

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 18 23 CUP 04

A REQUEST FOR A TEMPORARY CONDITIONAL USE PERMIT TO PLACE THREE CAMP TRAILERS ON THE PRESBYTERIAN CHURCH PROPERTY SOUTH OF THE SANCTUARY FOR THE PURPOSE OF TRANSITIONAL HOUSING IN THE HIGHWAY DISTRICT

WHEREAS, application was made by Kathryn Lenox on behalf of First Step, for a Temporary Conditional Use Permit as required by FCC 10-1-1-4, and FCC 10-1-1-6-3 and FCC 10-4-4; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on September 11, 2018 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/Design Review Board determined per FCC 10-4-6, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

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

The request for a temporary Conditional Use Permit to place three camp trailers on the Presbyterian Church property south of the sanctuary for the purpose of transitional housing meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as 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.

1. Approval for shall be shown on:

- "A" Findings of Fact
- "B" Site Plan
- "C" Land Use Application & Proposal Statement
- "D" Community Agreement
- "E" Pet Policy

"F" Trash Policy

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, 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. In accordance with FCC 10-35 a minimum of 18' driveway aisle width is required for emergency ingress and egress.
4. If asphalt or cement are proposed for driveway, RV pad, or parking areas a stormwater plan meeting city code and the Stormwater Design Guidelines will be required to be submitted for city review and approval prior to installation of paving.
5. The proposed development shall be approved through September 11, 2019. The applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to the above criteria as part of FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary building pads shall constitute a discontinuance of the conditional use per FCC 10-4-8-B.
6. The applicant shall install two-way cleanouts on the private sewer line at space 2 and 3 (space 1 would be the western most RV pad). To avoid occupants stumbling/tripping over the sewer hose in their patio area the sewer connection should be on the west side of the trailer (drivers side) if units are backed into the pad location.
7. Water and electricity location shall be provided on a revised site plan whether temporary using existing facilities or more permanent requiring permits.
8. Vegetation clearing shall be limited to the area necessary to place the pads, parking, and "patio area" and to develop utility and access. All cleared areas shall be covered with bark, root matt, asphalt, concrete or gravel to prevent soil water and wind erosion and run-off. Once the conditional use expires the

applicant shall have 3 months to restore the area with native plantings in approximation to what was removed, unless subsequent land use application is made and approved to make the improvements permanent.

9. The temporary trailers shall be required to be properly installed and permitted for the period of use which has been proposed. The applicant shall obtain all necessary building, plumbing, electrical, and public improvement permits prior to clearing the site.
10. All exterior lighting must meet or be brought up to standards found in FCC 10-37. If lighting on site does not meet the criteria of FCC 10-37 the applicant shall provide the required lighting plans for review and approval and install the required lighting prior to the expiration of the conditional use permit.

Informational

1. If water is plumbed in the applicant shall consider a water connection at each pad that has frost protection, to avoid frozen pipes and lines.
2. Consideration shall be given for avoiding bear nuisance attraction prevalent in the area to include bear proofing the garbage containers.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD
the 11th day of September, 2018.

JOHN MURPHEY, Chairperson
Florence Planning Commission

DATE

**STAFF REPORT & FINDINGS
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT
Planning Commission
Exhibit "A"**

Public Hearing Date: September 11, 2018 **Planner:** Wendy FarleyCampbell
Date of Report: September 4, 2018
Application: PC 18 23 CUP 04

I. PROPOSAL DESCRIPTION

Proposal: An application for a temporary conditional use permit for a one-year pilot project to place three recreational vehicle pads to serve as transitional housing for the homeless population.

Applicant: Kathryn Lenox for First Step

Property Owners: Presbyterian Church of the Siuslaw

Location: 3996 Highway 101

Site: Map #18-12-04-13, Tax Lot 07000

Comprehensive Plan Map Designation: Highway (H)

Zone Map Classification: Highway (H)

Surrounding Land Use / Zoning:

Site: Church uses: sanctuary, offices, classrooms, meeting space / H

North: Pacific Pines RV Storage & Park / H.

South: Vacant / H

East: Single Family Residences / Restricted Residential

West: Americana Hotel & Vacant / H

Streets / Classification:

West – Highway 101 / Major Arterial; South – None; East – 40th & Spruce Sts. / Local & Collector; North – None

II. NARRATIVE:

First Step, a local organization applying for their non-profit status, proposes to provide transitional housing for “people and families without a secure and safe place to live”. They have applied for a one-year pilot program to place three RV pads 50 x 40 feet in size on the Presbyterian Church property. They propose sewer hook-ups for each pad and parking along the west side of each pad. They provided draft “resident” policies for occupancy of the site for pets, waste, and habitability. The application is being processed as a temporary conditional use permit application using criterion for temporary mobile building structures under the basis of church use and more specifically of needed housing as an ancillary church use. Both sets of

criteria are in the conditional use chapter, Title 10 Chapter 4. The findings of fact and review do not assume applicability of the State of Oregon Revised Statutes relating to RV Parks, campsites, or

III. NOTICES & REFERRALS:

Notice: On August 21, 2018 notice was mailed to surrounding property owners within 300 feet of the property and on August 21, 2018 a sign was posted on the property. Notice was published in the Siuslaw News on September 5, 2018.

At the time of this report, the City had received written comments on the application from the following below listed individuals and organizations. No testimony was submitted against the proposal. There was one neutral comment citing concerns for illegal fires and trespass by transients and the subsequent attraction of bears. A fence was requested between the homes and the church site.

8-24-18	Newman-Support	Jackson-Support
Hawkins-Support	Strenski-Support	Kerr & Foulkes-Support
8-27-18	9-1-18	Livingston- Support
Food Share-Support	Spradling-Support	McClellan-Support
Lenox-Support	9-2-18	Nelson-Support
McDermott-Support	Allen-Support	Nichols-Support
Preisler-Support	Gregg-Support	Orr-Support
8-28-18	Velinty -Support	Pearce-Support
Hirsch-Support	9-3-18	Radtke-Support
Hughes-Support	Angilletta-Support	Rhodes-Support
Kelly-Support	Barnett & Olson-Support	Schmitt-Support
8-29-18	Jones-Support	Shafer-Support
Lathrop-Support	Lansdon-Support	Skarda-Support
Mann-Heintz-Support	Meller-Support	Stent- upport
Moursund-Support	Radtke-Support	Sweatt- Support
8-30-18	Angilletta-Support	Theaker-Support
Gonser-Support	Barnett & Olson-Support	Todd-Support
Harrison- Support	9-4-18	Walker-Support
Harvey- Support	Armstrong-Support	Wantz-Support
Plumery Support -	Baylis-Support	Washington-Support
8-31-18	Dunaway-Support	Wood-Support
Dumas- Support	Embree-Support	Yoder-Support
Fulmer- Support	Goehring-Support	9-5-18
Larson- Support	Hartman-Support	Skarda-Support
McLeod-Neutral, Trespass	Hatcher-Support	Gilmer-Supoort
Medow-Support	Holland-Support	

Referrals: On August 21, 2018 referrals were sent to the Florence Building Department, Florence Police Department, Florence Public Works, Northwest Code Professionals, ODOT, and Siuslaw Valley Fire and Rescue.

At the time of this report, the City had received referral comments from:

Public Works, Mike Miller, suggestion for bear proof trash containers; install two-way cleanouts on the private sewer line at space 2 and 3 (space 1 would be the western most RV pad); to avoid occupants stumbling/tripping over the sewer hose in their patio area the sewer connection should be on the west side of the trailer (drivers side) if units are backed into the pad location; routing for private water or electrical systems should be illustrated, consider a water connection at each pad that has frost protection, to avoid frozen pipes and lines.

IV. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-6-3
Chapter 3: Off-Street Parking and Loading, Sections 3 through 5
Chapter 4: Conditional Uses, Sections 3 through 11 and 12-A
Chapter 16: Highway District, Sections 3 through 5 and 7
Chapter 34: Landscaping, Section 5
Chapter 37: Lighting, Sections 3 and 4

V. PROPOSED FINDINGS

FLORENCE CITY CODE

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

10-3-2: GENERAL PROVISIONS:

- A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.**
- B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.**
- C. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Chapter.**
- D. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees, and shall not be used for storage of materials of any type.**

- E. **Ingress and egress for parking and loading shall not endanger or impede the flow of traffic.**
- F. **The required off-street parking for nonresidential uses shall not be used for loading and unloading operations during regular business hours.**
- I. **The provisions of this Chapter shall be in addition to the provisions for parking design and construction in FCC Title 9 Chapter 5 and, where there are conflicts, Title 9 Chapter 5 shall prevail.**

The site plan illustrates the RV pads and related occupant parking to be located south of the western church parking lot. The driveway for the housing site is proposed to be between the third and fourth parking spaces west of the church. Ingress and egress are proposed from the same driveway but an emergency exit is proposed east of the drive to form a circle drive for the site. The access aisle and proposed parking, loading, and flow of traffic are adequately conceptualized for the number of RV pads. Driveway width is not indicated. In accordance with FCC 10-35 a minimum of 18' driveway aisle width is required for emergency ingress and egress. **(Condition 3)** The applicant proposes each RV pad have an area roughly the length and width of the RV pad along each's western side that will include space for parking. The location, size and access aisle width meet or exceed the related code requirements. The driveway and parking surface material was not proposed. Since the use is temporary, gravel is acceptable. If asphalt or cement is proposed a stormwater plan meeting city code and the Stormwater Design Guidelines will be required to be submitted for city review and approval prior to installation of paving. **(Condition 4)**

TITLE 10: CHAPTER 4: CONDITIONAL USES

10-4-6: ACTION: The Planning Commission shall make specific findings for granting or denying a conditional use permit in accordance with the general criteria and/or conditions of Section 10-4-9 of this Title.

10-4-8: EXPIRATION OF CONDITIONAL USE PERMIT:

- A. **Authorization of a conditional use permit shall be void one (1) year after the date of approval of a conditional use 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:

- 1. **The request for an extension is made in writing prior to expiration of the original approval.**

2. There are special or unusual circumstances that exist which warrant an extension.
3. No material changes of surrounding land uses or zoning has occurred.

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

- B. The discontinuance of a conditional use for twelve (12) consecutive months shall constitute expiration of that conditional use. The use occupying the premises thereafter shall conform to the regulations of the zoning district in which it is located.

The applicant has not yet applied for any required permitting for the placement of the RV pads. The application is for a one-year pilot program, requesting that the temporary buildings be approved for one year. 5. The proposed development shall be approved through September 11, 2019. The applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to the above criteria as part of FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary building pads shall constitute a discontinuance of the conditional use per FCC 10-4-8-B. (Condition 5)

10-4-10: GENERAL CRITERIA: A conditional use permit may be granted only if the proposal conforms to all the following general criteria: (Ord. 669, 5-17-82)

- A. Conformity with the Florence Comprehensive Plan.
- B. Compliance with special conditions established by the Planning Commission to carry out the purpose of this Chapter.
- C. Findings that adequate land is available for uses which are permitted outright in the district where the conditional use is proposed. Available land can be either vacant land or land which could be converted from another use within the applicable zoning district. Land needs for permitted uses may be determined through projections contained in the Florence Comprehensive Plan or other special studies.
- D. Conditional uses are subject to design review under the provisions of Chapter 6 of this Title, except single family and duplex residential use. (Ord. 625, 6-30-80) See Code Section 10-6-3 for Design Review requirements.
- E. Adequacy of public facilities, public services and utilities to service the proposed development.
- F. Adequacy of vehicle and pedestrian access to the site, including access by fire, police and other vehicles necessary to protect public health and safety. (Ord. 669, 5-17-82).

The proposed temporary trailer and containers either meet or is conditioned to meet all of the criteria of FCC 10-4-10 which apply.

Chapter 10 of the Comprehensive Plan includes in Policy 6, "Work with local non-profit organizations, other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness." The city is working on updating its implementing policies to address the housing needs across various demographics. To begin that work Policy 6 was adopted in July 2018. First Step is an organization made up of representatives of various local faith and interest groups. They are applying for their non-profit status. First Step's proposal includes the involvement of social service organizations to move program participants towards self-sufficiency. The city's consideration of the application within the code criteria available is illustrative of creating a path to support this policy until a permanent code solution is available. The pilot project will assist the city in identifying policies and zoning appropriate to the use. There are no other applicable comprehensive plan policies related to churches, RVs, homeless, transitional housing, or campgrounds. This criterion is met.

Special Conditions Compliance: The applicant will be required to carry out any conditions of approval or the use will be subject to revocation. Additional conditions are discussed under FCC 10-4-11 & 12.

Land Availability: The latest research on Florence' land availability was conducted in 2017 and is pending approval by the City Council. The analysis concluded that there are approximately 380 acres of employment zoned land available for commercial and industrial type uses. The church site is developed with church facilities. The church property was not included in lands identified as redevelopable and was listed as semi-public land and therefore not included in the available land analysis. There are findings of sufficient adequate land for uses permitted outright in the Highway District where this conditional use is proposed.

Conditional Uses: The land is zoned Highway and the proposed transitional housing is directly associated with the church a conditional use in the zone. The applicant proposes a pilot project for transitional housing through the use of RVs. As temporary structures, the buildings are not subject to Design Review. The site layout is being reviewed against applicable design review code. This criterion is met.

Public Facilities, Services, and Utilities: Sewer-The site plan illustrates a sewer line with hookups for each RV pad connecting to the clean-out south of the church building. The applicant shall install two-way cleanouts on the private sewer line at space 2 and 3 (space 1 would be the western most RV pad). To avoid occupants stumbling/tripping over the sewer hose in their patio area the sewer connection should be on the west side of the trailer (drivers side) if units are backed into the pad location **(Condition 6)**; Water and electricity are not illustrated on the plans and shall be provided on a revised site plan whether temporary using existing facilities or more permanent requiring permits. **(Condition 7)** If water is plumbed in the applicant shall consider a water connection at each pad that has frost protection, to avoid frozen pipes and lines. **(Informational 1)** Stormwater is discussed and conditioned under parking. Trash and recycling services are provided on-site and picked-up on Wednesday. Consideration shall be given for avoiding bear nuisance attraction prevalent in the area to include bear proofing the containers. **(Informational 2)**

Public Services: The application proposal states they will be using referrals from DHS and Siuslaw Outreach Services. Food Share submitted positive support for the proposal citing witness of the homelessness concerns First Step is trying to address. Policing, Fire and Ambulance facilities and services are available and will be provided in response to calls for service. This criterion is met or conditioned to.

Access: Pedestrian-The church site is situated in the northern half of the city along Highway 101. The nearest sidewalk terminates 615 feet to the south, just south of the B&E driveway. There is pedestrian access on the church site serving the church's main entrances. Separate pedestrian access to serve the temporary RV pads is not proposed. The driveway widths while not specified are required to be 18' wide, which is adequate to provide both vehicular and pedestrian traffic for three temporary RVs. Vehicular-The site is accessible from the west off Highway 101 and the east via 40th St. for public use and fire, police, and ambulance services necessary to protect public health and safety. Public pedestrian and vehicular traffic to the site can be accommodated within the existing facilities. Permanent pedestrian access to the site would be reviewed and required in conjunction with design review for any permanent approved use at the site. This criterion is met or is conditioned to.

10-4-11: GENERAL CONDITIONS: The Planning Commission may require any of the following conditions it deems necessary to secure the purpose of this Chapter. Where a proposed conditional use is permitted in another district, the Planning Commission may apply the relevant development standards from the other district. In addition, conditions may be required by the Design Review Board. Such conditions may include: (Ord 625, 6-30-80; amd. Ord 669, 5-17-82)

- A. Regulation of uses, special yard setbacks, coverage and height.**
- B. Requiring fences, walls, screens and landscaping plus their maintenance.**
- C. Regulation and control of points of vehicular ingress and egress.**
- D. Regulation of noise, vibration, odors, and sightliness.**
- E. Requiring surfacing of parking areas.**
- F. Requiring rehabilitation plans.**
- G. Regulation of hours of operation and duration of use or operation.**
- H. Requiring a time period within which the proposed use shall be developed.**
- I. Requiring bonds to insure performance of special conditions.**
- J. Regulation of tree and vegetation removal to maintain soil stability, preserve natural habitat, protect riparian vegetation, buffer conflicting uses, and maintain scenic qualities.**
- K. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purpose of the Florence Comprehensive Plan.**

The temporary RV pad sites are proposed to be used temporarily for one year. C. & E. Parking and vehicular access are proposed and conditioned earlier in the report. B. & D. Fencing is proposed north of the trash receptacles along the near entire length of the southern part of the circular drive. The most eastern RV site is proposed to be situated approximately 285 feet from the eastern residences. The required 30' vegetated buffer between a commercial and residential use is met. J. Vegetation clearing will be necessary to develop the site plan. Vegetation clearing shall be limited to the area necessary to place the pads, parking, and "patio area" and to develop utility and access. All cleared areas

shall be covered with bark, root matt, asphalt, concrete or gravel to prevent soil water and wind erosion and run-off. E. Once the conditional use expires the applicant shall have 3 months to restore the area with native plantings in approximation to what was removed, unless subsequent land use application is made and approved to make the improvements permanent. **(Condition 8)** K. The temporary trailers shall be required to be properly installed and permitted for the period of use which has been proposed. The applicant shall obtain all necessary building, plumbing, electrical, and public improvement permits prior to clearing the site. **(Condition 9)** D. & G. The proposal includes a “Community Agreement” that provides for a number of requirements to address noise and odors. The agreement states quiet hours are between 10pm - 7am during which no guests are permitted. It also limits outdoor storage to the individual RV pad sites and requires pet waste pick-up and leashing. There is a process for dispute resolution and general requirements for respecting others. Alcohol, marijuana and illegal drug use are prohibited.

Pursuant to Condition of Approval 5, the applicant shall be granted a conditional use permit for the temporary building through the end of September 11, 2019. The applicant may request an extension of this approval in writing good for one year.

10-4-12: ADDITIONAL CONDITIONS: Some land uses by the nature of the activity associated with them require separate and intense consideration by the Planning Commission prior to their establishment. Such uses and additional conditions are as follows:

E. Temporary Mobile Building Space:

- 1. A conditional use permit may be issued to provide adequate temporary building space for the following uses:**
 - b. Temporary building space for education, nonprofit and government agencies.**

First Step has applied for pilot project for a temporary residential building space on the Presbyterian Church property. First Step is applying for its non-profit status and the Church is a non-profit. FCC 10-4-12-A permits church properties to either provide needed housing or space for needed housing for households with incomes equal to or less than 60 percent of the median family income for Lane County. The permanent residential use is permitted within a building. The applicant is proposing a one-year pilot project for housing in temporary building space in the form of RVs to be used for populations meeting the above stated income requirement. This code has been interpreted for 10 years or so to include cargo containers and manufactured homes. Long ago churches used it for visiting pastor RV space. The proposed temporary building space used for residential use requires consideration by the Planning Commission.

TITLE 10: CHAPTER 16: HIGHWAY DISTRICT

10-16-2: PERMITTED BUILDINGS AND USES: The following uses shall be permitted only upon affirmative findings by the Planned Commission that the proposed use meets the general criteria in Section 10-16-4 herein.

10-15-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:

The proposed transitional housing falls under “Churches, excluding rescue missions or temporary revivals”. The state of Oregon this year starting July 1st included needed housing as an ancillary church activity to be included with already listed items like weddings, childcare, community meeting space etc. The applicant has applied for a conditional use. Of note 10-16-3 lists RV parks as conditionally permitted uses. While the applicant has not proposed an RV park the use of RVs as short term and long term housing (where utilities connections are available) is permitted in this zone.

10-16-5: DEVELOPMENT STANDARDS:

A. Setbacks, yards, height, density and similar design features.

B. The installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, except as modified by specific standards of this zoning district.

C. The location and design of access points for vehicles and pedestrians according to standards set forth in FCC 10-35 Access and Circulation, except as modified by specific standards of this zoning district.

D. Noise, vibration, smoke, dust, odor, lighting and electrical interference.

E. Parking areas and on site traffic circulation according to standards set forth in FCC 10-3 On-site Parking and Loading.

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

G. Architectural quality and aesthetic appearance.

H. Public health and safety.

I. Security.

J. Lot area, dimensions and percent of coverage.

K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.

The site and temporary trailer and containers meet or are conditioned to meet all criteria presented and applicable in FCC 10-16-5. The RVs will not exceed 28 feet in height. The applicant has not proposed signage and access for occupants is adequate for this temporary one year use.

10-16-7: DESIGN SPECIFICATIONS::

A. Highway Setback (Minimum Allowed Without a Variance; Measured From the Center Line of the Highway Right of Way):

1. **Commercial: Seventy feet (70'), but one hundred foot (100') setback is recommended.**

B. Setback from Side Streets and Abutting Property: Minimum of five feet (5') unless otherwise determined by the City with consideration given to the existing and proposed uses on the abutting properties.

C. Visual Barrier: A fence, wall, hedge, natural vegetation or landscape planting may be required by the City. Such a barrier must include a vision clearance area for driveways to promote vehicle safety. Guidelines (not intended to limit optional solutions) for such a visual barrier are listed below:

1. **Commercial: At least thirty inches (30") high along entire highway frontage except at points of ingress and egress.**

D. Highway Access: For reasons of safety and to reduce congestion, vehicle access to and from the highway shall be limited to street intersections only. Curb cuts shall be authorized on side streets only, unless:

1. **The property does not abut a side street or the property has at least two hundred feet (200') of highway frontage; or**
2. **The City specifically authorizes the highway curb cuts.**

E. Parking: Shall be in accordance with Chapter 3 of this Title.

F. Signs: Shall be in accordance with Title 4 Chapter 7 of this Code.

G. Appeal: Shall be in accordance with Section 10-1-1-7 of this Title.

H. General Provisions:

1. **Yards and open areas shall not be used for the storage, display or sale of used building materials, scrap or salvage.**
3. **Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance.**

I. Minimum Lot Dimensions: The minimum lot width shall be fifty feet (50').

J. Minimum Lot Area: The minimum lot area shall be six thousand (6,000) square feet.

K. Height Limitations: The maximum building or structural height shall be twenty eight feet (28').

L. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definitions, and requirements. (Ord. 26, 2008)

M. Maximum lot coverage shall be 85%, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.

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

The proposal meets all setbacks, visual barriers, highway access, parking, general provisions, lot specifications, vision clearance and height. Because the proposal is a conditional use permit it is subject to the requirements of FCC 10-37 Lighting. All exterior lighting must meet or be brought up to standards found in FCC 10-37. If lighting on site does not meet the criteria of FCC 10-37 the applicant shall provide the required lighting plans for review and approval and install the required lighting prior to the expiration of the conditional use permit. **(Condition 10)** The site may not be used for storage of building materials or scrap or manufacturing.

VI. ALTERNATIVES

- 1. Approve the application based on the findings of compliance with City regulations.**
- 2. Modify the findings, reasons or conditions, and approve the request as modified.**
- 3. Deny the application based on the Commission's findings.**
- 4. Continue the Public Hearing to a date certain if more information is needed.**

VII. CONCLUSIONS AND RECOMMENDATIONS

Staff finds that the proposed application meets the requirements of City Code with conditions, and recommends approval of the conditional use permit subject to the following conditions.

VIII. 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.

1. Approval for shall be shown on:

- "A" Findings of Fact
- "B" Site Plan
- "C" Land Use Application & Proposal Statement
- "D" Community Agreement
- "E" Pet Policy
- "F" Trash Policy

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, 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. In accordance with FCC 10-35 a minimum of 18' driveway aisle width is required for emergency ingress and egress.
4. If asphalt or cement are proposed for driveway, RV pad, or parking areas a stormwater plan meeting city code and the Stormwater Design Guidelines will be required to be submitted for city review and approval prior to installation of paving.
5. The proposed development shall be approved through September 11, 2019. The applicant may request a 1-year extension in writing prior to the expiration of this conditional use permit. Any extension of this approved period will be subject to the above criteria as part of FCC 10-4-8. The Planning Commission may approve or deny the request based on the situation and information available at the time. The removal of the temporary building pads shall constitute a discontinuance of the conditional use per FCC 10-4-8-B.
6. The applicant shall install two-way cleanouts on the private sewer line at space 2 and 3 (space 1 would be the western most RV pad). To avoid occupants stumbling/tripping over the sewer hose in their patio area the sewer connection should be on the west side of the trailer (drivers side) if units are backed into the pad location.
7. Water and electricity location shall be provided on a revised site plan whether temporary using existing facilities or more permanent requiring permits.

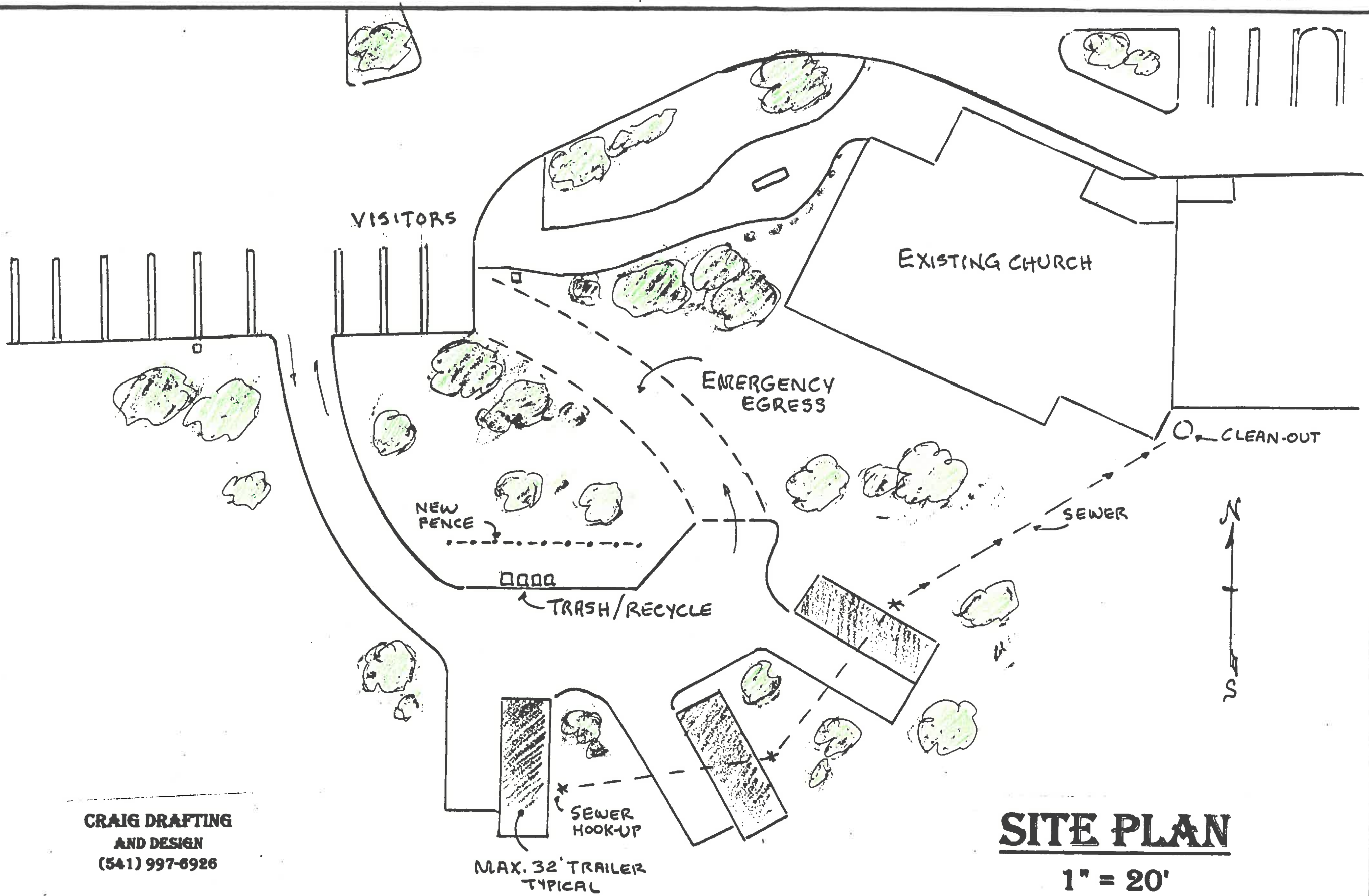
8. Vegetation clearing shall be limited to the area necessary to place the pads, parking, and "patio area" and to develop utility and access. All cleared areas shall be covered with bark, root matt, asphalt, concrete or gravel to prevent soil water and wind erosion and run-off. Once the conditional use expires the applicant shall have 3 months to restore the area with native plantings in approximation to what was removed, unless subsequent land use application is made and approved to make the improvements permanent.
9. The temporary trailers shall be required to be properly installed and permitted for the period of use which has been proposed. The applicant shall obtain all necessary building, plumbing, electrical, and public improvement permits prior to clearing the site.
10. All exterior lighting must meet or be brought up to standards found in FCC 10-37. If lighting on site does not meet the criteria of FCC 10-37 the applicant shall provide the required lighting plans for review and approval and install the required lighting prior to the expiration of the conditional use permit.

Informational

1. If water is plumbed in the applicant shall consider a water connection at each pad that has frost protection, to avoid frozen pipes and lines.
2. Consideration shall be given for avoiding bear nuisance attraction prevalent in the area to include bear proofing the garbage containers.

IX. EXHIBITS

"A" Findings of Fact
"B" Site Plan
"C" Land Use Application & Proposal Statement
"D" Community Agreement
"E" Pet Policy
"F" Trash Policy
"G" Vicinity Aerial
"H" Public Testimony
"I" Referral Comments



**CRAIG DRAFTING
AND DESIGN**
(541) 997-6926

SITE PLAN

1" = 20'

PRESBYTERIAN CHURCH OF THE SIUSLAW
8996 HWY. 101 N., FLORENCE, OR

Date 6-29-18

Scale SHOWN

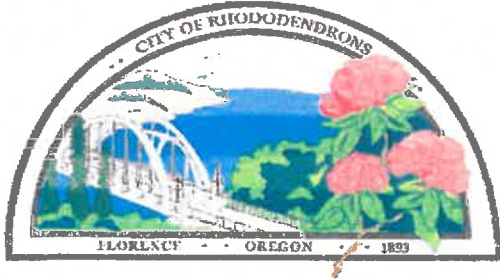
Drawn CRAIG

Job WOOD

Sheet 1

Of 1 Sheets

Exhibit B



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I Type II Type III Type IV

Proposal:

PC 18 23 CUP 04 - First step CUP

Applicant Information

Name: First Step

Phone 1:

E-mail Address:

Phone 2: _____

Address: 3996 Highway 101, Florence

Signature:

Date: 6-27-18

Applicant's Representative (if any): Kathryn Lenox

Property Owner Information

Name: Presbyterian Church of the Sius *law*

Phone 1:

E-mail Address:

Phone 2: _____

Address: 3996 Highway 101, Florence

Signature:

Date: 6-27-18

Applicant's Representative (if any): Gail Nichols, Clerk of Session

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

RECEIVED
City of Florence
JUL 03 2018
By: _____

Approved

Exhibit

Exhibit C

Property Description

Site Address: 3996 Highway 101, Florence

General Description: Land on south side of the existing church building providing for three RV sites.

Assessor's Map No.: - 18 - 12 - 14-33 Tax lot(s): 00400

Zoning District: Highway

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): Pacific Pines RV Storage to the North, B & E Wayside RV Park South, Spruce Street East, Highway 101 West.

Project Description

Square feet of new: 2400

Square feet of existing: 8000

Hours of operation: 7 am - 10 pm

Existing parking spaces: (yes)

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

Timetable of proposed improvements: September 1, 2018

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

If yes, please describe: _____

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

First Step will be providing transitional housing on a portion of the Presbyterian Church of the Siuslaw's property.

Located on the southern portion, behind what is presently the church sanctuary, will be three recreational vehicles. Hookup to water, sanitary sewer and electricity will be provided. First Step's goal is to help families needing transitional housing. This program is a one-year pilot, with review of the program scheduled quarterly during the year.

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

11/15/18

Proposal: First Step

The goal of First Step is to provide transitional housing for people/families without a secure and safe place to live.

This is a one year temporary, pilot program on the Presbyterian Church property.

First Step is a non-profit, charitable organization in the process of obtaining Tax-exempt status.

First Step is working with the City of Florence to ensure code approvals are met.

The southwest side of the Presbyterian Church's property adjacent to Highway 101 would hold a maximum of three trailers. The space needed for each trailer would be approximately 50 feet by 40 feet including a 10 foot buffer in between.

Electrical, water and sewer hook-ups will be installed, with First Step obtaining all necessary permits for the work.

First Step will be covered by liability insurance.

Residents will sign an agreement which will serve as a guide for a safe, respectful, living environment. This will include: No violence to others, no theft, no alcohol or illegal drugs, no disruptive behavior, and contribution to the operation and maintenance of the space they are using. There will be designated quiet times. Residents will be referred by Siuslaw Outreach Services, DHS or other agencies.

Opportunities for program review will be provided quarterly during the year.



Florence Solutions to Housing security

COMMUNITY AGREEMENT

We are a community that is based on five basic rules:

1. No violence to yourselves or others
2. No theft
3. No alcohol, marijuana, illegal drugs, or drug paraphernalia
4. No persistent, disruptive behavior
5. Everyone must contribute to the operation and maintenance of the Village

I will be a positive member of this community and contribute toward making it a safe, secure, clean and pleasant place to live. Therefore I agree to the following:

- What I do will be based on love and respect for myself and others.
- I will not disrespect others based on ethnicity, religion, gender, sexual orientation, handicap, lifestyle choices, or economic status. We all have the right to expect dignity and opportunity.
- I will help make First Step a place where everyone feels safe and respected. For my own safety as well as the safety of others, I will not carry a weapon or act violently toward others or myself.
- Since stealing is one of the most upsetting things that can happen in our community, I will not steal and will make the members of the Village Council aware of any stealing I see. I will respect other people's property and community property and I expect other people to respect mine.
- I know that illegal drugs, marijuana, and alcohol use can damage my community. I agree not to use illegal drugs, marijuana, or alcohol while residing in the Village.
- I will honor quiet hours from 10PM to 7AM so that others and myself can stay healthy and rested. I understand that no personal guests will be allowed during that time.
- I want to live in a clean, litter-free, comfortable space where I can bring friends, family and other guests. Also, I know that many communities such as ours get closed down for "health and safety" reasons. I will keep the area in and around where I live clean and orderly, and not store any personal items outside of my building footprint or allocated storage space. I will help keep the community areas clean and will pick up after myself and my pet, if I have one, and keep my pet leashed at all times. I understand that only a limited number of pets will be allowed in the Village in order to maintain an orderly environment.
- I know that it can take a lot of work to keep the Village a safe, clean and pleasant place to live. I agree to work at least 10 hours a week on the operation and maintenance of the Village.

- I also know that there are financial costs to keep the Village running. I will support the goal of self-sufficiency by contributing each month either financially or through sweat equity or fundraising events.

- I will attend the bi-monthly Village meetings, unless I have an acceptable reason for absence, in which case I will find out what went on by reading the meeting notes. I understand that decisions will be made through a majority vote, and that the Board of Directors of the non-profit reserves the right to override decisions made. I agree to abide by all decisions made.

- I affirm that I have completed the Background Check Form honestly along with all other application documents. I understand that if the background check reveals otherwise, I could be asked to leave immediately.

- I promise to keep all of these agreements, as well as others that are approved at Village meetings. If I violate any agreements, the members of the Village Council are authorized to ask me to leave temporarily, or, in serious or repeat cases, to leave permanently. I will do so peacefully and not return unless I am authorized to do so. I know that First Step is a place where people value community and support each other.

- I will try to think of ways to make our community a better place to be. When I am concerned or upset with situations in the Village, I will bring these problems to the attention of the appropriate people so that we can work together to figure things out. I willingly sign these agreements that are a contract between First Step and me.

PET POLICY

Permission to keep a house pet in the First Step Village must be obtained from First Step. A house pet is a pet that spends its primary existence within the RV. First Step reserves the right to deny a Resident a pet if a proposed pet would pose a threat to the health and safety of other Residents. No more than one (1) dog or cat is permitted.

1. After moving into the Village, a pet may not be acquired without written permission from First Step. Approval of all pets must be made before application to rent is accepted.
2. Non-house pets (including farm animals) are prohibited under any circumstances. Strange and exotic pets are not permitted.
3. If a pet is lost or dies, written permission to acquire a new pet must be obtained.
4. If any of the pet rules are violated, and such violation is noted by First Step or a "Valid Complaint"¹ is made by another Resident, the Resident owner of the pet will receive an official notice in writing stating that the right to keep a pet within the Village is terminated.
5. Owners of the RV may place additional restrictions upon what type of pets are permitted their RV.

The following rules must be strictly followed by all pet owners:

1. Pet owners are responsible at all times for their pets, including injury, destruction, and annoyances to other Residents, the church, property neighbors. First Step, its board, or the property owners shall not be liable for any loss, damage or injury of any kind whatsoever caused by Resident's pet.
2. Each pet must be licensed and inoculated in accordance with the State of Oregon, Lane County, and the City of Florence. Evidence of licensing and inoculation shall be submitted to First Step before the pet is allowed into the Village.
3. Local Law requires pets to be on a short leash (6 feet or less) at all times.
4. Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to, barking, growling, biting or any other unusual noises or damage. Under no condition is a pet to invade the privacy of anyone's homesite, flower beds, shrubs, etc.
5. No exterior pet housing is permitted.
6. Guests are not permitted to bring any pet into the Village.
7. Feeding of stray cats and other animals is prohibited.
8. The tying up of pets outside the RV and leaving them unattended is prohibited.
9. It is required that an owner will immediately pick up after their pet. All excrement must be picked up, wrapped in paper/plastic and placed in the trash immediately.
10. First Step requires pets to be spayed or neutered.

¹A "Valid Complaint" is defined in the Resident Handbook

TRASH POLICY

Trash and recycling pickup is on Wednesday mornings. All trash must be in sealed trash bags and placed in the “trash bins” provided. Paper and clean metal containers can be recycled and must be placed in the “recycling bin.” If the bin is full, the trash bag can be left on the trash bin on Wednesday morning before the pickup.

No trash is to be left outside overnight.

Residents are responsible for keeping their sites clean. Please Cigarette butts or other trash should be placed in appropriate containers.

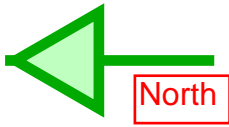
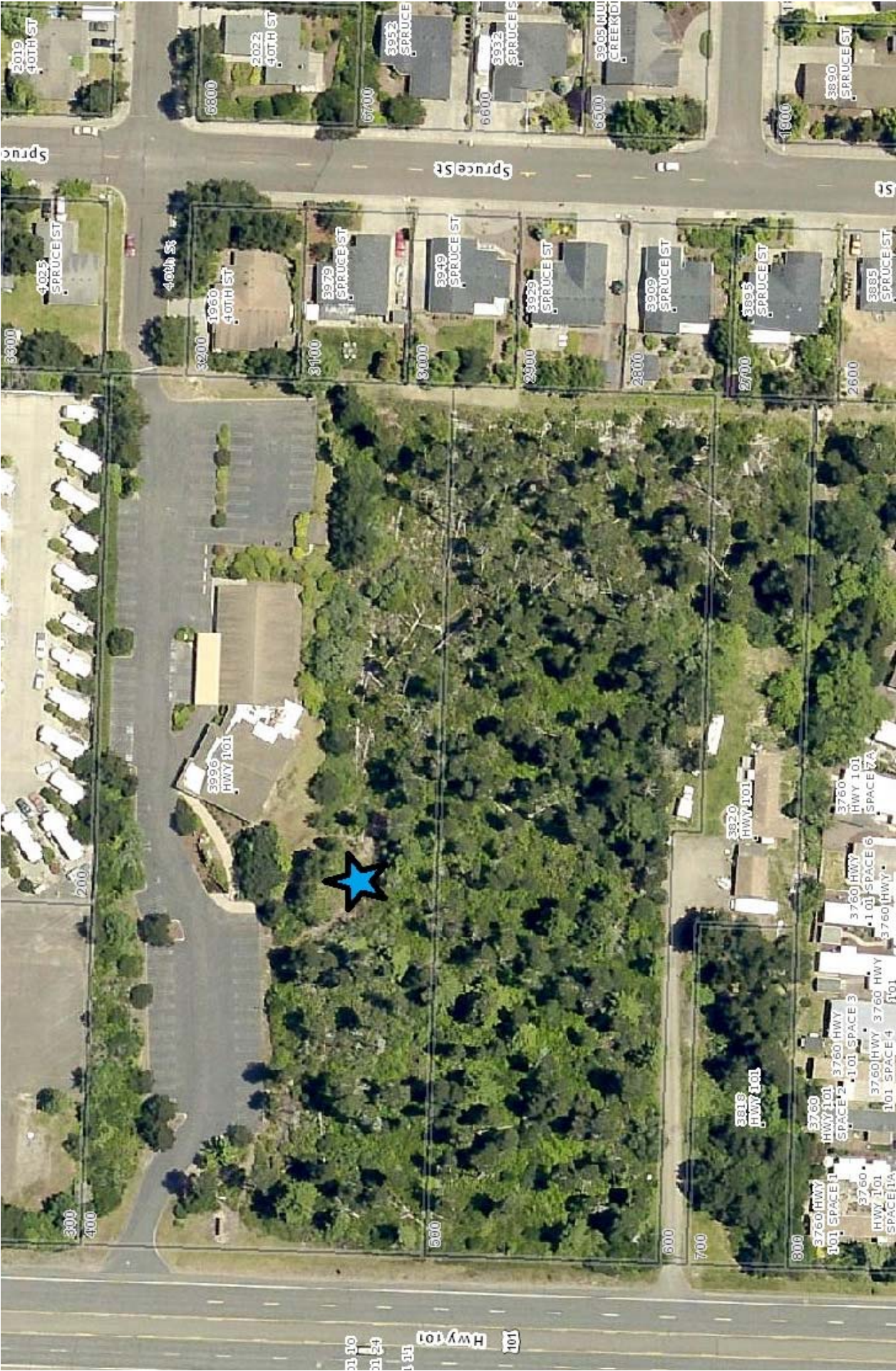


EXHIBIT G

PC 18 23 CUP 04
First Step Pilot Program
Public Testimony

3890 Ocean View Drive
Florence, OR 97439

August 23, 2018

Planning Commission
City of Florence, OR
2675 Kingwood St.
Florence, OR 97439

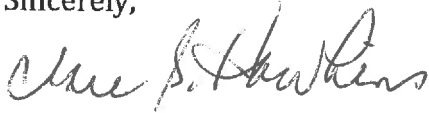
ATTN: Wendy Farley Campbell, Planning Director

To the Commission:

I am writing to request that the Commission positively receive and decide upon a petition to be presented by "FIRST STEP" at the meeting on September 11, 2018. This petition asks that a conditional use permit be granted which would allow the placement of 3 (three) trailers on the grounds of the Presbyterian Church. The purpose of these trailers is to provide 3 (three) families who currently, and temporarily, need a stable, safe place in which to live together while they reorganize their lives. The goal is that this shelter will temporarily provide them with a situation where their child or children can enroll in school, where a parent or parents can establish employment, if necessary, and where they can begin steps toward a more stable lifestyle.

There is tremendous need in our community for this type of support for families who find themselves in dire circumstances. I fully support FIRST STEP, I hope the Commission will as well, and I thank the Commission, in advance, for their consideration of this plan.

Sincerely,



Clare S. Hawkins





2190 Spruce St
 PO Box 2514
 Florence, OR 97439

Phone: 541-997-9110
 Fax: 541-997-6546
info@florencefoodshare.org
www.florencefoodshare.org



United Way of Lane County

Florence Food Share is an equal opportunity employer.



Written Testimony regarding Resolution PC 18 23 CUP 04- First Step Pilot Program

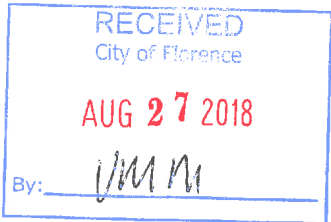
Florence Food Share strongly urges the City of Florence Planning Commission to approve the First Step Pilot Program to provide transitional housing.

Here at Food Share we serve over 100 homeless individuals every month, including children and families. We see first-hand what a struggle it is for homeless people trying to manage the everyday dignities which most of us take for granted, such as keeping clean and dry, eating healthy food, and providing a safe environment for children. While we do not seek or keep specific statistics on where our clients are staying, it appears that some are sleeping in their cars, while others are camping, either in tents or in poorly insulated travel trailers. These trailers are frequently not hooked up to water, sewer or electricity.

First Step's proposal to provide clean, safe transitional housing to individuals and families, along with services from organizations like Food Share, will give these citizens of Florence a critical lifeline and a fighting chance at pulling themselves out of poverty. It will give children in the program the safety and stability they need to concentrate on their schooling. In relieving the adults of the constant worry of housing, it will allow these Florence citizens to focus on their job search, on gaining skills for employment, or resolve other issues that negatively impact them.

When Food Share began offering a food pantry at Spruce and 22nd Street, there was some opposition in the local neighborhood, with a few neighbors worrying that an undesirable element would be introduced to the neighborhood. These concerns proved unfounded. Our clients have proven themselves respectful of our neighbors and of the community at large. Incidents are extremely rare. The location proposed by First Step for its program seems optimal for both its residents and for the Florence community. We urge approval of this much-needed program for Florence.

Florence Food Share Board of Directors





1539 2nd St.
P.O. Box 1606
Florence, OR 97439

Phone: 541-991-7022
E-mail: jack1067@gmail.com

A u g u s t 2 4 , 2 0 1 8

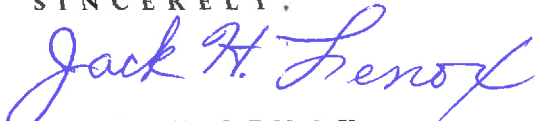
CITY OF FLORENCE
COMMUNITY DEVELOPMENT DEPARTMENT
2675 KINGWOOD STREET
FLORENCE, OREGON 97439-7623

SUBJECT: IN FAVOR OF FIRST STEP PILOT PROGRAM

TO WHOM IT MAY CONCERN,

AS A FLORENCE RESIDENT I WOULD LIKE TO STATE
THAT I AM IN FAVOR OF THE FIRST STEP PILOT PROGRAM
(RESOLUTION PC 1823CUP04).

SINCERELY,


JACK H LENOX



August 24, 2018

To: Florence Planning Department

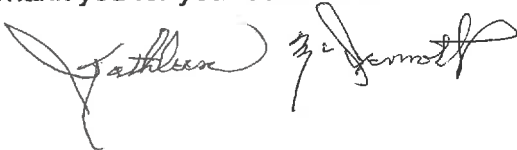
From: Kathleen McDermott
87611 Rhodowood Drive
Florence, OR 97439

Re: First Step

I am writing to express my wholehearted support of First Step. Having been involved in church and civic activities for several years addressing homeless issues, as well as our numerous "working poor" families who simply can't afford the fees, etc. to even rent a home, I believe First Step is indeed just that. It offers families a safe, temporary place to stay while they obtain the help and resources necessary to move to more permanent housing.

The opportunity to provide families a safe place to stay while they are educated and helped to the "next step," will cost the city nothing and can only serve to offer critical help to these folks who can well become viable members of our community.

Thank you for your consideration of this project.



August 23, 2018

Wendy Farley-Campbell
Director of Community Development
City of Florence, Oregon

Dear Ms. Farley-Campbell,

It is my understanding that the First Step program for providing transitional housing to deserving families in Florence will be discussed at an upcoming meeting of the Planning Commission. I write this letter in support of the program. The Board of Directors of First Step has been working diligently and productively for the past two years to design a program that will meet requirements and serve families in need of a starting point to a stable future. Its pilot program will provide three recreational vehicles on the south side of the Siuslaw Presbyterian Church. Each of three families will occupy a home for one year before hopefully transitioning to more permanent dwellings. Families will undergo an application process and be expected to participate in some way to do their part to ensure the success of the program as well as to move themselves forward to becoming constructive members of the community. The site plan has already been drawn. Plans for utilities are being considered.

I have worked with Pastor Greg Wood in the past on the Florence Emergency Cold Weather Shelter project. I am in awe of his leadership ability, his energy and compassion, and his collegial manner of supervision. The cold weather program has proved successful. This greater opportunity to serve those in need deserves the support of the Florence leadership and community. Please study their proposal and look favorably toward granting First Step a conditional use permit to proceed with this much-needed project.

Sincerely,



Judith Preisler
3619 Ocean View Drive
Florence, OR 97439



722 Skookum Dr.

Florence OR 97439

August 22, 2018

Wendy Farley-Campbell, Director

Planning Dept. City of Florence,

2675 Kingwood St.

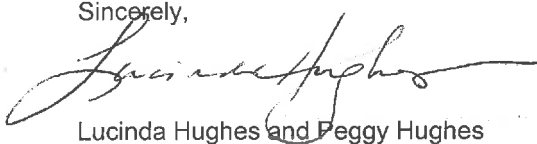
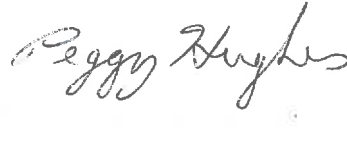
Florence, OR 97439

Dear Director:

It has come to our attention that First Step, a non-profit group, is petitioning the city to allow for a pilot program for the homeless. We are very much in favor of this project. There are many who are homeless only because they need a little help to get themselves into a better situation. This program would provide that help in a structured way.

It is our hope that the city will provide all the approval necessary for the pilot program proposed by the group to move forward on property belonging to the Presbyterian Church.

Sincerely,

Lucinda Hughes and Peggy Hughes



Housing for families in Florence, Oregon:

Wendy Farley-Planning Department

City Council for the City of Florence

No place to put your head or a blanket to warm you. No place for your child or you to lie down or sit down and eat a nourishing meal. There are some places and people who can and are willing to help those who need a safe place to live. I commend the committee, First Step, and those who support their efforts to not just talk about a solution, but have an action plan in place. I believe it is important for our community to step forward and be part of the solution that can make a difference for others who live in Florence.

Some families have jobs, but can't find safe places or any place to live. It is sad to hear children talking about "couch surfing" each night for a place to rest and try to do their homework. I volunteer at a food bank here and see and hear about families and kids who do not have a place to warm or cool food. They will not take food that they cannot heat or cool because they tell us to give it to people who have a place to cook and refrigerate food that needs to be cold. The summer food program that we have is an essential food source for many of our children in Florence. I know the leaders of our Florence community can make a difference in the lives of others. All of us are important parts of this world and we can make it a better and healthier place for children and adults to live. I know we can work together in Florence with First Step to help those without shelter or a place to cook. Together we can make a difference here for the people of Florence.

Ginny Kelly

Ginny Kelly
Box 1312

Florence, Oregon 97439



Ann Lathrop, Ph.D.
88416 First Avenue #229
Florence, OR 97439
541-590-3276
c: 541-255-8818
ann.lathrop@csulb.edu

August 27, 2018

Florence Planning Commission
Florence Planning Department
2675 Kingwood Street
Florence, OR 97439

To: Florence Planning Commission Members

I am writing in strong support of the First Step Pilot Program application. I am a retired educator who has been enjoying living here in Florence for five years.

However, I am increasingly aware of Florence's lack of affordable housing. I am deeply concerned about the negative impact this has on our K-12 students with parents who cannot locate housing that will let them provide a stable home and learning environment. I joined the First Step project committee a year ago to help work toward solving this problem and I truly believe that we can make a difference.

First Step will provide **transitional housing for our own Florence families**. It also will assist them in locating and working with the many community services that can help them in their journey toward self-sufficiency in a stable home. First Step is not a haven for transients nor does it offer to provide long-term housing.

To quote a familiar phrase, First Step is "A hand up rather than a hand out" and I respectfully ask your approval of our application.

Sincerely,



Ann Lathrop



875 7th St
Florence, OR 97439
August 26, 2018

Florence Planning Department
2675 Kingwood Street
Florence, OR 97439

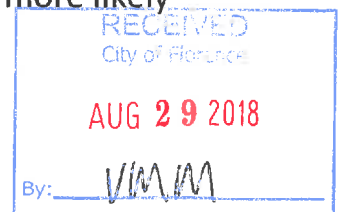
Dear Planning Commission,

I am writing a letter of support for First Step.

This group has been meeting for some time to create transitional housing for Florence residents. I am impressed with the level of collaboration represented by the First Step Board, which includes civic groups, faith communities, and other individuals concerned with the shortage of affordable housing in Florence. Their experience is broad-based with members informed about non-profit organizations, community resources, zoning regulations, and more.

As a lifelong educator and child advocate, member of the Siuslaw School District Board of Directors, and president of the Siuslaw Education Foundation, my particular concern is focused on the impact unstable housing has on students. In a practical sense, students who do not have a stable home are challenged to have a place to study, to keep belongings organized, to have clean clothes, to have regular meals, and to have adequate sleep. Each of these conditions often results in poor school attendance too. In terms of psychological impact, these students find themselves unprepared for learning in a school situation. Some become humiliated or embarrassed by their circumstances and unable to respond to assignments in typical ways. ("Draw a picture of your neighborhood" "Search your backyard for signs of fall" "Write a descriptive story about your bedroom" etc.) Some, unfortunately, experience teasing or peer avoidance. These undermine confidence, self-esteem, and motivation. I don't want to assign that burden to any child.

Research indicates that students who live in poverty are less likely to graduate from high school, less likely to pursue higher education or post high school training programs, less likely to maintain long-term relationships, and more likely



to engage in problematic behaviors like crime, substance abuse, and domestic violence. All of these conditions and behaviors maintain generational poverty. The mission of the Siuslaw School District is “motivating and preparing all students to reach their greatest potential.” School staff, administrators, and School Board members want this for our students, as, I’m sure, do all of you. Allowing First Step to develop its project is, indeed, a first step in that direction.

Students are not the only beneficiaries of First Step’s endeavors. Florence needs to be a city that is attractive to businesses and professionals. The more we can provide a “leg-up” to those who need it, the better it is for the health of Florence overall.

I am confident that First Step has the knowledge and skills to carry out their project goals. I believe that their site selection and operational guidelines are well structured and doable. I believe that over time, this project will reduce the number of homeless families and empower them to break the bonds of generational poverty. Finally, I believe that this project will provide yet another thread for the strong fabric of community that makes Florence such a wonderful place to live.

Most sincerely,



Suzanne Mann-Heintz

875 7th St.

Florence, OR 97439

David G. Moursund, Ph.D.

88416 First Avenue #229

Florence, OR 97439

541-590-3276

c: 541-735-2737

Moursund@uoregon.edu

August 27, 2018

Florence Planning Commission
Florence Planning Department
2675 Kingwood Street
Florence, OR 97439

To: Florence Planning Commission Members

I am a retired University of Oregon professor who bought my first unit here at Driftwood Shore more than fifteen years ago. I now enjoy living here full time and appreciate much that Florence has to offer those of us who retire here.

This letter is to express my complete support of the First Step Pilot Program application. I am well acquainted with several members of the First Step Board, have discussed the project with them in some depth, and I respect and admire their dedication to the concept of providing transitional housing in Florence.

As a "teacher of teachers" in the U. of O. College of Education for more than 35 years, I know a great deal about child development and the impact than an unstable home environment can have on our students. I believe that approving the First Step Pilot Program will be a good "First Step" toward creating transitional housing that can help to provide a better future for our children and respectfully request approval of this application.

Sincerely,



David Moursund



**Tom & Stephanie Gonser
2006 Highway 101, PMB 124
Florence, OR 97439
541.991.6019**

Re: Resolution PC 18 23 CUP 04 — First Step Pilot Program

STATEMENT IN SUPPORT OF PROPOSAL (8/30/2018)

The homeless and affordable housing problems in our community requires no further debate or elaboration. The critical need, which is addressed by this proposal, is for the City to endorse, encourage and support innovative programs that have the potential for successful expansion and replication. First Step's application is a thoughtful, well documented proposal to take advantage of carefully sited available property to test the option of using fully serviced RV sites to provide sheltered living for homeless families. The program includes strict standards of compliance for the families selected; and offers opportunities for the development of skills intended to help these families qualify for employment and permanent housing. The ultimate purpose is to assist them in becoming fully and productively integrated into the community.

The proposed location south of the existing Presbyterian Church building is virtually invisible to Highway 101 or any adjacent street. It is well removed (both in space and visibility) from, all existing homes. The Church property has large commercial RV parks both immediately north and south of it.

The proposed full hookups (water, sewer, electric) at each site will result in each unit being self contained just as in any full service RV park. While few would contend that an RV is a suitable long term alternative to a traditional home or apartment, it is a vast improvement over attempting to live in any type of makeshift tent or other similar exposed outdoor environment. Moreover as a structured "first step" designed to create a path to traditional housing, it offers hope and promise to those presently in need of shelter.

In approving and adopting the proposed First Step plan, it is imperative that the City highlight the critical need this program addresses; and record its interest in seeing this pilot program continue beyond the requested one-year approval if it proves successful. The City has the opportunity to make clear that it welcomes and encourages this type of creative initiative to favorably impact the homeless/affordable housing issue. This level of awareness, appreciation, endorsement, and even "partnership" with the City will be critical in allowing the First Step program successfully to pursue the community support and funding necessary to launch, maintain and expand the program now and into the future.

Respectfully submitted,

Tom and Stephanie Gonser

August 28, 2018

Florence Planning Commission
2675 Kingwood Street
Florence, Oregon 97439

Yesterday I became aware for the first time of the First Step program. Being a resident of Florence the past 18 years, a retired elementary teacher, and mother of a daughter who has a business on Bay Street where job applicants can't find affordable housing, I'm daily made aware of the dire need of housing for the homeless. This basic need is generously being offered by the First Presbyterian Church to provide transitional housing as part of a one-year pilot project. I'm urging the granting of a Conditional Use permit by the Planning Commission for this purpose.

It's a First Step!

Sincerely,

Paula Harrison

Paula Harrison
88 Outer Drive
Florence, OR
97439



Wendy Farley-Campbell, Director
City of Florence, Planning Commission
2675 Kingwood
Florence, OR 97439

August 29, 2018

Dear Wendy


I am writing this letter to support First Step and its application for a one year conditional use permit for its pilot project to provide housing on the Presbyterian Church property. The housing will fill the need for 3 families. But the First Step program is far more comprehensive; providing housing is the just the first step. Housing is the essential first step to assist individuals to rise out of the dystopia of being without shelter, job and social connectedness.

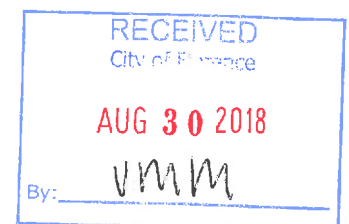
The three families that will be provided a roof over their head (trailers) will also become part of a broader program of rehabilitation, working with other social agencies in the city for them to move from temporary housing into jobs, other housing, and a productive life. The location of this one year pilot project is in the highway district with RV parks nearby.

As far as I have been able to assess, this project fits in with the council's vision of the city, and the special needs that some of its citizens face and the city needs to address. I hope you will agree.

First Step is committed to adhering to the values of the community. They will act as good property managers and as such, they are an asset to our community. This pilot project and the projects to follow will fill a void in city services and will add to value of the city.

I thank you in advance for your commitment to public governing in general and to this project in particular.


Nan Harvey
3285 Munsel Lake Road



Florence Planning Department
2675 Kingwood Street
Florence, OR 97439

To Whom It May Concern;

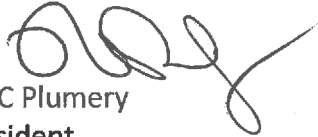
August 26, 2018

I have now lived in this wonderful community for nearly six years, and gotten involved in many community functions and activities. Along the way I have noted that we have a sizable but apparently stable homeless population in our midst. Given the economics of today, it is a wonder that our population of homeless is not larger. Most of these people would, if given a chance, turn their lives around and become productive citizens of our community. They simply lack the means and support to overcome their current avalanche of problems; joblessness, no fixed address, clothing, food and most of all, shelter.

The First Step program will provide a base floor of safe, livable shelter for some of the homeless family in our community. Once they are established in a First Step dwelling, the staff of First Step can guide these folks on the rest of the journey; getting a job, getting the children in school, building some savings, training, and finally a permanent place to live. All this is possible, but first they have to get a safe, clean, comfortable place to sleep at night. First Step is a means to provide this to at least some Florence families.

I urge the Planning Commission to support this noble and much needed endeavor. We cannot solve the crisis facing the homeless, but we can take some small steps to address the problem here in Florence and help these people to make Florence their home.

Sincerely,



Raymond C Plumery
Board President
Florence Unitarian Universalist Fellowship
109 Ocean View Court
Florence, OR 97439



Florence Planning Department
2675 Kingwood Street
Florence, OR 97439

Aug. 29, 2018

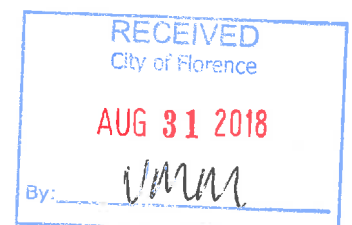
I am writing this letter in support of the "Resolution PC 1823 CUO 04 - First Step Pilot Program" that goes before the Planning Commission on September 5th. My Husband and I have lived in the Florence area for 15 years and volunteer with several organizations including SOS and the ASPIRE program at Siuslaw High School. We have seen first hand how homelessness affects families in this town. We need to address this issue as a community and we believe this "temporary Conditional Use Permit to place three camp trailers on the Presbyterian Church property south of the sanctuary for the purpose of transitional housing" Will be a welcome beginning.

Please support this project. The children are depending on us.

Thank You for your consideration,

David and April Dumas

541-997-2870
83586 Cold Springs Ln.
Florence, OR 97439



families in need. I am in my late 60's and I know how long it takes to find clean - cheap AFFORDABLE housing - I have been on Wind Song and Tanglewade's waiting list since 2014. Still no openings... more than likely someone needs to physically die to render the apartments available.

Please consider allowing this pilot project to unfold - to give some families a chance to see the goodness + beauty that we are in -

Letter to the City of Florence 8-29-18
Supporting Housing for homeless families.

Dear Planning Dept,

I have lived in Florence nearly 20 years - and have seen many homeless people come here looking for the peace that comes with the beauty we are surrounded by - lakes, rivers, ocean, private light houses... there is so much beauty we can share especially with

The town of Florence - it is a good thing always to run on the side of compassion!
Just some thoughts to share with you
Colleen Fulmer

© Linda Maron

Chilmeath
1155 Spruce St.
Florence, OR 97439



Wendy Farley - Campbell,
Planning dept. Director
City of Florence
2675 Kingwood St.
Florence, OR 97439

August 28, 2018

Florence Planning Commission
Florence Planning Department
2675 Kingwood Street
Florence, OR 97439

I am writing in support of the First Step Pilot Program application.

I have been a resident of Florence for just over one year, and I just love this town!
There are so many good people here who are helping others who need assistance.

It seems there are not many long-term affordable rentals available in Florence. This First Step program would be a "first-step" to help families with children have a place to live while in transition and would coordinate with other existing programs to help them become self sufficient.

The Presbyterian Church just wants to place three camping trailers on their property for a one-year pilot program to see how this would work out. I strongly support your approving their application and allowing this to be done.

Sincerely,



deborah larson
88349 2nd avenue
florence, or 97439



Wendy Farley-Campbell

From: smcl <smcl@oregonfast.net>
Sent: Thursday, August 30, 2018 5:44 PM
To: Wendy Farley-Campbell; smcl
Subject: RESOLUTION PC 18 23 CUP 04-FIRST STEP PILOT PROGRAM.

My name is Sharon McLeod. My property at 3895 Spruce Street is adjacent to the Presbyterian Church property. While I do not object to the proposed transitional housing project, I do have some concerns.

The undeveloped "green" areas running behind the westmost property lines of the adjacent Spruce Street homes have become a pedestrian shortcut and pathway. I see and hear people congregating in this area. I frequently smell cigarette smoke. Within the past 30 days, the fire/police departments responded to a significant fire in this area, which had to be extinguished. One of my neighbors told me about finding transients "hanging out" behind his property. I recently had a wood fence erected behind my property for protection and privacy, but this will not protect me from fire and trespassing. Also, a large bear regularly visits this area and could be hazardous to occupants of the transitional housing.

I request that the Presbyterian Church install fencing to prevent access from Church property to adjacent, private, residential properties.

I also request the city code enforcement officer to investigate this trespassing/fire activity which is causing potential fire and other problems for adjacent homeowners and to make his report and recommendations available to all property owners who received written notice of this hearing.

I appreciate your response to my concerns. Thank you.

Sharon McLeod
smcl@oregonfast.net

Sent from my Galaxy Tab A

August 30, 2018

Florence Planning Department
2675 Kingwood Street
Florence, Oregon 97439

We know that on any given day, people with and without jobs are sleeping in their cars, in the woods, in the bushes, and anywhere they can in and around Florence, Oregon. Some of these people are children; some of these children are on their own.

We know that experiencing the hardship of housing insecurity leaves a permanent mark on the person, and barriers that are hard to overcome often cascade like dominoes into the person's future as a result of the trauma.

In Florence, we are fortunate to have a visionary group attempting to address the issue, despite huge attitudinal barriers. This is the First Step project, chaired by Pastor Greg Wood from the First Presbyterian Church.

I support the organization's effort to place three camper trailers on Church Property as a baby step toward addressing this socioeconomic matter. A conditional use permit is required, and I want to ask the city to grant the permit and allow the project to move forward.

Please contact me to discuss this further, if you like.

Thank you for your time and consideration.

Sincerely,



Ivy Medow, MA, CRC, OTA

macrccota@gmail.com

480-229-6244



2020 Willow Loop
Florence, OR 97439
August 28, 2018

City of Florence
Florence Planning Department
2675 Kingwood Street
Florence, OR 97439-7623

SUBJECT: Testimony regarding RESOLUTION PC 18 23 CUP 04 – First Step Pilot Program

As the Elder in charge of buildings and grounds for the Presbyterian Church of the Siuslaw, I wish to submit testimony in favor of the application for temporary Conditional Use Permit for First Step Pilot Program.

First, I foresee no challenges in placing transitional housing on the church property.

Second, The church is blessed with the space and location near stores and school bus stops.

Third, I will be a conduit for neighbors surrounding the church for any concerns.

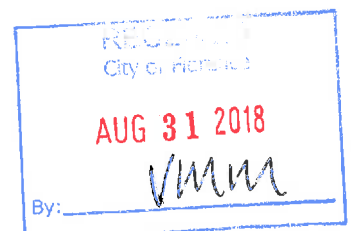
Fourth, I look forward to assisting the members of First Step in this locally much needed project.

I can be reached for further information and/or comments, at (541) 991-3014 or by email at larry.newman12@yahoo.com. Your consideration in this matter is greatly appreciated.

Sincerely,



Larry Newman, Elder





154 42nd Way
Seaside, OR 97139

Aug. 30, 2018



Dear Planning Committee,

I am writing in support of
the First Step project,
Resolution PC 1823 CU004-
First Step Pilot Program.

This temporary Conditional Use
Permit will be a great start
to creating Safe Shelter for
our students.

Safe shelter, a home place,
is the foundation for
development and encouragement
for young persons.

The Presbyterian Church
is to be commended for
providing the place for this sanctuary.
Please vote to approve it. Sincerely,

Carol Strenski



September 1, 2018

City Planning Department
2675 Kingwood Street
Florence, Oregon 97439

Re: First Step

To Whom It May Concern:

My name is Stephanie Spradling, and I am a resident of Florence, Oregon. I am writing you to voice my support for the First Step transitional housing program. Many homeowners such as myself are very concerned about the lack of affordable and available housing in Florence. We enjoy the beauty and amenities here in our lovely town, but we are well aware that Florence will only continue to thrive if its housing issues are addressed.

Where are workers going to be housed? Where can nurses and teachers find affordable and available housing? As housing continues to be scarce and overpriced because of high demand and low supply, families will suffer and fall into homelessness. This is not acceptable.

The First Step program is a small but much needed action to begin to address our housing shortage. Please approve and support this program for our town. The people of Florence recognize the need and benefit of such a program, and we are in favor of these "First Steps."

Sincerely,

Stephanie Spradling
1200 Xylo St.
Florence, OR 97439

cc: Major Joe Henry
Councilor Joshua Greene
Councilor Ron Preisler
Councilor Woody Woodbury
Councilor Susy Lacer



Wendy Farley-Campbell

From: Michael Allen <mikepatallen@earthlink.net>
Sent: Sunday, September 02, 2018 7:59 PM
To: Wendy Farley-Campbell
Cc: Joe Henry; Joshua Greene; Ron Preisler; Susy Lacer; Woody Woodbury; Anne Stern
Subject: Support for First Step

To Members of the Florence City Planning Committee,

We are writing to express our support for a one-year pilot project that "First Step" is requesting to place three trailers at the Presbyterian Church, 3996 Hwy 101, Florence. We appreciate that First Step will be partnering with other appropriate agencies with the goal of bringing families in need to self sufficiency.

A few years ago while hosts at Harbor Vista Park we were approached by Greg Woods, pastor at the Presbyterian Church, to seek arrangements for those in need to stay at the park. Unfortunately, the time frame of two weeks offered by the park was too short to accommodate the longer term requirements to stabilize the families.

First Step's proposal is an excellent opportunity to establish longer term transitional housing for families who wish to become established in our community.

We encourage you to approve this proposal.

Michael and Patricia Allen
87490 Rhodowood Drive
Florence, OR 97439
505-401-7762
mikepatallen@earthlink.net



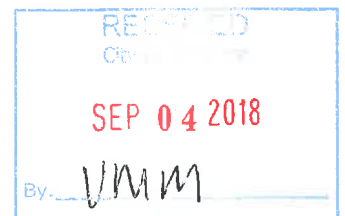
Wendy Farley-Campbell

From: Donna Gregg <greggdj@outlook.com>
Sent: Sunday, September 02, 2018 3:32 PM
To: Wendy Farley-Campbell
Subject: First Step

I am in support of the proposed First Step project in Florence. It should be the goal of our leaders as well as citizens to help those in need.

Donna Gregg
Florence, Oregon

Get [Outlook for iOS](#)



Wendy Farley-Campbell

From: jenvel@oregonfast.net
Sent: Sunday, September 02, 2018 5:33 PM
To: Wendy Farley-Campbell
Subject: First Step Pilot Program

To Wendy FarleyCampbell, planning director.

cc Joe Henry, mayor.
Council
Joshua Greene
Ron Preisler
Woody Woodbury
Susy Lacer

The great concern that the city has shown towards helping temporarily un-housed children and parents find a 'bridge home' as they wait for more permanent housing to materialize that they can afford in this tight rental market, could be well served by the efforts of Pastor Greg Wood and his fellow church members and their First Step program.

They wish to make their church property available for 3 small mobile housing units.

The church is surrounded by woodland riparian vegetation with no immediate neighbors to disturb. Their plan and dedication to help single Moms and dependent teens to have a place to live while they find work and go to school is laudable. The health and safety of children trying to complete their education over the winter months must be considered. Helping a child complete a High school education and graduate will benefit everyone.

- First Step is requesting that only 3 trailers be placed on church property for the one year conditional use permit. This is a one year pilot program.
- First Step is creating an environment for participants to move from temporary housing into jobs, other housing, and a productive life.
- The location is in the highway district and there are already two RV parks nearby.
- First step will have rules and regulations in place as well as expectations that their tenants will contribute monetarily or by in-kind work.
- First Step will be partnering with other appropriate agencies with the goal of bringing the tenants to self sufficiency.
- First Step is focusing on families with children.

Thank you for your consideration.

Jenny Velinty
419 Sherwood Loop
Florence OR 97439



September 3, 2018

City Planning Department
City of Florence, Oregon

To all members of the Planning Department, Mayor, and City Councilors

To all concerned,

"First Step" is requesting that three trailers may be placed under the guidelines developed by First Step (see below). Location is the Presbyterian Church, 3996 Hwy 101, Florence.

Please consider approving this very professional group, First step in their efforts for the following:

- First Step is requesting that only 3 trailers be placed on church property for one-year conditional use permit. This is just for a one-year pilot program.
- First Step is creating an environment for participants to move from temporary housing into jobs, other housing, and a productive life.
- The location is in the highway district and there are already two RV parks nearby.
- First step will have rules and regulations in place as well as expectations that their tenants will contribute monetarily or by in-kind work.
- First Step will be partnering with other appropriate agencies with the goal of bringing the tenants to self-sufficiency.
- First Step is focusing on families with children.

First Step is very low risk and will help

Thank you for your efforts in this matter,

Eileen Angilletta
2283 17th Street
Florence, OR 97439

cc

Joshua Greene
Ron Preisler
Woody Woodbury
Susy Lacer



Wendy Farley-Campbell

From: mademail2@charter.net
Sent: Monday, September 03, 2018 4:10 PM
To: Wendy Farley-Campbell
Subject: Presbyterian Church plan

The Florence City Council
The Florence Planning Department
2675 Kingwood St.
Florence, OR 97439

Dear Council:

We support the plan of the Florence Presbyterian Church to install 3 trailers on their property for the purpose of transitional housing for K-12 students. We must help the homeless and encourage students. This must be very stressful for them. Anything we can do or the church can do to help these students is good for all of us.

Sincerely,
Madelyne Barnett
Rollin Olson
2201 13th Street
Florence OR 97439

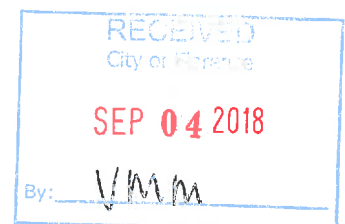


Wendy Farley-Campbell

From: Daphne Jones <dj97439@yahoo.com>
Sent: Monday, September 03, 2018 9:43 AM
To: Wendy Farley-Campbell
Subject: First Step housing plan

I was sent a notice about the First Step plan for the housing trailers. I think it's a great idea. This is doing something when not a lot of things are getting done about homeless people. I have been homeless before, so I know it's a good idea. Please help this come to fruition.

Thank you,
Daphne Jones



Wendy Farley-Campbell

From: Lynne & Cliff Lansdon's <lyncliff@oregonfast.net>
Sent: Monday, September 03, 2018 7:47 AM
To: Wendy Farley-Campbell
Subject: First Step

I am communicating my support for the pilot project. This area desperately needs housing and this is a small effort to prove these projects add to the quality of life for those who are finally able to live legally, in peace, and for the community they serve.

Thank you for agreeing to the pilot project. Please monitor it personally so you can witness the changes with this positive action.

Lynne Lansdon
8483 Duncan Island
Mapleton, OR 97453



Wendy Farley-Campbell

From: Liat Meller <lmeller@threeriverscasino.com>
Sent: Monday, September 03, 2018 9:37 AM
To: Wendy Farley-Campbell
Subject: First Step Support

To whom it may concern

I strongly support First Step that wish to place 3 trailers on church property for the one year conditional use permit. First Step is creating an environment for participants to move from temporary housing into jobs, other housing, and a productive life.

They will have rules and regulations in place as well as expectations that their tenants will contribute monetarily or by in-kind work.

First Step is focusing on families with children.

I urge you to approve their project.

Sincerely,

Liat Meller
Payroll Specialist
Three Rivers Casino Resort
5647 Hwy 126, Florence, OR 97439
www.threeriverscasino.com
Phone: 541-997-7529 x2219
Direct: 541-902-6513
FAX: 541-902-6529

Three Rivers Casino & Hotel is **Silver** certified by **Green Seal™, Inc.** under one of the toughest national environmental standards GS-33 based on waste minimization, water and energy efficiency, hazardous substance handling, and environmental purchasing policy. GreenSeal.org.

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, disclosure and or dissemination by any means electronic or otherwise is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact Three Rivers Casino and Hotel at (541) 997-7529 x5004 immediately and destroy all copies of this communication.



Hans and Karin Radtke
6340 Tenmile Crk Rd, Lane County
PO Box 244, Yachats OR 97498

September 3, 2018

City of Florence
Planning Dept
2675 Kingwood St
Florence OR 97439

Subject: Request for support of a pilot project on church property for transitional housing

Although we do not live within the City of Florence, it is the closest to us and we enjoy participating in the many services that are offered here, including attending civic events and participating in public discussions relating to this community.

We strongly support the plan that is being proposed to place three trailers for transitional housing at the Presbyterian Church. As a community we have all become aware of a lack of affordable housing for working families. The City has provided opportunities for the public to give input about solutions and there have been many discussions and suggestions by various groups.

This proposal by First Step for a pilot project has been given much thought and is based on a small-scale practical solution for a few families with children. This will be an environment where the families can be helped to move into jobs, and other housing where they will be self-sufficient.

The area off Hwy 101 would not be adversely impacted. There are RV parks nearby.

Thank you for your consideration of this small but important project to help working families in Florence.

Hans and Karin Radtke



Hans and Karin Radtke
6340 Tenmile Crk Rd, Lane County
PO Box 244, Yachats OR 97498

September 3, 2018

City of Florence
Planning Dept
2675 Kingwood St
Florence OR 97439

Subject: Request for support of a pilot project on church property for transitional housing

Although we do not live within the City of Florence, it is the closest to us and we enjoy participating in the many services that are offered here, including attending civic events and participating in public discussions relating to this community.

We strongly support the plan that is being proposed to place three trailers for transitional housing at the Presbyterian Church. As a community we have all become aware of a lack of affordable housing for working families. The City has provided opportunities for the public to give input about solutions and there have been many discussions and suggestions by various groups.

This proposal by First Step for a pilot project has been given much thought and is based on a small-scale practical solution for a few families with children. This will be an environment where the families can be helped to move into jobs, and other housing where they will be self-sufficient.

The area off Hwy 101 would not be adversely impacted. There are RV parks nearby.

Thank you for your consideration of this small but important project to help working families in Florence.

Hans & Karin Radtke

Hans and Karin Radtke



Susan Armstrong
9201 N. Fork Siuslaw Rd.
Florence, OR 97439
skas1031@gmail.com 541-997-5255

City Planning Committee
2675 Kingwood St.
Florence, OR 97439

c/o: Wendy Farley Campbell

Dear Planning Committee,

I am strongly voicing my support of the First Step organization be approved for its pilot program to place three trailers in a local church parking lot. The goal of providing families with temporary housing as a first step to a more secure and useful life must be supported by our local government.

Sincerely,



Susan Armstrong



September 2, 2018

Wendy Farley-Campbell, Director
Planning Department
City of Florence
2675 Kingwood St.

Re: First Step Pilot Program

As a longtime FoodShare volunteer I have witnessed much poverty and homelessness in our community. People and especially families with children need a helping hand—not just a handout.

I support the First Step Pilot Program. Families with support—housing, counseling, and help with job search are much more likely to break the cycle of poverty. Their children will do better in school and have a better chance of later success.

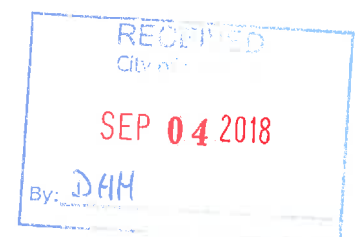
The location proposed is good and proper guidelines for the tenants will ensure a positive result for the tenants and for the City of Florence.

Thank you for taking my concerns into account—I hope this project is approved.

Sincerely,

Karen Baylis
1780 Willow Loop
Florence

Karen Baylis
kayle1@gmail.com



145 Outer Drive
Florence, OR 97439
September 4, 2018

Wendy Farley-Campbell
Director of Planning Commission
2675 Kingwood Ave
Florence, OR 97439

Dear Director Farley-Campbell:

This letter is in support of the proposal by First Step to provide temporary housing for three families on church property at the Presbyterian Church of the Siuslaw.

As a member of the community who lives nearby, I have no worries about this project or the people involved. On the contrary, I feel it could very well be a model for creating decent housing for people who otherwise would not have a place to live. People who receive humane treatment in time of need often go on to help others in turn. This project embodies loving Christian values that are so often spoken of, but in many cases are unfortunately not incorporated into our daily lives.

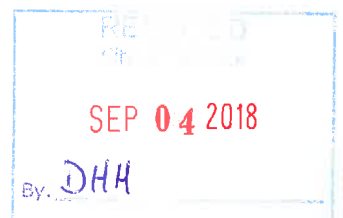
This appears to be a well-considered plan, and I urge the support of the Planning Commission.

Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read "Vicki Dunaway", with a long horizontal flourish extending to the right.

Vicki Dunaway





Ms. Donna Embree
4900 Darlings Loop
Florence, OR 97439-8308

aug 29 2018

So many changes since we were vacationers in Florence in the 1960's. We built a home and have been permanent residents since 1988.

Our Methodist church here responded to people knocking on our door asking for food, by setting up a twice a week Free Lunch program in 1990. It met a community need.

Now we hear stories and requests for shelter and for a home base to park without harassment. Those that have a home base are able to make better choices in their lives.

I support the First Step project. This is a community need for our fine city.

Donna L Embree

SEP 04 2018

VMM

P. O. Box 1141
Florence, OR 97439
541-997-9046

September 4, 2018

Florence Planning Commission
Attn: Wendy Farley-Campbell
2685 Kingwood st.
Florence, OR 97439

Please add my voice in support of the proposal for First Step's partnership with the Florence Episcopal Church to place three transitional housing units on its Highway 101 property.

This is being requested as a one year pilot program to provide transitional housing to our at risk populations in The Siuslaw Region.

Through this program, First Step would be creating an environment for participants to move from temporary housing into jobs, other housing, and productive life choices.

This will be a huge benefit to families with children. At a time when alarming numbers of students attending our area schools are either homeless, living in uncertain housing situations, and facing food and hunger issues, the possibilities that three families could have secure and safe housing is paramount.

Please grant approval to this conditional use permit and give First Step an opportunity to create a successful housing assistance program in our community.

Thank you very much for your consideration of this proposal.

Sincerely yours,

Rebecca Goehring



1325 20th Street
Florence, OR 97439

August 31, 2018

Florence Planning Department
2675 Kingwood Street
Florence, OR 97439

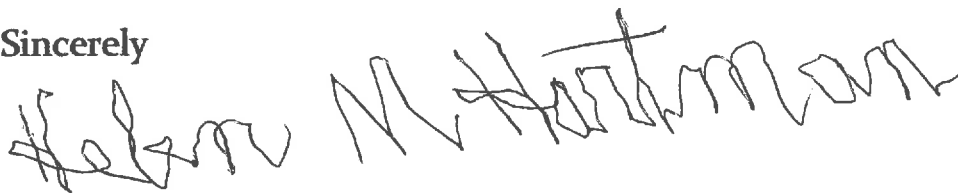
Dear Planning Department:

I am writing in support of the temporary conditional use permit being requested by First Step for three camp trailers at the Florence First Presbyterian Church.

Florence is in desperate need of transitional housing for families and individuals. The three camp trailers being suggested by First Step will provide safe and secure housing for some of our most vulnerable citizens. The number of our K-12 students without housing is sad; no child should be without housing. How can these students give their all in the classroom when they lack such basic needs? How can we ask their parents to properly participate in their children's education when they don't even know where they will sleep for the night?

I urge you to do the ethical thing and give a temporary conditional use permit to First Step for the three camp trailers. Thank you for your time and consideration.

Sincerely



Helen M. Hartman



Elizabeth Hatcher
343 Northridge Dr
Florence, OR 97439
541-590-3486
hatcherb13@gmail.com
9/3/2018

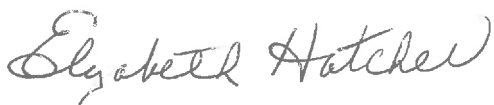
Florence Planning Department
2675 Kingwood St
Florence, OR 97439

To Whom It Might Concern:

I am a resident of Florence and I am concerned about the housing crisis our community is experiencing. Homelessness is an increasing problem which impacts the entire community. We must find some way to mitigate this problem.

I understand that there is a group of community members working on this issue, the First Step project chaired by Greg Wood. I fully support the pilot program to provide transitional housing on the Florence First Presbyterian Church property. I urge you to approve the Conditional Use Permit required to commence this pilot program.

Sincerely,



Elizabeth Hatcher



Wandy Farley - Campbell
Director of Homeless Planning Dept.

Re: First Steps

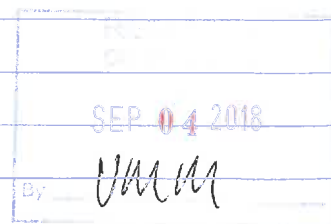
We feel that the approach of providing a home and address for a homeless family is a functional path to moving someone with little hope of a future, to solid steps forward and upward.

In order to get a job, register for school, open a bank account etc, all require a physical, permanent address.

The citizens of this community want to help those less fortunate. This First Step Program is something that fulfills that need.

The churches of this community are to be commended for offering this opportunity.

Thank You,
Bob and Jody Holland



9-2-18

Dear Wendy Farley Campbell
Director, Florence Planning Department

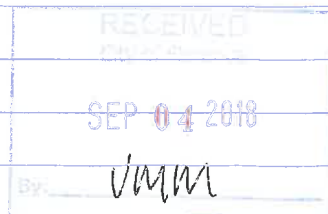
Dear Ms Farley,

It has come to my attention that there is a program called first step for helping those in our community to be able to have a roof over their heads! I feel this would truly help those in need and give them the safety and security to be more prosperous in their future.

I am part of the United Methodist Church and volunteer in the free lunch program and our monthly community dinner so I see first hand the need of safe housing.

I pray you find it in your heart to be able to help those who need a hand. Then we pray all will lend a hand to help up those in need.

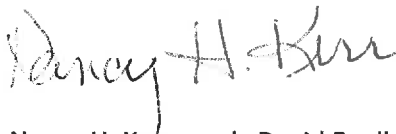
Sincerely Teresa Jackson
122 Park Village Loop
Florence, OR 97439
541-636-6101
roscoe.teresaj@ gmail.com



Florence Planning Department:

We are writing to express our support for the application by the group First Step, chaired by Greg Wood, for a Conditional Use Permit to place trailers on the property of Florence First Presbyterian Church for the "purpose of transitional housing." The trailers are intended to provide safe overnight housing for homeless school children in Florence. We believe that the efforts by First Step represent a reasonable solution to the persistent problems faced by children without stable places to stay.

Sincerely,



Nancy H. Kerr and David Foulkes

90339 Highway 101

Florence OR 97439

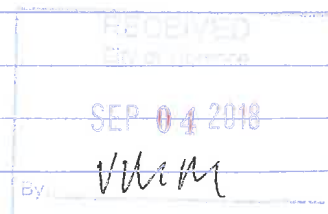


Sept. 2

Dear Wendy Farley-Campbell

There are a lot of families that need help and we need to provide this help. Please allow First Step to provide trailers for homeless families -

Betty Livingston
89710 Ben Bunch Rd. Florence



Wendy Farley-Campbell

From: Liz McClellan <lizykrak@yahoo.com>
Sent: Tuesday, September 04, 2018 10:44 AM
To: Wendy Farley-Campbell
Subject: To: City Planning Dept, in support of the First Step program

Dear Mayor Henry, and Council members Greene, Preisler, Woodbury, and Lacer,

I have lived in Florence for about 10 years and have noticed a great need for low-income or transitional type housing! I myself am a single parent who sometimes struggles to make ends meet, especially as I deal with the high cost of living and expenses associated with continuing my education.

I have been fortunate enough to have the support of family and friends who have helped me and my family through rough spots. At times in the past, all I needed was a little help to get to the next step. Not all families have this luxury, and the kids are often the ones who suffer the worst effects. If kids are going to be able to break out of poverty and cycles of addiction/abuse/etc., they must be able to concentrate at school, and they cannot do this if their basic needs are not met. Programs like the First Step Program are so important, even if they help only a few kids!

Please give serious consideration to how your decision could help families, and thanks for your service to our community!

Sincerely,

Liz M.



Wendy Farley-Campbell

From: nancyn@efn.org
Sent: Tuesday, September 04, 2018 10:12 AM
To: Wendy Farley-Campbell
Subject: First Step

Wendy,

I support the 1st Step pilot program to allow 3 trailers on church property. As a former Lane County planning commissioner, I am aware that existing regulations in Florence don't allow for this. However, both Eugene and Springfield have successful programs with trailers so this is not an untried concept. Clearly there is a need for this type of temporary housing. I sincerely hope Florence can find a way to allow this program.

Nancy Nichols



September 2, 2019

Wendy Farley - Campbell
Director, Florence Planning Department

Dear Mrs Farley:

Both in my personal life and in my role as Executive Chairman of the Free Lunch Program, I am aware of, and honored to be helpful to families and individuals in our community who are homeless. The need for affordable housing is great - hard-working parents are forced to choose between feeding their children and paying astronomical rents. I urge you to support the First Steps proposal for making trailers available at the Presbyterian Church of the Sinslow for homeless families.

Thank you for your consideration.

Sincerely,
Cynthia D Orr
Cynthia D Orr
Executive Chair
Free Lunch Program
83541 Jensen Ln
Florence, OR 97439

RECEIVED
SEP 04 2018
By: <i>MM</i>

TO:
Florence Housing Department
2675 Kingwood Street
Florence, Oregon 97439

Sept 1, 2018

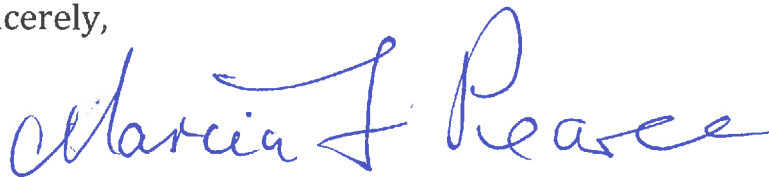
Resolution PC 18 23 CUP 04 – First Step Pilot Program

Florence City Code, Title 10

To whom it may concern, I am encouraging members of the Florence Planning Commission, to give serious consideration and support to the First Step request, for approval of a temporary Conditional Use Permit. This permit will enable three camp trailers to be placed on the Presbyterian Church property south of the sanctuary for the purpose of safely housing homeless K-12 students, overnight.

As a retired, eighty – two year old minister, a former abandoned child myself, I cannot more strongly support such a worthy trial project .

Sincerely,



Rev. Dr. Marcia F. Pearce

1601 Rhododendron Drive, #501
Florence, OR 97439



September 1, 2018

City of Florence

Attn: Wendy Farley-Campbell, Director, Planning Dept.,
City of Florence, 2675 Kingwood St., Florence, OR 97439

Dear Ms Campbell and Florence Board of Directors:

I have lived in Florence six years, and I feel very fortunate to live in such a beautiful place. However, it saddens me to see so many homeless in our town . . . men, women, young, old, veterans, and families with children and babies.

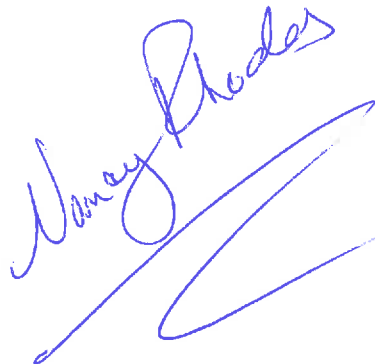
About two years ago I volunteered at the Presbyterian Church for the winter Warming Center. I met Pastor Greg Wood who helped in running the shelter. I was impressed by the countless volunteers that made the shelter happen, providing not just food, but support and kindness to the many homeless that passed through on those chilly nights. Working to check people in (young, old, families with children), I reminded myself that I, or any of us, could someday be in their shoes. One catastrophic illness for myself or a loved one (like my son) and life changes!

It didn't go unnoticed that most of the folks I checked in were sincerely appreciative for the shelter. But sadly, this is the only shelter available and--obviously--it is limited to the coldest of winter nights.

I strongly urge you to allow First Step to place three trailers on the Presbyterian Church land south of the Church. These trailers will provide housing to families and children who desperately need help. As you may know, First Step will have strict rules such as no drinking, drugs or violence. First step will be providing an opportunity for people to get back on their feet and become contributing members to our community. Through counseling and training they will learn to set goals, obtain employment and secure housing within the year.

This is an exciting proposal, and I really hope and pray that you will permit First Step to proceed. Thank you very much for your kind attention.

Sincerely,
Nancy Rhodes
9 Mariners Lane
Florence, OR 97439
(415-497-4083)



Wendy Farley-Campbell

From: Milton Nelson <masflo222@gmail.com>
Sent: Tuesday, September 04, 2018 12:39 PM
To: Wendy Farley-Campbell
Subject: Conditional Use Permit

I write about the Housing First Request to approve the Housing First request to allow three housing units for a maximum of one year to prove that the organization can adequately screen applicant families and provide sufficient supportive services to restore said families to stability in the community. In spite of possible objections of nearby neighbors and the commercial zone of the proposed usage, which is adequately positioned away from the highway where commercial uses would actually work, the proposed conditions are adequate to give this trial a reasonable chance to succeed. Requiring a fixed number of support letters seems to me to be over-kill. Approve the application as submitted. Only then can the community learn whether the plan will work.

Sincerely,

Milton L. Nelson
1451 Spruce St. #323
Florence, OR 98439



Dear Mr. Farley Campbell,

We all know that housing is a big problem in Florence. First Steps has a viable solution that will help many people. Helping individual citizens will help our whole community. Please do what you can to remove any barriers to this program.

Sincerely,

Jeanie Schmitt
1012 9th St
Florence OR 97439

RECEIVED CIVIL RIGHTS
SEP 04 2018
By: <i>Umm</i>

August 31, 2018

Wendy - Farley - Campbell, Director

To: The Florence Planning Commission

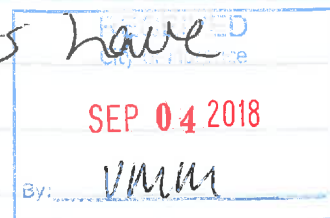
From: Catherine Shaker, retired LCSW

This is a letter of endorsement for First Step and their request to be allowed to site three RV's on Presbyterian Church land to assist homeless families in a one year pilot project.

I have been involved with homeless families and individuals in Florence for the last four years through volunteering with The Florence Emergency Cold Weather Shelter, Helping Hands and the Free Lunch Program at the Methodist Church. I also was a part of creating both the Cold Weather Shelter and First Step.

Most every church in our community is making efforts to assist our homeless citizens.

Many of our people have become homeless because their rents have been doubled.



First Step has guidelines and rules for people receiving help. No drugs or alcohol, No violence. The people will be receiving counseling and guidance to assist them into permanent housing situations.

I have been assisting a woman who has been homeless for six years. She will move into her own place in September. Homeless people need help to get out of homelessness. They are creative, vibrant people with incredible survival skills. I am watching the woman I am helping blossom. She is thinking about ways she can help others now that she will have a home.

People deserve to have help. First step will help people who will give back to our community.

Please give this program and our people the chance that it and they deserve.

Thank you —

Catherine B. Shaffer

RECEIVED
SEP 04 2018
VMM

9-3-18

To: Wendy Farley Campbell
Director of Florence Planning Dept.

From: Catherine Shafer, retired social worker
1600 Rhododendron Dr. Sp. 254
Florence, OR 97439

Re: First Step Approval

This is my second letter. I forgot to include my address on my first letter.

I also wanted to add that people fear that if we create housing for homeless people, we will be encouraging more homeless people to move here.

1. Studies have shown that almost 90% of the homeless population in any city in the U.S. have always been residents of that city.

2. Creating affordable housing will help us fill jobs that are available in our community.

3. We could be a model city by becoming creative in how we help our citizens who can no longer afford our outrageous rents that have doubled in the last few years.

4. Please vote to allow First^{step} to start the process by creating a tiny RV park on the Presbyterian Church land.

Thank you
Catherine Shafer

Wendy Farley-Campbell

From: JJ Skarda home <jjskarda@msn.com>
Sent: Tuesday, September 04, 2018 10:52 AM
To: Wendy Farley-Campbell
Subject: Support First Step

Hello Wendy,

I am writing in support of the Frist Step Program.

Thank you,
John Skarda
88452 Collard Lake Rd.
Florence OR 97439
541-902-1450



September 1, 2018

City Planning Department
2675 Kingwood Street
Florence, Oregon 97439

Re: First Step

To Whom It May Concern:

As a Florence resident for seven years and the owner of Pacific Pines RV Park, I have become very familiar with the affordable housing crisis in Florence. Many residents in RV parks are there because it is less expensive than any available rental property in this community.

As a member of the Habitat for Humanity Board of Directors for six years and as acting Executive Director for several months, I was constantly reminded about the lack of affordable housing in Florence.

I am now a member of the Florence Housing Coalition (FLOHOCO), which was formed in 2017 to address the local housing issues through creation of construction workforce training and introduction of Accessory Dwelling Units (ADUs) into the Florence community.

As a member of FLOHOCO, I have become very familiar with the First Step proposal being presented to the City Planning Department and would vigorously encourage approval of its proposed solution for housing families with children.

Thank you for your support in this matter.

Sincerely,



Linda Stent
4969 Heceta Beach Road
Florence, Oregon 97439
541-844-5573

cc: Major Joe Henry
Councilor Joshua Greene
Councilor Ron Preisler
Councilor Woody Woodbury
Councilor Susy Lacer



PC 18 23 CUP 04 – First Step Pilot Program

Public Testimony

Received 9/4/2018

Testimony begins:

To the Planning Commission:

I am in favor of this temporary permit, Resolution PC 18 23 CUP 04. The one-year pilot program is indeed a well-thought-out start to housing needs for homeless visitors to Florence. The Presbyterian congregation and leaders should be encouraged in this charitable outreach by unanimous approval by our Planning Commission.

Please add my name to the list of citizens in favor of said Resolution.

Susan Sweatt
2875 Munsel Lake Road
Florence, OR 97439
541-902-8878

Florence Planning Department
2675 Kingwood Street
Florence, OR 97439

Dear Florence Planning Department,

I am writing in support of transitional housing under discussion by the First Step project (Resolution PC 18 23 CUP 04 - First Step Pilot Program), to be hosted at the Presbyterian Church. Homelessness has not been fully addressed in Florence, and this would be a positive step in that direction. This is a pilot program and deserves a one year chance, unless there is a better solution to address this growing problem. Please support this Conditional Use Permit and all the upstanding people engaged in this project.

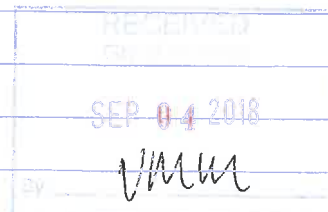
Sincerely,
Susan M. Theaker
1600 Rhododendron Drive,
Florence, Oregon 97439



Wendy Farley-Campbell

There are so many families who need help. We hope you will allow "First Step" to aid these families. Please do what you can to get this going.

Thank you
Barb Walker
2390 E. 20th St.
Florence, OR 97439



Wendy Farley-Campbell

From: Sandy Todd <sandy@pacific101.com>
Sent: Tuesday, September 04, 2018 1:12 PM
To: Wendy Farley-Campbell
Subject: First Step Housing

Dear Ms. Farley-Campbell:

As a member of last year's Florence Housing and Economic Opportunity Project, I would like to express my support of First Step and the transitional housing project.

I recall at the very first meeting of the HEOP Committee that the primary focus of every member was housing for low-income families, which I was pleased to hear as I knew Florence is not always the most welcoming to people without means. One member even said "The rich can take care of themselves".

As we moved forward in the process, a number of solutions to Florence's housing crisis were discussed. Along with ADUs, cottage units, mixed-use, and manufactured home developments, the idea of more RV parks was considered. The economic reality of many working people was at the forefront in the minds of most members of the committee, to the point of recognizing that we are in an economic climate where RVs may well be the only type of housing affordable to some.

While the First Step transitional project does not seek to create recreational vehicles as permanent housing for anyone, it is an important part of the Florence housing solution. Connecting families with housing first, and both friendly support and local services is a proven method of creating lifelong stability.

I have sat in on a few First Step meetings after the completion of HEOP's work and I can attest to the thoroughness with which they have given every step of this project. They have diligently sought to adhere to all city, state and federal standards from city planning to equal rights. They have researched best practices from many similar projects in order to create policies and procedures to ensure safety and good neighborhood stewardship. I do not think there is a more caring and responsible group to take on this task in Florence.

We can no longer put our heads in the sand regarding the variety of housing needs in Florence. It is not sufficient or accurate to say that Eugene has better services, as I recently was told by a local police officer. It is not true for one, and is a complete abdication of our responsibilities as a City and as human beings. I urge you to offer your support for this project.

Kind Regards,

Sandy Todd

--
Sandy Todd
Florence Oregon
541-991-6735

<https://www.facebook.com/sandy.todd.169>



Sally Wantz
2190 13th Street
Florence OR 97439

September 4, 2018

Florence Planning Commission
Attn: Wendy Farley-Campbell
2685 Kingwood Street
Florence OR 97439

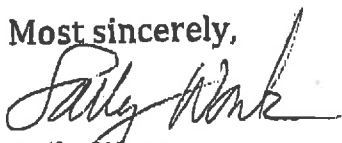
Fax: (541) 997-4109

Please add my voice in support of the proposal for First Step's partnership with the Florence Episcopal Church (with full support from members and friend of the Florence Unitarian Universalist Fellowship) to place three transitional housing units on its Hwy 101 property. This is being requested as a one-year pilot program to provide transitional housing to our at-risk population in the Siuslaw region. Through this program First Step would create an environment for participants to move from temporary housing into jobs, other housing, and/or productive life choices.

This will be a huge benefit to employers whose families with children often struggle with those basic needs that so many of us take for granted. At a time when alarming numbers of students attending our area schools are either homeless, living in uncertain housing situations, and facing food and hunger issues, the possibilities that three families could have secure and save housing is paramount.

Please grant approval to this conditioned use permit and give First Step an opportunity to create a successful housing assistance program in our community. It's the right step in the right direction for First Step and Florence.

Most sincerely,


Sally Wantz



September 4, 2018

Wendy Farley-Campbell
City Planning Department
2675 Kingwood St.
Florence, OR 97439

Dear Ms. Campbell:

I realize this is short notice, but I have become very familiar with the housing needs that our community and feel strongly that this is a good "First Step" to a solution and worthy of your immediate attention.

Pastor Wood of the Presbyterian Church of the Siuslaw has formed a community program with the focus of assisting struggling unhoused families with children called First Step. The program is requesting permission to place 3 mobile homes on the Presbyterian Church property for a pilot program with a one-year conditional use permit. The church property is in the highway district close to two other RV parks.

Participants of the First Step program will be in an environment that helps them move from temporary housing into jobs, other housing, and a productive life with the goal of bringing tenants to self-sufficiency. There will be rules and regulations for the tenants and they will be expected to contribute monetarily or by working within the First Step community.

I strongly support this low-risk program and the proposal being presented to the city Planning Committee. I believe that our community will benefit by this proposal and that First Step's leadership has the professionalism needed to succeed. I encourage you to approve their request.

Sincerely,

Joseph Washington
112 Park Village Loop
Florence, OR 97439



September 4, 2018

City Planning Department
2675 Kingwood St.
Florence, OR 97439

To Whom It May Concern:

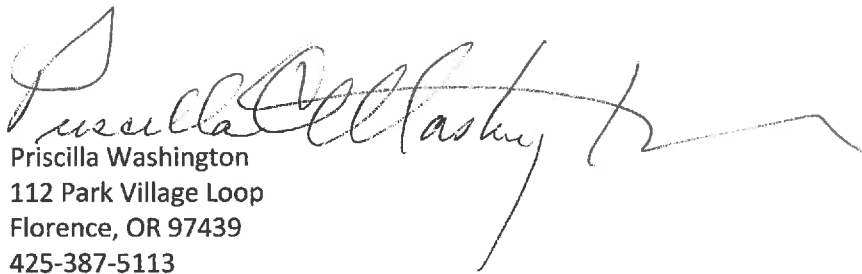
As a long-term resident of Florence, I have become very familiar with the housing needs that our community faces. To address this, the Pastor of the Presbyterian Church of the Siuslaw has formed a community program called First Step. The focus of the program is to assist struggling unsheltered families with children.

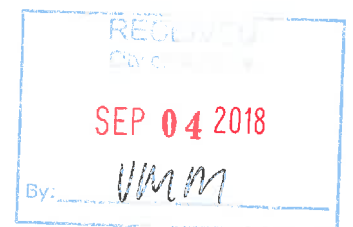
First Step is requesting permission to place 3 mobile homes on the Presbyterian Church property for a pilot program with a one-year conditional use permit. The church property is in the highway district close to two other RV parks.

The tenant participants of the First Step program will be in an environment that helps them move from temporary housing into jobs, other housing, and a productive life. First Step will have rules and regulations for the tenants with the goal of bringing tenants to self-sufficiency. They will be expected to contribute monetarily or by working within the First Step community.

I strongly support this program and the proposal being presented to the city Planning Committee. I believe that it will benefit our community with the ethics and momentum to succeed. I encourage you to approve the First Step request.

Sincerely,


Priscilla Washington
112 Park Village Loop
Florence, OR 97439
425-387-5113



September 2, 2018

Florence Planning Commission
2675 Kingwood
Florence, OR 97439



First Step Proposal

I am writing on behalf of the Presbyterian Church of the Siuslaw. As the pastor of the church and in my role with First Step, I have been very involved in the design of the First Step program and in negotiating the use of the church property.

The congregation is cautiously enthusiastic about the First Step Program, and is in near unanimous agreement that it be allowed to use the church property for its pilot program. The one concern that has been raised to me is that the program not be permanent lest it hamper future expansion plans of the church.

We have heard from neighbors, and continue in conversation with them about the program. First Step and the church are aware of previous problems from car campers and others in the neighborhood. Both First Step and the church have built into the program opportunities for feedback, problem solving, and if necessary the early termination of the program should positive remedies prove to be unattainable.

Overall, the congregation feels that the program, through the use of the church property, will further the positive impact the church has on the community.

The location of the three RV sites should have little or no impact on the work and worship of the congregation. In addition the First Step site will be nearly unnoticeable from Highway 101. We also feel that there is adequate buffer between the site and adjacent neighbors.

Having three families on site should also deter the number of "campers" who find the property an attractive waypoint in their travels.

We feel that the Florence Planning Commission should approve the Conditional Use Application from First Step; and as the pastor of the church I wholeheartedly encourage you to do so.

Sincerely,

Rev. Greg Wood
Pastor, Presbyterian Church of the Siuslaw



Wendy Farley-Campbell

From: Linda Yoder <lindayoder@hotmail.com>
Sent: Tuesday, September 04, 2018 4:01 PM
To: Wendy Farley-Campbell
Subject: Transitional Housing - First Step

Wendy,

Please list me as a supporter of First Step, the Florence organization begun to address transitional housing for families in distress, in seeking permission from the City of Florence to proceed with its one-year, conditional use permit for the site at the Presbyterian Church of the Siuslaw.

I know most of the members of the board personally, and I have confidence in their dedication to building the program, as well as their conscientiousness and attention to detail. They come from many faith communities, including my own, and have witnessed families in housing distress. I have met with them at various times over the past two years and have seen their dedication to building this program.

In addition, I have heard a number of people in the community express support for a transitional housing program. If First Step's plans prove to be viable during a trial period of the coming year, it can assist the city without a cost burden to it.

I am confident that the program will run smoothly, and that any challenges that arise will be addressed quickly and appropriately.

I have looked at the site and consider it sound. First Step is asking for a one-year conditional-use permit for its pilot program to place a maximum of 3 trailers on the site. By limiting occupancy to families, it is making the attempt to reach the most vulnerable – but most responsible – people who face homelessness.

First Step is drafting regulations listing its expectations that tenants contribute monetarily or by in-kind work, and is partnering with appropriate agencies to bring tenants to self-sufficiency.

Its location – near Highway 101 – is in the vicinity of two RV parks nearby.

I hope for these, and other reasons, the City of Florence considers First Step's proposal acceptable.

Linda Yoder

Wendy Farley-Campbell

From: JJ Skarda home <jjskarda@msn.com>
Sent: Wednesday, September 05, 2018 7:53 AM
To: Wendy Farley-Campbell
Subject: First Step Program

Follow Up Flag: Follow up
Flag Status: Flagged

Hi. I would like to express my support for the proposed project of placing 3 trailers on the property of the Presbyterian Church of the Siuslaw. This project will help 3 families get back on their feet so they can move on to more permanent housing. There is a great need in our community for this. First Step has very detailed rules and regulations for them to follow. They have gone through a lot of work to make this a plan that will ensure success and safety for all involved. Thank you for your consideration.

Sincerely, Joan Taber Skarda



Wendy Farley-Campbell

From: Mike Miller
Sent: Tuesday, September 04, 2018 4:47 PM
To: Wendy Farley-Campbell
Subject: RE: First Step Transitional Housing application

One more item. The area is prone to wildlife. There should consider a small dumpster that is near proof. 😊

Mike

From: Wendy Farley-Campbell
Sent: Tuesday, September 04, 2018 4:25 PM
To: Dan Frazier <dan.frazier@ci.florence.or.us>; John Pitcher <john.pitcher@ci.florence.or.us>; Mike Miller <mike.miller@ci.florence.or.us>; tony@svfr.org; Tom Turner <tomt@ci.florence.or.us>; Dave Mortier (DaveM@nwcodepros.com) <DaveM@nwcodepros.com>
Subject: First Step Transitional Housing application

Gentlemen,

You have received a referral for the transitional housing proposal on the Presbyterian property. The site plan and community living policies are attached. If you have testimony to provide on their proposal...something you would like to see different or added please send me your comments as soon as you are able. The staff report is due today but will not get sent out until probably Thursday.

Thank you,

Wendy FarleyCampbell

Planning Director –City of Florence
(Temporary Location)
2675 Kingwood Street, Florence OR 97439
541.997.8237 voice 541.997.4109 fax
www.ci.florence.or.us

Follow Us! [City Website](#) | [Facebook](#) | [Twitter](#) | [Vimeo](#)

The City of Florence is an equal opportunity employer and service provider.

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of Florence and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.

Wendy Farley-Campbell

From: Mike Miller
Sent: Tuesday, September 04, 2018 4:46 PM
To: Wendy Farley-Campbell
Subject: RE: First Step Transitional Housing application

Hi Wendy,

Just a couple of notes to help the applicant. They should install two-way cleanouts on the private sewer line at space 2 and 3 (space 1 would be the western most RV pad). This will help them unclog the line if an unfortunate blockage were to occur. Also, if these units are backed into the pad location, the sewer connection should be on the west side of the trailer (drivers side if you will). Otherwise the occupants will be stumbling/tripping over the sewer hose from the trailer in their patio area. What is shown as the parking for the vehicle is on the west side of the trailer. The site plan does not show how their private water or electrical system will be routed. They should consider a water connection at each pad that has frost protection as well. We typically do not get a lot of freezing weather, but when we do, most people are not prepared and frozen lines and pipes become problematic.

Mike

From: Wendy Farley-Campbell
Sent: Tuesday, September 04, 2018 4:25 PM
To: Dan Frazier <dan.frazier@ci.florence.or.us>; John Pitcher <john.pitcher@ci.florence.or.us>; Mike Miller <mike.miller@ci.florence.or.us>; tony@svfr.org; Tom Turner <tomt@ci.florence.or.us>; Dave Mortier (DaveM@nwcodepros.com) <DaveM@nwcodepros.com>
Subject: First Step Transitional Housing application

Gentlemen,

You have received a referral for the transitional housing proposal on the Presbyterian property. The site plan and community living policies are attached. If you have testimony to provide on their proposal...something you would like to see different or added please send me your comments as soon as you are able. The staff report is due today but will not get sent out until probably Thursday.

Thank you,

Wendy FarleyCampbell

Planning Director –City of Florence
(Temporary Location)
2675 Kingwood Street, Florence OR 97439
541.997.8237 voice 541.997.4109 fax
www.ci.florence.or.us

Follow Us! [City Website](#) | [Facebook](#) | [Twitter](#) | [Vimeo](#)

The City of Florence is an equal opportunity employer and service provider.

PUBLIC RECORDS LAW DISCLOSURE:

This email is a public record of the City of Florence and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the City's Public Records Retention Schedule.