
**City of Florence
City Council and Planning Commission
Joint Work Session
250 Hwy 101, Florence, Oregon
Final Action Minutes
July 15, 2019**

CALL TO ORDER - ROLL CALL

The City Council and Planning Commission Joint Work Session called to order at 10:31 a.m.

Councilors Present: Mayor Joe Henry, Councilors Woody Woodbury, Ron Preisler, Joshua Greene and Geraldine Lucio.

Councilors Absent: None

Commissioners Present: Chairperson John Murphey, Commissioners Eric Hauptman, Brian Jagoe, Andrew Miller, Ron Miller, and Phil Tarvin. Commissioner Sandi Young arrived at 10:36 a.m.

Commissioners Absent: None

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

1. WORK SESSION DISCUSSION TOPICS

- Residential Housing Code Update Project: Review the potential Land Use Code Amendments as part of the Residential Housing Code Update project, including a review of public outreach performed, amendments proposed, and next steps.
- Review of Upcoming Agenda Items

Start Time: 10:31 a.m.
Topic: Residential Housing Code Update project
Handout: Planning Commission Consolidated Input Table
Staff Presentation

- Discussion: The City Council and Planning Commission discussed...
- Appreciation for the work of the Planning Commission, Community & Economic Development Committee, and the City Staff.
 - Hostels
 - Differences between a hostel, hotel and bed and breakfast.
 - Building Height
 - Areas where vision and views are an issue and comparisons together types of roof types.
 - Methodology to measure roof height.
 - Potential for allowances for three story structures and agreement for 35 feet maximum building height.
 - Potential to allow for a third story in the high-density residential districts to allow for additional needed units.
 - Differences between traditional gable, shed, and flat roofs.
 - Lot Line Front, Corner Lot
 - Clarification of setback requirements for Accessory Dwelling Units,
 - On Street Parking,
 - Potential to amend code to round-up the number of required off street parking spaces, not round down, and the pros and cons of the proposal.
 - Clarification on parking requirements for mobile-home / manufactured-home parks,
 - Concerns for potential to allow on-street parking and its implications for safety compared to cost savings for development,
 - Off-Street parking requirements for hostel developments for both bikes and vehicles,

The City Council & Planning Commission took a break from 12:06 – 12:19 p.m.

- Discussion: The City Council and Planning Commission discussed...
- Density
 - Potential to allow staff to review density standards proposed and come back with recommendations to potentially lower the minimum density standards and/or remove density standards entirely
 - Permitting non-SFR in SFR districts
 - Concern of allowing duplexes, duets, and cluster developments in single family neighborhoods,

- Clarification to ability to build a duplex or cluster development in low density residential,
- Elimination of zoning in Eugene and Portland,
- Need to allow for more missing middle housing,
- Clarification on allowances for smaller homes,
- Minimum lot width and depth vs. dimension,
- Potential to allow duplexes in low density residential and what types of design and conditions may be useful to do so,
- Clarification to the location of high-density residential zoning districts,
- Need for at least one district that only has single-family homes and no other uses,
- Upcoming legislation to require jurisdictions over 10,000 in population to allow for duplexes in all zoning districts,
- Undeveloped parcels in medium density residential zoning districts,
- Potential for multi-family units to be allowed in medium-density residential,
- Potential to not allow any development of four or more units in medium density residential zoning districts,
- Residential Ground Floor Units
 - Concern about breaking a commercial district up with ground floor housing,
 - Clarification on the history of the allowance of ground street residential for affordable housing developments,
- Transitional Housing
 - Potential to limit to specific zoning districts,
 - Clarification that permanent structures would meet other requirements.
 - Potential criteria for Planning Commission to review transitional housing if it were to be a conditional use as proposed by the Community & Economic Development Committee,
 - Need for a starting point for discussion on transitional housing,
 - Interest in developing transitional housing,
 - Clarification of the difference between a dwelling and a structure and how it would be implemented for transitional housing situations,
 - Need to discuss transitional housing with the City Attorney,
- Ways to promote smaller homes and infill development,

- Actions: The City Council and Planning Commission made the following preliminary decisions...
- Building Height,
 - Require 3/12 pitch roofs for all zones
 - On-Street Parking
 - Agreement to remove option for on-street parking,
 - Permitted Uses in Residential Zones,
 - Only allow single family residential uses in low-density residential zones
 - Change required permitting for Medium Density Residential for tri-plex, quad-plexus and cluster developments to a conditional use review,
 - Direct staff to review potential to change cluster housing in a high-density residential district to a permitted use
 - Residential Ground Floor Units
 - Remove affordable ground floor unit item and expand entrance allowance for residential units to 10' wide to provide space for planted entrances, and add the same 10' width opportunity to residential above ground floor commercial use
 - Transitional Housing
 - Not allow transitional housing developments in low-density residential
 - Direct staff to research other communities' examples for transitional housing.
 - Next Steps
 - The City Council and Planning Commission elected to meet in a follow up joint work session.

Start Time: 11:20 a.m.

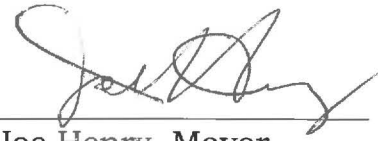
Topic: Upcoming Agenda Items

Handout: Coast Guard Thank You Letter

Discussion: The City Council discussed...

- Upcoming Budget Meetings
- Florence Urban Renewal Agency appointment process & special considerations for special districts
- City's support of the Coast Guard

Florence City Council meeting adjourned at 1:37 p.m.

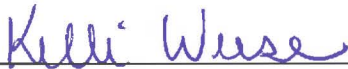


Joe Henry, Mayor



John Murphey, Chairperson

ATTEST:



Kelli Weese
City Recorder