W-05	115.60	-1.47%
W-06	0.57	6.26%
W-07	73.30	0.00%
W-08	160.85	0.00%
W-09	216.63	-1.99%

RV WATER CONNECTION TABLE		
RV SPACE NO.	NORTHING	EASTING
1	943684.55	428615.94
2	943684.55	428642.94
3	943684.55	428669.94
4	943797.28	428666.54
5	943817.64	428679.03
6	943830.22	428699.73
7	943834.15	428723.43
8	943828.12	428746.94
9	943813.40	428765.68
10	943798.27	428778.59
11	943783.00	428791.58

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PRELIMINARY



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686 NW YORK DR, #100
BEND, OR 97703
541.797.6781

DATE: DECEMBER 2022

PROJECT NO: 8.100.01

DESIGNED BY: VRC
DRAWN BY: AMG
CHECKED BY: JDP
SCALE: AS NOTED

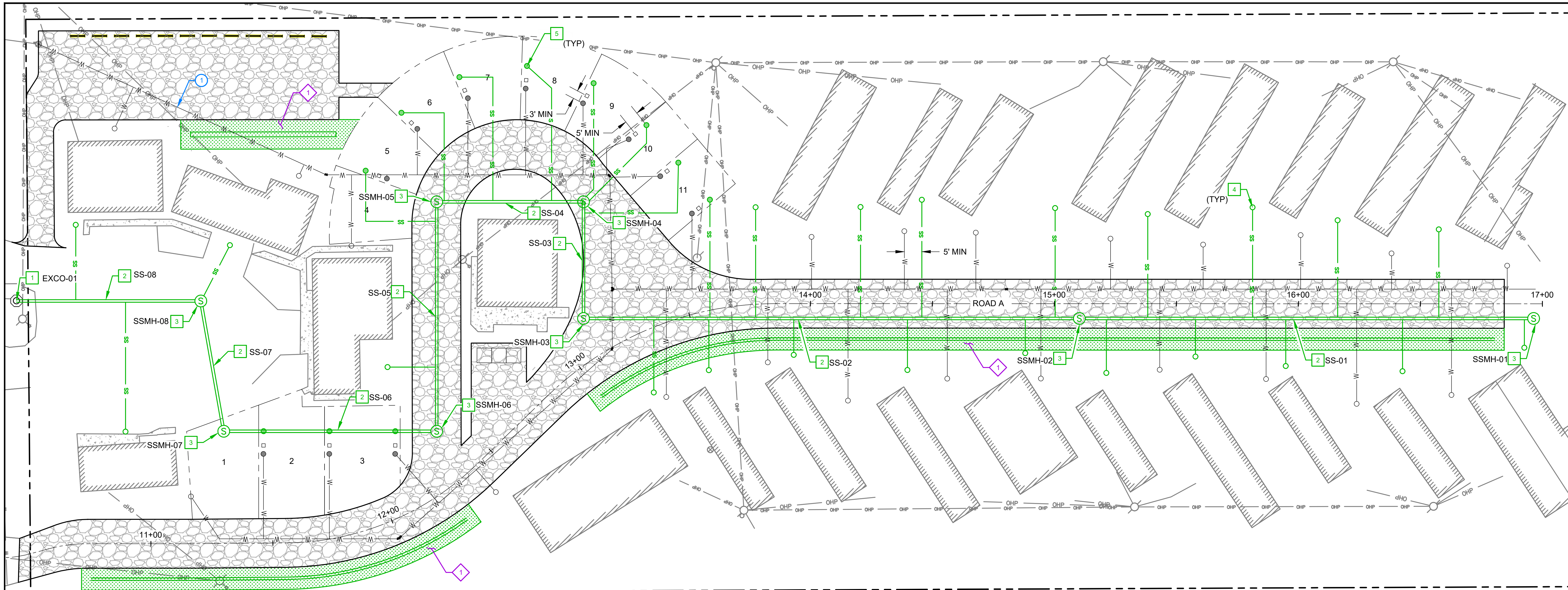
RV PARK
FLORENCE HECETA VILLAGE

UTILITY PLAN - I
WATER PLAN

DRAWING NO.

U-01

SHEET NO.



PLAN
SCALE: 1" = 20'

1
U-02

KEY NOTES:

- 1 PROPOSED SANITARY SEWER CLEANOUT. CONNECT TO EXISTING SEWER LINE, SEE STRUCTURE TABLE
- 2 PROPOSED 8" D3034 PVC PIPE, SEE PIPE TABLE AND DETAIL 3
D-02
- 3 PROPOSED 48" STANDARD SANITARY SEWER MANHOLE, SEE STRUCTURE TABLE AND DETAIL 1 2
D-02 D-02
- 4 PROPOSED SANITARY SEWER SERVICE CONNECTION. CONTRACTOR TO ADJUST LOCATION AS NEEDED TO CONNECT TO EXISTING BUILDING. MAINTAIN MIN 5' SEPARATION FROM WATER SERVICE, SEE 4
D-02
- 5 PROPOSED RV SEWER CONNECTION, SEE RV SEWER CONNECTION TABLE AND DETAILS 1 2
D-04 D-04
- 1 PROPOSED WATER LINE, SEE SHEET U-01
- 1 PROPOSED STORMWATER SWALE, SEE SHEETS C-01 AND G-01

GENERAL NOTES:

1. MAINTAIN MINIMUM 3' COVER OVER SEWER MAIN AND LATERALS.
2. SANITARY SEWER SERVICES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO ADJUST LOCATION AS NEEDED TO CONNECT TO EXISTING BUILDING AND REPORT ANY ISSUES TO ENGINEER IMMEDIATELY.

STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
EXCO-01	STA 10+63, 102.00 LT RIM = 102.628 IE IN (E) = 93.66
SSMH-01	STA 16+96.39, 6.00 RT RIM = 107.744 IE OUT (W) = 98.29
SSMH-02	STA 15+10.19, 6.05 RT RIM = 104.817 IE IN (E) = 97.55 IE OUT (W) = 97.35
SSMH-03	STA 13+11.73, 16.12 LT RIM = 103.434 IE IN (E) = 96.54 IE OUT (N) = 96.34

STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SSMH-04	STA 13+29.18, 58.48 LT RIM = 103.848 IE IN (S) = 96.14 IE OUT (W) = 95.94
SSMH-05	STA 12+95.92, 89.84 LT RIM = 103.822 IE IN (E) = 95.70 IE OUT (S) = 95.50
SSMH-06	STA 12+39.16, 21.14 LT RIM = 102.919 IE IN (N) = 95.13 IE OUT (W) = 94.93
SSMH-07	STA 11+30.26, 45.95 LT RIM = 102.832 IE IN (E) = 94.58 IE OUT (N) = 94.38

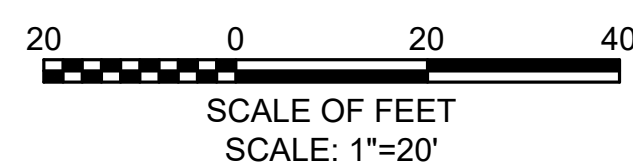
PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
SS-01	8"	186.20	0.40%
SS-02	8"	203.22	0.40%
SS-03	8"	47.78	0.40%
SS-04	8"	60.16	0.40%
SS-05	8"	93.97	0.40%
SS-06	8"	87.29	0.40%
SS-07	8"	54.17	0.40%
SS-08	8"	75.53	0.40%

RV SEWER CONNECTION TABLE		
RV SPACE NO.	NORTHING	EASTING
1	943693.83	428616.01
2	943693.83	428643.01
3	943693.83	428670.01
4	943800.54	428657.85
5	943824.25	428672.50
6	943838.84	428696.29
7	943843.42	428723.97
8	943836.34	428751.26
9	943819.20	428772.93
10	943803.84	428786.02
11	943788.67	428798.93



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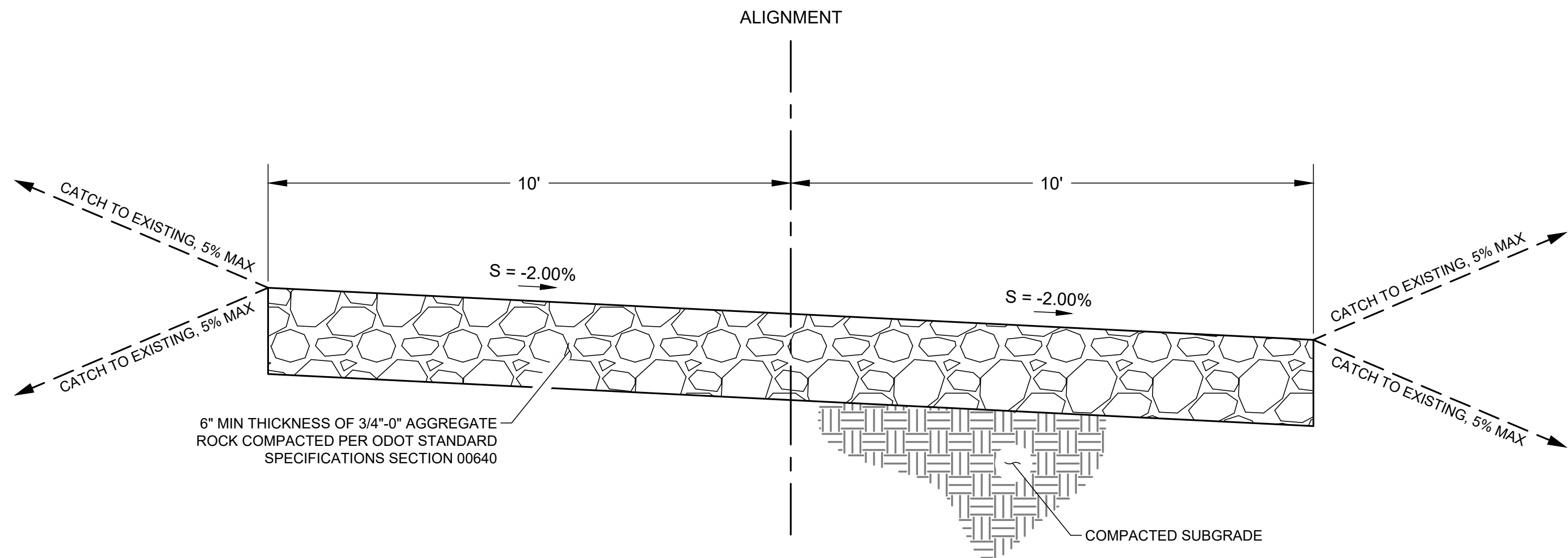
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SCALE: AS NOTED

RV PARK
FLORENCE HECETA VILLAGE

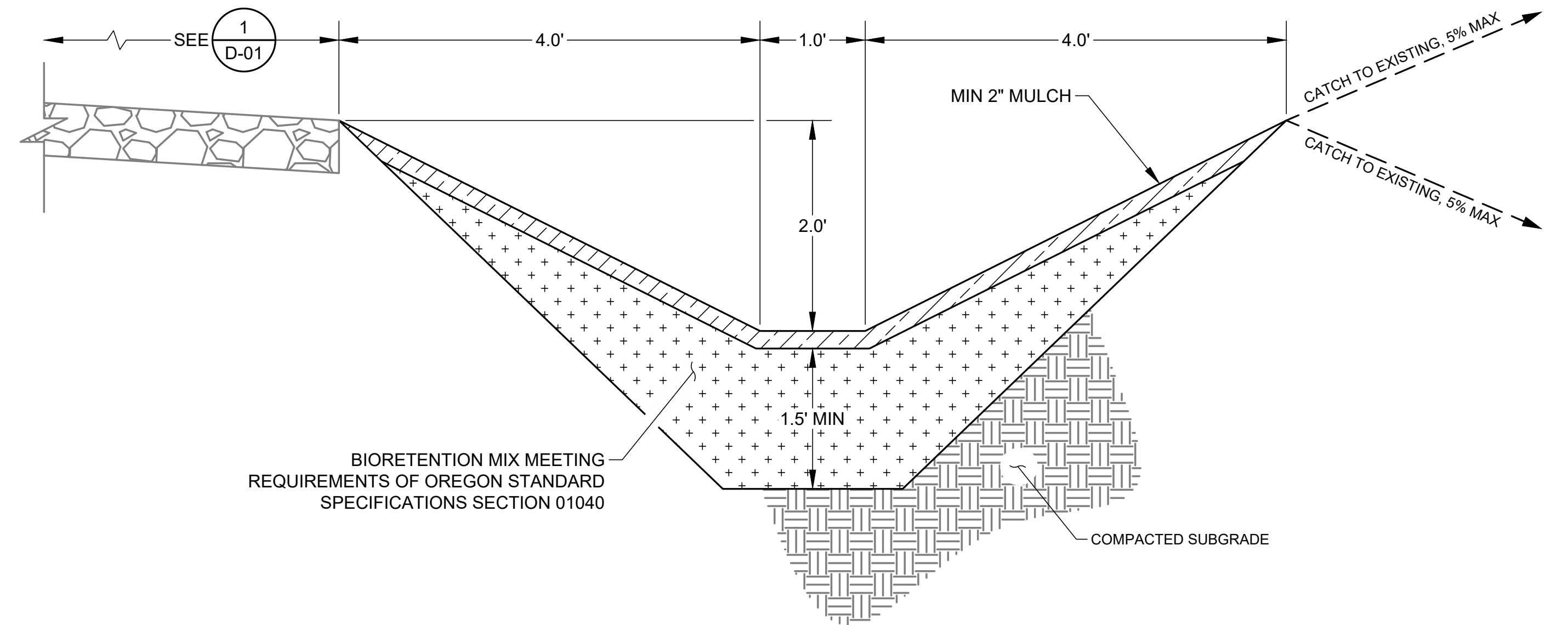
UTILITY PLAN - II
SANITARY SEWER PLAN

DRAWING NO.
U-02

SHEET NO.



TYPICAL SECTION
SCALE: N.T.S. 1
D-01



STORMWATER SWALE DETAIL 2
SCALE: N.T.S. D-01

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FLAGLINE
ENGINEERING

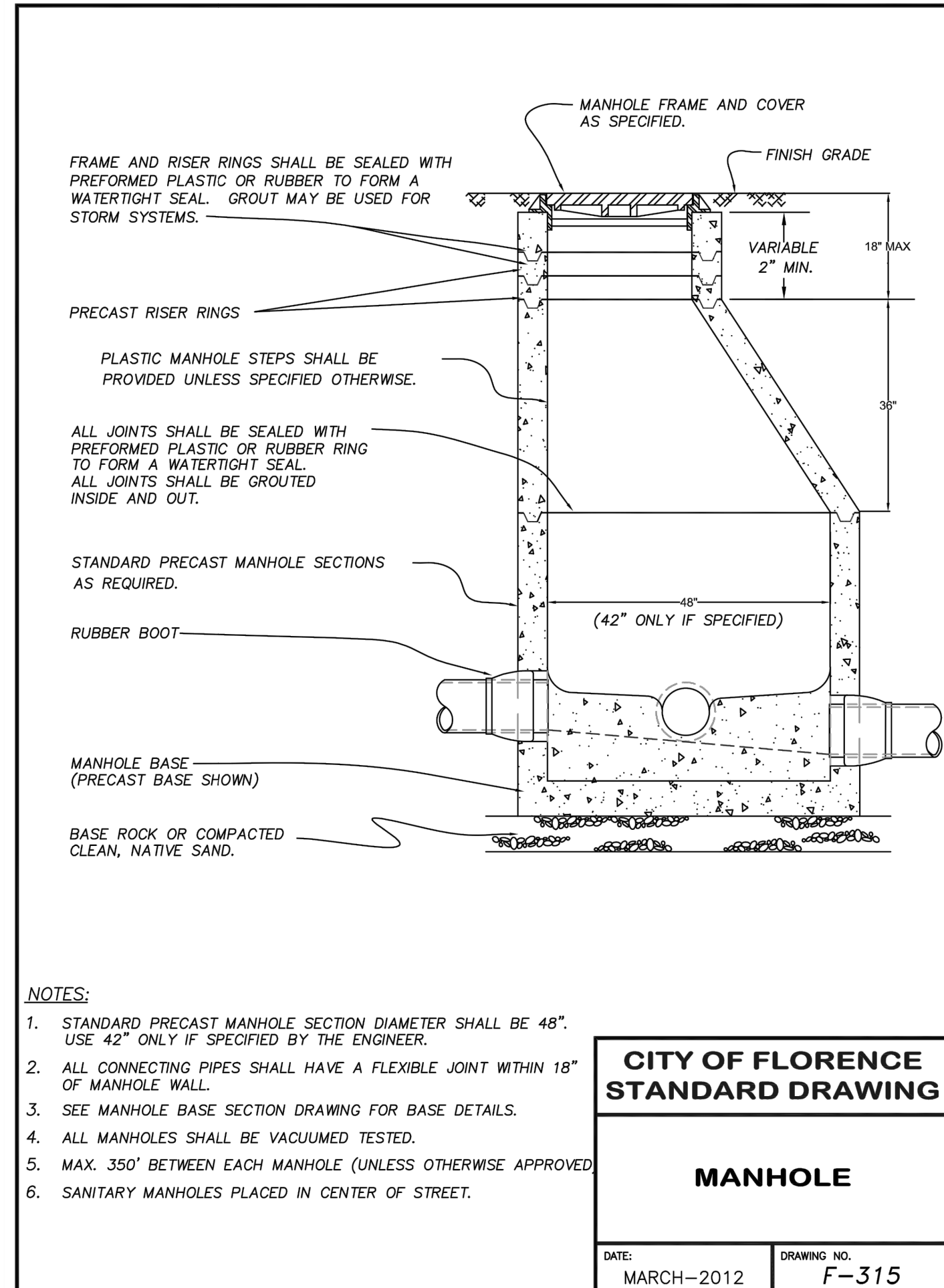
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CHECKED BY: JDP	SCALE: AS NOTED
DATE: DECEMBER 2022	PROJECT NO: 8.100.01

RV PARK FLORENCE HECETA VILLAGE	
ROAD DETAILS	

DRAWING NO. D-01
SHEET NO.

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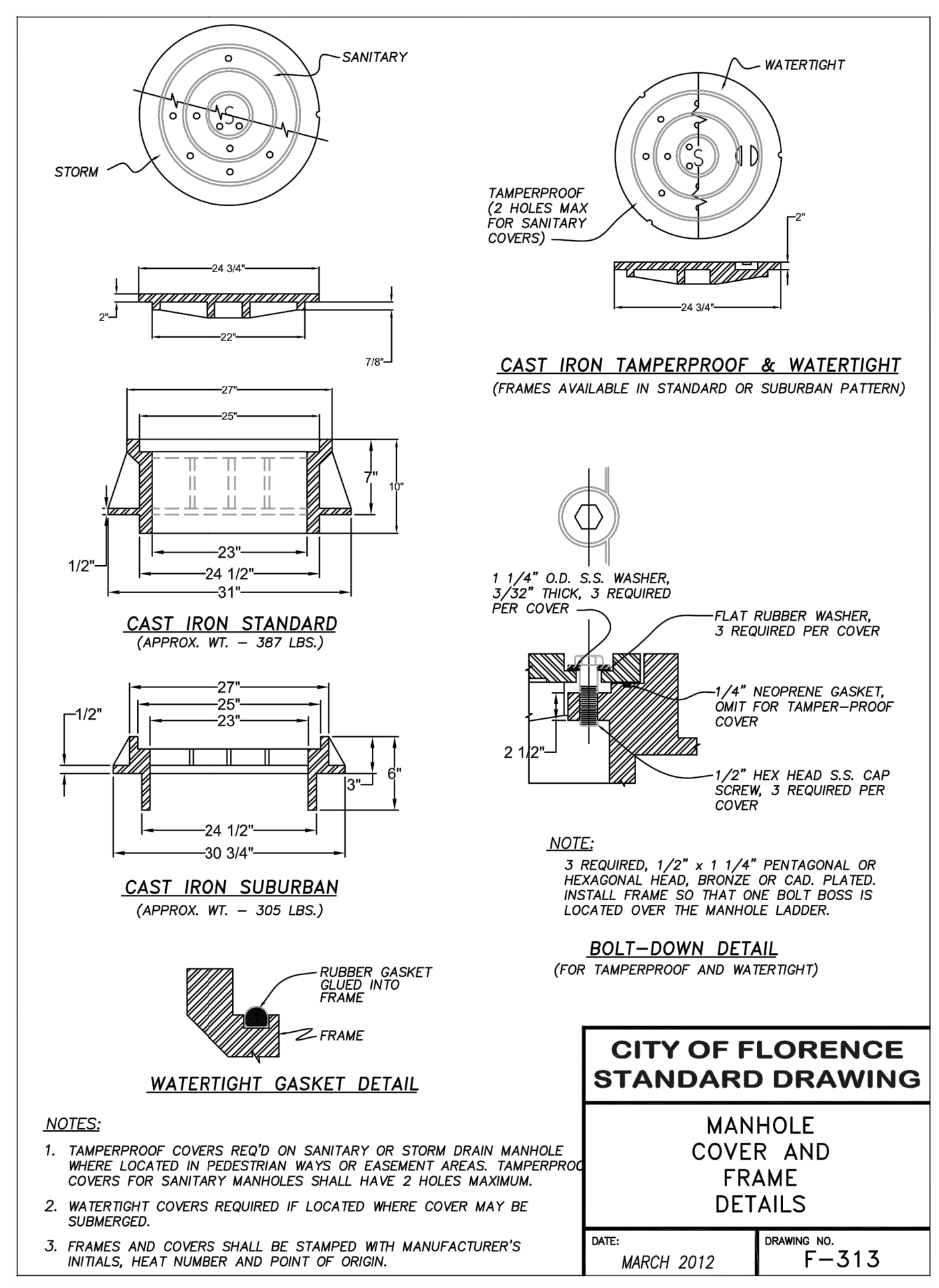


**CITY OF FLORENCE
STANDARD DRAWING**

MANHOLE

DATE: MARCH-2012 DRAWING NO. F-315

DETAIL SCALE: N.T.S. **1** D-02

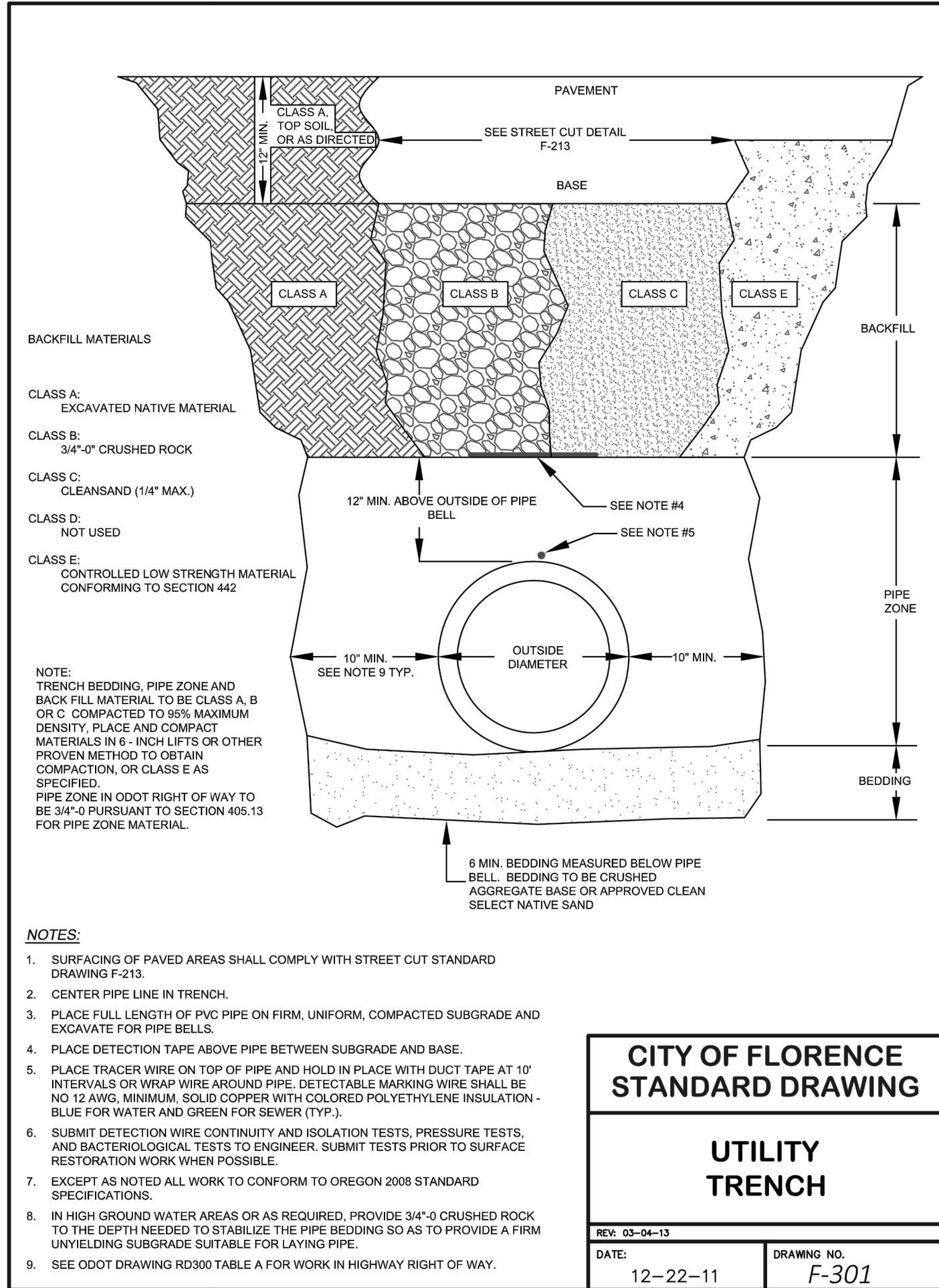


**CITY OF FLORENCE
STANDARD DRAWING**

MANHOLE COVER AND FRAME DETAILS

DATE: MARCH 2012 DRAWING NO. F-313

DETAIL SCALE: N.T.S. **2** D-02

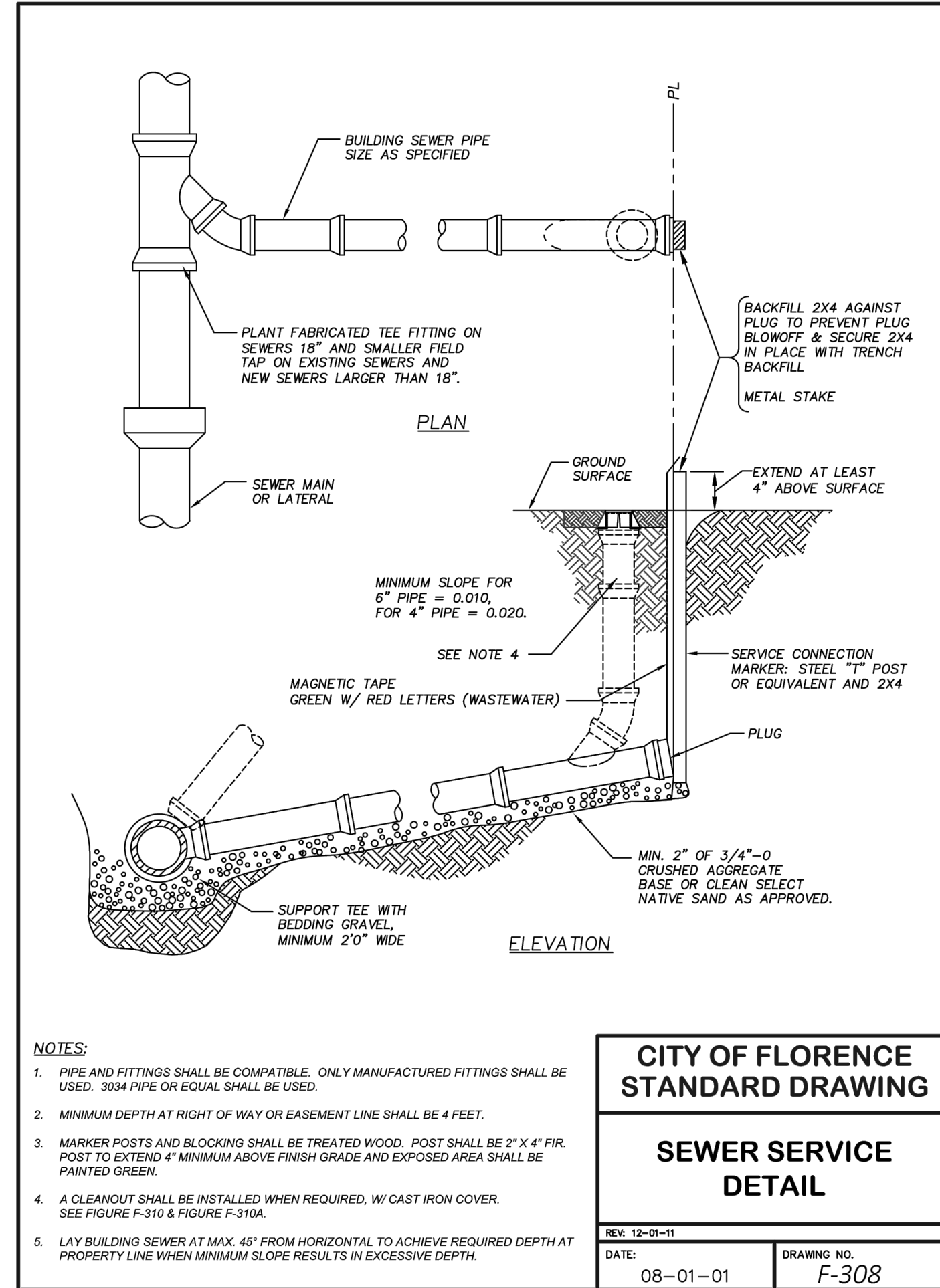


**CITY OF FLORENCE
STANDARD DRAWING**

UTILITY TRENCH

REV: 03-04-13 DATE: 12-22-11 DRAWING NO. F-301

DETAIL SCALE: N.T.S. **3** D-02



**CITY OF FLORENCE
STANDARD DRAWING**

SEWER SERVICE DETAIL

REV: 12-01-11 DATE: 08-01-01 DRAWING NO. F-308

DETAIL SCALE: N.T.S. **4** D-02

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CHECKED BY: JDP
SCALE: AS NOTED

DATE: DECEMBER 2022 PROJECT NO: 8.100.01

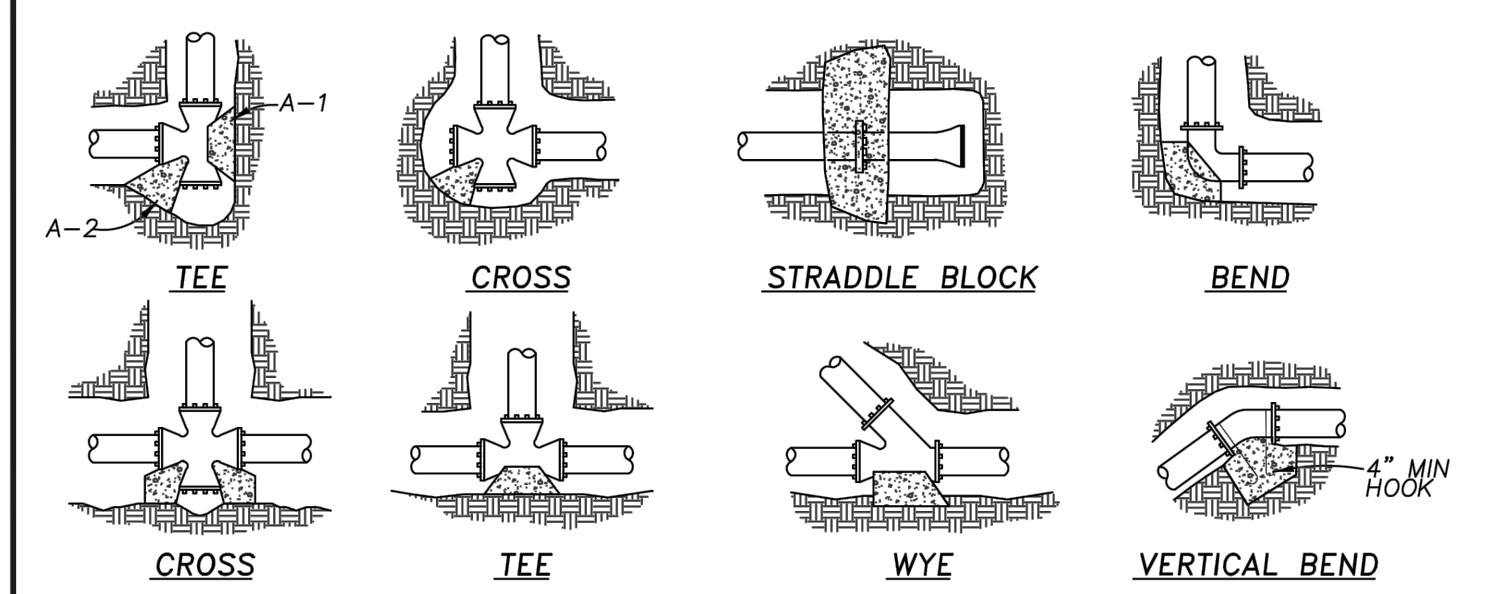
**RV PARK
FLORENCE HECETA VILLAGE**

UTILITY DETAILS - I

DRAWING NO. D-02
SHEET NO.

FITTING SIZE	(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET								(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
	TEE, WYE, DEAD END & HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
				A-1	A-2							
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---	---	---
6	2.1	3.7	3.0	4.3	3.0	1.6	1.0	---	1.3	---	---	---
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1	---	---
10	5.9	10.2	8.4	11.8	8.4	4.6	2.4	1.2	3.7	1.8	---	---
12	8.5	14.7	12.0	17.0	12.0	6.6	3.4	1.7	5.5	2.8	1.2	---
14	11.5	---	16.3	23.0	16.3	8.9	4.6	2.3	7.6	3.9	1.7	---
16	15.0	26.1	21.3	30.0	21.3	11.6	6.0	3.0	9.9	5.1	2.3	0.9
18	19.0	---	27.0	38.0	27.0	14.6	7.6	3.8	---	---	---	---
20	23.5	40.8	33.3	47.0	33.3	18.1	9.4	4.7	---	---	---	---
24	34.0	58.8	48.0	68.0	48.0	26.2	13.6	6.8	---	---	---	---

NOTES:
1. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:
BEARING AREA = (TEST PRESSURE / 150) x (2000 / SOIL BEARING STRESS) x (TABLE VALUE)
2. ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:
VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE)



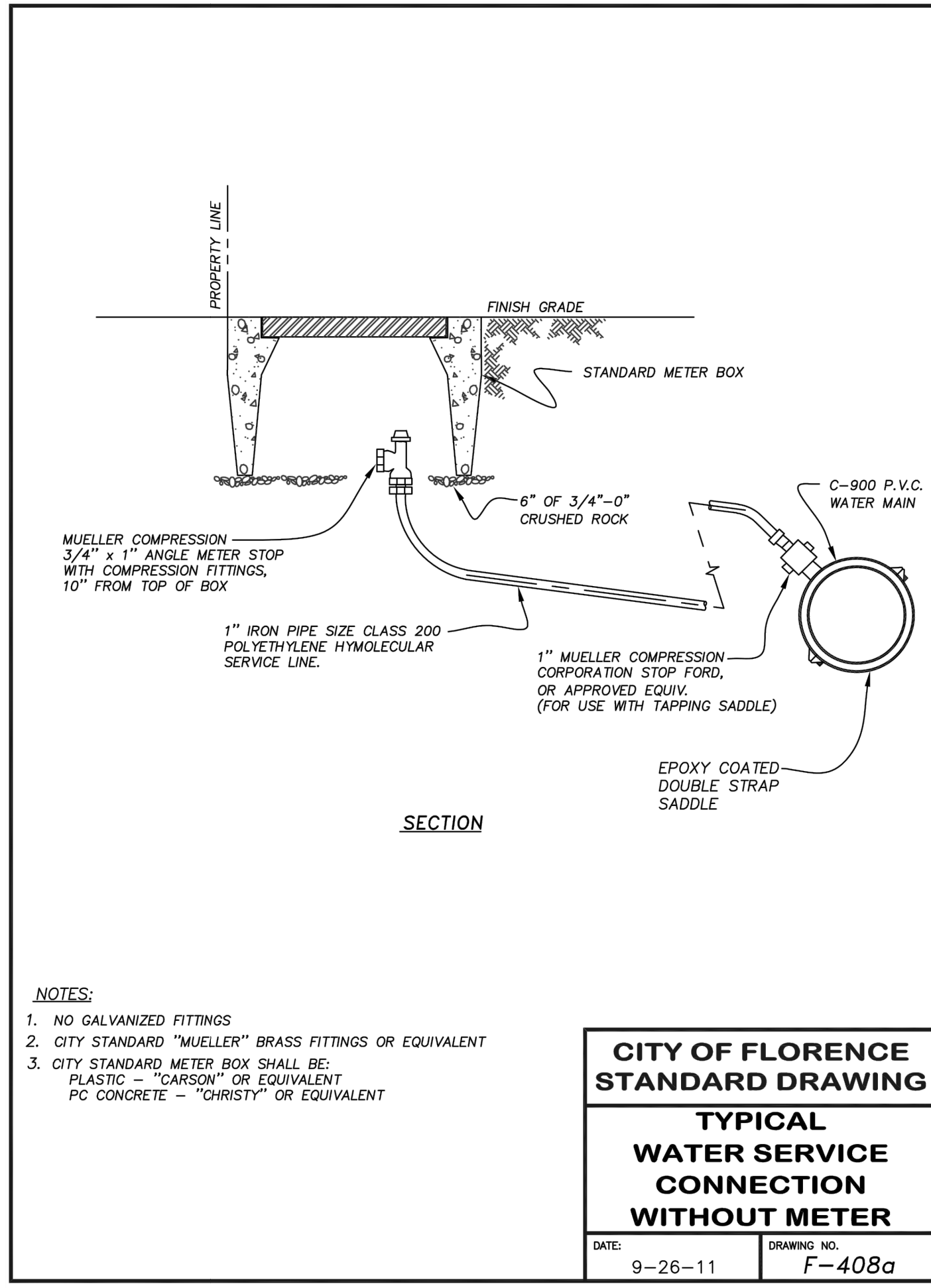
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14"-16"	#8	36"

CITY OF FLORENCE STANDARD DRAWING

THRUST BLOCKING

DATE: SEPTEMBER 2011 DRAWING NO. F-401

DETAIL SCALE: N.T.S. 1
D-03

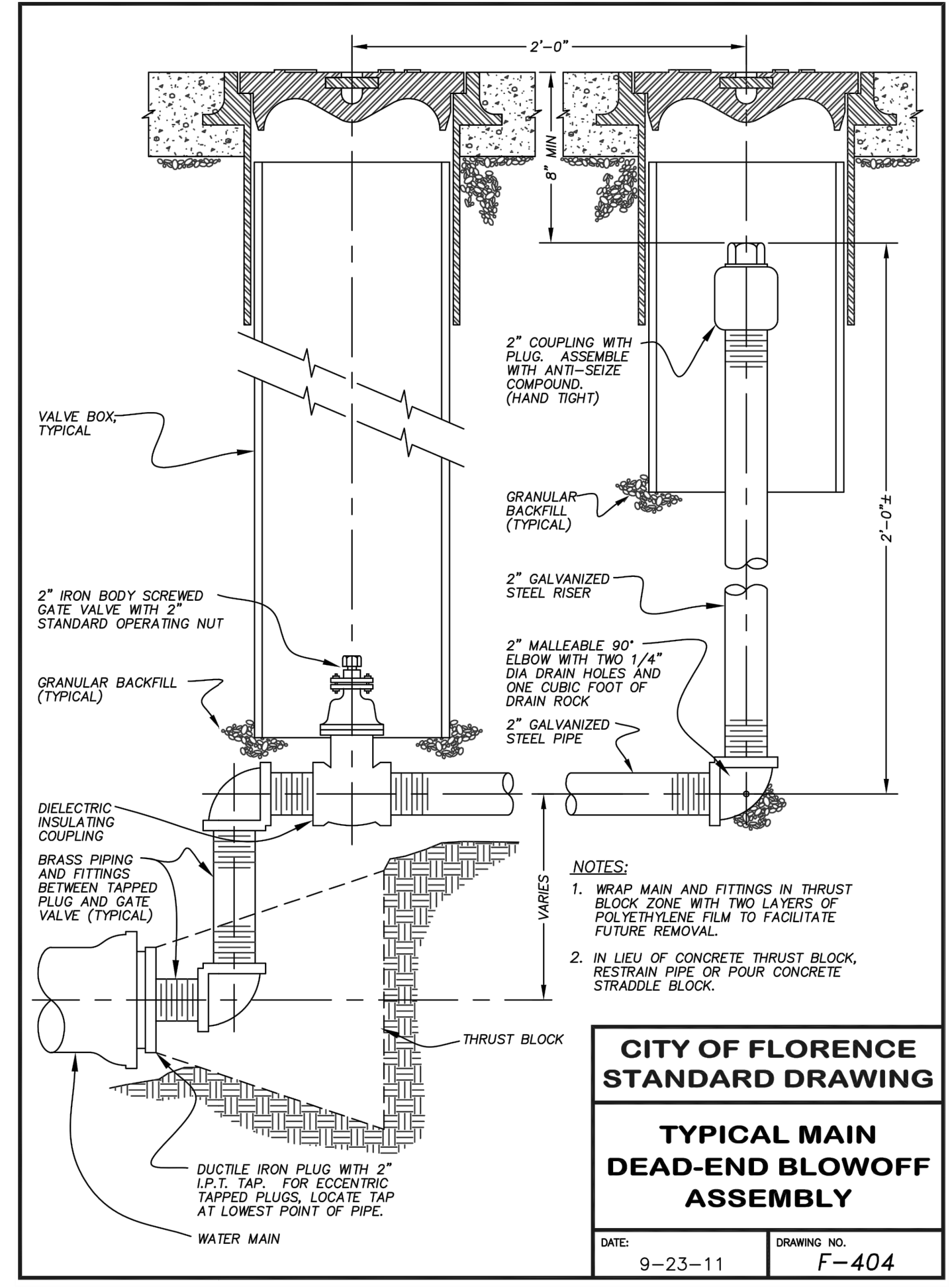


CITY OF FLORENCE STANDARD DRAWING

TYPICAL WATER SERVICE CONNECTION WITHOUT METER

DATE: 9-26-11 DRAWING NO. F-408a

DETAIL SCALE: N.T.S. 2
D-03



CITY OF FLORENCE STANDARD DRAWING

TYPICAL MAIN DEAD-END BLOWOFF ASSEMBLY

DATE: 9-23-11 DRAWING NO. F-404

DETAIL SCALE: N.T.S. 3
D-03

PERMIT SET - NOT FOR CONSTRUCTION

C:\Users\voldh\Flagline Dropbox\Flagline\Projects\Elmer\Florence\CAD\Working\12-D-01 ROAD DETAILS.dwg

PRELIMINARY

DISCLAIMER
THIS DRAWING IS INTENDED TO BE PLOTTED IN COLOR ON AN 22" X 34" SHEET. ADJUST SCALES ACCORDINGLY AND VERIFY COLOR LEGEND BELOW IS CORRECT:
RED ■ BLUE ■

NO.	DATE	BY	APPR	REVISIONS

FLAGLINE ENGINEERING

BEND OFFICE
686 NW YORK DR, #100
BEND, OR 97703
541.797.6781

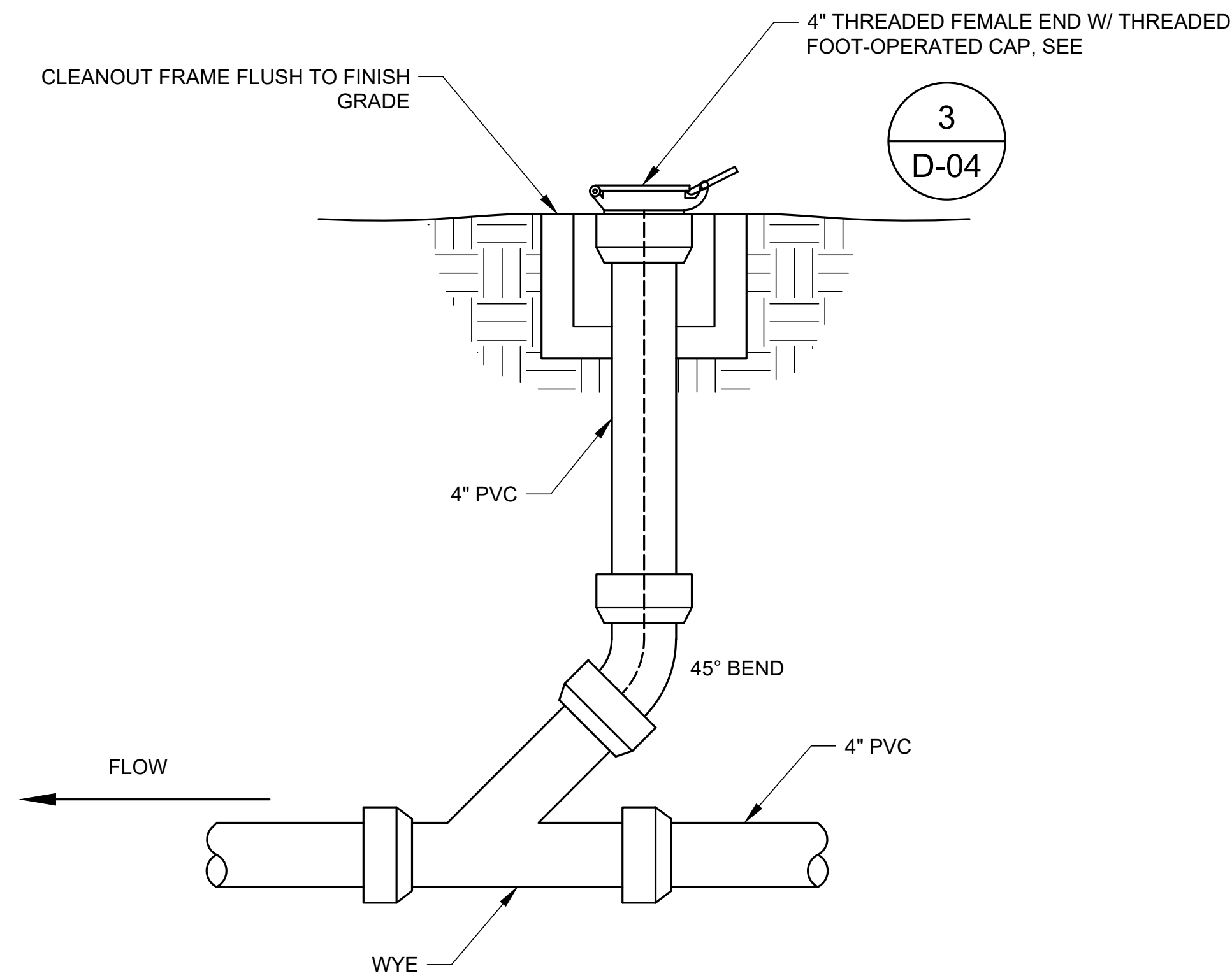
DATE: DECEMBER 2022 PROJECT NO: 8.100.01

DESIGNED BY: VRC
DRAWN BY: AMG
CHECKED BY: JDP
SCALE: AS NOTED

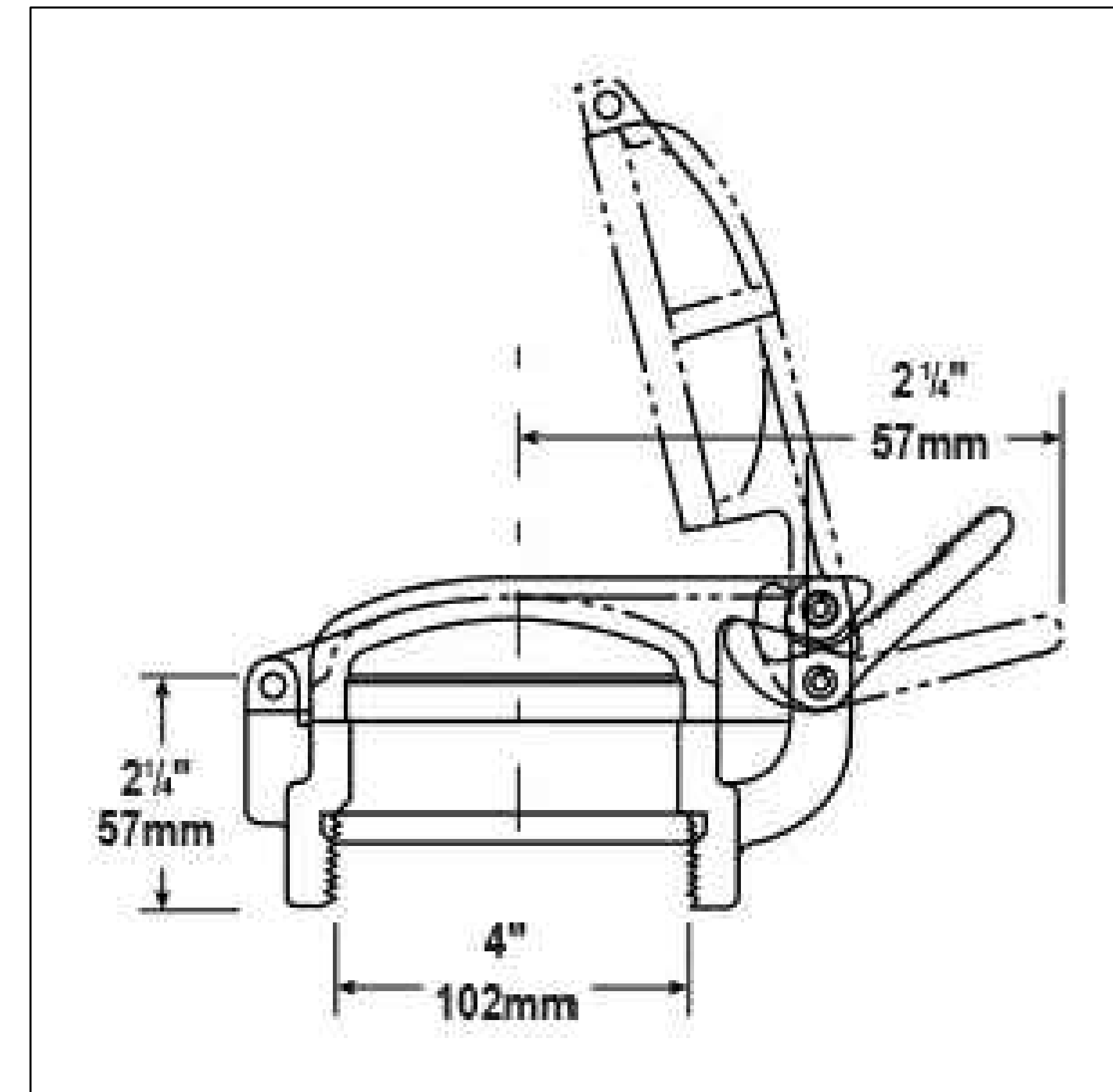
RV PARK
FLORENCE HECETA VILLAGE

UTILITY DETAILS - II

DRAWING NO. D-03
SHEET NO.



RV CONNECTION DETAIL 1
SCALE: N.T.S. D-04



FOOT OPERATED SANITARY CAP 2
SCALE: N.T.S. D-04

PERMIT SET - NOT FOR CONSTRUCTION

PRELIMINARY

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RED [red square] BLUE [blue square]

NO.	DATE	BY	APPR	REVISIONS



BEND OFFICE
686 NW YORK DR, #100
BEND, OR 97703
541.797.6781

DATE: DECEMBER 2022

PROJECT NO: 8.100.01

DESIGNED BY: VRC
DRAWN BY: AMG
CHECKED BY: JDP
SCALE: AS NOTED

RV PARK
FLORENCE HECETA VILLAGE

UTILITY DETAILS - III

DRAWING NO.
D-04

SHEET NO.

Clare Kurth

From: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>
Sent: Tuesday, September 17, 2024 4:57 PM
To: Clare Kurth
Subject: RE: 87687 Hwy 101 - Heceta Beach Mobile Home Park



Hi Clare,

Here is a summary of ODOT comments concerning lot 800 of map 18S-12W-1133:

Access control is present along the frontage of this property as ODOT purchased new right of way from the property back in 1985 and as part of the purchase and negotiations ODOT acquired access control and recorded 2 reservations of access which could be used for up to two approaches to US101. The northernmost of the three existing approaches was agreed to be closed but remains to this day. ODOT will require that this northern approach be removed if any frontage improvements are proposed by the city which impacts that approach or if a future ODOT project impacts this approach. If the City of Florence requires sidewalk as part of this mobile home park expansion then ODOT would recommend a separated sidewalk with a minimum width of 6 ft and with returns to the highway shoulder at each end. All proposed work within the ODOT right of way will need a MIST permit from the ODOT District 5 Maintenance Office. Please note that the ODOT District 5 Maintenance Office is not desiring to obtain additional maintenance obligations at this time given budget constraints and will look to have maintenance of any newly added improvements maintained by others.

Please feel free to contact me if I can help to clarify any of these comments or provide further information.

Have a great day!

Doug

Douglas Baumgartner, P.E.
Region 2 Development Review Coordinator
Oregon Department of Transportation
455 Airport Rd SE, Bldg. B| Salem, OR 97301
Cell: 503.798.5793

From: Clare Kurth <clare.kurth@ci.florence.or.us>
Sent: Monday, September 16, 2024 2:56 PM
To: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>
Cc: Jacob Foutz <Jacob.Foutz@ci.florence.or.us>
Subject: 87687 Hwy 101 - Heceta Beach Mobile Home Park

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Afternoon Doug,

Thank you for providing verbal comments on Heceta RV Park last week. I just wanted to follow-up and see if the City could also get those in writing?

I have also cc'd Jacob Foutz, Planning Manager on this email. He is the planner working through this application. I have provided him with a summary of the comments you provided.

Thank you,

Clare K

Clare Kurth

From: Johnson, Lynnesy <ljohnson@cencoast.com>
Sent: Tuesday, September 17, 2024 12:52 PM
To: Clare Kurth; Michael Schick; Mike Miller; August Murphy; Wilkins, Megan; thpo@ctclusi.org
Cc: Jacob Foutz; Sharon Barker
Subject: RE: Referral Comment Request: 87657

Currently all of Central Lincoln PUD's utilities are overhead and it looks like our poles have been accounted for on the plan sets. I did receive an inquiry from the park itself about adding a 400amp meter for 8 new RV sites. We would require this secondary run to be underground as well as changing out an existing pole. I haven't heard back from the customer regarding this project.

Thank you,

Lynnesy Johnson

Distribution Engineering Tech
Ph.541-574-2612
Cell 541-272-1638



"Being happy is the greatest form of success"



From: Clare Kurth <clare.kurth@ci.florence.or.us>
Sent: Tuesday, September 17, 2024 11:59 AM
To: Michael Schick <chief@wlfea.org>; Mike Miller <mike.miller@ci.florence.or.us>; August Murphy <august@ci.florence.or.us>; Wilkins, Megan <MWilkins@cencoast.com>; Johnson, Lynnesy <ljohnson@cencoast.com>; thpo@ctclusi.org
Cc: Jacob Foutz <jacob.foutz@ci.florence.or.us>; Sharon Barker <sharon.barker@ci.florence.or.us>
Subject: Referral Comment Request: 87657

CAUTION: This email originated from outside of Central Lincoln. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The City of Florence has received an application requesting site improvements and expansion of RV/Mobile home spaces at the Heceta Village RV Park located at 87657 Hwy 101 in Florence, OR.

The City would appreciate any comments you may have regarding this application. This application will be going to a public hearing on Tuesday September 24, 2024. We apologize for the quick turn around on for this request, but comment prior to close of business Thursday September 19th would be much appreciated. Comments received before 3:00 pm on Tuesday September 24th can be addressed during the staff presentation.

Please let me know if you have questions or need additional information.

Thank you,

Clare Kurth, AICP Candidate

Associate Planner | City of Florence

clare.kurth@ci.florence.or.us

City of Florence

250 Hwy 101

Florence, OR 97439

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