

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 24 21 DR 06**

A REQUEST FOR APPROVAL FOR A SOFTBALL SUPPORT FACILITY AT 2975 OAK STREET ON SIUSLAW HIGH SCHOOL PROPERTY

**WHEREAS**, an application was made by Andy Grzeskowiak, on behalf of the Siuslaw School District 97J, 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-noticed public hearing on August 27, 2024, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

**WHEREAS**, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6, based on the Findings of Fact, application, staff recommendation, evidence, and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in the record, that:

The request for a design review for the 1776 sq. ft. covered play structure and associated improvements meet the applicable criteria in the Florence City Code and the Florence Realization 2020 Comprehensive Plan, with the conditions of approval 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:

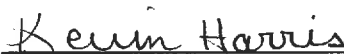
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|-----|-------------------------|
| "A" | Findings of Fact        |
| "B" | Land Use Application    |
| "C" | Site and Landscape Plan |
| "D" | Referral Comments       |

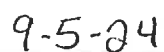
1. Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted to support this decision. Any modifications to the approved plans or changes of use, except those changes relating to the structural integrity or ADA access, which are regulated by Building Codes, will require approval from 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 not continue until permitted by a SHPO or CTCLUSI representative.
4. Before issuing a Certificate of Occupancy, the applicant shall install the 26 bicycle parking spaces that meet the standards of 10-3-10(d-h) as a condition of approval.
5. Due to the proximity to the City of Florence Airport (within 5000'), all roofing materials shall be matte or anti-glare to comply with FCC 10-21-2-7-C.
6. Two new ADA parking stalls shall be installed, bringing the total number on site to eight before the issuance of CO.
7. The required increase of two ADA parking stalls shall be located or screened so that headlights do not shine onto adjacent residential uses.
8. When the parking lot is restriped, parking spaces shall be striped to bring them into current Code compliance.
9. Plantings and irrigation shall be installed within one year of approval.
10. Ground cover plants or non-plant ground cover shall be placed and be of materials following Storm Water Design Manual, SW-140.
11. Permanent underground irrigation shall be installed in all new landscaping.
12. The property owner shall replace plantings that fail to survive within six months of dying or removal.
13. The applicant shall undertake ongoing maintenance of the stormwater facility.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 27th day of August 2024.

  
Kevin Harris, Chairperson  
Florence Planning Commission

  
DATE