



City of Florence
A City in Motion

Memorandum:

To: Florence Housing Implementation Plan Stakeholder Advisory Team (SAT)
From: Wendy Farley Campbell, Community Development Director
Meeting Date: Wednesday, June 15, 2022
Subject: HIP SAT Meeting #2 Overview Memo

Introduction:

This memo provides a brief summary of SAT Meeting #2 meeting materials and expectations and links to additional resources to assist in your preparation for the meeting of June 15th. Two topics will be presented by the consultants and discussed by the SAT on June 15th: Code Audit Memo and Short-Term Rental White Paper.

Code Audit Memo:

The Code Audit Memo provides a brief overview of the scope of the Florence Housing Implementation Plan (HIP) and the intended outcomes of the project. In addition, it summarizes the city code issues related to residential development and identifies areas of the city code that are not in compliance with state requirements. The audit will guide a subsequent step in the project, developing specific code recommendations and amendments. The resources listed in the Code Audit Memo are compiled below for easy access.

Resources:

- Maps of Significant Riparian Reaches and Significant Wetlands can be found at: <https://www.ci.florence.or.us/planning/local-wetland-and-riparian-inventory>
- The Tsunami Hazard Overlay is based on the Tsunami Inundation Map from the Oregon Department of Geology and Mineral Industries (DOGAMI). See the map at: https://www.ci.florence.or.us/sites/default/files/fileattachments/planning/page/8682/tim_1_-_local_source_tsunami.pdf
- To see where the overlays are located, see the [Estuary and Coastal Shorelands Overlays Map](#) and [Beach and Dune Overlay Map](#). See the [City of Florence Zoning Map](#) for estuary district locations.

Questions from the Code Audit Memo to Consider for SAT Discussion:

- How can the City best balance the protection of natural resources with the need to provide more housing?
- How can the City meet natural resources protection objectives and provide land for needed housing?
- What are the implications of prohibiting residential development in the natural resource protections districts and overlays?
- What overlays and districts could prohibit residential development outright, permitting housing only as exception once certain discretionary standards are met?
- What type of design elements are important to require of residential and mixed-use development in the Professional Office Zone (e.g., ground floor windows, building materials, etc.)?

Short-Term Rental White Paper

The white paper includes information gathered about short-term rental (STR) regulations from other similar communities and university research documents. This white paper serves to be a first step in a process to consider short term rental regulation program for Florence. The next step is to form a sub-committee who will take the topic through public input solicitation, code review and development and work session presentations with the decision-making bodies relevant to the proposal.

The original plan was to form a subcommittee made up of the Florence Planning Commission (PC) and the Community Economic Development Committee (CEDC). While the CEDC is on hiatus for 2022 the PC has several members who have expressed interest in working on this work plan item. The SAT may wish to solicit volunteers interested in serving on the STR subcommittee with the PC sub-committee volunteers.

Items Attached:

- **Attachment 1:** Code Audit Memo
- **Attachment 2:** Short-Term Rental Paper
- **Attachment 3:** Florence HIP SAT Meeting #2 Agenda