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**City of Florence  
City Council & Planning Commission  
Joint Work Session  
Florence Events Center  
715 Quince Street, Florence, Oregon  
Final Action Minutes  
March 26, 2018**

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**CALL TO ORDER - ROLL CALL**

City Council Work Session called to order at 5:30 p.m.

Planning Commission Work Session called to order at 5:30 p.m.

Councilors Present: Councilors Joshua Greene, Ron Preisler, Susy Lacer and Mayor Joe Henry

Councilors Absent: Councilor Woody Woodbury

Commissioners Present: Commissioners Sandi Young, Ron Miller, Brian Jagoe, Michael Titmus, Phil Tarvin, Eric Hauptman, and Chairperson John Murphey

Commissioners Absent: None

Florence Staff Present: City Manager Erin Reynolds, Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland and City Recorder / Economic Development Kelli Weese.

**1. WORK SESSION DISCUSSION TOPICS**

- **Housing & Economic Opportunities Project:** Continuation of discussion from February 26, 2018 City Council & Planning Commission work session regarding the next steps for the City's Housing & Economic Development initiatives including:
  - Florence City Code Title 10 Updates: Review potential code changes to Chapters 10, 11, 12, 13 and 29 related to residential zoning districts.
  - Florence 2020 Comprehensive Plan Updates: Review of potential comprehensive plan updates to Chapter 2, 9, and 10.

Start Time: 5:32 p.m.

Topic: Florence City Code Title 10 Updates

- Discussion: The City Council and Planning Commission reviewed a PowerPoint presentation and discussed...
- The definition of short and long term rentals
  - Overview of manufactured home zoning district and potential changes
  - General requirements for manufactured homes and allowances for single-wide homes
  - Definition and qualifications for temporary housing including emergency housing, cold weather shelters etc.
  - Overview of current required densities
  - Overview of setbacks to the allowances for accessory dwelling units
  - Definition of front yard in current code and the implications for changes to setback requirements
  - Current coverage requirements and potential implications for changes to allow for additional accessory dwelling unit opportunities
  - Locations of current zoning districts

The City Council and Planning Commission took a break from 6:25-6:32.

- Discussion: The City Council and Planning Commission continued to review a PowerPoint presentation and discussed...
- Setbacks for garages vs. houses
  - Accessory dwelling units within the community and their implications for homeowner's associations
  - Required parking requirements for accessory dwelling units
  - Potential to allow for gravel parking within the city
  - Clarification on conditional vs. permitted uses

- Result: The City Council & Planning Commission tentatively determined the following:
- Include code provisions to require one off street parking space for an accessory dwelling unit should on street parking not be available


Start Time: 6:58 p.m.

Topic: Florence 2020 Comprehensive Plan Updates

Discussion: The City Council discussed...


- Clarification on reasons for inclusion of fair housing requirements
- Potential recommendations to allow for architectural design guidelines for many additional areas of town
- Potential to allow for theming in Florence

Florence City Council meeting adjourned at 7:27 p.m.

  
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Joe Henry, Mayor

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John Murphey, Planning Commission Chairperson

**ATTEST:**

  
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Kelli Weese  
City Recorder