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**AGENDA ITEM SUMMARY / STAFF REPORT**  
**FLORENCE PLANNING COMMISSION**

**ITEM NO:**  
Meeting Date: August 27, 2024

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**ITEM TITLE:** PC 24 21 DR 06 – 97 J SSD- Softball support facility

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**OVERVIEW:**

Application: On June 14, 2024, an application was received seeking design review approval for a softball support facility at 2975 Oak Street on Siuslaw High School property. The structure will provide bathrooms, concessions, and indoor batting for softball games and team events. It is 18' 4" in height and 24' x 74" (1776 sq ft).

In addition to the Softball support facility, the project proposal includes pedestrian walkways connecting this building to other pedestrian walkways on site, an infiltration rain garden, and a stormwater overflow ditch to manage post-developmental water flow.

This proposed project represents a design review for new construction over 1,500 sq ft, requiring Planning Commission review and approval. It is an expansion of normal ancillary uses for the approved public school, not greater than 25%, and, therefore, does not require a new conditional use permit.

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

The project proposes an approximately 1.6% increase in building square footage on site. The school requires a CUP in the HDR zoning district, but the addition of the softball support facility is less than a 25% increase and, therefore, does not require a new CUP. New construction of over 1,500 sq ft requires a Planning Commission review. Therefore, this structure requires a Type III Design Review and public hearing before the Planning Commission.

Testimony/Agency Referrals: No public testimony was received. Agency referrals are included in Exhibit D. Information, comments, and concerns, where covered by applicable criteria, are addressed in the Findings of Fact.

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**ISSUES/DECISION POINTS:** None

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**ALTERNATIVES:**

1. Recommend approval of the Design Review request for PC 24 21 DR 06 based on the Commission's findings that the application meets the requirements of the City Code subject to conditions,

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2. Recommend denial of the requested extension of PC 24 21 DR 06 based on the Commission’s findings that the application does not meet the requirements of the City Code.
  3. Continue deliberations to a time and date certain and defer the decision if additional information is necessary.

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**RECOMMENDATION:**

Alternative #1

This request by the applicant, Andy Grzeskowiak, to receive design review approval for a softball support facility on Tax lot 300 of Assessors map 18-12-22-00, situated in the City of Florence’s city limits meets or is capable of meeting through a condition of approval, 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 the report and the review criteria, findings of fact, and conclusions contained in Section III, Staff recommends the Planning Commission APPROVES of this design review, PC 24 21 DR 06, with conditions of approval from Section V of the report.

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**AIS PREPARED BY:**

Jacob Foutz, Planning Manager

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**ATTACHMENTS:**

**Attachment 1 - Resolution PC 24 21 DR 06**

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

**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:

"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



**PLANNING COMMISSION**  
 Staff report and recommendation  
 for  
 Design Review PC 24 21 DR 06

**PC HEARING DATE:** August 27, 2024

**PREPARED BY:** Jacob Foutz, Planning Manager

**I. GENERAL INFORMATION AND FACTS**

**Applicant:** Andy Grzeskowiak  
 2111 Oak Street  
 Florence, OR 97439

**Property Owner:** Siuslaw School District 97J  
 2111 Oak St  
 Florence, OR 97439

**Land Use Review:** Design Review: Proposal to construct a 1790-square-foot softball support building on the Siuslaw High School property.

**Subject Property Description:** The High School is at 2975 Oak St, Florence, OR, Tax lot 300 on tax map 18-12-22-00.

**Zoning Designation:** High-Density Residential (HDR)

**Comprehensive Plan Map Designation:** Public Open Space

**Adjacent Land Use(s):**

<b>Adjacent Property</b>	<b>Zoning</b>	<b>Use</b>
North	High-Density Residential	Lane Community College Florence Center
South	High-Density Residential	Siuslaw Middle School
East	High-Density Residential	Single Unit Detached (SUD) Dwellings
West	Central Lincoln PUD electrical utilities and Vacant Land	Pacific View Business Park

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

An application was received on June 14, 2024, seeking design review approval for a softball support facility building on Siuslaw High School property at 2975 Oak Street. The structure will provide bathrooms, concessions, and indoor batting for softball games and team events. It is 18' 4" in height and 24' x 74" (1776 sq ft).

In addition to the Softball support facility, the project proposal includes pedestrian walkways connecting this building to other pedestrian walkways on site, an infiltration rain garden, and a stormwater overflow ditch to manage post-developmental water flow.

This proposed project represents a design review for new construction over 1,500 sq ft, requiring Planning Commission review and approval. It is an expansion of normal ancillary uses for the approved public school, not greater than 25%, and, therefore, does not require a new conditional use permit.

### **NOTICES & REFERRALS:**

**Notice:** On August 7, 2024, notice was mailed to surrounding property owners within 101 feet of the property. Notice was published in the Siuslaw News on August 21, 2024.

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

**Referrals:** Referrals were sent to the Florence Public Works, Central Lincoln PUD, CTCLUSI, and Siuslaw Valley Fire and Rescue (SVFR) on August 8, 2024.

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

Referral Comments Received:

SVFR: *“Western Lane Fire and EMS Authority has no issues or concerns with the proposed facility.”*

PW: *“These plans look generally acceptable from a Public Works perspective. The utilities are all a private expansion of existing services, and what isn’t explained in specific detail does not prevent moving forward.”*

*“While the water and sewer services will be private, the School District needs to ensure that they actually connect to the existing water system downstream of water meter. The school district will need to verify that the connection point for the new water service for the concession stand is actually down stream of the metered system.*

Additionally, although the facility is small, it will trigger additional SDC’s for water, wastewater and potentially stormwater depending on the amount of new impervious surfaces are added to the site. The impacts are minimal. Therefore, the fees should also be

minimal.”

**APPLICABLE REVIEW CRITERIA:**

**Florence City Code, Title 10:**

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

Chapter 1: Zoning Administration, Section 1-6-3

Chapter 3: Off-Street Parking and Loading, Sections 2 through 5 & 8 through 10

Chapter 7: Special Development Standards, Sections 3-H, 4-A thru I, and 6

Chapter 6: Design Review, Sections 5-1 and 11

Chapter 34: Landscaping, Sections 3 through 5

Chapter 35: Access and Circulation, Sections 3

Chapter 36: Public Facilities, Sections 3 and 5

Chapter 37: Lighting, Sections 2 through 4

**Florence City Code, Title 9:**

Chapter 5: Stormwater Management, Section 3

**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.

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**TITLE 10: CHAPTER 1: ZONING ADMINISTRATION**

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**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 June 14, 2024, and on July 13th, 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 July 15, 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 C-1 of the submitted plans.

**Conclusion:** No natural features such as streams, wetlands, or sand dunes are within one hundred feet of the proposed application area of approximately 0.5 acres, which is less 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 stormwater report.

**Conclusion:** Criteria 4 is not applicable, and a narrative was 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:** The Planning Department deemed the application complete as of July 15, 2024.

**Conclusion:** The Planning Commission’s public hearing, with proper notification processes, will be held on August 27, 2024, at 5:30 p.m. If an appeal is filed, the City Council’s decision must be rendered by November 11, 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:

2. Modification of greater than 1,500 square feet or greater than 25% of the building square footage, whichever is less.

**Findings:** The proposed softball support facility represents a modification to the Siuslaw High School of greater than 1,500 sq ft and, therefore, requires a Type III Quasi-Judicial Land Use Hearing.

**Conclusion:** The Planning Commission will hold a Type III Quasi-Judicial Land Use Hearing on August 27, 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 101 feet of the subject property and posted on the property on August 7th, 2024, 20 days prior to the public hearing. A public hearing notice was published in the Siuslaw News Paper on August 21, 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 August 27, 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 August 27, 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.

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

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10-3-2: GENERAL PROVISIONS:

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>High schools Colleges and universities</u>	<u>7 per classroom, or as determined by the Planning Commission</u>
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**Findings:** The proposed use of the softball support facility is to provide concessions and a practice area for existing fields, students, coaches, and school administration. Previous land use approvals used a methodology that required seven parking spaces per classroom. This structure will not be classified as a classroom and, therefore, does not trigger a requirement for additional on-site parking. At a future date, if the softball support facility is converted into classrooms, minimum parking requirements will be reevaluated based on parking requirements at that time.

**Conclusion:** This structure is not classified as a classroom and, therefore, does not trigger a requirement for additional on-site parking. It should be noted that ADA parking is currently not sufficient and is addressed below.

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>
	<i>Column A</i>		
<u>301 to 400</u>	<u>8</u>	<u>1</u>	<u>7</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:** Staff visited the subject property on 8-16-2024 and counted the parking spaces on site, which came to 340, with six existing ADA spaces. Table 10-3-2 requires 8 ADA parking spaces for 301 to 400 parking spaces. This leaves the subject property deficient in two ADA parking spaces.

**Conclusion:** The applicant will be required to increase the total number of ADA spaces to 8 as a condition of approval, as detailed in 10-3-5(A-E).

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.

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

**Findings:** The existing parking stalls have screening as required above. The required increase of two ADA parking stalls shall be located or screened so that headlights do not shine onto adjacent residential uses. This shall be included in the condition of approval regarding the required ADA parking space increase.

**Conclusion:** The required increase of two ADA parking stalls shall be located or screened so that headlights do not shine onto adjacent residential uses.

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.

**Findings:** This section refers to the current minimum parking stall design and dimensions. As addressed in staff findings for 10-3-5, the proposed project does not warrant bringing the number of non-ADA on-site parking stalls into compliance. However, when the parking lot is restriped, parking spaces shall be striped to bring them into current Code compliance.

**Conclusion:** When the parking lot is restriped, parking spaces shall be striped to bring them into current Code compliance.

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.

**Findings:** The net onsite parking is 340 vehicle parking spaces. At a 1:10 ratio, 34 bicycle parking spaces are required. Staff visited the subject property on 8-16-2024 and counted the existing bicycle parking spaces at eight spaces. This makes the subject property deficient in 26 required bicycle parking spaces.

**Conclusion:** A condition of approval is included that requires the applicant to install the 26 required bicycle parking spaces before issuing a Certificate of Occupancy.

- 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 onsite parking is 340 vehicle parking spaces. At a 1:10 ratio, 34 bicycle parking spaces are required. The subject property currently offers eight spaces. A condition of approval is included to ensure the 26 missing bicycle parking spaces are installed before the certificate of occupancy is issued for the proposed softball support facility.



*Photo showing existing bike rack on campus.*

**Conclusion:** The condition of approval requires all 26 new bicycle parking stalls to meet the standards of 10-3-10(d-h).

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**TITLE 10: CHAPTER 6: DESIGN REVIEW**

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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:**

10-6-5-1: GENERAL CRITERIA FOR NONRESIDENTIAL DEVELOPMENT: Nonresidential projects shall meet the following criteria. The Planning Commission or Planning Commission or their designee may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Commission or their designee shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following:

A. Setbacks, yards, height, density and similar design features according to the underlying zoning district.

**Findings:** Information about the above criteria was submitted as part of this complete application. As proposed, the design and location of the structure meet all minimum requirements for the underlying zone.

**Conclusion:** These items are discussed in more detail under section FCC 10-10, which regulates the underlying HDR zoning district.

B. Lot area, dimensions and percentage of coverage according to the underlying zoning district.

**Findings:** Information pertaining to all the above-mentioned criteria was submitted as part of this complete application.

**Conclusion:** These items are discussed in more detail under section FCC 10-10, which regulates the underlying HDR zoning district.

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.

**Findings:** Information pertaining to all the above-mentioned criteria was submitted as part of this complete application.

**Conclusion:** Landscaping and screening will be discussed in more detail under section FCC 10-34 and were previously discussed under section FCC 10-3.



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.

**Findings:** No proposed changes to vehicular access and egress points are on the subject site. Pedestrian access and egress points will be discussed more under FCC 10-35.

**Conclusion:** No proposed changes to vehicular access and egress points exist on the subject site.

E. Noise, vibration, smoke, dust, odor, light intensity and electrical interference's.

**Findings:** No vibration, smoke, dust, odor, light, or electrical interference has been proposed other than what is normal from construction and considered normal for the approved use as a school. Per the city's nuisance code, no noise, vibration, smoke, dust, odor, intense light, or electrical interference will be permitted from the proposed building.

**Conclusion:** No noise, vibration, smoke, dust, odor, intense light, or electrical interference will be permitted from the proposed building.

F. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.

**Findings:** Outside display areas have not been proposed. Parking and circulation were previously discussed, and conditions of approval to require the applicant to bring the subject property into compliance were implemented under section FCC 10-3.

**Conclusion:** Conditions of approval that require the applicant to bring the subject property into compliance were implemented under section FCC 10-3.

G. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.

**Findings:** The applicant stated in an email to staff (7-13-24) that the proposed building will have tan walls with a brown roof or grey walls with a blue roof. These proposed colors match other exterior buildings on the campus, as demonstrated in the pictures below.



*A screen grab from Google Street View shows the existing high school with tan walls and a brown roof.*



*A screen grab from RLID provided Pictometry shows the existing baseball facility with grey walls and a blue roof.*

**Conclusion:** The proposed colors match other exterior buildings on the campus.

H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.

**Findings:** This project is located outside the Downtown Implementation Plan Areas.

**Conclusion:** This criterion is not applicable.

I. Exterior lighting and security.

**Findings:** The Site has existing fencing and vegetative buffers surrounding the perimeter, which provide security. No security issues were discussed in the application materials; therefore, additional security is not deemed necessary for this project.

**Conclusion:** Section FCC 10-37 is addressed in this report and reviews the proposed lighting.

J. Public health, safety and general welfare.

**Findings:** The proposed development includes ample consideration for public safety and general welfare.

Referral comments from Chief Schick of the Siuslaw Valey Fire and Rescue state no concerns with the project as proposed.

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.

**Conclusion:** This project has considered public health, safety, and general welfare.

L. Requiring a time period within which the proposed use or portions thereof shall be developed.

**Findings:** The applicant doesn't state the timetable for proposed improvements on the land use application. In accordance with 10-6-11, the design permit shall be void one (1) year after the date of approval of either a Type II or III design review application unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be the completion of a building foundation.

**Conclusion:** The design permit shall be void one (1) year after the date of approval unless a building permit has been issued and substantial construction pursuant thereto has taken place.

M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)

**Findings:** No public improvements are proposed as part of this project.

**Conclusion:** This criterion is not applicable.

N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan. (Ord. 680, 1- 11-83)

**Findings:** Conditions related to the Florence Comprehensive Plan are discussed later in this report.

**Conclusion:** The Florence Comprehensive Plan is discussed later in this report.

10-6-6-3: BUILDING FAÇADES:

A. Horizontal Design Elements: Multi-story commercial storefront buildings shall have a distinctive horizontal base; second floor; and eave, cornice and/or parapet line; creating visual interest and relief. Horizontal articulations shall be made with features such as awnings, overhanging eaves, symmetrical gable roofs, material changes, or applied facia detail. New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. Where existing adjacent buildings do

not meet the City’s current building design standards, a new building may establish new horizontal lines.

B. Vertical Design Elements: Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied facia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 to 40 feet.

C. Articulation and Detailing: All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:

**Findings:** The proposed building's location will not orient any elevations to streets or civic spaces. It is located behind the existing high school, which will largely obstruct the building from public view. These criteria are not applicable; however, the North and South hardi-panel and 24 gauge standing seam metal roofing are proposed to have a vertical orientation consistent with this code section.

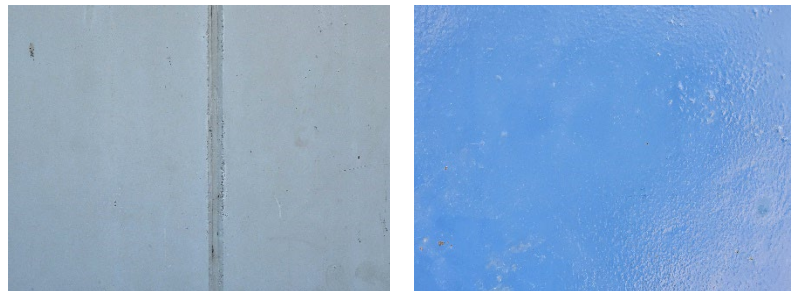
**Conclusion:** These criteria are not applicable.

10-6-6-4: PERMITTED VISIBLE BUILDING MATERIALS: Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

G. Building and Site Material Colors: Color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and “day-glow” colors and finishes are prohibited. The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.

**Findings:** The material colors and finishes meet the requirements for a muted coastal Pacific Northwest palette. The building and roof are proposed shades of gray and blue or tan and brown, and the doors appear blue, as seen in the applicant's image below. A specific color was not submitted, but the applicant verified that the door color would match the existing exterior door colors onsite.

*The applicant provided the door, Trim(blue), and exterior wall (grey) color.*



**Conclusion:** The building and roof are proposed shades of gray and blue or tan and brown, both allowable under this code.

10-6-7: OTHER DISTRICTS: ARCHITECTURAL REQUIREMENTS: In districts other than Mainstreet and Old Town, the architectural design requirements of this section shall apply to all commercial buildings.

- A. All commercial buildings shall meet the standards of FCC 10-6-6-3 and 10-6-6-4-G above.
- B. All commercial buildings shall incorporate not fewer than three types of architectural features from 1 through 6 below. Applicants are encouraged to use those elements that best suit the proposed building style and design.

**Findings:** In accordance with FCC 10-2-13, this building is classified as a Key Facility and/or a Public Facility and is therefore not a commercial building.

<b>KEY FACILITIES</b>	Basic facilities that are primarily planned for by local government but which also may be provided by private enterprise and are essential to the support of more intensive development, including public schools, transportation, water supply, sewage and solid waste disposal.
<b>PUBLIC FACILITIES</b>	Any facility that is owned, leased, operated, or funded by a governmental body or public entity, which may include but is not limited to buildings, property, recreation areas, and roads.  The net gain from combined economic, social, and environmental effects which accrue to the public because of a use or activity and its subsequent resulting effects.

**Conclusion:** This criterion is not applicable.

10-6-8: DRAWING SUBMITTAL: In addition to information required by FCC 10-1-1-4, the owner or authorized agent shall submit the following drawings to the City for review:

- A. A site plan, drawn to scale, showing the proposed layout of structures and other improvements including, where appropriate, driveways, pedestrian walks, off-street parking and off-street loading areas, landscaped areas, locations of entrances and exits, the direction of traffic flow into and out of off-street parking space and loading berth, and areas for turning and maneuvering vehicles. The site plan shall indicate how utility services and drainage are to be provided.
- B. A landscape plan, drawn to scale, in conformance with FCC 10-34-3-2.
- C. Architectural drawings or sketches, drawn to scale, including floor plans in sufficient detail to permit computation of yard requirements, and showing all elevations of the proposed structures as they will appear upon completion. All exterior surfacing materials and colors shall be specified.
- D. Additional information may be required by the City if necessary to determine whether the purposes of this Chapter are being carried out or may authorize omission of any or all the

drawings required by this Chapter if they are not necessary. The City shall specify the number of copies of each drawing to be submitted.

**Findings:** All the above-mentioned criteria were submitted as part of this complete application.

**Conclusion:** The drawing submittal included the above criteria.

10-6-11: LAPSE OF DESIGN REVIEW APPROVAL: Authorization of a design review permit shall be void one (1) year after the date of approval of a either a Type II or III design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

- A. The request for an extension is made in writing prior to expiration of the original approval.
- B. There are special or unusual circumstances that exist which warrant an extension.
- C. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant's proposal. (Ord 26, 2008)

**Findings:** The request for Design Review approval shall expire on August 27, 2025, unless substantial construction has occurred or an extension request is received per FCC 10-6-11(a-c).

**Conclusion:** The request for Design Review approval shall expire on August 27, 2025, unless substantial construction has occurred or an extension request is received per FCC 10-6-11(a-c).

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TITLE 10: CHAPTER 10: RESIDENTIAL DISTRICTS

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10-10-3: NON-RESIDENTIAL USES A. Table 10-10-3-A. The following table indicates which uses are permitted in each residential zone

<u>Uses</u>	<u>HDR</u>
<u>Public or private schools</u>	<u>C</u>

C=Type III conditional use review required and N=Not permitted

**Findings:** Schools are permitted conditionally in the High-Density Residential (HDR) zoning districts. This project proposal does not require a new conditional use permit as this represents an expansion of less than 25%, as discussed in section FCC 10-6-3.

**Conclusion:** A conditional use permit is not required.

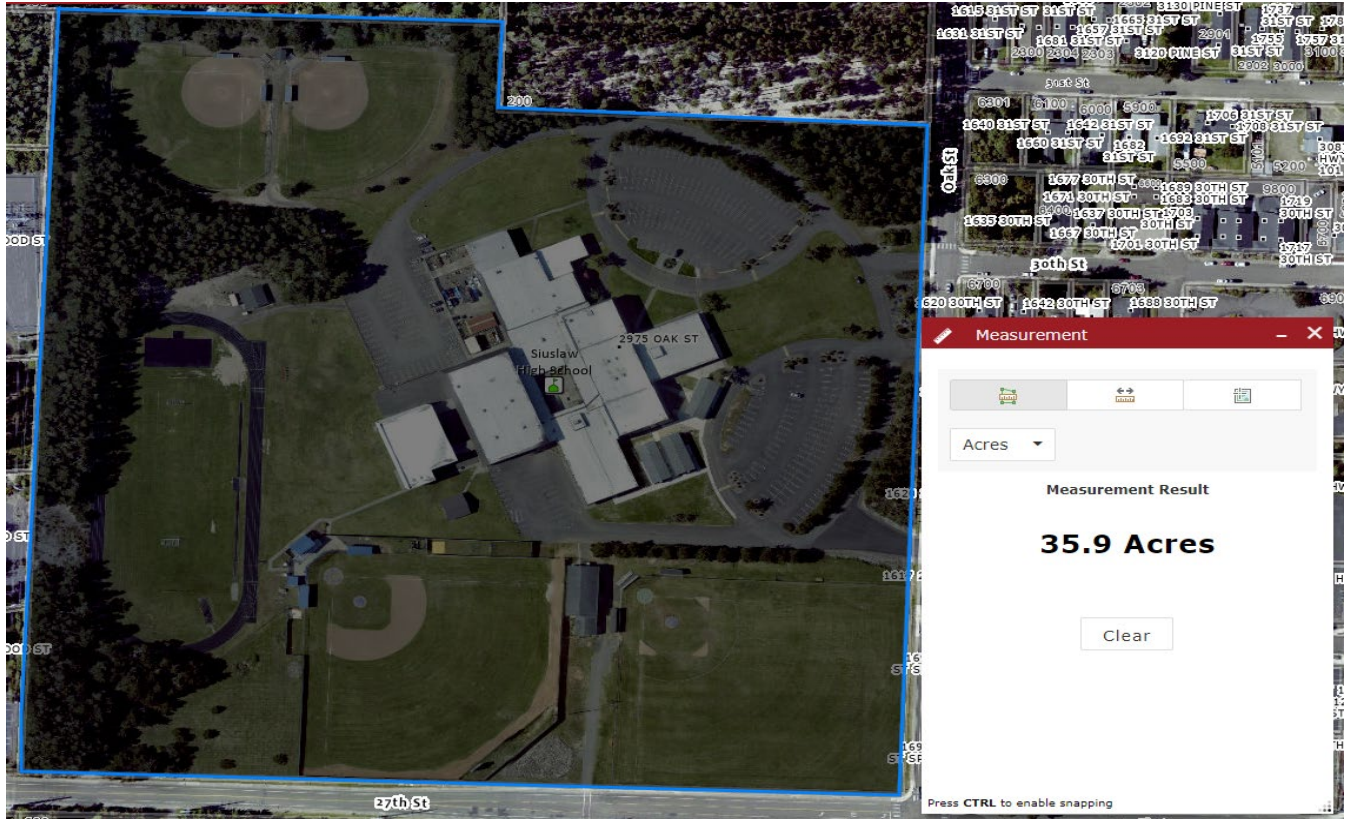
10-10-4: LOT AND YARD PROVISIONS: A. Minimum Lot Dimensions: To be designated a building site, a lot must meet the following minimum lot dimensions:

C. Lot Coverage: The maximum coverage shall not exceed the following:

	LDR	MDR	RMH	HDR
Maximum building coverage	50%	50%	50%	75%
Maximum coverage by all impervious surfaces	75%	75%	75%	85%

**Findings:** The total size of the High school is approximately 35.9 acres (see picture below) or 1,563,804 sq. ft. The proposed softball support facility will add approximately 3,353 square feet to the impervious surfaces, including both the building and the added paved walkways.

Building (as found in RLID)	Building Size (sq. ft.)	Total Site Building Coverage (sq. ft.)	Total Site Building Coverage (%)
High school floor 1	92,237		
High school floor 2	6,417		
Highschool Aux Gym	9,453		
Admin Offices	2,364		
Proposed Structure	3,353		
<b>Totals:</b>	113,824	1,563,803 Sq Ft	~7.27%



**Conclusion:** The impervious surface by all structures is ~7.27%; with all impervious surfaces, it is well below the maximum of 85%.

D. Yard Regulations: Unless an adjustment or variance is granted in accordance with Chapter 5 of this Title, minimum setbacks and yard regulations shall be as indicated below: Table 10-10-4-D. Minimum setbacks and yard regulations



	LDR	MDR	RMH	HDR
<b>Front</b>				
Primary	10 ft.	10 ft.	10 ft.	5 ft. <sup>1</sup>
Garage or Carport vehicular entrance wall	20 ft.	20 ft.	20 ft.	20 ft.
<b>Side</b>				
Primary <sup>2</sup>	10 ft.	5 ft.	5 ft.	5 ft. <sup>1</sup>
Accessory Building	5 ft.	5 ft.	5 ft.	5 ft.
Accessory Dwelling Unit	10 ft.	5 ft.	5 ft.	5 ft.
Parking Lot, Garage or Carport	10 ft.	5 ft.	5 ft.	5 ft.
Garage or Carport vehicular entrance wall	20 ft.	20 ft.	20 ft.	20 ft.
<b>Rear<sup>1</sup></b>				
Primary	10 ft.	5 ft.	5 ft.	5 ft. <sup>1</sup>
Accessory Building	5 ft.	5 ft.	5 ft.	5 ft.
Accessory Dwelling Unit	10 ft.	5 ft.	5 ft.	5 ft.
Parking Lot, Garage or Carport	10 ft.	10 ft.	10 ft.	10 ft.
Garage or Carport vehicular entrance wall	20 ft.	20 ft.	20 ft.	20 ft.
<sup>1</sup> Single-unit detached and duplex dwellings in the HDR District shall have the same front, side and rear yard regulations as the MDR District. <sup>2</sup> Minimum side setbacks may be reduced to zero feet (0') for attached primary structures where they share a common wall with a structure on an adjacent lot. <sup>3</sup> For a corner lot or parcel which adjoins the point of intersections of two streets as defined in "Lot Type Corner" both lot or parcel lines are the front line. The sum of these setbacks shall not fall below the sum of the minimum front and side yard requirements for primary building and no setback shall be below the minimum primary side yard requirement for the district.				

2 All patio and playground equipment structures and swimming pools shall be a minimum of five feet (5') from any side or rear property line.

**Findings:** The proposed softball support facility is set back at least 5 feet from all property lines, with the closest property line approximately 300' to the west.

**Conclusion:** The required setbacks are found to be met.

10-10-5: SITE DEVELOPMENT PROVISIONS:

A. Building or Structural Height Limitations:

1. Primary Structures: The maximum building or structural height shall be thirty-five feet (35'), excepting High Density District which shall permit forty feet (40'), limited to three (3) stories.
2. Accessory Structures: The maximum building height shall be twenty feet (20').

**Findings:** The proposed softball support facility is an accessory structure to the main school building. Its proposed height is 18' 4", below the maximum height for an Accessory Structure in a Residential Zone.

**Conclusion:** The proposed structure is below the maximum height for an Accessory Structure in a Residential Zone.

4. Nonresidential Structures: The maximum building height shall not exceed thirty feet (30').

**Findings:** The proposed building is a non-residential structure. The maximum allowed non-residential building is 30', and it is proposed to be 18' 4" in height from average grade to roof peak.

**Conclusion:** The proposed building's height does not exceed thirty feet.

5. Structures in the HDR, LDR, MDR and RMH shall have a minimum roof pitch of 3/12, except mobile homes in the mobile/manufactured home parks or district.

**Findings:** A 4/12 roof pitch is proposed, as illustrated on sheet A6.1 of the project plans.

**Conclusion:** The proposed building has a minimum roof pitch that exceeds the minimum of 3/12.

B. Fences: See Code Section 10-34-5 of this Title

**Findings:** Fences are discussed in more detail under section FCC 10-34-5.

**Conclusion:** This criterion is discussed in the evaluation of code section 10-34-5.

C. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definition, and requirements.

**Findings:** No site changes are proposed in association with this project that is anticipated to affect vision clearance. The proposed project is approximately 975' from the nearest intersection (Oak and 30<sup>th</sup>) and, therefore, meets vision clearance requirements in accordance with FCC 10-35-2-14.

**Conclusion:** Vision clearance is not affected by this proposed development.

D. Off-Street Parking: Refer to Chapter 3 of this Title (Off-Street Parking and Loading)

**Findings:** Off-street parking was previously discussed under section FCC 10-3. This land use application requires the addition of two ADA spaces and 26 bicycle parking spaces as a condition of approval.

**Conclusion:** This land use application requires the addition of two ADA spaces and 26 bicycle parking spaces as conditions of approval.

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

**Findings:** No new signs or alterations to existing signs are proposed in association with this project.

**Conclusion:** This criterion is not applicable.

F. Landscaping: Except for single-unit and duplex dwellings, refer to Section 10-34 of this Title for requirements.

**Findings:** Landscaping is discussed under section 10-34 regarding buffering and screening requirements. Landscaping will be discussed under FCC 9-5 regarding stormwater facility requirements.

**Conclusion:** Landscaping is discussed under section 10-34 regarding buffering and screening requirements.

G. Access and Circulation: Refer to Section 10-35 of this Title for requirements.

**Findings:** Access and circulation are discussed under section FCC 10-35.

**Conclusion:** Access and circulation are discussed under section FCC 10-35.

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

**Findings:** No new or altered public facilities (infrastructure as regulated under 10-36) are proposed in association with this project.

**Conclusion:** No new public facilities are proposed as part of this application.

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

**Findings:** Lighting is discussed under section FCC 10-37.

**Conclusion:** Lighting is evaluated under FCC 10-37 of this report.

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## TITLE 10: CHAPTER 34: LANDSCAPING

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### 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:** The proposed expansion is estimated at 1.6% based on the square footage of existing buildings on site and the proposed increased building square footage of the softball support facility.

Staff reviewed the existing vegetation and landscaping on site, utilizing a geographic information system tool to determine the total required landscaping. It was determined that the 1,563,803-square-foot site requires 234,570 sqft of landscaping using the required 15% that FCC 10-34-3-3 details.

It was determined that the site has approximately 273,158 sqft of existing landscaping, which exceeds the 15% required.

The vegetated rain garden will count towards the required landscaping plan and will only increase the already compliant landscaping. The submitted landscape plan on sheet C-5 shows two trees, four large shrubs, six medium to small shrubs, and 64 Groundcover plants.

RAIN GARDEN PLANT LIST					
PLANT TYPE	Quantity	Botanical Name	Size	Spacing	Zone
Shrub	4	Lonicera Involucrata, Black Twinberry	5'	4'	B
Tree	2	Morella Californica, California Wax Myrtle	20'	4'	B
Groundcover	64	Bromus Vulgaris, Columbia Brome Grass	1.5'	1'	A
Shrub	6	Ledum Glandulosum, Western Labrador Tea	3'	3'	B

**NOTES:**

1. EXISTING TREES SHOWN ARE WHAT WAS PRESENT DURING THE TIME OF SURVEY.
2. SEE TABLE FOR INFILTRATION RAIN GARDEN PLANT LIST.
3. PLANTING SCHEDULE SHOWN, MAY BE SUBJECT TO CHANGE AT A LATER DATE.
4. SOILS DISTURBED AND EXPOSED DURING CONSTRUCTION TO BE RE-SEEDED OR RESTORED TO EXISTING CONDITIONS.
5. RAIN GARDEN PLANT QUANTITIES ARE CALCULATED FROM THE FLORENCE STORMWATER MANAGEMENT MANUAL REQUIREMENTS.

**Conclusion:** A landscaping plan, including plantings in the rain garden, was submitted with the application. The site exceeds the required 15% or 234,570 sqft of landscaping, at 273,158 sqft, not including the proposed rain garden. The landscaping requirement is met; a proportional increase is not required.

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:** The proposed landscaping plan included the majority of the requirements in accordance with this code section. The information not included on the landscaping plan was a specification for soil at the time of planting, irrigation, and anticipated planting scheduled in accordance with F above.

**Conclusion:** A condition of approval will be enforced to ensure that plantings and irrigation shall be installed within one year of approval.

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 district<sup>2</sup> 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:** Staff reviewed the existing vegetation and landscaping on site, utilizing a geographic information system tool to determine the total required landscaping. It was determined that the 1,563,803-square-foot site requires 234,570 sqft of landscaping using the required 15% that FCC 10-34-3-3 details.

It was determined that the site has approximately 273,158 sqft of existing landscaping, which

exceeds the 15% required.

The proposed project is at the back of the high school and is not adjacent to a street. The existing landscape along Oak Street is well-established and meets the intent of these standards. Pictures are included for the Commission and Council's reference.



**Conclusion:** Criteria Number 3 above runs with the property and is the applicant's obligation to ensure adequate maintenance of new plantings to meet the required coverage of the selected species.

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:** All proposed plantings are of a recommended achievable size on the Approved Tree and Plant List found in the City of Florence stormwater design manual. Non-plant ground cover was not proposed or mentioned in the submitted application materials.

**Conclusion:** Ground cover plants or non-plant ground cover shall be placed and be of materials following this Code section and SW-140 of the Storm Water Design Manual.

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:** The applicant is not proposing reductions in the required landscaping area.

**Conclusion:** No reductions of the required landscape area have been proposed.

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:** Chapter FCC 9-5 discusses the stormwater facility in more detail.

**Conclusion:** The proposed stormwater facility is a rain garden and is reviewed in this report under FCC 9-5.

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 landscape plans do not show underground irrigation plans.

**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:** No new parking/maneuvering areas are proposed to be adjacent to a street or driveway; this criterion does not apply to the proposed project.

**Conclusion:** This criterion is not applicable.

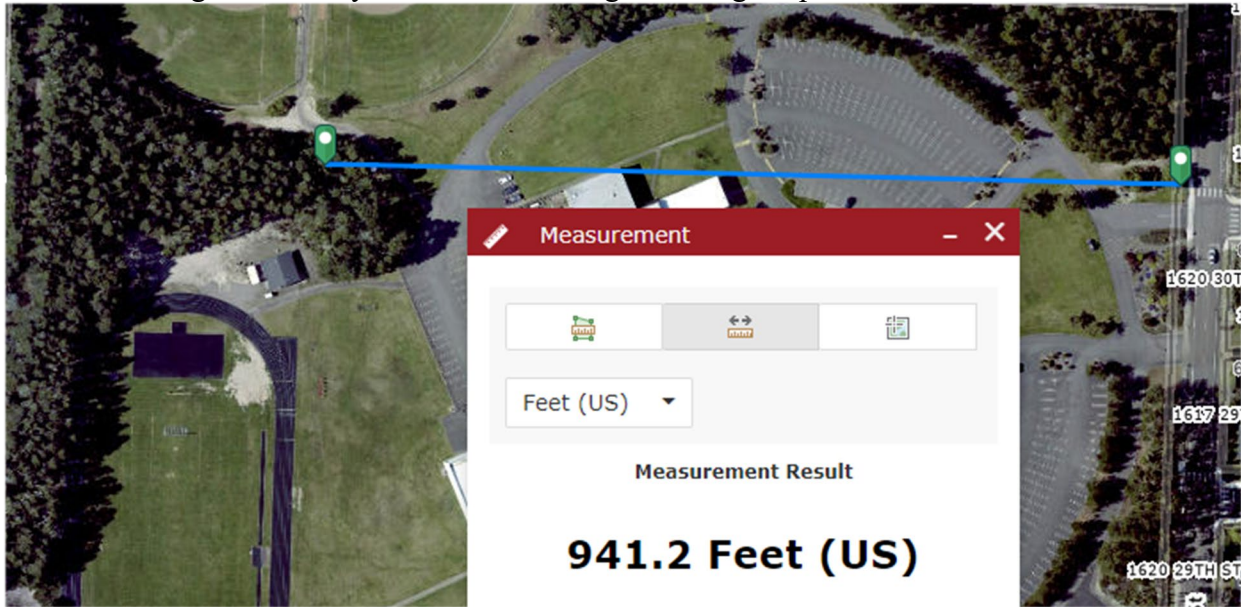
D. Abutting Land Use Buffers. When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in 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 Use / Zoning</u>	<u>Landscaped Buffer 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 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 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 Or 15 foot landscaped buffer</u>

**Findings:** The building is proposed to be located approximately 300 feet from the nearest property line, and the adjacent residential uses, approximately 941 feet to the east, include a vegetated buffer



as well as being screened by the school building. An image is provided below for reference.



**Conclusion:** No landscaping buffer as described above is required.

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, in this case, the Siuslaw School District, within six months of dying or removal, whichever comes first. This shall apply to new and existing plantings on site, 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.

10-34-5: Fences and Walls regulate the design of fences and walls, including allowable height and materials, to promote security, personal safety, privacy, and aesthetics.

**Findings:** The submitted site plan does not denote any proposed fencing, but no fencing is required by code for this proposed land use.

**Conclusion:** No fencing is required by code for this proposed land use.

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## TITLE 10: CHAPTER 35: ACCESS AND CIRCULATION

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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.

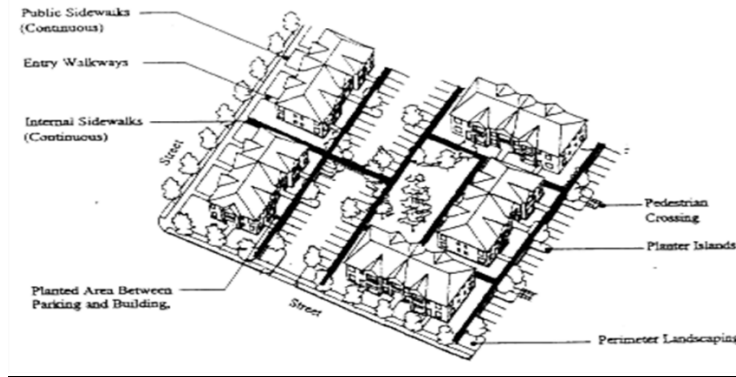
**Findings:** A pathway is proposed to logically connect the proposed building with pathway systems to the north and connect the proposed development to existing onsite structures in a safe and direct way. No hazards or obstacles are proposed.

**Conclusion:** The proposed concrete pathway will connect to the existing walkway system safely, directly, and conveniently.

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:** The review of the criterion listed under FCC 10-35-3-2-C subsections 1 and 2 has been answered under FCC 10-35-3-3-C and D and satisfactorily demonstrates that the proposed internal pedestrian connections meet applicable criteria.

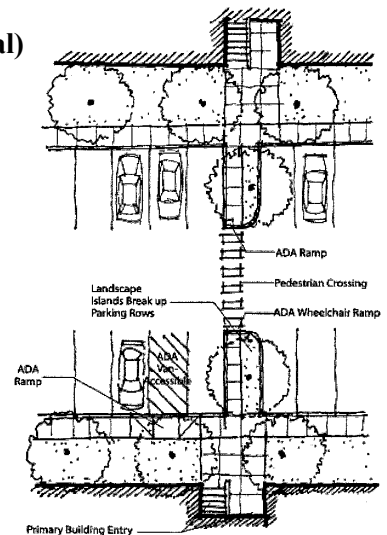
**Conclusion:** The proposed walkway is unobstructed and connects to the existing walkway system.

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):

**Figure 10-35(6):  
Pedestrian Walkway Detail (Typical)**

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 proposed pedestrian walkway connecting this structure to other site areas appears to comply with ADA guidelines. Sheet C-3 of the submitted plan shows a new concrete pathway that is 5' wide and has a 3.3% slope to the Northeast.

**Conclusion:** The proposed walkway is shown to be concrete, five feet wide, and appears to meet ADA standards. This access will be inspected for ADA compliance as a part of the building permit process.

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TITLE 10: CHAPTER 37: LIGHTING

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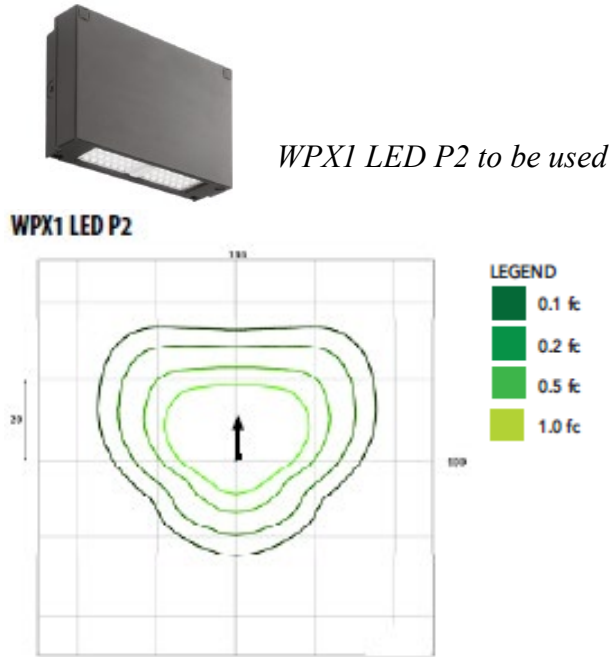
10-37-2: APPLICABILITY: Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets, and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

- A. Resumption of Use - If a property with non-conforming lighting is abandoned for a period of one year or more, then all exterior lighting shall be brought into compliance with this Ordinance before any further use of the property occurs.
- B. Major Additions or Alterations - If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:
1. Additions of 26 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this Ordinance.
  2. Single or cumulative additions, modification, or replacement of 25 percent or more of installed exterior lighting luminaires existing as of the effective date of this Ordinance.
  3. Existing lighting on sites requiring a conditional use permit or variance after the effective date of this ordinance.
- C. Amortization - On or before ten years from the effective date of this code, all outdoor lighting shall comply with this Code. Most outdoor lighting will be fully depreciated at the end of 10 years if not sooner. “Easy fixes” such as re-aiming or lowering lumen output of lamps is recommended in advance of the effective date of the ordinance. Where lighting is judged to be a safety hazard immediate compliance is required.

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.

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

**Findings:** The proposed plans submitted by the applicant show nine new exterior lighting units. The applicant also submitted a specification sheet for the LED lights that will be used and the required photometric report as part of their plans. A screengrab is included below.



*Photometric report for WPX1 LED P2*

**Conclusion:** The applicant included the required information in their application.

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 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.

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.

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.

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.

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.

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 proposed luminaire is full cut off and directs light emissions downward and does not shine glare skyward. The provided photometric report shows a maximum of 1.0-foot candles. As stated above, a thirty-day review period after the issuance of CO will be in effect to evaluate lighting illumination levels.

**Conclusion:** A thirty-day review period after the issuance of CO will be in effect to evaluate lighting illumination levels

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:** None of the above-listed prohibited lighting is proposed.

**Conclusion:** This criterion is not applicable.

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TITLE 9: UTILITIES

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TITLE 9: CHAPTER 5: STORMWATER MANAGEMENT REQUIREMENTS

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### 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:** A stormwater simplified approach form and design were submitted as part of the complete application. The stormwater facility (rain garden) will be installed in the southeast part of the proposed development. The applicant's submitted narrative states the plan was designed according to the City of Florence Stormwater Design Manual. C-3.0 of the application illustrates the proposed rain garden cross section, which is similar to Sheet SW-140 of the Stormwater Design Manual, and a narrative further describing its design as a partial infiltration due to soil type with overflow conveyance via an underground perf pipe and drainage ditch to a catch basin.

**Conclusion:** The subject property's rain garden is proposed to be constructed in accordance with the Stormwater Manual. Sheets SW-140 and 150 are directly applicable to the project. The drainage ditch may need to be constructed to the standards in SW-160 for filter strips if the rain garden will not infiltrate the 2-25-year return periods in a high ground water scenario.

#### 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 proposed stormwater drainage system will be privately owned and designed according to the Florence stormwater design manual per the City's simplified approach requirements. The city-provided simplified approach form is assumed to take into account a 25-year return period storm.

The total increase of impervious surface on the site is 2,883 sq. ft., which includes both the building's square feet and the paved pedestrian walkway. According to the simplified approach form, the rain garden facility's surface area is required to be 173 sq. ft. to manage a 25-year return period storm effectively. Sheet C-3 states the proposed rain garden facility will be 186 sq. ft.

**Conclusion:** The city-provided simplified approach form was used to design the private stormwater drainage system.

- 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 city-provided simplified approach form utilized in the design of the rain garden is assumed to consider a 25-year return period storm.

**Conclusion:** The proposed rain garden will prevent post-development runoff rates from exceeding the pre-development runoff rates.

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:

1. 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 proposes mitigating the project's impacts via on-site facilities using a design typical from the City's Stormwater Design Manual, sheet number SW-140.

**Conclusion:** The applicant proposes to construct the onsite facilities to limit the flow rate of stormwater runoff leaving the development site in accordance with the Stormwater Manual.

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:** No offsite drainage is proposed. The applicant has proposed handling all stormwater on-site utilizing the proposed rain garden, which was designed and developed using the Florence Stormwater Design Manual.

**Conclusion:** Stormwater is proposed to be mitigated on-site.

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 project proposes using a rain garden to manage onsite stormwater per the City of Florence stormwater management manual, using a typical from sheet number SW-140. Following the City of Florence's Stormwater Manual, the growing medium will conform to Appendix B, and plantings will be from Appendix G. Specific plantings were discussed under sections FCC 10-34-3-2 and FCC 10-34-3-3.

**Conclusion:** Stormwater will be managed on-site, following the City of Florence's Stormwater Manual.

#### 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:** Following this code criterion, the proposed rain garden has been designed to accommodate 25-year stormwater events, consistent with the City of Florence Stormwater Design Manual, sheet SW-140.

**Conclusion:** The applicant will construct a rain garden to treat stormwater onsite.

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 property owner shall ensure ongoing system maintenance following this code criteria and the Stormwater Design Manual. A condition of approval assuring maintenance responsibility will be included to ensure compliance.

**Conclusion:** *The applicant shall conduct ongoing maintenance of the stormwater facility.*

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REALIZATION 2020, FLORENCE COMPREHENSIVE PLAN

Chapter 2: Land Use

Other Designations Categories: Public

The Public designation is intended to identify existing public and semi-public uses including the

airport, public parks, schools, community colleges, cemeteries, and other public buildings and lands as well as major utility facilities. Planned locations for such facilities are also included within this designation; however, future sites and public facility developments may take place within other plan designations subject to need and appropriate review. The implementing zoning districts for this Plan designation are: Open Space District and Public Use Airport Zone (for the airport). In addition, the Public Use Airport Safety and Compatibility Overlay Zone applies to the airport and to lands near the airport as defined in the description of the Overlay Zone in Title 10 of the Florence City Code.

**Findings:** The project site is located within a Public Open Space designation per the City of Florence Realization 2020 Comprehensive Plan Map.

**Conclusion:** The proposed high school softball support facility is consistent with a Public Open Space designation.

#### **IV. SUMMARY CONCLUSIONS AND STAFF RECOMMENDATION**

This request by the applicant, Andy Grzeskowiak, to receive design review approval for a softball support facility on Tax lot 300 of Assessors map 18-12-22-00, situated in the City of Florence's city limits meets or is capable of meeting through a condition of approval, all of the applicable decision criteria for a design review in the City of Florence.

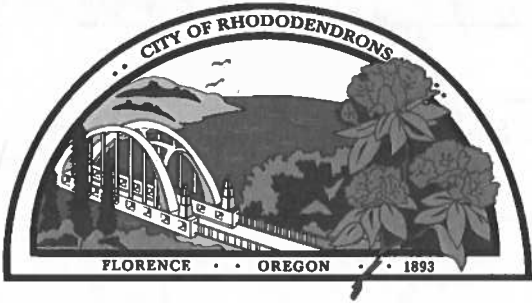
Therefore, based on the information in Sections I and II of this report and the above review criteria, findings of fact, and conclusions contained in Section III, Staff recommends the Planning Commission **APPROVES** of this design review, PC 24 21 DR 06, with conditions of approval from Section V of this report.

#### **V. CONDITIONS OF APPROVAL:**

1. 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).
2. 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.
3. Two new ADA parking stalls shall be installed, bringing the total number on site to eight before the issuance of CO.
4. The required increase of two ADA parking stalls shall be located or screened so that headlights do not shine onto adjacent residential uses.
5. When the parking lot is restriped, parking spaces shall be striped to bring them into current Code compliance.
6. Plantings and irrigation shall be installed within one year of approval.
7. Ground cover plants or non-plant ground cover shall be placed and be of materials following Storm Water Design Manual, SW-140.
8. Permanent underground irrigation shall be installed in all landscaping
9. The property owner shall replace plantings that fail to survive within six months of dying

or removal.

**10.** The applicant shall undertake ongoing maintenance of the stormwater facility.



**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](http://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: Andy Grzeskowiak Phone 1: 541-997-2651

E-mail Address: agrzeskowiak@siuslaw.k12.or.us Phone 2: \_\_\_\_\_

Address: 2111 Oak Street, Florence OR 97439

Signature: Andrew S Grzeskowiak Digitally signed by Andrew S Grzeskowiak  
Date: 2024.05.15 15:17:51 -07'00' Date: 5/15/2024

Applicant's Representative (if any): Kyle Morris, A & O Engineering LLC

**Property Owner Information**

Name: Siuslaw School District 97J Phone 1: 541-997-2651

E-mail Address: agrzeskowiak@siuslaw.k12.or.us Phone 2: \_\_\_\_\_

Address: 2975 Oak Street, Florence OR 97439

Signature: Andrew S Grzeskowiak Digitally signed by Andrew S Grzeskowiak  
Date: 2024.05.15 15:21:09 -07'00' Date: 5/15/2024

Applicant's Representative (if any): \_\_\_\_\_

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

Approved

Exhibit

**RECEIVED**  
By Sharon Barker at 11:10 am, Jun 14, 2024

**Property Description**

Site Address: 2975 Oak Street Florence OR  
General Description: softball support facility building on the Suislaw High School property.

Assessor's Map No.: 18 - 12 - 22 Tax lot(s): 00300  
Zoning District: High Density Residential

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): The proposed building is located on the grounds of Suislaw High School

**Project Description**

Square feet of new: 1790 Square feet of existing: n/a  
Hours of operation: n/a Existing parking spaces: n/a  
Is any project phasing anticipated? (Check One): Yes  No

Timetable of proposed improvements: \_\_\_\_\_

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

If yes, please describe: There will be short-term noise impacts during construction of proposed building

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)  
Proposal is to construct an 1790 square foot softball support building on the Suislaw High School property. Purpose of building is to provide bathrooms, a concessions area and an indoor batting area for softball games and team events. See attached plan for building details.  
Because of the existing school and softball field, no new traffic or circulation is proposed as part of this submittal.

**For Office Use Only:**

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_  
Received by: \_\_\_\_\_

Paid

NARRATIVE  
FOR  
SIUSLAW HIGH SCHOOL SOFTBALL FACILITY  
ASSESSOR'S MAP 18-12-22-00, TAX LOT(S) 300  
FLORENCE, OR

The following narrative is addressing the submittal requirements for a site review in Florence, Oregon.

Our proposal is to construct a softball support facility at the Siuslaw High School. The facility is proposed to be 1750 square feet and will provide concessions and a practice area for the existing softball fields.

An existing conditions sheet including existing buildings, landscape, parking, utilities and stormwater facilities has been included in this submittal. A proposed site plan has also been designed and included in this submittal.

A separate utility plan and storm plan have been developed showing proposed routing for all utilities. The storm plan was developed using the Florence Stormwater Design Manual. A landscape sheet is also included that details the proposed plantings for the storm facilities.

Given that the proposed building is a support facility for an existing team, there will be no additional traffic created. Therefore, a Traffic Impact Study is not necessary.

Architectural Drawings that include a lighting plan are included as part of this submittal.

The project will not disturb over an acre of land; therefore an erosion control permit is not required as part of this submittal.

A title report and all other required documents are included in this submittal. If there are any questions, please reach out to Kyle Morris, PE by phone: (541) 302-9790 or email: [kylemorris@ao-engr.com](mailto:kylemorris@ao-engr.com).

## Clare Kurth

---

**From:** kylemorris@ao-engr.com  
**Sent:** Saturday, July 13, 2024 9:24 AM  
**To:** Clare Kurth; 'Andy Grzeskowiak'  
**Cc:** Planning Department; 'Sarah Morris'; 'Scott Morris'; 'Rodd Hansen'  
**Subject:** RE: Siuslaw High School Softball Building  
**Attachments:** Fixture Type F wpx-led---specification-sheet\_0720.pdf

Good morning Clare,

I wanted to send an update to your list below. Please see current updates in [blue](#) below and attached additional information. If you have any questions please reach out to Sarah or myself. I will be on vacation the week of July 15<sup>th</sup> – 19<sup>th</sup> so Sarah would be better to contact next week. Once all of the information below is deemed complete about how long until the planning commission meeting would take place and we get to approval? Thank you,

Kyle

---

**From:** Clare Kurth <clare.kurth@ci.florence.or.us>  
**Sent:** Wednesday, June 26, 2024 10:46 AM  
**To:** Kyle Morris <kylemorris@ao-engr.com>; Andy Grzeskowiak <agrzeskowiak@siuslaw.k12.or.us>  
**Cc:** Planning Department <PlanningDepartment@ci.florence.or.us>  
**Subject:** Siuslaw High School Softball Building

Good morning,

I was looking through the application materials you submitted and I was hoping to get a little additional information.

- Do you have examples of the proposed colors for the exterior building materials? Please include color examples for the main siding, trim, doors, roof, etc. [Colors could be either tan walls with brown roof or grey walls with blue roof - both combinations match other exterior buildings on campus.](#)
- Do you have an example of the specific exterior lighting fixtures proposed and the number of lumens? [Yes, please see attached fixture cutsheet.](#)
- Is there a photometric plan for the site with existing lights onsite? What we are looking for here is that there is minimum lighting in accordance with [FCC 10-37](#) on site for a ball game or practice that goes pa [We don't have a photometric plan for the existing site lights.](#) The ball fields and any associated lighting would have been approved under a previous land use process. The small building the applicant is proposing now is adjacent to the fields and will provide the wallpack lighting needed to access the building. Since the proposed work area for this new small building does not include any work in the ball fields and since the ball fields were approved under a previous land use decision, we are wondering why the existing lighting should be re-opened with this small addition?
- Because of the Yaquina soils on site a Phase 1 Site Investigation Report is require. Can you please complete the form and return it to us? The form can be found [HERE](#) and can be submitted by email. [The applicant is working on this report and we will submit when complete.](#)
- Is there a list of the proposed plantings for the stormwater facility? [Plants were proposed with the plan set, please see sheet C-5.0 for the plant list in the proposed storm facility.](#)



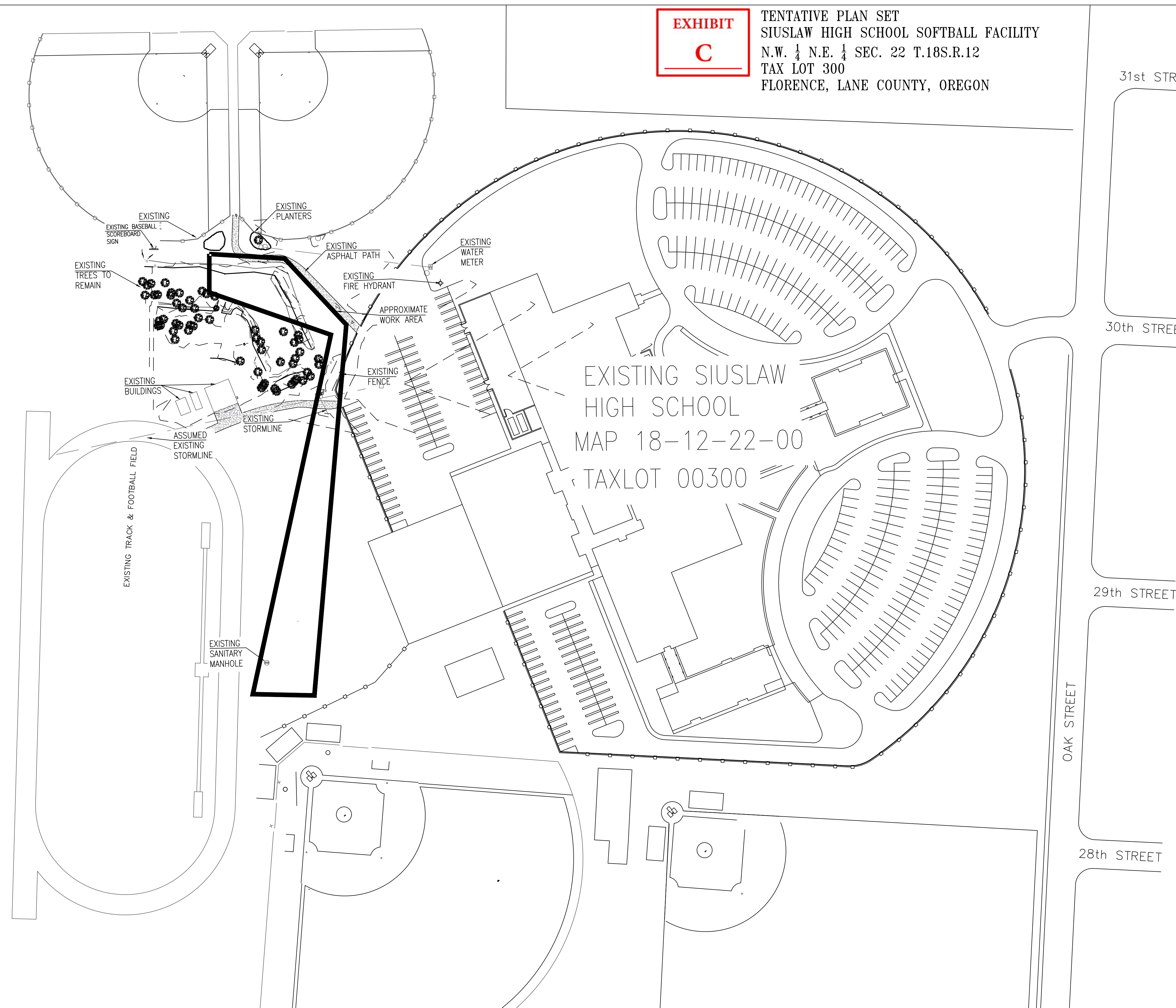
I apologize if any of these items were already submitted them and I missed them. I believe this is the last of the information that is needed to deem the application complete, but will let you know if anything else comes up during the continued review of the application.

Thank you,

**Clare**

**EXHIBIT  
C**

TENTATIVE PLAN SET  
SIUSLAW HIGH SCHOOL SOFTBALL FACILITY  
N.W. 1/4 N.E. 1/4 SEC. 22 T.18S.R.12  
TAX LOT 300  
FLORENCE, LANE COUNTY, OREGON



**ARCHITECT**  
RODD HANSEN, ARCHITECT, LLC  
2111 OAK STREET, SUITE A  
EUGENE, OR, 97401  
PHONE: (541) 687-9600

**SURVEYOR**  
EGR & ASSOCIATES  
2535 PRAIRIE ROAD  
EUGENE, OREGON 97402  
PHONE: (541) 688-8322

**APPLICANT**  
SIUSLAW SCHOOL DISTRICT 97J  
2111 OAK STREET  
FLORENCE, OR, 97439

**DESIGN ENGINEER**  
A & O ENGINEERING L.L.C.  
380 Q STREET STE. 200  
SPRINGFIELD, OREGON 97477  
PHONE: (541) 302-9790

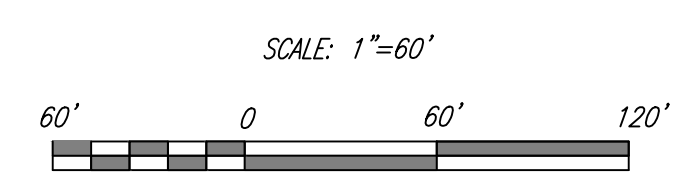
**LEGEND**

---	EXISTING BOUNDARY
-63	PROPOSED INTERMEDIATE CONTOURS
---	EXISTING CURB & GUTTER
---	EXISTING GAS LINE
---	EXISTING WATER MAIN
⊗	EXISTING FIRE HYDRANT
⊞	EXISTING WATER METER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING WASTEWATER SYSTEM
---	EXISTING STORM DRAINAGE SYSTEM
⊙	PROPOSED WASTEWATER SYSTEM
⊙	PROPOSED STORM DRAINAGE SYSTEM
---	PROPOSED WATER MAIN
⊞	PROPOSED WATER METER
⊗	PROPOSED FIRE HYDRANT
⊙	PROPOSED WATER VALVE
---	PROPOSED GAS LINE
---	PROPOSED DRY UTILITIES (ELEC. CABLE AND PHONE)
---	EXISTING FENCE
▨	EXISTING GRAVEL
▨	PROPOSED CONCRETE SIDEWALK
▨	PROPOSED FILL/CUT SLOPE
→	ROOF DRAIN SLOPE
⊗	EXISTING TREES

**SHEET INDEX**

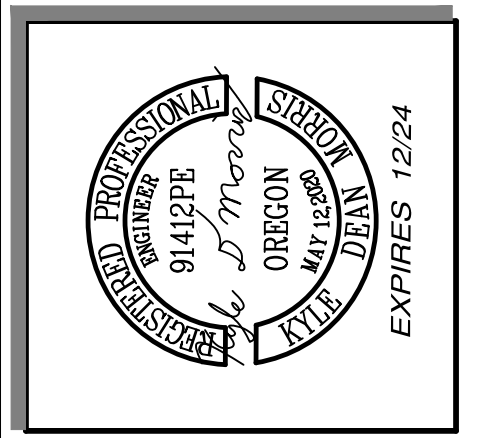
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-3.0	GRADING AND STORM
C-4.0	WASTEWATER AND UTILITIES
C-5.0	LANDSCAPE PLAN
A3.1	FLOOR PLAN
A6.1	ELEVATIONS

- NOTES:**
- SITE SOILS ARE CLASSIFIED AS 140-YAQUINA LOAMY FINE SAND HYDROLOGIC SOIL GROUP: A/D PER WEBSOIL SURVEY.
  - TOPO INFORMATION PROVIDED BY EGR AND ASSOCIATES INC AND CAD FILE PROVIDED BY SCHOOL DISTRICT. TOPO SURVEY PERFORMED ON MARCH 20, 2024. EXISTING CONDITIONS MAP IS A COMBINATION OF INFORMATION FROM THE ABOVE LISTED SOURCES.
  - CONTOURS SHOWN DEPICT EXISTING ELEVATIONS ON-SITE. VERTICAL DATUM IS IN NAVD88 DATUM.
  - EXISTING PUBLIC AND PRIVATE UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL HAVE SERVICING UTILITIES FIELD LOCATE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF OAR 952-001-0010 THROUGH 952-001-0090. ONE CALL PHONE NUMBER 1-800-332-2344.
  - FIRE HYDRANTS ARE LOCATED AS SHOWN.
  - FEMA FLOOD HAZARD ZONE X. ZONE X IS AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD.
  - THIS MAP SHALL NOT BE CONSIDERED A BOUNDARY SURVEY.
  - ZONING JURISDICTION: FLORENCE  
PARENT ZONE: HIGH-DENSITY RESIDENTIAL (HR)  
EXISTING USE ON PROPERTY: SCHOOL DISTRICT
  - PROPOSED EXPANSION WITHIN THE APPROXIMATE WORK SITE ONLY ENHANCES THE EXISTING USE OF THE SOFTBALL FIELDS.



THESE PLANS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION IN THE FIELD.

**A & O Engineering L.L.C.**  
CONSULTING ENGINEERS & SITE DEVELOPMENT PLANNING  
380 Q ST. SUITE 200  
SPRINGFIELD, OR 97477  
PHONE: (541) 302-9790  
info@a-o-engine.com



**Existing Conditions**  
for  
*Siuslaw High School Softball*  
Florence Lane County Oregon

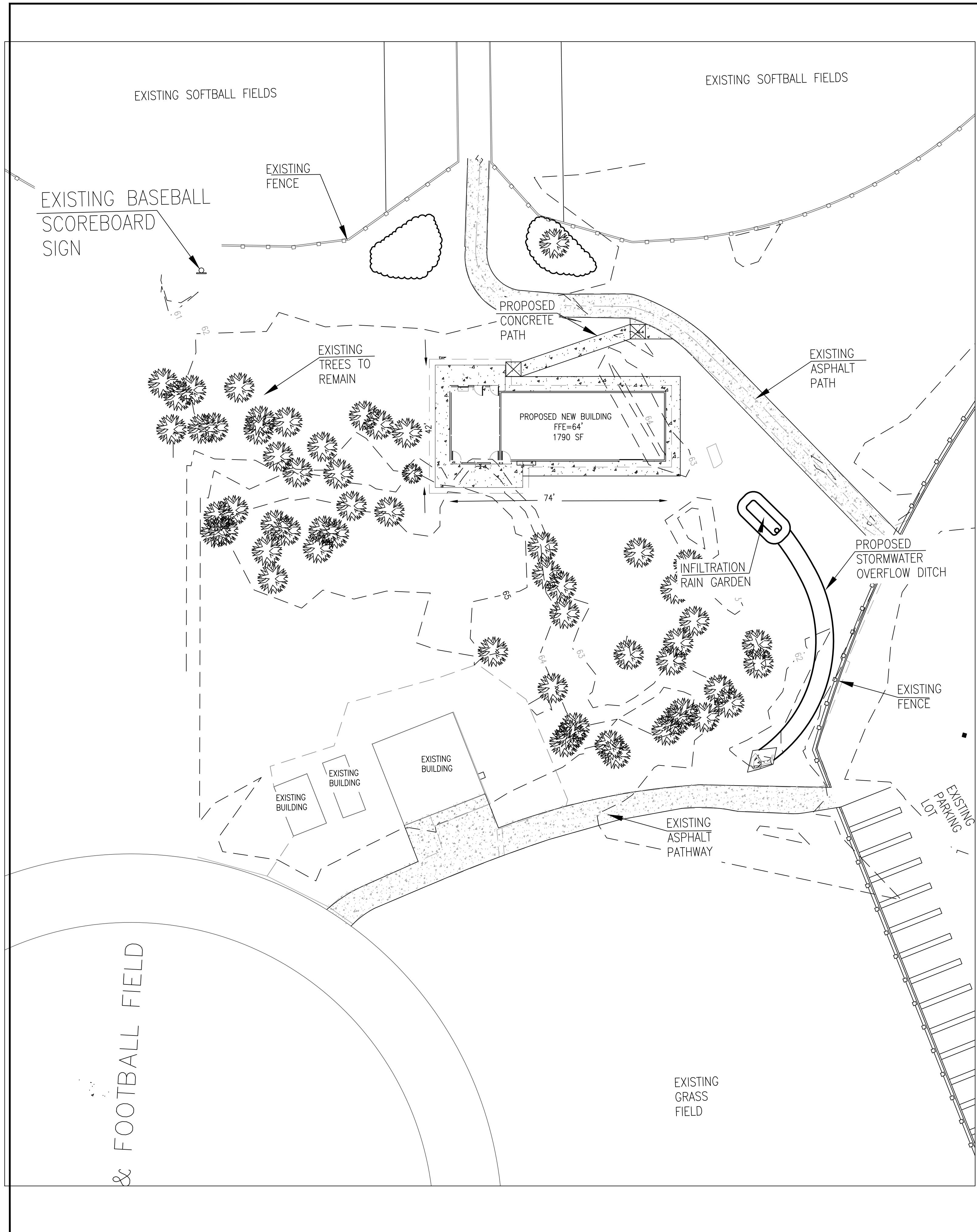
DATE:	5/21/2024
PROJECT No.:	
SCALE:	AS SHOWN
DESIGNED BY:	DJA
DRAWN BY:	SJM
REVIEWED BY:	KOM

**SUBMITTALS:**


**REVISIONS:**


**SHEET  
C-1.0**  
1 OF 5

THESE PLANS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION IN THE FIELD.



**LEGEND**

- -- EXISTING BOUNDARY
- 63 --- PROPOSED INTERMEDIATE CONTOURS
- -- EXISTING CURB & GUTTER
- GAS --- EXISTING GAS LINE
- H2O --- EXISTING WATER MAIN
- -- EXISTING FIRE HYDRANT
- -- EXISTING WATER METER
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- -- EXISTING UTILITY POLE
- WW --- EXISTING WASTEWATER SYSTEM
- ST --- EXISTING STORM DRAINAGE SYSTEM
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- -- PROPOSED STORM DRAINAGE SYSTEM
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- -- PROPOSED FIRE HYDRANT
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- -- EXISTING FENCE
- -- EXISTING GRAVEL
- -- PROPOSED CONCRETE SIDEWALK
- -- PROPOSED FILL/CUT SLOPE
- -- ROOF DRAIN SLOPE
- -- EXISTING TREES

**GENERAL NOTES:**

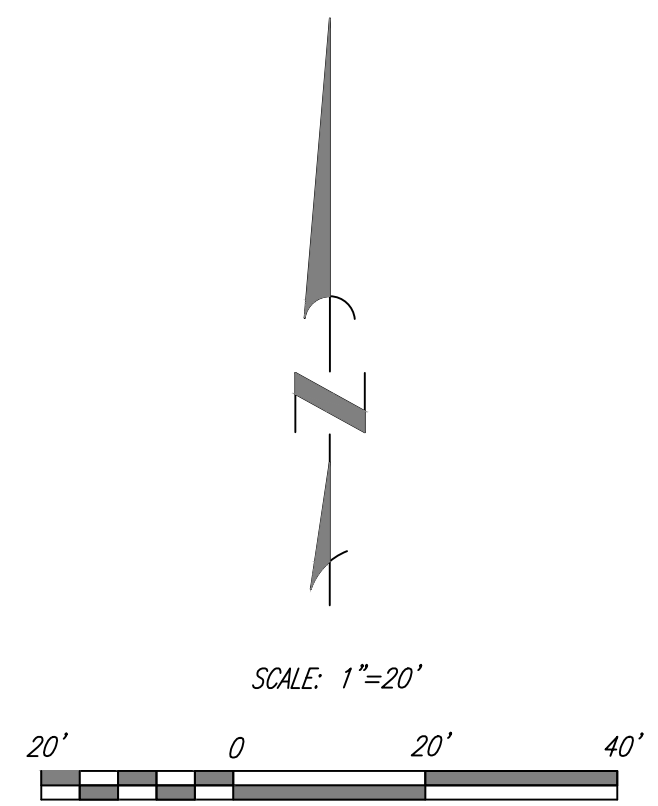
1. RAIN GARDEN IS PROPOSED AS SHOWN FOR STORMWATER TREATMENT AND DISPOSAL TO MEET CITY OF FLORENCE REQUIREMENTS. SEE SHEET C-3.0 FOR MORE INFORMATION.
2. NO NEW PARKING OR BICYCLE PARKING IS PROPOSED.
3. NEW SIDEWALKS ARE PROPOSED TO MEET ADA STANDARDS AND TAKE ACCESS FROM EXISTING ASPHALT PATHWAY AS SHOWN. NEW SIDEWALKS ARE PROPOSED TO BE 5 FEET IN WIDTH AS SHOWN.
4. BUILDING DIMENSIONS ARE SHOWN FOR REFERENCE ONLY IN RELATION TO THE SITE PLAN. SEE ARCHITECTURAL FLOORPLAN AND ELEVATION SHEETS FOR DIMENSIONS AND INFORMATION ON THE PROPOSED BUILDING.

**SITE DATA:**

TOTAL SITE AREA:  
87.45 ACRES (3,809,322 SQ. FT.)

TOTAL PROPOSED NEW BUILDING AREA:  
1,790 SQ. FT.

TOTAL PROPOSED NEW BUILDING ROOF AREA:  
2,883 SQ. FT.



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info@aaoe-engineer.com

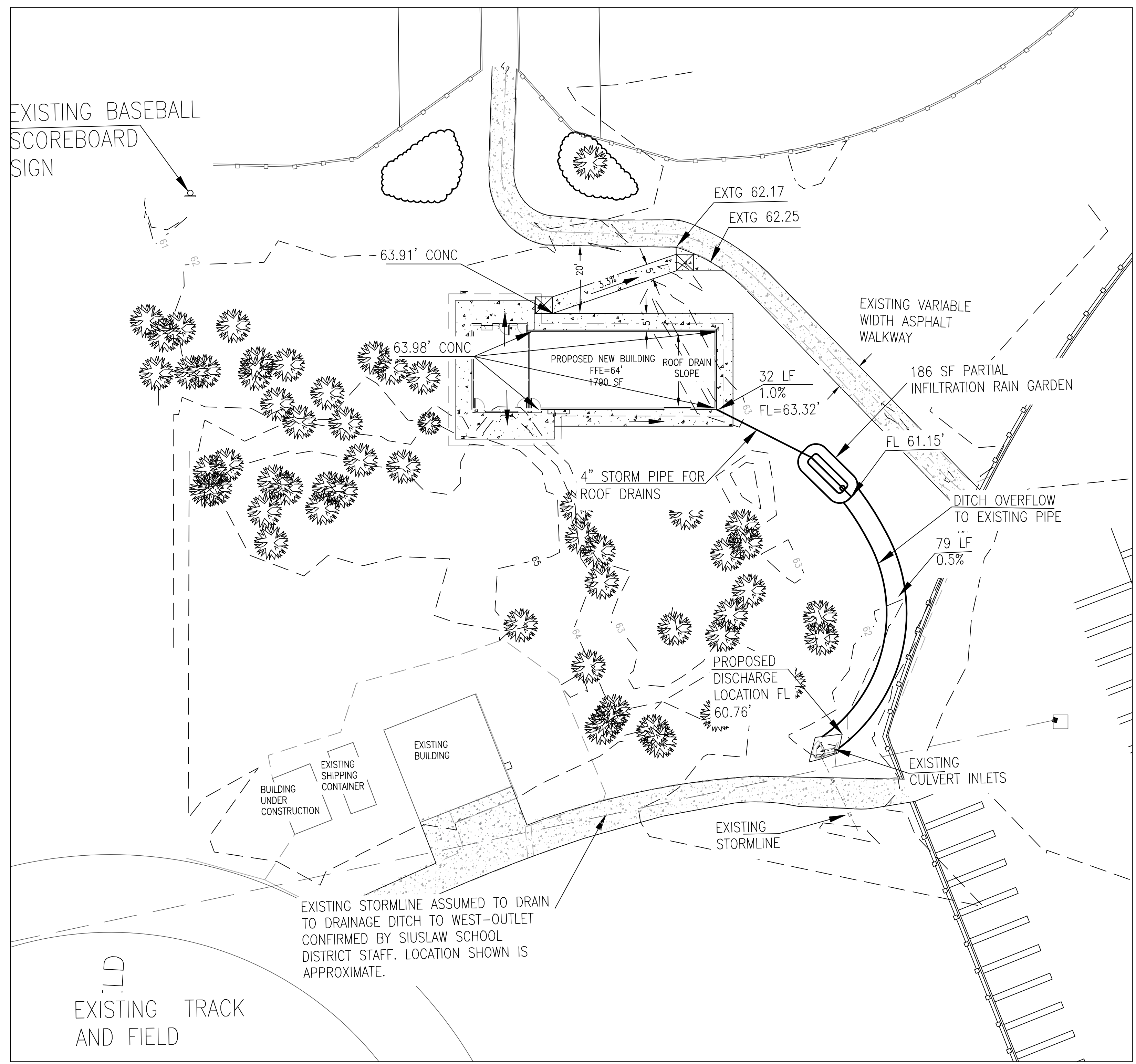
**Site Plan**  
for  
*Stiuslaw High School Softball*  
Lane County Oregon  
Florence

DATE: 5/21/2024	PROJECT No:	SCALE: 1"=20'	VERT: SLM
DRAWN BY: DTA	DESIGNED BY: DTA	REVIEWED BY: KOM	

SUBMITTALS:


REVISIONS:


**SHEET**  
**C-2.0**  
2 OF 5



**STORMWATER NOTES:**

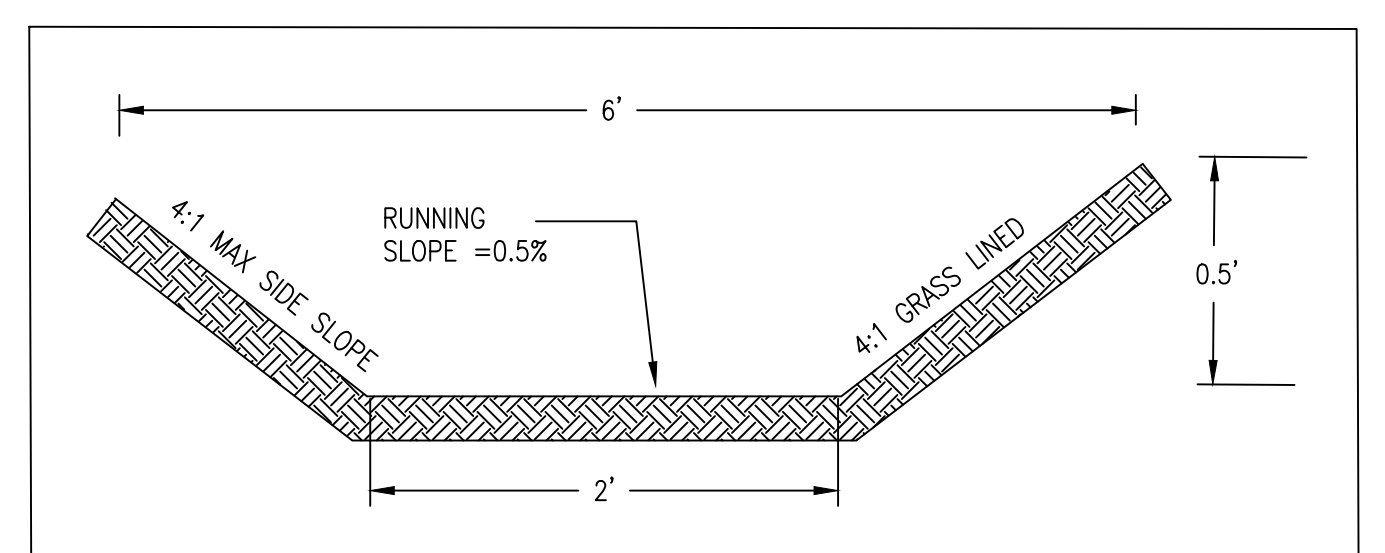
1. THE SIMPLIFIED APPROACH WAS UTILIZED TO SIZE THE RAIN GARDEN AREA TO RECEIVE RUNOFF FROM THE NEW BUILDING ROOF.
2. PARTIAL INFILTRATION RAIN GARDEN SIZED PER THE CITY OF FLORENCE STORMWATER DESIGN MANUAL  
PROPOSED ROOF AREA: 2886 SF  
RAIN GARDEN SIZING FACTOR: 6%  
REQUIRED FACILITY SURFACE AREA: 174 SF  
PROVIDED RAIN GARDEN AREA: 186 SF
3. RAIN GARDEN IS PROPOSED TO BE PLANTED PER LANDSCAPE PLAN ON SHEET C-5.0. OWNER MAY SUBSTITUTE PLANTS DURING BUILDING PERMIT REVIEW PER REQUIREMENTS OF FLORENCE STORMWATER DESIGN MANUAL 2011 REVISION.
4. DOWNSPOUT LOCATIONS TO BE FINALIZED DURING THE BUILDING PERMIT PROCESS. ALL NEW DOWNSPOUTS ARE PROPOSED TO BE COLLECTED INTO UNDERGROUND PIPING AND ROUTED TO THE PROPOSED RAIN GARDEN.
5. ALL PIPING IS TO MEET 2024 OREGON STATE PLUMBING CODE.
6. SEE THE STORMWATER DESIGN NARRATIVE FOR MORE INFORMATION ON RAIN GARDEN SIZING AND RATIONALE.

**GRADING LEGEND**

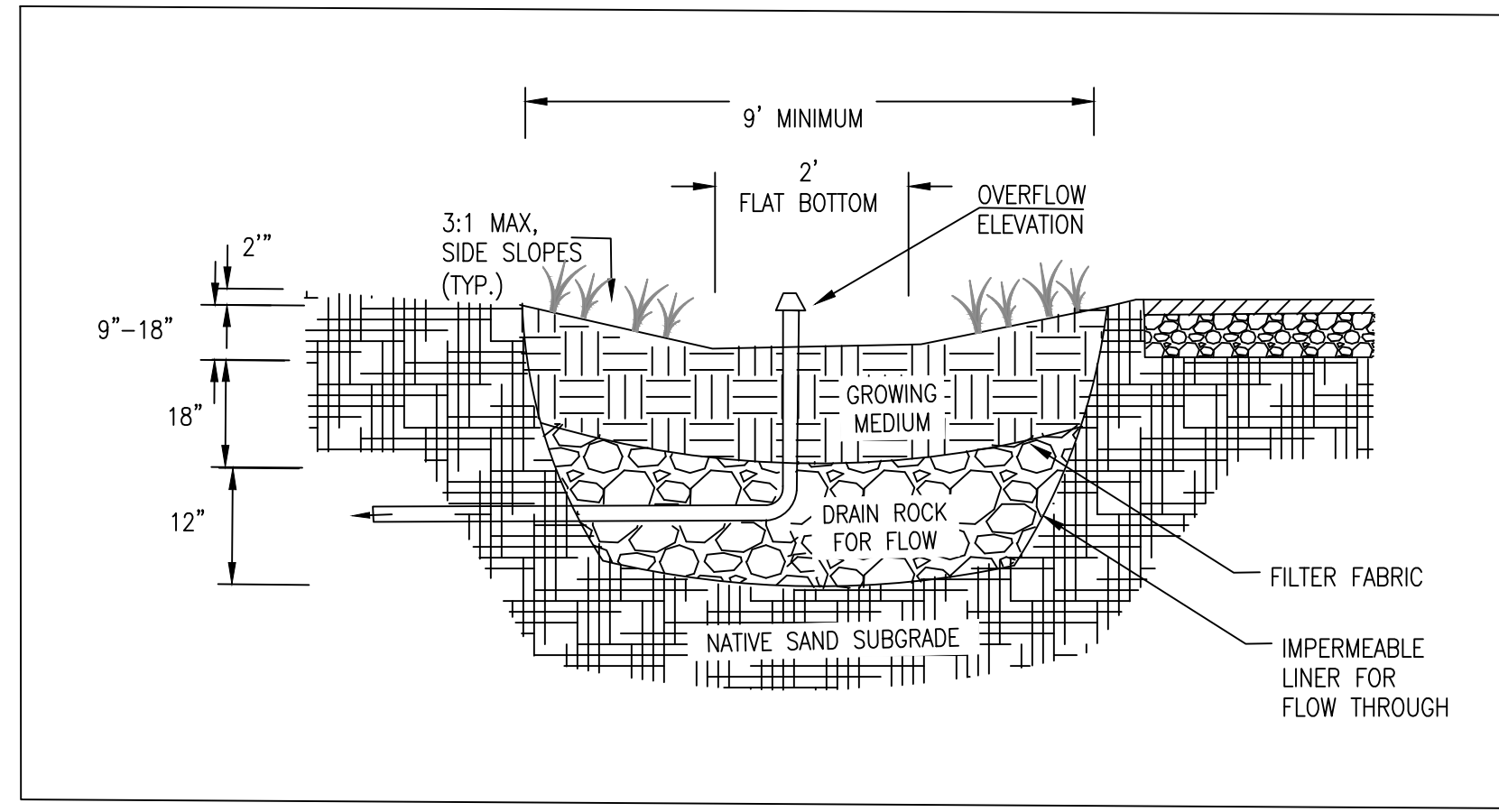
- ← PROPOSED FLOW DIRECTION
- S=0.40% PROPOSED SLOPE
- AC ASPHALT ELEVATION
- BW BACK OF WALK
- CONC CONCRETE ELEVATION
- FFE FINISH FLOOR ELEVATION

**LEGEND**

- EXISTING BOUNDARY
- 63- PROPOSED INTERMEDIATE CONTOURS
- EXISTING CURB & GUTTER
- GAS --- EXISTING GAS LINE
- H2O --- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- OHE --- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- WW --- EXISTING WASTEWATER SYSTEM
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- EXISTING FENCE
- EXISTING GRAVEL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FILL/CUT SLOPE
- ROOF DRAIN SLOPE
- EXISTING TREES



**STORMWATER CONVEYANCE  
DITCH DETAIL** N.T.S.



**INFILTRATION RAIN GARDEN** N.T.S.

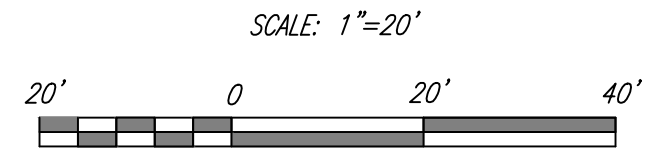
**GRADING NOTES:**

1. ALL SIDEWALK CROSS SLOPES TO BE MAX 1.5% (2% MAX SURFACE).
2. ALL WALKWAYS SHALL HAVE RUNNING SLOPES LESS THAN 5% OR INCLUDE LANDINGS AT EACH END.
3. ALL ADA RAMP SHALL HAVE CROSS SLOPES LESS THAN 2% AND RUNNING SLOPES LESS THAN 8.33%.
4. ALL WALKWAYS AND SIDEWALKS ADJACENT TO A BUILDING DOOR SHALL DROP 1/4"(0.02') FROM FINISHED FLOOR ELEVATION.
5. BUILDINGS ARE SHOWN FOR REFERENCE CONTRACTOR SHALL USE APPROVED ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION.
6. FUTURE ROOF DRAINAGE IS TO BE DIRECTED TO PROPOSED STORM DRAINAGE SYSTEM.
7. THE PROPOSED SIDEWALK ACCESS IS DESIGNED TO HAVE A RUNNING SLOPE LESS THAN 5%. THEREFORE PER ADA REGULATIONS, A PEDESTRIAN GUARDRAIL IS NOT REQUIRED OR PROPOSED.

**INFILTRATION RAIN GARDEN NOTES:**

1. PER THE WEB SOIL SURVEY, THE SITE HAS SOIL TYPE #140- YAQUINA LOAMY FINE SAND. AS REQUIRED BY THE CITY OF FLORENCE STORMWATER DESIGN MANUAL AND THE SIMPLIFIED APPROACH FORM, A PARTIAL INFILTRATION FACILITY WITH AT LEAST ONE GROUNDWATER MITIGATION ELEMENT INCLUDED. FOR THIS DEVELOPMENT THE PARTIAL INFILTRATION FACILITY IS PROPOSED TO HAVE AN UNDERDRAIN AND AN OVERFLOW TO A NEARBY CULVERT.
2. PERFORATED COLLECTION PIPE HOLES SHALL BE INSTALLED WITH HOLES FACING DOWNWARDS

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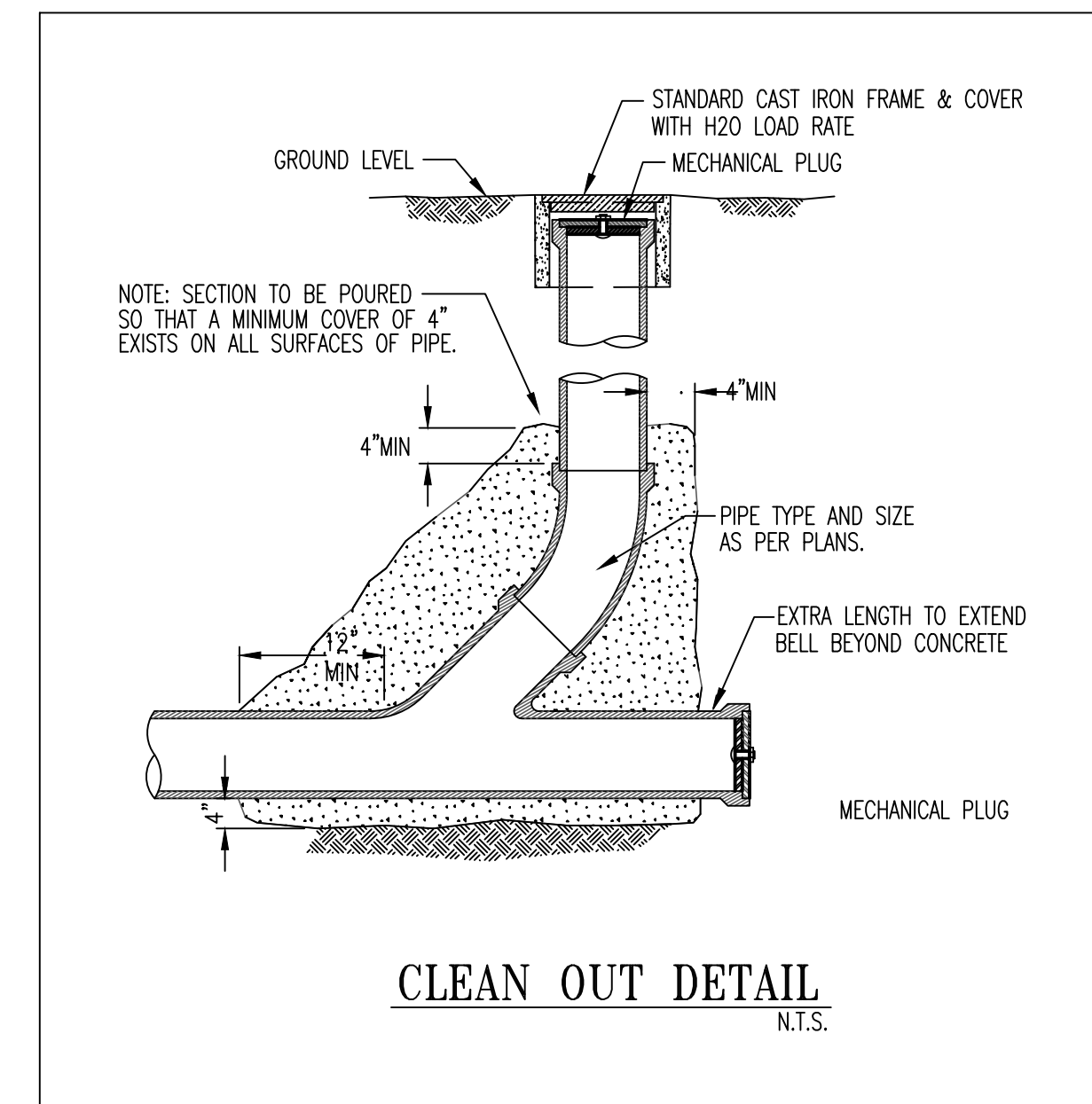
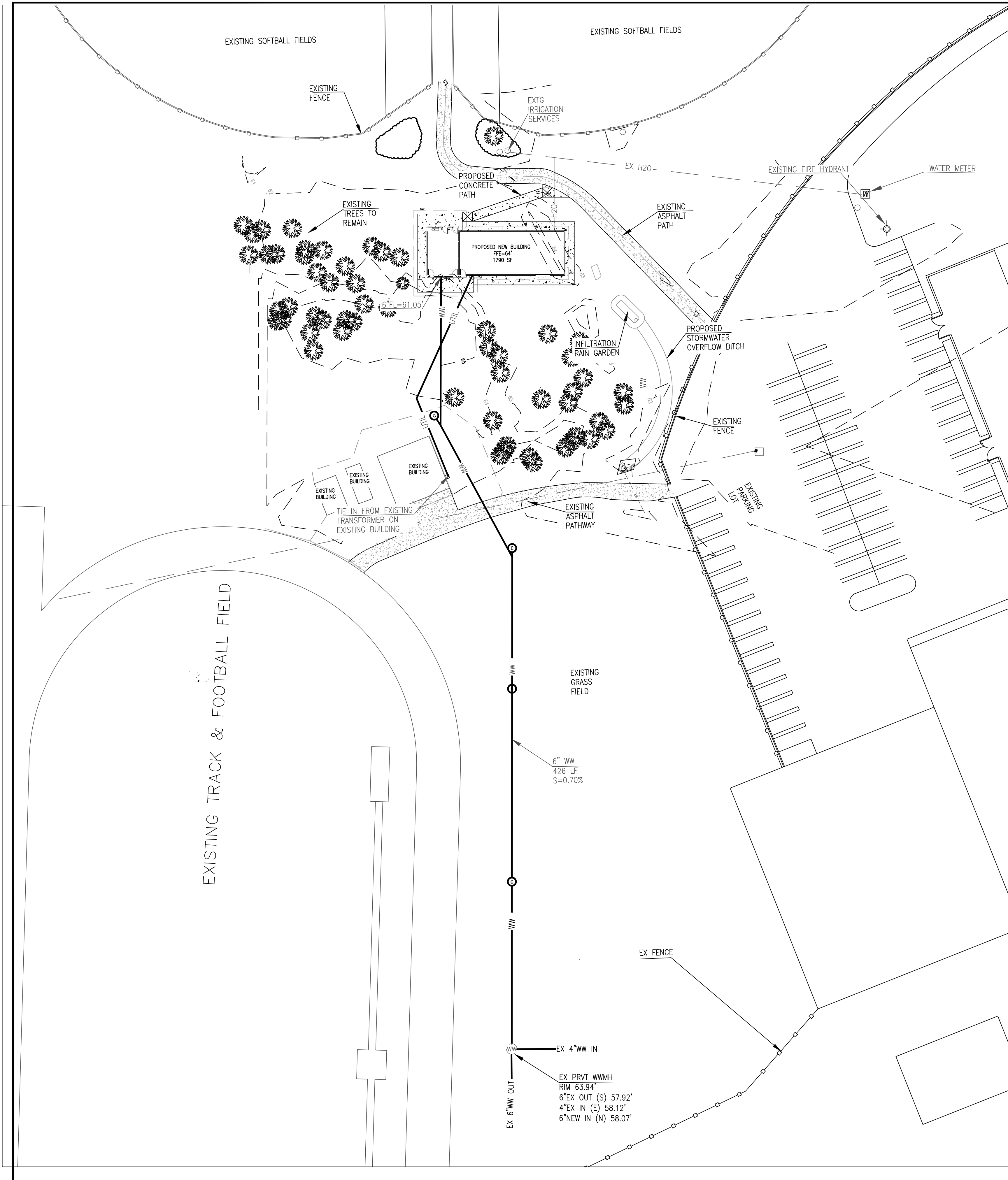
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REGISTERED  
91412PE  
1/17/2024  
OREGON  
MAY 12 2024  
KYLE  
EXPIRES 12/24

**Grading and Storm**  
for  
**Siuslaw High School Softball**  
Florence Lane County Oregon

DATE:	5/21/2024
PROJECT NO.:	
SCALE:	N.B.S.
DRAWN BY:	SLM
DESIGNED BY:	DTA

SUBMITTALS:	
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REVISIONS:	
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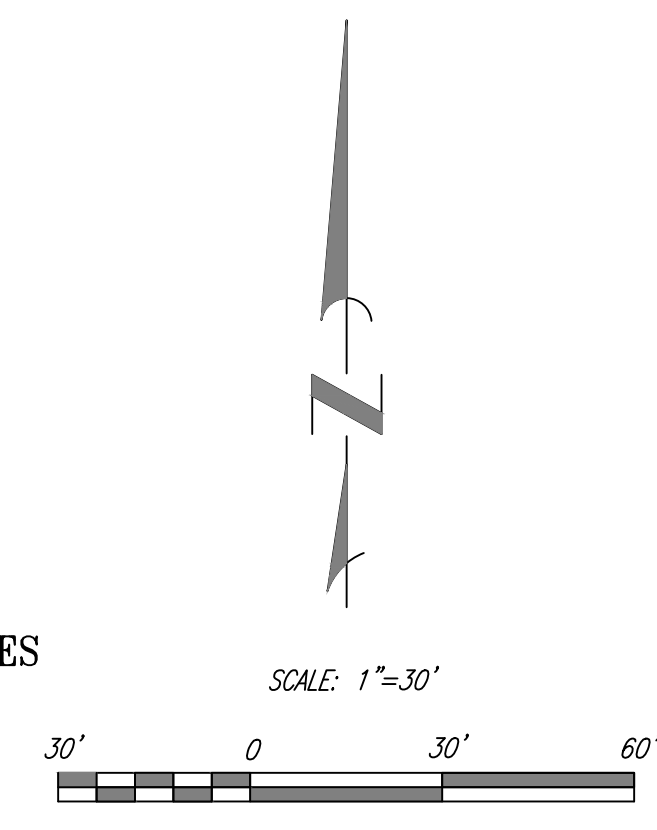


**LEGEND**

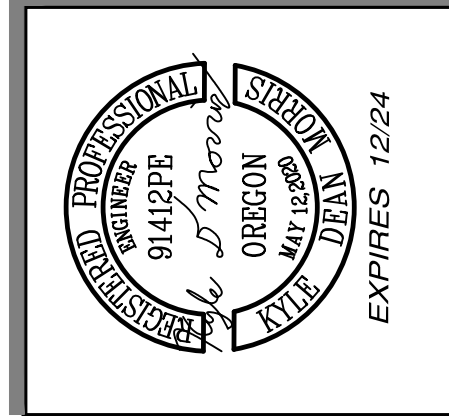
---	EXISTING BOUNDARY
-63	PROPOSED INTERMEDIATE CONTOURS
---	EXISTING CURB & GUTTER
---	EXISTING GAS LINE
---	EXISTING WATER MAIN
⊗	EXISTING FIRE HYDRANT
⊞	EXISTING WATER METER
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING WASTEWATER SYSTEM
---	EXISTING STORM DRAINAGE SYSTEM
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---	PROPOSED GAS LINE
---	PROPOSED DRY UTILITIES (ELEC. CABLE AND PHONE)
---	EXISTING FENCE
---	EXISTING GRAVEL
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED FILL/CUT SLOPE
---	ROOF DRAIN SLOPE
⊙	EXISTING TREES

- NOTES:**
1. WASTEWATER CONSTRUCTION IS PROPOSED TO BE PRIVATE.
  2. FINAL UTILITY DESIGN TO BE COMPLETED DURING BUILDING PERMIT PROCESS BY FRANCHISE UTILITY PROVIDERS AND PROJECT ELECTRICIAN. CURRENT UTILITY ROUTINGS SHOWN ARE PRELIMINARY.
  3. NO NEW FIRE HYDRANTS ARE PROPOSED SINCE EXISTING FIRE HYDRANT IS WITHIN 400 FT PROXIMITY OF PROPOSED BUILDING.
  5. ELECTRICAL DESIGN PLAN WILL BE PREPARED BY ELECTRICIANS AT TIME OF BUILDING PERMIT.
  6. LOCATIONS OF UTILITIES ON SITE ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION ONE CALL #811.
  7. CONTRACTOR SHALL POTHOLE EXISTING WASTEWATER LATERAL AND VERIFY IN COORDINATION WITH THE PROJECT ENGINEER, FLOW LINE ELEVATIONS PRIOR TO CONSTRUCTION.
  8. ALL PRIVATE PIPING TO MEET REQUIREMENTS OF OREGON STATE SPECIALTY CODE, CURRENT EDITION.
  9. ALL NEW UTILITIES TO SERVE THE DEVELOPMENT ARE PROPOSED TO BE PLACED UNDERGROUND.
  10. ALL PIPING WITHIN MINIMUM OFFSET FROM BUILDING SHALL BE WELDED JOINTS PER OREGON STATE PLUMBING CODE.
  11. FINAL PIPE SIZING WILL BE PERFORMED DURING THE BUILDING PERMIT PROCESS.

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**A & O Engineering L.L.C.**  
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 380 O ST. SUITE 200  
 SPRINGFIELD, OR 97477  
 PHONE: (541) 362-9790  
 INFO@AANDOE.COM



**Wastewater and Utility Plan**  
 for  
**Thurston Estates**  
 Springfield Lane County Oregon

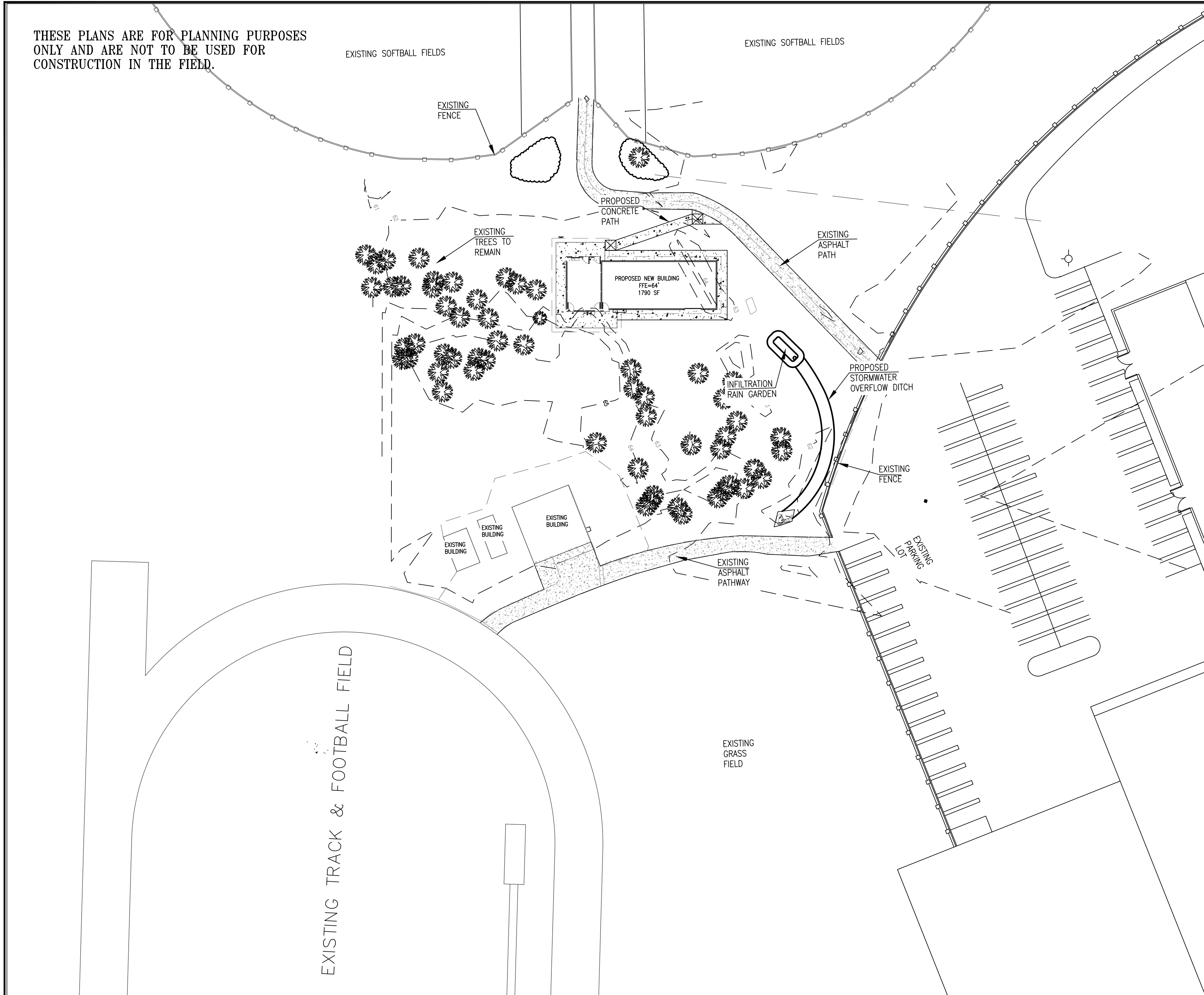
DATE:	5/21/2024
PROJECT NO.:	
SCALE:	AS SHOWN
VERT. BY:	SLM
DRAWN BY:	DTA
DESIGNED BY:	DTA
REVIEWED BY:	KDM

SUBMITTALS:

REVISIONS:

**SHEET**  
**C-4.0**  
 4 OF 5

THESE PLANS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION IN THE FIELD.

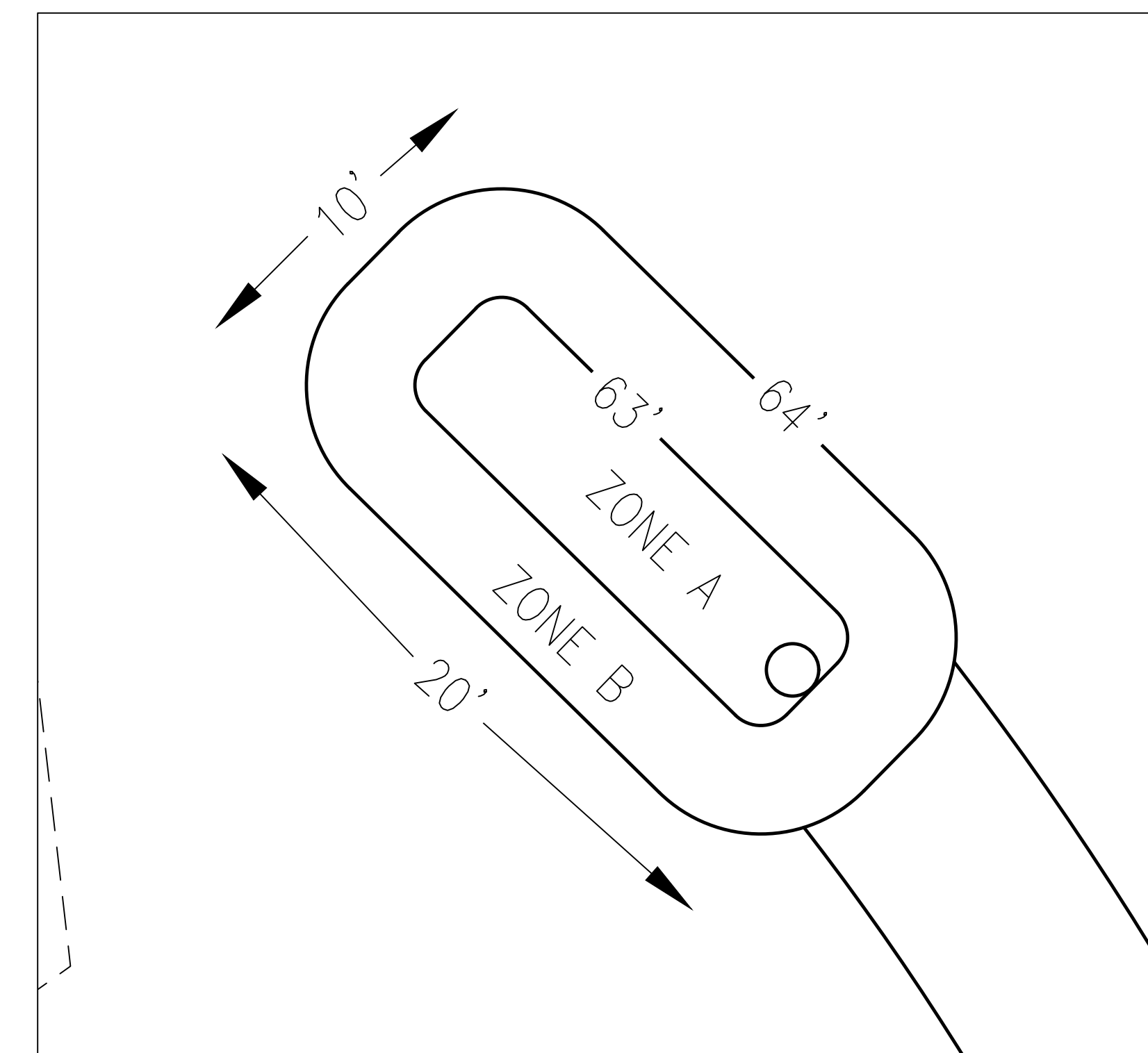


RAIN GARDEN PLANT LIST					
PLANT TYPE	Quantity	Botanical Name	Size	Spacing	Zone
Shrub	4	Lonicera Involucrata, Black Twinberry	5'	4'	B
Tree	2	Morella Californica, California Wax Myrtle	20'	4'	B
Groundcover	64	Bromus Vulgaris, Columbia Brome Grass	1.5'	1'	A
Shrub	6	Ledum Glandulosum, Western Labrador Tea	3'	3'	B

- NOTES:**
- EXISTING TREES SHOWN ARE WHAT WAS PRESENT DURING THE TIME OF SURVEY.
  - SEE TABLE FOR INFILTRATION RAIN GARDEN PLANT LIST.
  - PLANTING SCHEDULE SHOWN. MAY BE SUBJECT TO CHANGE AT A LATER DATE.
  - SOILS DISTURBED AND EXPOSED DURING CONSTRUCTION TO BE RE-SEEDED OR RESTORED TO EXISTING CONDITIONS.
  - RAIN GARDEN PLANT QUANTITIES ARE CALCULATED FROM THE FLORENCE STORMWATER MANAGEMENT MANUAL REQUIREMENTS.

**LEGEND**

- EXISTING BOUNDARY
- - - - - PROPOSED INTERMEDIATE CONTOURS
- 63 --- EXISTING CURB & GUTTER
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- PROPOSED FILL/CUT SLOPE
- ROOF DRAIN SLOPE
- EXISTING TREES



RAIN GARDEN PLANTING DETAIL N.T.S.

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 3840 ST. SUITE 300  
 SPRINGFIELD, OR 97477  
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 info@a-o-engineer.com

PROFESSIONAL  
 91412PP  
 OREGON  
 MAY 12, 2009  
 EXPIRES 12/24

**Landscape Plan**  
 for  
**Siuslaw High School Softball**  
 Florence Lane County Oregon

DATE: 5/21/2024
PROJECT NO:
SCALE: Horiz
VERT:
DRAWN BY: SJM
DESIGNED BY: DJA
REVIEWED BY: KDM

SUBMITTALS:
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REVISIONS:
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PRELIMINARY  
SET NOT FOR  
CONSTRUCTION

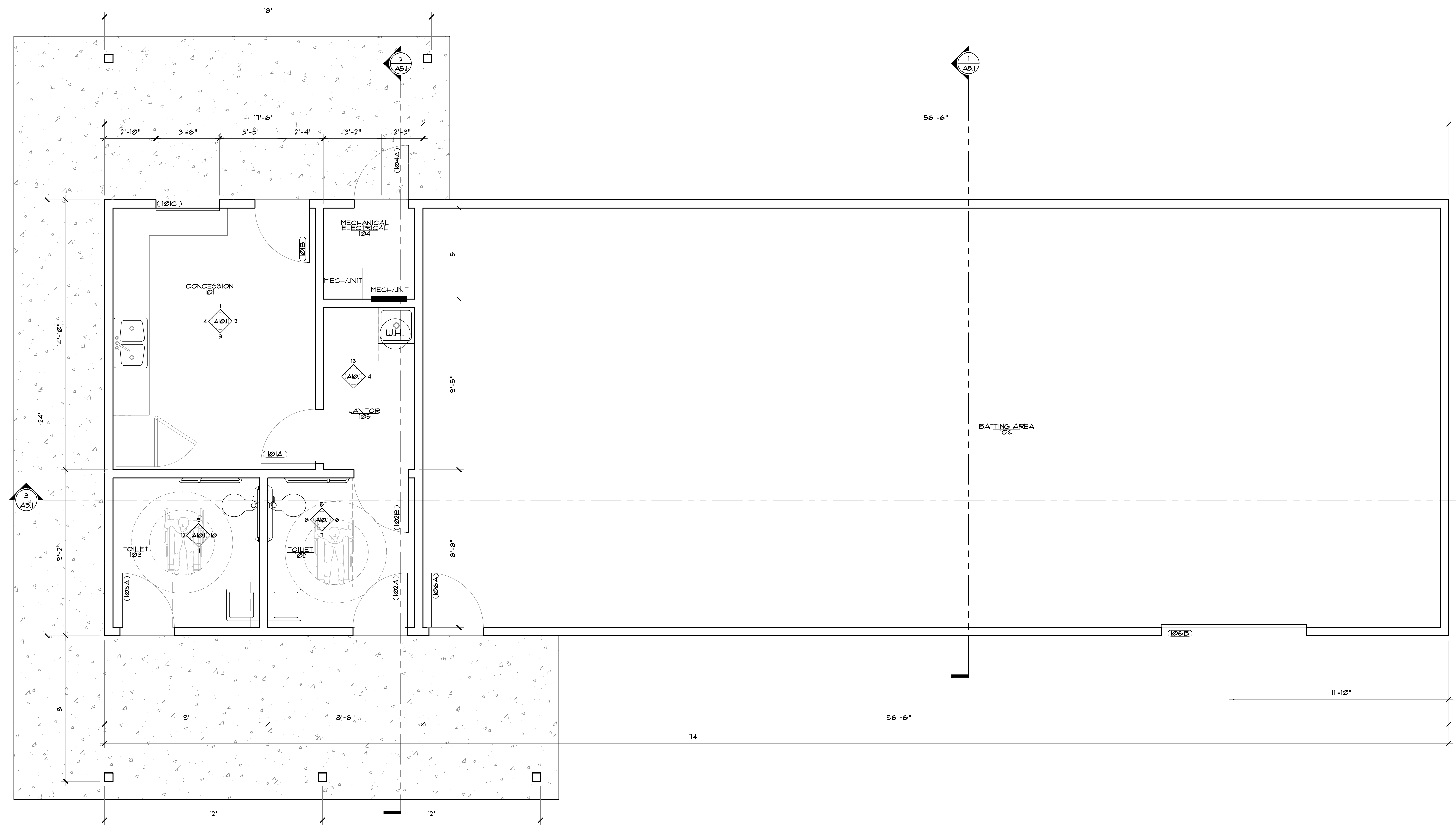
THE DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF RODD HANSEN ARCHITECT, LLC, AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF RODD HANSEN ARCHITECT, LLC

RODD HANSEN ARCHITECT, LLC  
 1551 Oak Street, Suite A  
 Eugene, Oregon 97401  
 Phone: (541) 687-1800  
 Fax: (541) 687-1200  
 E-Mail: rodd@architectural.com

CONCESSION STAND AND BATTING FACILITY  
 SIUSLAW SCHOOL DISTRICT  
 231E OAK STREET  
 FLORENCE, OR 97439

FIRST  
 TITLE: FLOOR PLAN  
 JOB#: 1524.07052023  
 DRAWN BY: JSD  
 ISSUE DATE: 00-00-0000  
 SCALE: 0/0" = 0'-0"

A3.1



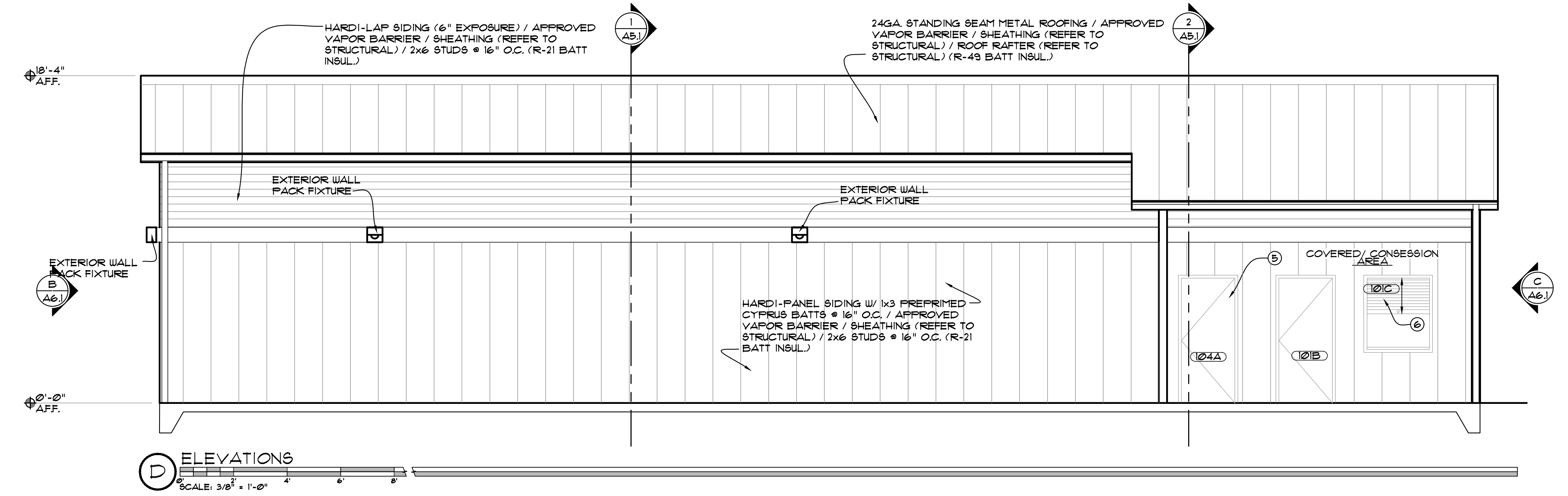
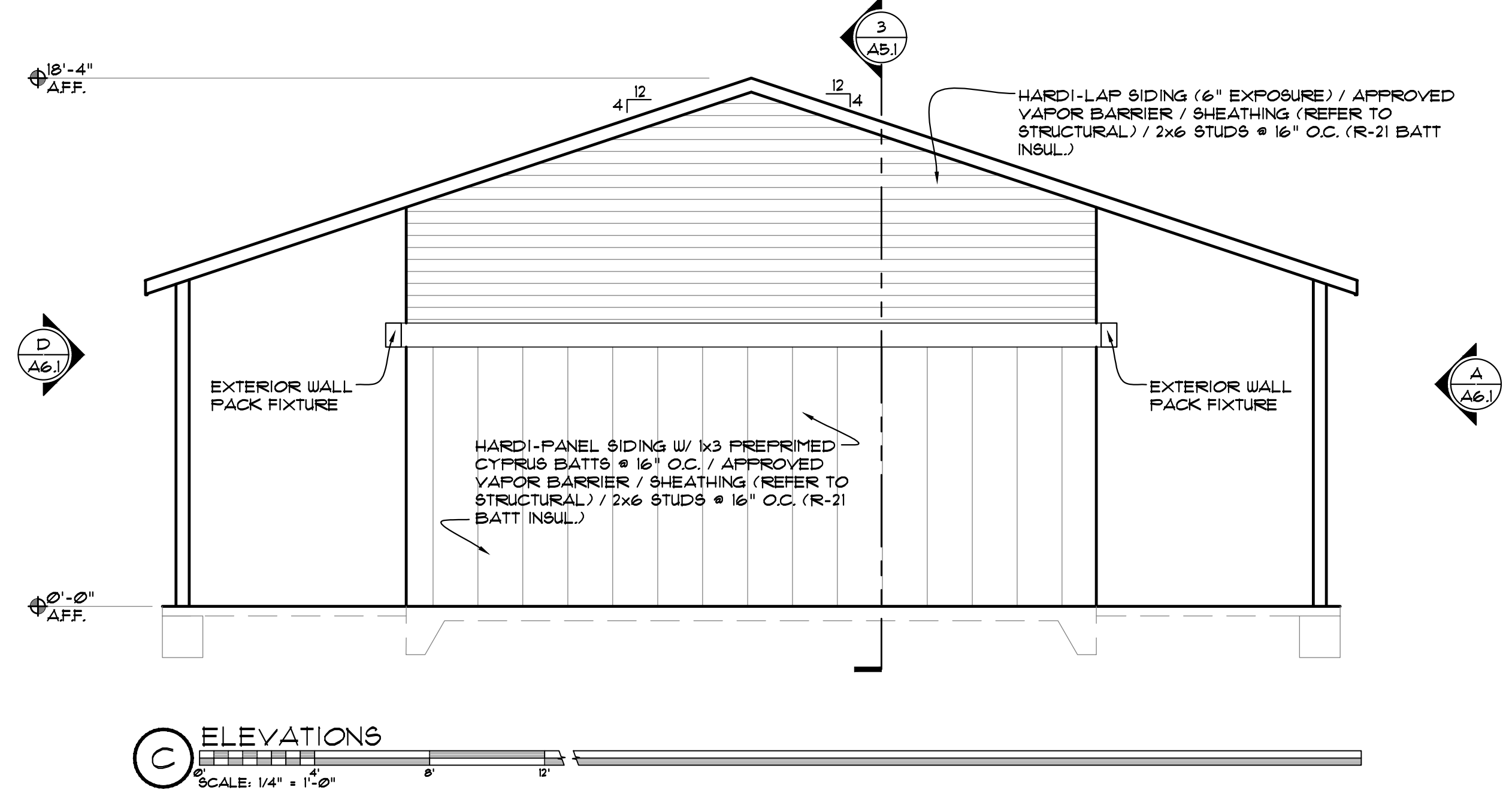
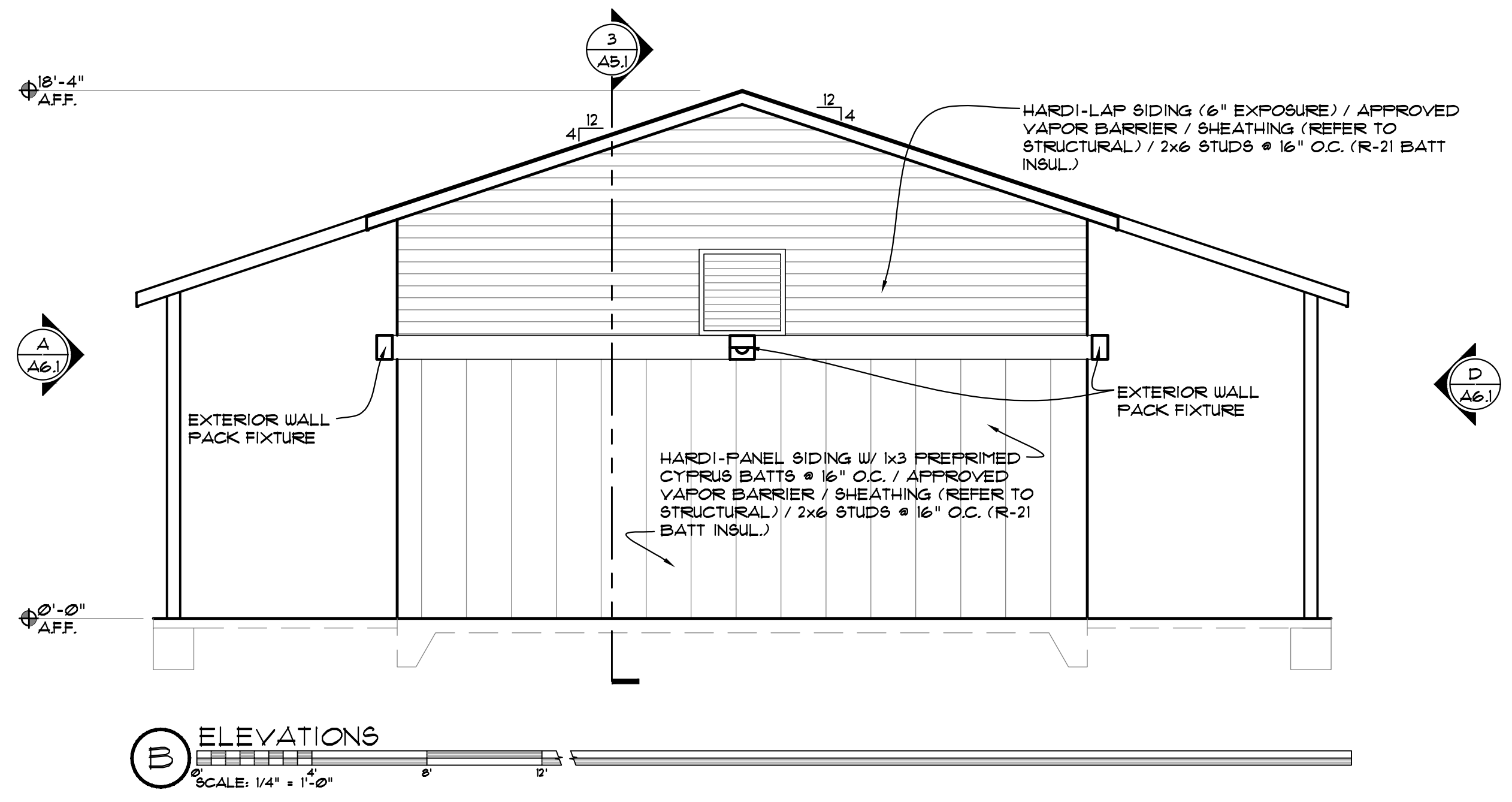
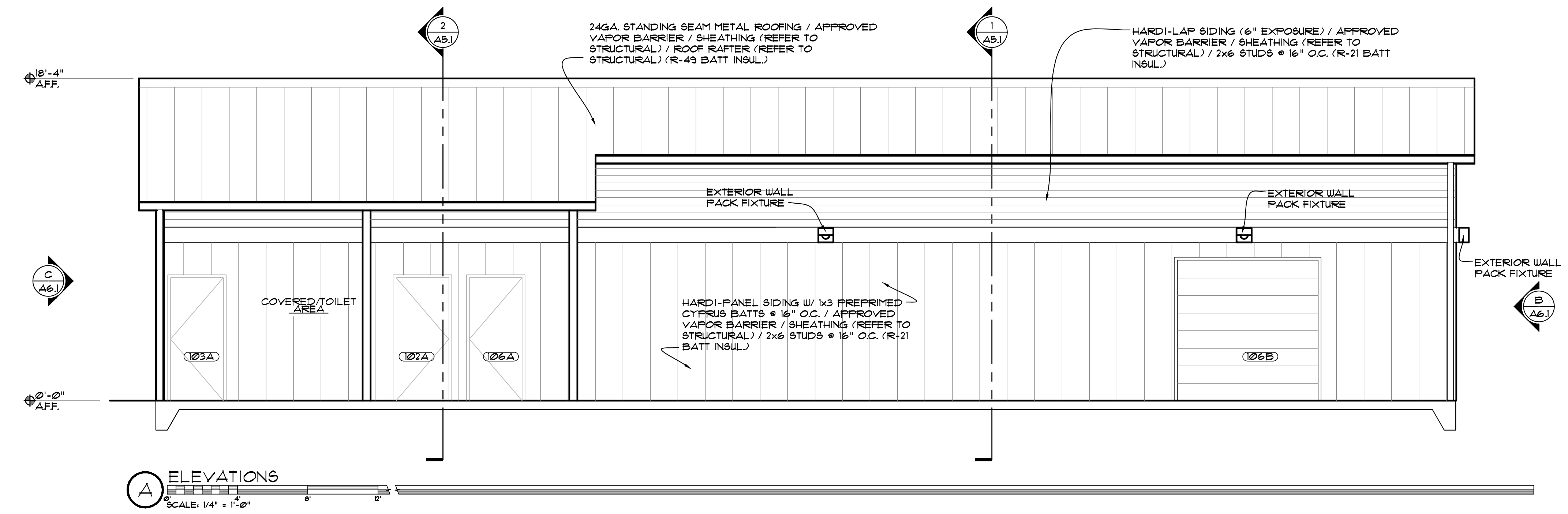
1 FIRST FLOOR PLAN  
 SCALE: 3/8" = 1'-0"

PRELIMINARY  
SET NOT FOR  
CONSTRUCTION

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CONCESSION STAND AND BATING FACILITY  
SIUSLAW SCHOOL DISTRICT  
2315 OAK STREET  
FLORENCE, OR 97439



EXTERIOR  
TITLE: ELEVATIONS

JOB#: 1524.07052023

DRAWN BY: JSD

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ISSUE DATE: 00-00-0000

SCALE: 1/4" = 1'-0"

A6.1





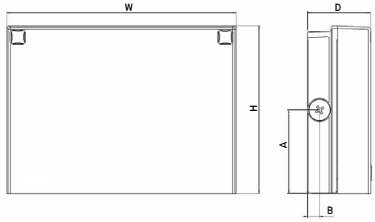
# WPX LED Wall Packs



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

## Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

## Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	40K 4000K	347 347V <sup>3</sup>	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) <sup>2</sup>	DWHXD White
WPX2 LED	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) <sup>2</sup>	DBLXD Black
WPX3 LED			PE Photocell <sup>3</sup>	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

### NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V or PE options.

## FEATURES & SPECIFICATIONS

### INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

### CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

### INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

### LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



## Performance Data

### Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

### Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

### Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT <b>E4WH</b> DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT <b>E14WC</b> DDBXD

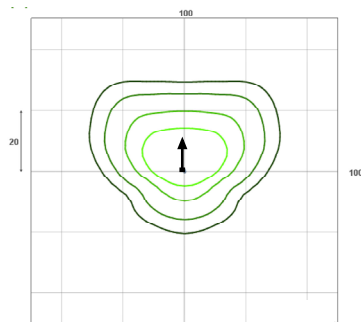
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

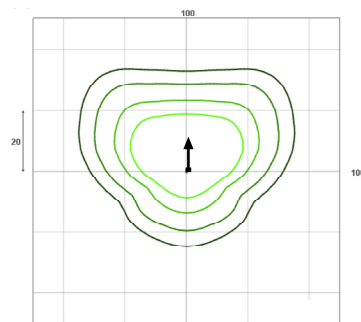
#### LEGEND

<span style="display:inline-block; width:10px; height:10px; background-color:#004a99;"></span>	0.1 fc
<span style="display:inline-block; width:10px; height:10px; background-color:#0070c0;"></span>	0.2 fc
<span style="display:inline-block; width:10px; height:10px; background-color:#0096d6;"></span>	0.5 fc
<span style="display:inline-block; width:10px; height:10px; background-color:#00b0f0;"></span>	1.0 fc

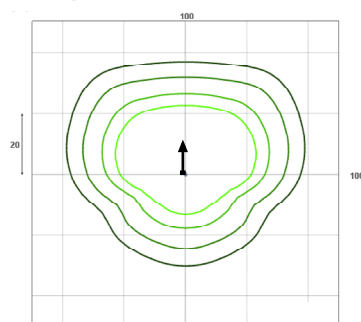
WPX1 LED P1



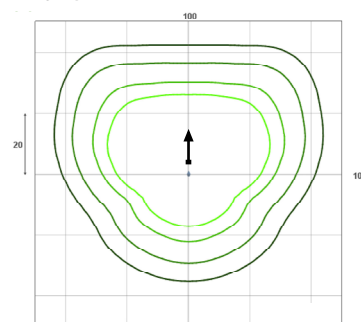
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

## Jacob Foutz

---

**From:** Mike Miller  
**Sent:** Friday, August 16, 2024 4:27 PM  
**To:** Clare Kurth  
**Cc:** Jacob Foutz; August Murphy  
**Subject:** RE: Referral Request: PC 24 21 DR 06 - Concession Facility at SHS



Hi Clare,

Just to add some additional comments regarding the concession facility at Siuslaw High School. While the water and sewer services will be private, the School District needs to ensure that they actually connect to the existing water system downstream of water meter. The school district will need to verify that the connection point for the new water service for the concession stand is actually down stream of the metered system.

Additionally, although the facility is small, it will trigger additional SDC's for water, wastewater and potentially stormwater depending on the amount of new impervious surfaces are added to the site. The impacts are minimal, therefore the fees should also be minimal too.

Thank you,

Mike

---

**From:** August Murphy <[august@ci.florence.or.us](mailto:august@ci.florence.or.us)>  
**Sent:** Thursday, August 15, 2024 8:34 AM  
**To:** Clare Kurth <[clare.kurth@ci.florence.or.us](mailto:clare.kurth@ci.florence.or.us)>; Mike Miller <[mike.miller@ci.florence.or.us](mailto:mike.miller@ci.florence.or.us)>; Michael Schick <[chief@wlfea.org](mailto:chief@wlfea.org)>; [thpo@ctclusi.org](mailto:thpo@ctclusi.org)  
**Cc:** Jacob Foutz <[Jacob.Foutz@ci.florence.or.us](mailto:Jacob.Foutz@ci.florence.or.us)>  
**Subject:** RE: Referral Request: PC 24 21 DR 06 - Concession Facility at SHS

Hi Clare,

These plans look generally acceptable from a Public Works perspective. The utilities are all a private expansion of existing services and what isn't explained in specific detail does not prevent moving forward.

Thanks,

August

---

**From:** Clare Kurth <[clare.kurth@ci.florence.or.us](mailto:clare.kurth@ci.florence.or.us)>  
**Sent:** Thursday, August 8, 2024 9:03 AM  
**To:** Mike Miller <[mike.miller@ci.florence.or.us](mailto:mike.miller@ci.florence.or.us)>; August Murphy <[august@ci.florence.or.us](mailto:august@ci.florence.or.us)>; Michael Schick

[<chief@wlfea.org>](mailto:chief@wlfea.org); [thpo@ctclusi.org](mailto:thpo@ctclusi.org)

**Cc:** Jacob Foutz [<Jacob.Foutz@ci.florence.or.us>](mailto:Jacob.Foutz@ci.florence.or.us)

**Subject:** Referral Request: PC 24 21 DR 06 - Concession Facility at SHS

Good morning,

The City of Florence has received an application for a softball concession facility that will be located at the Siuslaw High School. This item will go to a public hearing at the August 27, 2024 Planning Commission meeting. Any concerns or comments would be appreciated no later than Thursday August 15<sup>th</sup>. The notice of hearing and plan set has been attached for your review. Please let me know if you have any questions or need additional information.

Thank you,

**Clare Kurth, AICP Candidate**

Associate Planner | City of Florence

[clare.kurth@ci.florence.or.us](mailto:clare.kurth@ci.florence.or.us)

City of Florence

250 Hwy 101

Florence, OR 97439

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## Jacob Foutz

---

**From:** August Murphy  
**Sent:** Thursday, August 15, 2024 8:34 AM  
**To:** Clare Kurth; Mike Miller; Michael Schick; thpo@ctclusi.org  
**Cc:** Jacob Foutz  
**Subject:** RE: Referral Request: PC 24 21 DR 06 - Concession Facility at SHS

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**Sent:** Thursday, August 8, 2024 9:03 AM  
**To:** Mike Miller <mike.miller@ci.florence.or.us>; August Murphy <august@ci.florence.or.us>; Michael Schick <chief@wlfea.org>; thpo@ctclusi.org  
**Cc:** Jacob Foutz <Jacob.Foutz@ci.florence.or.us>  
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Associate Planner | City of Florence  
[clare.kurth@ci.florence.or.us](mailto:clare.kurth@ci.florence.or.us)

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## Clare Kurth

---

**From:** Michael Schick <chief@wlfea.org>  
**Sent:** Thursday, August 8, 2024 11:46 AM  
**To:** Clare Kurth; Mike Miller; August Murphy; thpo@ctclusi.org  
**Cc:** Jacob Foutz  
**Subject:** RE: Referral Request: PC 24 21 DR 06 - Concession Facility at SHS

Clare,

Western Lane Fire and EMS Authority has no issues or concerns with the proposed facility.

### Michael R Schick, EFO, PhD

Fire & EMS Chief  
Western Lane Fire and EMS Authority  
2625 Hwy 101  
Florence, OR 97439  
(541) 997-3212 (office)  
(541) 999-9098 (cell)  
[chief@wlfea.org](mailto:chief@wlfea.org)

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**From:** Clare Kurth <clare.kurth@ci.florence.or.us>  
**Sent:** Thursday, August 8, 2024 9:03 AM  
**To:** Mike Miller <mike.miller@ci.florence.or.us>; August Murphy <august@ci.florence.or.us>; Michael Schick <chief@wlfea.org>; thpo@ctclusi.org  
**Cc:** Jacob Foutz <Jacob.Foutz@ci.florence.or.us>  
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### Clare Kurth, AICP Candidate

Associate Planner | City of Florence  
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