

Subcommittee Wrap Up

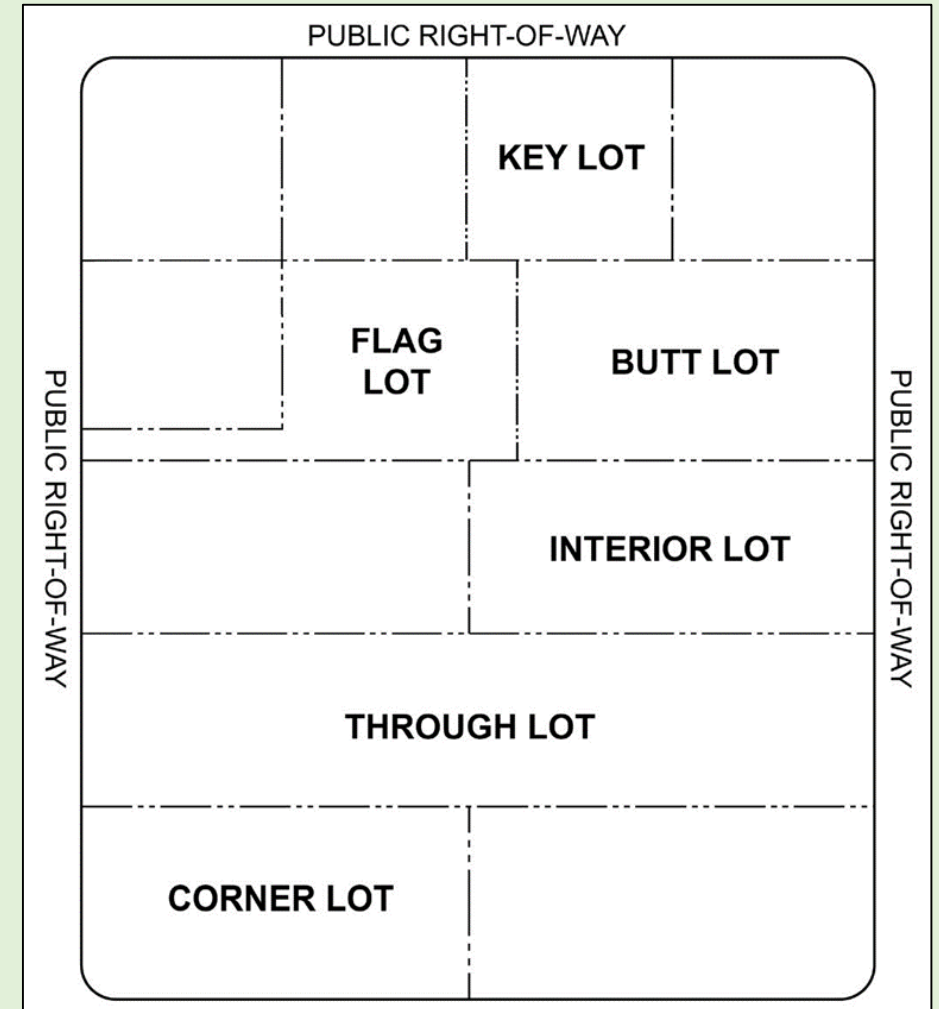
- Subcommittee Members received over 300 pages of revised code on 5/2
- Members reviewed code before meetings
- Group met four times in three weeks
- **98 hours: Number of volunteer hours spent in public meetings**

Members:

- Robbie Wright
- Bill Prosser
- David Montes
- Jeff Ashmead
- Ron Mann
- Sandi Young
- Aric Sneddon

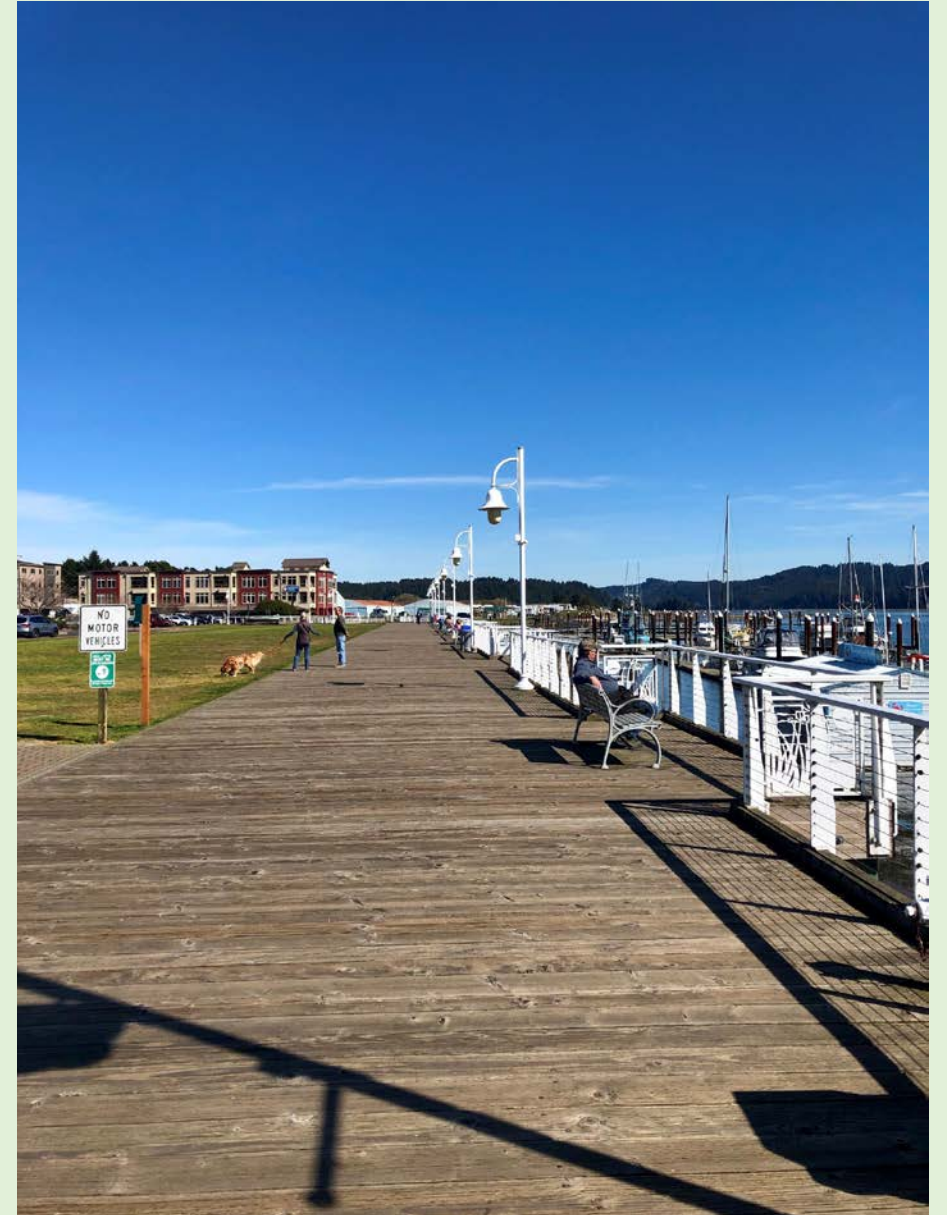
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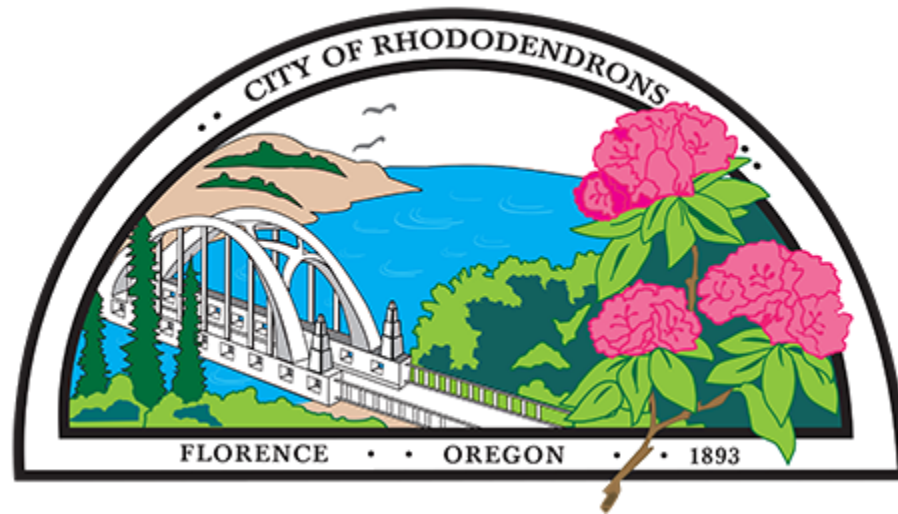
1. Flag Lots and Access Points
2. Multi-Family Dwelling Units Parking Requirements



Sticking Points

1. Transitional Housing
2. Building Height in Waterfront Marine Zone





Housing Code Update Project

Community and Economic Development Committee

May 23, 2019

Steve Faust, 3J Consulting
Sean Edging, 3J Consulting

An aerial photograph of a coastal town. In the foreground, a large, ornate bridge with two prominent towers and arches spans across a body of water. To the left, a marina is filled with numerous boats docked at piers. Further back, residential houses and buildings are visible along the waterfront. In the background, a large ship is docked at a pier, and the ocean extends to the horizon under a clear sky. A dark blue semi-transparent rectangle is overlaid on the upper portion of the image, containing the text.

Welcome and Project Overview

Project Goals

1. Provide a variety of **housing styles**
2. Revise **density** to increase ownership opportunities and enable infill
3. Improve **Planned Unit Development** review
4. Ensure **land division code** reflects state law & local needs



Project Schedule

Housing Code Update
December 2018 - June 2019

Code Review and Concepts: December to March

↳ CEDC Meeting: March

↳ Draft Code Update: March to May

↳ CEDC meeting/Public workshop: May

↳ Final Code Update: June



Residential Review Requirements

- For all “**needed housing,**” a “**clear and objective**” review option is required
- Discretionary alternative can also be provided
- Remove barriers to development:
 - Consider cumulative impacts
 - *Project goal: Embrace spirit as well as letter of the law*



“Needed Housing”

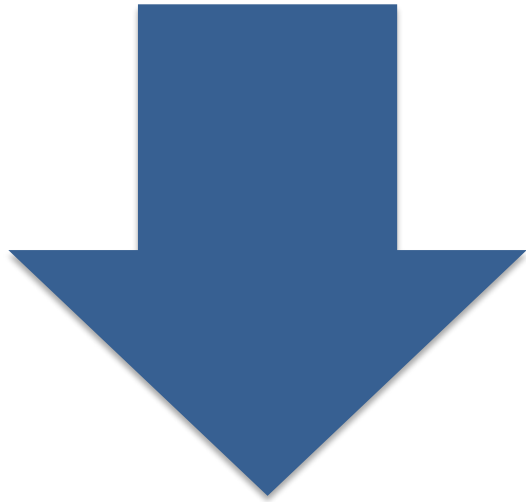
- Legally, means all housing options:
 - All housing types: single family detached, multifamily, manufactured homes, mixed-use
 - In all residential, commercial, mixed-use zones
 - For rent or ownership
 - Serving all income levels (not just *affordable*)
- Means that all* standards and review types for residential uses need to be examined



“Clear and objective”

"Few tasks are less clear or more subjective than attempting to determine whether a particular land use approval criterion is clear and objective."

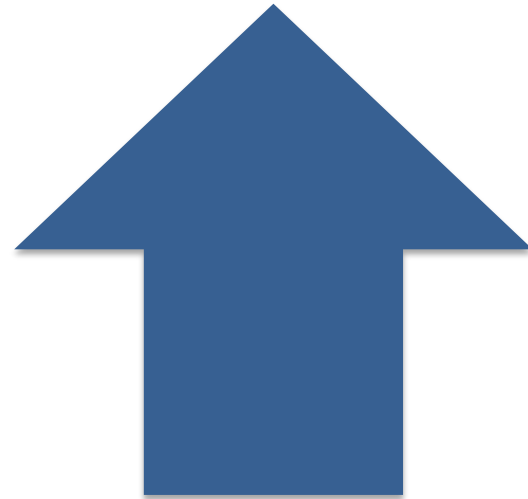
Rogue Valley Association of Realtors v. City of Ashland, 35 Or LUBA 39 (1998), aff'd 158 Or App 1 (1999)



Flexibility



Certainty



Code Update Topics

- Definitions
- Off-Street Parking
- Special Standards
- Adjustments and Variances
- Design Review
- Residential Zones/Uses
 - Cluster Housing
 - Manufactured Homes
- Non-Conforming Lots
- Commercial/Mixed-Use Zones
- Planned Unit Developments
- Partitions and Subdivisions



Attached Accessory Dwelling Unit - Single Story



Interior Accessory Dwelling Unit



Definitions

- Proposed new and revised definitions for new residential uses:

Single-family Attached
Duplexes/Duets
Tri-plexes
Quad-plexes
Multi-family
Cluster Housing
Affordable Housing

Boarding House/Dormitory
Nursing Home
Adult Foster Care
Transitional Housing
Hotel
Religious Institution



Off-Street Parking and Loading

- Proposed standards for development types that are not defined

Type	Proposed Standard
Duplex/Duet	1 space per unit
Tri-plex/Quad-plex/ Multi-Family/Cluster Housing	1-bedroom: 1 space per unit 2-bedroom: 1.25 space per unit 3-bedroom: 1.5 space per unit
Residential Care Facility/Nursing Home	1 space per 4 beds

- One driveway space* – single family and duplex
- On-street parking credit*
- Option of carport/garage or parking lot (side or rear) for triplexes, quadplexes and cluster housing

*the number of off-street spaces will not fall below 1 space per unit

Special Standards

- Transitional Housing
 - Defined (not defined currently)
 - Proposed situations where transitional/temporary is not permitted (all zones)
 - Create standards for temporary RV dwellings for medical hardship





Adjustments and Variances

- Proposed Type II Adjustment process for smaller requests
 - E.g. 10% adjustment to setbacks or other dimensional standards



Design Review

- Clear and objective review path for residential uses
 - Proposed Type II review path for residential projects
 - Developed clear and objective standards for residential projects





Residential Zones

- Proposed residential zoning districts to better reflect intended development types, while respecting existing development patterns.

Existing Zone	Proposed Zone
Single-Family Restricted Residential (RR)	Low Density Residential (LDR)
Single-Family Residential (RS)	Medium Density Residential (MDR)
Single-Family – Manufactured Home (RMH)	No Change
Multiple Family Residential (RM)	High Density Residential (HDR)

Residential Lot Sizes

Zone	Development Type	Existing	Proposed
LDR	All types	9,000 SF	7,500 SF
MDR	Single-family	6,500 SF	5,000 SF
	Townhomes	N/A	3,000 SF
	Triplexes	N/A	7,500 SF
	Four-plexes	N/A	10,000 SF
RMH	Single-family	6,500 SF	2,000 SF
	MFH Parks	2,450 SF	2,450 SF
HDR	Single-family	6,500 SF	2,000 SF
	Duplexes	6,500 SF	4,000 SF
	All other	6,500 SF	5,000 SF



Residential Dimensional Standards

- Height maximum: 28 ft > 35 ft – Primary
- Other dimensional standards: 20 ft – Accessory
28 ft – ADU
30 ft – Other non-residential

Zone	Standard	Existing	Proposed
LDR	Maximum building coverage	35% (65% impervious)	50% (75% impervious)
MDR	Maximum building coverage	35% (65% impervious)	50% (75% impervious)
RMH	Maximum building coverage	35% (65% impervious)	50% (75% impervious)
HDR	Maximum building coverage Minimum lot width	50% (75% impervious) 65 ft 50 ft for existing lots	75% (85% impervious) 25 ft for SF attached 50 ft for all others



Residential Density Standards

- Proposed Density Standards

	LDR	MDR	RMH	HDR
Minimum net density (units/acre)	4.5	7	7	12
Maximum average net density (units/acre)	7.5	12	12	25*

* Created discretionary review pathway for higher density proposals in HDR zone

Cluster Housing

Proposed standards:

- 4-12 units on a lot
- 100 SF open space per unit, on a central courtyard
- Max average unit size of 1,200 SF
- Density bonus of 100%
- Design, orientation, connectivity standards





Manufactured Homes

- Clear and objective path for Manufactured Homes and Parks



Undersized Lots of Record

- Standards to allow housing development on historic narrow lots



Commercial and Mixed-Use Zones

Commercial (C), Old Town District, and North Commercial (NC):

- Second-floor housing development
- Ground-floor residential for affordable housing (only C and NC Zones)
- Must meet multi-family design criteria



Planned Unit Developments

Proposed standards:

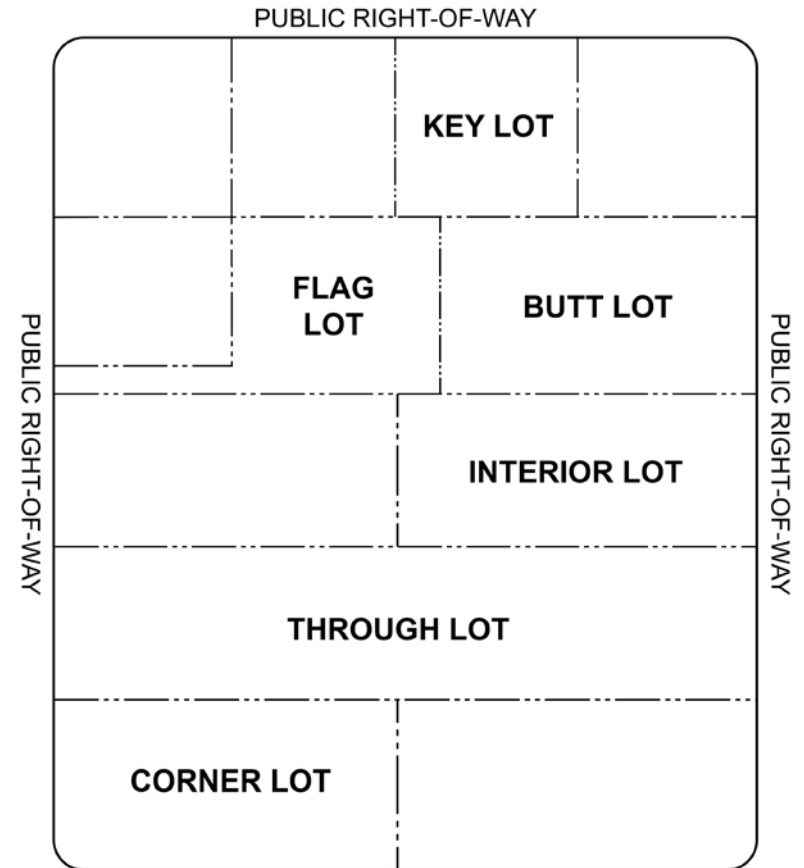
- Public benefit expected in exchange for flexibility
- Fee-in-lieu option for open space if $\frac{1}{4}$ mile from underdeveloped park
- Phased PUD option



Partitions and Subdivisions

Proposed revisions:

- Flag, key, & “butt” lots
- Project phasing
- Clear and objective path for land division
- Plan requirements
- Tentative plan criteria



CEDC Discussion

- Transitional Housing
 - Temporary housing types (e.g. RVs, conestoga, tiny houses w/o services)
- Flag Lots
 - Access (driveways) – width, ownership, maintenance
- Parking for 3+ unit projects
 - Location: Driveway / on-street
 - Number: Bedroom door vs Apt door
- Height in Waterfront-Marine District

Next Steps

- Finalize Recommendations (June)
- CEDC Meeting (June 20)
- Adoption Process (July onward)

Contact: Wendy Farley-Campbell, Planning Director

POSTER QUESTION AND ANSWER

Received as public comment
CEDC 5/23/2019

Sandy Todd
Hwy 101
Florence OR

Good Afternoon.

I'm coming to you today to express concerns regarding the Housing Code Audit & Update work your committee is currently undertaking.

Specifically, I do not believe the audit reflects the goals of the City's current work plan, the goals of the Housing & Economic Development Project adopted by the City, nor the voice of the community reflected in several surveys taken in the past 3-5 years.

CITY WEBSITE QUOTE

.The Residential code Update project will implement recommendations from the Housing Needs Analysis.

Yet the original statement from 3J Consulting said that this audit would be for ALL "needed housing", not just "affordable". With the continued retirement of baby boomers and "needed" housing for wealthier retirees, it's easy to see that without a specific focus on affordable workforce housing, it will never get built. The HEOP Analysis that the city adopted just last year made that crystal clear.

HEOP Committee Members and the results of the Community Survey stated emphatically that we need to Solve the problem of affordable housing. Every person in that committee agreed that we did not need to worry about housing for the wealthy. I recall someone, I think a realtor, saying "The rich can take care of themselves."

Our economy cannot grow if there are not places for workers to live. This has been stated in both the FURA Strategy and the HEOP Analysis. Cannery Station is a prime example.

The FURA Strategy includes a code audit but this Committee should not be allowed to ignore the communities desires and needs in order to rush through zoning changes for the sake of a few short-sighted developments. To make that point clearer, the FURA strategy is a Marketing & Development strategy, NOT a housing needs analysis nor a buildable lands analysis.

The FURA Strategy code audit calls for a 2 year process. We should stick closer to that time line than to what appears to be happening in this

Committee. The volume of issues to be considered is far beyond the scope of what this consultant has been given, but for now I will primarily talk about recommendations that have been made.

Issues that need further analysis are:

Height restrictions should not be left up to the city. While I do trust their guidance, I believe that when a committee is put together for a particular purpose, it should follow through.

Height restrictions in Old Town are critically important to get right. Particularly on the river side of Bay Street. Those expansive views and the tranquility they bring to folks coming to town are in the words of Mastercard... priceless. The Lotus Lot is really the last river view space to do something truly special with. Putting in a 3 story height regulation so someone can build shops & apartments for the wealthy is absolutely not what the HEOP committee envisioned, not what the people of Florence are going to want, and will actually be bad for Old Town businesses. Same is true of the Port Parking Lot.

We definitely need places for mixed-use developments but the place for that is on Hwy 101, such as the FURA strategy recommendations of Old School Furniture lot or Pro Lumber or Hoberg's, or many spaces that are not part of what makes Old Town special.

Next, the new light, medium, and high density zoning ordinances are problematic and need much more community input and analysis before moving forward. First and foremost, this committee must notify homeowners, by mail, who believe they are in a single-family district that they will be in a zone that includes duplexes, triplexes and fourplexes along with new parking allowances and anything else that will change. It will affect their lifestyle and property value.

Another, recognize that Florence has special needs homes mixed in our single family neighborhoods. Senior assisted living homes are also sometimes neighborhood family homes. They can't be moved to high density.

Ostracizing "workforce housing" outside of single family neighborhoods. If the assumption has been made that workforce housing is necessarily

subsidized housing, than that is wrong. The apartments on Hemlock are workforce housing but they are not subsidized in any way. Having zoning for apartments is fine, but projects should not have an additional label whether it is subsidized or not. It might even be illegal discrimination.

Additionally, there are numerous studies that subsidized housing of any kind should not be clustered together. We spoke of this in the HEOP meetings and absolutely agreed that we wanted any workforce housing or subsidized housing dispersed throughout the community.

Zoning for boarding houses or dormitories is fine but should not require an additional separate approval by the city or process that allows the infamous NIMBY neighbor to reject housing of “all needs”. One should consider the “Free Market” and if someone wants to build a dormitory out by LCC, as long as its in the appropriate density zone, they should be allowed to do it.

Street credits for parking on streets in the new medium density designation will also impact those homeowners. Considering the impact of increased parked cars and traffic dangers with, children playing, cyclists, elders taking walks, even enjoying the beauty of our neighbors’ yards.

Instead, consider alternative street credits for placement of apartments or quadplexes on bus routes and bike paths. Considering credits for projects catering to cyclists. Consider parking credits for assisted living facilities. There are smarter ways to do this.

Finally, as far as I can see, there is still nothing in this zoning that will allow for transitional housing, youth housing projects, cottage housing projects, etc. While I don’t think anyone living in the vicinity of Pocket Park wants anything but single family homes in that neighborhood, there are a few empty lots off of Spruce that would be perfect for something like an 8 unit cottage development. These cottages also might be manufactured homes or ADU cottages for affordability. While this committee’s scope is not just “affordable” housing, it does need to consider the ALL “housing needs” charge given to the consultant and guarantee space for ALL citizens of Florence.