



City of Florence
A City in Motion

City of Florence Council & Planning Commission Work Session

Florence Events Center
715 Quince Street
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www.ci.florence.or.us

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March 26, 2018

JOINT WORK SESSION AGENDA

5:30 p.m.

Councilors:

Joe Henry, Mayor

Joshua Greene, Council President Ron Preisler, Council Vice-President
Susy Lacer, Councilor Woody Woodbury, Councilor

Commissioners:

John Murphey, Chairperson

Sandi Young, Vice-Chairperson Ron Miller, Commissioner
Brian Jagoe, Commissioner Michael Titmus, Commissioner
Phil Tarvin, Commissioner Eric Hauptman, Commissioner

With 48 hour prior notice, an interpreter and/or TDY: 541-997-3437, can be provided for the hearing impaired.
Meeting is wheelchair accessible.

CALL TO ORDER – ROLL CALL

5:30 p.m.

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 Chapters 2, 9 and 10.

Florence City Council & Planning Commission

Memorandum

To: Florence City Council & Florence Planning Commission

From: Glen Southerland, Associate Planner

Date: March 15, 2018

Proposed Residential Code Consolidation

1. Introduction

This document is a continuation of the joint work session held February 26, 2018 and begins discussion of proposed residential district development code updates.

2. Residential Code Consolidation

Staff is currently working on changes to general residential codes to reflect the needs discovered or documented by the 2017/18 HEOP. Some of those recommended changes are outlined below. Staff will request direction on other items at the work session.

- **Residential Development Standards**

Staff recommends merging all (strictly) residential zoning districts into a single chapter in order to better serve the citizenry of Florence in determining their setbacks, coverage requirements, etc. Also recommended is the renaming of zoning districts to reflect their desired densities. Attachment **HOUSING-1** shows these tables as they would appear within City Code.

Blue text demonstrates new text. ~~Red text with strikethrough~~ demonstrates deletion of text. Highlighted text demonstrates new items that specifically need attention and staff direction.

Items Attached

HOUSING-1 – Proposed FCC 10-10-1 and 10-10-2
Current FCC 10-10 (Not Included: FCC 10-11, 10-12, 10-13, and 10-29)

HOUSING-2 – Public Comment Received from Councilor Ron Preisler 2.28.18

Reference Materials:

Links to all Housing & Economic Opportunities Project Committee and Public Meetings, as well as meeting materials from the February 26th City Council & Planning Commission Work Session are available on the City of Florence website at <http://www.ci.florence.or.us/planning/share-your-ideas-about-jobs-housing-florence>.

HOUSING-1

10-10-1:

RESIDENTIAL ZONE LAND USES AND PERMIT REQUIREMENTS:

The following Table 10-10-1 Residential Zone Land Uses and Permit Requirements identifies those uses in the residential zones that are:

- (P) Permitted, however, may be subject to additional review or standards.
- (C) Permitted, subject to an approved conditional use permit.

The uses listed in Table 10-10-1 are for informational purposes and are not exclusive. Table 10-10-1 does not indicate additional review which may be required. Uses which are not listed, but have been determined to be sufficiently similar by the Planning Director to those permitted may locate within the given district. The applicability of review procedures is set out within FCC 10-1-1-6.

TABLE 10-10-1				
Residential Zone Land Uses and Permit Requirements				
<u>Use</u>	<u>District</u>			
	LDR	MDR	HDR	CV
Accessory Uses				
Accessory Uses Accessory buildings and uses to the extent necessary and normal in a residential neighborhood. Accessory buildings are not permitted in the front yard.	P	P	P	P
Accessory Dwelling Units. ADUs are not permitted in the front yard.	P	P	P	P
Greenhouses and Gardens for non-commercial use	P	P	P	P
Home Occupations (as described in FCC 10-10-7-4)	P	P	P	P
Temporary Housing (as described in FCC 10-10-7-6)	P	P	P	P
Agricultural, Resource Production and Extraction				
Community and Allotment Gardens for non-commercial use	P	P	P	P
Agricultural Uses	-	C	-	-
Education, Cultural, Religious, and Social				
Churches, Synagogues, and Temples, including associated parsonages (meeting density requirements of the underlying zoning), but not including rescue missions or temporary revivals.	C	C	C	-
Community and Neighborhood Centers	C	C	C	C
School, Elementary through High School	C	C	C	-
University or College	C	C	C	-
Government, Public, and Semi-Public				
Government Services, not specifically listed in this or any other uses and permit requirements table.	C	C	C	C
Public and Semi-Public Buildings such as fire stations, pumping stations, reservoirs, etc. that are essential for the physical, social, and economic welfare of the community.	C	C	C	C
Public and Private: Parks, Playgrounds, Community Centers and Recreation Facilities	C	C	C	C
Cemeteries	-	C	-	-
Lodging				
Bed and Breakfast	-	C	-	-
Short Term Rental (as described in FCC 10-10-7-4)	P	P	P	-
Medical, Health, and Care Services				
Day Nurseries, provided the residential character of the building is maintained.	C	C	C	-
Group Care Homes	-	C	C	-

<u>Use</u>	<u>District</u>			
	LDR	MDR	HDR	CV
Hospital	-	C	C	-
Mobile Home Placement – medical hardship	C	C	C	-
Nursing Homes	-	C	C	-
Other Commercial Uses				
Neighborhood Commercial	-	C	-	-
RV Parks	-	C	-	-
Professional Offices	-	-	C	-
Public Parking Areas	-	-	C	-
Temporary Activities	P	P	P	P
Residential				
Dwellings. All dwelling types are permitted if approved through the Planned Unit Development process.				
Single-Family Dwelling	P	P	C	P
Rowhouse (Single-Family on own lot Attached to adjacent residence on separate lot with garage or carport access to the rear of the lot)	P	P	P	-
Duplex (Two-Family Attached on the same lot)	P	P	P	-
Tri-plex (Three-Family Attached on the same lot)	-	P	P	-
Four-plex (Four-Family Attached on the same lot)	-	-	P	-
Cottage Housing & Cottage Clusters	-	P	P	-
Multiple-Family (4 or more dwellings on same lot)	-	-	P	-
Garden Apartments	P	P	P	P
Manufactured Home Park	-	C	C	-
Controlled Income and Rent Housing (Multiple-Family)	-	C	C	-
Planned Unit Developments				
Planned Unit Developments	P	P	P	-
Rooms for Rent Situations				
Boarding and Rooming House / Hostel	-	C	C	-
Single Room Occupancy (greater than 30 days)	P	P	P	P
Utilities, Communication, & Transit				
Amateur Radio Antenna Structure	P	P	P	P
Electrical Substation	P	P	P	P
Fiber Optic Station	P	P	P	P
Pump Station, well head, non-elevated reservoir, and other water or sewer facilities	P	P	P	P
Water Reservoir, elevated above ground level	P	P	P	P
Wireless Communication Facilities	P	P	P	P
Transit Facilities				
Transit, Neighborhood Improvement	P	P	P	P
Transit Park and Ride	-	C	C	-
Transit Station	-	C	C	-

10-10-2: RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS:

In addition to applicable provisions contained elsewhere in this code, the development standards listed in this section shall apply to all development in residential zones. In cases of conflicts, standards specifically applicable in the residential zone shall apply. In cases of conflicts in this section between the general standards and the area-specific standards, the area-specific standards shall apply.

The following Table 10-10-2 sets forth the residential zone general development standards. All values are listed in feet unless otherwise stated.

TABLE 10-10-2 Residential Zone General Development Standards				
<u>Standard</u>	<u>District</u>			
	LDR	MDR	HDR	CV
Density (in Units/Acre)				
Minimum Net Density Per Acre				-
Maximum Net Density Per Acre			*TBD	-
Maximum Building Height				
Primary Dwelling	35'	35'	**35/45'	16'
Accessory Building	20'	20'	20'	16'
Accessory Dwelling	28'	28'	28'	16'
Other Non-Residential Building (Not an accessory to a residential use)	30'	30'	30'	-
Minimum Building Setbacks				
Front Setback				
Primary Building (excluding garages and carports)	10'	10'	***5/10'	20'
Garages and Carports	20'	20'	20'	20'
Side Setback				
Primary Building	10'	5'	5'	8'
Accessory Buildings, Patio Structures, and Pools	5'	5'	5'	5'
Accessory Dwellings	10'	5'	5'	8'
Rear Setback				
Primary Building	10'	5'	5'	10'
Accessory Buildings, Patio Structures, and Pools	5'	5'	5'	5'
Accessory Dwellings	10'	5'	5'	8'
Maximum Lot Coverage (in percent)				
All Lots, Impervious Surface, except where specifically addressed below	65	65	75	65
Enclosed Building Area, All Lots	35	35	50	35
Enclosed Building Area, Lots with Accessory Dwellings	55	55	70	55
Enclosed Building Area, Multi-Family Dwellings and Other Uses	-	-	50	-
Minimum Lot Area & Dimensions				
Minimum Lot Area (in square feet)	8,000	5,000	5,000	-
Minimum Lot Depth	80'	80'	80'	-
Minimum Lot Width	50'	40'	50'	-

*TBD = No formal maximum. Density is determined by Planning Commission and is dependent on site conditions, incentive bonuses, and available services.

**35/40' = Single-Family maximum height (35') / Multi-Family/Non-Residential maximum height (45')

***5/10' = Single-Family minimum setback (5') / Multi-Family/Non-Residential minimum setback (10')

HOUSING-2

From: Ron Preisler
To: [Wendy Farley-Campbell](#); [Kelli Weese](#)
Subject: HEOP
Date: Wednesday, February 28, 2018 9:05:10 PM

I strongly recommend that we pursue a policy that supports ADU housing options. By asking for a garage and driveway we are limiting the people who have the space for one and the additional construction money it will cost making rental costs even higher.

Thank you
CC Ron Preisler

Sent from my Verizon 4G LTE smartphone

Florence City Council

Memorandum

To: Florence City Council & Florence Planning Commission (PC)

From: Wendy Farley Campbell

Date: March 15, 2018

Housing and Economic Opportunities Project – Comprehensive Plan Updates

This Joint Council and Planning Commission work session item is a continuation of the joint worksession discussion held February 26, 2018. At the last meeting Council and PC reviewed proposed changes to Florence Realization 2020 Comprehensive Plan Chapters 9 - Economic Development and 10 - Housing. The proposed housing policies submitted by the consultant did not follow the established layout and wording conventions used in Florence' Comprehensive Plan. This work session will review a revised Chapter 10 proposal.

Managing Land Use through the Comprehensive Plan is a Goal 2 item from the 19 Statewide Planning Goals. Changing the Comprehensive plan is referred to as a Post Acknowledgment Plan Approval (PAPA) process. Council and Planning Commission review is needed to determine changes to the proposed goals, objectives and policies. The direction given will be used to direct changes to city programs, policies, and city development and other codes. Once direction is given with regard to proposed changes to the Comprehensive Plan public notice will be made for review and hearings.

Goal 10 – Housing

Statewide Planning Goal 10 requires the following to meet state housing requirements:

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

In August 2017 the HEOP reviewed preliminary Buildable Land Inventory results and final results in October 2017. In December 2017 the HEOP reviewed the final draft of a Housing Needs Analysis. Attached is the current and proposed rewrite to Florence Realization 2020 Comprehensive Plan Chapter 10.

Comprehensive Plan Definitions

The following terms, as used in this Comprehensive Plan, are defined as stated below.

GOALS. Goals are general statements of intent. They describe the kind of community and environment desired by the City. Generally a goal reflects an ideal that will not change or be invalidated as a result of future developments. In many cases, a stated goal may seem unachievable, but is intended to indicate a direction for continuing effort rather than a point to be reached.

OBJECTIVES. Objectives are specific ends or targets which would aid in achieving the Goals. Objectives also describe more specific directions in which the City wishes to progress.

POLICIES. Policies are the positions the City will take in order to reach the Goals. Policies are more specific and are subject to interpretation by the Planning Commission and City Council. They are intended to be used on a day-to-day basis and deal with particular aspects or ramifications of the broad goal stated for each category.

RECOMMENDATIONS. Recommendations are particular actions that should be initiated and implemented to assist in achieving the goals and policies set forth.

SHALL. Shall is used in laws, regulations and directives to express what is mandatory.

SHOULD. Should is used to express what is probable or expected.”

Items Attached:

COMP. PLAN 1 - Draft Chapter 10 Florence Comprehensive Plan 2020

Reference Materials:

Links to all Housing & Economic Opportunities Project Committee and Public Meetings, as well as meeting materials from the February 26th City Council & Planning Commission Work Session are available on the City of Florence website at <http://www.ci.florence.or.us/planning/share-your-ideas-about-jobs-housing-florence>.

Chapter 10 Housing Opportunities

Goals

1. To provide opportunities and conditions to accommodate provision of varying housing types that are affordable, decent, safe and sanitary for people at all economic segments of the community.

Objectives

1. To support a variety of residential types and new concepts that will encourage housing opportunities to meet the housing needs for households of varying incomes, ages, size, taste and lifestyle.
2. To maintain a high standard of housing construction through enforcement of the Building Code.
3. To improve neighborhood quality of life by supporting walkability, diversity, recreation, and open space.
4. To maintain and upgrade housing supply by adopting and enforcing city codes and standards.
5. To encourage methods such as the rehabilitation of substandard housing to meet the high costs of housing and to conserve the housing stock.

Policies

1. The City shall adopt and enforce a fair housing ordinance that forbids discrimination in the rental, sale or financing of housing based on race, sex, color, religion, national origin, age, or marital status.
2. Housing programs to meet the needs of the City's workforce, elderly, low income and special needs families shall be pursued.
3. Annex where necessary and zone an adequate supply of residential land to accommodate the city's housing needs.
4. Develop and nurture local and regional affiliations and alliances to provide affordable housing.
5. Coordinate with county, state and housing developers to identify, obtain and leverage funding sources for the development of workforce housing, affordable housing and special needs housing.

6. Work with local non-profit organizations, other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.
7. Periodically review development code regulations and the zoning map to ensure they encourage a variety of housing types, such as accessory dwelling units, tiny houses, big houses, senior housing, manufactured homes, etc.
8. Periodically update the Buildable Lands Inventory to maintain a sufficient supply of buildable land within the Urban Growth Boundary to meet community needs over the next 20 years.
9. Periodically update the City's Housing Needs Analysis (HNA) to ensure that there is a sufficient supply of land to accommodate 20-years of planned housing needs for the community.
10. Apply plan designations, zoning districts and regulations to implement the mix of housing indicated in the acknowledge Housing Needs Analysis.
11. Sufficient land within the Florence area shall be made available for high density housing development where public services are adequate and where higher densities and traffic levels will be compatible with the surrounding area.
12. Adopt and enforce policies to eliminate unsafe and unhealthy housing conditions.
13. The City shall update codes to support and recognize workforce housing, mobile homes, manufactured housing and multifamily dwellings as an important part of the overall housing stock, if well situated.

Recommendations

1. The City should encourage innovative design techniques (such as clustering, townhouses or condominiums) in appropriate areas, as a method to preserve open space, to lower the costs of housing and public facilities, and to maintain vegetative cover.

Background

In 2018, the City Council amended this Realization 2020 Comprehensive Plan to incorporate an updated buildable land analysis for both residential and employment lands, adopted XXXXX xx, 2018. This updated analysis is part of this Comprehensive Plan and is physically located in Appendix 2. This analysis concluded that there was adequate land available to meet residential needs for the 20-year planning period.

The sections in this Plan related to population and population forecasts have been updated to include data and projections from the most recent analysis performed by the Portland State Population Research Center.