


Planning Commission—Consolidated Input from 7-8-19				
Section	Descriptor	Page #	Comments	Conclusion
<p>Alternating blue white rows hold no significance other than to signify a change in descriptor/topic</p> <p>Yellow cells = PC recommended a change</p> <p>Tan Cells = PC discussed and did not arrive at a consensus</p> <p>Gray Cells = The concern was formatting, grammar, or insignificant and staff is researching and amending.</p>				
10-2-13	Hostel	14	No definition exists, would like to see one.	<p>PC recommends adding a definition. Staff will research and provide a recommendation.</p> <p><i>e.g. Boarding House/Hostel-Short Term-same as existing definition and adding stay less than 30 days.</i></p>
10-2-13	Building Height	26	<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> 1. Concur. 2. PC recommends limiting roofs to 3/12 or greater pitch in Medium Density and Low Density  <p>Staff note: Cluster is 4/12 Image courtesy of en.wikipedia.org</p>
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.

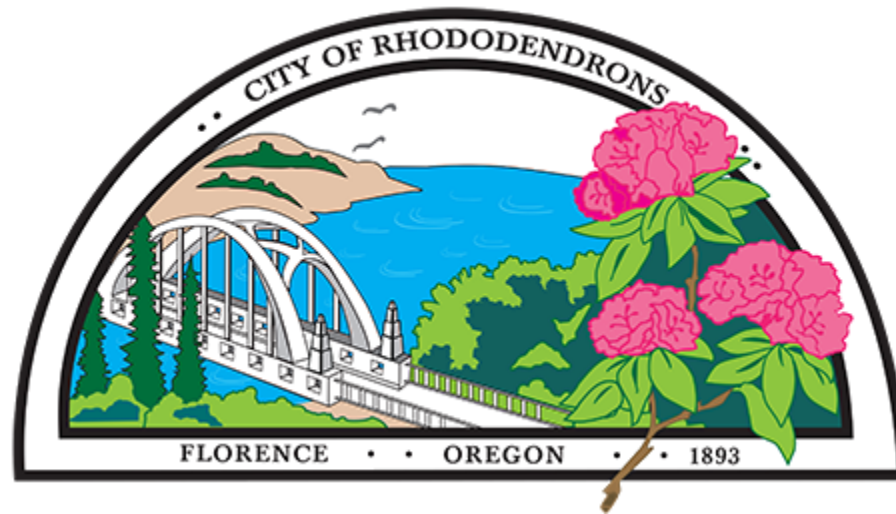
			required to be twenty feet. This is a concern for most ranch style home in older neighborhoods.	<i>e.g. front lot line is where the front door is along a street not an alley, exhibited with a cover and/or porch opening into a living room or vestibule connected to same</i>
10-2-13	Market Rate Housing 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 #3

September 4, 2019

Work Session Overview

1. Confirm Work Session #2 Amendments
2. Staff Research
3. Discuss Remaining Topics
4. Next Steps—Initiation & Evidentiary Hearing

An aerial photograph of a coastal town, likely in the Chesapeake Bay area. In the foreground, a large, ornate steel arch bridge with two prominent towers spans across a wide waterway. To the left, a marina is filled with numerous boats docked at piers. Further back, residential buildings and a parking lot are visible along the waterfront. The background shows a vast expanse of water with some distant landmasses under a clear sky. A dark blue semi-transparent rectangle is overlaid on the upper portion of the image, containing white text.

Work Session #2

Draft Code Amendments

Definitions

1. Hostel, Dormitory, Boarding House
2. Front Lot Line-Corner

Parking & Density

1. Parking-Hostel: 1 vehicular/4 occupancies & 1 bicycle/per 2 occupancies
2. Parking-Residential Care Facility: Research
3. Density-High Density: Research

Residential Care Facility/Nursing Home

Regency

Rooms/Beds

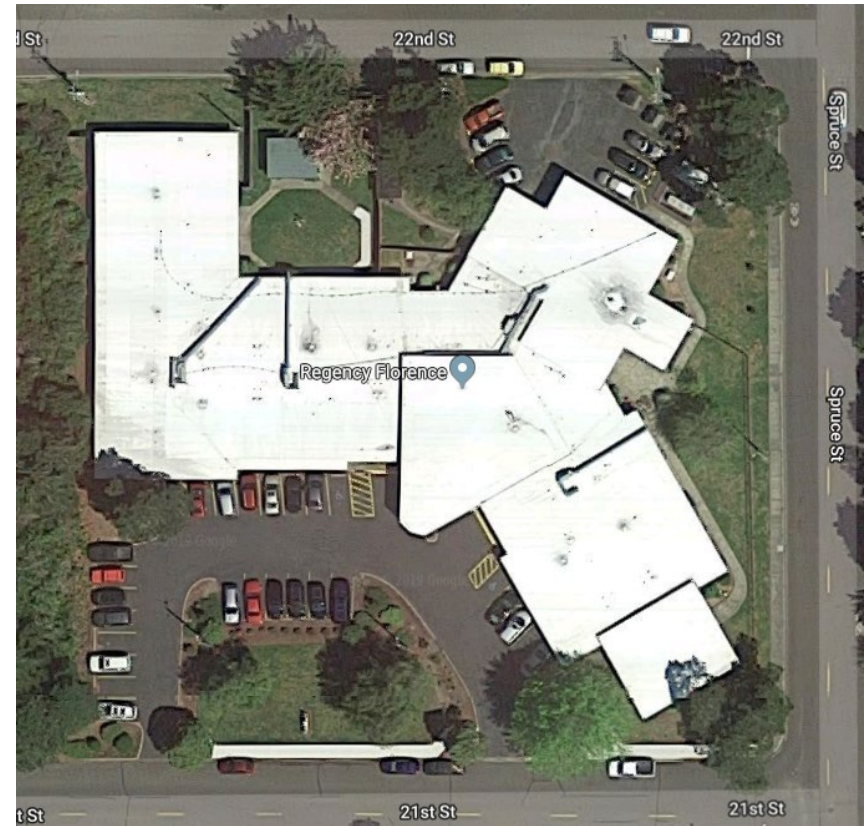
- 72-Beds

Parking

- 34 prov. 30 used
- 6 on-street used

Ratio

- ***1 per 2.11 beds***



Residential Care Facility/Nursing Home

Elderberry

Rooms/ Beds

- 48-Beds

Parking

- 23 provided
- 18 used
- Unused-4 ADA & 1 Standard

Ratio

- ***1 per 2.08 beds***



Residential Care Facility/Nursing Home

Spruce Point

Rooms/Beds

- Apts.-65 Rooms
- Memory-25 Beds

Parking

- 39 provided 27 used
- 9 of 13 nonconforming used

Ratio

- ***1 per 2.3 beds (90)***



Residential Care Facility/Nursing Home

Shorewood

Rooms/Beds

- 73-Apartments

Parking

- 37 provided, 27 used
- Unused-10 Standard
- 11 on-street used

Ratio

- ***1 per 1.97 beds***



Density

Oak Terrace (Oak St.)

Units

- 48 (12 buildings 4 units each)

Gross Density

- ***15 units per/acre***

Amenities

Playground, common building, community garden



Density

Siuslaw Dunes (43rd)

Units

- 45 (6 buildings)

Gross Density

- ***11 units per/acre***

Amenities

Common building,
extensive unused area



Density

Northwood Apt. (Hwy 101)

Units

- 20 (2 buildings, 10-plexes)

Gross Density

- ***22 units per/acre***

Amenities

None



Density

Cedarwood, 1340 9th St.

Units

- 8 (Two 4-plexes, \$83-93k)

Gross Density

- ***42 units per/acre***

Sunset Apt., 8th & Maple

Units

- 32 (4 Eight-Plexes, 1 br)

Gross Density

- ***56 units per/acre***



Density

38th Loop (Oak St.)

Units

- 25 lots (Detached SFR)

Density

- **Gross--6.9 units p/acre**
- **Net--9.3 units p/acre**

Amenities

None



Density-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

- Florence-Existing HD Summary 15-22 units per acre (outliers 11, 42, 56)
- Newport-Establish sq. ft. for high density (Range=1250 (34)-2500 (17) (Newport)--*Old Town has this standard (2500 for ground floor unit)*)
- Lincoln City-High Density standard only

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, a residential area with houses and buildings is visible along the waterfront. In the background, a large body of water extends to the horizon, with some industrial structures and a crane visible in the distance. The sky is clear and blue.

Discussion Topics

Undersized Lots, p. 116

- Lots greater than 30' wide meet standards & if less than or equal to 30' wide:
 - Parking-Reduced to one space covered or uncovered
 - Height-1.2 times the width of the structure (need to add limitation of 35')
 - Setbacks—reduced to maximum of 3'
 - Coverage—50% building & 75% impervious

Transitional Housing

Temporary Lodging-- Less than 30 days

- Indoor
 - Lodging, meals, hygiene, laundry
 - Facility management plan and on-site mgr.
- Outdoor
 - Vehicular-Autos, RVs, Temporary Structure-Tents
 - Sanitation facilities

Transitional Housing

Transitional– Up to 2 years

- Facility Type:
 - Temporary Structure Facility (Yurts, huts...)
 - Tiny House/Park Model (on foundation)
 - Existing buildings
- Restroom, shower, kitchen or meals, trash
 - Buffers: 100' adjacent residential & 20' ROW
 - Host, Rules of Conduct

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 small boats docked at piers. Further back, a residential area with houses and buildings is visible. In the center-right of the water, two large industrial ships or barges are docked. The background shows a wide expanse of water and distant landmasses under a clear sky. A semi-transparent dark blue rectangle is overlaid on the upper portion of the image, containing the text 'Next Steps' in white.

Next Steps

Staff Comments

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

Project Schedule

Housing Code Update
December 2018 - Fall 2019

CEDC Recommendation: June 20

↳ Work Session #1

↳ Work Session #2

↳ **Work Session #3 -- Sept. 4th**

↳ Initiation Sept. 24th or Oct. 7th

↳ Evidentiary Hearing & Adoption:
Joint: Nov. 4th or 18th
PC: Nov. 12th or 26th

Decision Points

- Work Session #4 – Continuation or Split Project
 - **Yes**, look at final draft code and complete unfinished business. Set Work Session date & Set Initiation
 - **Yes**, complete unfinished business. Split Project-Set Initiation
 - **No**, We finished reviewing. Set Initiation Hearing
- Initiation Hearing-Can be either party.
 - **Joint**—October 7th
 - **Solo**—Council-Oct. 7th or PC-24th or Oct. 10th

Decision Points

Evidentiary Hearing

– **Joint**

- Nov. 4th (9/24 initiation)
- Nov. 18th (10/7 initiation)

– **Solo**

- PC – Nov. 12th (9/24 initiation)
 - PC -- Nov. 26th (10/7 initiation)
- then
- CC – December 9th

Code in effect 30 days after final hearing

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 buildings and a parking lot are visible. The background shows a wide expanse of water and distant landmasses under a clear sky. A dark blue semi-transparent rectangle is overlaid on the upper portion of the image, containing the title text.

Conclusionary Comments