


Planning Commission—Consolidated Input from 7-8-19				
Section	Descriptor	Page #	Comments	Conclusion
Alternating blue white rows hold no significance other than to signify a change in descriptor/topic Yellow cells = PC recommended a change Tan Cells = PC discussed and did not arrive at a consensus Gray Cells = The concern was formatting, grammar, or insignificant and staff is researching and amending.				
10-2-13	Hostel	14	No definition exists, would like to see one.	PC recommends adding a definition. Staff will research and provide a recommendation. <i>e.g. Boarding House/Hostel-Short Term-same as existing definition and adding stay less than 30 days.</i>
10-2-13	Building Height	26	1. Strike "average" preceding height of highest gable. 2. Concerned that the change to the peak of the roof will incentivize builders to build with Flat roofs because of the additional living space they could add. Flat roofs are not good given our weather and do not present a housing appearance the I feel Florence should be looking for.	1. Concur. 2. PC recommends limiting roofs to 3/12 or greater pitch in Medium Density and Low Density  Staff note: Cluster is 4/12 Image courtesy of en.wikipedia.org
10-2-13	"X" Dwelling(s)	29	Can wording of various definitions be conformed? (i.e.; Utilize the term "dwelling" consistently rather than alternating between "building" and/or "dwelling unit".)	Staff will provide a recommendation, including adding [within a building] to the definition of "Attached Dwelling."
10-2-13	Lot Line Front, Corner Lot	35	After looking at numerous corner lots, most of them have a front yard (door) on the longest part of the lot. So, to use the side yard (narrowest frontage) for any additions, the setback is currently	PC recommends staff research and provide a recommendation.

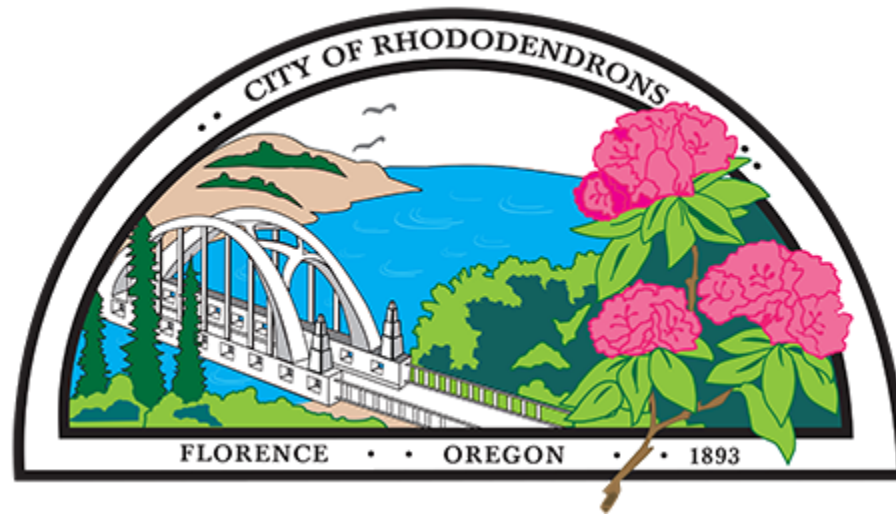
			required to be twenty feet. This is a concern for most ranch style home in older neighborhoods.	<i>e.g. front lot line is where the front door is along a street not an alley, exhibited with a cover and/or porch opening into a living room or vestibule connected to same</i>
10-2-13	Market Rate Housing Unit	37	"Housing Unit" not defined elsewhere (?) Perhaps substitute "Dwelling" which is defined or add definition of "Housing Unit" referring to definition of "Dwelling"	Staff will provide a recommendation.
10-2-13	Transitional Housing	46	<ol style="list-style-type: none"> "Housing" not defined elsewhere (?) Consider above noted substitution. Can we discuss possible exemptions and/or bolstering of requirements related especially to provisions for a) eating; b) food preparation and; c) sanitation? Doesn't address the City of Florence' responsibility to provide transient or homeless housing. I think this needs to be discussed as under the 9th circuit court in Martin v. City of Boise decision, which essentially says that if the city is rousting transients and the homeless with the threat of prosecution the city needs to provide or cause to be provided "homeless shelters". I don't haven't any answers but I fear the city is setting itself up for a lawsuit. 	Covered and addressed under 10-4-12-J suggestion below
10-3-8-A	On-street Parking	59	<ol style="list-style-type: none"> There are cons of shifting parking loads to on street locations: hurts the appeal of these neighborhoods, as well as the values. It also makes these streets less safe; do they really translate to either more affordable housing and/or increased dwelling footprints or is it just a discount for developer? Does not support granting an allowance for parking as a Bicycle space. The vast majority of people are driving cars; not riding bikes. I know a lot of people want to think of Florence as a biking community, but that simply isn't true, particularly for their primary mode of transportation. 	Majority of Planning Commission concurred and found likely no issue since driveway is available and required. They would recommend removing on-street parking if there were changes to parking structure placement.
10-3-4	# Parking	53/54 54	<ol style="list-style-type: none"> There is also no need and no demand to reduce parking requirements. 	Majority of Planning Commission concurred to remove the parking table (by use) changes proposed and classify duplex/duets within the SFR

			2. One space per 4 beds for a residential care facility/nursing home is inadequate. I live next door to one and there are routinely 3 to 4 cars parked on the street in front of their house and my house.	category and Tri, Quad, and Clusters within the Multi-Family category.
10-4-12-A-4-i	Church RV	71	<ol style="list-style-type: none"> 1. Transitional housing in church parking lots. Some of these churches are actually imbedded in residential neighborhoods. The proposed revisions would allow up to three RVs for sleeping and living purposes. Yes, I know it would be regulated but that's still a risky proposition. 2. While the proposal limits individual stays (two years), there doesn't appear to be any limit on how long they can keep the transitional housing on site. This would only work on some church locations. 3. How will this be monitored and why should we put a time line on how long it will take for a person to get on their feet. Recommend removal of this requirement. 	<p>PC recommends striking “I” adding a 2-year limit for the RV use with opportunity for an extension of 2 years.</p> <p>Staff will provide a recommendation for creating a RV specific section of 10-4-12 to address all RV uses.</p>
10-4-12-J	Transitional Housing	76	<p>Add: 10-4-12 J. Transitional Housing</p> <p>A congregate facility designed to provide housing to shelter families and individuals offered on a short-term basis. The facility may offer meals, lodging and associated services on site, aimed at helping people (occupants) move towards self-sufficiency. Transitional facilities are not considered bed and breakfast inns/boarding houses, hotels or motels. Such facilities shall be operated by a qualified public or non-profit agency.</p> <ol style="list-style-type: none"> 1. Setbacks: If the transitional facility is a permanent structure, then it shall meet the standards of the zoning district within which it is located. If it is composed of tiny houses and a community building, it shall meet cluster housing standards. If the transitional facility is composed of temporary structures, i.e. Conestoga huts, yurts, tents on platforms, etc., then setbacks shall be 50 feet from rear and side property lines and 20 feet from the right-of-way. 	<p>PC recommends starting with this language. Also agreed “qualified” needs a definition. Staff will adjust “City Code” citation to reflect the appropriate state codes.</p>

			<p>2. Utilities: The site shall have a restroom and shower facility, either self-contained in a mobile unit designed for such use, or in a site-built structure connected to City sewer and water. Electricity shall be provided as required by City code. Laundry facilities may be included.</p> <p>3. Trash removal and recycling services shall be provided.</p> <p>4. The site shall have an onsite manager, either an agency employee or contractor, or an occupant who has been trained to assume management duties.</p> <p>5. There shall be an operating manual for the site, similar to that used by Opportunity Village, Eugene.</p> <p>6. Each occupant shall sign a Community Agreement containing rules of personal conduct, similar to that used by Opportunity Village, Eugene.</p> <p>7. Quiet hours shall be 9 pm to 7 am.</p>	
10-5-4-C	Variance	79	Should "variance" not be stricken out or perhaps a substitute be inserted? Take a second look at sub-section designations and formatting.	Staff will make a recommendation.
10-6-6-4A	Metal Siding	86	Can we discuss standardizing metal siding variance(s)?	This concern relates to commercial uses. PC recommends a revision. Staff will make a recommendation. Not housing related.
10-10-1-A-D	Zone Name Change	94	Name change = Increased Density	This and the next item were discussed together. Staff will make a recommendation for a reworked density table.
10-10-2-A	Permitting non-SFR in SFR districts	96	Primarily concerns for Restricted Residential (LDR) permitting duplex, duets, cluster, transitional, RV usage & Single Family District (MDR) permitting Tri-plex and quads. Concern for building styles/uses typical of high density areas within residential neighborhoods with a different character. Concern adding these building uses will adversely affect overall neighborhood appeal and home values, and quality of life for people in neighborhoods.	

10-10-4-B	Lot Sizes	97	Don't think this should carry over to existing developments—affects existing character.	
10-10-4-D-1	Usage of front & side Yards	98		PC did not realize this is an existing condition. No change suggested. Keeping will help with identifying medical hardship RV usage. Also preserves fire access.
10-10-5	Terminology & Building Height		<ol style="list-style-type: none"> 1. Confirm that terms are satisfactorily defined. (i. e. although "structure" refers to "building" adequately in definitions section, the qualifiers "primary" and "accessory" appear undefined in a similar manner as "accessory dwelling units" are) 2. Concerned that the change to the peak of the roof will incentivize builders to build with Flat roofs because of the additional living space they could add. Flat roofs are not good given our weather and do not present a housing appearance the I feel Florence should be looking for. 	See #2. In Building Height above. This is the code section that would change to add the 3/12 pitch language that PC recommends .
10-10-12	Undersized Lots	116	Is the bar being lowered by allowing development of these lots without meeting minimum standards?	
10-15-2-	Residential Ground Floor Units	121	<ol style="list-style-type: none"> 1. Possible problem with variability similar to 10-2-13 above. Particularly "equal to or less than 80%" 2. Remove the Max. 6-foot wide requirement 3. Ground-floor units for affordable housing only. Remove requirement that requires an income level. Let's not set policy to discriminate against anyone's income. 	PC recommends removing affordable ground floor unit item and expanding entrance allowance for residential units to 10' wide to provide space for planted entrances.
10-17-A-2-A	Residential Ground Floor Units	128	<p>Should Ground Floor residential be considered based on affordable criteria similar to 10-15-2 above?</p> <p>Concerned about the development of affordable housing (ground floor) in the Old Town and Main Street areas. These are our signature areas. I don't think there is any need to develop affordable housing, often times subsidized housing, in these areas. Any of these types of projects should certainly be subject to Type III review and a public hearing.</p>	PC recommends adding same 10' width opportunity to Residential: above ground floor commercial use.

10-30-2	Residential Ground Floor Units	157	Same concern stated in 10-15-2 above. Housekeeping on format.	PC recommends removing affordable ground floor unit item and expanding entrance allowance for residential units to 10' wide to provide space for planted entrances.
10-30-6-C	Wording	159	"discouraged" is not clear and objective	PC recommends replacing with "not permitted"
11-1-3	Lot (types)	172	Appears definitions of Corner Lot Flag Lot etc. are consistent with those in 10-2-13 but a final confirmation by staff might be beneficial.	Staff will make a recommendation
11-1-4	Lot Line Adjustments	176		Staff will make a recommendation for revised timelines for lot line relocations.
11-3-2-B	Application submittals	182	Does staff wish to designate or exclude certain file format(s) of electronic copies?	Staff will make a recommendation
11-4-2-A	"	186	Same question as 11-3-2-B above.	Staff will make a recommendation



Housing Code Update Project

City Council & Planning Commission
Work Session
July 15, 2019

Work Session Overview

1. Project Overview

- Goals
- Schedule
- Outreach

2. Council & Planning Commission Review & Discussion

3. Staff Comments and Next Steps

An aerial photograph of a coastal town. In the foreground, a large, ornate bridge with multiple arches spans across a body of water. To the left, a marina is filled with numerous boats docked at piers. The town's buildings, including houses and commercial structures, are visible along the waterfront. In the background, a large body of water extends to the horizon under a clear sky. A semi-transparent dark blue rectangle is overlaid on the upper portion of the image, containing the title text.

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 - Summer 2019

Code Review and Concepts: December to March

↳ CEDC Concept Review: March

↳ Draft Code Update: March to May

↳ Subcommittee Draft Code Review: May

↳ Open House & Survey: May & June

↳ CEDC Recommendation: June 20

↳ Work Session Process: Present

↳ Hearing & Adoption Process: Aug.-Oct.

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*

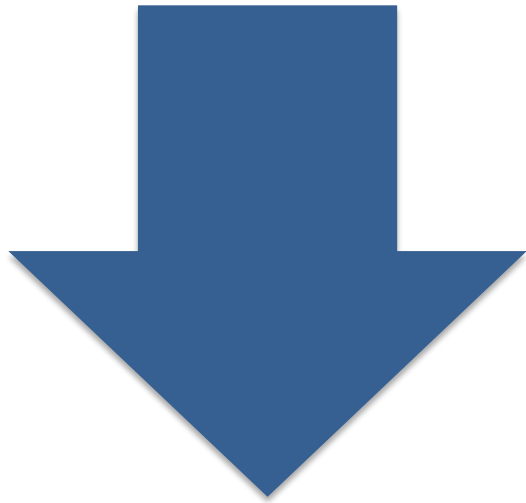
“Needed Housing”

- Legally, means all housing types: single-family detached & attached, multi-family, manufactured homes & parks, government assisted, etc.
 - For rent or ownership
 - Serving income levels affordable to households within the county with a variety of incomes (from high to extremely low)
 - Zoned for residential or mixed-use
- 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."

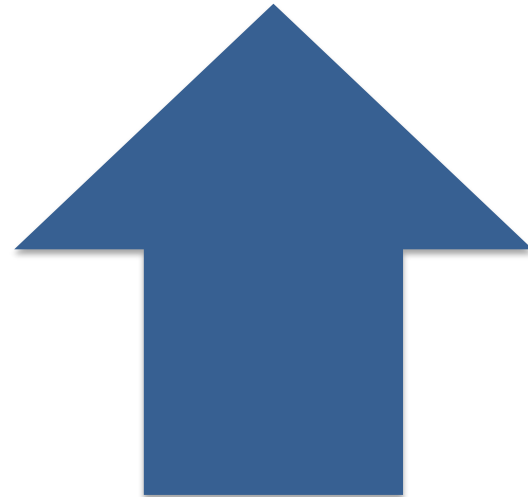
Rogue Valley Association of Realtors v. City of Ashland, 35 Or LUBA 39 (1998), aff'd 158 Or App 1 (1999)



Flexibility/\$\$



Certainty/\$



Open House – May 23rd



Open House Results

- In general, Open House attendees expressed **support** for proposed changes.
- Top Themes In Support of:
 - Availability of affordable units
 - New development sensitive to existing development
 - Difficult to attract workforce and younger individuals and families
 - On-street parking

Online Survey

- May 23rd – June 9th
- Purpose: Gauge community support; gather community comments
 - Not scientifically valid
 - Self-selecting sample
 - Not a vote or majority rules

Online Survey Results

- Results were significantly divided between support and opposition
- Top Concerns Expressed:
 - Off-street parking, especially the on-street credit
 - Anxiety about density, urbanization and change
 - Existing housing and rental rates are too high
 - Transitional housing split
 - Infrastructure accommodation

Code Update Topics

- Definitions
- Off-Street Parking
- Conditional Uses
- Residential Districts
- Design Standards
- Residential in Commercial
- PUD phasing and open space
- Platting & Subdividing



Attached Accessory Dwelling Unit - Single Story



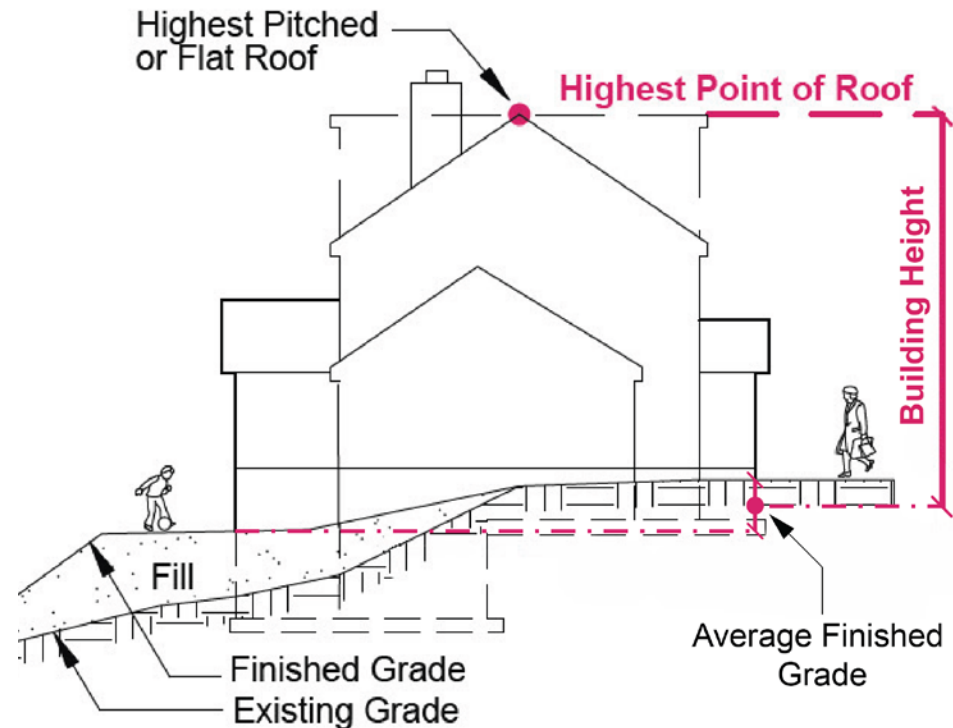
Interior Accessory Dwelling Unit

An aerial photograph of a coastal town, likely in Maine, featuring a prominent bridge with two large, ornate stone towers. The bridge spans a wide body of water. In the foreground, a marina is filled with numerous boats and yachts. The town's buildings, including houses and commercial structures, are visible along the waterfront. The background shows a large body of water with some distant landmasses. A dark blue semi-transparent rectangle is overlaid on the upper portion of the image, containing the title text.

Code Review & Discussion

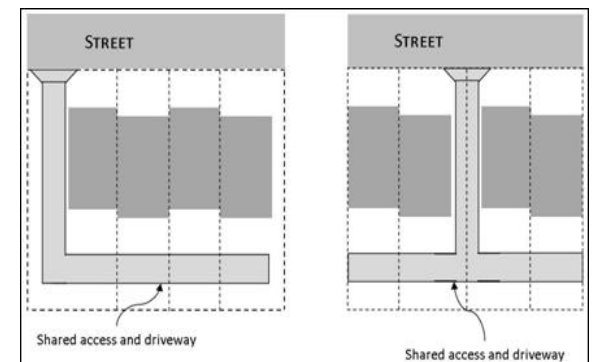
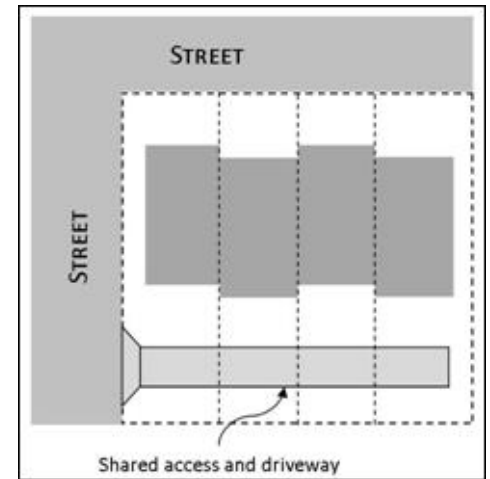
Definitions

- Height
 - Measure from average grade to peak.
- Housing Definitions
 - Townhomes
 - Triplexes, Quads, Cluster
 - Transitional



Off-Street Parking and Loading

- Added Duplex, Triplex, Quad, RCF
- Reduced Covered SFR
- Reduced bedroom count (.25 & .5)
- One Off-Street Parking Counts
- Long-term Bicycle Parking
- Townhome Standards
- TSP Map Street Types



Conditional Use

- Temporary Construction Site Dwellings
 - One per site
 - One per 10 lots for large projects
- Medical Hardship-RV
- RVs at Places of Worship
 - Up to three w/utility connections



Residential Districts

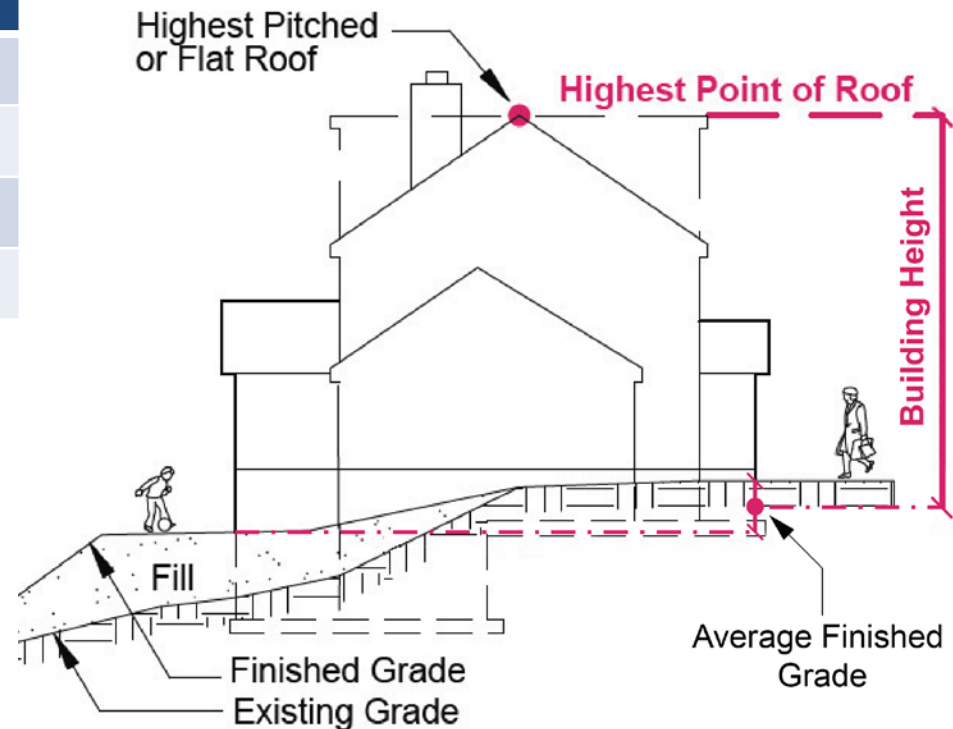
- Consolidation, Rename & Tabling (Ch. 10,11,12,13)
- Reduced
 - Size, width & depth
- Increased Coverage & Density
- Design Standards
 - Attached Housing (NEW)
 - Cluster (NEW)
 - Multi (NEW)
 - Mobile Home/Manuf. Home Parks (Moved)



Height

	Original	Revised
Primary	28'	35'
Accessory	15'	20'
ADU	15'	28'
Nonresidential	28'	30'

- Intent:
 - Single-Family: a loft in a 2-story house
 - Multi-Family: 3-stories (in the high density zone)



Lot Size-Square Foot Minimums

Development Type	LDR	MDR	RMH	HDR
Single-family detached	7500	5000	5000	2000
Single-Family attached	n/a	3000	3000	2000
Duplex or Duet	7500	5000	5000	4000
Triplex	n/a	7500	7500	5000
Four-plex	n/a	10000	10000	5000
All other	7500	5000	5000	5000

Density-Recommended Discussion

	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



Density Examples



Fairway Estates

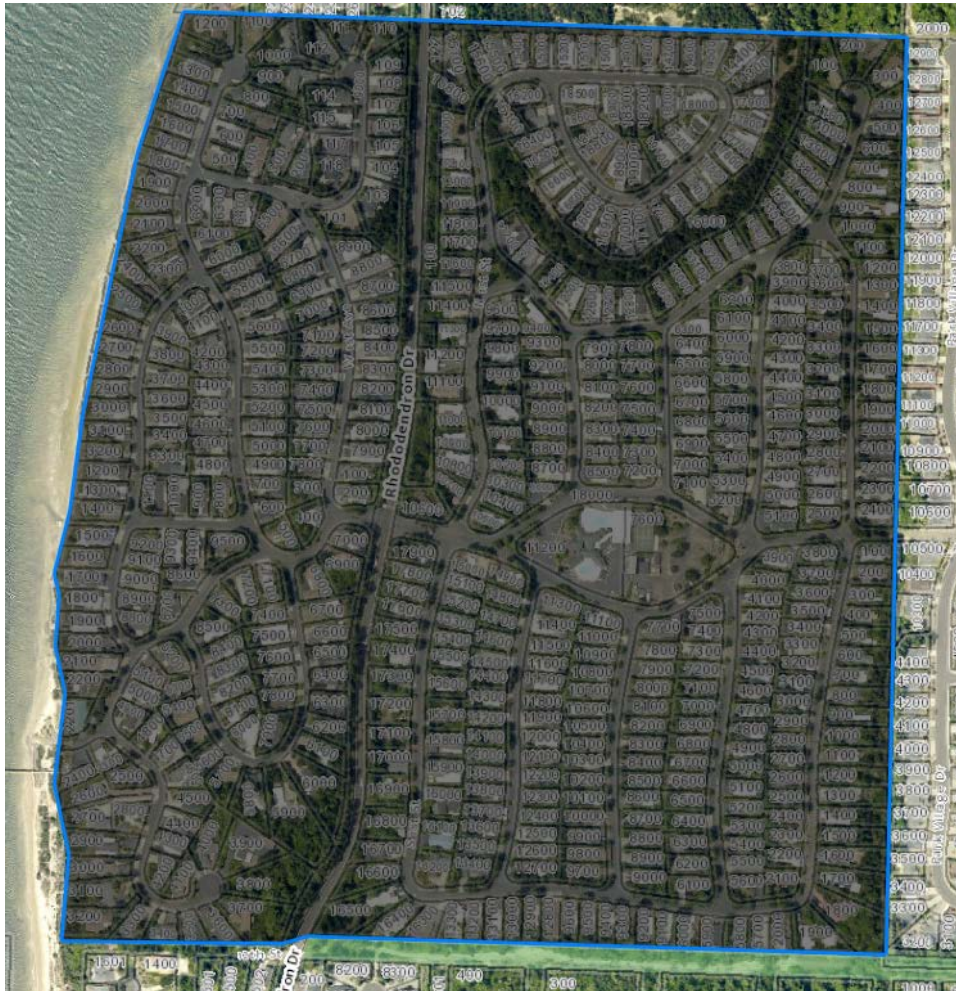
- 12.21 acres – Total/Gross
- 2.04 acres - Open Space (streets, rec., os)
- 10.17 Net acres
- 40 Lots

$$40/10.17 =$$

3.93 lots/acre

Lots are \approx 0.20 acres
9000 sq. ft.

Density Examples



Greentrees Village

- 137.8 Total/Gross acres
- ~15% Open Space (streets, rec, buffer, os)
- 567 lots

$$567/110.81 =$$

5.12 lots/acre

Lots are \approx 0.15 acres
6500 sq. ft.

Density Examples



Park Village

- 31.8 acres - Total
- 6.05 acres - Open Space
- ~15% public improvements

106/21.89 =

4.84 lots/acre

Lots are \approx 0.17 acres
7400 sq. ft.

Staff Comments

- State definitions-cottage cluster, townhouse
- Neighborhood Cohesion & Preservation
 - Design--as requiring trim, roof pitch, materials etc.
- Residential Overlay-North Commercial & Service Industrial
- Professional Office Minimum Lot Size
- Comp Plan—Identify policy conflicts
- Codification—Identify code conflicts

Next Steps

- Work Session #2?
 - Joint or Separate
- Public Input Pre-Hearing?
- Initiation—Council or PC
- Hearing(s)
 - Joint or Separate

Questions