



City of Florence
A City in Motion

City of Florence City Council & Planning Commission Joint Work Session

In Person & Videoconference
Florence Events Center
715 Quince Street
Florence, OR 97439
541-997-3437
www.ci.florence.or.us

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting, and can be found of the City of Florence website at www.ci.florence.or.us/council.
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December 5, 2022

JOINT WORK SESSION AGENDA

5:30 p.m.

City Council:

Joe Henry, Mayor

Woody Woodbury, Council President
Bill Meyer, Councilor

Sally Wantz, Council Vice-President
Rob Ward, Councilor

Planning Commission:

Phil Tarvin, Chairperson

Sandi Young, Vice-Chairperson
Ron Miller, Commissioner
John Murphey, Commissioner

Andrew Miller, Commissioner
Eric Hauptman, Commissioner
Kevin Harris, Commissioner

With 48 hour prior notice, an interpreter and/or TTY: 541-997-3437, can be provided for the hearing impaired.
Meeting is wheelchair accessible.

The Florence City Council and Planning Commission Joint Work Session meeting will be held in person at Florence Events Center.

In addition, members of the public can listen and view the meeting through the 'GoToWebinar' platform at the following link: <https://attendee.gotowebinar.com/register/1930752741281435918>

Meetings are also shown live on Cable Channel 191 and online at <https://www.ci.florence.or.us/citymanager/public-meetings-live>.

Citizens wishing to express their views may submit comments in writing or verbally at regular Council Meetings. For more information, please see the end of this agenda or visit the City of Florence website at www.ci.florence.or.us/council/request-address-city-council-speakers-card.

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

5:30 p.m.

1. WORK SESSION DISCUSSION TOPICS

Housing Implementation Plan Project: Receive a consultation presentation and discuss the project, proposed work products and public outreach.

- Housing Implementation Plan: Review and prioritize the list of potential housing strategies
- Housing Florence City Code Amendments: Review and discuss potential development code changes related to compliance with state statutes and rules
- Short Term Rental Policy: Review and discuss Sub-Committee Recommendations
- Transitional Housing Policy: Review and discuss Sub-Committee Recommendations

COUNCIL CALENDAR

All meetings are held virtually via GoToWebinar unless otherwise indicated

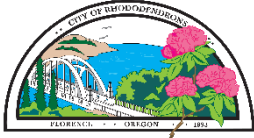
Date	Time	Description
December 12, 2022	4:00 p.m.	City Council Executive Session
	5:30 p.m.	City Council Meeting
January 3, 2023	5:30 p.m.	City Council Meeting

UPDATED PUBLIC MEETINGS PROCEDURES

The December 5, 2022 City Council & Planning Commission Joint Work Session will be held in-person and virtually through the GoToWebinar platform.

Expressing Views to the City Council: Work Sessions do not allow time for public comments. Public Comment periods are provided at City Council regular sessions which are generally held on the 1st and 3rd Mondays of each month beginning at 5:30 p.m. For the latest City Council meeting calendar, visit the City of Florence website at <https://www.ci.florence.or.us/calendar>.

For more information on the City of Florence's Public Meeting Policies, visit the City of Florence website at <https://www.ci.florence.or.us/council/rules-procedure>.



City of Florence
A City in Motion

Memorandum:

To: Florence City Council & Planning Commission
From: Wendy Farley Campbell, Community Development Director
Meeting Date: December 5, 2022
Subject: Housing Implementation Plan Proposed Code Updates

Introduction:

On October 6, 2021 the Department of Land Conservation and Development (DLCD) awarded the City of Florence a technical assistance grant to identify housing development strategies, and update City codes to address state statutes and rules.

In March 2022 City Council created a Housing Implementation Plan (HIP) Stakeholder Advisory Team (SAT) made up of community stakeholders. The team has met four times since April 2022. Additionally, two Open Houses were held at the Florence Events Center in September and November, whereby the public was solicited for their input via a virtual survey and in-person input session.

Two subcommittees were created from the HIP SAT to address Short-Term Rentals and Transitional Housing. The results of all these stakeholder and public outreach are included in this packet to inform you on the work products and are summarized below. Additionally, a comment log of all public input received over the course of the HIP project is included for your review.

Below is a summary of the ten documents included in the packet.

Draft HIP Strategies:

The HIP Strategies Draft follows the City's recent Housing Needs Analysis (2018) and code revisions (2019) with an implementation plan to identify housing strategies, programs, and funding to guide and encourage near-term and future housing production in the City, with a special focus on housing affordability. The HIP will include a set of implementation actions and potential community partners for the recommended action.

Draft Code Update:

This memorandum is intended to provide preliminary code amendment recommendations based on the issues identified in the Code audit.

Short Term Rental Subcommittee Recommendations:

The HIP Short-Term Rental subcommittee met over the course of the project and conducted in-committee surveys, interviews of Police and Code Enforcement City staff, WLFEA Chief Michael Schick, and Jamie Michel and Laurie Hines of the Via Oregon Coalition. Their findings and recommendations are listed here for project consultants and your consideration.

Transitional Housing Subcommittee Recommendations:

The purpose of the Transitional Housing Sub-committee of the larger HIP SAT was to explore, research and guide the City of Florence to consider adopting language to allow for the existence of transitional and emergency housing programs within the Florence city limits. Their recommendations are included in this document.

Housing Implementation Plan Stakeholder Meetings Summary:

As an early step of the Florence Housing Implementation Plan (HIP), the project team conducted a series of stakeholder meetings and interviews. The purpose of these meetings was to help understand housing conditions in the community and gain more context from a range of those who have local knowledge. This context will inform the potential strategies considered for the HIP.

Housing Implementation Plan Open House/Survey #1 Summary:

The City of Florence held virtual online survey to gather input from the area's residents regarding the Housing Implementation Plan (HIP). The survey was part of the virtual Open House, which was open from September 29th to October 17th, 2022 and received about 1,500 visits. The key findings from survey results are summarized within.

Housing Implementation Plan Open House/Survey #2 Summary:

The City of Florence conducted an open house to share information about the Housing Implementation Plan (HIP) project. The open house was held on November 10, 2022, from 5:30 PM to 7:30 PM at the Florence Events Center. Approximately forty (40) people visited the open house.

Website Comment Log:

This document captures all of the Housing Implementation Plan-related comments submitted by members of the public to the City of Florence website over the course of the Housing Implementation Plan project.

Short Term Rental Policies Research:

The white paper includes information gathered about short term rental (STR) regulations from other similar communities and university research documents. This white paper served to be a first step in a process to consider short term rental regulation program for Florence.



MEMORANDUM

DRAFT HOUSING STRATEGIES

Florence Housing Implementation Plan

DATE November 29, 2022
TO Wendy Farley- Campbell, Planning Director, City of Florence
FROM Brendan Buckley, Johnson Economics
CC Florence HIP Project Management Team

INTRODUCTION

The Florence Housing Implementation Plan (HIP) follows the City’s recent Housing Needs Analysis (2018), and code revisions (2019) with an implementation plan to identify housing strategies, programs, and funding to guide and encourage near-term and future housing production in the City, with a special focus on housing affordability. The HIP will include a set of implementation actions and potential community partners for the recommended action.

This draft memo provides a list of potential and recommended strategies that might be included in the final Plan. This memo presents a broader list to review and assess which might be appropriate for Florence and their relative priority level. These strategies have been presented to the project Stakeholder Advisory Team (SAT) and at a public open house, to gain feedback on their perceived impact.

The list of draft strategies are broken up in to five broad categories:

- 1) **Land Supply Strategies:** Potential ways to increase the supply of residential land available for the development of future housing.
- 2) **Policy and Code Strategies:** Potential changes to the Zoning Code or City policies related to review processes or other regulations to help meet the community’s housing needs and goals.
- 3) **Development Incentives:** Potential tools the City could use to facilitate development of identified categories of housing, or development in general.
- 4) **Funding Sources:** Sources of funding for the City to more directly contribute to housing development projects.
- 5) **Programs and Partnerships:** Ways the City can encourage or participate in private or non-profit development activities.

METHODOLOGY

The tables on the following pages present the Draft HIP Housing Strategies, broken into five categories. This draft list was compiled in the following manner:

- 1) The Housing Needs Analysis (HNA) contained 34 recommended action items, which became the starting point for this list. The action items were reviewed by the PMT and Advisory Committee (AC) as part of the background analysis of this HIP project. The list was condensed based on feedback received at that time. Some items had already been completed since the completion of the HNA (e.g. ADU regulations, or direction to conduct a code audit). Other items were redundant.
- 2) Some items that are being addressed by the Code Audit and Update, or Short-Term Rental (STR) tasks of the HIP project have been removed, as these are being addressed in more detail by those parallel tasks (e.g. middle housing standards, Fair Housing Act, STR regulations).
- 3) The consultant team then supplemented the condensed HNA action items with additional potential housing strategies that were not yet covered or needed additional elaboration. These strategies are organized into five categories, as discussed more below.
- 4) The remaining HNA action items were then reorganized to fit into the five categories of strategies. In some cases, one or more of the HNA action items have been folded into a similar strategy. The exact wording of all HNA action items was not maintained in all cases, but the draft strategies are designed to include the intent of all items on the condensed list. (In some cases, the language of HNA items is preserved.)

DRAFT HOUSING STRATEGIES

The following is a summary of the strategies, which are discussed in more detail on the following pages.

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5.10 PROMOTE SERVICES TO ALLOW SENIORS AND THOSE WITH SPECIAL NEEDS TO REMAIN IN THEIR OWN HOMES
5.11 PROVIDE INFO AND EDUCATION TO SMALL DEVELOPERS

The following tables present the strategies in more detail. Each includes a description of the strategy, and additional discussion or considerations on its application.

Initial Priority: In this preliminary draft, the potential strategies have been assigned an initial assessment of the priority the community might place on pursuing them. This assessment is based on staff and consultant assessments and feedback received thus far.



The priorities shown in the following table are only *initial assessments*, and as the project progresses, we seek feedback from the Advisory Team and others on how strategies should be prioritized, and the importance placed on them by the community.


INITIAL PRIORITY KEY	
HIGH PRIORITY	
MEDIUM PRIORITY	
LOW PRIORITY	

Factors considered when assigning initial priority include judgements on the likelihood of effectiveness, resources needed, level of community support, and past experience with similar programs. Other factors may be introduced and considered as the advisory committee and other stakeholders review the list of potential strategies.

1) LAND SUPPLY STRATEGIES



These strategies address potential ways to increase the supply of residential land available for the development of future housing.



STRATEGY	Discussion	Preliminary Priority
LAND SUPPLY STRATEGIES		
<p>1.1 REZONE LAND:</p> <p>Re-designate land from other residential designations and/or from commercial, industrial, or institutional designations to meet specific housing needs, assuming there is an adequate supply of land available to meet non-residential needs.</p>	<p>This approach may be considered if there are some subareas or zones that could accommodate desired types of housing that currently are zoned for other uses. A common example would be areas that might be appropriate for needed multi-family residential (MFR) such as apartments or workforce housing (e.g. corridors or town center areas) which are currently zoned only for low-density residential (LDR).</p> <p>Some considerations might be: proximity to transit/transport corridors, parcel size and ownership suitable for larger projects, proximity to current or planned higher density areas.</p> <p>Another related consideration is protecting prime locations for desired housing from other uses. In other words, ensuring that areas most suitable for a desired use such as MFR or workforce housing, will not be developed for commercial or LDR uses instead.</p> <p>Currently, Florence has some lands that are not zoned consistently with their underlying Comp Plan designation, that should be rezoned for consistency. Another consideration is ensuring that areas outside of City limits, but within the UGB, are preserved for development with the desired future uses and densities rather than more rural uses. This might be accomplished through an MOU with Lane County regarding development proposals within the UGB.</p>	<p>MEDIUM</p> 
<p>1.2 UGB AMENDMENT OR SWAP:</p> <p>A UGB Adjustment, or “swap” may be appropriate when a city has sufficient residential land capacity within the existing UGB, however certain areas inside the UGB are highly unlikely or infeasible to develop within the planning horizon.</p>	<p>The HNA did not find a need to expand the Urban Growth Boundary (UGB) area based on forecasted 20-year housing growth. The City has expansive UGB lands to the north and east of the current City limits.</p> <p>Factors that may discourage housing development may include landowners unwilling to sell, access or siting challenges, or current land uses that are more financially productive than housing development for that location (e.g., productive farm use or timber harvesting). For coastal communities, environmental constraints such as wetlands and slopes can be a particular barrier to development. In these instances, cities may explore</p>	<p>LOW</p> 

STRATEGY	Discussion	Preliminary Priority
LAND SUPPLY STRATEGIES		
	<p>options to remove these areas from the UGB in exchange for adding other areas outside the UGB that are more feasible to urbanize.</p> <p>The City should review the current land within the UGB to determine if any areas are poor candidates for development in the future. However, once removed, these areas will no longer be candidates for future annexation and development.</p>	
<p>1.3 PLAN FOR FUTURE ANNEXATIONS:</p> <p>Support orderly annexation phasing, that meets City goals and most efficient provision of services. Prioritize capital improvements and other infrastructure projects towards areas that will be most suitable for next annexation and meeting City housing goals.</p>	<p>The City can plan its capital expenditures and infrastructure investments to prioritize those expansion areas that will best meet City goals. These might be areas near current corridors or infrastructure, and those areas where future zoning will create neighborhoods that best meet the City’s housing goals (e.g. prioritize a planned neighborhood cluster over low density residential). As mentioned under strategy 1.1 above, consider zoning in UGB areas to best suit future needs assuming future annexation.</p>	<p>HIGH</p> 

2) POLICY & CODE STRATEGIES



These strategies address potential changes to the Zoning Code or City policies related to review processes or other regulations to help meet the community’s housing needs and goals.


STRATEGY	Discussion	Preliminary Priority
POLICY & CODE STRATEGIES		
<p>2.1 CODE UPDATES TO SUPPORT A VARIETY OF HOUSING TYPES:</p> <p>In addition to duplexes, allow other middle housing types or other forms of housing currently defined as multi-family uses in appropriate areas, to lower the costs of housing and public facilities, and offer housing variety for owners and renters.</p>	<p>This code update strategy could create significantly increased opportunities for housing variety in residential areas, which provides more supply for different housing needs, beyond what is included in new middle housing rules. Amendments to development standards may be required to offer greater flexibility to sites and address impediments such as minimum lot size, maximum density, etc.</p> <p>In addition, these types of changes may be needed in areas that have not yet been addressed by recommended code updates, or 2019 code changes. For instance, the Mainstreet District, Old Town District, and Professional Office District may need additional consideration to allow a greater variety of housing types, while preserving their intent as mixed-use zones.</p>	<p>MEDIUM</p> 
<p>2.2 REGULATORY INCENTIVES FOR AFFORDABLE AND SPECIAL NEEDS HOUSING:</p> <p>Create incentives for developers to provide a community benefit (such as affordable, workforce, or special needs housing), in exchange for the ability to build a project that would not otherwise be allowed by the development code. Examples of these types of regulatory incentives include density or height bonuses, parking reductions, or other incentives.</p>	<p>Some development regulations can present obstacles or add costs to housing developments. In addition to or in lieu of financial incentives, the City can offer concessions on regulatory standards that provide meaningful economic value. The incentives typically include relief from certain development standards such as parking, setbacks, or density.</p> <p>The concessions should be offered in exchange for the development of needed housing types that meet City housing goals. This might include housing for specific income groups such as very-low, low, or moderate which would include “workforce” housing. Other targeted housing types could include senior housing, assisted living, memory care, homeless shelter or transitional housing, drug and alcohol rehab and mental health facilities. The City might consider some or all of these to prioritize.</p> <p>Regulatory incentives should be offered in return for commitments that the affordable housing and special needs populations will be served by the property over a significant length of time (at least 20 years). Bonuses can be tied to the number of units that</p>	<p>MEDIUM</p> 


STRATEGY	Discussion	Preliminary Priority
POLICY & CODE STRATEGIES		
	<p>qualify, level of affordability, and/or length of commitment. These programs might require the City to monitor performance and compliance. However, if partnering with another agencies or funding programs, these partners often provide their own monitoring (see Section V below.)</p> <p>Some changes were implemented in 2019, but these options have not been used by developers to date. Some refinement may be needed to make them more impactful, or greater promotion of their availability.</p>	
<p>2.3 REDUCE UNNECESSARY BARRIERS TO HOUSING:</p> <p>Some development standards or requirements can pose barriers to providing housing. The regulations that artificially raise the cost of housing development and/or can make development of specific types of housing physically or financially infeasible can include density limitations, maximum height restrictions, minimum parking requirements, architectural design standards, etc.</p>	<p>According to the American Planning Association, excessively burdensome zoning laws and regulations restrict the development of multifamily housing structures such as condos and apartments. This can reduce the supply of housing units, and lead to higher prices. A study conducted by the National Association of Home Builders and the National Multifamily Housing Council claims that more than 30% of multifamily housing development costs result from regulations imposed by all levels of government. Another study has found that those regulations account for nearly 25% of the cost of new single-family home construction and development on average.</p> <p>The City can consider additional code amendments, beyond those required for middle housing, to facilitate development of desired housing types. Many of these types of changes were included in the 2019 code update, including changes to height and parking standards. However, standards for multi-family housing may need updates due to unintended consequences that have become apparent since the last code update.</p>	<p>MEDIUM</p> 
<p>2.4 CREATE A PROGRAM TO INSPECT AND REMEDY SUBSTANDARD HOUSING:</p> <p>Unsafe or unhealthy housing conditions should be eliminated.</p>	<p>The City currently lacks a code to define unsafe or unhealthy housing. A code and inspection program could be developed to help upgrade the quality of local existing housing. Most examples of these programs include only rental housing.</p>	<p>HIGH</p> 

3) DEVELOPMENT INCENTIVES

These strategies address potential tools the City could use to facilitate development of identified categories of housing, or development in general.


STRATEGY	Discussion	Preliminary Priority
DEVELOPMENT INCENTIVES		
<p>3.1 SDC REDUCTIONS, EXEMPTIONS, DEFERRALS:</p> <p>This strategy can be applied to regulated affordable housing and/or other specific housing types. SDCs are one-time charges assessed on new development to pay for the costs of expanding public facilities. Reduction, exemption, or deferral of SDCs assists developers by reducing their development costs when building targeted housing types. Developers would benefit from this strategy only when their projects meet assistance program requirements.</p> <p>Set fees and system development charges (SDCs) on new construction of targeted housing as low as possible while ensuring necessary infrastructure to make neighborhoods cost-effective places to live and good investments for homeowners.</p>	<p>With deferral or financing for SDCs, the fiscal impacts to the City and its partners is significantly reduced since charges are eventually paid. The period of repayment should not be a detriment to public agencies that operate on indefinite timelines. A financing program can be more beneficial to the property owner because SDCs are paid gradually, rather than in a lump sum soon after the completion of the project.</p> <p>SDC deferrals typically allow a development to delay payment of the fees for a specified period of time or until the certificate of occupancy is issued, rather than at the time the building permit is issued. SDC deferral can be combined with SDC financing so that payments begin after one year and continue for a certain number of years. The City could offer a lower interest rate (e.g., 0.25% above the Oregon Prime rate) and/or allow the lien to be in second position for affordable housing developments. The City could work with other service providers to such an SDC deferral and financing program for certain types of housing developments.</p> <p>The City currently offers financing and deferrals of SDC's until occupancy, as well as reductions for multi-family housing. Currently these programs are available to all types of development and not targeted, so would not provide an extra incentive to affordable housing or other targeted types.</p> <p>Permitting fees are another potential cost that can be reduced, but these typically are lower than SDCs and therefore offer less of an incentive. In addition, Florence uses fees to pay for third party inspections, and cannot easily conduct those with staff.</p>	<p>MEDIUM</p> 
<p>3.2 TAX EXEMPTIONS & ABATEMENTS:</p> <p>Tax abatements are reductions in property taxes for housing and may include full or partial tax exemptions or freezes on the assessed value of properties. Abatements are often provided to non-profit</p>	<p>This strategy offers an additional financial incentive to developers which can improve the long-term economic performance of a property and improve its viability. They can have a significant impact on the financial feasibility of an affordable housing development. However, the city will forego taxes on the property, generally for ten years.</p> <p>The City already offers a Multi-Unit Property Tax Exemption (MUPTE) for properties</p>	<p>MEDIUM</p> 



STRATEGY	Discussion	Preliminary Priority
<p>DEVELOPMENT INCENTIVES</p>		
<p>corporations or to private developers in exchange for developing affordable or other desired housing types.</p>	<p>of 3+ units, near transit corridors. The City might consider some of the other options for tax exemptions mentioned below.</p> <p>In general, market-rate developers will use the program that maximizes benefits while requiring the fewest changes to their development plans. Specific programs authorized in Oregon include the following, Among others.</p> <ul style="list-style-type: none"> • Vertical Housing Tax Exemption. This program is meant to encourage vertical mixed-use buildings in areas where they might be viable, typically downtowns or town centers. • Low-income Rental Housing (or Non-Profit). This program is aimed at encouraging subsidized affordable housing development and can be more broadly applied geographically. Units must be affordable at 60% of Area Median Income to be eligible. One program is aimed at non-profit, and another is for any developer. <p>One challenge for Florence may be the competition of the current MUPTTE program. This will allow for a tax exemption for any property with 3 or more units (which may include many middle housing developments as well). The availability of this program may remove the need for a developer to participate in an exemption aimed at affordable housing. An update of the MUPTTE program to ensure that redevelopment and infill projects are qualified might also be useful.</p>	
<p>3.3 EXPEDITED DEVELOPMENT REVIEW:</p> <p>Offer expedited review and permitting for residential or mixed-use projects that meet certain criteria (e.g., receive local, state, or federal affordable housing funding for development of workforce housing).</p>	<p>This is an HNA action item. The City has worked to streamline and modernize its processes. Policy already requires a 100-day review timeline, which can be expedited for a fee.</p> <p>Other efficiencies might be available for affordable or other special needs housing, or expedited fees might be waived. Another option to consider would be an internal point-of-contact staff person to walk a specific application through the planning and permitting process.</p> <p>The City is receiving state funding for staff assistance and expedited fee waivers for special needs housing.</p>	<p>HIGH</p> 


STRATEGY	Discussion	Preliminary Priority
DEVELOPMENT INCENTIVES		
<p>3.4 PRE-APPROVED DESIGNS:</p> <p>Consider pre-approving some ADU, middle housing, and other housing designs to accelerate their development process and lower housing costs.</p>	<p>Pre-approved designs allow for quick approval for the applicant, with a result that has been pre-screened to meet the City’s needs. For non-professional applicants (e.g. a homeowner building an ADU) this can also overcome some of the learning curve and hurdles of unfamiliarity that might otherwise deter the project.</p> <p>This approach works best for small or simpler housing types, and likely would be more difficult for larger multi-family developments due to the number of variables. ADU’s, small or tiny homes, duplexes, and cottage cluster designs might be good candidates.</p> <p>Eugene runs a similar program and has allowed Cottage Grove to use their same plans for a reduced cost. Other cities can provide additional examples.</p>	<p>MEDIUM</p> 

4) HOUSING FUNDING SOURCES

These strategies are aimed at helping the City establish its own funding to more directly participate in housing development and partnerships. For the most part, City’s do not build housing; this is the purview of private and non-profit entities that specialize in development (see Section 5 Programs and Partnerships). However, because of this, City’s may find that they lack the leverage to encourage housing development that meets the City’s goals. A direct funding source can ensure that City’s can partner meaningfully, while having the leverage to request public benefits.



STRATEGY	Discussion	Preliminary Priority
FUNDING SOURCES		
<p>4.1 TAX INCREMENT FINANCING:</p> <p>The City could use tax increment financing (TIF) revenue for one-off housing projects, a pilot program, or possibly other efforts. TIF is a funding mechanism in which future tax revenues in targeted development or redevelopment areas are diverted to finance infrastructure improvements and/or development—potentially including affordable and/or market-rate housing. Use of TIF would limit the program to Urban Renewal Areas (URA or TIF District).</p>	<p>Florence has a current TIF district that covers the Old Town area at the southern edge of the city. The district works by accruing the tax revenue from new development since the district was formed (2006), to dedicate projects in the area.</p> <p>The Florence Urban Renewal Agency (FURA) should assess current projects (most recently reviewed in 2016) for the potential to encourage and contribute funding towards housing projects in the area. The 2016 Strategy identified a number of potential catalyst sites in the district, as well as some proposed tools including a design and development assistance fund, a preservation and rehabilitation program, and a catalyst development fund. These types of programs can be applied to housing, or mixed-use projects that include housing. Another key way that TIF can contribute to private development is through paying for public infrastructure or off-site improvements that a developer would otherwise be responsible for. This can help reduce the development costs and make an otherwise infeasible project feasible.</p> <p>In addition, the City has remaining capacity under state statute to expand the current district or create a new one. This approach could be used to include other key sites that are seen as good candidates for housing development.</p> <p>TIF is one way for a City to build a dedicate source of funding to participate more directly in these types of projects, that are typically beyond the scope of the general fund.</p>	<p>MEDIUM</p> 



STRATEGY	Discussion	Preliminary Priority
FUNDING SOURCES		
<p>4.2 CONSTRUCTION EXCISE TAX (CET):</p> <p>Adopt a tax on construction projects that can be used to fund affordable housing. According to statute, the tax may be imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. Cities and counties may levy a CET on residential construction for up to 1% of the permit value; or on commercial and industrial construction, with no cap on the rate of the CET.</p>	<p>State law requires that revenue from a CET be spent on specific types of programs and activities:</p> <p>The City may retain 4% of funds to cover administrative costs. If the City uses a residential CET, The funds remaining must be allocated as follows:</p> <ul style="list-style-type: none"> • 50% must be used for developer incentives (e.g., fee and SDC waivers, tax abatements, etc.) • 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction. • 15% flows to Oregon Housing and Community Services (OHCS) for homeowner programs. <p>If the City implements a CET on commercial or industrial uses, 50% of the funds must be used for allowed developer incentives and the remaining 50% are unrestricted.</p> <p>This type of tax can be a source to repay or “backfill” some other developer incentives such as SDC waivers. At the same time, it is a tax on development, and thus is an additional cost. Like all development costs, they are eventually passed to the buyer or renter. However, it is one way for for-profit private development, which is the bulk of development activity, to help fund rarer affordable housing development projects.</p>	<p>HIGH</p> 
<p>4.3 GENERAL OBLIGATION BONDS:</p> <p>Cities and counties can issue voter-approved general obligation bonds to provide direct funding for construction and other capital costs associated with the development and construction of affordable housing. Funds can be loaned or granted to public and privately owned affordable housing projects.</p>	<p>Following the passage of Measure 102, Oregon local governments, including cities and counties, can now issue voter approved general obligation bonds to provide direct funding for construction and other capital costs associated with the development and construction of affordable housing.</p> <p>These funds can be loaned or granted to both public and privately owned affordable housing projects. “Affordability” is required to be determined by voters and each jurisdiction and can be above or below minimum affordability levels established for the federal LIHTC program and other established federal and State affordable housing finance programs, defining affordability by reference to Area Median Income (AMI) as established by HUD.</p>	<p>MEDIUM</p> 


STRATEGY	Discussion	Preliminary Priority
FUNDING SOURCES		
	<p>The bonds could be paired with other financing available to affordable housing developers, such as Low Income Housing Tax Credits (LIHTC), or could be used for homeownership opportunities.</p> <p>This approach can be used to create significant housing funds with the resources to have a large impact on identified housing shortfalls in the community. It is likely the method that would generate the highest dedicated funding for most cities. In coastal communities it could contribute directly to new workforce housing, senior affordable housing, and other targeted housing types. However, there are political challenges in pursuing this because it requires voter approval and constitutes a new levy on property owners. The uses and goals for this funding must be carefully considered and communicated to voters.</p>	
<p>4.4 LAND ACQUISITION AND BANKING:</p> <p>This is not a funding source, but a tool to establish capital assets that are valuable for partnering with developers. Land banking is the acquisition and holding of properties without immediate plans for development, but with the intent that properties eventually be used for affordable or other desired housing. Public agencies or larger non-profits may be better equipped than small community development corporations to do both land acquisition and banking.</p> <p>The land assets can be used as a partnering incentive (through offering at a discount), but also to ensure that a key site is not used for undesired development (e.g. a key catalyst site in old town). Sites can be acquired via the types of funding sources listed above, or they might be surplus government property already in inventory.</p>	<p>Land banking can be used as an anti-displacement strategy. Land banks can acquire land in high-opportunity areas where prices are going up and develop affordable housing before the market becomes too competitive.</p>	<p>MEDIUM</p> 





5) PROGRAMS & PARTNERSHIPS



These strategies represent ways the City can encourage or participate in private or non-profit development activities, who initiate almost all housing development in an community.

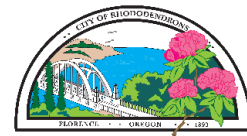
STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
<p>5.1 SUBSIDIZED AFFORDABLE HOUSING:</p> <p>Subsidized affordable housing refers to housing that is usually provided by a non-profit entity such as an agency, land trust, or housing authority, though it is also offered by for-profit developers in some cases. These properties typically utilize specific financing programs that require the units be offered at specific affordability levels, for a certain number of years.</p> <p>This is how most “affordable housing” is built, and rarely is this done by a City itself. However, these developments very often require a complex mix of programs and incentives layered with each other, to become feasible. In that way, the types of incentives and programs discussed in this plan can all help make the City a partner in facilitating subsidized affordable housing development by these community partners.</p>	<p>Different programs offer different affordability standards and requirements. Typically, HUD funded programs such as public housing and Section 8 vouchers or properties, require tenants to pay 30% of their income in rent. Other programs, such as tax credits, require that rents be set at a level deemed affordable to households at a certain percentage of Area Median Income (two common levels are 30% AMI, or 60% AMI).</p> <p>Affordable housing developers use a wide range of funding sources including:</p> <ul style="list-style-type: none"> • Low Income Housing Tax Credits (LIHTC) • Project-Based Section 8 • Indian Housing Block Grants • Community Development Block Grants • Local Innovation and Fast Track (LIFT) Program • Non-profit fundraising <p>These can be the most complicated and lengthy development projects due to the need for multiple sources of financing and incentives. The City can play a role in offering additional incentives and programs (e.g. MUPTe) to layer with these types of programs to help projects become feasible.</p>	<p>MEDIUM</p> 
<p>5.2 PUBLIC PRIVATE PARTNERSHIPS:</p> <p>Arrangements between public and private entities to create more and/or affordable housing (related to 5.1). Cities can engage in PPPs in a variety of ways, such as providing flexibility in development standards</p>	<p>The most common partnership model is for the City to provide financial assistance to a partner organization, but partnerships can include other activities such as providing administrative capacity, donating land, etc. Often the comprehensive funding of affordable housing development requires numerous funding sources, and the City’s financial contribution can help supplement funding from the state, federal, and other sources.</p>	<p>MEDIUM</p> 

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
<p>and helping leverage public funding.</p> <p>These efforts typically involve utilization of a variety of other housing measures or strategies, including those described in this report to assist the partner entity.</p>	<p>If a source of City funding is available, the City can participate more directly in these projects and exercise more leverage over achieving public goods. Land banking or control over a key site is another strong tool to use to encourage desired housing types or other public goods. The value of the land becomes a bargaining chip for negotiating with private partners.</p>	
<p>5.3 FINANCIAL ASSISTANCE AND HOMEBUYER EDUCATION PROGRAMS:</p> <p>A rental assistance program can help eligible low-income households with their past due rent and protect them from eviction risk. The city can promote stable homeownership opportunities with a range of tools such as foreclosure prevention guidance, down payment assistance loans, Homebuyer Opportunity Limited Tax Exemption, etc. City can also provide services to help homeowners or fund community organizations to help homeowners repair and retain their homes.</p> <p>A homebuyer education program helps homebuyers have a better understanding of what’s involved in the home-buying process, what is needed from the borrower to be approved for a mortgage loan, the benefits / challenges of homeownership, and mortgage and lending terms, etc.</p>	<p>These programs generally involve drawing on resources from outside agencies or educators in these fields. It may be possible to partner with an agency to provide these types of services locally, to be hosted in City facilities. The City can also keep educational information available on-line or on-site.</p>	<p>HIGH</p> 
<p>5.4 TENANT PROTECTION PROGRAMS AND POLICIES:</p> <p>Tenant protections include local regulations and enforcement programs that provide protections for tenants of existing affordable housing and Low-cost market rate (LCMR) housing against evictions,</p>	<p>Tenant protections can be implemented through policies and/or programs. The Oregon State Legislature is currently in the process of reviewing Senate Bill 608, which would regulate some tenant protection policies statewide.</p> <p>With the exception of rent regulation, local jurisdictions have the ability create tenant protection regulations that go beyond state requirements as long as they do not conflict with them. Potential programs include:</p>	<p>LOW</p> 

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
<p>excessive rent increases, discrimination, and health and safety violations. Tenant protections can also provide various types of assistance to renters. The purpose of these protections is help tenants of affordable units to access and retain their housing, particularly for very low-income and other vulnerable community members.</p>	<ul style="list-style-type: none"> • Notification for No-Cause Evictions. Under the provisions of ORS 90.427, landlords are required to give 30- or 60-day notification of no-cause evictions. However, Senate Bill 608, mandates a 90-day notice for no-cause eviction statewide. (These are state, not city mandates.) • Renter Relocation Assistance. These programs require landlords to pay a set amount to assist tenants when lease conditions change—such as no-cause eviction, substantial rent increase, or not receiving the option to renew a lease. Recent state legislation also addresses these programs, however cities can consider their own requirements. • Rental Registration. These programs allow jurisdictions to keep an accurate inventory of residential rentals. A well-maintained inventory can help improve notification of changes to local landlord-tenant laws. • Rental Inspection Program. Rental inspection programs monitor rentals to protect tenants and require more accountability from landlords. Inspection programs can be combined with a registration program or stand-alone. Also, the types of housing or dwellings that a required to register for the program can vary to all housing, affordable housing, multi-family housing, or other criteria. <p>Several of these programs require relatively significant administrative time and resources and may not be appropriate for the City at this time but could be considered for implementation in the future. Some of these tools may actually diminish the rental stock, as small landlords can find many of these tools difficult and costly to comply with.</p>	
<p>5.5 ESTABLISH A PERMANENT AFFORDABLE HOUSING ADVISORY COMMITTEE</p> <p>Establish a permanent Affordable Housing Advisory Committee to establish and oversee an affordable housing program that identifies specific actions to increase the supply of housing that is affordable to low to middle income individuals and families. With staff, the committee would monitor and ensure the</p>	<p>(HNA action item) Home for Good and other affordable housing agencies could lead or help form this type of partnership.</p> <p>This type of Advisory Committee will be useful to navigating new state-level rules that recently enacted or are currently under consideration regarding issues like housing, homelessness and transitional housing, and parking rules. The state is currently formulating a new approach for local planning for housing that encourages more production and overcoming barriers to development. The impact of these efforts will become apparent over the next few years.</p>	<p>HIGH</p> 

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
continued affordability of affordable housing the City has built, required, or incentivized.		
<p>5.6 PROVIDE A DESIGN AND DEVELOPMENT ASSISTANCE PROGRAM (DDAP)</p> <p>Provide a DDAP to help property owners evaluate redevelopment potential if it supports the creation of long-term housing.</p>	<p>This is an HNA action item, that is also part of the FURA 2016 strategy. This program could be developed for the UR Area and then implemented citywide.</p>	<p>MEDIUM</p> 
<p>5.7 REESTABLISH THE DOWNTOWN PRESERVATION AND REHABILITATION PROGRAM</p> <p>Reestablish the program which will incentivize façade improvements.</p>	<p>This is an HNA action item, that is also part of the FURA 2016 strategy. This program could be developed for the UR Area and then implemented citywide.</p> <p>This program might apply to buildings with upper story residential uses. Current TIF funding is limited.</p>	<p>LOW</p> 
<p>5.8 ENCOURAGE THE DEVELOPMENT OF A TINY HOME VILLAGE</p> <p>Encourage development of a tiny home artist/maker village with shared common areas and sustainable energy elements.</p>	<p>(HNA action item) Might be appropriate for Mainstreet District, Old Town District. General rules about tiny homes and cottage cluster developments may be sufficient to cover these areas.</p>	<p>LOW</p> 
<p>5.9 PURSUE PARTNERSHIPS WITH MAJOR EMPLOYERS</p> <p>Involve major employers in efforts to develop and support housing affordable to their workforce. Pursue partnerships with Lane Community College to develop student housing.</p>	<p>(HNA action item) Multiple groups are discussing this need among major private and public developers with workforce housing need. These talks are in beginning stages.</p> <p>Changes to LCC on-site enrollment and virtual learning may reduce the priority of this action. Stabilized enrollment, and housing interest from existing students should be monitored in coming years to assess priority.</p>	<p>MEDIUM</p> 

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
<p>5.10 PROMOTE SUPPORT SERVICES FOR REMAINING IN HOME</p> <p>Promote the provision of support services, including transportation options, to allow seniors and those with special needs to remain in their own homes or non-institutional settings.</p>	<p>(HNA action item) These programs likely for partner agencies, but city can choose to contribute funding or in-kind.</p>	<p>LOW</p> 
<p>5.11 PROVIDE INFO AND EDUCATION TO SMALL DEVELOPERS:</p> <p>Educating developers about the City’s policies, goals for housing, and funding sources may provide greater clarity and certainty for small-scale developers or homeowners interested in redevelopment/subdivision of their property. This information could be provided as pamphlets at the planning counter and online.</p> <p>This strategy is recommended to be implemented after some of the strategies listed in this plan are already implemented.</p>	<p>(HNA action item) This strategy has low legal risk for the City and requires a low level of cost and administrative burden over the long-term. This effort may ultimately help the City form long term partnerships with developers. This strategy supports existing housing programs within the community and can build upon existing informational resources developed for those programs.</p>	<p>MEDIUM</p> 



City of Florence
A City in Motion

MEMORANDUM

DRAFT Code Update

Florence Housing Implementation Plan

DATE July 21, 2022
TO HIP Stakeholder Advisory Team
FROM Darci Rudzinski and Brandon Crawford, MIG|APG
CC Florence HIP Project Management Team

INTRODUCTION

The Florence Housing Implementation Plan (HIP) will provide recommended housing programs and funding strategies that will guide future housing development in the City. The project includes a review of the requirements in the Florence City Code (FCC) Title 10 (Zoning Code) and Title 11 (Subdivision Code) and local compliance with recent State legislation related to residential development. With prior grant funding from DLCD, Florence updated Titles 10 and 11 in 2019 to reduce barriers to development. This project will complete the next step of amendments and reflects more recent guidance on complying with State legislation. The Housing Implementation Plan Stakeholder Advisory Committee discussed the Code Audit Findings (June 8, 2022 memorandum) at their June meeting.

CODE UPDATE OUTLINE

The Code update recommendations are organized in sequential order by FCC title and chapter. This memorandum is intended to provide preliminary code amendment recommendations based on the issues identified in the Code audit. The code recommended amendments focus on the following:

- State housing definition compliance
- Clear and objective standards for housing in natural resources/hazard areas
- Address inconsistencies between the Zoning and Subdivision Codes related to housing land use permitting
- Incorporate new State housing rules related to affordable housing and emergency shelter
- Minimum compliance standards with HB 2001 and OAR 660-046 – middle housing requirements for medium-sized cities

The City is also exploring Code updates addressing transitional housing. Specific amendments for transitional housing are not included in this memorandum, pending direction and guidance from the Stakeholder Advisory Team (HIP SAT) and the community. The City also anticipates revising the existing definition for Transitional Housing. An attachment to this memorandum provides case studies showing how

other cities implement transitional housing programs. The attachment includes sample code language for the City to consider. In addition to the Transitional Housing attachment, the draft clear and objective amendments for the natural resource and hazard areas are also included as attachments. The draft amendments for these chapters are extensive and are still "working drafts"; they are provided for SAT consideration and comment but are not the focus of this memorandum. The attachments to this memorandum are as follows:

- **Attachment A:** Transitional Housing Case Studies and Sample Code Language
- **Attachment B:** FCC Chapter 7 Special Development Standards Clear and Objective Amendments
- **Attachment C:** FCC Chapter 19 Estuary and Shorelands Clear and Objective Amendments

While not discussed in detail at the HIP SAT June meeting, Florence will soon be subject to House Bill 2001 which passed in 2019. Pursuant to HB 2001, Oregon's medium-sized cities (population over 10,000) are required to allow duplexes on any lot or parcel that allows single-family detached dwellings, and medium cities cannot apply siting and design standards or procedures that are more restrictive than what applies to single family detached. Although Florence does not yet meet the threshold for a medium-sized city, the City's most recent population estimate is approximately 9,600 people.¹ Further, the City's urban growth boundary (UGB) currently contains over 11,000 people.² Based on current growth rates and the likelihood of future annexations, Florence will need to comply with HB 2001 in the near future. To prepare for the near-term HB 2001 requirements, this memorandum includes minor amendments related to duplex standards.

A summary and rationale for proposed updates precedes each section in a gray commentary box. Note that many of the referenced Code sections and tables are abbreviated to only show the provisions that will be amended. The recommended Code updates are written as legislative amendments in a ~~strikethrough~~/underline format.

CODE UPDATE RECOMMENDATIONS

Several definitions in the FCC conflict with housing-related definitions and rules that have been updated per recent State legislation. House Bill 2583 (2021) prohibits jurisdictions from establishing or enforcing occupancy limits based on familial or non-familial relationships. The City should replace "family" with "household" for each dwelling type definition. The term "household" is inclusive of related and non-related dwelling occupants. **The recommendation is to replace the general definition of "family," which includes the non-related occupancy limit with the Census definition for "household."**

Furthermore, the City should distinguish "Household Living" as the residential occupancy of a dwelling unit that contains eight or fewer bedrooms and "Group Living" as the residential occupancy of a dwelling unit that contains more than eight bedrooms or occupancy of a

¹ Portland State University Population Reports: <https://www.pdx.edu/population-research/population-estimate-reports>

“congregate” housing facility. Congregate housing and group housing facilities are generally synonymous, and therefore should be combined into the same definition. In addition, the City should remove the occupancy limits for “Boarding House” to comply with the recent legislation. Overall, these amendments avoid any regulations based on familial relationships or number of residents and instead focuses on the overall residential capacity of dwellings or congregate housing facilities by regulating the number of bedrooms. See the Code Audit Findings for further discussion on HB 2583 and occupancy options.

Recommended minor amendments to the “affordable housing” definition will bring the City into compliance with Senate Bill 8 (SB 8, 2021). The criteria for SB 8 includes income limits below 80% of the Area Median Income (AMI) to qualify for affordable housing, whereas the income limit established in House Bill 2008 (HB 2008, 2021) is 60% AMI. The City should continue to use the 80% threshold in the official definition and clarify the 60% threshold only for affordable housing development that is implemented through HB 2008. Furthermore, the City should reduce the “percent of gross household income” from 40% to 30%. “Affordable” is generally defined as housing costs (rent/mortgage plus utilities, taxes, etc.) being less than 30% of household income. The 30% threshold is used by the U.S. Department of Housing and Urban Development (HUD) in their affordable housing definition.³

Finally, the City should add, remove, or revise definitions for the following housing types:

- **Duet:** *Remove* this definition/housing type. A duet is the same as a two-unit single family attached dwelling (townhouse). The duet definition also conflicts with the “duplex” definition, as a duplex is two households/units on a single lot. Removing the duet definition and keeping duplex and single-family attached definitions as is (aside from “family” revisions) will help avoid confusion and redundancy of housing type definitions.
- **Prefabricated dwelling:** *Add* this definition/housing type to be consistent with House Bill 4064 (HB 4064, 2022).
- **Transitional Housing:** *Revise* this definition/housing type to be more specific.

Note that this memorandum does not modify every instance of “family” or “duet” in the Code, rather it offers a general recommendation for removing these terms throughout. Complete amendments that include removal/replacement for these terms will be provided in adoption-ready drafts of the Code amendments at a later stage in this project.

³ HUD Affordable Housing Definition: <https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm>

10-2-13: DEFINITIONS

AFFORDABLE HOUSING	Dwellings available for rent or purchase, with or without government assistance, by households who meet applicable maximum income limits, not to exceed 80 percent of the Lane County median income, adjusted for <u>household family</u> size, as determined based on data from the United States Department of Housing and Urban Development or its successor agency, and in a manner so that no more than 30 ⁴⁰ percent of the household's gross income will be spent on rent and utilities or on home loan or mortgage payments, amortized interest, property taxes, insurance, and condominium or association fees, if any. Equestrian
BOARDING HOUSE	A building with a single kitchen where lodging, with or without meals, is provided for compensation for any number of 10 or fewer occupants, not open to transient and/or overnight guests, in contradistinction to hotels and motels open to transients and/or overnight guests, but, a Boarding House / Dormitory is not occupied as a single- <u>household family</u> unit and it shall not include assisted living facilities, or senior housing, group care homes, homes for the aged or nursing homes.
[...]	
DUET	A Duplex as defined under 'DWELLING, DUPLEX' in which each unit is on a separate lot and can be owned separately.
DWELLING	A building or portion thereof which is occupied in whole or in part as a residence, either permanently or temporarily by one or more <u>households families</u> ; but excluding <u>lodging intended to accommodate visitors and recreation, such as the Coast Village, hotels, motels, short term rentals</u> , and tourist courts; with permanent provision for living, sleeping, eating, food preparation, and sanitation. Dwellings include both buildings constructed on-site and manufactured homes.
DWELLING, ATTACHED	A dwelling that shares a common wall or walls, roof, or foundation with adjacent dwellings. Attached dwellings may be on a common lot or with each dwelling on its own lot.
DWELLING, DUPLEX	A building designated or used exclusively for the occupancy of two (2) <u>households families</u> on a single lot living independently from each other and having separate facilities for each <u>household family</u> as defined under "DWELLING" above.

DENSITY	<p>Density, Gross: The number of dwelling units per each acre of land, including areas devoted to dedicated streets, neighborhood parks, sidewalks, and other public <u>and private</u> facilities/<u>utilities</u>.</p> <p>Density, Net: The number of dwelling units per each acre of land, excluding from the acreage dedicated streets, neighborhood parks, sidewalks, and other public <u>and private</u> facilities/<u>utilities</u>.</p>
DWELLING, FOUR- PLEX / QUAD-PLEX	A building designed and used for occupancy by four (4) <u>households</u> families on a single lot, all living independently of each other and having certain separate facilities for each <u>household</u> family as defined under 'DWELLING' above.
DWELLING, MULTIPLE MULTI-UNIT FAMILY	A building designed and used for occupancy by five (5) or more <u>households</u> families on a single lot, all living independently of each other and having certain separate facilities for each <u>household</u> family as defined under "DWELLING" above and certain shared facilities such as laundry, open space and other amenities.
DWELLING, SECONDARY	See ACCESSORY DWELLING.

DWELLING, SINGLE-
UNIT FAMILY
DETACHED

- A. A dwelling on a single lot either constructed on-site or a modular constructed in accordance with Oregon Building Codes and assembled on site, and designed or used exclusively for the occupancy of one family and having separate facilities for only one household family as defined under "DWELLING" above; or
- B. A manufactured home designed and used exclusively for the occupancy of one household family as defined under "DWELLING" above and which is located and maintained in compliance with Section 10-12 of this Title.
- C. Except as authorized in A and B of this definition, in determining compliance with the provisions and uses of this Code, a mobile home, manufactured home, or a modular resembling a mobile home or manufactured home, is not considered a single-unit family dwelling. (Ord. No. 7, Series 1994)

DWELLING, SINGLE-
UNIT FAMILY
ATTACHED

A dwelling constructed in a row of two or more attached dwellings, where each dwelling is located on its own lot and shares a common wall or walls, roof, or foundation with adjacent dwellings. Commonly referred to as a townhouse or row house.

DWELLING, TRI- PLEX A building designed and used for occupancy by three (3) households families on a single lot, all living independently of each other and having certain separate facilities for each household family as defined under 'DWELLING' above.

[...]

GROUP OR
CONGREGATE
HOUSING

A dwelling that provides nine or more bedrooms and whose occupants share basic household amenities, such as a kitchen, bathroom(s), and other shared living spaces.

HOUSEHOLD FAMILY ~~All the people who occupy a single dwelling unit, regardless of relation or familial status. A household has occupancy for eight or fewer bedrooms. A person living alone or any of the following groups living together as a single non-profit unit and sharing common living area:~~

~~A. Any number of persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relations.~~

~~B. A maximum of 5 unrelated persons.~~

[...]

PREFABRICATED DWELLING ~~A prefabricated structure, as defined in ORS 455.010, that is relocatable, more than eight and one-half feet wide and designed for use as a dwelling.~~

[...]

PRIVATE FACILITIES ~~Any facility that is owned, leased, operated, or funded by a private entity, including individuals or groups/corporations, which may include but is not limited to buildings, property, recreation areas, and roads.~~

PUBLIC FACILITIES ~~Any facility that is owned, leased, operated, or funded by a governmental body or public entity, which may include but is not limited to buildings, property, recreation areas, and roads.~~

PUBLIC FACILITIES AND SERVICES ~~Projects, activities and facilities which the City of Florence determines to be necessary for the public health, safety and welfare.~~

10-3-1 Minimum Required Parking by Use

Cities subject to ORS 197.312 cannot require off-street parking for ADUs, which was an amendment to the existing ORS that was adopted with House Bill 2001 in 2019. The City's current parking requirement for ADU's does not comply with the current State rules, and **therefore the City should remove the minimum parking requirement for this housing type.** In addition, cities subject to HB 2001 cannot require more than two off-street parking spaces for duplexes (i.e., no more than one space per unit). Note that duplexes may be developed with over two off-street parking spaces; cities cannot *require* a minimum over two spaces. **The City should consider reduce minimum off-street parking requirements for duplexes from two spaces per unit to one space per unit.**

The City should consider applying the existing parking requirement for boarding houses and dormitories to group/congregate housing because these are functionally similar housing types. The City should also base the parking requirement on number of bedrooms, since the number of occupants s impermanent.

Table 10-3-1, Minimum Required Parking By Use:

Single Unit Family Dwelling including attached and detached dwellings and manufactured homes	2 spaces per dwelling unit on a single lot
Accessory Dwelling Units	No minimum parking spaces required. 1 space per unit, see FCC 10-3-8 for additional standards
Boarding houses, group/congregate housing, and dormitories	1 space per each 2 bedrooms occupants at capacity.
Duplex/ Duet	2-1 space per dwelling unit

[...]

~~N. Parking provided for Accessory Dwelling Units:~~

- ~~1. Parking for Accessory Dwelling Units may be covered or uncovered.~~
- ~~2. Provided parking shall be hard surfaced with asphaltic concrete or cement concrete.~~

~~3. Parking for Accessory Dwelling Units may be provided on street where on street parking is available along the lot frontage and the street meets the minimum width for local streets with parking available on both sides (greater than 34 feet curb to curb). Site conditions may prevent the use of this specific area for that purpose, but shall not restrict the ability to count on street parking towards the reduction of parking requirements off street.~~

10-10 Residential Uses

HB 4064 requires all cities and counties in the state to allow siting of individual manufactured homes or individual prefabricated structures on any land zoned to allow for single-family dwellings. Manufactured homes and prefabricated structures on individual lots cannot be subject to any standards that do not apply to single-family site-built, detached structures, with the exception of any protective measures adopted pursuant to statewide planning goals or for exterior thermal envelope requirements. Therefore, **the City should update the residential use table to include prefabricated dwellings and allowing them wherever manufactured dwellings and single-family detached dwellings are allowed.**

Similar to HB 4064, cities subject to HB 2001 must allow duplexes on any lot or parcel that allows a single-family detached dwelling in all residential zones. Therefore, **the City should update the use table to allow duplexes outright in the LDR zone.**

Table 10-10-2-A. The following table indicates which uses are permitted in each residential zone.

Uses	LDR	MDR	RMH	HDR
Single-household family detached dwelling	P	P	P	C
Accessory structure	P	P	P	P
Accessory dwelling unit	P	P	P	P
Single-household family attached dwelling	N	SR	SR	P
Duplex/duet	P	P	P	P
Tri-plex	N	C	C	P
Quad-plex	N	C	C	P
Multi-household family (5+ units)	N	N	N	SR
Cluster housing	N	C	C	P
Temporary dwelling/RV – Medical hardship	C	C	C	C
Manufactured home	P	P	P	C
Prefabricated dwelling	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>
Manufactured home park/subdivision	N	C	SR	SR
Mobile home park	N	N	SR	SR
Residential Care Facility/Nursing Home	SR	SR	SR	SR
Boarding house/dormitory	N	C	C	SR
Transitional housing ¹	<u>CN</u>	<u>CN</u>	<u>CN</u>	<u>SRN</u>
Religious institution housing or parsonage	C	C	C	C
Planned Unit Development	D	D	D	D

¹Subject to requirements in FCC 10-38-5

P=Permitted with Type I review, SR=Type II site review required, C=Type III conditional use review required and N=Not permitted, D=Type III Planning Commission Review
[...]

Table 10-10-4-B. Minimum Lot Area by Development Type.¹

Development Type	LDR	MDR	RMH	HDR
Single-household family detached dwelling	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Manufactured home or prefabricated dwelling on an individual lot	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Single-household family attached dwelling	N/A	3,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.
Duplex or Duet (both units)	<u>7,500 sq. ft.</u> N/A	5,000 sq. ft.	5,000 sq. ft.	<u>2,000 4,000</u> sq. ft.
Tri-plex	N/A	7,500 sq. ft.	7,500 sq. ft.	5,000 sq. ft.
Four-plex	N/A	10,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
All other development types ²	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.

¹Undersized lots of record with area below the minimum may still be eligible for development. See Section 10-10-12 of this Title.² Cluster housing shall meet minimum lot sizes in FCC 10-10-8-C-2-a.

HB 2001 cities cannot apply design requirements to duplexes that do not apply to single-family detached. FCC 10-10-7 includes design requirements for all attached housing types, which includes duplexes. **The City should remove duplexes from these requirements and consider applying any existing clear and objective design standards for single-family detached to duplexes.**

10-10-7: ATTACHED HOUSING: A. Applicability: Single-~~household~~ family attached dwellings, duplexes, tri-plexes, and four-plexes are subject to all of the applicable sections of this Title. Where there is a conflict between these standards and standards elsewhere in the code, the Attached Housing standards shall apply.

10-10-10 MANUFACTURED HOMES OUTSIDE OF MH SUBDIVISIONS OR PARKS

Per HB 4064 (2022), cities cannot require siting and design requirements to manufactured homes on individual lots (i.e., outside of MH parks) that do not apply to single-family detached dwellings, with a few minor exceptions relating to building code requirements (e.g., thermal envelope). The City may either remove the non-compliant standards in this FCC section, or remove this section entirely and include the allowed building standards elsewhere in the Code. **The City should retain this section and remove the provisions that do not comply with HB 4064.**

- A. When a manufactured home is placed outside of a manufactured home subdivision or mobile home park in a zone which allows single ~~household~~ family dwellings, in addition to any other requirements that would be imposed were the structure constructed on site, the manufactured home shall comply with the following placement standards:
1. ~~Size: The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.~~
 2. A. Foundation: The manufactured home shall be placed on an excavated and back-filled foundation and skirted in conformance with the requirements of the Building Codes Agency Manufactured Dwelling Administrative Rules in effect at the time of construction.
 3. Roof Pitch: The manufactured home shall have a pitched roof with a nominal slope of at least three feet (3') in height for each twelve feet (12') in width.
 4. ~~Siding and Roofing Requirements: The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community.~~

5. B. Thermal Performance: The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single household family dwellings constructed under the State Building Code as defined in ORS 455.010.

~~B. Nothing in this section shall allow a manufactured home to be placed on residential land immediately adjacent to a historic landmark or other property with a historic designation for tax or assessment purposes.~~

10-10-11 MOBILE HOME/MANUFACTURED HOME PARKS:

New state rules established by HB 4064 prohibit cities from requiring a minimum lot size greater than one acre for mobile home/manufactured home parks. In addition, cities must allow prefabricated structures in manufactured home parks (see the recommended definition). **Due to the required minimum lot size reduction for MH parks, the City should also consider making a *proportional* reduction for the minimum number of units required in a MH park (1/3 reduction in lot size, and therefore 1/3 reduction in number of units).**

[...]

10-10-11-2: DESIGN STANDARDS: The following standards and requirements shall govern the application of a mobile home/manufactured home park development in an area in which it is permitted:

- A. A mobile home/manufactured home park shall not be less than one (1) and one-half (1 1/2) acres in area, nor contain less than ten (10) fifteen (15) rental spaces.
[...]
- D. No building, structure or land within the boundaries of a mobile home/manufactured home park shall be used for any purpose except for the uses permitted as follows:
- a. Mobile homes/manufactured homes or prefabricated structures for residential uses only, together with the normal accessory buildings such as cabana, ramada, patio slab, carport or garage and storage or washroom building.

Clear and Objective Standards

As noted in the Code Audit, residential siting and design standards, as well as review/approval procedures, need to be clear and objective, per State regulations. Clear and objective standards also apply to proposed development in areas where there are natural resource or hazard protections. Chapter 7 and Chapter 19 of the FCC apply subjective development and natural resource protection standards to almost all development types, including residential. Therefore, several *preliminary*, working Code updates are recommended for these chapters, many of which either quantify previously

subjective criteria or reference other required City standards (e.g., stormwater design requirements). Some of the newly quantified draft recommendations are largely based on metrics/measures and resource protection or mitigation thresholds that other cities use. In addition, some criteria should defer certain standards and protection requirements to licensed or certified natural resource, engineering, or geotechnical professionals in lieu of adopting a clear and objective standard. It may be necessary to defer to a licensed professional where a certain level of discretion is necessary, as it can be challenging or infeasible to establish a single standard to complex natural resource/hazard circumstances.

Alternatively, the City may elect to prohibit all residential uses from these areas, thereby meeting the clear and objective standards by simply not allowing housing in these areas. The City and SAT will continue to consider and discuss clear and objective options moving forward.

Due to the volume of working/draft amendments in the natural resource/hazard chapters, the recommended updates are provided in Attachment B and Attachment C to this memorandum.

10-15-5 Commercial Site and Development Provisions

Residential structures in commercial zones are required to defer to height limits in residential zones, however there are differing height limits among residential zones. Therefore, the City should use a height limit of 35 feet for residential buildings, which is consistent with the lower height limit in residential zones and the general height limit for all other development in commercial zones.

The City should apply the *highest* density (i.e., 25 du/acre), as opposed to the lowest residential density (5 du/acre). Generally, higher density residential is more compatible with commercial uses, which can help support local businesses. Higher density close to commercial also improves overall access to services to more residents compared to low density residential that is near commercial areas.

The Highway District (FCC 10-16) contains the same criteria that defer to residential standards without specifying which standard. The recommended commercial amendments below should also apply to residential development in the Highway district.

- A. Building or Structural Height Limitations: The maximum building or structural height shall be thirty-five feet (35'). Residential dwellings shall have a maximum height of thirty-five feet (35'), and their associated/accessory structures shall refer to Section 10-10-5 of this Title for requirements.

[...]

- J. Residential and mixed-use development refer to Section 10-6-5-2 of this title for requirements. However, a conditionally approved use may require application of the relevant development standards from a district where the use is permitted outright to include but not limited to setbacks and lot coverage. The less more restrictive standards would apply.

10-25-5 Office Institutional Design Criteria

Some residential uses are allowed in the Professional Office Institutional Zoning District (FCC 10-25). Development in this zone must follow certain design criteria that is subjective (e.g., "Buildings shall generally relate in scale and design features..."). This standard is sufficient for most types of development, however it does not meet clear and objective requirements for residential development. Therefore, the City should add a provision specific to residential development in this zone that defers design standards to applicable clear and objective criteria in FCC 10-10.

Any other zone district that allows residential and applies subjective design criteria should defer to FCC 10-10 in the same manner that is proposed below.

[...]

- G. All residential uses and development shall conform with applicable clear and objective design standards established in FCC 10-10.

10-38 Affordable Housing and Emergency Shelter

Due to the breadth of the new requirements per SB 8, HB 2008, and HB 3261, the City should adopt a new Code chapter to implement these rules. Each piece of legislation addresses affordable housing or emergency shelters. Specifically, the recent legislation requires cities to allow affordable housing and emergency shelters beyond residential zones, including in commercial zones, on public property or areas zoned for public uses, and on properties used for religious gatherings.

Each Bill is summarized as follows:

- **SB 8** requires cities to allow affordable housing on land that is owned by a public body or religious nonprofit in any zone except "heavy industrial". Affordable

- housing that is owned by other types of organizations must be allowed on property zoned for commercial uses, religious institutions, public lands, or industrial lands except those specifically for "heavy industrial." SB 8 provides height and density bonuses in areas zoned for residential uses.
- **HB 2008** requires jurisdictions to allow the development of affordable housing on property not zoned for housing provided the property is contiguous to a zone that does allow housing and is not zoned for industrial uses. Density is based on standards for the contiguous zone that allows housing.
 - **HB 3261** requires jurisdictions to allow the conversion of a hotel or motel to an emergency shelter or affordable housing when certain criteria and standards are met.

Note that most of the recommended requirements below draw directly from the language in the legislation. The following recommended amendments are not provided in the underline/strikethrough format because the entire chapter would be new text.

10-38-1 Purpose:

The Oregon State Legislature passed affordable housing bills in 2021 that require local governments to allow affordable housing in certain non-residential areas and to allow conversions of hotels/motels into emergency shelters. This Chapter also includes transitional housing rules and standards.

10-38-2 Affordable Housing on Non-Residential or Public Land

Senate Bill 8 (2021) requires local governments to allow affordable housing without requiring a zone change or conditional use permit if certain criteria and standards are met. These requirements are implemented by this subsection.

A. Applicability.

1. Affordability. The affordability of the units is enforceable, including as described in ORS 456.270 to 456.295, for a duration of no less than 30 years; and either
 - a. Each unit on the property is made available to own or rent to families with incomes of 80 percent or less of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development; or
 - b. The average cost among all units on the property is made available to families with incomes of 60 percent or less of the area median income.
2. Ownership. The housing will be owned by:

- a. A public body, as defined in ORS 174.109, which includes state government bodies, local government bodies, and special government bodies; or
 - b. A nonprofit corporation that is organized as a religious corporation.
 3. Zoning. The property is zoned to allow the following uses outright:
 - a. Commercial uses, including the Commercial District (C), Neighborhood Commercial District (NC), the Highway District (H), the Old Town District, and the North Commercial District.
 - b. Public lands, which includes lands in the Institutional District.
 - c. Industrial uses provided the property is publicly owned, adjacent to lands zoned for residential uses or schools, and not specifically designated for heavy industrial uses (i.e., not zoned Marine or Service Industrial)
- B. Standards. Only affordable housing developed pursuant to subsection 10-38-2-A is subject to the following standards.
 1. Site Suitability. The site shall be suitable for development of affordable housing. Affordable housing shall not be located on lands where the City determines that:
 - a. The development on the property cannot be adequately served by water, sewer, storm water drainage or streets, or will not be adequately served at the time that development on the lot is complete;
 - b. The property contains a slope of 25 percent or greater;
 - c. The property is within the 100-year floodplain (Special Flood Hazard Area);
 - d. The development of the property is constrained by land use regulations based on statewide land use planning goals relating to:
 - i. Natural disasters and hazards (FCC 10-7)
 - ii. Natural resources, including air, water, coastal, land or natural areas, but not including open spaces or historic resources (e.g., FCC 10-7, FCC 10-18, and FCC 10-19)
 - e. The property is zoned for industrial use and does not meet the criteria in subsection A.3.d.
 2. Density and Height in areas that are zoned for residential uses. Except as provided by subsection c, the greater of density and height standards in subsections a or b shall apply:
 - a. Any City density bonus for affordable housing; or
 - b. Without consideration of any local density bonus for affordable housing:

- i. For property with existing maximum density of 16 or fewer units per acre, 200 percent of the existing density and 12 additional feet;
 - ii. For property with existing maximum density of 17 or more units per acre and 45 or fewer units per acre, 150 percent of the existing density and 24 additional feet; or
 - iii. For property with existing maximum density of 46 or more units per acre, 125 percent of the existing density and 36 additional feet.
 - c. Exceptions to the density and height bonuses.
 - i. The density and height bonuses provided by this section do not apply to housing in areas that are not zoned for residential uses.
 - ii. The City may reduce the density or height of the density bonus as necessary to address a health, safety or habitability issue, including fire safety, or to comply with a protective measure adopted pursuant to a statewide land use planning goal provided the City adopts findings supported by substantial evidence demonstrating the necessity of this reduction.
- 3. Density and Height in zones that don't allow housing:
 - a. Commercial zones – The maximum density shall be based on the maximum allowable density applicable to the contiguous/adjacent property with a residential zoning designation. If there is more than one contiguous/adjacent residential property, the zoning of the property with the greatest allowable density applies. If the site is not contiguous/adjacent to a residentially zoned site, then the density standards of the HDR zone shall apply. The height standard of the base zone shall apply.
 - b. Industrial zones (other than Marine and Service Industrial) – The maximum density shall be based on the maximum allowable density applicable to the contiguous/adjacent property with a residential zoning designation. If there is more than one contiguous/adjacent residential property, the zoning of the property with the greatest allowable density applies. Affordable housing is not allowed on industrial properties that do not border (i.e., adjacent/contiguous) any property with a residential zoning designation. The height standard of the base zone shall apply.
 - c. Professional Office/Institutional Zoning District - The maximum density shall be based on the maximum allowable density applicable to the contiguous/adjacent property with a residential zoning designation. If there is more than one contiguous/adjacent residential property, the

zoning of the property with the greatest allowable density applies. If the site is not contiguous/adjacent to a residentially zoned site, then the density standards of the HDR zone shall apply. The height standard of the base zone shall apply.

4. Development and Design Standards.
 - a. Affordable housing projects allowed pursuant to this section are subject to the multihousehold development standards of the underlying or adjacent residential zone. If the property does not border a residential zone, or if the underlying or adjacent residential zone does not allow multihousehold development, then the affordable housing must follow the multihousehold development standards of the High Density Residential (HDR).
 - b. Affordable housing projects allowed pursuant to this section are subject to the multihousehold design standards established by FCC 10-10-9.

10-38-3 Affordable Housing Provided by a Religious Nonprofit

- A. Applicability Criteria. Affordable housing projects allowed under this section must meet the following criteria:
 1. Affordability. The affordable housing meets the definition in ORS 197.311.
 2. Ownership. The property is owned by a nonprofit corporation organized as a religious corporation.
- B. Standards.
 1. Residential and nonresidential sites. The City shall only apply restrictions or conditions of approval to the development of affordable housing that are:
 - a. Clear and objective as described in ORS 197.307 (4); or
 - b. Discretionary standards related to health, safety, habitability or infrastructure. For the purposes of this standard, that means that affordable housing shall not be located on lands where the City determines that the development on the property cannot be adequately served by water, sewer, storm water drainage or streets, or will not be adequately served at the time that development on the lot is complete.
 2. Nonresidential sites.
 - a. For sites that are not zoned to allow residential development, the City shall allow affordable housing development under the following circumstances:
 - i. The property is not zoned for industrial uses; and
 - ii. The property is contiguous to a residentially zoned property.

- b. Affordable housing allowed under this subsection shall be subject only to the restrictions applicable to the contiguously zoned residential property as limited by subsection 10-38-3.B.1 without requiring that the property be rezoned for residential uses. If there is more than one contiguous residential property, the zoning of the property with the greatest density applies.

10-38-4 Emergency Shelter Conversions and Affordable Housing

- A. Definitions. The definitions of “affordable housing,” “conversion” and “lawful use” applicable to this section are specified below.
 1. “Affordable housing” means housing in which all units are affordable to households with incomes equal to or less than 60 percent of the area median income as defined in ORS 458.610 and whose affordability is enforceable by an affordable housing covenant, as described in ORS 456.270 to 456.295, for a duration of no less than 30 years.
 2. “Conversion” includes an alteration to a building that changes a building’s intended use as a hotel or motel to an emergency shelter and/or changes the number of units but does not expand the building footprint. A conversion under this section is not a land use decision as defined in ORS 197.015.
 3. “Lawful use” includes a nonconforming use as described in ORS 215.130 (6) or any other local land use regulation allowing for the continuation of a use that was lawful when first enacted.
- B. Applicability Criteria. The proposal is for a conversion which meets one of the following.
 1. The proposed conversion is from use as a hotel or motel, to use as an emergency shelter; or,
 2. The proposed conversion is from use as a hotel or motel to use as affordable housing; or
 3. The proposed conversion is from an emergency shelter to use as affordable housing.
- C. Standards.
 1. Site Suitability. The conversion of a hotel or motel to an emergency shelter or affordable housing pursuant to this section is not permitted on sites where the City determines that:
 - a. There is inadequate transportation access to commercial and medical services;

- b. The site is zoned specifically for heavy industrial uses, which includes areas zoned Marine; or
 - c. The site is designated for a statewide land use planning goal relating to natural disasters or hazards, including flood plains (FCC 10-7 and FCC 10-19) or mapped environmental health hazards unless the converted use complies with regulations directly related to the disasters or hazards.
2. Emergency Shelters. Conversion of a hotel or motel to an emergency shelter if no site alterations are proposed is subject only to the following standards:
- a. Applicable building codes; and
 - b. Occupancy limits.
3. Affordable Housing. Conversion of a hotel or motel to affordable housing, or conversion of a hotel or motel that was previously converted to an emergency shelter to affordable housing are subject to the following standards:
- a. Applicable building codes; and
 - b. Occupancy limits.
 - c. Standards applicable to multihousehold uses in the High Density Residential Zone (HDR – FCC 10-10).
 - d. Site alteration. Site alterations, including but not limited to alterations to parking areas and landscaping, are subject to the applicable standard in FCC 10-34.

Subdivision Code Updates

The Florence Subdivision Code (Title 11) includes a few instances where standards or procedures could be written to be more clear and objective. Recommend amendments are provided to the following subdivision provisions that will establish clear and objective standards, as well as ensure consistency with other FCC standards and requirements.

11-3-4 Approval of Tentative Subdivision

After giving notice as required by FCC 10-1-1-6, the Planning Director or its designee shall grant approval or deny the subdivision tentative plan. The hearing decision and further consideration of a similar application shall be reviewed under a Type II process as defined by paragraph 10-1-1-6 of this Code. If approval involves implications of new or modified standards or policy, the Planning Commission and not its designee shall render a decision. Approval shall be based on compliance with the following criteria.

[...]

C. Adequate public facilities are available or can be provided to serve the proposed parcels pursuant to City requirements, including those in Streets and Sidewalks pursuant to FCC 8-2, Water pursuant to FCC 9-2, Sewer pursuant to FCC 9-3, Solid Waste pursuant to FCC 9-4, Stormwater pursuant to FCC 9-5, and FCC 10-36 Public Facilities.

11-4-2 Requirements

[...]

- B. Information Required: The application itself, or the proposed partition or subdivision plat, must contain the following with respect to the subject area:

[...]

8. The date, north point and scale of the drawing, and a ~~sufficient~~ description to ~~define~~ defining the location and boundaries of the partition or subdivision.

11-5-1 Streets

[...]

- C. Reserve Strips: The Planning Commission may require the applicant to create a reserve strip controlling the access to a street, said strip to be placed under the jurisdiction of the City Council and the Planning Commission, when the Planning Commission determines that a strip is necessary:
1. To prevent access to abutting land at the end of a street in order to assure the ~~proper~~ extension of the street pattern and the ~~orderly~~ development of land lying beyond the street, consistent with the planned transportation system and land use; or
 2. To prevent access to the side of a street on the side where additional width is required to meet the right of way standards provided in the table under subsection B2 above; or
 3. To prevent access to land abutting a street of the partition or subdivision, but not within the partition or subdivision itself; or
 4. To prevent access to land unsuitable for building development, in accordance with areas defined in FCC 10-7 and FCC 10-19.

11-5-2 Lots and Parcels

- A. Size and Frontage:

[...]

2. Area: Minimum lot size shall be in conformance with the provisions of the Florence Zoning Ordinance. Where either a community water supply or sewer system are not presently provided, the lot area shall be sufficient to meet State and County health standards and the lot area shall be at least twice the number of square feet normally required in the zoning district where the lot is located. Where an oversize lot as described above is required due to lack of services, the Planning Commission may require the developer to submit a plan for later division of said lot(s) into lots meeting the minimum lot sizes for allowed housing types ~~single-family detached dwellings~~ in the underlying zone.

B. Exceptions:

[...]

4. Flag Lots: Flat lots shall be permitted provided they meet the following requirements:

[...]

d. Accessway Design and Emergency Vehicle Access

[...]

iii. Accessways shall be centered within the flag lot accessway ~~to minimize impacts on adjoining lots~~ except in cases to ~~when otherwise warranted to~~ preserve existing vegetation or meet the intent of this subsection.

5. Lot and Parcel Side Lines: ~~As far as is practicable,~~ Lot and parcel side lines shall run at right angles to the street upon which the lot or parcel faces; except to adjust for encroachments or those that border existing non-right angle lot lines or those on curved streets, they shall be radial to the curve.

6. Suitability for Intended Use: All lots and parcels shall be suitable for the purpose for which they are intended to be used. No lot or parcel shall be of such size or design as to be detrimental to the health, safety or sanitary needs of the residents of the subdivision or partition or of such lot or parcel, pursuant to County or State health, safety, and sanitary standards, or ~~parcel~~ as determined by the Planning Director in accordance with the purpose of this Title.

SUMMARY AND NEXT STEPS

The FCC has many residential development standards and requirements that are not clear and objective, most of which apply to the natural resources and hazards zones in Chapters 7 and 19. In addition to the clear and objective updates, the City has the option to amend various standards to be consistent with recent State housing legislation. While cities are not required to incorporate these new rules (standards that conflict with the new statutes are invalidated), the amendments outlined in this memorandum if adopted would facilitate local implementation and administration of the new housing requirements. Also recommended are Code modifications that will ensure that the City is in compliance with HB 2001, given the likelihood the City will meet the “medium city” threshold in the near future.

The FCC update recommendations will be presented and discussed with the HIP SAT at their August meeting. Subsequently, the proposed amendments will be summarized in an online open house and the subject of a survey where community members can share their thoughts on the preliminary recommendations. The project team will also share examples of how other cities implement transitional housing programs and how transitional housing is treated in local land use ordinances. A transitional housing case study analysis and example code language is included as Attachment A. HIP SAT and community input on these recommendations will inform the Final Code Update recommendations. The HIP SAT will make recommendations related to adoption to the Planning Commission and City Council in Fall/Winter 2022.

DRAFT Code Update Attachment A

Transitional Housing

Under provisions that implement HB 2916 (ORS 446.265), the State allows jurisdictions the option of permitting transitional housing. Pursuant to the provision, transitional housing is “accommodations (that) are intended to be used by individuals or families on a limited basis for seasonal, emergency or transitional housing purposes and may include yurts, huts, cabins, fabric structures, tents and similar accommodations.” The transitional housing accommodations are limited to persons who lack permanent or safe shelter or cannot be placed in other low income housing. Pursuant to the provision, the City has the authority to limit the maximum amount of time that an individual or family may use the accommodations.

The State provisions allow some requirements to be placed on transitional housing. Accommodations may be required to provide parking facilities, walkways, and access to water, toilets, showers, laundry, cooking, telephone or other services either through separate or shared facilities.¹

Beyond the definition of transitional housing, there are no standards in Title 10 or 11 that are directly associated with this housing type. Provisions that have been adopted by other jurisdictions include:

City	Use Categories & allowed zones	Types of shelter allowed	Max Stay	Development Standards/misc requirements
Bend	<ul style="list-style-type: none"> Allowed in most zones New is a Type II review, expansion of existing is Type I 	<ul style="list-style-type: none"> Hardship housing Temporary shelter Group shelters Outdoor shelters Multi-room shelters 	180 days (length of time shelter is allowed to operate)	<ul style="list-style-type: none"> “Good neighbor” guidelines On-call or on-site management Underlying zoning requirements apply with some exceptions Waiting/intake areas Transportation access and utility connections required
Portland	<ul style="list-style-type: none"> “Community Service” Allowed in almost all zones 	<ul style="list-style-type: none"> Occupied RVs Group living Short term, mass, and outdoor shelter 	<ul style="list-style-type: none"> Outdoor and mass shelters – 180 days 	<ul style="list-style-type: none"> Occupied RVs are exempt from base zone development standards and density standards. Prohibited from being an STR Parking requirements for occupied RVs are the

¹ Note: According to ORS 446.265, the Oregon Health Authority may develop public health best practices for shared health and sanitation facilities for transitional housing accommodations.

				<p>same as parking requirements for unoccupied RVs</p> <ul style="list-style-type: none"> • No min parking for group living
Salem	<ul style="list-style-type: none"> • Allowed as a “class 1” or “class 2” temporary use permit 	<ul style="list-style-type: none"> • Managed temporary village. Allows: <ul style="list-style-type: none"> ○ Prefab structures, such as tiny homes, yurts, conestoga huts ○ Tents ○ Vehicles and RVs ○ *improvised camps not allowed 		<ul style="list-style-type: none"> • Various operational and on-site standards
Seattle		<p>Transitional Encampments</p>		<ul style="list-style-type: none"> • Various requirements for fire safety/health hazards, utilities/cleaning/cooking facilities, other
Silverton	<ul style="list-style-type: none"> • Allowed on properties owned by religious use • Conditional use process • Required to undergo periodic review and renewal 	<p>Transitional Shelter Community</p> <ul style="list-style-type: none"> • Allows: <ul style="list-style-type: none"> ○ Stick built or prefab structures ○ Must be detached ○ Fabric walls prohibited (tents, yurts) ○ Vehicles, manufactured dwellings, trailers not allowed 	18 months	<ul style="list-style-type: none"> • Various development standards • No outdoor storage allowed • Fencing required • Case management/operations plan required • Code of conduct required • Priority given to individual from Silverton • Occupancy limited to 1 person per shelter

Definitions

Portland

Mass Shelter - . A building that contains one or more open sleeping areas, or is divided only by non-permanent partitions, and furnished with beds, cots, floor mats, or bunks. Individual bedrooms are not

provided. The shelter may or may not have food preparation or shower facilities. The shelter is managed by a public or non-profit agency to provide shelter, with or without a fee, with no minimum length of stay. Where individual bedrooms are provided, the facility is a short term shelter. See also Outdoor Shelter and Short Term Shelter.

Outdoor Shelter - Individual shelters grouped together in an outdoor setting. Examples of individual shelters include tents, yurts, huts, cabins, vehicles or other similar accommodation that do not contain sanitary or cooking facilities, and recreational vehicles with or without cooking and sanitary facilities. The shelter is managed by a public agency or a non-profit agency, with or without a fee, and with no minimum length of stay. An outdoor shelter may or may not include buildings that have food preparation or sanitary facilities. See also Mass Shelter and Short Term Shelter.

Short Term Shelter - A building that contains one or more individual bedrooms, and where occupancy of all rooms may be arranged with no minimum length of stay. The short term shelter facility may or may not have food preparation facilities, and shower or bath facilities may or may not be shared. The facility is managed by a public or non-profit agency to provide shelters, with or without a fee. Examples include transitional housing, and emergency shelters where individual rooms are provided. Where individual bedrooms are not provided, the facility is a mass shelter. See also Mass Shelter and Outdoor Shelter.

Bend

Temporary housing means a permanent facility providing temporary shelter for individuals and/or families who are homeless or in transition. Services may be provided including, but not limited to, accommodations, meals, toilet/bathing facilities, clothing/laundry, case management services and information on or referral to other community resources.

Recreational vehicle means a vehicle with or without motive power that is designed for human occupancy and to be used temporarily for recreational, seasonal or emergency purposes and as further defined, by rule, by the Director of the Department of Consumer and Business Services Transportation. ***(Underlined added by the Planning Commission on March 8, 2022)***

means a location for overnight accommodation of people who lack housing. A shelter is either a group shelter, outdoor shelter, or a multi-room shelter. See BDC 3.6.600, Shelters. **Shelter**

1. Group shelter means a building that contains one or more open sleeping areas, or is divided only by nonpermanent partitions, furnished with cots, floor mats, bunks, or other sleeping accommodations, for use as a shelter. See BDC 3.6.600, Shelters.

2. Outdoor shelter means a site on which multiple mobile or permanent units including tents, yurts, huts, cabins, manufactured dwellings, recreational vehicles, travel trailers, and other similar structures are placed for use as a shelter. See BDC 3.6.600, Shelters.

3. Multi-room shelter means a building that contains individual sleeping rooms for use as a shelter. See BDC 3.6.600, Shelters.

Shelter, Temporary means group shelters, multi-room, or outdoor shelters used for a limited period. See BDC 3.6.400(I). For temporary hardship housing, see Hardship Housing and BDC 3.6.400(H) .
(Deleted by the City Council on May 18, 2022)

Gresham

Transitional Housing. Housing provided for an extended period and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

Seattle

Transitional Encampment. Means a use having tents or a similar shelter, including vehicles used for shelter, that provides temporary quarters for sleeping and shelter. The use may have common food preparation, shower, or other commonly-used facilities that are separate from the sleeping shelters.

Silverton

Transitional Housing Communities. Per ORS [446.265](#). Accommodations that may consist of separate facilities, in the form of sleeping pods or other approved structures, for use as living units by one or more individuals or by families. The person establishing the accommodations shall provide access to water and toilet through separate or shared facilities, and may provide access to shower, laundry, cooking, telephone or other services either through separate or shared facilities. The accommodations shall provide parking facilities and walkways. Transitional housing accommodations shall be limited to persons who lack permanent shelter and cannot be placed in other low income housing.

HUD

Transitional Housing (TH) provides temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing. TH projects can cover housing costs and accompanying supportive services for program participants for up to 24 months.

Participants in a TH project must have a signed lease, sublease, or occupancy agreement with the following requirements:

- An initial term of at least one month
- Automatically renewable upon expiration, except by prior notice by either party
- A maximum term of 24 months

Sample Code Section

Under provisions that implement HB 2916 (ORS 446.265), the State allows jurisdictions the option of permitting transitional housing. Pursuant to the provision, transitional housing is “accommodations (that) are intended to be used by individuals or families on a limited basis for seasonal, emergency or transitional housing purposes and may include yurts, huts, cabins, fabric structures, tents and similar accommodations.” The transitional housing accommodations are limited to persons who lack permanent or safe shelter or cannot be placed in other low income housing. Pursuant to the provision, the City has the authority to limit the maximum amount of time that an individual or family may use the accommodations.

The State provisions allow some requirements to be placed on transitional housing. Accommodations may be required to provide parking facilities, walkways, and access to water, toilets, showers, laundry, cooking, telephone or other services either through separate or shared facilities.

Beyond the definition of transitional housing, there are no standards in Title 10 or 11 that are directly associated with this housing type. **To start the discussion, we have drafted provisions for transitional housing that are largely based off what other jurisdictions in Oregon are doing. For more background information, please see the attached Transitional Housing Case Study Analysis (Attachment A). At a minimum, we recommend the City allow transitional housing as a conditional use in all residential, commercial, institutional/office, and commercial zones. Allowing transitional housing in these areas is consistent with the other affordable housing requirements included in the Code update.**

10-38-5 Transitional Housing

- A. Transitional housing is allowed under the following circumstances:
 - 1. On land used as a religious institution or place of worship per FCC 10-2, regardless of the underlying zoning designation.
 - 2. In areas zoned to allow transitional housing, per FCC 10-10
- B. Allowed shelter types.
 - 1. Stick-built detached or attached units
 - 2. Prefabricated or manufactured units
 - 3. Yurts
 - 4. RVs or mobile homes
- C. Maximum Building Footprint. The maximum building floor space for each shelter unit is 400 square feet.
- D. Maximum Number of Units. The maximum number of units per parcel is one for every 1,000 square feet of area of the site the units are to be located on, rounded to the nearest whole number.
- E. Length of stay. An occupant may reside in a transitional housing dwelling for up to 18 months.
- F. Bathrooms and Kitchens. Bathrooms and kitchens are prohibited in the shelter units. Instead, common permanent bathroom facilities available all hours of all days shall be provided for the residents and kitchen facilities may be provided to residents.
- G. Utilities. Water service, sanitary sewer service, natural gas service, propane heaters, and generators are prohibited in the shelter units but are permitted in common facilities. Trash and recycling service is to be provided in the vicinity of the use.

- H. Storage. No outdoor storage is permitted, excluding bicycles. Residents shall be provided with enclosed, secure storage facilities for their belongings.
- I. Minimum Rear and Side Yard Depth. The minimum rear and side yard depth is five feet, except that if the rear or side yard abuts a residential district, the minimum shall be 10 feet from the abutting lot line.
- J. Minimum Structure Separation. Structures shall be separated from one another by a minimum of five feet.
- K. Conditional Use. Transitional shelter communities shall be reviewed as a conditional use; however, no fee shall be charged for such review.
- L. Periodic Review and Renewal. Transitional housing developments shall require periodic review and renewal. The first periodic review and renewal shall be conducted one year from occupancy and shall follow the conditional use review procedure. If renewal is approved, periodic review and renewal shall be conducted bi-annually from that point, following the conditional use review procedure.
- M. Financial security (bonds, petitions, cash, etc.) to ensure the removal of the improvements should approval not be renewed shall be provided to the city prior to occupancy.
- N. Site manager. Each transitional housing development must have an assigned site manager, who can be an owner-occupant, tenant, lessee or person other than an owner who has possession and/or control of the property. The site manager shall provide local contact information, name and telephone number, to all property owners and residents within 500 feet of the site on an annual basis. The site manager must be available to accept and immediately respond to telephone calls during business hours. Any change in local contact person must be reported to the city and property owners and residents within 500 feet of the site at least seven days prior to the date the change takes effect.
- O. Management plan. An operations, security, and case management plan for the transitional shelter community shall be submitted to the city at the time of application for review and approval.
- P. Code of Conduct. The managing agency shall provide to all residents of the transitional housing development a code of conduct for living at the transitional shelter community, including information regarding the noise disturbance standards of FCC XX, the chronic nuisance property standards of FCC XX, and the Periodic Review and Renewal timetable. A copy of the code of conduct shall be submitted to the city at the time of application for review and approval.
- Q. Eligibility. Priority should be given to individuals that have been living within Florence or Lane County (excluding Eugene) for the past year.

Other resources

- Rogue Retreats: <https://www.rogueretreat.org/housing-shelter/>

- Portland S2HC: <https://www.portland.gov/bps/planning/s2hc>
- PSU HRAC: <https://www.pdx.edu/homelessness/evaluation-best-practices-village-model>
- Portland Transition Projects: <https://www.tprojects.org/>
- Oregon PSH Program: <https://www.oregon.gov/ohcs/development/Pages/permanent-supportive-housing.aspx>
- Bend Outdoor Shelters Program: <https://www.bendoregon.gov/city-projects/community-priorities/homelessness/outdoor-shelter>
- HUD Exchange Continuum of Care (CoC) Program Eligibility:
<https://www.hudexchange.info/programs/coc/coc-program-eligibility-requirements/>
 - [HUD TH Definition](#)

Attachment B

TITLE 10 CHAPTER 7

SPECIAL DEVELOPMENT STANDARDS

Note – all proposed sections for updates are highlighted in **yellow**. The **draft** amendments are shown in an underline/~~strikethrough~~ format.

SECTION:

- 10-7-1 : Purpose
- 10-7-2 : Identification of Wetlands and Riparian Areas and Potential Problem Areas
- 10-7-3: Development Standards for Potential Problem Areas
- 10-7-4: Development Standards for Wetlands and Riparian Areas
- 10-7-5: Development Standards for Tsunami Hazard Overlay Areas
- 10-7-6: Site Investigation Reports (SIR)
- 10-7-7: Review and Use of Site Investigation Reports

10-7-1 : PURPOSE: The purpose of this Chapter is to apply additional development standards to areas with wetlands or riparian areas and potential problem areas, such as natural hazards or soils which are particularly subject to erosion, landslide or seasonal surface water. Compliance with these standards is required in order to obtain a permit. The standards are intended to eliminate the danger to the health, safety or property of those who would live in potential problem areas and the general public and to protect areas of critical environmental concern; areas having scenic, scientific, cultural, or biological importance; and significant fish and wildlife habitat as identified through Goal 5: Open Spaces and Scenic, Historic, and Natural Resources, and Goal 17: Coastal Shorelands. (Amended Ord. No. 10, Series 2009)

10-7-2 : IDENTIFICATION OF WETLANDS AND RIPARIAN AREAS AND POTENTIAL PROBLEM AREAS: At minimum, the following maps shall be used to identify wetlands and riparian areas and potential problem areas:

- A. "Hazards Map", Florence Comprehensive Plan Appendix 7.
- B. "Soils Map", Florence Comprehensive Plan Appendix 7.
- C. "Beaches and Dunes Overlay Zone." See Chapter 19 for overlay zone requirements. Where conflicts exist between that chapter and this one, the more restrictive requirements shall apply.
- D. 2013 City of Florence Significant Wetlands Map and 2013 City of Florence Significant Riparian Reaches Map in Appendix A of the 2013 Florence Area Wetlands and Riparian Inventory (2013 Inventory) and in the 2013 City of Florence Significant Wetlands and Riparian Corridors Plan (2013 Plan), in Comprehensive Plan Appendix 5.
- E. Other information contained in the plan or adopted by reference into the plan, or more detailed inventory data made available after adoption of the plan may also be used to identify potential problem areas. (Amended Ord. No. 10, Series 2009)

10-7-3 : DEVELOPMENT STANDARDS FOR POTENTIAL PROBLEM AREAS: The following standards shall be applied to development in potential problem areas unless an approved Phase I Site Investigation Report or an on-site examination shows that the condition which was identified in the Comprehensive Plan or Overlay Zoning Map does not in fact exist on the subject property. These standards shall be applied in addition to any standards required in the Zoning Districts, Comprehensive Plan, and to any requirements shown to be necessary as a result of site investigation. Where conflicts or inconsistencies exist between these Development Standards, City Code, and the Comprehensive Plan, the strictest provisions shall apply unless stated otherwise.

- A. Special Flood Hazard Area: All uses proposed in the flood area shall conform to the provisions of the National Flood Insurance Programs.
- B. River Cutbanks: No building shall be permitted within fifty feet (50') from the top of a river cutbank, as defined in FCC 10-2. Top of Bank is defined in subsection 4.F.1.c.i of this chapter.

- C. Active Dune Advancing Edge: No building shall be permitted within one hundred feet (100') of the leading edge of an active dune, except by Planning Commission approval where it can be shown by accepted engineering practices or treatment, or a City approved mitigation plan that no significant sand hazards are likely to occur. Applicant shall demonstrate that the proposed or existing mitigation plan will minimize potential sand hazards to both the proposed development and to nearby properties. Applicant shall also demonstrate that the mitigation plan will have no significant adverse effects on the site, adjacent property, the City's sole source aquifer and wildlife. (Ord. 24, Series 2008)
- D. Ocean Flooding, Tidal Flooding, Tsunami: (See subsection A above, Special Flood Hazard Area).
- E. Slopes Greater than Twelve Percent: **For development on steep slopes on or on properties** adjacent to steep slopes, a foundation and grading design prepared by a registered engineer and approved by the City and addressing drainage and revegetation.
- F. Active Dune Sands: Open sand will require primary vegetative stabilization as with grasses and secondary stabilization with any of a variety of shrubs and trees excluding noxious plants in conjunction with any development, except where vegetative stabilization is prohibited on the property of State or Federal agencies, and it can be shown by accepted engineering practices or treatment, or a City approved mitigation plan that no significant sand hazards are likely to occur. Applicant shall demonstrate that the proposed or existing mitigation plan will minimize potential sand hazards to both the proposed development and to nearby properties. Applicant shall also demonstrate that the mitigation plan will have no significant adverse effects on the site, adjacent property, the City's sole source aquifer and wildlife. Stabilization may be required prior to development in cases where there are large unstabilized areas.
- G. Brallier and Heceta Soils: In general these soils are not suitable for development. Should development occur, structures would be built on pilings or fill as designed by a registered engineer.
- H. Yaquina Soils and Wet Areas (except significant wetlands and riparian areas identified in the 2013 Wetland and Riparian Inventory, as amended): In areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approved by the City. (Amended Ord. 10, Series 2009)

10-7-4 : DEVELOPMENT STANDARDS FOR WETLANDS AND RIPARAIN AREAS:

- A. Purpose: Significant wetlands, and their related wetland buffer zones, and significant riparian corridors provide hydrologic control of floodwaters; protect groundwater and surface water quality; provide valuable fish and wildlife habitat, including habitat for anadromous salmonids; improve water quality by regulating stream temperatures, trapping sediment, and stabilizing streambanks and shorelines; and provide educational and recreational opportunities. It is recognized that not all resources will exhibit all of these functions and conditions.

The purpose of this Subsection (FCC 10-7-4) is to protect significant wetlands, wetland buffer zones, and significant riparian corridors in order to:

1. Implement the goals and policies of the Comprehensive Plan;
2. Satisfy the requirements of Statewide Planning Goal 5 and ensure consistency with adopted City Stormwater requirements in Florence City Code Title 9 Chapter 5;
3. Safeguard the City's locally significant wetland and riparian areas, especially the flood control and water quality functions these areas provide for the community;
4. Safeguard fish and wildlife habitat;

5. Safeguard water quality and natural hydrology, to control erosion and sedimentation, and to reduce the adverse effects of flooding;
6. Safeguard the amenity values and educational opportunities for City's wetlands and riparian areas for the community; and
7. Improve and promote coordination among Federal, State, and local agencies regarding development activities near wetlands and riparian areas.

B. Applicability:

1. **Affected Property:** The procedures and requirements of the Significant Wetland and Riparian Area Standards:
 - a. Apply to any parcel designated as having a Significant Goal 5 Wetland or Significant Goal 5 Riparian Corridor, and Significant Wetland Buffer Zones, as defined in FCC Title 9 Chapter 5 and FCC Title 10 Chapter 2. Significant Goal 5 wetlands and significant riparian corridors are mapped in Appendix A of the 2013 Inventory and Tables 2.1 and 2.2 and the Significant Wetland and Riparian Reaches Maps in the 2013 City of Florence Significant Wetlands and Riparian Corridors Plan (2013 Plan), as amended, in Comprehensive Plan Appendix 5, which is adopted into this Code by reference.
 - b. Apply in addition to the stormwater standards in FCC 9-5-3-3-F (incorporated herein) and the standards of the property's zoning district, except that the required setbacks in this subsection are not in addition to the required setbacks in the underlying zone. Where conflicts exist between this subsection and the underlying zoning district, this subsection shall apply.
2. Applicability to properties adjacent to the side channel of Munsel Creek (Reach RMC-Cs in the 2013 Inventory). These properties are subject to special setback reductions and provisions, as set out below, due to the unique development patterns and history of the area. These special provisions are supported by, and explained in, the Economic, Social, Environmental, and Energy (ESEE) Analysis and Limited Protection Program (ESEE Analysis) in Chapter 3 of the 2013 City of Florence Significant Wetlands and Riparian Corridors Plan in Appendix 5 of the Comprehensive Plan. The ESEE Analysis is adopted as part of the Comprehensive Plan and is incorporated herein by reference.
3. Applicability to public facilities in significant wetlands. Public facilities (transportation, water, wastewater, and stormwater) that are included in the City's Public Facility Plan, as amended, are exempt from the requirements of this subsection provided that permitted uses are designed and constructed to minimize intrusion into the riparian area; disturbed areas are replanted with native vegetation; and all required federal and state permits are obtained. This exemption is authorized by the ESEE Analysis in Appendix 5 of the Comprehensive Plan. See Section, "Exemptions," below.

C. Activities Subject to Standards and Requirements: Activities subject to the Special Development Standards in this subsection shall include the following, unless specifically exempted by Code.

1. Partitioning and subdividing of land;
2. New structural development;
3. Exterior expansion of any building or structure, or increase in impervious surfaces or storage areas;
4. Site modifications including grading, excavation or fill (as regulated by the Oregon Department of State Lands and the Army Corps of Engineers), installation of new above or below ground utilities, construction of roads, driveways, or paths, except as specifically exempted in the section "exemptions" below;

5. The cutting of trees and the clearing of any native vegetation within a Significant Wetland, Wetland Buffer Zone, or Riparian Corridor beyond that required to maintain landscaping on individual lots existing on the effective date of this title.

D. Exemptions:

1. Only the following uses and activities in significant riparian corridors or wetland buffer zones are exempt from these Significant Wetland and Riparian Area Standards, provided: the uses and activities are designed and constructed to minimize intrusion into the buffer zone; disturbed areas are replanted with native vegetation; and all required federal and state permits are obtained:
 - a. Replacement of lawfully created existing structures with structures in the same location that do not disturb additional wetland buffer zone or significant riparian surface area. All Coast Village structures existing on September 5, 2013 are grandfathered and qualify as "lawfully created existing structures" for purposes of this subsection. This provision supersedes the provisions for non-conforming structures in FCC 10-8.
 - b. Installation or maintenance of public and private facilities and utilities (such as transportation, water, wastewater, and stormwater, electric, gas, etc.) in riparian areas.
 - c. The sale of property.
 - d. Temporary emergency procedures necessary for the safety or protection of property.
 - e. All water-related and water-dependent uses as defined in the Definitions in the Florence Code Title 10 Chapter 2.
 - f. Removal of non-native vegetation and replacement with native plant species.
 - g. Removal of vegetation necessary for the development of water-related or water-dependent uses.
 - h. Public facilities identified in the City's Public Facility Plan, in Appendix 11 of the Comprehensive Plan, as amended, that are installed in significant wetlands, provided that the facilities are designed and constructed to minimize intrusion into the wetland; disturbed areas are replanted with native vegetation; and all required federal and state permits are obtained.

E. Agency Review: Decisions made by the City of Florence under this title do not supersede the authority of the state or federal agencies which may regulate or have an interest in the activity in question. It is the responsibility of the land owner to ensure that any other necessary state or federal permits or clearances are obtained. In particular, state and federal mitigation requirements for impacts associated with approved water-related or water-dependent uses may still be required.

F. General Development Standards and Requirements: When development is proposed that is subject to these standards, the property owner is responsible for the following. Figure 1 below is a cross section illustrating terms used in the discussion of wetland and riparian setbacks defined in Oregon Statewide Planning Goal 5.

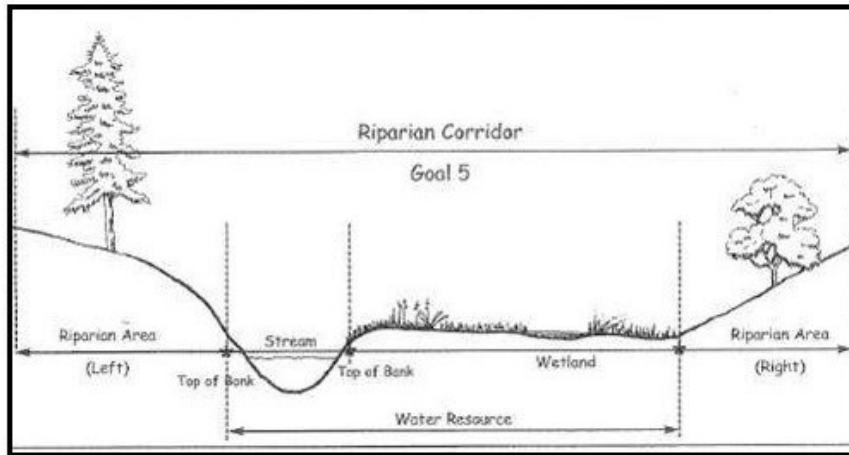


Figure 1: Downstream cross section illustrating terms used in Statewide Planning Goal 5. Source: *Urban Riparian Inventory and Assessment Guide*, Oregon Department of State Lands, 1998.

1. Determination of Significant Wetland and Riparian Area Boundaries.
 - a. For the purpose of showing the boundary of a significant wetland on a site plan, property owners may choose one of the following options:
 - i. Hire a Qualified Professional to do the delineation and have the delineation approved by the Oregon Department of State Lands (DSL); or
 - ii. Hire a Qualified Professional to do the delineation but do not request DSL approval of the delineation. The Qualified Professional must have performed prior wetland delineations that were approved by DSL; or
 - iii. If the site plan shows the proposed development is outside the 50 foot Stormwater Buffer Zone, the wetland boundaries shown on the adopted Local Wetland Inventory (LWI) Map can be used to determine the wetland boundary for this purpose.
 - b. For significant riparian corridors, the width of the corridor boundary is the “significant riparian width” in Table 2.2 of the 2013 City of Florence Significant Wetlands and Riparian Corridor Plan in Comprehensive Appendix 5.
 - c. For significant riparian corridors, the boundaries of the riparian corridor will be measured and shown on an approved site plan. The City shall maintain maps of regulated riparian areas, and make them available to the public. These maps will be used to identify the extent of the riparian area unless the applicant can demonstrate through detailed inventory information (including maps, photos, and Lane County aerial photos showing the location and species of vegetation growing in the disputed area) that the city’s maps are in error. For purposes of making these measurements, the following shall apply:
 - i. Riparian buffer zones are measured horizontally from the top of bank. The top of the bank is the highest point at which the bank meets the grade of the surrounding topography, characterized by an abrupt or noticeable change from a steeper grade to a less steep grade, and, where natural conditions prevail, by a noticeable change from topography or vegetation primarily shaped by the presence and/or movement of the water to topography not primarily shaped by the presence of water. Where there is more than one such break in the grade, the uppermost shall be considered the top of bank.

- ii. If the top of bank is not identifiable, the riparian buffer zones are measured horizontally from the line of ordinary high water. In a given stream, the line of ordinary high water is the line on the bank or shore to which seasonal high water rises annually and identified in the field by physical characteristics that include one or more of the following:
 - a. A clear, natural line impressed on the bank
 - b. Changes in the characteristics of soils
 - c. The presence of water-borne litter and debris
 - d. Destruction of terrestrial vegetation

If reliable water level data are available for 3 or more consecutive previous years, the line of ordinary high water can be considered the mean of the highest water level for all years for which data are available.

- 2. Preparation and submission of a site plan (vegetation clearing permits are also subject to the submission requirements in FCC Title 4 Chapter 6) that shows:
 - a. The wetland boundary or the top of bank of the riparian corridor,
 - b. The significant riparian corridor width or the wetland buffer zone,
 - c. The footprint of the proposed structure measured from the riparian corridor boundary or wetland buffer zone edges,
 - d. Any requested setback adjustments as measured from the edge of the wetland or riparian corridor boundary,
 - e. The type and location of **dominant the most numerous existing native plants species that would be displaced, and**
 - f. The type of native plants to be planted and the location where they will be replanted.
- 3. It is prohibited to permanently alter a significant wetland by: the placement of structures or impervious surfaces; or by the removal of native vegetation; or by grading, excavation, placement of fill, or vegetation removal (other than perimeter mowing and other cutting necessary for hazard prevention), except as follows:
 - a. Where full protection of the Significant Wetland renders a property unbuildable, as defined in the definitions in Title 10 Chapter 2 of this Code; or
 - b. Public facilities identified in the City's Public Facility Plan, Appendix 11 of the Comprehensive Plan, as amended, may be installed in significant wetlands or riparian areas, provided that the facilities are designed and constructed to minimize intrusion into the wetland or riparian are; disturbed areas are replanted with native vegetation; and all required federal and state permits are obtained.

- G. Stormwater Quality: As provided in FCC 9-5-5-3-F and the Code Definitions in FCC 10-2, significant wetlands over ½ acre and significant streams are “sensitive areas” that shall be protected by a buffer zone of native, undisturbed vegetation. The outer boundary of the buffer shall be determined by a minimum 50-foot setback from the edge of the significant wetland; for significant riparian areas, the buffer zone shall be the significant riparian width identified in the 2013 Inventory and the 2013 City of Florence Wetlands and Riparian Corridors Plan. The width and nature of protection required within the buffer may change as the Endangered Species Act and other state and federal regulations are promulgated. The City requires that the buffer width meet all state and federal requirements.

No land disturbing activities, structures, development and construction activities, gardens, lawns, application of chemicals, pet wastes, dumping of any kind of materials shall be permitted within the buffer zone, except as noted below:

1. Roads, pedestrian, or bike paths crossing the buffer from one side to the other in order to provide access to or across the sensitive area.
2. A pedestrian or bike path constructed within a buffer and parallel to a sensitive area shall have the buffer widened by the width of the path if the path is constructed of impervious material.
3. Pedestrian or bike paths shall not exceed 10-feet in width.
4. Utility/service infrastructure construction (i.e., storm, sanitary sewer, water, phone, gas, cable, etc.) If approved by the City Manager or his/her designee.
5. Measures to remove or abate hazards, nuisance, or fire and life safety violations as approved by the City.
6. Enhancement of the riparian corridor for water quality or quantity benefits, fish, or wildlife habitat as approved by the City and other appropriate regulatory authorities.
7. Water quality facilities planted with appropriate native vegetation may encroach into the buffer area as approved by the City and other appropriate authorities.

- H. Additional Statewide Planning Goal 5 exceptions: The following exceptions are in addition to the exceptions in G, above. Consistent with Statewide Planning Goal 5 [OAR 660-023-0090 (8) (a)], the permanent alteration of significant riparian areas by grading or the placement of structures or impervious surfaces is prohibited, except for the following uses, provided they are designed and constructed to minimize intrusion into the riparian area:

1. Water-related and water-dependent uses and removal of vegetation necessary for the development of water-related or water-dependent uses;
2. Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area; and
3. Removal of non-native vegetation and replacement with native plant species.

- I. Removal of native vegetation: In accordance with Goal 5, removal of vegetation from a significant riparian corridor is prohibited, except as otherwise provided in these Wetland and Riparian Standards and in FCC 4-6-3 and for the following:

1. Removal of non-native vegetation and replacement with native plant species. The replacement vegetation shall cover, at a minimum, the area from which vegetation was removed, shall maintain or exceed the density of the removed vegetation, and shall maintain or improve the shade provided by the vegetation.
2. Removal of vegetation necessary for the development of approved water-related or water-dependent uses or for the continued maintenance of dikes, drainage ditches, or other stormwater or flood control facilities. Vegetation removal shall be limited kept to the development footprint minimum necessary.

3. Trees identified in the Resource Capabilities Assessment that are in danger of falling and thereby posing a hazard to life or property may be removed, following consultation and approval from the Planning Director. If no additional hazard will be created, as determined by the Resource Capabilities Assessment, the Planning Department will may require these trees, once felled, to be left in place in the Significant Wetland or Riparian Area.

4. The control or removal of nuisance plants should primarily be by mechanical means (e.g. hand-pulling). If mechanical means fail to eliminate or reduce adequately control nuisance plant populations, a federally approved herbicide technology for use in or near open water is the only type of herbicide that can be used in a Significant Riparian Corridor. Pre-emergent herbicides or auxin herbicides that pose a risk of contaminating water shall not be used. Herbicide applications are preferred to be made early in the morning or during wind-less periods at least 4 hours before probable rainfall. Any herbicide use must follow the label restrictions, especially the cautions against use in or near open water.

J. Special Provisions for the Munsel Creek Side Channel: The following special provisions apply to properties in the significant riparian corridor of the Munsel Creek Side Channel (Reach RMC-Cs in Table 2.2 of the 2013 City of Florence Significant Wetlands and Riparian Corridors Plan). These provisions are in addition to, or provide relief from, the other standards in this subsection, and where conflicts exist, this section shall prevail.

1. In addition to the other setback adjustments and Variances allowed by this subsection, a 50% setback adjustment to the required 50-foot significant riparian width for properties along the Munsel Creek Side Channel will be permitted in order to allow new or expanded development to build up to 25 feet from the top of bank of the creek, as long as any native plants disturbed by the development are replaced elsewhere in the buffer zone, subject to the following exceptions and procedures:

a. Properties in Florentine Estates PUD that were granted a reduced setback by the Planning Commission prior to October 5, 2013 are deemed to comply with the standards in this subsection and do not need to apply for this setback adjustment.

b. The setback adjustment for other affected properties shall be granted through the Type II Review process in 10-1-1-6-2.

c. The applicant shall be granted the setback reduction upon demonstration that any native vegetation displaced by the development shall be replanted in the remaining buffer zone (shrub for shrub, tree for tree, etc.)

d. The applicant is not required to retain a professional for this application but a qualified professional may help a property owner identify displaced native plants and show how they will be replanted. To provide technical assistance, the City will provide the applicant with a native plant guide. Staff from the Siuslaw Watershed Council and Soil and Water Conservation District are available to provide property owners with technical assistance with native plant identification and guidance on replanting.

K. Setback Adjustments: The following reductions in setbacks shall be allowed for properties affected by the significant wetland and riparian area standards as set out below:

1. Eligibility for setback adjustment. Property owners affected by these significant wetland and riparian corridor standards shall be eligible for setback adjustments as follows:

a. Single family dwellings: when the significant wetland or significant riparian corridor standard or requirement is such that no contiguous space exists outside the setback that allows for a dwelling unit at least 50 feet by 27 feet.

- c. Permanent alteration of the Significant Wetland or Riparian Area by an action requiring a variance is subject any mitigation requirements imposed by federal and state permitting authorities.
- d. In granting a Variance, the Planning Commission shall impose conditions of approval that address all of the following criteria:
 - i. The site plan and application shall document the location of the impact, the existing conditions of the resource prior to the impact, and detailed planting plan for the approved setback area with dominant native plant species and density, and a narrative describing how the impacted resource will be replaced and approved setback area restored.
 - ii. Invasive vegetation shall be removed from, and native vegetation planted in, the approved setback area, with a minimum replacement ratio of 1:1 for the impacted area.
 - iii. Herbicides and pesticides not approved for use in buffer zones or riparian areas (i.e., not a federally approved herbicide technology for use in or near open water) is prohibited in the approved setback area.
 - iv. All vegetation planted within the approved setback area shall be native to the region. In general, Species to be planted shall replace those impacted by the development activity, i.e. trees must replace trees, brush must replace brush, and, within reason, like plants must replace like plants (i.e., dominant plant species).
 - v. Trees shall be planted at a density not less than the density in place prior to development.
 - vi. The property owners will work with available federal, state, and local agencies, such as the Siuslaw Watershed Council, the Siuslaw Soil and Water Conservation District, Oregon Department of Fish and Wildlife (ODFW), Department of State Lands (DSL), Salmon Trout Enhancement Program (STEP) to implement practices and programs to restore and protect the riparian area.

M. Significant wetland and riparian corridor enhancement incentives:

1. For variance procedures:

- a. 4. Enhancement of Significant Wetland Buffer Zones or Riparian Corridors is encouraged, including: riparian or in-channel habitat improvements, non-native plant control, and similar projects which propose to improve or maintain the quality of a Significant Wetland or Riparian Area; however, no enhancement activity requiring the excavation or filling of material in a wetland or jurisdictional stream shall be allowed unless all applicable State and Federal permits have been granted.
- b. ~~2. Incentives shall be provided to improve the continuity of Significant Riparian Corridors in situations where lots would be rendered unbuildable by the setback, as defined in the Definitions in FCC Title 10 Chapter 2, the applicant may be granted exceptions from certain development standards to improve the continuity of the Significant Riparian Corridor, as determined by the Planning Director.~~ Such exceptions incentives may include: reducing the required front yard setback, alternative access, vacating right-of-way, property line adjustments, re-orientation of lots, transfer of development rights (if feasible), and density bonuses, among others. The resulting development will conform, to the maximum extent practical, to the general development patterns in the vicinity of the affected lot.

- c. ~~3.~~ These development standard exception incentives may also be provided to properties that are severely impacted by the setback when doing so will result in enhancement of the significant wetland, wetland buffer zone, or significant riparian corridor.

- N. Inventory Map Corrections: The Planning Director may correct the location of a wetland or riparian boundary shown on the Local Wetland and Riparian Areas Inventory Maps when it has been demonstrated by a property owner or applicant that a mapping error has occurred and the error has been verified by DSL. Wetland delineations verified by DSL shall be used to automatically update and replace the City's Local Wetland Inventory mapping. No variance application shall be required for map corrections where approved delineations are provided.

10-7-5 : DEVELOPMENT STANDARDS FOR TSUNAMI HAZARD OVERLAY AREAS

- A. Purpose. The purpose of the Tsunami Hazard Overlay Zone is to increase the resilience of the community to a local source (Cascadia Subduction Zone) tsunami by establishing standards, requirements, incentives, and other measures to be applied in the review and authorization of land use and development activities in areas subject to tsunami hazards. The standards established by this section are intended to limit, direct and encourage the development of land uses within areas subject to tsunami hazards in a manner that will:

1. Reduce loss of life;
2. Reduce damage to private and public property;
3. Reduce social, emotional, and economic disruptions; and
4. Increase the ability of the community to respond and recover.

Significant public and private investment has been made in development in areas which are now known to be subject to tsunami hazards. It is not the intent or purpose of this section to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this section to control, direct and encourage new development and redevelopment such that, over time, the community's exposure to tsunami risk will be reduced.

- B. Definitions. Terms used in this subsection are defined within FCC 10-2-13.
- C. Applicability of Tsunami Hazard Overlay Zone. All lands identified as subject to inundation from the Extra Extra Large (XXL) magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section.
- D. Uses. In the Tsunami Hazard Overlay Zone, except for the prohibited uses set forth in FCC 10—5-E, all uses permitted pursuant to the provisions of the underlying zone may be permitted, subject to the additional requirements and limitations of this section.
- E. Prohibited Uses. Unless authorized in accordance with FCC 10-7-5-G, the following uses are prohibited in the specified portions of the Tsunami Hazard Overlay Zone:
1. In areas identified as subject to inundation from the Extra Extra Large (XXL) magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:
 - a. Hospitals and other medical facilities having surgery and emergency treatment areas.
 - b. Fire and police stations.
 - c. Structures and equipment in government communication centers and other facilities required for emergency response.

- d. Buildings with a capacity greater than 250 individuals for every public, private, or parochial school through secondary level or child care centers.
 - e. Buildings for colleges or adult educations schools with a capacity of greater than 500 persons.
 - f. Jail and detention facilities.
2. In areas identified as subject to inundation from the Medium (M) magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:
- a. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures.
 - b. Emergency vehicle shelters and garages.
 - c. Structures and equipment in emergency preparedness centers.
 - d. Standby power generating equipment for essential facilities.
 - e. Covered structures whose primary occupancy is public assembly with a capacity of greater than 300 persons.
 - f. Medical facilities with 50 or more resident, incapacitated patients.
 - g. Residential uses, including manufactured home parks, of a density exceeding 10 units per acre.
 - h. Hotels or motels with more than 50 units.
3. Notwithstanding the provisions of FCC 10-8, the requirements of this subsection shall not have the effect of rendering any lawfully established use or structure nonconforming.
- F. Use Exceptions. A use listed in FCC 10-7-5-E may be permitted upon authorization of a Use Exception in accordance with the following requirements:
- 1. Public schools may be permitted upon findings that there is a need for the school to be within the boundaries of a school district and fulfilling that need cannot otherwise be accomplished.
 - 2. Fire or police stations may be permitted upon findings that there is a need for a strategic location.
 - 3. Other uses prohibited by FCC 10-7-5-E may be permitted upon the following findings:
 - a. There are no reasonable, lower-risk alternative sites available for the proposed use;
 - b. Adequate evacuation measures will be provided such that life safety risk to building occupants is minimized; and
 - c. The buildings will be designed and constructed in a manner to minimize the risk of structural failure during the design earthquake and tsunami event.
 - 4. Applications, review, decisions and appeals for Use Exceptions authorized by this subsection shall be in accordance with the requirements for a Type III procedure as set forth in FCC 10-1-1-6-3.

G. Evacuation Route Improvement Requirements. Except single family and duplex dwellings on existing lots and parcels, all new development, substantial improvements and land divisions in the Tsunami Hazard Overlay Zone shall incorporate evacuation measures and improvements, including necessary vegetation management, which are consistent with and conform to the adopted Evacuation Route Plan and FCC 10-36. Such measures shall include :

1. On-site improvements:
 - a. Improvements necessary to ensure adequate pedestrian access from the development site to evacuation routes designated in the Evacuation Route Plan in all weather and lighting conditions.
 - b. Frontage improvements to designated evacuation routes that are located on or contiguous to the proposed development site, where such improvements are identified in the Evacuation Route Plan. Such improvements shall be proportional to the evacuation needs created by the proposed development.
 - c. Where identified in the Evacuation Route Plan as the only practicable means of evacuation, tsunami evacuation structure(s) of sufficient capacity to accommodate the evacuation needs of the proposed development.
2. Off-site improvements: Improvements to portions of designated evacuation routes that are needed to serve, but are not contiguous to, the proposed development site, where such improvements are identified in the Evacuation Route Plan. Such improvements shall be proportional to the evacuation needs created by the proposed development.
3. Evacuation route signage consistent with the standards set forth in the Evacuation Route Plan. Such signage shall be adequate to provide necessary evacuation information consistent with the proposed use of the site.
4. Evacuation route improvements and measures required by this subsection shall include, at a minimum, the following:
 - a. Improved streets and/or all-weather surface paths of sufficient width and grade to ensure pedestrian access to designated evacuation routes in all lighting conditions;
 - b. Improved streets and paths shall provide and maintain horizontal clearances sufficient to prevent the obstruction of such paths from downed trees and structure failures likely to occur during a Cascadia earthquake; and
 - c. Such other improvements and measures identified in the Evacuation Route Plan.
5. When it is determined that improvements required by this subsection cannot be practicably accomplished at the time of development approval, payment in lieu of identified improvements shall be in accordance with FCC 8-5-1.

H. Tsunami Evacuation Structures. .

1. All tsunami evacuation structures shall be of sufficient height to place evacuees above the level of inundation for the XXL local source tsunami event.
2. Tsunami evacuation structures are not subject to the building height limitations of this chapter.

I. Flexible Development Option.

1. The purpose of the Flexible Development Option is to provide incentives for, and to encourage and promote, site planning and development within the Tsunami Hazard Overlay Zone that results in lower risk exposure to tsunami hazard that would otherwise be achieved through the conventional application of the requirements of this chapter. The Flexible Development Option is intended to:
 - a. Allow for and encourage development designs that incorporate enhanced evacuation measures, appropriate building siting and design, and other features that reduce the risks to life and property from tsunami hazard; and
 - b. Permit greater flexibility in the siting of buildings and other physical improvements and in the creation of new lots and parcels in order to allow the full realization of permitted development while reducing risks to life and property from tsunami hazard.
2. The Flexible Development Option may be applied to the development of any lot, parcel, or tract of land that is wholly or partially within the Tsunami Hazard Overlay Zone.
3. The Flexible Development Option may include any uses permitted outright or conditionally in any zone, except for those uses prohibited pursuant to FCC 10-7-5-D.
4. Overall residential density shall be as set forth in the underlying zone or zones. Density shall be computed based on total gross land area of the subject property, excluding street right-of-way.
5. Yards, setbacks, lot area, lot width and depth, lot coverage, building height and similar dimensional requirements may be reduced, adjusted or otherwise modified as necessary to achieve the design objectives of the development and fulfill the purposes of this section.
6. Applications, review, decisions, and appeals for the Flexible Development option shall be in accordance with the requirements for a Type III procedure as set forth in FCC 10-1-1-6-3.
7. Approval of an application for a Flexible Development Option shall be based on findings that the following criteria are satisfied:
 - a. The applicable requirements of sub-paragraphs 2 and 4 of this subsection are met; and
 - b. The development will provide tsunami hazard mitigation and/or other risk reduction measures at a level greater than would otherwise be provided under conventional land development procedures. Such measures may include, but are not limited to:
 - i. Providing evacuation measures, improvements, way finding techniques and signage at a level greater than required by subsection F of this section;
 - ii. Providing tsunami evacuation structure(s) which are accessible to and provide capacity for evacuees from off-site;
 - iii. Incorporating building designs or techniques which exceed minimum structural speciality code requirements in a manner that increases the capacity of structures to withstand the forces of a local source tsunami; and

- iv. Concentrating or clustering development in lower risk portions or areas of the subject property, and limiting or avoiding development in higher risk areas.

10-7-6 : SITE INVESTIGATION REPORTS (SIR):

A. Areas identified in Section 2 and 3 above, are subject to the site investigation requirements as presented in "Beach and Dune Techniques: Site Investigation Reports by Wilbur TERNYIK" from the Oregon Coastal Zone Management Association's *Beaches and Dunes Handbook for the Oregon Coast* (OCZMA Handbook), Appendix 18 of the Florence Comprehensive Plan as modified by the City of Florence. No development permit (such as building permit or land use permit) subject to the provisions of this Title may be issued except with affirmative findings that:

1. Upon specific examination of the site utilizing a Phase I Site Investigation Report (the checklist from the OCZMA Handbook, as modified by the City of Florence), it is found that the condition identified on the "Hazards Map" or "Soils Map" or "Beaches and Dunes Overlay Zone" or other identified problem area does not exist on the subject property; or
2. As demonstrated by the Phase II Site Investigation Report that harmful effects could be mitigated or eliminated through, for example, foundation of structural engineering, setbacks or dedication of protected natural areas. **Mitigation measures must be consistent with SIR findings.** (Amended by Ord. No. 10, Series 2009)

Site investigation requirements may be waived where specific standards, adequate to eliminate the danger to health, safety and property, have been adopted by the City. This exception would apply to flood-prone areas, which are subject to requirements of the National Flood Insurance Program and other problem areas which may be adequately protected through provisions of the Building Code.N

B. Permit Fee: A fee to offset the cost of time required to investigate and prepare Findings may be set by Council Resolution.

C. General Requirements for Phase II Site Investigation Reports shall include at least the following information. Additional information, commensurate with the level of hazard and site conditions shall be submitted.

1. Identification of potential hazards to life, proposed development, adjacent property, and the natural environment which may be caused by the proposed development.
2. Mitigation methods for protecting the subject property and surrounding areas from each potential hazard.
3. **Acceptable Development density consistent with allowed density in FCC 10-10.**
4. Identification of soils and bedrock types.
5. Identification of soil depth.
6. Water drainage patterns.
7. Identification of visible landslide activity in the immediate area.
8. History of mud and debris flow.
9. In areas prone to landslide, mudflow and where slopes exceed 25%, reports shall identify the orientation of bedding planes in relation to the dip of the surface slope.

10. Recommendations for removal, retention, and placement of trees and vegetation.
 11. Recommendations for placement of all structures, on site drives, and roads.
 12. Recommendations for protecting the surrounding area from any adverse effects of the development. (Amended by Ord. No. 10, Series 2009)
- D. Specific Standards for Phase II Site Investigation Reports will be determined on the basis of the information provided in the Phase I Site Investigation Report. At a minimum, specific standards shall address the following (may include more than one category listed below):
1. The SIR Phase II - Geologic Report shall follow the "Guidelines for Preparing Engineering Geologic Reports in Oregon" as adopted by the Oregon State Board of Geologist Examiners or shall meet the requirements for Site Investigation Reports as required by the Oregon State Board of Examiners for Engineering and Land Surveying (OSBEELS). The SIR Phase II – Geologic Report shall address the following:
 - a. An explanation of the site and scope of the study area (e.g. subdivision, by lot specific, or for public improvements)
 - b. An explanation of the degree the condition affects the property use in question;
 - c. An explanation of the measures to be employed to minimize detrimental impacts associated with the condition;
 - d. An explanation of the condition-associated consequences the development and the loss-minimizing measures will have on the surrounding properties.
 2. SIR Phase II dealing with Beach or Dune areas shall include the items as listed in the OCZMA Handbook, Implementation Techniques, Section III that begins on page 7.
 - a. Due to the sandy soils and the fragile nature of the vegetative covering, care shall be taken during any proposed construction in beaches and dune areas to minimize the amount of grading, excavation, removal of trees and other native vegetation in order to insure the stability of the soils.
 - b. All open sand area (pre-existing or newly created) shall be planted or stabilized as soon as practicable after construction is completed.
 - c. Using accepted re-vegetation techniques, sand areas shall be returned to their previous level of stability or to at least a conditionally stable level, following completion of construction. For large parcels or tracts, stabilization of the entire area may not be necessary as determined after consideration of a Site Investigation Report.
 - d. During extended construction periods, temporary sand stabilization measures shall be employed to minimize sand movement and erosion caused by the removal of groundcover and soil.
 3. Slopes in the 12% to 25% range: Determine the presence of soil creep, fills, or signs of past instability. If hazards are present, engineering recommendations shall be provided. If conditions require recommendations for foundation construction outside of the Building Code (IBC), those recommendations shall be provided by an appropriately qualified professional engineer. If thorough examination of the site determines that no hazards are present, documentation by an appropriately qualified professional.

4. Slopes greater than 25%:
 - a. Subsurface exploration of areas above, below, and alongside known or suspected slides
 - b. Accurate identification and measurement of the limits of the slide mass
 - c. Identification of the stability of the slide mass and the mechanics of slide movement.
 - d. Identification of the orientation of bedding planes in relation to the dip of the surface slope
 - e. A site specific grading and erosion control plan for site stabilization and construction
 - f. The methodology for determining the site stabilization plan
 - g. Recommendation of suitable setbacks, keeping in mind the anticipated life of the structure or development.

5. Foredunes:
 - a. Identification of a surveyed mean high tide line
 - b. Determination of the ocean shore vegetation line
 - c. Average annual rate that the shoreline is projected to migrate landward due to climate change (sea level rise, feet/year and increased storm intensity) and methodology used.
 - d. Historic stability of beaches in the general area
 - e. Life expectance of the structure
 - f. Elevation of the structure
 - g. Projected dune stabilization to protect site from wave action and methodology
 - h. History and projection of ocean flooding and methodology

6. Properties along the Siuslaw River Estuary:
 - a. Angle of repose for bluff material
 - b. Mean high tide, and highest measured tide
 - c. Extent of recent and historical cutbank, length of area and height of cut
 - d. Area of wave overtopping and furnishing photographs or other evidence
 - e. Current and historic stability of riverbank and rates of erosion in general area
 - f. Projected rate of erosion and methodology
 - g. Environmental resources present
 - h. Impacts to be expected
 - i. Description and photographs of current vegetation

7. Riprap or other Shoreland protective structures:
 - a. Signed certification by the engineer or geologist that the protective structure shall withstand the life of the development that it is protecting; or with the property maintenance plan, the structure shall withstand the life of the development.
 - b. Once the protective structure is completed the engineer or geologist shall provide a final summary that the protective structure was built according to the submitted plan.

8. Soils: The Site Investigation Report shall address the following development constraints for the soil types.
 - a. Brallier - These are wetlands which should not be developed due to their resource value and severe development constraints.
 - b. Dune Land - Development limitations on sand dunes can be slight to severe, depending on slope and whether adequate stabilization is done. These areas are superior to some of the other soil types in that there is no drainage problem. These areas are also known to include active sand dunes. Dune stabilization techniques should be addressed.
 - c. Heceta - These are interdunal swales and deflation plains. The high water table and poor drainage make these soils generally unsuitable for development.
 - d. Waldport - These are sand dunes which are covered with stabilization vegetation. Conditions are moderate to severe, depending on slope. The particular need here is to preserve existing vegetation and to stabilize soil which is disturbed.

Drainage is not a problem. Areas with slopes greater than 12% should not be built on unless a site investigation determines the site to be buildable.

- a. Yaquina - These are somewhat poorly drained soils formed on an interdune position on old stabilized dunes. These areas are wet during the winter, but are better drained than Heceta. A site specific investigation would be required to determine location of swales and drainage channels.
- b. Netarts - These are old stabilized dunes. Soils are well-drained. The topography is undulating to hilly. Where slopes are less than 12% there are few development restrictions.
- c. Bohannon; Preacher/Bohannon/Slickrock - These areas have no restrictions except slope and suitability for forestland. They occur east of Munsel Lake Road in areas which are largely unbuildable due to slope. (Amended by Ord. No. 10, Series 2009)

10-7-7 : REVIEW AND USE OF SITE INVESTIGATION REPORTS

- A. The Phase I Site Investigation Report shall be reviewed administratively through a Type II Review. If it is found that the condition identified on the "Hazards Map" or "Soils Map" or "Beaches and Dunes Overlay Zone" or other identified problem area does not exist on the subject property; no Phase II report is required and the Site Investigation process is terminated. If hazards are found to exist, a Phase II report and a Conditional Use Permit shall be required.

If a Phase II Site Investigation Report is required, the Phase II conclusions shall be submitted for Planning Commission review.

B. Required Certifications and Inspections:

For any Phase II SIR submitted, the registered professional of record shall be required to:

1. Review final plans for development and submit a signed and stamped certification report that all recommendations have been incorporated into development plans.
 2. Review subgrade excavations and fills for structures and stormwater drainage and submit a signed and stamped certification report that construction is proceeding in accordance with approved plans.
 3. Perform interim inspections as necessary and a final inspection of the site and submit a signed and stamped certification report that the project as constructed complies with approved plans.
- C. Conditions of approval may be imposed and/or a bond may be required to be posted prior to issuance of permit to ensure that harmful effects such as erosion, sand encroachment, destruction of desirable vegetation including inadvertent destruction by moisture loss or root damage, spread of noxious weeds, damage to archaeological resources, are mitigated or eliminated.
- D. Approval: The property owner shall record a Covenant of Release which outlines the hazard, restrictions and/or conditions that apply to the property and shall state, "The applicant recognizes and accepts that this approval is strictly limited to a determination that the project as described and conditioned herein meets the land use provisions and development standards of the City Code and Comprehensive Plan current as of this date. This approval makes no judgment or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project."
- E. Appeal: In the case of an appeal, the City shall hire a certified engineering geologist or other appropriate certified professional to review the Phase II Site Investigation Report. All costs incurred by the city to review the development shall be the responsibility of the applicant. (Ord. No. 10, Series 2009)

Amended by Ordinance No. 15, Series 1988

Section 10-7-3-D corrected from the reference to C-2 to 10-7-3-B. (12/11/07) Section 10-7-3-E and H amended by Ord.

No. 24, Series 2008

Amended by Ord. No. 10, Series 2009

Section 10-7-1 amended by Ord. No. 3, Series 2013, Exhibit B (effective 7-31-13)

Section 10-7-4 added with Ordinance No. 2, Series 2013 (effective 10-5-13) and all subsequent sections renumbered

Sections 10-7-3, 10-7-4, and 10-7-6 amended by Ord. No. 11, Series 2016 (effective 11-16-16)

Sections 10-7-5 amended and Sections 10-7-1, through 10-7-7 modified by Ord. No. 13, Series 2018 (effective 11-21-18)

Draft Code Update Attachment C

Note – all proposed sections for updates are highlighted in **yellow**. The **draft** amendments are shown in an underline/~~strikethrough~~ format.

TITLE 10 CHAPTER 19

ESTUARY, SHORELANDS, AND BEACHES AND DUNES

SECTION:

- 10-19-1 :** **Estuary District Administration**
- 10-19-2 : Natural Estuary District (NE)
- 10-19-3 : Conservation Estuary District (CE)
- 10-19-4: Development Estuary District (DE)
- 10-19-5 :** **Coastal Shorelands Overlay Districts Administration**
- 10-19-6 : Shoreland Residential Overlay District (/SR)
- 10-19-7: Mixed Development Overlay District (/MD)
- 10-19-8: Dredge Material/Mitigation Site Overlay District (/DMS)
- 10-19-9: Prime Wildlife Overlay District (/PW)
- 10-19-10: Natural Resource Conservation Overlay District (/NRC)
- 10-19-11:** **Beaches and Dunes Overlay District Administration**
- 10-19-12: Beaches and Dunes Overlay District (/BD)

[...]

10-19-1 : SHORELAND RESIDENTIAL OVERLAY DISTRICT /SR

- A. Purpose: The Shoreland Residential Overlay District (/SR) is applied to residential development management units in the Comprehensive Plan along the Siuslaw River Estuary and Munsel Lake (a Coastal Lake). It is the purpose of the /SR Overlay District to encourage long-term human use of these coastal resources in a manner which protects the qualities of coastal water bodies and respects the natural systems. Activities which protect or enhance renewable resources are encouraged, as are recreation and public access to coastal water. If the shorelands are adjacent to the estuary, refer to the adjacent Estuary District for additional allowed uses and criteria. The requirements of any adjacent Estuary District shall supersede the requirements of this Section of the Code. Shoreland uses and buffer zones shall not prohibit land-side components of activities and uses as otherwise permitted in the adjacent estuary.

The /SR District is specifically designed to carry out the following purposes:

1. Protection of such natural resources as soil and such natural systems as drainage courses and waterways.
 2. Enhancement of renewable resources such as the coastal fisheries.
 3. Allow for recreation and public access to coastal water.
- B. Permitted Uses: In addition to uses specifically allowed in the adjacent Estuary District, the following structures and uses, and no others, are permitted outright when consistent with all of the requirements of the adjacent Estuary District and applicable site development requirements listed in subsections E and F:
1. Harvesting of wild crops.
 2. Low intensity recreational activities.
 3. Uses and buildings permitted outright in the base zoning district.
 4. In or adjacent to lake: maintenance and repair of existing, functional public and private docks and piers, provided that the activity minimizes adverse impacts on lake resources and does not alter the size, shape, or design of the existing structure. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.
 5. In or adjacent to lake: maintenance of riprap or other erosion control structures installed in or adjacent to lakes to protect existing uses and uses allowed by the Florence City Code, unique natural resources, historical and archaeological values, and public facilities, provided the activity does not increase the size, shape or scope of the structure or otherwise affect the natural resources. Otherwise, a Conditional Use Permit is required. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.
 6. In or adjacent to lake: maintenance of existing riprap which is currently serviceable and was previously installed in accordance with all local, state, and federal regulations and permits. Such maintenance shall not increase the size, extent, or scope of the riprap, and shall not otherwise alter the lake. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.
 7. In lake: Mooring buoys and other moorage facilities not permanently anchored to the lake floor. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.
 8. Public boat launching ramps in lake. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.

- C. Special Uses Approved by Type II Review: In addition to Special Uses specifically allowed in the adjacent Estuary District, the following uses are permitted only with a Special Use Permit. A Special Use Permit may be approved according to the procedures set forth in Chapter 1 of this Title, upon affirmative findings of consistency with all of the requirements of an adjacent Estuary District and applicable site development requirements listed in subsections E and F and upon satisfaction of the following applicable criteria.
1. Uses and buildings permitted in the base zoning district where existing parcel size is insufficient for the proposal to meet the development, setback and area requirements set forth in subsections E and F, subject to the following additional criteria:
 - a. The said parcel existed prior to July 24, 1980.
 - b. The structures shall not occupy more than thirty percent (30%) of lot area.
 - c. All applicable height restrictions are observed.
 - d. Clearance of vegetation on the remainder of the lot area, including that portion in the setback area otherwise permitted for vegetation clearance is minimized.
 - e. All otherwise applicable requirements of this Section are met.
 2. Dredged material disposal when the /SR is used in conjunction with the /DMS Overlay District.
- D. Conditional Uses: In addition to Conditional Uses specifically allowed in the adjacent Estuary District, the following specified uses and no others are permitted, subject to approval by the Planning Commission. The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a Conditional Use Permit (Type III review) for the following uses, when consistent with all of the requirements of the adjacent Estuary District and applicable site development requirements listed in subsections E and F and upon satisfaction of the following applicable criteria.
1. All buildings and uses allowed conditionally or by special permit in the base zoning district, except where expressly prohibited by this Section, subject to the following criteria:
 - a. All applicable criteria provided within the base district are met.
 - b. Surface, subsurface and aquifer waters are protected from pollution and sedimentation.
 2. In Coastal Lakes, public and private docks and piers, provided the following criteria are met and the use does not conflict with other requirements of this Code. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.
 - a. The size and shape shall be limited to that required for the intended use;
 - b. The applicant attests in writing (and provides analysis to support that conclusion) that alternatives to docks and piers, such as mooring buoys, dryland storage, and launching ramps, have been investigated and considered and no alternatives are feasible.
 - c. For private, individual, single-purpose docks and piers, the applicant shall attest in writing (and provide the documentation to support that conclusion) that it is not possible to use an existing public pier or dock or to work with other property owners to establish or use a joint-use facility.

- d. the use will not adversely impact fish and wildlife habitat/species and will minimize sedimentation. The following additional criteria apply:
 - 1) The applicant must submit an analysis of the physical and biological impacts (geomorphic/hydrogeomorphic/hydrologic) of the proposed use to be conducted by a person or team of persons qualified by education and experience to conduct such studies.
 - 2) Impacts on water quality and fish and wildlife habitat must be minimized.
 - 3) The benefits of the proposed use shall outweigh the negative impacts on water quality and fish and wildlife habitat and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.”
- 3. In Coastal Lakes, riprap and other erosion control structures, provided the following additional criteria are met. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.
 - a. The stabilization is necessary to protect uses allowed in the base zoning district.
 - b. They are necessary because land use management practices and non-structural solutions cannot be used.
 - c. The use will not adversely impact fish and wildlife habitat/species and will minimize sedimentation. The following additional criteria apply:
 - 1) The applicant must submit an analysis of the physical and biological impacts (geomorphic/hydrogeomorphic/hydrologic) of the structure to be conducted by a person or team of persons qualified by education and experience to conduct such studies.
 - 2) Impacts on water quality and fish and wildlife habitat must be minimized.
 - 3) The benefits of the proposed structure shall outweigh the negative impacts on water quality and fish and wildlife habitat and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.
- 4. Fill in coastal lakes adjacent to the /SR District is generally prohibited, except in those limited circumstances where fill is needed to support a water-dependent use and only where it will not adversely impact fish and wildlife habitat/species and will minimize sedimentation; and it must meet the following additional criteria.
 - 1) The applicant must submit an analysis of the physical and biological impacts (geomorphic/hydrogeomorphic/hydrologic) of the fill to be conducted by a person or team of persons qualified by education and experience to conduct such studies.
 - 2) Impacts on water quality and fish and wildlife habitat must be minimized.
 - 3) The benefits of the proposed fill shall outweigh the negative impacts on water quality and fish and wildlife habitat and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.

- E. Site Development Requirements: The development requirements specified herein shall be in addition to those provided by the base zoning district. See also Chapter 7 for additional requirements that may apply.
1. For existing lots which are too small to accommodate the combined required setback in the base zoning district and the buffer zone, development will be allowed within the setback required in Section F only with approval of a variance issued under Chapter 5 of this code. In addition it must be shown that clearance of vegetation on the remainder of the lot is kept to an absolute minimum, stormwater is directed away from the bank or as mitigated through the standards in Title 9 Chapter 5, engineered plans protect life, property, and the coastal water (that is no erosion hazards, slide potential, or flood damage are likely to occur).
 2. Development on shorelands within dune areas shall not result in clearance of a parcel's existing vegetation in excess of what is necessary for the the total area for construction of the proposed structure or structures, accessory buildings, necessary access, and fire safety requirements.
 3. In all cases, vegetative cover shall be retained on lands within the shoreland area. Construction activities shall occur in such a manner as to avoid unnecessary conduct excavation and removal of native vegetation that exceeds the development footprint plus a 5-foot setback. Any vegetation removal must be replaced on-site with native plant species. The planting replacement area must be at least 1.5 times area of the removed area of vegetation, unless cleared vegetation is to be replaced immediately following the construction activity. Interim soil stabilization methods shall be required during the construction phase of any project.
 4. A minimum fifty foot (50') buffer zone of native vegetation shall be maintained along the estuary (as measured from the mean high tide) and Coastal Lakes (as measured from the average high water).
 5. The area within the 50' buffer zone shall be left in existing native vegetation. Non-native plants may be removed if re-vegetated with native plants. Within the 50' of native vegetation, the following kinds of modifications are allowed:
 - a) Foot paths
 - b) Removal of hazardous vegetation, such as unstable stream bank trees or trees otherwise vulnerable to blow-down, may be allowed in unusual circumstances following review by the City and the Oregon Department of Fish and Wildlife. Stream bank trees, snags, and shorefront brush are necessary for wildlife habitat.
 - c) Replanting of the area or other areas which have been previously cleared.
 6. All mature trees must be retained in the 50' buffer zone, unless they are an obvious hazard or determined by an arborist to be diseased or damaged beyond repair. If a mature tree is removed, it shall be replaced with a tree from the City's suggested tree list.
- F. Additional Setback Requirements: Setbacks shall be as required in the base zoning district plus the additional setback requirements specified herein.
1. In addition to the yard setbacks required in the Base zoning district, a 50 foot buffer zone is required along the estuary (as measured from the mean high tide) and Coastal Lakes (as measured from the average high water). Use of this 50 foot buffer zone shall be as specified in 10-19-6-E.

10-19-2 : MIXED DEVELOPMENT OVERLAY DISTRICT (/MD):

- A. Purpose: The Mixed Development Overlay District (/MD) is applied to those coastal shorelands which are recognized in the City Comprehensive Plan and supportive technical data as being all or partially committed to commercial, industrial and public uses. The proximity of these lands to the dredged channel of the Siuslaw River dictates that opportunities shall be provided to preserve and expand existing water-dependent and water-related commercial, industrial or public uses. . If the shorelands are adjacent to the estuary, refer to the adjacent Estuary District for additional allowed uses and criteria. The requirements of any adjacent Estuary District shall supersede the requirements of this Section of the Code. Shoreland uses and buffer zones shall not prohibit land-side components of activities and uses as otherwise permitted in the adjacent estuary.

In addition, the /MD District is specifically intended to carry out the following purposes:

1. Provision, adjacent to deep water environments, of shorelands sites for use by water-dependent and water-related commercial and industrial uses.
 2. Protection of previously-existing water-dependent and water-related commercial and industrial sites in shorelands areas.
 3. Provision of opportunities for non-water-dependent and non-water-related uses where designated in the Comprehensive Plan.
 4. Protection of coastal waters and avoidance of geographic and hydrologic hazards.
- B. Permitted Uses: In addition to uses specifically allowed in the adjacent Estuary District, the following structures and uses and no others are permitted outright, provided they are consistent with the requirements of the adjacent Estuary District.
1. Dryland storage.
 2. Shore-secured floating moorage facilities, mooring buoys, and launch ramps.
- C. Special Uses Approved by Type II Review: In addition to Special Uses specifically allowed in the adjacent Estuary District, the following uses are permitted only with a Special Use Permit. A Special Use Permit may be approved according to the procedures set forth in Chapter 1 of this Title, provided they are consistent with the requirements of the adjacent Estuary District and upon satisfaction of the applicable criteria in Section F and below:
1. All permitted buildings and uses permitted outright in the base zoning district, provided the requirements of the base zoning district are met.
 2. Water-dependent and water-related commercial, industrial and public uses, subject to the following criteria and conditions:
 - a. The site has the potential for water-dependent and water-related uses.
 - b. Maintain or encourage riparian vegetation for erosion control and temperature and general aesthetics where feasible.
- D. Conditional Uses: In addition to Conditional Uses specifically allowed in the adjacent Estuary District, the following specified uses and no others are permitted subject to approval by the Planning Commission. The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a Conditional Use Permit (Type III review) for the following uses, provided they are consistent with the requirements of the adjacent Estuary District and upon satisfaction of the applicable criteria in Section F and below:
1. All buildings and uses permitted Conditionally or by Special Use Permit in the base zoning district, provided the requirements of the base zoning district are met.

- E. Determination of Land Suitable for Water-Dependent Uses: Land suitable for water –dependent uses has been designated in the Florence Comprehensive Plan and classified on the Zoning Map as the sites zoned Waterfront Marine and Marine. The zoning provisions in these districts protect these sites for water-dependent uses.
- F. Site and Development Requirements for Special and Conditional Uses: The development requirements specified herein shall be in addition to those provided by the base zoning district. See also Chapter 7, Special Development Standards for any applicable requirements.
1. A 50 foot buffer of riparian vegetation measured from the mean high tide shall be maintained to promote bank stabilization, maintain water quality and temperature, reduce erosion and for general aesthetics, except where unfeasible in connection to water access points associated with a water- dependent or water-related use, such as a dock.
 2. The applicant must submit an analysis of all physical and biological impacts upon the shorelands area and upon coastal waters and water resources. The report shall consider at a minimum the critical relationships which exist between coastal shorelands and coastal water resources and the potential for geological and hydrological hazards.
 3. The benefits of the proposed activity to the long term economic development or improved public recreational use shall outweigh the negative impacts on water quality, temperature and resources, bank stabilization, erosion control and general aesthetics.
 4. For existing lots which are too small to accommodate the buffer zone, development will be allowed within the buffer zone only with approval of a variance issued under Chapter 5 of this code. In addition it must be shown that clearance of vegetation on the remainder of the lot is does not occur outside the development footprint kept to an absolute minimum, stormwater is directed away from the bank or as mitigated through the standards in Title 9 Chapter 5, engineered plans protect life, property, and the coastal water (that is no erosion hazards, slide potential, or flood damage are likely to occur).

[...]

10-19-3 : PRIME WILDLIFE OVERLAY DISTRICT /PW

A. Purpose and Application:

Purpose: The purpose of the /PW District is to protect areas in and adjacent to the North Jetty Lake and the South Heceta Junction Seasonal Lakes that have native vegetation and habitats of specific species of concern and to protect wildlife habitat, water quality, bank stability and provide flood control. The requirements imposed by the /PW District shall be in addition to those imposed by the base zoning district. Where the requirements of the /PW District conflict with the requirements of the base zoning district or the Comprehensive Plan, the more restrictive requirements shall apply.

Application: The Prime Wildlife Overlay District (/PW) is applied within the Florence city limits to Coastal Lake Shorelands identified in inventory information and designated in the Comprehensive Plan as possessing areas of unique biological assemblages, habitats of rare or endangered species, or a diversity of wildlife species. The /PW Overlay applies to the North Jetty Lake Shorelands as shown on the Florence Coastal Overlay Zoning Map. The extent of the /PW Overlay application for the South Heceta Junction Seasonal Lakes shall be determined through a Preliminary Investigation as specified below.

Preliminary Investigation: Any land use or building permit application within the /PW District as it applies to the South Heceta Junction Seasonal Lakes shall require a preliminary investigation by the Planning Director to determine the specific area to which the requirements of the district shall apply. The requirements of the district shall apply in an area generally identified on the Florence Coastal Overlay Zoning Map and, specifically, in the site-specific information submitted by an applicant to determine whether the site possesses areas of unique biological assemblages, habitats of rare or endangered species, or a diversity of wildlife species identified in the Coastal Resources Inventory, or function to provide or affect water quality, bank stability or flood control.

- B. Permitted Uses. The following structures and uses and no others are permitted outright, as hereinafter specifically provided for by this section subject to the general provisions and exceptions set forth in this section. The maintenance of vegetation adjacent to the lakes shall be enforced to provide shading and filtration and protect wildlife habitat at those sites indicated in the Lane County Coastal Resources Inventory as "significant wildlife habitat." These areas will be specially evaluated prior to approval of vegetation removal plans to ensure the habitat has been adequately considered.
1. Harvesting of wild crops.
 2. Low-intensity recreation.
 3. Shore-secured floating moorages, mooring buoys, and other moorage facilities not physically anchored in adjacent lakes.
- C. Special Uses Approved by Type II Review: The following specified uses are permitted only with a Special Use Permit. A Special Use Permit may be approved according to the procedures set forth in Chapter 1 of this Title provided all criteria below and the requirements set forth in 10-19-9-F, G, and H are met, unless specifically exempted below. The Oregon Department of Fish and Wildlife shall be given 14 days to review and comment on the impact of development on critical habitats and shall be requested to make suggestions concerning ways to avoid or mitigate identified adverse impacts.
1. Single family homes, mobile homes and such accessory buildings as allowed in the base zoning district.
 2. Single family dwelling units and mobile homes as allowed in the base zoning district where existing parcel size is insufficient for the development to meet the development, setback and area requirements set forth in City Code Section 10-19-9-F, G, & H, subject to the following criteria and conditions:
 - a. The said parcel existed prior to July 24, 1980.
 - b. The structures shall not occupy more than 30% of the lot area.
 - c. The parcel is of sufficient size to meet all applicable standards for subsurface sewage disposal.
 - d. Clearance of vegetation on the remainder of the lot area, including that portion in the setback area otherwise permitted for vegetation clearance is minimized, is limited to the development footprint. Any vegetation removal must be replaced on-site with native plant species. The planting replacement area must be at least 1.5 times area of the removed area of vegetation.
 - e. All otherwise applicable requirements of this section are met.
 3. All buildings and uses permitted outright in the respective base zoning district, except as expressly prohibited by 10-19-9-E, and subject to meeting all of the following criteria:
 - a. Maintain the natural quality of surface and subsurface waters, consistent with requirements and methods in the Drinking Water Protection Plan and the Aquifer Protection Plan. Pesticides and herbicides are prohibited in these areas.

- b. Maintain bank stability, consistent with methods and requirements in the Stormwater Management Plan.
- c. Avoid sedimentation of coastal waters including the lakes, consistent with methods and requirements in the Stormwater Design Manual. Stormwater facilities must be provided with storm swales that are planted with native vegetation.

- d. Maintain a buffer zone at least comparable to that required in Code Section 10-19-9 F through H, below or greater if necessary to provide flood control and preserve important wildlife habitat.
 - e. Avoid disturbance of the remainder of the vegetation cover beyond the development footprint a point where the disturbance would be a detriment to the wildlife community which utilizes this area.
 - f. Any other applicable criteria provided within the base District.
 - g. All requirements set forth in Code Section 10-19-9-F, G, & H.
- D. Conditional Uses: The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a Conditional Use Permit (Type III review) for the following uses, provided all criteria below and the requirements set forth in 10-19-9-F, G, and H are met, unless specifically exempted below. The Oregon Department of Fish and Wildlife shall be given 14-days to review and comment on the impact of development on critical habitats and should requested to make suggestions concerning ways to avoid or mitigate identified adverse impacts.
- 1. Riprap and other erosion control structures, provided the following additional criteria are met.
 - a. The stabilization is necessary to protect uses allowed in the base zoning district.
 - b. They are necessary because land use management practices and non-structural solutions cannot be used.
 - c. The use will not adversely impact fish and wildlife habitat/species and will minimize sedimentation. The following additional criteria apply:
 - 1) The applicant must submit an analysis of the physical and biological impacts (geomorphic/hydrogeomorphic/hydrologic) of the proposed structure to be conducted by a person or team of persons qualified by education and experience to conduct such studies.
 - 2) Impacts on water quality and fish and wildlife habitat must be minimized.
 - 3) The benefits of the proposed structure shall outweigh the negative impacts on water quality and fish and wildlife habitat and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.
 - 2. All buildings and uses permitted conditionally or by Special Use Permit in the base zoning district, except as expressly prohibited by 10-19-9-E below, and subject to the following criteria and the criteria in sections F, G, and H:
 - a. Maintain the natural quality of surface and subsurface waters, consistent with requirements and methods in the Drinking Water Protection Plan and the Aquifer Protection Plan. Pesticides and herbicides are prohibited in these areas.
 - b. Maintain bank stability, consistent with methods and requirements in the Stormwater Management Plan.
 - c. Avoid sedimentation of coastal waters including lakes consistent with methods and requirements in the Stormwater Design Manual. Stormwater facilities must be provided with storm swales that are planted with native vegetation.
 - d. Maintain a buffer zone at least comparable to that required in 10-19-9-F, G, & H below or greater if necessary to provide flood control and preserve important wildlife habitat.
 - e. Avoid disturbance of the remainder of the vegetation cover beyond the development footprint a point where the disturbance would be a detriment to the wildlife community which utilizes this area.
 - f. Any other applicable criteria provided within the base zoning district.
 - g. All requirements set forth in 10-19-9-F, G, & H.

E. Prohibited Uses: the following uses are specifically prohibited:

1. Fill in coastal lakes.
2. Fill in freshwater marsh areas.
3. Dredged material disposal.

F. Site and Development Requirements: The below specified development requirements shall be in addition to those provided by the base zoning district. See also Chapter 7 for additional requirements that may apply.

1. Existing lots which are too small to accommodate the combined required setback in the base zoning district and the buffer zone and the construction of a residence and other development requirements will be allowed to build in this total setback providing clearance of vegetation is limited to the development footprint. ~~on the remainder of the lot is kept to an absolute minimum and other requirements are met and hazard to life and property is minimal and acceptable.~~
2. No more of a parcel's existing vegetation shall be cleared ~~than is necessary for~~ beyond the development footprint and 5-foot setback for the permitted use, accessory buildings, necessary access, and fire safety requirements.
3. ~~To the maximum degree possible, building sites shall be located on portions of the site which exhibit the least vegetative cover.~~
4. Outside the setback area, construction activities shall ~~occur in such a manner so as to avoid unnecessary~~ not excavate and/or remove excavation and/or removal of existing vegetation beyond that area required for public facilities. Where vegetation removal beyond that allowed in 10-18-9-F cannot be avoided, the site shall be replanted during the next replanting season to avoid sedimentation of coastal lakes. The vegetation shall be of native species and replanted in an area 1.5 times the area of the removed vegetation in order to maintain the natural character of the area.
5. No topographic modification is permitted within 100-foot of the shore.
6. A 100 foot minimum buffer zone must be left in native vegetation, except where unsurfaced trails are provided.
7. All mature trees must be retained within buffer zone composed of native vegetation except where removal is subject to requirements of Code Section 4-6.
8. Structures shall be sited and/or screened with native vegetation ~~so as not to impair the aesthetic quality of the site.~~
9. The exterior building materials shall blend in color, hue and texture to the maximum among feasible with the surrounding vegetation and landscape. Specifically, materials cannot be reflective and must use muted tones, such as green or brown.

G. Additional Setback Requirements: Setbacks shall be as required in the base zoning district plus the additional below specified setback requirements.

1. In addition to the yard setbacks required in the base zoning district, a 100 foot buffer zone shall be required. Use of this 100 feet shall be as specified in 10-19-9-F.

H. Special Land Division Requirements: The following criteria shall be met for land divisions on property within the /PW District. These criteria are in addition to minimum area requirements of any base zoning district.

1. Land divisions must be consistent with shoreland values as identified in the Comprehensive Plan, not adversely impact water quality consistent with the Drinking Water Protection Plan and the Aquifer Protection Plan, and not increase hazard to life or property, consistent with Problem Area regulations (FCC 10-7).
2. The use will not result in loss of significant wildlife habitat or aesthetic values as identified in the Comprehensive Plan.
3. Minimum area requirements for the division of land shall be five acres.

10-19-4 : Natural Resource Conservation Overlay District (/NRC)

A. Purpose: The Natural Resource Conservation Overlay District (/NRC) is applied to those coastal shorelands identified in inventory information and designated generally in the Lane County Coastal Resources Management Plan as possessing a combination of unique physical social or biological characteristics requiring protection from intensive human disturbance. Those areas serve multiple purposes, among which are education, preservation of habitat diversity, water quality maintenance and provision of intangible aesthetic benefits. The /NRC District is applied to prominent aesthetic features such as coastal headlands and open sand expanses in proximity to coastal waters, sensitive municipal watersheds and significant freshwater marsh areas. If the shorelands are adjacent to the estuary, refer to the adjacent Estuary District for additional allowed uses and criteria. The requirements of any adjacent Estuary District shall supersede the requirements of this Section of the Code. Shoreland uses and buffer zones shall not prohibit land-side components of activities and uses as otherwise permitted in the adjacent estuary.

Intent. The requirements imposed by the /NRC District shall be in addition to those imposed by the base zoning district. Where the requirements of the /NRC District conflict with the requirements of the base zoning district the more restrictive requirements shall apply. The requirements of the adjacent Estuary District shall supersede the requirements of this Section of the Code.

B. Permitted Uses: In addition to the uses specifically allowed in the adjacent Estuary District, the following structures and uses and no others are permitted outright as specifically provided for by this section subject to the general provisions and exceptions set forth in this section. The maintenance of riparian vegetation shall be enforced to provide shading and filtration and protect wildlife habitat at those sites indicated in the Lane County Coastal Resources Inventory as "riparian vegetation" or "significant wildlife habitat." These areas will be specially evaluated prior to approval of plans to ensure the habitat has been adequately considered. The following uses are allowed if consistent with the applicable requirements of the adjacent Estuary District.

1. Harvesting of wild crops.
2. Low intensity recreation.
3. In or adjacent to lakes: maintenance and repair of existing, functional public and private docks and piers, provided that the activity minimizes adverse impacts on lake resources and does not alter the size, shape, or design of the existing structure. This use as it pertains to the estuary is regulated by the applicable Estuary District.
4. In or adjacent to lakes: maintenance of riprap or other erosion control structures installed in or adjacent to lakes to protect existing uses and uses allowed by the Florence City Code, unique natural resources, historical and archaeological values, and public facilities, provided the activity does not increase the size, shape or scope of the structure or otherwise affect the natural resources, as provided in the Conditional Use requirements in section D. Otherwise, a Conditional Use Permit is required. For these uses in or adjacent to the estuary, refer to the applicable Estuary District requirements.

5. In or adjacent to lakes: mooring buoys and other moorage facilities not permanently anchored to the lake floor. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.
- C. Special Uses Approved by Type II Review: In addition to the Special Uses specifically allowed in the adjacent Estuary District, the following specified uses and no others are permitted only with a Special Use Permit. A Special Use Permit may be approved according to the procedures set forth in Chapter 1 of this Title upon satisfaction of the applicable criteria set forth in 10-19-10 F, G, & H, except as expressly exempted below and except as expressly prohibited by 10-19-10-E, and provided they are consistent with the requirements of the adjacent Estuary District.
1. Single family homes, mobile homes, and such accessory buildings as allowed in the base zoning district.
 2. Single family dwelling units and mobile homes as allowed in the base zoning district where existing parcel size is insufficient for the development to meet the development, setback and area requirements set forth in 10-19-10-F, G, & H, provided the following criteria are met:
 - a. The said parcel existed prior to July 24, 1980.
 - b. The structures shall not occupy more than 30% of the lot area.
 - a. All applicable height restrictions are observed.
 - b. The parcel is of sufficient size to meet all applicable standards for subsurface sewage disposal.
 - f. Clearance of vegetation on the remainder of the lot area, including that portion in the setback area otherwise permitted for vegetation clearance, is limited to the development footprint and a 5-foot setback minimized.
 - g. All otherwise applicable requirements of this section are met.
 3. All buildings and uses allowed as permitted uses in the base zoning district, except as expressly prohibited by 10-19-10-E, and subject to the following additional criteria:
 - a. The use will not adversely affect the aesthetic and biological characteristics of the site, as identified in the Comprehensive Plan.
 - b. Surface, subsurface and aquifer waters are protected from pollution and sedimentation, consistent with methods and requirements in the Stormwater Management Plan and Design Manual, Drinking Water Protection Plan, and the Aquifer Protection Plan. Pesticides and herbicides are prohibited in these areas. Stormwater facilities must be provided with storm swales that are planted with native vegetation.
 4. Dredged material disposal when the /NRC District is used in conjunction with the /DMS Overlay District, subject to the requirements of the /DMS Overlay District.
- D. Conditional Uses: In addition to the Conditional Uses specifically allowed in the adjacent Estuary District, the Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a Conditional Use Permit (Type III review) for the following uses, upon satisfaction of the applicable criteria, provided all applicable requirements set forth in 10-19-10-F, G, & H are met and they are found to be are consistent with the requirements of the adjacent Estuary District.
1. All buildings and uses permitted conditionally or by Special Use Permit in the base zoning district, except as expressly prohibited by 10-19-10-E, and subject to the following criteria:
 - a. All applicable criteria provided within the base district are met.
 - b. The use will not adversely affect the aesthetic and biological characteristics of the site as identified in the Comprehensive Plan.

- c. Surface, subsurface and aquifer waters are protected from pollution and sedimentation, consistent with the methods and requirements in the Stormwater Management Plan and Design Manual, Drinking Water Protection Plan, and the Aquifer Protection Plan. Pesticides and herbicides are prohibited in these areas. Stormwater facilities must be provided with stormswales that are planted with native vegetation.

2. In Coastal Lakes: public and private docks and piers, provided the following criteria are met and the use does not conflict with other requirements of this Code. For this use in or adjacent to the estuary, the requirements of the Estuary Districts shall apply.
 - a. The size and shape shall be limited to that required for the intended use.
 - b. The applicant attests in writing (and provides analysis to support that conclusion) that alternatives to docks and piers, such as mooring buoys, dryland storage, and launching ramps, have been investigated and considered and no alternatives are feasible.
 - c. For private, individual, single-purpose docks and piers, the applicant shall attest in writing (and provide the documentation to support that conclusion) that it is not possible to use an existing public pier or dock or to work with other property owners to establish or use a joint-use facility.
 - d. The use will not adversely impact fish and wildlife habitat/species and will minimize sedimentation. The following additional criteria apply:
 - 1) The applicant must submit an analysis of the physical and biological impacts (geomorphic/hydrogeomorphic/hydrologic) of the proposed use by a person or team of persons qualified by education and experience to conduct such studies.
 - 2) Impacts on water quality and fish and wildlife habitat must be minimized.
 - 3) The benefits of the proposed use shall outweigh the negative impacts on water quality and fish and wildlife habitat and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.
3. Fill in coastal lakes adjacent to the /NRC District is generally prohibited, except in those limited circumstances where fill is needed to support a water-dependent use and only where it will not adversely impact fish and wildlife habitat/species and will minimize sedimentation; and it must meet the following additional criteria.
 - a. The applicant must submit an analysis of the physical and biological impacts of the proposed fill to be conducted by a person or team of persons qualified by education and experience to conduct such studies.
 - b. Cumulative and direct impacts on water quality and fish and wildlife must be minimized.
 - c. The benefits of the proposed fill shall outweigh the negative impacts on water quality and fish and wildlife and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.
4. In Coastal Lakes, riprap and other erosion control structures, provided the following additional criteria are met. For these uses in or adjacent to the estuary, the applicable Estuary District requirements shall apply.
 - a. The stabilization is necessary to protect uses allowed in the base zoning district.
 - b. They are necessary because land use management practices and non-structural solutions cannot be used.
 - c. The use will not adversely impact fish and wildlife habitat/species and will minimize sedimentation. The following additional criteria apply:
 - 1) The applicant must submit an analysis of the physical and biological impacts (geomorphic/hydrogeomorphic/hydrologic) of the proposed structure to be conducted by a person or team of persons qualified by education and experience to conduct such studies.
 - 2) Impacts on water quality and fish and wildlife habitat must be minimized.

- 3) The benefits of the proposed structure shall outweigh the negative impacts on water quality and fish and wildlife habitat and shall ensure the protection of resources and values identified in the Coastal Resources Inventory.

E. Prohibited Uses: The following uses are specifically prohibited:

1. Fill in freshwater marsh areas.

F. Site and Development Requirements. The following specified development requirements shall be in addition to those provided by the base zoning district. See also Chapter 7 for additional requirements that may apply.

1. For existing lots which are too small to accommodate the combined required setback in the base zoning district and the buffer zone, development will be allowed within the setback required in Section G only with approval of a variance issued under Chapter 5 of this code. In addition it must be shown that clearance of vegetation is limited to the development footprint on the remainder of the lot is kept to an absolute minimum, stormwater is directed away from the bank or as mitigated through the standards in Title 9 Chapter 5, engineered plans protect life, property, and the coastal water (that is no erosion hazards, slide potential, or flood damage are likely to occur), consistent with the Stormwater Management Plan and Design Manual.
2. No more of a parcel's existing vegetation shall be cleared beyond the development footprint and 5-foot setback for than is necessary for the permitted use, accessory buildings, necessary access, and fire safety requirements.
3. ~~To the maximum degree possible, building sites shall be located on portions of the site which exhibit the least vegetative cover.~~
4. Construction activities occur in such a manner so as to avoid unnecessary excavation and/or removal of shall not excavate and/or remove existing vegetation beyond that area required for the facilities indicated in 10-19-10-F, where vegetation removal beyond that allowed above cannot be avoided, the site shall be replanted during the next replanting season to avoid sedimentation of coastal waters. The vegetation shall be of native species and replanted in an area 1.5 times the area of the removed vegetation in order to maintain the natural character of the area.
5. The requirements for parking and vision clearance shall be as provided by the respective base zoning district.
6. No topographic modification is permitted within the 50 foot buffer zone specified by 10-19-10-G.
7. The area within the 50' buffer zone shall be left in existing native vegetation. Non-native plants may be removed if re-vegetated with native plants. Within the 50' of native vegetation, the following kinds of modifications are allowable:
 - a) Foot paths
 - b) Removal of hazardous vegetation, such as unstable stream bank trees or trees otherwise vulnerable to blow-down, may be allowed in unusual circumstances following review by the City and the Oregon Department of Fish and Wildlife. Stream bank trees, snags, and shorefront brush are necessary for wildlife habitat.
 - c) Replanting of the area or other areas which have been previously cleared.
8. All mature trees must be retained within the setback area specified by 10-19-G, except where removal is subject to requirements of the Oregon Forest Practices Act.
9. Structures shall be sited and/or screened with native vegetation so as not to impair the aesthetic quality of the site.
10. The exterior building materials shall blend in color, hue and texture to the maximum amount

feasible with the surrounding vegetation and landscape.

- G. Additional Setback Requirements: Setbacks shall be as required in the base zoning district plus the additional below specified setback requirements.
1. In addition to the yard setbacks required in the base zoning district, a 50 foot buffer zone shall be required. The buffer zone is measured from the mean high tide for the ocean and estuary and from the average high water for coastal lakes. Use of this 50 foot buffer zone shall be as specified in 10-19-10-F.
 2. Building setbacks on ocean front parcels are determined in accord with the rate of erosion in the area to provide reasonable protection to the site through the expected lifetime of the structure. Setback shall be determined by doubling the estimated average annual erosion rate and multiplying that by the expected life of the structure. At a minimum, structures must be set back from the mean higher high tide at least 100 feet measured horizontally.
- H. Special Land Division Requirements: The following criteria shall be met for land divisions on property within the /NRC District. These criteria are in addition to minimum area requirements of any base zoning district.
1. Land divisions must be consistent with shoreland values as identified in the Comprehensive Plan, not adversely impact water quality, consistent with the Drinking Water Protection Plan and the Aquifer Protection Plan, and not increase hazard to life or property.

Code Section 10-19-11: Beaches and Dunes Overlay District

FCC 10-19-11: BEACHES AND DUNES OVERLAY DISTRICT ADMINISTRATION

- A. Coastal areas within the Florence city limits subject to this Section of Florence City Code shall include beaches, active foredunes, and other foredunes which are conditionally stable and which are subject to ocean undercutting or wave overtopping, and on interdune areas (deflation plains) that are subject to ocean flooding. These areas, as they apply within the Florence city limits are shown on the City of Florence Coastal Overlay Zoning Map.
- B. The City of Florence Beaches and Dunes Overlay District implements policies in the Florence Comprehensive Plan. In addition to findings of consistency with this Code, findings are required for consistency with the Florence Comprehensive Plan Chapter 18, Beaches and Dunes.
- C. Site Investigation Report: All land use and development permit reviews in an area where the Beaches and Dunes Overlay District applies shall meet the requirements for a Site Investigation Report in FCC Chapter 7 and the requirements in the Oregon Coastal Zone Management Association's Beaches and Dunes Handbook for the Oregon Coast, Appendix 18 of the Florence Comprehensive Plan, unless specifically exempted in this code.
- D. Consultant's Reports: Should it be determined by the Planning Director that additional information is required on any of the criteria specified herein, the application may be required to submit a supplementary report containing findings prepared by engineer, geologist, biologist, or other qualified consultant.
- E. Uses Subject to State and Federal Permits
1. When State or Federal permits, leases, easements or similar types of authorization are also required for use, information required as part of the State or Federal permit process may be required to be made available to the City for the determination that applicable criteria are satisfied.
 2. Applicants shall provide proof of application for all requisite State and/or Federal permits, leases, or similar type of authorization as part of any application for to the city in order to avoid unnecessary delays caused by the unavailability of State or Federal processing information which may be deemed necessary.

3. Any use authorized by the provisions of this District shall also require the securing of any necessary State or Federal permit, lease, easement or similar type of authorization.
 4. Improvements to ocean shore areas (as defined in ORS 390.605) are subject to a permit from the State Parks and Recreation Department
- F. The requirements of the Beaches and Dunes Overlay District shall be in addition to those imposed by the base zoning district. If the overlay district conflicts with the requirements of the base zoning district, the more restrictive requirements shall apply.

10-19-12: BEACHES AND DUNES OVERLAY DISTRICT (/BD)

- A. Purpose: The Beaches and Dunes Overlay District (/BD) is intended to:
1. Ensure the protection and conservation of coastal beach and dune resources.
 2. Prevent economic loss by encouraging development consistent with the natural capability of beach and dune landforms.
 3. Provide for clear procedures by which the natural capability of dune landforms can be assessed prior to development.
 4. Prevent cumulative damage to coastal dune resources due to the incremental effects of development.
 5. Provide for such protection of beach and dune resources above and beyond that provided by the base zoning District.
- B. Prohibited Development:
1. Residential, commercial, and industrial development shall be prohibited on beaches, active foredunes, on other foredunes which are conditionally stable and which are subject to ocean undercutting or wave overtopping, and on interdune areas (deflation plains) that are subject to ocean flooding identified on the Coastal Overlay Zoning Map and as further defined determined through a Phase I Site Investigation Report. "Development," in this context, refers to houses, commercial and industrial buildings and vacant subdivision lots which are physically improved through ~~construction~~ in construction of streets and provision ~~provision~~ of utilities to the lot and includes areas where a Statewide Planning Goal 18 exception to the requirement in Code Section B.1 has been approved.
 2. All development on slopes in excess of 25%;
 3. Buried fuel tanks.
- C. Permitted Uses: No uses are permitted outright in this Overlay District.
- D. Conditional Uses Approved by the Planning Commission: Development other than that identified in Section B shall be allowed that is permitted in the base zoning district, subject to Type III approval by the Planning Commission, upon satisfaction of all of the following criteria.
1. Affirmative findings are adopted demonstrating that the proposed development is:
 - a. adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves; or is of minimal value, as determined through SIR findings; and
 - b. designed to minimize adverse environmental effects, as determined by a registered hydrologist, geoenvironmental engineer, geologist, or geomorphologist.

2. The type of use is consistent with the requirements in the Florence Comprehensive Plan and the purpose of this Overlay District;
3. The use will have minimal adverse effects on the site and adjacent areas, endangered or threatened species, stormwater runoff, and soil and bank stability, as determined through a Resource Capabilities Assessment;
4. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation meet the requirements of this Code and the Florence Comprehensive Plan;
5. The proposal includes proven methods for protecting the surrounding area from any adverse effects of the development, consistent with the Significant Wetlands and Riparian Corridors Plan, Stormwater Management Plan and Design Manual, and the Drinking Water Protection Plan and Aquifer Protection Plan; and
6. No hazards to life, public and private property, and the natural environment may be caused by the proposed use, as determined through a Special Impacts Report.
7. Archaeological resources and other resources identified in Comprehensive Plan Chapters 5, 16, and 17, and respective inventories and studies shall be protected.
8. Erosion shall be minimized, consistent with the Stormwater Design Manual, that is caused by the destruction of desirable vegetation, including inadvertent destruction by moisture loss or root damage; the exposure of stable and conditionally stable areas to erosion; and construction of shore structures which modify current or wave patterns leading to beach erosion.
9. Groundwater shall be protected from drawdown which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of salt water into water supplies.
10. Sand removal shall be prohibited in the foredune area of the beach except that foredunes may be breached only to replenish sand supply in interdune areas, or, on a temporary basis in an emergency (e.g., fire control, cleaning up oil spills, draining farm lands, and alleviating flood hazards), and only if the breaching and restoration after breaching is consistent with sound principles of conservation.
11. Due to the sandy soils and the fragile nature of the vegetative covering, care shall be taken during any proposed construction in beaches and dune areas to minimize the amount of grading, excavation, removal of trees and other vegetation in order to insure the stability of the soils. All open sand area (pre-existing or newly created) shall be planted or stabilized as during the planting season soon as practicable after construction is completed. Using accepted re-vegetation techniques, sand areas shall be returned to their previous level of stability, following completion of construction. For large parcels or tracts, stabilization of the entire area may not be necessary as determined after consideration of a Site Investigation Report.
12. During ~~extended~~ construction periods, temporary sand stabilization measures shall be employed to minimize sand movement and erosion caused by the removal of groundcover and soil, consistent with the PESC and Stormwater Design Manual.

13. Permits for beachfront protective structures shall be issued only where development existed on January 1, 1977. "Development" in this context refers to houses, commercial and industrial buildings and vacant subdivision lots which are physically improved through construction of streets and provision of utilities to the lot and includes areas where a Statewide Planning Goal 18 exception to the requirement in Code Section B.1. has been approved. The proposed use must meet all of the following additional criteria:
 - a. Visual impacts are minimized by using native vegetation for screening.
 - b. Necessary access to the beach is maintained, consistent with emergency access requirements and existing platted access.
 - c. ~~Negative impacts on adjacent property are minimized~~
 - d. Long-term or recurring costs to the public area avoided. No improvements in the public right-of-way are allowed without City Council approval.

14. Construction and planting activities shall not take place during snowy plover flyover season.

E. Coastal Shore Setback Requirements: Building setbacks on oceanfront parcels are determined in accord with the rate of erosion in the area to provide reasonable protection to the site through the expected lifetime of the structure. Setback shall be determined by doubling the estimated average annual erosion rate and multiplying that by the expected life of the structure. At a minimum, structures must be set back from the mean high tide line at least 100 feet measured horizontally.

F. Additional Site and Development Requirements: The following additional requirements apply to all development:

1. Development shall not result in the clearance of natural vegetation in excess of that which are is necessary for the structures, driveways, required access, a 5-foot perimeter around structures, and fire safety requirements.
2. Vegetation-free areas which are suitable for development shall be used instead of sites which must be artificially cleared.
3. Areas cleared of vegetation during construction shall be replanted within nine months of removal the termination of major construction activity.
4. Sand stabilization shall be required during all phases of construction
5. Topographic modification is permitted in areas of ... Development shall result in the least topographic modification of the site as is possible.
6. Significant structural loads or structural fills to be placed on dune areas where, based on the Development Hazards Checklist, compressible subsurface areas are suspected, shall be allowed only after a thorough foundation check and positive findings are reported. A registered structural, civil, or geoenvironmental engineer must conduct the foundation check and submit inspection reports. Report findings comprise of the subsurface areas requires retreat?
7. The requirements for yards, setback, area, vision clearance and parking spaces shall be as provided in the base zoning district unless specifically provided otherwise by the provision of the /BD District.

Amended 2-9-88 Ord. 3, Series 1988

Amended 12-16-88 Ord. 19, Series 1988

Amended 6-17-91 Ord. 9, Series 1991

Amended 1-6-98 Ord. 1, Series 1999

Entire Chapter replaced per Ord. 10, Series 2009

Sections 10-19-6, 10-19-7, and 10-19-10 amended by Ord. 18, Series 2011 effective

September 19, 2011
Sections 10-19-6 amended by Ord. 3, Series 2013, see Exhibit B (effective 7-31-13)
Sections 10-19-1 through 10-19-12 amended by Ord. 11, Series 2016 (effective 11-16-16)

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014 From the short-term rental (STR) white paper provided by the MIG/APG team to the Florence HIP-SAT members, dated May 4, 2022 there was a list of common regulations that were suggested the Florence HIP-SAT members consider. Research is currently being conducted to see what might be the best approach for Florence in future consideration of STR planning as part of the Florence Housing Implementation Plan. In addition to the numerous document reviews, contacts with city officials outside of Florence, the committee has spent time working with Chief John Pitcher, and Chief Michael Schick, of the Florence police and fire departments respectively, Florence Code Enforcement Officer Dan Frazier, and Jamie Michel and Laurie Hines of the Via Oregon Coalition.

The Committee met frequently, as often as weekly during our time together. Like the general population of Florence, there were a variety of views and opinions within the committee. Fortunately, the committee was more concerned about trying to find the right thing to do for the City of Florence rather than push personal agendas. The committee members were led by Colin Morgan (Florence Food Share), and included Clare Kurth (City of Florence), Andrew Miller (Florence Planning Commissioner), Janell Morgan (Habitat for Humanity), Ron Moore (Hoagland Properties, Inc.), and Bob Teter (Siuslaw Outreach Services). Hundreds of hours went into research, discussion, and interviews. Not everything we discovered is included, but the most pertinent information is summarized below in a format that matches considerations suggested by the city's consultants in their white paper submitted to the Florence HIP-SAT.

Here are preliminary results, as well as what the committee for short-term rentals believes should be considered when making decisions. As decision-makers evaluate the following, consider these categories are the ones outlined by the city's consultants in their white paper. We have rearranged them based upon what we believe should be the order of importance, and in the order to which there was the most uniformity among committee members as a whole. After hours of study of dozens of articles, most of the research papers we found, have few similarities to the City of Florence. Offering recommendations in areas where little applicable data is available, might prove to be a detriment to the city unless we have local data to support what is found in the research of others. Therefore, our first suggestion would be to establish mechanisms to capture valid data regarding STRs in the City of Florence, and its surrounding urban growth boundary. Additionally, although STR's have been around for a long time, the change in the industry by disruptors such as Airbnb, VRBO, has been less than 15 years. Because of this disruption, many of the perceived and real problems often associated with STRs has surfaced in a short period of time. Many articles have suggested that when a city, county, or state requires licensing, as well as, codes and regulations many of the problem are diminished. We believe a common definition for STR's is necessary to create a framework for everything else. Everyone on our committee believes it is necessary to license and register STR, giving Florence the ability to track data for future decisions. Finally, we believe there ought to be some enforceable standards for all housing units regarding what we term "good neighbor" policies. These include proper occupancy, parking, and noise regulations. We also believe STR owners whose renters violate these policies frequently should be subject to fines, up to and including the loss of their STR license, but we don't believe this should happen with the first infraction, but after repeated occurrences where the owner, or operator, takes little action to comply with code standards created as a result of this research.

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Here are our preliminary findings, items we believe the city should consider, as well as some recommendations:

Adopt an official definition of “short-term rental”:

Findings:

There have been different definitions discovered, some local cities use the term “short-term rentals” (STR), others have used the designation “vacation rental dwellings” (VRD). Some definitions have used the time period of “less than one month”; “30 days or less”; for rent on a “daily or weekly basis”. Some have multiple subcategories of STRs like Newport, that separates out differences between owner occupied dwellings, Bed & Breakfast establishments, and Vacation Rental Dwellings where the entire unit is rented. Some cities limit their definition to single-family detached dwellings, some use the term dwelling unit, some include accessory dwelling units (ADU’s) which is specifically not allowed in Florence’s current code. We found that many definitions are loose enough that theoretically they could include things like hotels, bed and breakfasts, boarding houses, etc. which are more business-related entities, than renting out a home, or room on an occasional basis.

For consideration:

The state of Oregon does not require the payment of transient lodging tax when the occupant occupies a unit for 30 or more consecutive days.

Oregon defines the following as facilities subject to transient lodging tax: (a) hotel, motel, and inn dwelling units used for temporary human occupancy; (b) spaces for parking recreational vehicles or erecting tents during periods of human occupancy; (c) houses, cabins, condominiums, apartment units or other dwelling units, or portions of any of these dwelling units, that are used for human occupancy.

Recommendation:

The committee recommends creating an official definition, that specifies both time limit, and type of unit (which may/may not revise Florence’s existing code regarding the use of ADUs as short-term rentals). Based on the state’s existing definition for transient lodging tax collections, we believe a timing factor of “less than 30 days” would be appropriate for this definition. We recommend being specific enough so the language would eliminate hotels, motels, inns, and bed and breakfasts, boarding houses from the short-term or vacation rental definition if they operate in commercial, or mixed-use zones. These types of businesses are typically subject to more stringent standards than the typical STR involving single family and multi-family homes, apartments, RVs on personal property, ADUs, etc.

We believe the definition used for the HIP/SAT Survey is a good starting point for a definition:

“A short-term rental (STR) is any dwelling unit used for human occupancy for less than 30 consecutive days. STR codes, policies and requirements will not apply to certain commercial businesses such as hotels, motels, inns (including bed and breakfasts, and boarding houses), and

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campgrounds. All other dwelling units, or parts thereof, that are rented out for less than 30 consecutive days will be subject to the city's STR codes, policies, and requirements."

Questions from HIP/SAT Survey #1:

Do you agree with the above stated definition of Short-term Rental? (162)

Strongly agree: 75 (44.64%)

Somewhat agree: 53 (31.55%)

Neutral: 20 (11.90%)

Somewhat disagree: 8 (4.76%)

Strongly disagree: 6 (3.57%)

- 76.19% agree with the stated definition of STR provided
- 8.33% disagree with the stated definition of STR provided

Require licensing:

Findings:

Requiring licenses for short-term rentals STR's, is likely the most agreed upon aspect when it comes to STR's within a community. Knowing the extent of the number of STR's within a community is nearly impossible unless there is a way to track them, and licenses seems to be the most cost-effective, and capable of way of doing this. Additionally, fees associated with licenses can be used to offset the cost of administering this need. The expert input received by the STR sub-committee unanimously agrees that licensing should be required, although not all agreed what should be required as part of the licensing process. Licensing would allow Florence to know the number of STRs within their community and their locations. Licensing practices varied in our findings including registrations with and without fees, initial inspections prior to registration, ongoing inspections with renewals, use of a registration number to be used in all advertising and marketing, and a registration number posted onsite. Most research indicates having a licensing process is a benefit providing safety for tourists, allows better enforcement of ordinances and laws, including the collection of transient lodging tax, and allow community members recourse in the event of STR users who violate good neighbor policies.

For consideration:

The following are some items other jurisdictions have implemented, or considered as important to be part of the licensing process:

- Licensing fee (initial may be more than annual renewals)
- Name and contact information of the owner
- Name and contact for a local person responsible for addressing issues
- Initial inspection prior to licensing
- Regular follow-up inspections (ranging from annual to every 5 years)
- Whether the licenses are transferable (especially important if there is a limit of licenses available)
- Revocation of license if it is not used at least for a specified number of nights throughout the year.
- STR Operator License Fee in addition to an STR permit for the property
- Use of registration number to be used in all advertising, marketing, tax payments, etc.

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Licensing can help identify how many STR's are being utilized and operated, their location, provide contact information if problems arise, provide fee revenue to the city, and help the city receive the appropriate TLT revenue.

Recommendation:

The committee recommends the city adopts a licensing program that requires both a registration and fee. Permitting, Licensing, and any other fees established should be calculated to sufficiently cover the administration of the licensing, and inspection processes.

Additionally, we recommend the licensing process allow Florence to collect ownership contact information, and local contact information (if applicable). As part of the licensing program, there should be an initial safety inspection, and a regular inspection thereafter, but expert input received by the sub-committee stated an annual inspection is not necessary unless violations are noted. We believe there are some benefits in requiring STR owners/operators to use the license number in advertising and marketing, as well as having the license number posted on the inside of the unit and the city ought to at least consider whether this will be beneficial in the administering of STR's. We believe each STR has information about water shutoff, tsunami evacuation, route to medical services, other emergency procedures, owner contact information, police, and fire phone numbers.

Questions from HIP/SAT Survey #1:

Require business licenses: (163)

Strongly agree: 84 (50.00%)

Somewhat agree: 38 (22.62%)

Neutral: 16 (9.52%)

Somewhat disagree: 12 (7.14%)

Strongly disagree: 13 (7.74%)

- 72.62% of respondents agree that business licenses should be required to operate a STR in the City of Florence
- 14.98% of respondents disagree that a business license should be required
- A significant portion of respondent agree that a business license should be required to operate a STR in the City of Florence

Collect taxes and assess penalty fees: Transient Room Tax (TRT); also known as Transient Lodging Tax (TLT) depending on jurisdiction is a benefit providing funds for the city to promote tourism, and some general use financing (the state of Oregon refers to it as a transient lodging tax (TLT)).

Findings:

Without knowing who is operating STRs it is hard to determine who is collecting and remitting TLT. The city benefits from the remitting of TLT, and every operator not remitting TLT within the city limits prevents the City from collecting this revenue.

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For consideration:

Licensing seems to be one of the best ways to increase the City's chance of collecting the appropriate TLT on STR operating within city limits.

Recommendation:

The committee recommends the City take the necessary steps to identify those who operate STR in part or the whole of a property, and then collect the appropriated TLT, including STR owners/operators.

Questions from HIP/SAT Survey #1:

Short-term rental operators who violate STR rules are subject to fines and penalties, including having their license suspended or revoked. (165)

Strongly agree: 100 (59.52%)

Somewhat agree: 44 (26.19%)

Neutral: 11 (6.55%)

Somewhat disagree: 4 (2.38%)

Strongly disagree: 6 (3.57%)

- 85.71% of respondents agree that STR operators violating rules should be subject to penalties and fines.
- 5.95% disagree that STR operators violating rules should be subject to penalties and fines
- A significant % of respondents agree that STR operators violating rules should be subject to penalties and fines. This survey result was similar to expert input received by the STR sub-committee.

Establish operational standards:

Findings:

Surprisingly, the Florence Police Department, Fire Department, and Code Enforcement Officer, all said they have had minimal negative impact regarding current STRs within the city limits. Operational standards imposed by other cities have including occupancy standards (both per bedroom, and maximum capacity), parking standards, posting tsunami evacuation instructions, providing emergency supplies for guests, landscaping, methods of handling complaints and responses, local management, or contacts available, allowing ADU's as STRs or even having them on the same property where there is a STR, quiet hours, property conditions, etc. The main concerns seem to revolve around "good neighbor" policies like noise, parking, and occupancy.

For consideration:

How practical is it to have separate codes, ordinances, rules, standards, etc. based on who is occupying a home. In other words, is it possible to create and operate a separate set of codes and ordinances for when an owner occupies his house one weekend, and an STR guest rents the home the following weekend? Additionally, complaints, if any, are likely to come at times when there is no city employee available to address an issue.

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Recommendations:

The committee believes it is important to create codes and ordinances that create “good neighbor” conduct at all times, and this includes occupancy, parking, and noise complaints. We also recommend the city determine a method where codes can be enforced every day of the week. A few suggestions:

- There are third party companies who offer services for 24/7 STR complaint lines that could be further research.
- During the next budget cycle could there be discussion to fund additional code enforcement staff?
- The use of local contacts could provide neighbors to have a contact if issues arise.
- Requiring clearly posted rules and regulation to common issues inside the STR may help. Such as identifying trash collection days, notices about wild animals getting into the trash if placed out the night before, designated parking, City noise ordinances and/or quiet hours.

Like the survey, the committee is not necessarily aligned together whether there should be a separate set of rules for STRs than those for other types of occupants. It seems easiest to create well written codes for all possible occupants, and then enforce the codes uniformly. Survey results indicated that the majority of respondents were in favor of requiring hosts to notify neighbors, requiring regular property inspections, and holding STR operator to different standards than owner occupied or long-term rentals. The majority of respondents were not in favor of requiring a host to be onsite.

Questions from HIP/SAT Survey #1:

Require a host to notify neighbors. (164)

Strongly agree: 64 (38.10%)

Somewhat agree: 46 (27.38%)

Neutral: 31 (18.45%)

Somewhat disagree: 9 (5.36%)

Strongly disagree: 14 (8.33%)

- 65.48% of respondents favor owners notifying neighbors of a STR in the neighborhood
- 13.69% of respondents disagree that owners should notify neighbors of a STR
- A significant % agree neighbors should be notified of a STR in the neighborhoods

Require a host to be on-site. (164)

Strongly agree: 19 (11.31%)

Somewhat agree: 33 (19.64%)

Neutral: 52 (30.94%)

Somewhat disagree: 32 (19.05%)

Strongly disagree: 28 (16.67%)

- 30.95% of respondents agree that a host should be on site
- 35.72% of respondents disagree that a host should be onsite
- 30.94% of respondents responded neutrally to a host being on site.
- While these number are similar, ~5% or ~9 more people disagreed with requiring a host on site than responded agree or neutral.

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Require regular property inspections. (165)

Strongly agree: 69 (41.07%)

Somewhat agree: 50 (29.67%)

Neutral: 21 (12.50%)

Somewhat disagree: 9 (5.36%)

Strongly disagree: 16 (9.52%)

- 70.74% agree that regular property inspections should be required
- 14.88% disagree that regular property inspection should be required
- A significant portion of respondents agree that regular property inspections should be required. A frequency was not asked as part of this survey question

Should Short-Term Rentals be held to different operational standards, such as parking, noise, and maximum occupancy, than long-term rentals or owner-occupied homes? (166)

Strongly agree: 72 (42.86%)

Somewhat agree: 37 (22.02%)

Neutral: 18 (10.71%)

Somewhat disagree: 13 (7.74%)

Strongly disagree: 26 (15.48%)

- 64.88% of respondents agree STR should be held to different operational standards
- 23.22% of respondents disagree STR should be held to different operational standards
- A significant % of respondents agree that STR should be held to different operational standards than long-term rentals or owner-occupied residences. About 40% or approximately 69 more people out of the 166 respondents

Limit the number of short-term rentals:

(The following is based on considerations other than those imposed by zoning restrictions)

Findings:

There is a wide range of how cities are limiting the number of STRs, varying from no limit restrictions, to the number of units within a certain proximity of each other, to a specific number of STRs total. Some cities restrict by the percentage of lots available within a certain zone as well.

For consideration:

A main reason for the desire to limit the overall numbers of STRs is it will lead to greater availability, and lower prices of available homes within the City of Florence. Unfortunately, the empirical evidence supporting this assumption is not conclusive. No study was found that conclusively suggested that without STRs in a community, homes would be both more available and less expensive than in a community allowing STRs. Over the past several years home prices have skyrocketed, STRs have increased, and availability of homes have decreased. There are a variety of external factors which have led to each of these events, however, evidence implying direct causation is lacking. However, this has not prevented the

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public perception that there is a large causation between allowing STRs and housing affordability.

One of the largest economies along the Oregon coast, including Florence, is tourism and hospitality. If properly accounted for STRs can contribute significantly to the city's revenue stream. Limits on STRs should consider the mixture of tourism and hospitality it would like to have in the future. The less the city wants to rely on tourism and hospitality, the more restrictive it can be on the number of STRs. The more the city wants to incorporate tourism and hospitality into its planning, the more open it should be towards the use of STRs, and therefore be less restrictive in limiting their existence. The most probable means of increasing TLT revenues other than inflationary pressures is either through new hotel construction (which may be difficult in the current environment, although the city is currently in contract negotiations for a hotel development on Quince Street near the Florence Events Center, or through STRs. New campgrounds, B&Bs, RV parks, etc. are less likely to be developed due to limited availability of land.

Recommendation:

Because of a public perception that STRs lead to a less affordable and less available housing market, we recommend the city not limit its actions based only on polls of public opinion but also study the issue more in-depth. It is hard to make a recommendation regarding STR limitation without fully understanding the expansion of tourism and hospitality the city wants to take over the next 20 years.

Questions from HIP/SAT Survey #1:

Do you feel short-term rentals should be limited? (166)

Strongly agree:	79 (47.02%)
Somewhat agree:	42 (25.00%)
Neutral:	19 (11.31%)
Somewhat disagree:	11 (6.55%)
Strongly disagree:	15 (8.93%)

- 72.02% of respondents agree that STR should be limited in the City of Florence
- 15.48% of respondents disagree that STR should be limited in the City of Florence
- A significant portion, nearly 3/4th of respondent agreed that STR should be limited in Florence.

If you think Short-term Rentals should be limited, please rank how STRs should be limited within city limits from highest priority (1) to lowest priority (5). (135)

A percentage of the total housing units:	Average score: 3.60
Total number inside City limits:	Average score: 3.54
Limited by a percentage of STR units in a given area:	Average score: 3.03
Limited to certain areas or regions:	Average score: 2.50
Limited by the number of nights rented per year:	Average score: 2.33

- The two top priorities for limiting STR are by a % of total housing units and the total number inside City limits
- The lowest priority for limiting STR was by the number of nights per year

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If you have any concerns about STRs, please rank them in order of greatest concern (1) to lowest concern (7). (Note: no 7's recorded on survey results)

Changes in availability of housing: (147)	Average score: 4.82
Changes in housing costs and/or home values: (147)	Average score: 4.01
Parking: (147)	Average score: 3.14
Traffic: (147)	Average score: 3.05
Noise: (147)	Average score: 3.03
Trash and/or litter: (147)	Average score: 2.93

- The two main concerns about STRs are changes in available housing and the cost of housing and/or home costs.
- These two concerns are in alignment with the 2018 HNA that prioritized affordable workforce housing and long-term rental units (Scenario B).

Are there any other concerns about STRs that were not mentioned in the previous question?

- Several comments noting the economic benefits of STRs
- Affects supply of rental housing
- Increases crime and theft
- Comments suggesting they be prohibited
- Suggestions to increase property taxes on STRs

Limit short-term rentals to certain zones or geographies:

Findings:

Restriction to zones is widely varied: Some cities have no zoning restrictions for STR's, while others have stringent restrictions preventing STR's in any residential zone. Restricting STR usage in at least some zones is prevalent among many of the cities surveyed. In some places vacation rental (VR) zones have been created. Differing considerations have been given to the use of STR's in multi-unit housing. Where STR's can and cannot be used varies widely and has been hotly contested at times. Land use lawsuits are currently happening along the coast, specifically in Lincoln County.

For consideration:

Legal ramifications of where STRs can be used should be considered. Preventing STRs in certain residential zones is prevalent. Commercial zones seem to meet the least resistance for the use of STRs.

Recommendation:

Since committee members are not experts in land use laws, our recommendation to the city is to make sure actions they take, have little chance of being legally challenged. We recommend the city to consider further investigation in restricting STRs in zones where housing prices are typically lower than the city's median price of homes. The committee would also recommend the city restrict the use of STRs near the Siuslaw School District K-12 Schools that are located on Oak St and bounded by 31st Street on the north, 20th Street on the south, Highway 101 on the east and Kingwood on the west. Restricting the use of STRs in these zones possibly allows

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more homes to be available in a price range of many of Florence’s working citizens. A comparison could also be done against the TSP data to evaluate traffic in the school zones to better understand the impacts additional STR in this area may have and effects on student safety traveling to and from school by active transportation.

Questions from HIP/SAT Survey #1:

Any additional questions, comments, or concerns you would like to share?

- Suggestions for a temporary moratorium
- Comments noting that they’re beneficial for traveling nurses and new residents/workers
- Comments to be consistent with state/federal rules around STRs
- Comments they are essential to support tourism
- Comments regarding excessive noise and other nuisances from STRs
- Suggestions for a more in-depth study on STRs in Florence
- Concerns that STRs increase housing costs and reduce available housing supple(sic) for current residents

[Florence Revitalization 202 Comprehensive Plan](#) – Link to the Comp Plan

- Chapter 9 Economic Development

[Housing & Economic Opportunities Project \(HEOP\)](#) Link to Fact Sheet

[Housing Needs Analysis and Economic Opportunity Analysis: Vol 1 Summary Report](#) - Link

Transitional Housing Sub-committee Recommendations

Committee Members

Bob Teter-Chair, Siuslaw Outreach Services
Pat Burke- Emergency Cold Weather Shelter
Jennifer Ledbetter- Safe Shelter For Siuslaw Students
Greg Wood- Florence Presbyterian Church

Maggie Bagon – ADA Representative
Ken Gaylord-Florence First Step
Steve Ochs- Homes 4 Good
Ron Moore- River House Inn

The Purpose of the Sub-committee

The purpose of the Transitional Housing Sub-committee of the larger Housing Implementation Committee to explore, research and guide the City of Florence to consider adopting language to allow for the existence of transitional and emergency housing programs within the Florence city limits.

The committee members all have experience both as professionals and volunteers working the unhoused residents of Florence. Member were called upon for their experience and expertise in addressing the need of the unhoused residing in Florence. The group also researched existing programs around the state. There are many successful programs throughout the state of Oregon that provide examples how programs could operate responsibly to address the need.

The Goals of the Sub-committee:

1. Create a distinction between “transitional housing” and “emergency housing/shelter.”
2. Create a definition of “transitional housing” in Florence.
3. Create a definition of “emergency housing/shelter” in Florence.
4. Make recommendations to Housing Implementation Committee and city counselors to ensure such programs exist to meet the need and conduct their programs responsibly.

Definitions

Transitional Housing Definition

HUD and the City of Florence defines the term transitional housing as “a project or program operated and implemented by a registered entity with the City of Florence that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living. The housing is short-term, typically less than 24 months. In addition to providing safe housing for those in need, those entities will provide or connect those that are provided with transitional housing to other supportive services designed to help participants become self-sufficient.”

Emergency Housing Definition: “Short term temporary/ emergency housing or shelter program delivered by a registered entity with the City of Florence or provided by the City of Florence itself, designed to provide between 1 and 30 consecutive days/nights for unhoused individuals during inclement weather or individuals suddenly displaced due to a crisis and/or catastrophic event. The City of Florence shall authority to grant consecutive stays beyond 30 days/nights in extraordinary circumstances.”

Standards To Consider In Permit Process

To ensure a quality program exists to meet the housing needs for the most vulnerable community members, the committee recommends entities wishing to operate such programs, submit the following information to the City of Florence in order to operate as defined above.

- Safety & Security Plan (including overnight monitoring)
- Noise and Traffic Plan
- Sanitation and Hygiene Plan
- Handicap Accessibility Plan
- Proof of Property and Officer Liability Insurance
- Fire Marshall Inspection
- Conversation with EMS to develop access Plan
- Adhere to other existing code requirements

Other Request for Consideration

The committee are requesting city council consider the following:

- Expand city code to allow such programs, as defined above, beyond church properties
- Consider reducing barriers to allow acquiring use permits to make the process more affordable and practical for non-profits.
- Waive or reduce permit fees so that non-profits can affordably implement such programs.
- Permits to be reviewed for renewal one year after the original granting of a permit. All use permits for such programs would submit for renewal process every 2 to 3 years.



HOUSING IMPLEMENTATION PLAN STAKEHOLDER MEETINGS SUMMARY

Date: July 25, 2022
To: Florence Housing Implementation Plan (HIP) Project Management Team
From: Darci Rudzinski and Emma Porricolo, MIG | APG
Brendan Buckley, Johnson Economics
Re: Stakeholder Meetings Summary

BACKGROUND

As an early step of the Florence Housing Implementation Plan (HIP), the project team conducted a series of stakeholder meetings and interviews. The purpose of these meetings was to help understand housing conditions in the community and gain more context from a range of those who have local knowledge. This context will inform the potential strategies considered for the HIP.

The project consultants and City Staff made efforts to contact stakeholders with knowledge and interest in local housing issues including non-profit developers, for-profit developers, and homeless advocates all with a connection to Florence. A Discussion Guide was developed to prompt discussion of certain topics (see attachment), but conversations were allowed to proceed organically and not every question was asked of every interviewee.

The stakeholder discussions were held in a series of small group or one-on-one interview, virtually or by phone between May and July 2022. Brendan Buckley of Johnson Economics facilitated the discussions.

PARTICIPANTS

- Market-rate Housing Participants (Realtors, Lenders, Property Management)
- Non-profit Affordable Housing (Developers, Property Management)
- Homeless and Low-Income Advocates

SUMMARY

This section provides a summary of comments received during these discussions, arranged by general topic. The source of each comment is kept anonymous here, to allow participants to speak freely and give opinions regarding local conditions.

How does the local housing stock meet local housing needs? What issues do you perceive?

- There is a large gap between available housing and local needs. There is nothing for first time homebuyers, and not enough rentals. The pricing doesn't match what people can earn in Florence.

This project is funded by a grant from the Department of Land Conservation and Development.

Florence Stakeholder Meetings Summary

- There is little housing priced under \$400k.
- There are few rentals, and market rents are high for the workforce in the service industries.
- Coastal communities have too much variability in rent. Even if a household finds a unit, there is no stability. Part of the value of affordable housing is not just the lower rent, but also the stability.
- There is little supply and lots of demand for housing. Sees no good way to catch up in a responsible way because new housing won't be affordable to most current residents. Subsidized affordable housing benefits developers and property owners unevenly.
- The restrictions on landlords put in place over the last few years (due to COVID and in general) led to a lot of small "mom and pop" rental owners selling their units after the pandemic. Many faced lost revenue or difficult tenants for the last few years with little recourse, and no longer want to be in that position. Selling of these units now is taking some long-term rental housing off the market, as it sells to new owners who will no longer rent out the unit.
- Feels that there has been a lot of talk about affordable housing but not a lot of results.
- Feels that development of single-family homes is facilitated, but other housing types are frustrated. Even the police and fire departments have tried to build group housing for their employees and been denied.
- New housing is generally priced at more than many residents can afford. There has been extreme inflation in housing construction and labor costs. At these high prices there is little return for a small investor who might want to buy a unit and offer it as a long-term rental. The achievable rents are not high enough to justify this investment.
- There needs to be some reality reintroduced back into the market.
- The market is now seeing some price reductions due to rising interest rates, but there isn't a lot of overstock and the combination of higher rates and lower prices doesn't really reduce the monthly payment to the buyer.

What type(s) of housing are more needed in Florence now and in coming years?

- Probably the most effective thing would be to build more large rental properties (80-100 units) to provide workforce housing and take some pressure off the rest of the housing supply. Current proposed rental projects should help a lot, but more would be even better.
- Rentals should be appropriate for families: two- and three-bedroom units.

Florence Stakeholder Meetings Summary

- The community needs apartments and other rentals. There is a long waiting list for rentals, and employers of all kinds say they can't find housing for their employees or prospective employees.
- People confuse "workforce" housing with "subsidized affordable housing." Florence really needs workforce housing which is a different price point.
- How can the community bring in employers, and support the ones it has, if they can't recruit or keep employees? People must be able to live here.
- The HNA (Housing Needs Analysis) encouraged mixed-use, mixed-income developments. We need to see these get built.
- There has been a loss of RV and manufactured home parks, or restrictions on new ones. This is a critical source of low-cost housing. It is the most affordable type of non-subsidized housing.
- Higher-density housing, including single-family homes on smaller lots, is not what the market wants. The City has been zoning for more density but that is not why people want to live in Florence. Also new housing built this way is still not affordable.
- The City has successful older neighborhoods, such as 17th and 18th Street where older, more modest homes provide lower-cost housing options. These areas can be a model of housing types that can serve local residents and workforce.

What are opportunities and challenges to developing housing in Florence or on the Coast in general?

- One attraction to Florence among neighboring communities was site availability in Florence. Sites are more affordable than in Newport and some other towns, while Yachats doesn't have remaining available or large sites. The Florence site they secured meets transit availability requirements for some state programs.
- City staff has been receptive and facilitated development. They have encountered resistance in other communities while Florence is open to new affordable projects. The community has also adopted a tax exemption which is a good incentive.
- Developers need the combination of cheaper land that they can secure over long development periods, and a supportive jurisdiction.
- Sites must be large because small projects are costlier on a per-unit or per-square foot basis. There are economies of scale in building larger developments. Some other jurisdictions seem to only want smaller projects to avoid neighborhood resistance, but then development is less likely to happen.
- Florence planning and permitting processes are mostly efficient with supportive staff.
- The state tends to allocate funding for affordable housing to the Portland Metro area first, then to other mid-sized metros, then the rest of the state. There is a lot of competition for funding.

Florence Stakeholder Meetings Summary

- Currently, it is hard to lock in cost numbers (statewide) due to inflation in labor and materials costs. It is hard to get commitments on costs from suppliers and subcontractors, while lenders, state funders, and others want to see these details documented well in advance of breaking ground.
- Cost challenges are only greater in rural areas. Securing labor and subcontractors when needed is difficult, and often requires a premium to get firms and contractors from inland to travel to the Coast.
- Most funding sources for affordable housing development require paying prevailing wage which can raise costs over market-rate housing development.
- Staff turnover can be a challenge, even in supportive jurisdictions. It can lead to having to redo some steps, or re-answer questions.
- The supply of available, affordable land/lots for housing is limited. Infill land is generally lower quality land and more costly to prep for building. Urban growth boundary expansion could supply additional building sites.
- Feels modern zoning requirements make modest detached units difficult to build, including requiring smaller lots and garages.

What strategies do you support to facilitate or incentivize more housing development?

- A Construction Excise Tax (CET) should be considered to build up funding for affordable housing projects.
- The planning and permitting process should have consistent timing guidelines codified, to provide certainty to the developer.
- The City's current tax exemption is very helpful, and the process for securing this incentive was "fantastic."
- System Development Charge (SDC) or fee reductions or waivers are also helpful in reducing costs.
- City can provide breaks on SDC's but may not make a huge difference. Developers will pay the SDC's and just pass the cost on to the eventual buyer. Financing or delaying SDC's to project completion may be a more effective incentive.
- All programs should be promoted with active City support to ensure they are permanent.
- Consider a dedicated staff person to guide developers and integrate the City process. Currently, the developer has to work independently with staff who are not always coordinated or informed on the project. A designated staff person with connections to ODOT to help with traffic and access approvals would also be helpful.
- The state should work to identify and better coordinate building professionals on the Coast. The state or region could create building contractor pools, by identifying local companies or contractors,

specializations, and what equipment they have. Small and individual contractors can't scale to larger projects but could if coordinated with each other.

- Related to the above, the state should consider actively investing in the growth of local rural contractors, including programs to hire and finance equipment.
- Incentives and programs should be universal and benefit all development. Subsidized affordable housing programs benefit some developers. In Florence, these developers often come from out of town and may not use local contractors, so there are fewer trickle-down economic impacts to the local economy and job base. Subcontractors and professionals can't afford to rent in Florence, so the problem becomes cyclical.
- Ultimately, the community needs a supply of buildable residential land with a combination of affordable land, construction costs, fees, and process.
- There is available land, and some infill lots. Land cost for developers is still pretty reasonable.
- Would like to see more streamlined planning process for simple or pre-approved housing designs. Perhaps there could be some pre-approved designs that make for quick and cheaper permitting.
- Need incentives to build housing priced for the local workforce and keep rents at that level, which is not the same as very low-income housing.

Do you have thoughts on “short term vacation rentals” (STR) and their impact on coastal communities?

- STR are likely impacting the availability of stable long-term rental housing. Older single-family homes that were available to families are being removed from the long-term rental market.
- The modern platforms for managing and listing STR properties, makes it much easier to operate these types of properties from afar, or buy a second home for occasional visits and rent at other times.
- There is lots of speculative investment for short-term rentals. There are a lot of cash buyers for homes that come up for sale. Not just retirees from outside the area, but also corporate entities that are speculating on home prices and creating large rental pools. The rentals aren't being used for who really needs them.
- It is hard to get new housing built, and then the prices are bid up by investors, or flipped by speculators.
- Yachats has put a cap on the number of STR at 125 licenses and will rely on attrition to lower the number to this cap over time.
- Another form of housing that might fall under the “short term rental” category would be transitional units for those in recovery or formerly homeless individuals. In writing new rules for “STR” a city needs to be careful to not write the definition so broadly that it rules out these other types of transitional housing.

- Doesn't feel that short term rentals (STR) have had a large impact on the for-sale or rental housing market.

How would you describe the homelessness situation in Florence?

- The homeless population tends to be older, but there are some families and children.
- Lots of households are living on the edge of being wiped out by one emergency expense. Among the elderly, if one passes away their partner may not be able to support themselves. Often for retirees, their family doesn't live close, and there is not a sufficient support system as they decline.
- The Helping Hands Coalition and various church programs seek to serve this population with meals, day center, mail pickup, and other services. Feels these are the only entities offering services to the homeless or day shelter during rainy seasons.
- Lane County is trying to extend more human services to the Coast and be attentive. The Eugene metro has gotten most of their attention, but they are trying to change this.
- It is hard to get local data on homelessness. Lots of the data is on the county level. The hospital's 3-year community health assessment estimated roughly 200 homeless in the Florence area. This includes those living in cars and "couch surfing."
- The schools estimate 35 homeless kids, but there are probably many others.
- The food share program works with 650 people and estimated roughly 350 of them are homeless, many living in cars and RV's.
- Housing is a health issue and land use planning should deal with health.
- Some pallet shelters have been provided to the community but are meant for use as emergency shelters in inclement weather or emergencies and are not used year-round.
- It used to be affordable to live in an RV park, but now wealthier RV travelers stay at all times of year, which has driven up rental costs. There are also various camp sites available, but many are closed, and long-term living is not allowed.
- Many homeless could benefit from a boarding house situation, with occupational and physical therapy on site. A holistic approach is needed as the homeless suffer many disabilities.
- Feels that some rules are enforced arbitrarily to impact certain populations, including restricting 5 unrelated people in the same household, or not having RVs parked on lots. Feels some are allowed to do these things and others not.

FLORENCE HOUSING IMPLEMENTATION PLAN STAKEHOLDER DISCUSSION GUIDE

1. What is your or (your)/(your agency/company's) involvement with housing?
2. If you develop or manage housing, what types of housing are you involved with in Florence? (Location, housing type, rental or owner, number of units, market or affordable)
3. For affordable housing operators/developers: What are your rent affordability levels? Which programs, if any, did you use to finance or subsidize your project? Do you maintain a waiting list for your units, and if so, do you have a sense of how long it is/wait time?
4. What type of housing is most needed by the populations you serve or represent?
5. What do you see as the greatest gaps in the current housing supply in Florence? What types of housing are needed that aren't being developed? Some things to consider:
 - Housing type
 - Location
 - Pricing / income levels
 - Ownership vs. rental
 - Unit size / number of bedrooms
 - Unit layout (e.g., all one floor vs. multiple floors)
6. What do you see as the biggest barriers or challenges to developing housing that's most needed in Florence?
 - Availability of land/sites?
 - Affordability of sites?
 - Development costs?
 - Financing barriers?
 - Procedural or code-related barriers?
 - Public sentiment barriers?
 - Others?

7. [If not already addressed above:] Do you perceive unique challenges to developing housing on the Oregon Coast, or the Central Coast specifically?
8. Do you have ideas for addressing any of these barriers, things you think should/could be done?
9. What do you see as the City of Florence's primary role in addressing housing needs or reducing barriers to meeting them?
10. The City will be developing strategies to encourage production of housing that's most needed in the community. What types of housing would you prioritize in these efforts?
11. What tools or strategies do you think would be effective in creating more needed housing in Florence? The City might be considering the following types of strategies:
 - Zoning and development code changes
 - Reducing regulatory or process barriers to housing
 - Financial incentives (such as tax abatements or system development charge reductions)
 - Funding sources (such as a Construction Excise Tax)
 - Land, acquisition, lease, and partnerships with housing providers and other community organizations
12. What housing strategies would be the most beneficial to your work or your organization's work?
13. Do you know of any tools or strategies used in other communities that you think would be either a particularly good fit or a poor fit for Florence? Can you give specific examples of programs or properties that have done this well?
14. If barriers to housing development could be reduced, would your business/organization be more likely to build more housing in Florence? Would there be anything different about the housing types you would build if barriers were addressed?
15. Is there anything else you'd like to share about housing in Florence?

ADDITIONAL QUESTIONS FOR HOMELESS SERVICE PROVIDERS AND ADVOCATES:

1. How long have you been working with homelessness issues in Florence?
2. How has the homelessness situation changed (if at all) over time in your experience?
3. Do you or your agency have a way to quantify the homeless population in Florence? What types of sources do you use?
4. What type of immediate or short-term shelter/housing needs does the homeless population have?
5. How do the short-term needs differ from long-term needs, if at all?

FLORENCE HOUSING IMPLEMENTATION PLAN: *SURVEY HIGHLIGHTS*

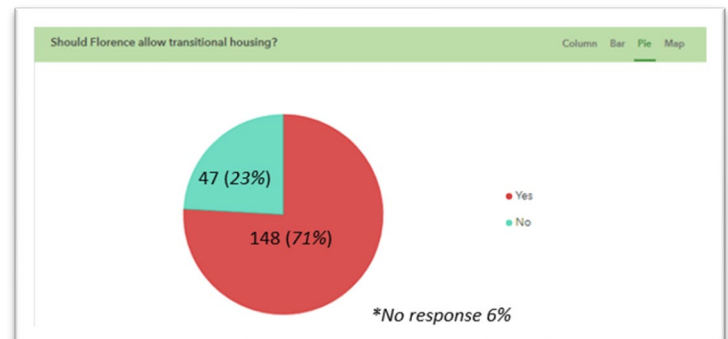
The City of Florence held virtual online survey to gather input from the area’s residents regarding the Housing Implementation Plan (HIP). The survey was part of the virtual Open House, which was open from September 29th to October 17th, 2022 and received about 1,500 visits. The key findings from survey results are summarized below.

Housing Implementation Plan (665 responses)

- Most respondents think local housing supply does not meet community needs (~75%)
- Multi-family/apartments identified as most needed housing type (~63%)
- ~90% say affordable housing is “extremely important” (70%) or “important” (20%)
- ~85% support housing variety/options
- Construction costs and lack of housing options/variety rated as highest challenges to housing production
- Broad support for various housing strategies
- Homelessness is a major issue

Transitional Housing Survey (208 responses)

- Majority support for allowing transitional housing (~70%)
- Most support for tiny homes, apartments, hotel/motel conversions
- Strongest support for up to 1-year stay (~21%)
- Strongest support for allowing in commercial (~46%) or institutional (~38%) zones



Short Term Rentals Survey (168 responses)

- Majority support for STR Subcommittee’s proposed definition (~75%)
- Majority believes STRs should be limited
 - % of total housing (~34%)
 - Set cap limit (~32%)
 - Limit based on district (~19%)
 - Other (~15%)
- Most concern about STRs reducing housing supply (~60%)
- Majority support for:
 - STR business license (~73%)
 - Property inspections (~70%)
 - Operational standards (~67%)
 - Code enforcement (~86%)

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY



Date: October 19, 2022
To: Florence Housing Implementation Plan (HIP) Project Management Team
From: Darci Rudzinski and Brandon Crawford, MIG | APG
Re: Open House and Survey #1 Summary

OVERVIEW

The City of Florence conducted a virtual open house to share information about the Housing Implementation Plan project. The open house included an online survey that was designed to gather input from the area's residents regarding the following topics:

- Community housing goals and objective
- Current housing conditions and needs
- Options for transitional housing
- Short-term rental regulations

Responses from the survey will help the City better understand the community's housing conditions, and needs; results will also help inform which housing implementation strategies the City may pursue to meet the community's housing needs.

The open house was open from September 29th to October 17th, 2022. The online open house and accompanying survey were hosted over ESRI's StoryMaps platform and Survey123. They were publicized via the following sites and activities:

- Florence HIP Open House Launch Event
- City social media pages (e.g., Facebook)
- City of Florence website
- Local news
- City email newsletters

The online open house had about 1,500 visits. Most visits occurred within the first couple of days of the open house launch and the first week of October, with another spike in visitation over the last few days, as shown in the time series below:

Open House and Survey #1 Summary



The open house can be viewed here: <https://arcg.is/1j0nem>

The number of survey results varied by topic. The responses and results of each individual survey are as follows:

- **Housing Implementation Plan:** 665 responses
 - Complete results: <https://arcg.is/1Sna1C1>
- **Transitional Housing:** 208 responses
 - Complete results: <https://arcg.is/jP9bn>
- **Short Term Rentals:** 168 responses
 - Complete results: <https://arcg.is/1Xbiya2>
- **Zoning Updates:** 96 responses
 - Complete results: <https://arcg.is/yeLC1>
- **Additional/Personal Info:** 185 responses
 - Complete results: <https://arcg.is/19juKD>

SUMMARY OF RESPONSES AND KEY THEMES

- Respondents were generally supportive of affordable housing, housing options (attached housing types, alternatives to single-family detached), and opportunities to attract younger residents.
- Many residents have concerns about homelessness. Several respondents support increased services and transitional housing, while many others oppose any supportive services.
- Many respondents shared concerns about the impact of short term rentals on the community's housing supply and affordability.
- Respondents were largely concerned about a shrinking youth and worker population. They suggest a need for more housing opportunities for these demographics.
- Respondents are largely supportive of the zoning code updates.

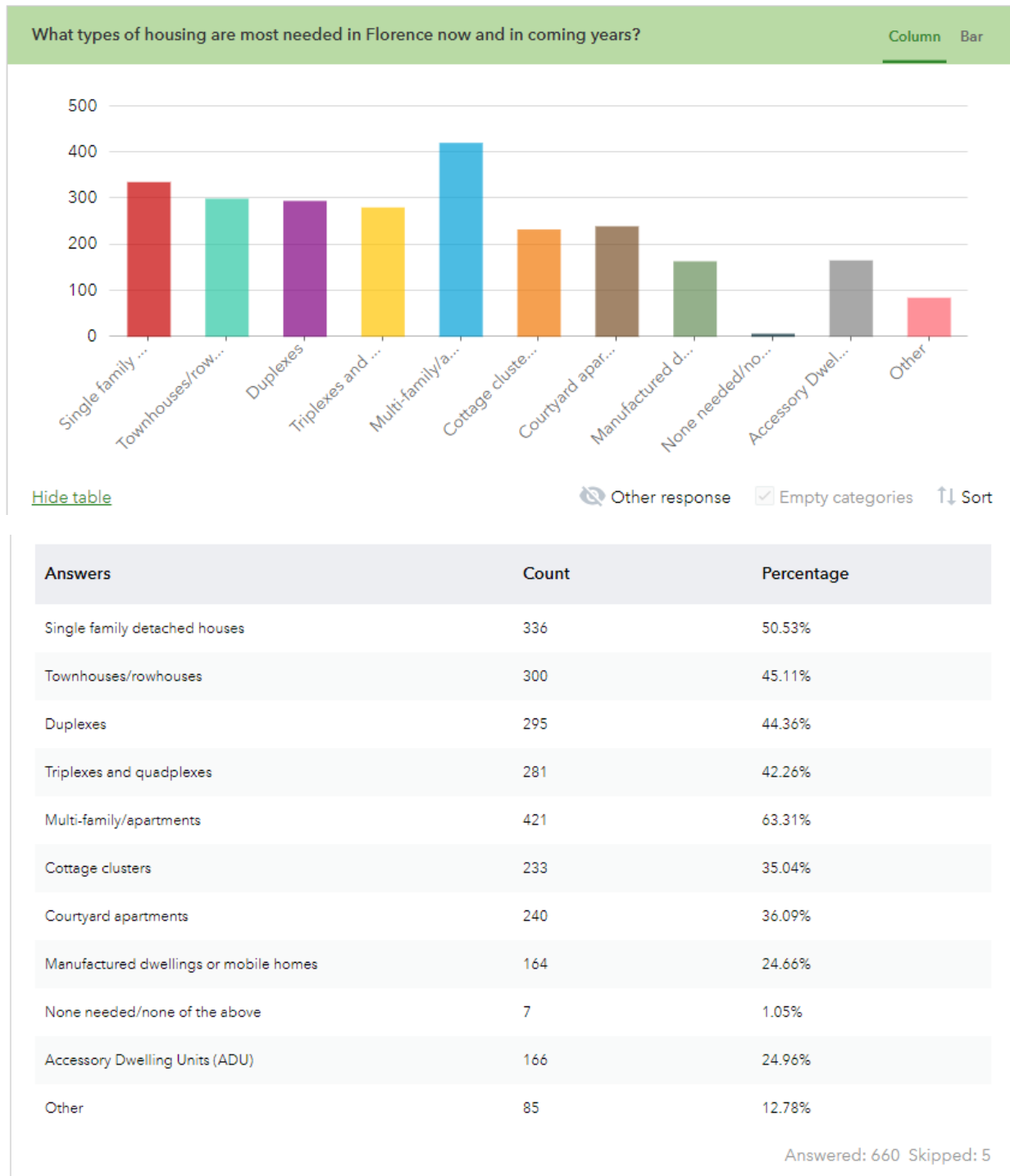
Complete responses to the open-ended/written questions are included in Attachment A. The following graphics summarize the responses.

FULL RESPONSES

HOUSING IMPLEMENTATION PLAN SURVEY



Open House and Survey #1 Summary



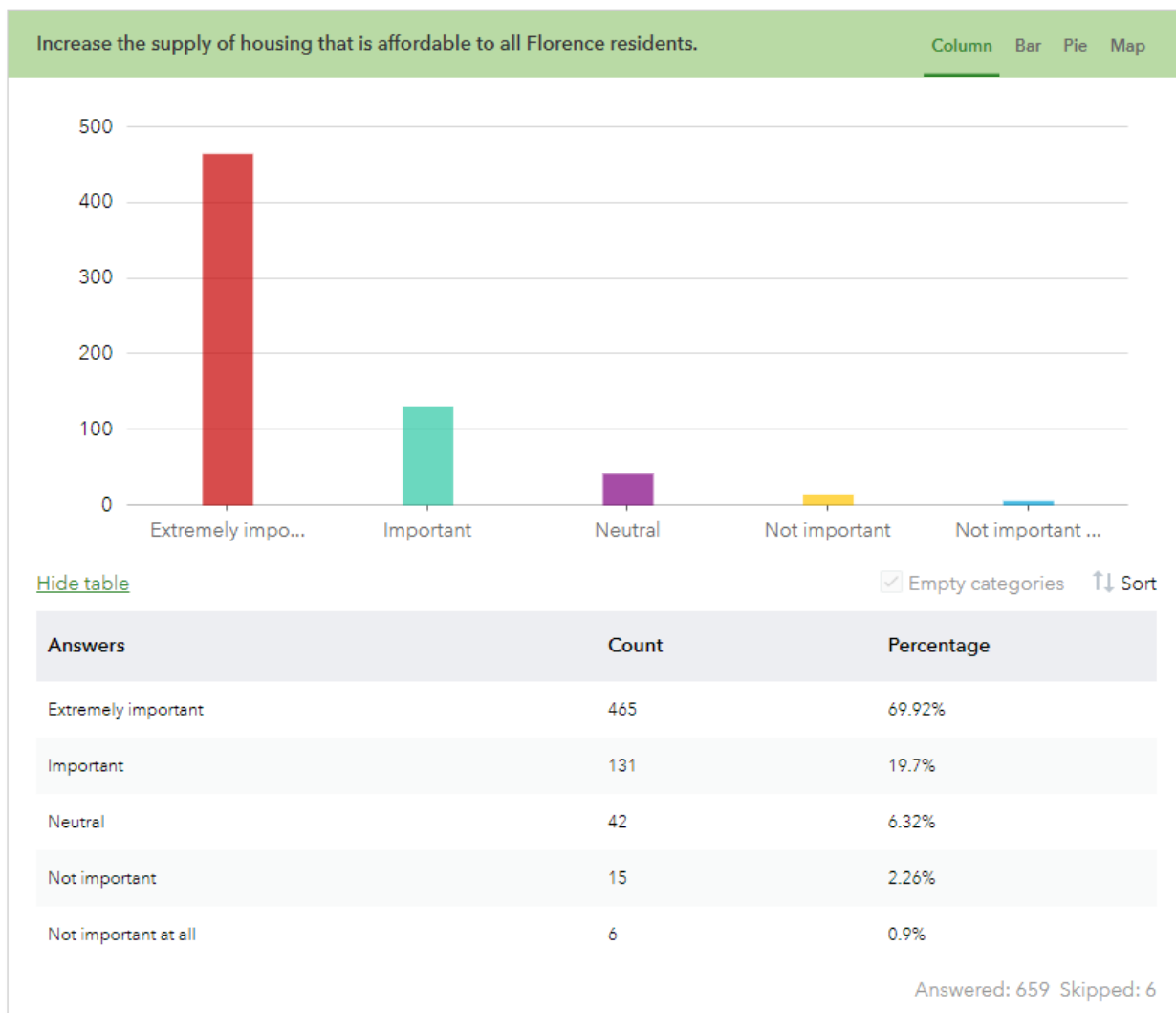
If you selected “other” in the previous question, what are other housing types that Florence needs?

- Affordable/low-income housing
- Homeless shelters

Open House and Survey #1 Summary

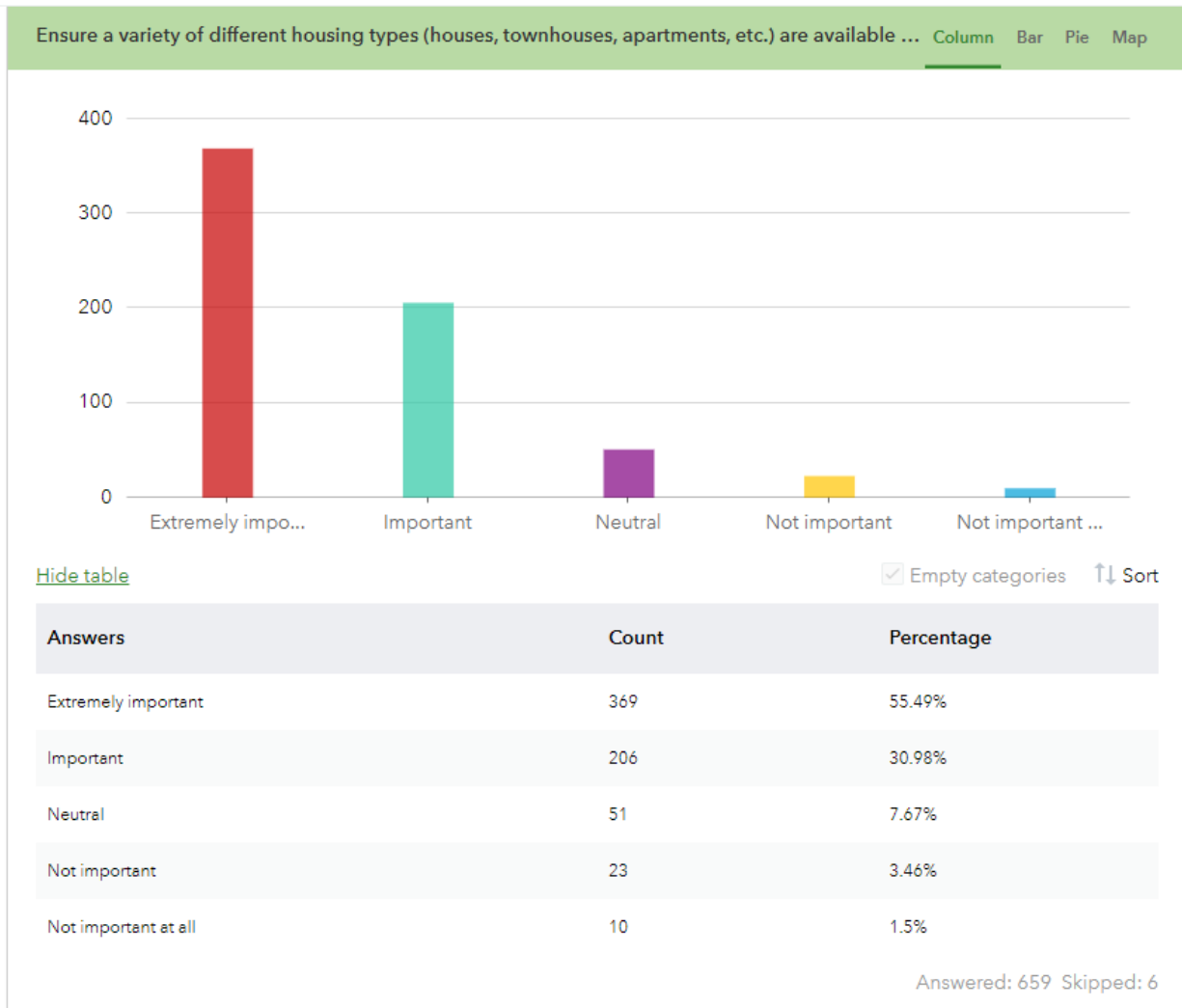
- Tinyhomes
- Transitional housing
- Studios
- Condos
- Workforce housing or seasonal worker housing
- Senior living
- Occupied RVs and RV parks
- Single-room occupancy (SRO), boarding houses

Please indicate the importance of the following housing objectives:

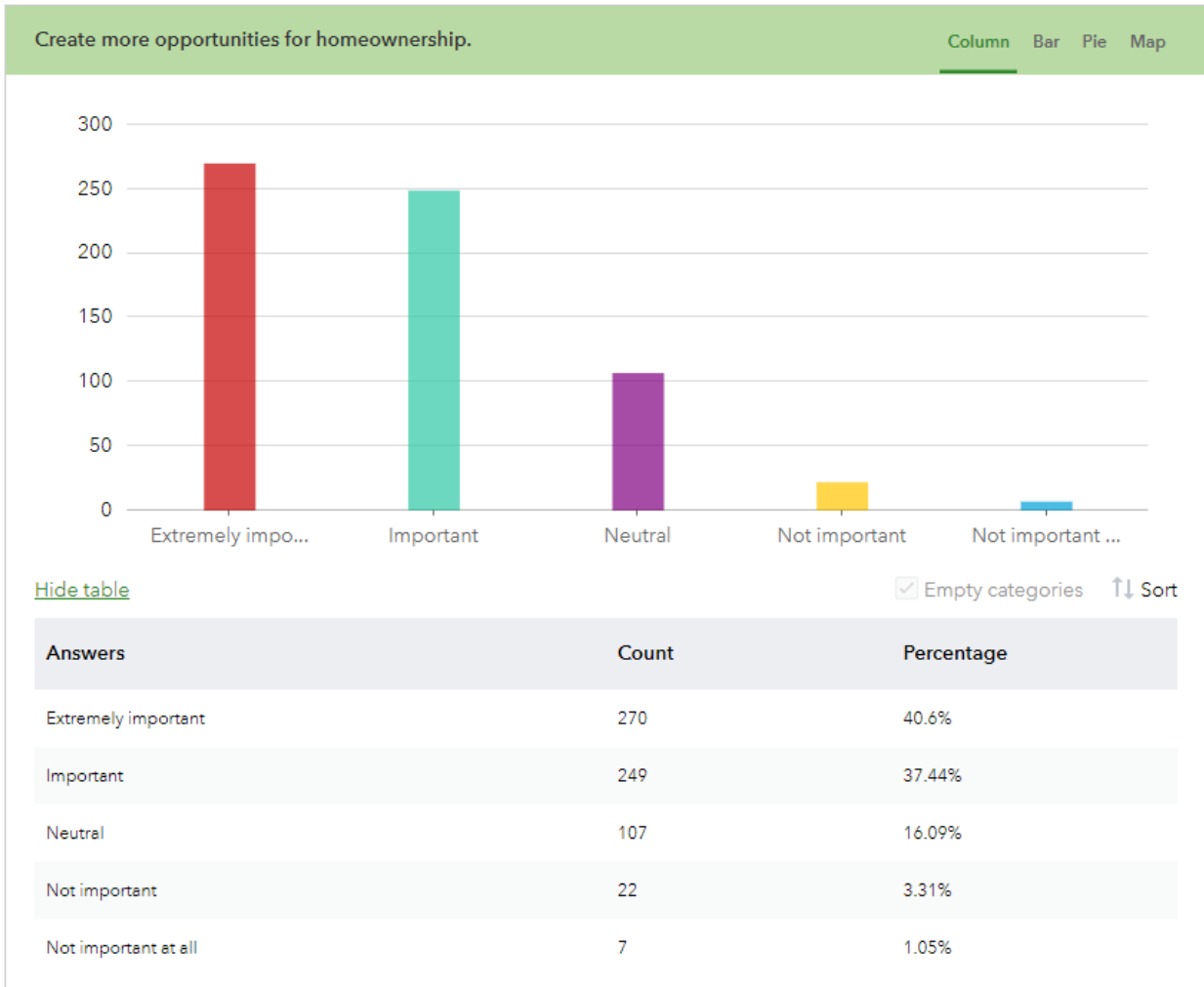


Ensure a variety of different housing types (houses, townhouses, apartments, etc.) are available to suit a range of needs or preferences.

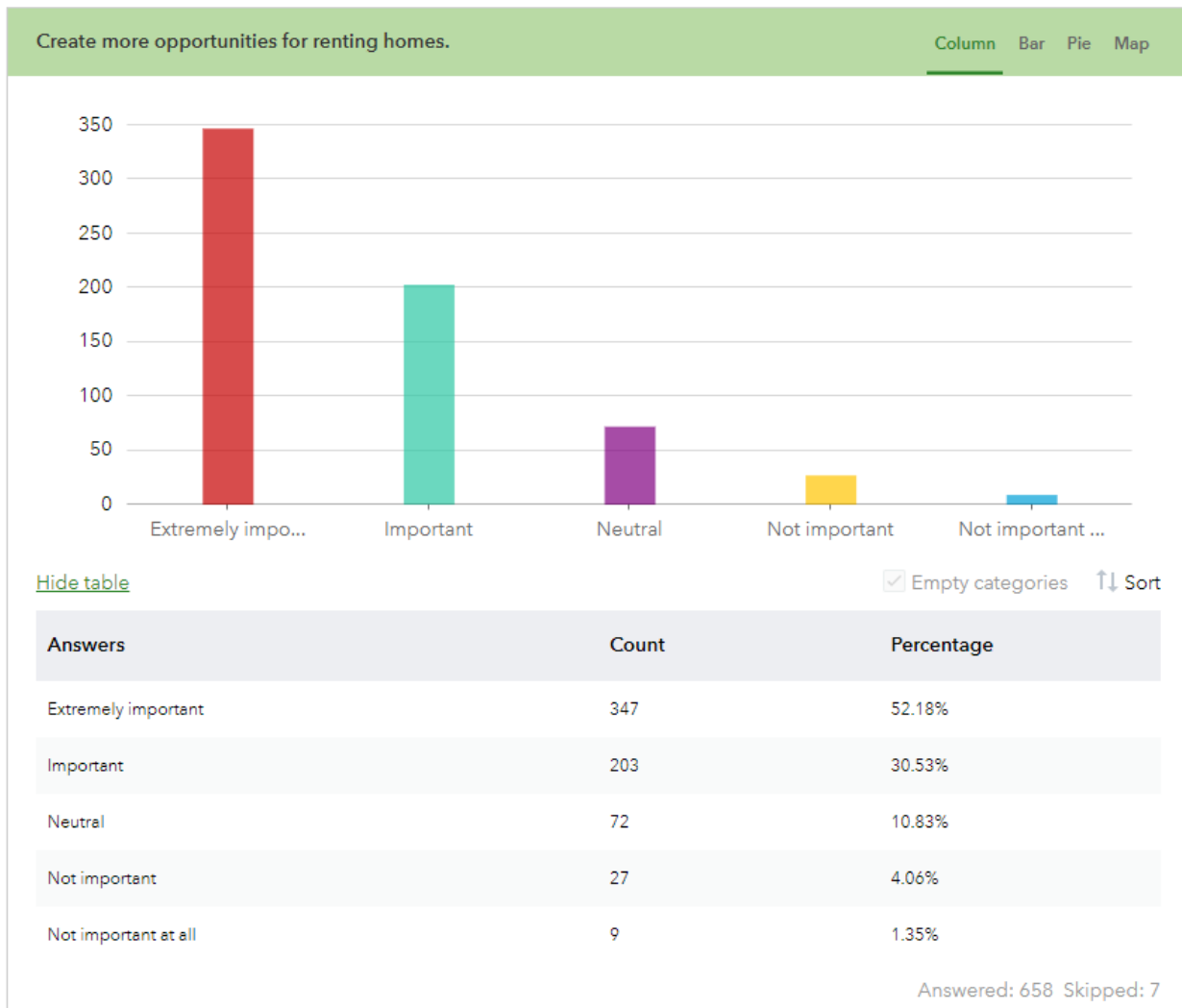
Open House and Survey #1 Summary



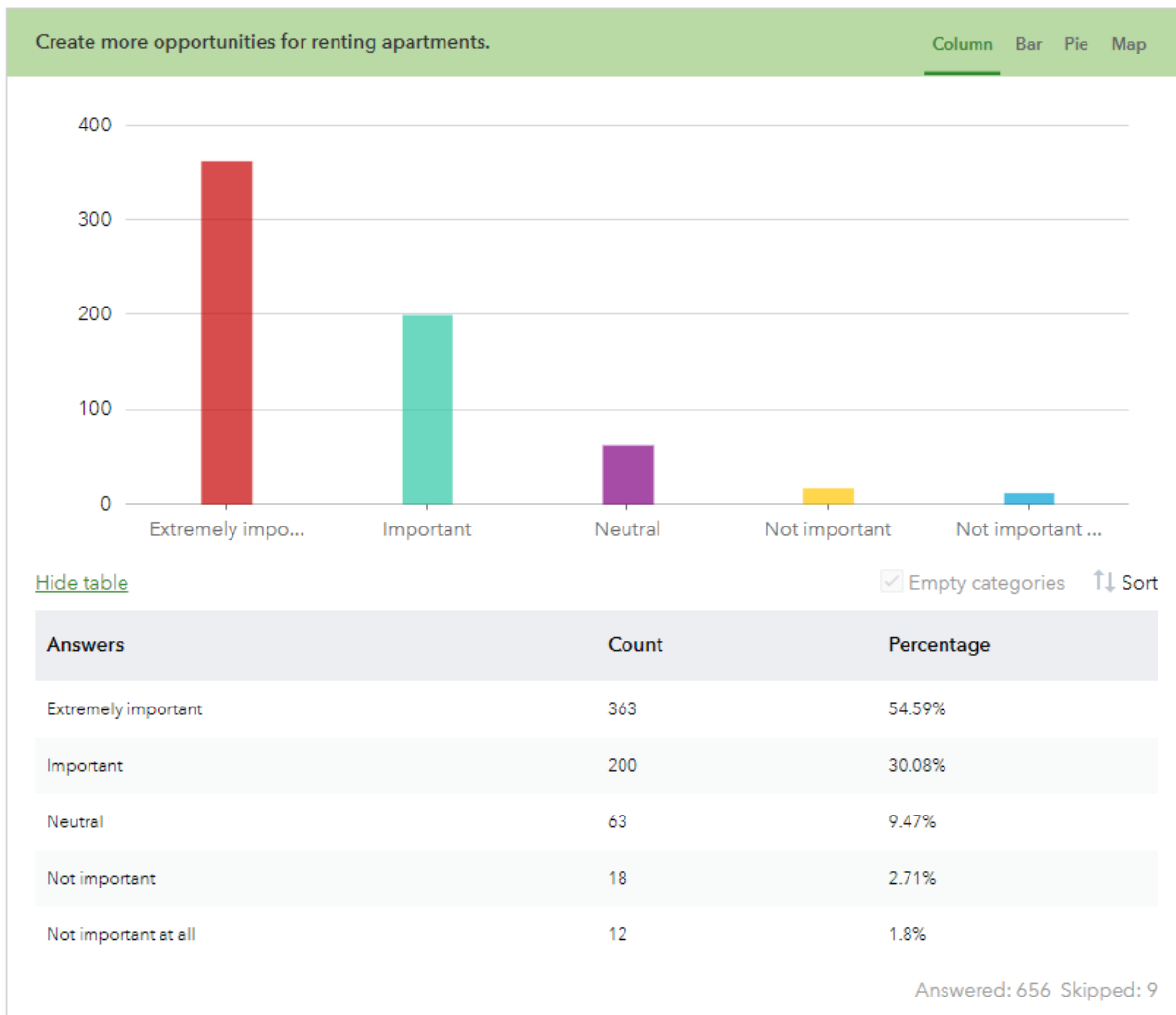
Open House and Survey #1 Summary



Open House and Survey #1 Summary

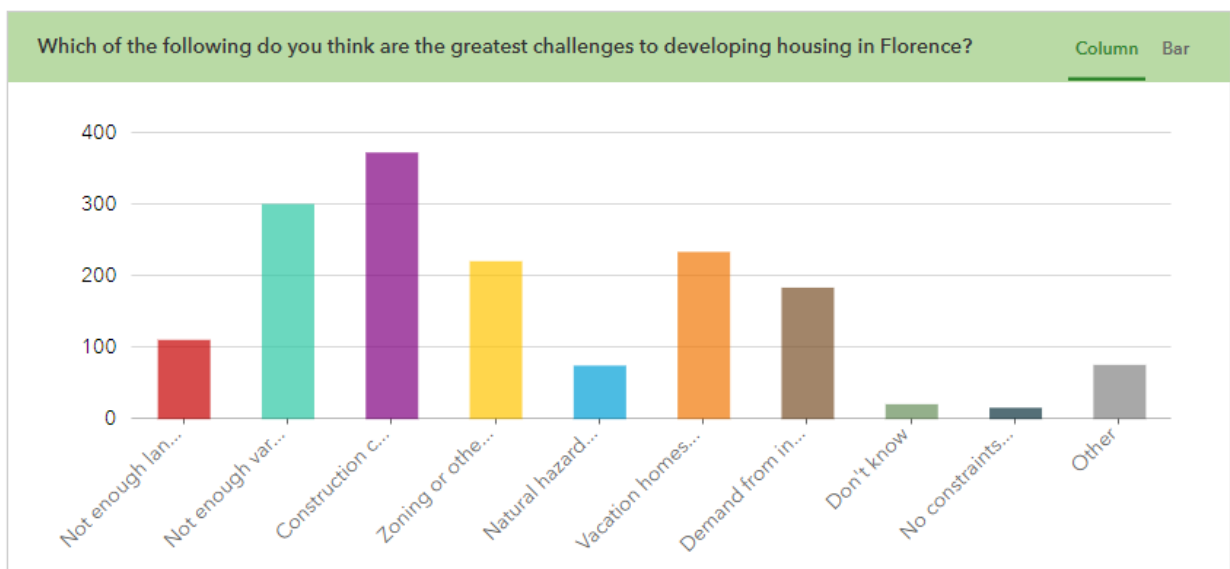


Open House and Survey #1 Summary



Open House and Survey #1 Summary

Promote good neighborhood aesthetics or housing designs that fit within the community character.



Open House and Survey #1 Summary

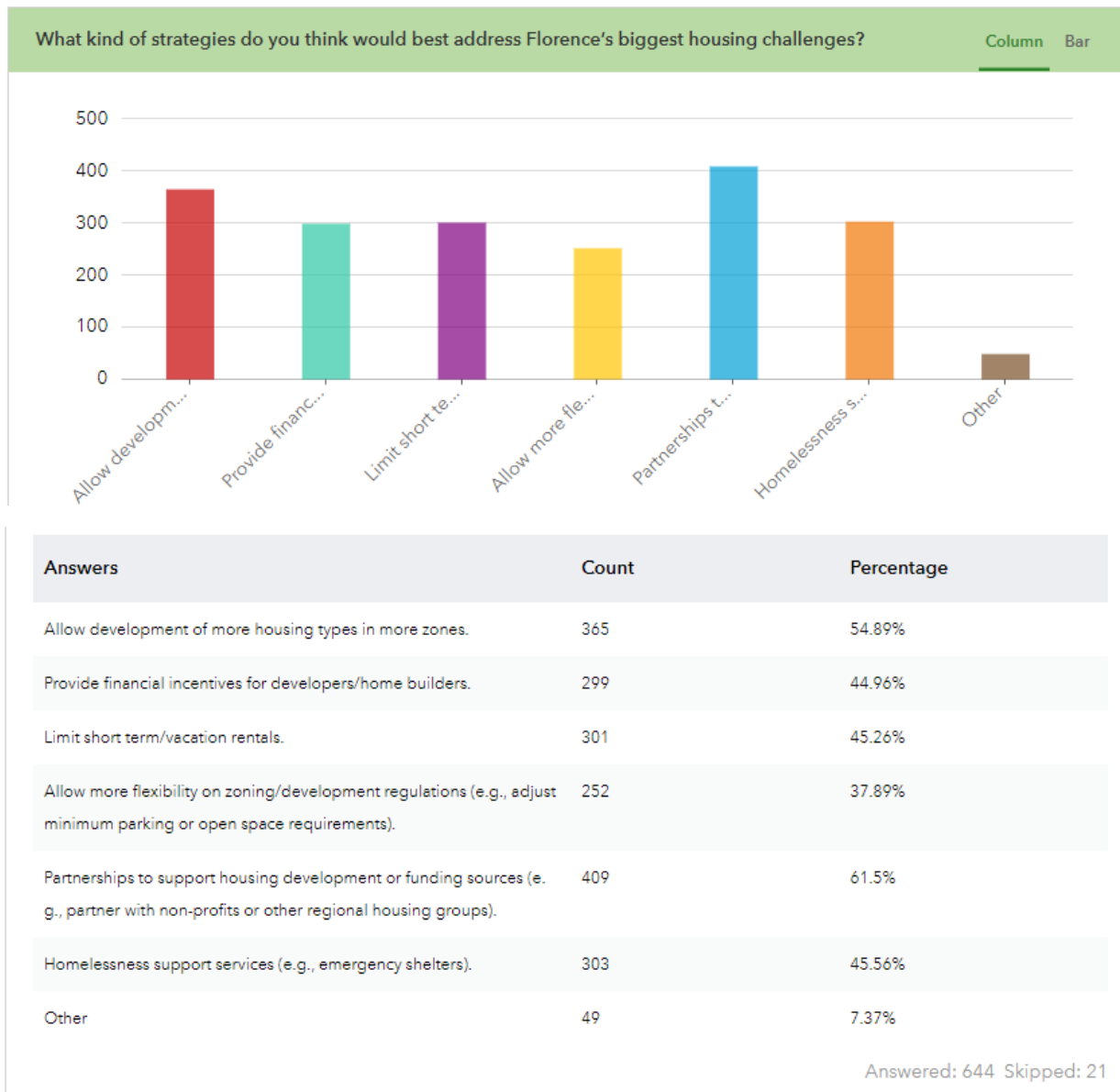
Answers	Count	Percentage
Not enough land available to develop.	111	16.69%
Not enough variety in housing types (e.g., duplexes, apartments, manufactured housing, etc.)	301	45.26%
Construction costs (materials/labor)	373	56.09%
Zoning or other regulatory barriers (e.g., excessive lot size requirements, onerous design standards)	221	33.23%
Natural hazards limit buildable land (flood/tsunami, landslide, etc.)	75	11.28%
Vacation homes or conversions to short term rentals (STR)	234	35.19%
Demand from in-migration (people moving to Florence)	184	27.67%
Don't know	21	3.16%
No constraints or challenges to housing development in the City	16	2.41%
Other	76	11.43%

Answered: 661 Skipped: 4

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

- Access to and availability of services for existing residents
- Development regulations and approval process timing
- Wages not keeping pace with cost of living
- Balance housing needs with natural resource/habitat conservation
- Labor shortage
- Lack of housing developers
- Lack of non-profit housing support
- Lack of housing supportive services
- Private equity/corporate home purchases
- Supportive infrastructure
- Lack of tenant protections
- Development/permitting fees
- Cost of land
- Lack of affordable housing supply

Open House and Survey #1 Summary

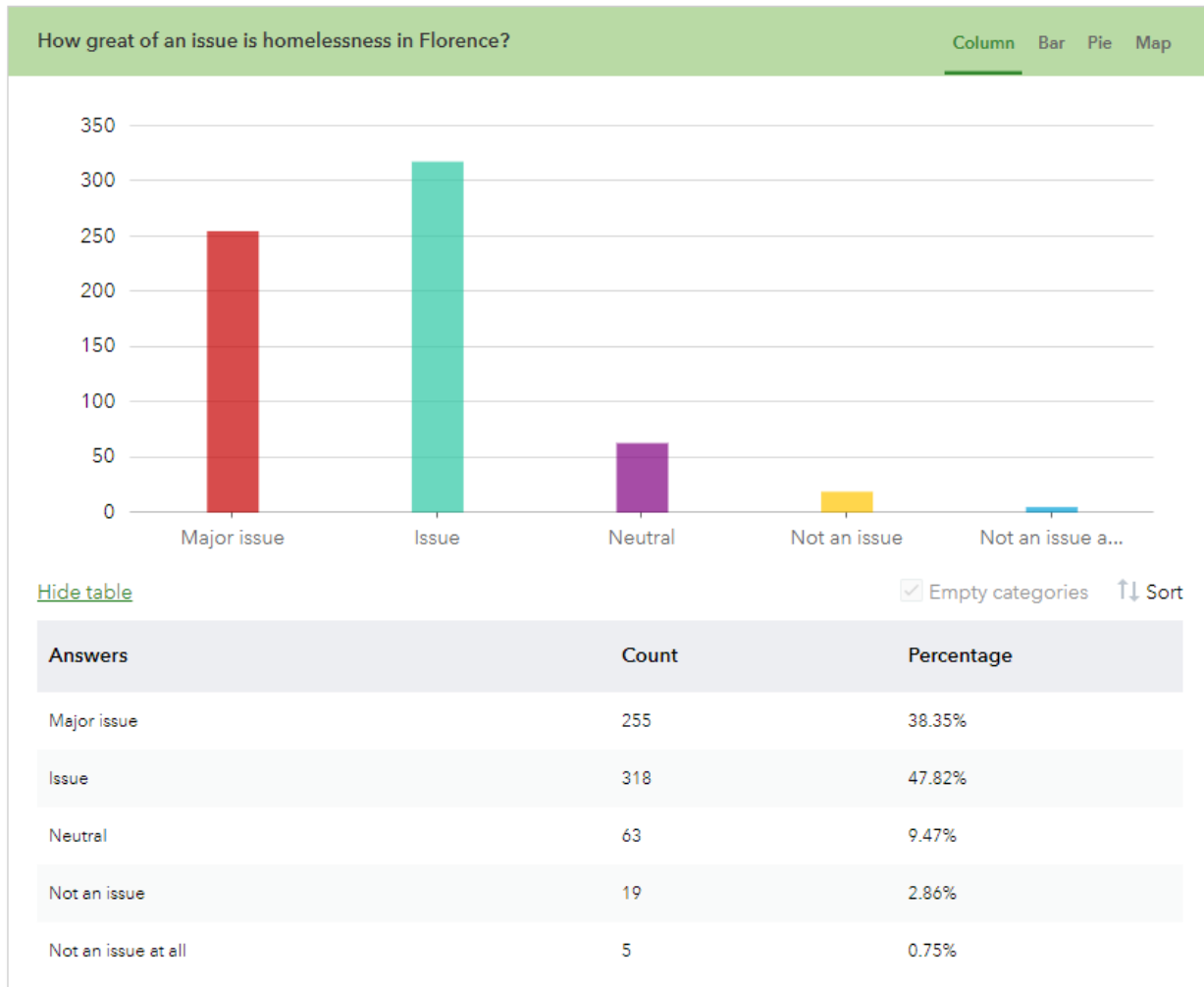


If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

- Affordable housing production
- Transitional housing production
- Remove regulatory barriers
- Programs that favor existing/current residents
- Work with community groups/churches to provide shelter space and affordable housing
- Prioritize/pursue grant funding
- Incentives for affordable/smaller housing development
- Economic development/workforce attraction/retention strategies

Open House and Survey #1 Summary

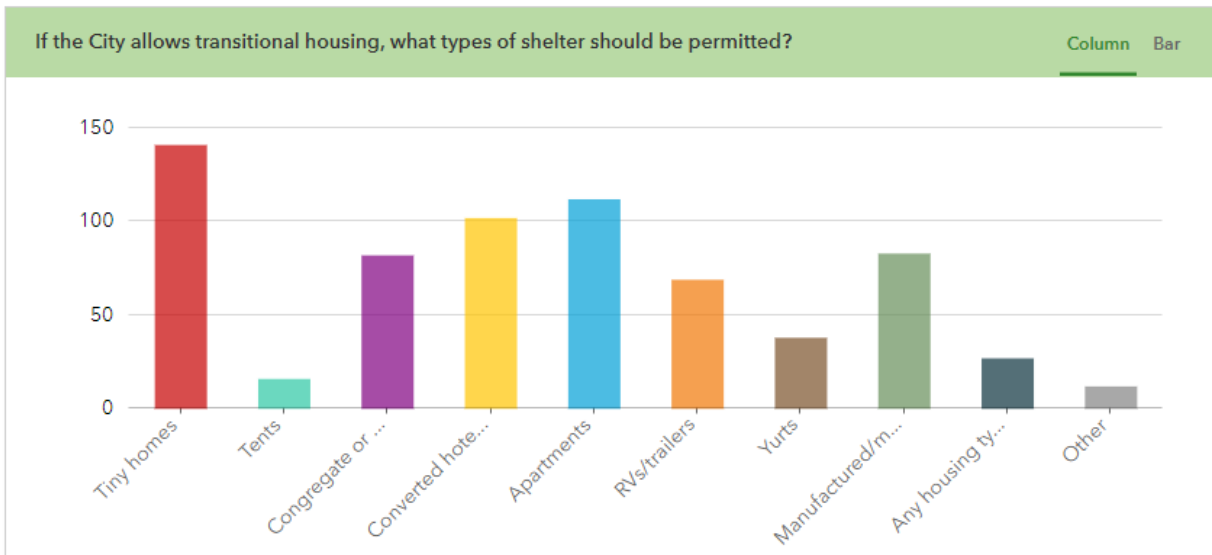
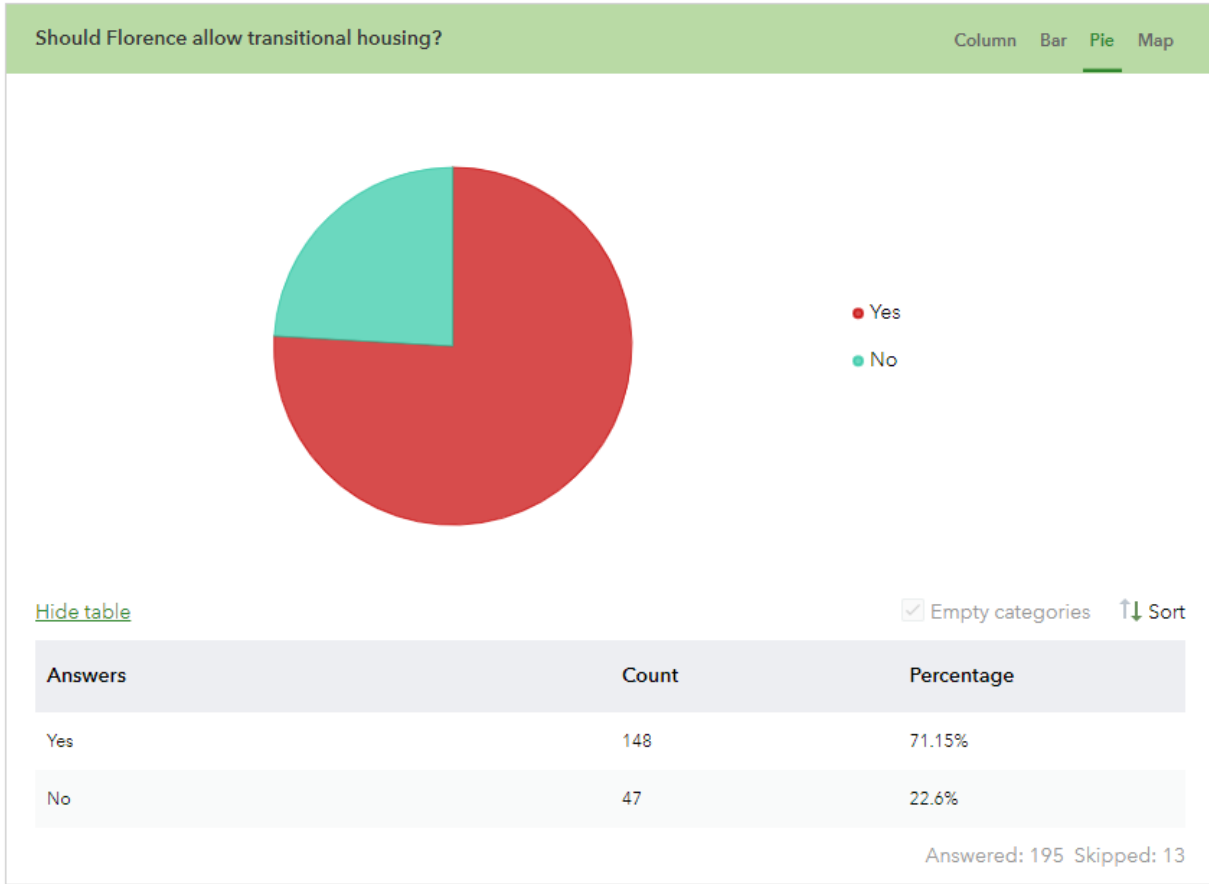
- Local leadership responsiveness to current community members



Is there anything else you would like to share about housing in Florence?

- Attract young residents and younger families
- Need more affordable housing
- Improve supportive services, including for homeless individuals
- Increase housing options/variety of housing types
- More workforce housing
- Too many vacation rentals/STRs
- More rental opportunities
- Development fees restrict development

TRANSITIONAL HOUSING SURVEY



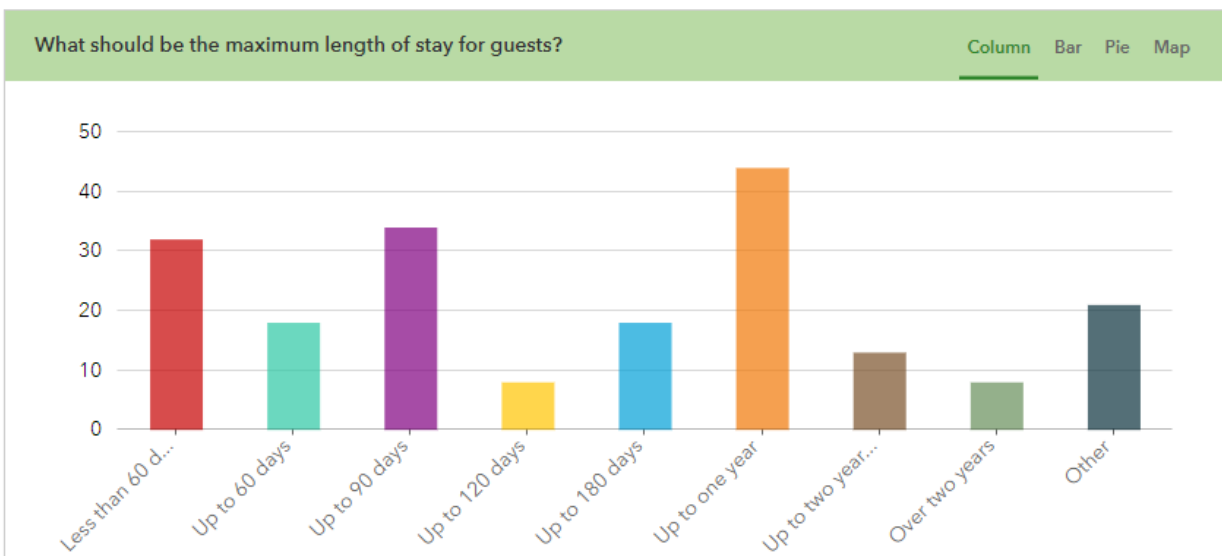
Open House and Survey #1 Summary

Answers	Count	Percentage
Tiny homes	141	67.79%
Tents	16	7.69%
Congregate or group housing	82	39.42%
Converted hotels or motels	102	49.04%
Apartments	112	53.85%
RVs/trailers	69	33.17%
Yurts	38	18.27%
Manufactured/mobile homes	83	39.9%
Any housing type	27	12.98%
Other	12	5.77%

Answered: 184 Skipped: 24

If you selected "other" in the previous question, what other types of shelter should be allowed as transitional housing?

- Redevelopment of vacant/abandoned buildings
- Designated overnight parking areas for vehicles
- Several comments suggesting no transitional housing should be allowed



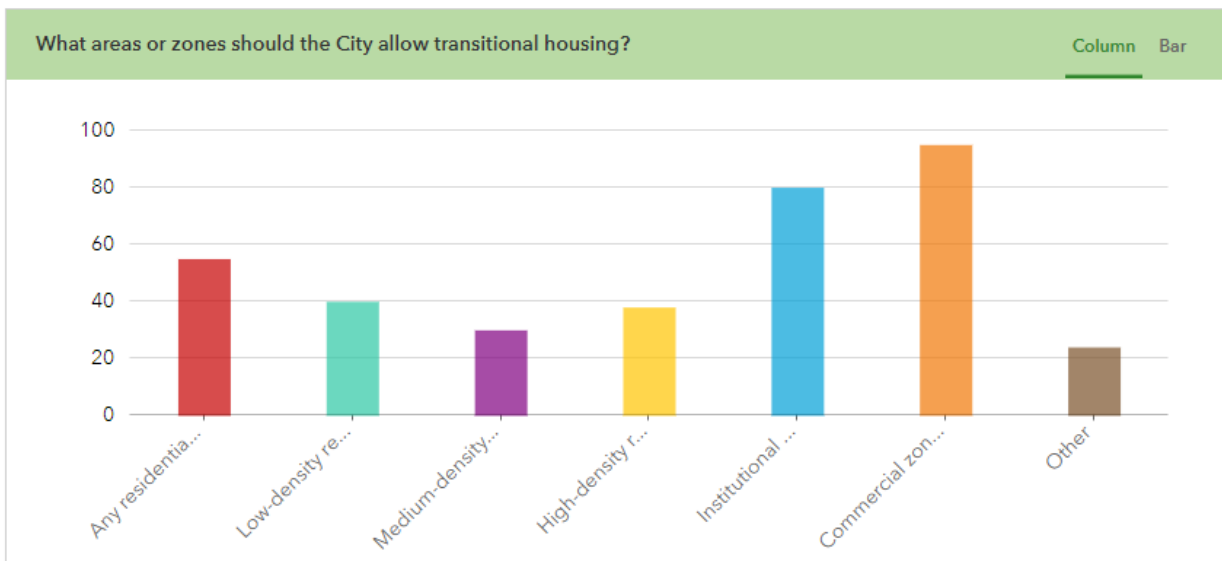
Open House and Survey #1 Summary

Answers	Count	Percentage
Less than 60 days	32	15.38%
Up to 60 days	18	8.65%
Up to 90 days	34	16.35%
Up to 120 days	8	3.85%
Up to 180 days	18	8.65%
Up to one year	44	21.15%
Up to two years	13	6.25%
Over two years	8	3.85%
Other	21	10.1%

Answered: 196 Skipped: 12

If you selected "other" in the previous question, what do you think the maximum length of stay should be for transitional housing guests?

- Zero
- Under six months
- Indefinitely until the guest finds permanent housing and/or work
- 45 days
- 18 months



Open House and Survey #1 Summary

Answers	Count	Percentage
Any residential zone	55	26.44%
Low-density residential zones	40	19.23%
Medium-density residential zones	30	14.42%
High-density residential zones	38	18.27%
Institutional or office zones	80	38.46%
Commercial zones	95	45.67%
Other	24	11.54%

Answered: 189 Skipped: 19

If you selected "other" for the previous question, what areas should allow transitional housing?

- On any vacant property
- Within a certain distance of services
- Outside city limits
- Land owned by religious institutions
- Anywhere



Open House and Survey #1 Summary

Answers	Count	Percentage
Landscaping/screening requirements	135	64.9%
Minimum parking	127	61.06%
Bike parking	116	55.77%
Storage facilities	111	53.37%
Minimum open space	68	32.69%
Common spaces/areas	117	56.25%
Must have architectural design requirements	83	39.9%
Other	19	9.13%

Answered: 188 Skipped: 20

If you selected "other" in the previous question, what kind of development standards or amenities should be required with transitional housing?

- Security
- Basic amenities (wifi, laundry)
- General maintenance for a clean property
- ADA
- Transit access

Open House and Survey #1 Summary

Please indicate how much you agree with the following transitional housing strategies:



Open House and Survey #1 Summary



Open House and Survey #1 Summary



Open House and Survey #1 Summary

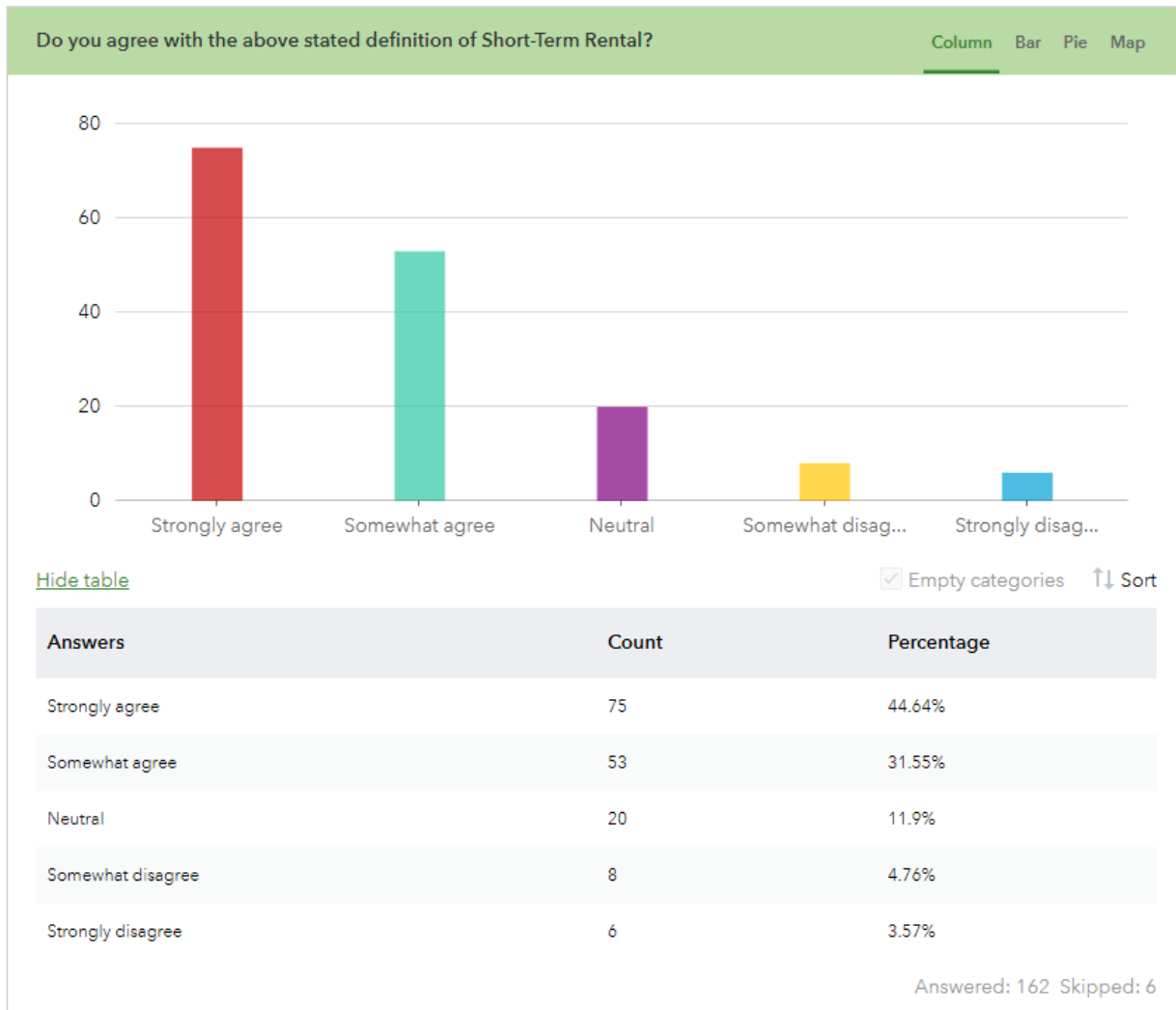


If you have other ideas for how Florence should limit or manage the location and number of transitional housing projects, please write them here.

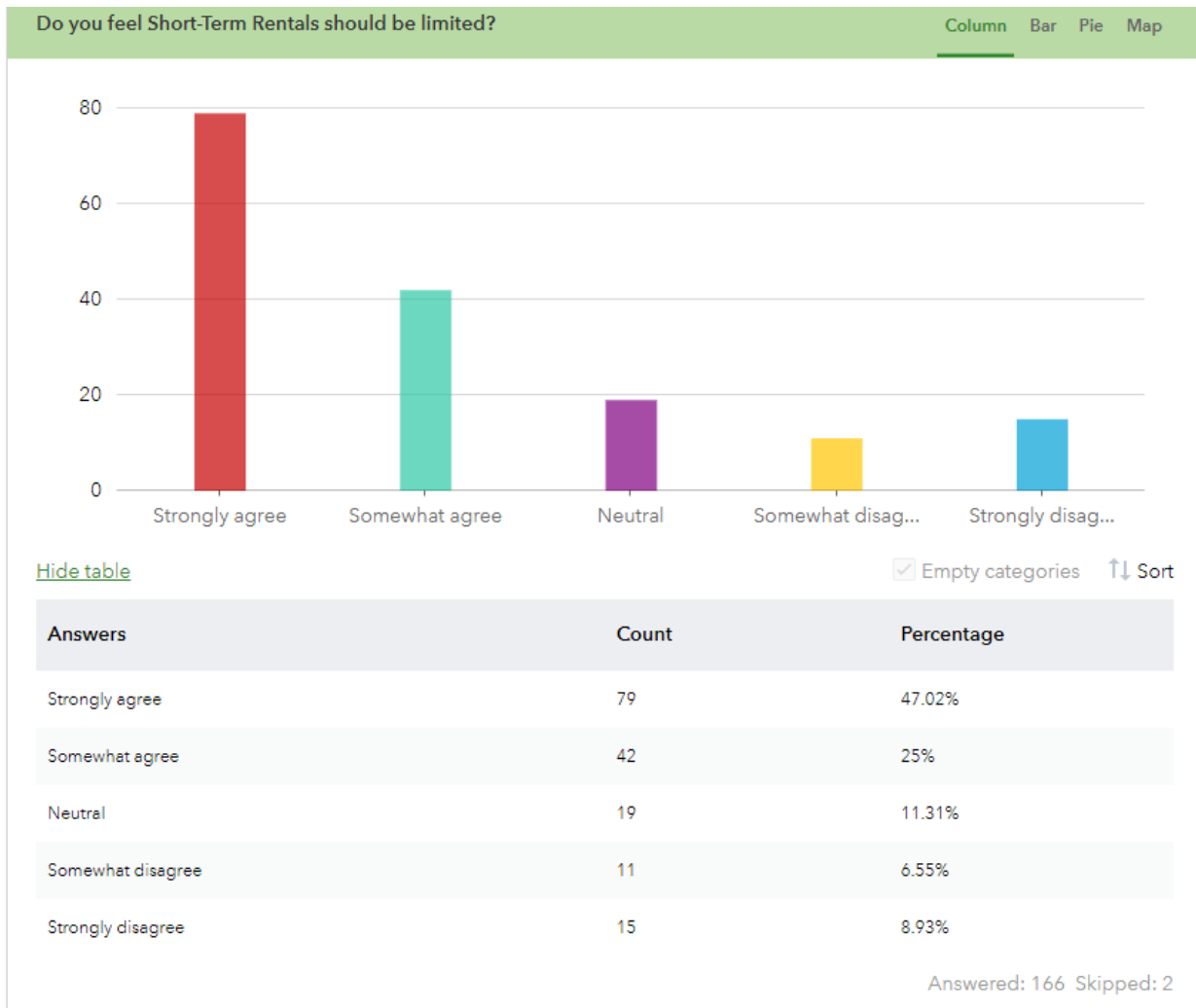
- Concerns transitional housing will attract more people experiencing homelessness from other areas
- Need supportive wrap-around services
- Must be close to services
- Should be close to transit
- On-site management and operational/maintenance standards

SHORT TERM RENTAL SURVEY

For the purpose of this survey, the following working definition will be used: “A short-term rental (STR) is any dwelling unit used for human occupancy for less than 30 consecutive days. STR codes, policies and requirements will not apply to certain commercial businesses such as hotels, motels, inns (including bed and breakfasts, and boarding houses), and campgrounds. All other dwelling units, or parts thereof, that are rented out for less than 30 consecutive days will be subject to the city’s STR codes, policies and requirements.”



Open House and Survey #1 Summary



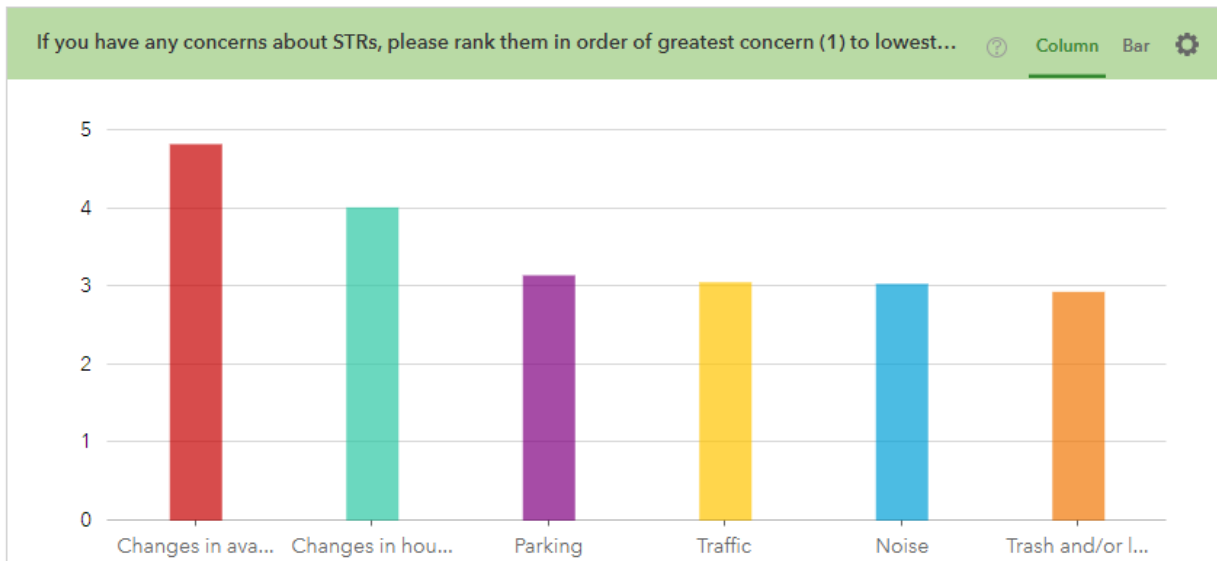
Open House and Survey #1 Summary

If you think Short-Term Rentals should be limited, please rank how STRs should be limited inside City limits from highest priority (1) to lowest priority (5)



Open House and Survey #1 Summary

If you have any concerns about STRs, please rank them in order of greatest concern (1) to lowest concern (7). If you do not have any concerns at this time, leave this section blank.



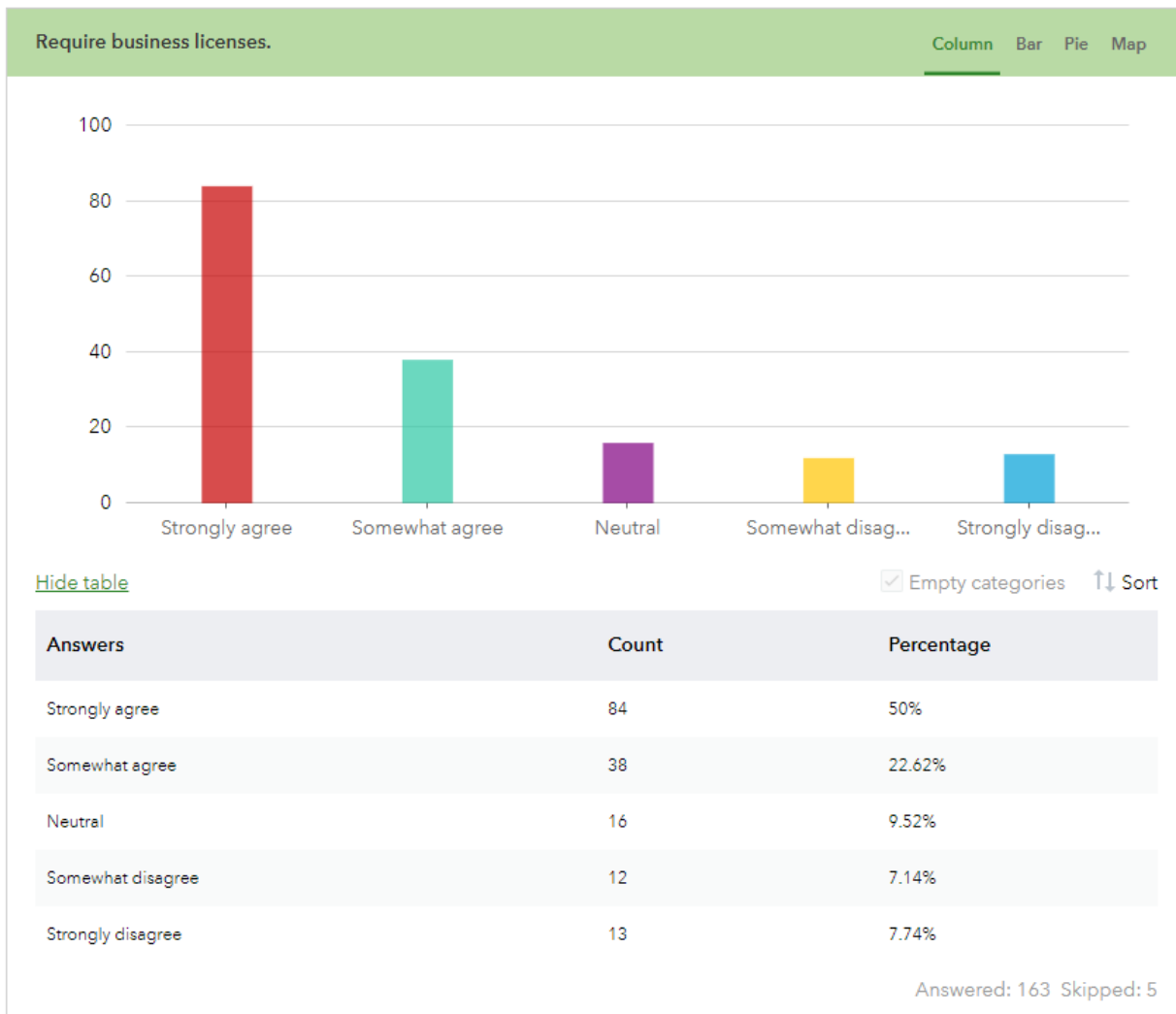
Rank	Answers	1	2	3	4	5	6	Average score
1	Changes in availability of housing	58.5% 86	14.29% 21	6.12% 9	4.08% 6	6.12% 9	10.88% 16	4.82
2	Changes in housing costs and/or home values	17.69% 26	40.82% 60	6.12% 9	8.16% 12	14.97% 22	12.24% 18	4.01
3	Parking	4.08% 6	14.29% 21	26.53% 39	22.45% 33	12.24% 18	20.41% 30	3.14
4	Traffic	6.8% 10	10.2% 15	20.41% 30	25.17% 37	19.05% 28	18.37% 27	3.05
5	Noise	8.84% 13	9.52% 14	16.33% 24	23.13% 34	25.85% 38	16.33% 24	3.03
6	Trash and/or litter	4.08% 6	10.88% 16	24.49% 36	17.01% 25	21.77% 32	21.77% 32	2.93

Answered: 147 Skipped: 21

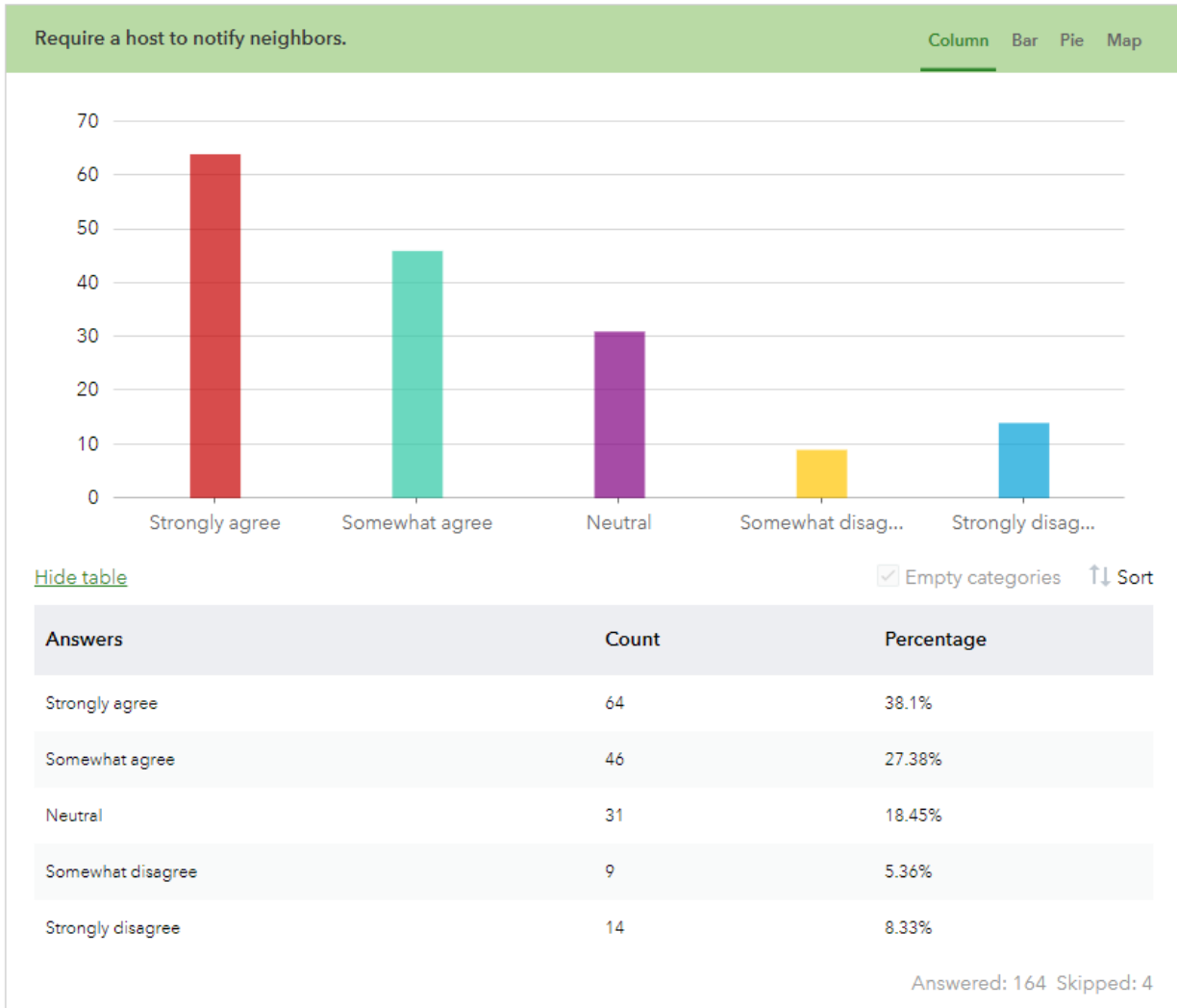
Are there any other concerns about STRs that were not mentioned in the previous question?

- Several comments noting the economic benefits of STRs
- Affects supply of rental housing
- Increases crime and theft
- Comments suggesting they be prohibited
- Suggestions to increase property taxes on STRs

Please indicate how much you agree with the following STR strategies.



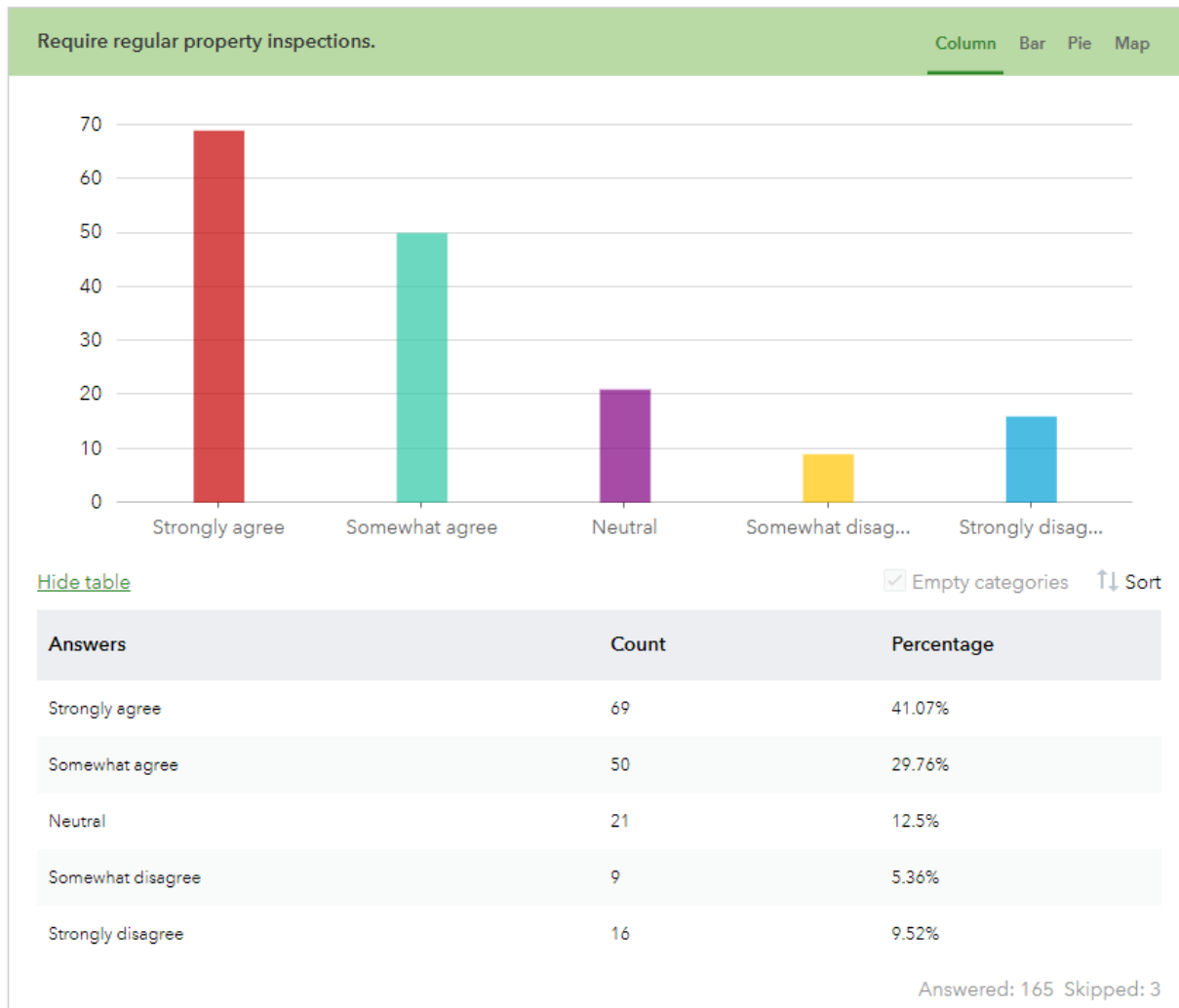
Open House and Survey #1 Summary



Open House and Survey #1 Summary



Open House and Survey #1 Summary



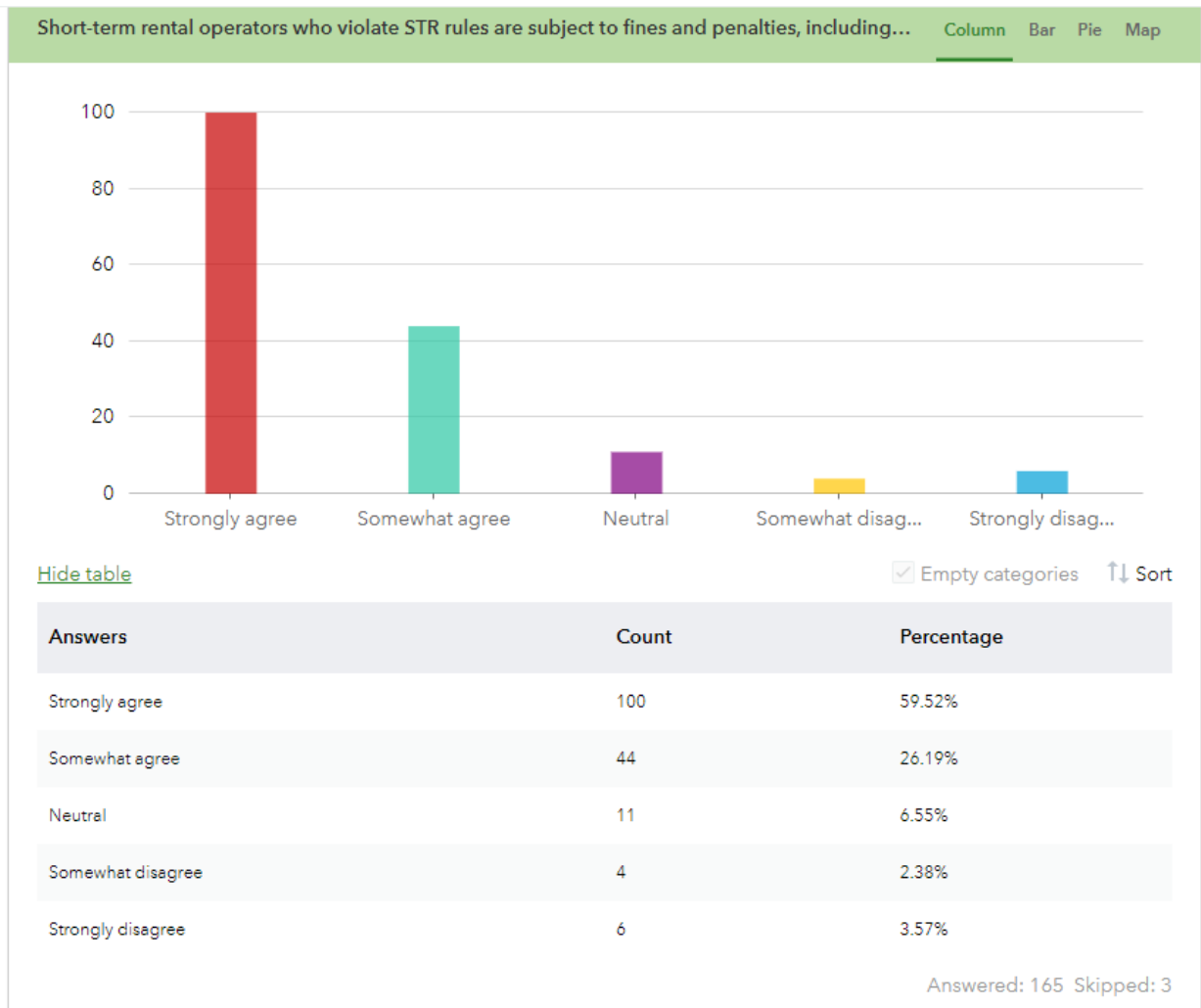
Open House and Survey #1 Summary

Should Short-Term Rentals be held to different operational standards, such as parking, noise, and maximum occupancy, than long-term rentals or owner-occupied homes?



Open House and Survey #1 Summary

Short-term rental operators who violate STR rules are subject to fines and penalties, including having their license suspended or revoked.



Any additional questions, comments, or concerns you would like to share?

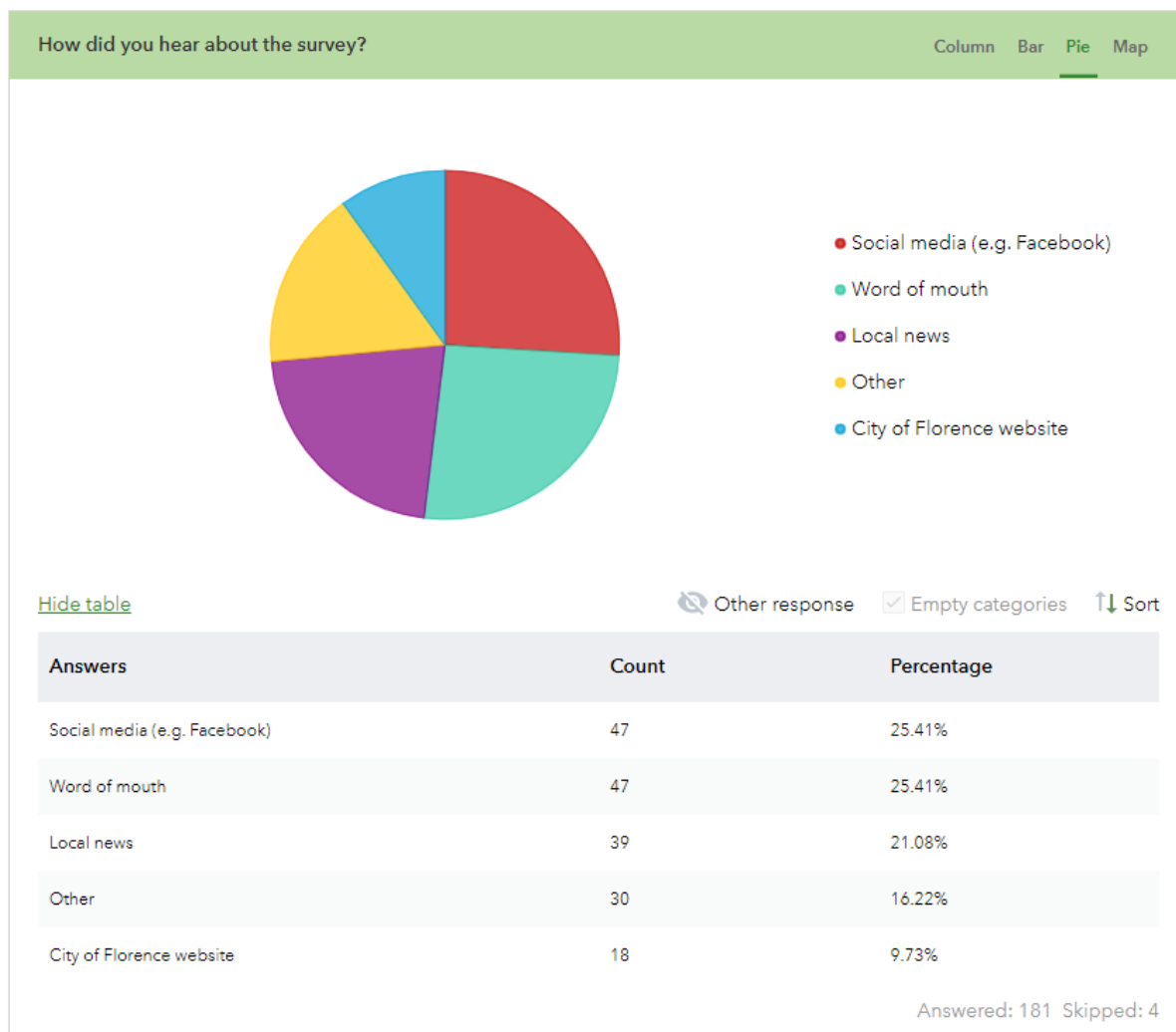
- Suggestions for a temporary moratorium
- Comments noting that they're beneficial for traveling nurses and new residents/workers looking for permanent housing
- Comments to be consistent with state/federal rules around STRs
- Comments that they are essential to support tourism
- Comments regarding excessive noise and other nuisances from STRs
- Suggestions for a more in-depth study on STRs in Florence
- Concerns that STRs increase housing costs and reduce available housing supply for current residents

ZONING CODE UPDATE COMMENTS

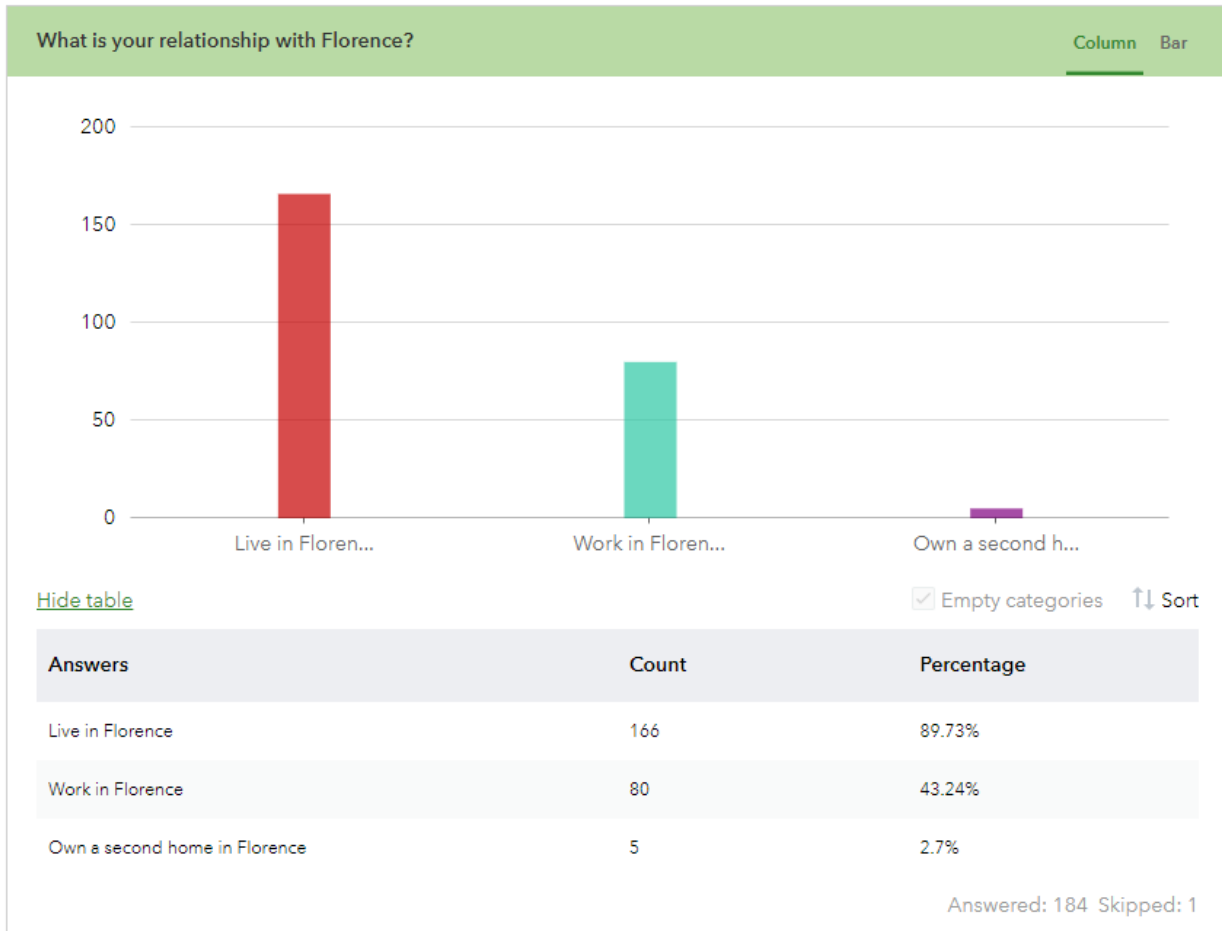
If you have any thoughts, concerns, or suggestions regarding the Zoning Code changes to support housing development, please comment here:

- Concerns over lack of employment opportunities compared to increased housing supply
- Some support for proposed code changes
- Suggestions to simplify zoning/development regulations
- Comments that zoning/code enforcement needs to improve
- General support for allowing a wider range of housing types
- Suggestions to preserve open space, habitat, natural resources
- Concerns over manufactured housing updates
- Support for zoning updates to allow occupied RVs
- Support for tiny homes

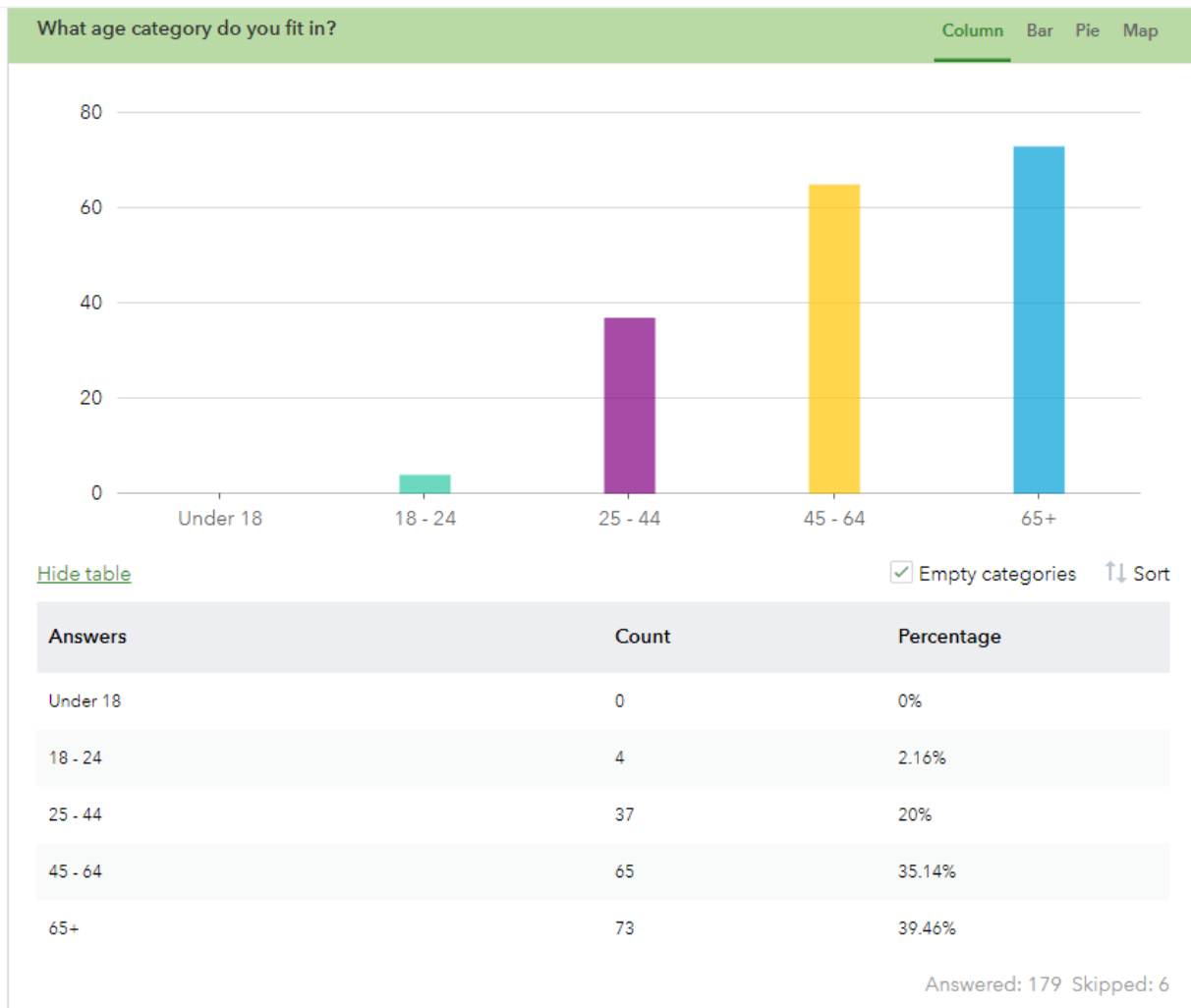
ADDITIONAL/PERSONAL INFORMATION



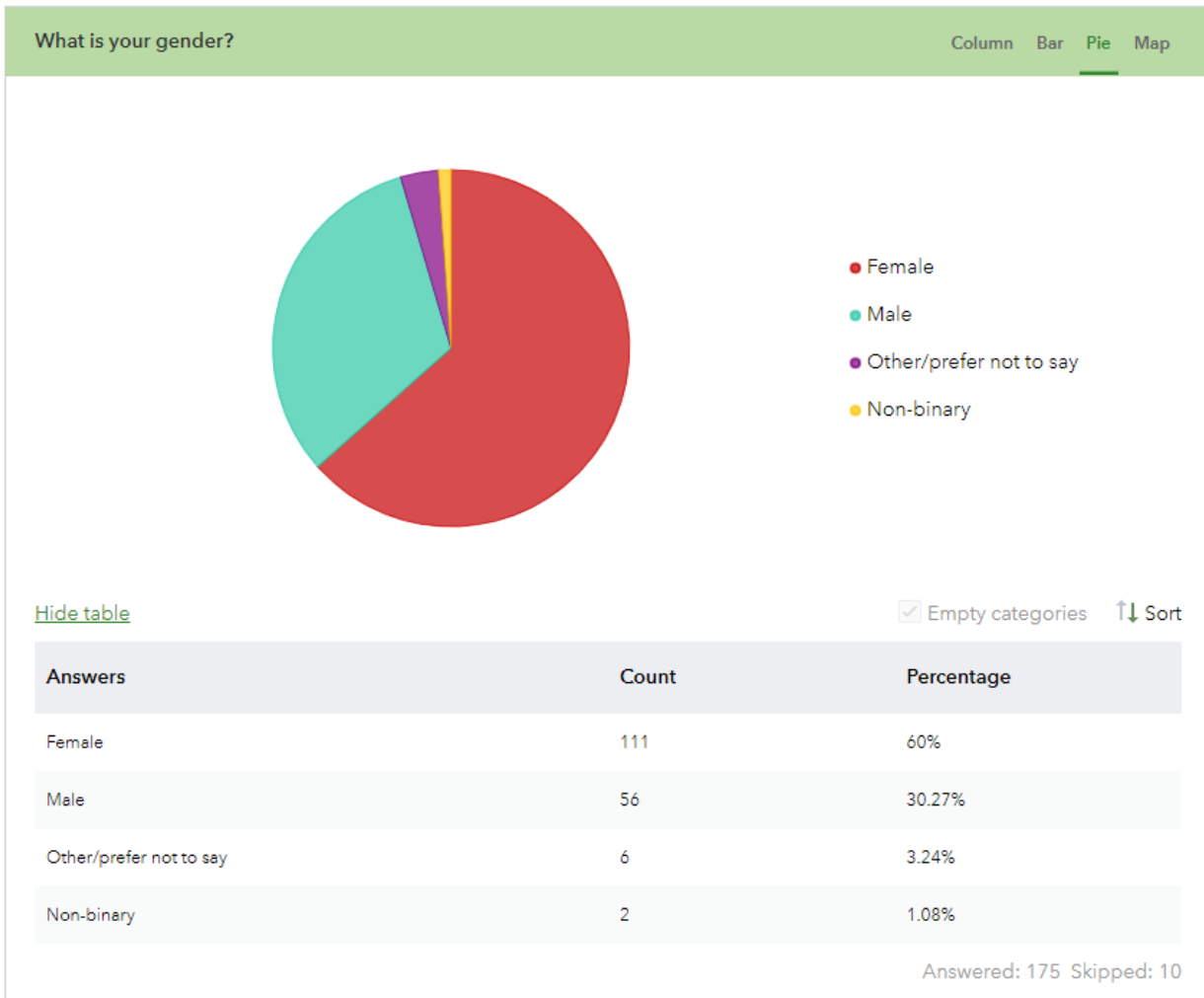
Open House and Survey #1 Summary



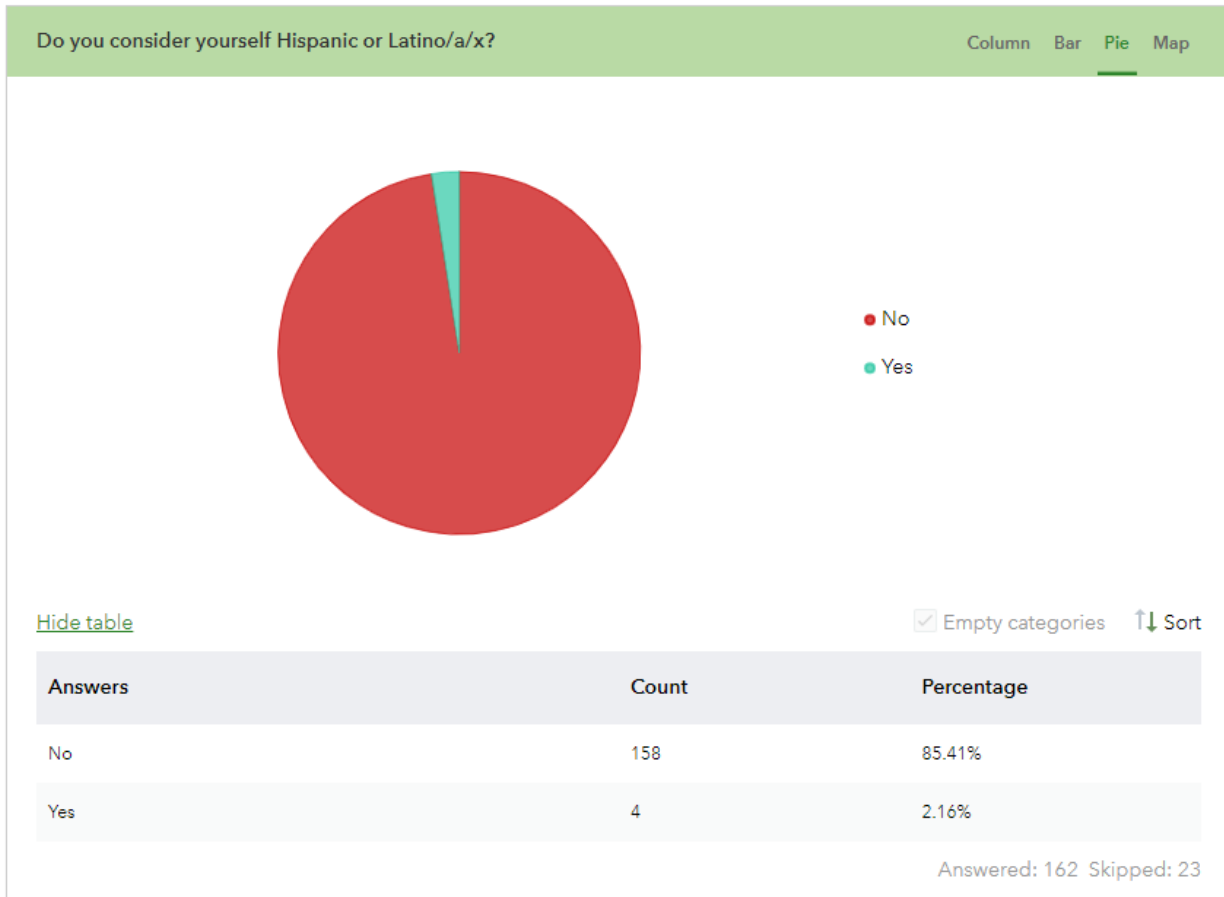
Open House and Survey #1 Summary



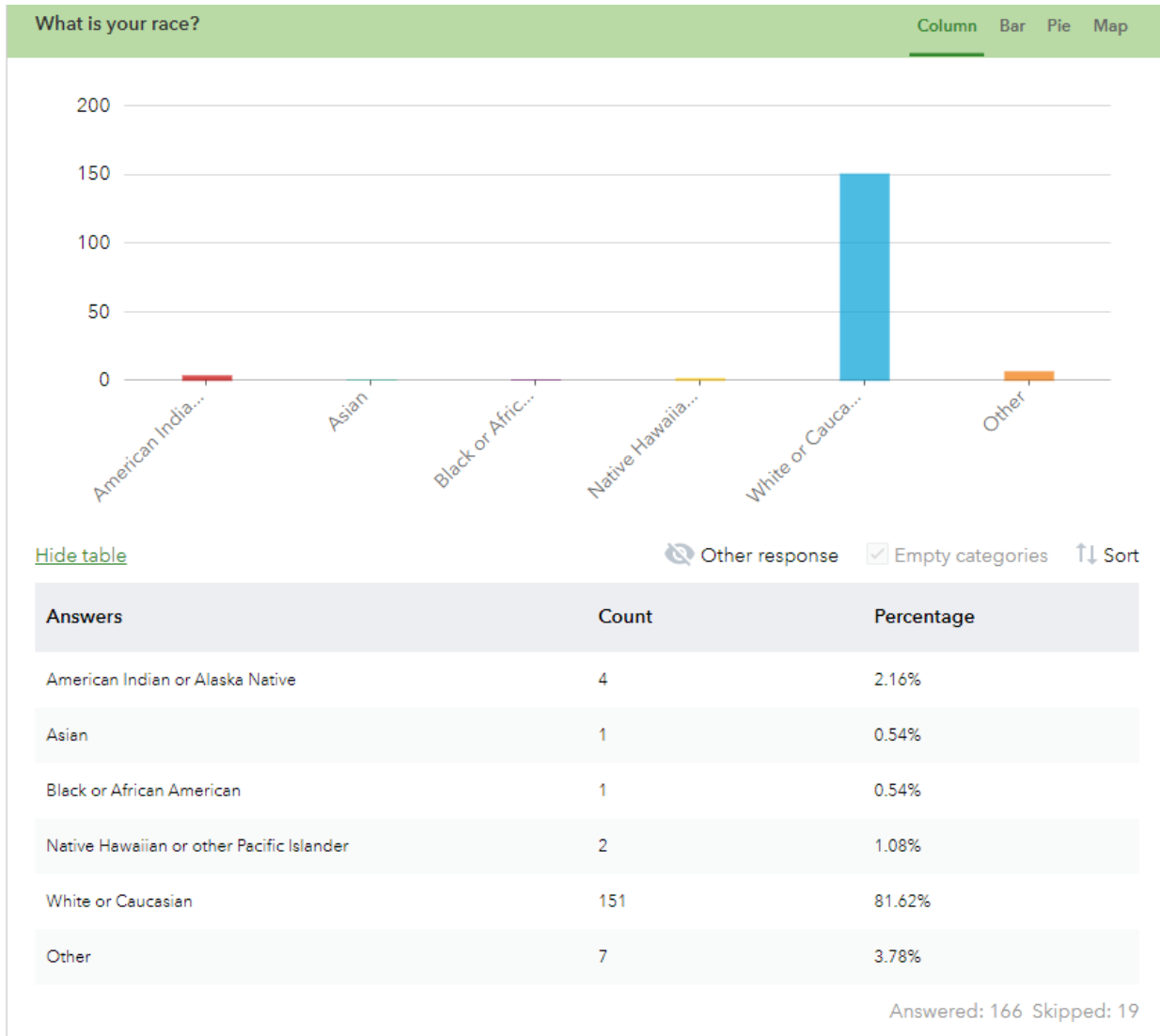
Open House and Survey #1 Summary



Open House and Survey #1 Summary



Open House and Survey #1 Summary



Open House and Survey #1 Summary



Open House and Survey #1 Summary



Attachment A: Open-Ended/Written Responses

City of Florence Housing Implementation Plan Survey Results, October 2022

Housing Implementation Plan Survey

What types of housing are most needed in Florence now and in coming years?

Answers	Count	Percentage
Single family detached houses	336	50.53%
Townhouses/rowhouses	300	45.11%
Duplexes	295	44.36%
Triplexes and quadplexes	281	42.26%
Multi-family/apartments	421	63.31%
Cottage clusters	233	35.04%
Courtyard apartments	240	36.09%
Manufactured dwellings or mobile homes	164	24.66%
None needed/none of the above	7	1.05%
Accessory Dwelling Units (ADU)	166	24.96%
Other	85	12.78%

Answered: 660 Skipped: 5

If you selected "other" in the previous question, what are other housing types that Florence needs?

Affordable

Multi units and apartments should be out by the highway.

Homeless shelters

Affordable housing

If you selected "other" in the previous question, what are other housing types that Florence needs?

Well-built homes in well-designed clusters with natural amenities. Suburban track housing void of vegetation is less appealing to me.

We need housing of all types that people who earn their living in Florence, not at an online job, can afford to BUY. Working people in this town want the security of being homeowners. We need basic, affordable starter homes for local working people..

We could be known for Tiny Home Communities and foster alternative material home communities and even create jobs around both. This could create both year-round tourism in learning about our communities and create sustainable jobs that could be exported.

Very low income units to cover the low end of our community

Truly affordable housing for our workforce.

Transitional Housing

Tiny house communities

Tiny house

Tiny homes, homeless options

Tiny Home villages

Support for short term housing that supports people from living in the forest/dunes/unhoused to more structured living situations with the options of social services support (how to budget, health care, healthy eating, other positive lifestyles, etc...)

Studios, RV Parks/Van Parks, Tiny Houses, Yurt Campgrounds, Shared Housing/Dorms

Studio, 1 bedroom

If you selected "other" in the previous question, what are other housing types that Florence needs?

Studio condos for seniors. Tiny home communities for all. Also, housing for our young people (servers, and support workers)

Special needs housing as described in above info

something to address homeless folks needs directly - car camping option, tent city, tiny homes -- partner with Opportunity Village in Eugene.

small town charm is now lost - there needs to be a moritorium

Small living areas with larger storage spaces.

Small homes etc. Just needed to be affordable to rent or buy

Single Story Condo's for Seniors, Independant Living Senior Complexes

Single family homes that are affordable for young, first time home buyers who are in the Florence workforce.

Short term for travel Dr and Nurses

shelter/homeless/

shelter housing for the unhoused

Senior Living

Senior apartments with disability access, and also apartments for workers in town.

see next 2 answers below

Safe temporary housing and services for the homeless including youth.

If you selected "other" in the previous question, what are other housing types that Florence needs?

Rv hookups or space in peoples driveways to park off of street, even use of ones not being used temporary.

Rent control

Really affordable for lower income, minimum wage and seniors on Social Security.

Possibly more RV spots for our transient camping community.

Places that are affordable for minimum wage earners, or seniors on a fixed low income. Tanglewood or Shorewood-type apartments with community areas and meal support as needed for seniors.

Ones that don't work the system that lie! Or the ones tha

more RV parks for snowbirds and vacationers, more storage units, and homeless shelters

More consideration to developing delapidated areas inside the City limits. Quit spreading out along Hwy. 101. Put money into razing old structures and replacing with APPROPRIATE building whether it's a home, cottage cluster or small business.

Mix of affordable housing options, from single detached to apartments and cottage clusters. Singles & couples may be fine with apartments, but some family situations are better in single-family detached. no 1-size-fits all for affordable

low-income housing

Low income simple affordable housing

Low income housing of any kind

Low income housing for families.

Low income housing

If you selected "other" in the previous question, what are other housing types that Florence needs?

Low cost housing Public housing.

Large apartment buildings

It doesn't matter what kind, as long as local people can ACTUALLY AFFORD to live here

Increased temporary RV parking for people moving here in RVs and looking for long term housing.

I'm not an housing expert so don't know what some of the housing listed even means. All I know is there is not enough housing for people to live and work here. There is more and more high end housing. What about all those who keep services going?

I think the whole community structure needs to be reconsidered to a more inclusive model where many kinds of people live in proximity to each other, and where work and amenities might be within walking, biking, or reasonable transportation distances.

I think the "type" is less important than just having more affordable housing available.

I think Florence needs to put pressure on Lane County to adjust some of the zoning, and make it easier for land owners of timber land to use some of their space to provide housing.

Housing for people who need permanent support/ unhoused

Housing for homeless

Homes that don't cost so much. At least once a week there is someone on Florence, Oregon Facebook wanting to move to Florence for a job or just want to move here and are looking for an affordable place to stay.

Homes not built on sands dunes or water shed areas. Planning commission does not hear our voices nor do they care all they see is money in their pocket. We do not have enough services for our current population why build more?

Florence needs EVERYTHING at an affordable price point.

If you selected "other" in the previous question, what are other housing types that Florence needs?

FLORENCE NEEDS AFFORDABLE HOUSING FOR ALL TYPES OF FAMILIES, WHETHER SINGLES, COUPLES, AND WITH CHILDREN.

Florence does not need ADU. Such units will destroy livability wherever they are put up.

FEC's southern parking lot should be developed for unsheltered people- it's safe, clean, not near residential areas, centrally located, and would be easy to monitor and maintain. The Homeless need more help in this 'supposedly' christian town.

Efficient and affordable tiny homes.

Dormitory/ motel model. Many young single and older single people would be fine renting studios for less space and less money

Condos

codes need to include terms that require a percentage of all developments to reserve work force housing and remain in the rental market for a minimum of 15 years.

Boarding House style residences, rooming house.

Apartments, multi-unit housing, Tri-plex, quad-plex.

Anything that is reasonably affordable for the families of the working class that Florence depends on to run

Anything that is affordable to low income families

Any

Allow people to live in RVs. Florence needs housing cooperatives for seniors, perhaps with tiny homes so each person has a place but is part of a community that helps each other.

Affordable/ income based

If you selected "other" in the previous question, what are other housing types that Florence needs?

Affordable rental housing of all/any types.

Affordable housing.

Affordable housing that's not a total embarrassment to live in. And by "affordable," I mean affordable by the average worker in and around Florence. NOT like those >\$300,000 places at Sand Ranch, for example.

AFFORDABLE housing for families

Affordable housing for all the store and restaurant workers

Affordable any of the above

Affordable accessible senior independent housing, single level or with lifts/elevators

ADU's

1 story handicap multi family units

Which of the following do you think are the greatest challenges to developing housing in Florence?

Answers	Count	Percentage
Not enough land available to develop.	111	16.69%
Not enough variety in housing types (e.g., duplexes, apartments, manufactured housing, etc.)	301	45.26%
Construction costs (materials/labor)	373	56.09%
Zoning or other regulatory barriers (e.g., excessive lot size requirements, onerous design standards)	221	33.23%
Natural hazards limit buildable land (flood/tsunami, landslide, etc.)	75	11.28%
Vacation homes or conversions to short term rentals (STR)	234	35.19%
Demand from in-migration (people moving to Florence)	184	27.67%
Don't know	21	3.16%
No constraints or challenges to housing development in the City	16	2.41%
Other	76	11.43%

Answered: 661 Skipped: 4

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

Keeping existing home owners happy and don't overbuild an area where you will create traffic problems

What kind of people are we expecting? Homeless (because of circumstances beyond their control) who need a place to live? Or the mentally ill homeless. Both of these groups need help. These comments do not apply to ILLEGAL immigrants.

We need to leave the existing land alone; it once was beautiful and green and now Florence is becoming crowded and moving toward big city attitude. Florence is a retirement city with an attraction for tourism.

We need more healthcare facilities, and other services for the current population before we start making it bigger by offering more housing.

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

We have a myriad of vacation homes that sit empty for most of the year. Many are too large for affordable housing. Yet with an increasing homeless population, it seems insane to have so many vacant buildings that could house people.

Way to expensive for people to live and work here. Why does the city keep approving housing for those with higher incomes.

Unrealistic ideas on what low income really means

Tiny houses or shelters for homeless with common kitchen, bath and trash removal

There, clearly, are many challenges, and simply not enough housing.

There are a lot of things going on that all compile on each other: needs of various types of housing, too many real estate dealings with in specific groups of people who shut out others, people on Council who make money on housing without disclosures.

The cost of building makes it hard to get the price of the home low enough to be affordable for people of modest means.

Takes FOREVER to get building permits, and approval. I see 4 properties right now that are moving so slowly that it has been 2 YEARS to get them even partway built. My brother in San Diego had his big house done in 8 months.

Systems enlargement fees are too high! The fee needs to be much lower in the lower price ranges and graduate up in the higher priced homes.

stop letting developers take over

Salaries vs. Cost of living

Real Estate Developer Greed

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

Protecting natural habitat/environment, and finding a balance between needs and aesthetics -- retaining the Florence small town charm

Pro-development city government and chamber of commerce looking to drive up housing costs and attract out of state buyers.

Pricing of rentals should be in-line with what people are being paid and owners should be able to be protected from renters who don't pay rent or destroy the property.

Politics and greed, not necessarily in that order.

Please stop with the gated communities, and age restrictive communities (55+)

Not enough people to actually build house.

Not enough nonprofits providing affordable

Not enough large scale developers in Florence

Not enough help for people who are working, but not making enough to afford rentals or purchases (but because they work and have some income, they don't qualify for assistance). We are already in trouble due to lack of people living here who are working.

None of the choices address the desire of current residents to keep Florence's small town flavor. What exactly does the city see for the future of Florence? Continued growth? How much?

No such thing a affordable housing in Florence.

Needed limitation in non-homeowner purchases. Corporations should not be allowed to purchase housing stock. Primary housing, as opposed to vacation or 2nd homes.

More AFFORDABLE housing

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

Mental and substance abuse support services locally available

meeting time frames for construction completion

Many young families are somewhat outdoorsy in this area and probably want a home/hood that reflects or suits that lifestyle.

Let the market decide. Government has a horrendous record at fixing housing problems. e.g. Projects that turn into hellholes.

Lack of understanding of the long ago welcoming attitude that Florence once embodied versus the "I've got my piece of heaven so you can't have yours" attitude that seems to be common now.

LACK OF JOBS THAT WILL PAY EVEN THE MOST LOWEST RENT OR MORTGAGE PAYMENTS!! TWO PEOPLE WORKING AT \$15/HR JOBS CANNOT EVEN AFFORD IT!

Lack of affordable housing.....affordable meaning having rents that those in the service industry can afford.

Justice impacted individuals are a highly disadvantaged social group when it comes to obtaining/maintaining housing and gainful employment opportunities .

Investors are afraid due to either Tennant rights being too lenient or the idea (culture of tenants in Oregon)

increase demand in infrastructure of roads and utilities.

I wrote up above. Locals who have lived here their whole life can't afford to live in the only place they've known. Our town has been taken over by the wealthy and the real estate brokers have turned into sharks.

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

I would like to see a balance with resource conservation and development. Small and moderate sized houses, fewer giant homes. More owner occupancy Utilize existing vacant, built, real estate; e.g the office building across from the police station.

I THINK THAT RENTAL PROPERTIES SHOULD HAVE A LIMIT OF RENTAL RENT, IT SHOULD BE CONTROLLED BY THE CITY BECAUSE PEOPLE CAN'T AFFORD THE HIGH PRICES OF LANDLORDS.

I feel that this town wants a certain demographic to live here and that excludes people of color and individuals under the poverty level.

Greedy Landlords exploiting a stressed housing supply and preventing solutions to address it.

Greed

Friends of Florence

Florence does not have the infrastructure to support more people. Florence roads, public services, medical facilities, pharmacies and grocery stores are already maxed out and can't support more people.

finding affordable plans that fit city's design parameters, and are small and affordable to build

Excessive charges by the city which raise costs of providing affordable housing. Excessive requirements by the city which discourages people from building homes.

Employers like the casino and big grocery stores can afford to pay their employees more but choose not to.

Don't allow developers or whatever you want top call them to take the wild out of Florence. Push it down the road or in areas that are not in the areas where houses already are please

Disparity between wages and rents/home prices.

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

Development fees/SDCs

Developers aren't coming to the area to build the needed kinds of housing. Clearly development is happening, but the only people benefitting are the wealthy.

Developers are focusing on big, expensive single family homes.

Cost of land

city water/sewer demand vs wells & septic

City leaders attitudes or ideas about who Florence is - a small city dependent on it's work force, and the recognition that more and more families are single parent; so child care must be part of the equation.

City Council only interested in wealthy. They are not interested in providing housing for lower-income people, only insofar as it relates to the Bay Street workforce.

Can't do just 3. Land use needs to be designated for more high-density building. Current contracts that required % low income homes must be enforced and better negotiated. Pass ordinances to limit short term and 2nd homes that sit vacant like Monterey.

Builders who refuse to adjust their approach when it comes to profitability of homes that are affordable for middle income families. City officials and regs that don't offer incentives, subsidies, or the like to encourage middle income housing.

Builders are driven by a basic profit motive. There is more profit in large, executive type homes, so that is what they build. We need a change in the incentives so that more affordable housing is built.

Attitudes of decision makers and elected officials.

Appeal of the area to those downscaling from pricier housing...drives up housing costs here.

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

all factors make it difficult

Affordable land, city development cost/fees

Affordable housing

affordability

Adequate infrastructure capacity/funding (water, waste water, etc) for future development.

55 and over communities/gated communities do not allow young professionals to move into Florence

3 mile prairie a joke as affordable housing needed to the folks that drive tourism, namely minimum wage service workers unable to live where they work!

What kind of strategies do you think would best address Florence's biggest housing challenges?

Answers	Count	Percentage
Allow development of more housing types in more zones.	365	54.89%
Provide financial incentives for developers/home builders.	299	44.96%
Limit short term/vacation rentals.	301	45.26%
Allow more flexibility on zoning/development regulations (e.g., adjust minimum parking or open space requirements).	252	37.89%
Partnerships to support housing development or funding sources (e.g., partner with non-profits or other regional housing groups).	409	61.5%
Homelessness support services (e.g., emergency shelters).	303	45.56%
Other	49	7.37%

Answered: 644 Skipped: 21

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

With interest rates on the rise, a \$300K house is not affordable. We need affordable housing.

We need transitional housing that people can live in on social security budget, which is generally about \$1K a month, including nicer mobile parks where people own the lots., tiny home communities, apartments, 4 plex home, duplexes etc renting and b

Transition or short term housing support for new hires in select sectors, such as medical, schools, tourism, etc. This would allow people to commit to a job knowing that they will find permanent housing as it comes available

To help combat in-migration give incentives for locals moving to Florence

Tiny house community.

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

The City has tried. Again, The issue is having a true developer and not a want to be developer ie home builder attempting to become a developer.

Some percentage of houses for sale need to be reserved for local people so they doesn't get snapped up by more out of towners and drive up prices...again. Vacation rentals and second homes should be heavily penalized.

Reduce regulation and speed up permit approval. It costs contractors \$\$ and lengthens home building time.

Reduce fees to builders meeting the needs vs speculation, and/pre-sold

PROVIDE JOBS THAT WILL PAY EVEN THE MOST LOWEST RENT OR MORTGAGE PAYMENTS!! TWO PEOPLE WORKING AT \$15/HR JOBS CANNOT EVEN AFFORD IT!

Permit cost. Red tape

People might be more interested in moving to denser housing if there were shared opportunities for hobby's in town like a shared woodshop or bike shop (see parks/rec plan). Tool libraries for ppl in apartments, etc.

Partner with Peace Health to expand social health service outreach and investigate Ana bus transportation to reduce increase I need for parking and road construction and reduce noise, energy, and residential costs associated with car ownership.,

None

Negotiate with HUD re: low-income housing in Florence to give current residents priority over people moving here. Survey the homeless housing needs to determine those who resided here before their homelessness due to housing cost increases or illness.

More AFFORDABLE housing

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

Lumber costs will decline if more Logging is allowed on Federal forest land and reduce fire danger at the same time

Long term planning with regard to climate change and climate in-migration

Let the new homeowners help work on their homes, since there is a small workforce

Instead of trying to ruin the economy and limit what actually is working, STR, which brings in great revenue. Build first time home buyers with with down payment assistance. HUD apartments Buildings.

I think the First Step program, started in the parking lot of Presbyterian Church of the Siuslaw and now moving into the parking lot of the Florence Christian Church, is a good model.

Housing First has worked in Utah and elsewhere to end homelessness and giving these people homes ends up costing the public less.

Homeless shelters drag down an area. Let private enterprise solve the problem. Government has always failed.

Have employer and city of Florence subsidized low income apartments;

Grant funding. Not tax money. Streamline the permitting process. Ensure builders/developers know all the city's regs & inspection basics so they can build to code faster. Possibly simplify code (without cheapening it) & make cnstxn faster/less expensive.

Full time jobs

Focus on services for the current population. Our planning commission needs to listen to the voices of Florence and not annex land that should not be built upon in order to obtain tax revenue.

Finding individuals and/or organizations willing to take on this crisis with a bit of altruism instead of always going for the maximum profit potential, which for investors/builders is rarely true low-income housing. Good luck on that.

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

Find ways to provide affordable housing to the working class in safe, drug-free environment.

Find ways to incentivize development of affordable housing. Current rewards for luxury housing are so great that developers are incentivized to build luxury over affordable.

Do absolutely nothing. The problem will solve itself without government, and without extorting money from citizens through taxes/fees...

developing watch dog committee

Create programs that can build and help people get financed for small "starter homes" such as co-op mobile home parks and town homes.

Cooperative housing communities for seniors in general and for disabled persons on low fixed incomes

Bring in more family style homes for younger family's not just low income

Bring in factorys

Better to build apartments with more stories to limit all the stripping of trees off of land to build single story single unit houses

As a potential real estate investor and friend to many other potential investors, our biggest fear is destructive tenants and inability to remove them. Focus on bringing good Jobs here.

Areas such as the old ballfield in Quince could be a duplex/triplex/fourplex/apartment "neighborhood with open space for kids and pets, shared laundry, etc. Geared towards old town employees with shuttles. More out of the box housing ideas.

An all around approach, everyones situations is different. If we are aware of that we can work on solutions that truly apply to those situations.

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

elect new city council that is not so elitist; stop Florence being run by a bunch of good ole boys hanging out at the airport

Is there anything else you would like to share about housing in Florence?

Is there anything else you would like to share about housing in Florence?

Stop catering to seniors and remember we need young people to care for us.

I'm against multunits that were proposed near 35th and Rhododendron Dr.. These types of construction should be done off of Hwy 101

Would love to see affordable housing for young families and workers. Also, want to see controlled growth. We don't want Florence to be another over developed city. Let's keep Florence quaint and livable.

Without housing and decent wages people will leave and refuse to relocate to places like this. Those here are overworked just to afford ridiculous rents for survival. It leaves people bitter and disconnected from the communities they live in.

Without adequate low income housing, we can't supply enough services for our retired residents to get all their needs met.

With the amount of retired people Florence has supporting housing resources for working families must be a priority. Seniors need the working class to take care of them. Support affordable housing.

Why not put low-income or rent-controlled housing for workers and families on the old school property on Quince Street and also the old Public Works site on Spruce? We don't need another hotel.... we need reasonable housing.

Why do all cities think they need to grow bigger. Bigger is not always better

Why create more housing when there are not enough services available. Doctors, vets, clinics, pharmacies. I believe our city should not grow!!-,

Is there anything else you would like to share about housing in Florence?

When I lived in Yuma, AZ. the police would remove the homeless people from the city. I liked that. Homeless people and druggies cause crime in towns. Get rid of them.

When even our lower middle class, with occupations that require education or training, cannot afford to live in our area, how can we expect our service workers to have shelter. We need more low income housing..

We've lived here 35 years, in that time, housing has ALWAYS been an issue. The goal was for rich white landowners(RWL) to keep the working poor taking care of the RWL and keep the working poor, poor.

We will never solve our tight employee market without offering homes in which they can live.

We too often think of "homelessness" as being completely without a roof overhead, when really it includes, for instance, folks living in an rV who cannot afford to park in an RV park and are forced to be itinerant, parking anywhere they can get away with.

We need to take a serious look at building homes with home safety in mind. Covering up attic vents. Enclosing eaves. Multipaned windows. Landscaping with at least five (better more) feet of non-combustible material near the house.

We need to have more affordable housing in this town..of that I'm sure of..How does the town expect to support the tourist trade when the workers can barely afford to live here? The developers have made a lot of money building homes for the wealthy..

We need to enforce the codes against littering and camping. If you coddle transients we will get more transients

We need smaller, affordable homes for seniors and young families. We don't need more single family homes or luxury homes

We need more low income or just lower rent prices for single mothers.!

We need more healthcare and better shopping options and kind BEFORE. Nor land is destroyed to build what our community cannot service.

We need family housing for working couples

We need change not just focus groups and surveys

Is there anything else you would like to share about housing in Florence?

We need a permanent, year-round shelter in Florence.

We need "stepping stones". Not everyone needs a lot of land or a huge house, but we do want a place that we own to call home. Places like mobile home parks and Coast Village are perfect ideas, but no banks will finance w/out 30% dn or int. rates over 10%.

We must make changes. Not having housing available for the workforce that we need and want in our community is not acceptable.

We must address the repercussions of climate change in terms of sea level rise, flooding, fire hazard, population growth and real estate values.

We have to make housing attractive so land values are increased by neighbors homes. Avoid NIMBY!!!

We have several projects in the works. Apartments and townhouses can be affordable. We are not growing very quickly, but with the new projects coming to fruition it should help.

We have a lot of nonprofit groups and resources for the homeless to survive here. That's not a bad thing but the word is out

We have a few shoddy hotels that could be purchased by the city and turned into temp housing for homeless

We do not at present have the infrastructure to support the large numbers of people moving here and PeaceHealth health services for an aging population is especially broken

We depend on a workforce that is inadequately paid to live here. This drastically affects live ability for all...shortage of health care workers, teachers, restaurant and other tourist attraction businesses.

We are losing so many family's that we need. DR, Nurses and other people that all these older people need wont look at us as an option because housing is not available. Working class homes are what we are in despite need of

Vacation rentals contribute to the tourism economy and provide work for construction, maintenance, retail sectors. Limiting vacation rentals will result in either selling to a new owner, likely moving into Florence, burdening the service economy

Vacant, rundown properties, could be cleared and reused

Is there anything else you would like to share about housing in Florence?

Until we have more truly affordable housing we will have a shortage of employees for all businesses. And all businesses will have limited growth, or business failure until we have employees paid a livable wage.

traffic issues are a big problem....safely getting in and out of residential areas to proceed on 126 or 101 is dangerous as there are not enough traffic signals and the speed limits are not adhered to

Too many vacation rentals that could be rentals.

Too many trees are being cut down to make room for single residential houses. And we don't need to build homeless shelters to attract more homeless people. Better to train homeless people to work and get them off of welfare payrolls

Too little protections for native vegetation. Need more repurposing of derelict/underused properties that could be redeveloped for or to include housing.

To keep its stores, care facilities, and tourist destinations staffed so the rest of Florence can flourish we need affordable housing. The people under 50 in this town need to stop being tossed aside and told to live with other family members or leave

This is important to talk about. However, I will rise the fact that well off people REALLY HATE people who are unhoused and unfairly make them to be terrible people. There isn't enough room to finish!

They're just isn't anything available for the people who actually RUN THIS TOWN, the grocery workers, waitresses, the everyday Joe hasn't got a chance to live where they're roots are. It's being stolen from the wealthy. I am one paycheck away from losing

There was no consideration of the tourist economy on peoples ability to pay a 12 month a year housing expense. How do you accomplish that on a seasonal job? Florence's biggest people is that it has very few family wage jobs, that provide an annual wage.

there should be more of a variety of housing, more affordable housing, more walkable/bikeable neighborhoods, more open/parklike places

There should be a moratorium on single family homes -- force the builders to think about other projects

Is there anything else you would like to share about housing in Florence?

There seem to be no rentals available. When a rental opens up the cost is unattainable for people who work in this town. People cannot afford \$1500 a month rent while working at a minimum wage job.

there needs to be planning that ties the housing to the overall community with walkable paths, bike lanes on streets, parks and open space.

There needs to be more apartments because most young adults move out of Florence because it's too expensive or there's not enough options for housing.

There isn't enough for any age/income levels. Service workers can't find a place to live at any price.

There is an immediate need(within two years) for affordable housing for the workforce & lower income seniors.

There is a very large area north of Cushman that could be added to Florence's urban growth area. It is owned by the company formerly known as Davidson Industries

There are very few options for low income workers to live here. This has created a labor shortage here in Florence.

There are NO available homes. Our community is losing medical professionals as a result. Not only them, but people in the service industry that caters to this town can't even find homes here, much less AFFORDABLE homes

The use of family homes as vacation rentals is the number one issue hurting the working people of Florence and keeping rent unaffordable.

The specific configuration of the housing situation in and near Florence disincentivizes young individuals to stay in or move to Florence, which is an issue for the town.

The price for renting a home, apartment or duplex, is extremely too expensive. That is the reason my daughter and Son-In-Law are living with us. Am sure there are many other families with their children living with their parents.

The Planning Commission should not make behind-the-scenes deals and decisions outside of the public decision-making process.

The only evidence based proven solution has been to increase the amount of available land from public to private use

Is there anything else you would like to share about housing in Florence?

The long term rentals that are available have so many restrictions it shuts out the families that need them. For example, no pets, no smoking anywhere on property, massive deposits, etc.

The homeless in Florence needs to be under control. The crime rates have increased over the past couple of years, including car break-ins, theft around homes and mailboxes.

The greed of the few elite is killing the working class this town depends on for a work force and nobody cares enough do anything that will create actual results. This town does not care about ordinary people or helping out the less fortunate

The Federal government had an excellent Farm Home Administration program in the 1980s that provided subsidized housing for working people (even single without children!) that provided TRULY AFFORDABLE house payments. It helped many at that time.

The existing planning and public works requirements make it so the only way for builders to make money is to build gated communities

The estimated number housing needed does not seem high enough on the initial report. The city needs to actively partner with nonprofits in the housing and homeless services world to create a more robust and trusted city.

The current developments touted as affordable housing are anything but compared to working class wages in town, especially those in the service industry.

The county is a big part of helping or hindering the solutions to the housing situation in and around Florence. County permitting and land use rules for the areas surrounding Florence seem to impede construction.

The cost of taxes and day to day expences sre crazy

The cost of living in Florence is causing homelessness and is too high to maintain young families from being very poor.

The continual drive to flip houses drives up prices across the board for first time home buyers and then makes any rental rates increase as well.

The city should try to negotiate with BLM to open up more land for development.

Is there anything else you would like to share about housing in Florence?

The city should consider using redevelopment funds to revitalize areas on both sides of 101. Mixed use development with commercial adjacent to 101 and housing behind the commercial would be one thought.

The city needs to identify street ROW land that will never be used, make it available (no charge, no fees) to builders that meet a specific criteria for the build ie: basic home, capped profit, first time home buyer type criteria and etc

The city government will do anything for the wealthy residents of Florence, anything for Bay Street. Nothing for less well-off residents. their attitude is let them eat cake.

The City and Public Works present barriers / red tape / slow responses with too much bureaucracy / delays.

The beauty of Florence is the wild coast, the greenery, the wildness of the environment. The lack of big box stores and disgusting commercial centers, public storages - all eye sores.

Thank you for the opportunity comment!!

Thank you City of Florence for taking this on, Getting housing for employees is our biggest challenge to expansion.

Stop raising the prices of houses and rentals. Look at who is actually renting and what their income is and go accordingly. Build houses that are sized for families. Also, stop charging outrageous for old broken homes. make it easier to find housing

Stop prioritizing the wants of out of towners over the needs of working people who earn their living here and are raising their families here. Invest in the next generation of Florence residents by making homeownership possible for local working families

STOP 55 AND OLDER AND GATED COMMUNITIES!!!!

State and county need to supply treatment centers for drug addiction and mental illness

Something, anything to entice professionals & other needed workers to stay in Florence (eg mortgage/housing assistance program)

Something has to give so that more diversity in the types of housing options are available. More incentives for apartments would help increase housing for our work forCe.

Is there anything else you would like to share about housing in Florence?

Some can afford the housing here, some receive help but the majority don't earn enough on their own but earn too much for help.

Seniors taking low rent homes, we need workers too.

Seniors can't afford rent and don't feel safe

Senior people need one level floor apartment with a washer and dryer so they don't have to go upstairs and don't have to go out of their house for laundry

Seems like we need to address employment opportunities/ training so workers can afford basic housing.

Restrict HOA development and provide oversight to HOA CCR agreements that builders use. Our HOA is a good example of the builder ignoring state laws and bailing out on their responsibilities.

Resources for subsidized housing for low income. Resources to shelter the unhoused.

Rents are out of control and wages have barely risen to afford housing.

Rentals!

Rent control for low income families

Quit catering to California's ideologies

Property owners and others that pay city taxes but live outside city limits should be able to vote in city elections for candidates and issues

Prices of trying to buy a house is way too high even for 2 people working full time

Please prioritize housing people who are actual longer term residents, and/or people who actually work here. Not random homeless people.

Please no homeless shelters, or severely limit any!

Is there anything else you would like to share about housing in Florence?

Perhaps revising or removing some of the Zoning requirement that make no sense as far as the existing homes in those zones.

People making \$15/hr need a place they can afford to live. An agency that helps them find housing/roommates could help.

People are turning down jobs in the Florence area because they can't find a place to live.

Partner/contact the local Realtor Board in Florence they have state and national grants and knowledge on housing at state and local levels

Over priced, too many vacation homes, a majority don't allow pets which is ridiculous, and if they do, it's small dogs only.

Outreach, people of disadvantaged social groups feel like there is no point in participating in programs because there are too many constraints and hoops to jump through in order to move forward. Consequently this leads to more failed programs...

Outlying areas (Upper River) should be embraced as assets in terms of workers and consumers; partner to expand housing and critical social service needs

Our City government is not interested in the needs of our community, only their own!!!

Not sure about the homeless population but we need solutions for the transient camper population. Low income RV spots

Not enough infrastructure to support all the new growth. Long lines now at the understaffed grocery stores, long waits at now understaffed medical facilities, Rhododendron Drive speed limit too high for all the new subdivisions. Power Grid & EV push.

NO MORE BONDS ! TAXES HAVE TO COME DOWN OR FLORENCE WILL LOSE EXISTING CITIZENS TO CITIES OUTSIDE OF OREGON.

No just get rid of the panhandling and the camping on city streets. Everyone who has property that is not cleared it. Do it! Sick of the the ones who trash it! AKA the ones the trash it!

Is there anything else you would like to share about housing in Florence?

No homeless housing in Florence... keep them in Eugene. No homeless services here. We don't have a lot of crime here.

no crowding and over population, save the beauty

Need to make sure that development of new housing does not put existing housing at increased risk due to changes in things like water flow or creating traffic pass-throughs for areas not built for high traffic.

Need support services once home is attained

Need studio apartments for affordability.

Need housing for young families, affordable for them to rent, buy. Starter homes as they used to be called . 17th and 18th St area was that type neighborhood.

Need affordable housing for workforce

My major concern is that once Florence exceeds 10,000 residents then it is obligated to follow the State's zoning codes which allows formulti-unit buildings in a former single-family home zone, which will denigrate neighborhoods and property values.

Most homeless people need psychological help not a cheep house. It is cruel that homeless people are left to take care of themsrlves when they are not able.

More support for First Step and Habitat for Humanity projects which is not to say that the planning commission is not supportive. However, where the rubber meets the road is the incentive problem that would encourage developers.

More public tookets

More affordable rentals for those on fixed incomes/seniots

Many people who want to work here in jobs dont simply because they cannot find a place to live. Or people who have lived here have moved away due to not being able to find a decent rental.

Make sure people from Florence get the houses and not sale to people that are moving here.

Is there anything else you would like to share about housing in Florence?

Make more houses, make them affordable, maintain homes to standards.

Make a cap on fees. If its \$5k to move in a rental, its nit tangible

Low income tiny houses maybe in a managed rv type park, overseen to keep out drugs, crime or litter. Have residents have responsibility for keeping it clean

Low cost housing needs to be for Florence residents. We don't want to import more people who live off the state. Florence first.

Love Florence, just wish it could equal opportunity for all who need it and deserve it.

Lack of housing means young people move away and rarely come back, so intergenerational support is gone (both ways). Families with young children and elders with aging issues all need community to survive.

Kudos to city staff for their work on this issue. What's irresponsible is the city council having too many conflicts of interest. the mayor is in real estate. two commissioners are also on the port. Whose interest are they serving when they vote?

Keep rental increases below 6% per year. Those on fixed incomes/social security can not afford 7-10% annual increases

Keep it affordable especially for low low income families

just that is would be nice for this problem to have solutions ASAP

It's terrible! no industry of any kind to support housing

It's not just a Florence problem, it's everywhere. To me the greatest issue is private equity buying up houses and apartment buildings and jacking up the rent. You didn't even mention gentrification.

It's hard to attract employees for businesses when there is no place to live. Professionals in the community are leaving because they get priced out of rentals.

It's not affordable for the people who live here and work here.

Is there anything else you would like to share about housing in Florence?

IT WOULD BE GREAT TO HAVE A BUILDING THAT WILL BE ABLE TO ACCOMMODATE THE HOMELESS DURING THE DAY AND PROVIDE LUNCHES/DINNERS AND RECREATIONAL FACILITIES.

Increasing the amount of housing needs to well planned, not smooshing families together in multi-family complexes. There also needs to be a way to provide jobs for folks to be able to afford housing here. Don't impose rules to limit short term rentals.

in our retirement/tourism town, the service industry makes up the majority of the workers in Florence. "affordable housing" needs to be re-labeled as "workforce housing" needs based on a minimum wage of \$15/hr. for a fulltime minimum wage worker

I'm glad this issue is being addressed. Please make more housing at realistic affordable rates for the income levels here such as minimum wage and seniors on Social Security.

If young people cannot afford to live here and build a life, and equity in their home (the same way that many people making the rules did when they were younger) then schools and services will go by the wayside.

If we don't provide affordable housing to the under age 40 people, they will move away. How in the world will this town prosper.

If Florence encourages homelessness by providing housing, more homeless will arrive.

If an area can not support all variations of it's community then it is destined to fail. No one buys or wants a puzzle with missing pieces...

If a housing solution is not found, the future of Florence is predetermined. This is a critical issue that must be syndicated by businesses and government to solve.

I'm in Real Estate and I would love to see more affordable homes for fist time home buyers.

I'd like to know if the upcoming low-income housing will be reserved specifically to support local residents or Will other low income people from outside of our area be given housing? Please make it for local working residents

I would like to see some tiny home developments

Is there anything else you would like to share about housing in Florence?

I would like to see more parking downtown and less RV's and large rigs taking up multiple parking spaces on the streets. We should provide provide specific parking for RV's, etc.

I work in the Department of Human Services and we see people with housing needs daily. We do not have the resources to offer. I purchased one of the last homes under \$200,000 (in 2017) as a single parent of two children. We need more affordable options.

I THINK THAT RENTAL PROPERTIES SHOULD HAVE A LIMIT OF RENTAL RENT, IT SHOULD BE CONTROLLED BY THE CITY BECAUSE PEOPLE CAN'T AFFORD THE HIGH PRICES OF LANDLORDS.

I only hope that we don't ruin the beauty and small time feel of Florence. We can't get people to work here so having even more people to shop, eat, recreate will ruin Florence.

I must say that this was a poorly constructed, somewhat biased survey. I assume not professionally developed

I know so many people who have been trying to get a place of their own for years, and more people -especially the professionals we need, would move here if they knew they would have a place to live

I imagine most people (homeless) are not able to share their opinions on this survey. Please remember how they're affected by these decisions.

I have so much to say. It is such a complex topic. I am glad there is some action happening and that the community is being encouraged to participate.

I have known multiple people (including myself) who have been evicted from their homes when they were great tenants, solely for the purpose of turning it into a vacation rental. We need housing for the people who live here, not tourists.

I have heard so many people complain of being able to find work but not housing units to rent or affordable to buy.

I have had experience with every landlord that have no accountability when it comes to the condition of the rentals, they know we are desperate and won't leave because we have nowhere to go. 3 years, every landlord is the same. Just barely liveable

Is there anything else you would like to share about housing in Florence?

I feel like vacation rental rules/laws should not be restricted for homes that also serve as the owners' primary residence. For example, we own and live in a home that has two guest bedrooms that we'd like to rent out but our HOA won't allow it.

I feel its imperative to have affordable housing options for renters to supply enough employees that are required for businesses here. The help wanted signs, reduced hours of business from lack of employees are mainly because of the lack of rentals.

I don't know how we can solve the problem without funding from other sources to help compensate land owners and builders for building *truly* affordable homes or finding funds to help working-class people in our town afford rents and purchases.

I believe that home and property owners should have the right to choose what kind of rental they build. The variety of rental types in Florence can open more opportunities for income to the city and its tax base than limiting types of housing.

I am more concerned with the infra-structure. Roads, water supply, sewer capacity, emergency responders, hospitals and medical clinics.

I am especially concerned about housing for families with children.

I am 70, educated at Oxford, have dozens of industry awards in my profession and yet cannot afford housing despite currently working 3 jobs. The problem isn't so much the cost and lack of housing here as it is low wages and SSA rules that limit seniors.

Human greed and excessive prices for rentals is a MAJOR problem as well

How you plan for the future of a vision of a future Florence too be, most people live and move here because of the blend of natural habitats, versus people, Workers versus retirements, develope in a way that will preserve are butifule spaces.

How do the codes/zoning/regulations in Florence relate to Lane County's zoning and regulations? How will the City of Florence's housing efforts impact adjacent communities that are outside of City boundaries? Can City changes help beyond City boundaries?

Housing that is commensurate with salaries of local residents is essential to encourage younger people to move here.

Is there anything else you would like to share about housing in Florence?

Housing stock is not just a supply or demand issue. It is also an issue of how we want the existing housing stock utilized. Do we want neighbors or visitors?

Housing prices have hurt mid class home ownership.

Housing options are scarce and expensive. I am 31, a single parent, and work full time at our hospital. I am a third generation resident, not a California transplant. I make \$20/hour at my job, and I struggle to afford the rent for my home.

Housing needs often go hand in hand with other social needs. There needs to be more support of every kind for low income people.

Housing is not the core issue for homelessness, mental illness and drug addiction and resulting violence need to be addressed.

Housing impacts one's stability and security. Drug use impacts stability/housing and housing impacts drug use. Must recognize drug problem in Florence - it is horrible in some areas especially.

Housing for WORKING PEOPLE should be prioritized. Mental health services for the homeless is critical if a shelter is created. Thanks for surveying!

Housing for low income is where I feel the community would benefit most. Low income needs affordable housing

Housing costs need to be compatible with middle income earners in order to better attract and retain people who are employed to provide the Florence area with crucial infrastructure needs (e.g. hospital employees, school staff, etc.)

Homeless here have family and coworkers living in one house together to help. We have a FULL HOUSE and ALL would be in a rental and are on waiting lists and all have income. All work/school here

Homelessness' is directly related to drug use. more effort needs to be directed at stopping the illegal drug flow and rehabilitation.

Homelessness is a VERY MAJOR PROBLEM. There aren't enough rentals. There is no where for the homeless to park their cars or trailers/motorhomes, neighborhoods don't want them there and call and take up valuable police time and resources.

Is there anything else you would like to share about housing in Florence?

Homelessness is a issue, consult with professionals that know what the best way to deal with this in a humane way. Work for shelter type programs.

Homelessness has become an increasingly major problem here in Florence. Current Oregon policies have failed to address this problem adequately and in fact has multiplied this homeless crisis. They need rehabilitation not policies that enable dependency.

Hard to find available housing and when found it's not affordable. I fear for my children as they grow older.

Give the homeless a hand up, not a handout.

Florence needs to get real about what the population explosion has done to real estate prices and availability. Working folks can no longer afford to live in their home town. See above comment for the rest of this thought. Won't fit here.

Florence needs to focus on middle class and affordable housing. It says alot when nurses, medical social workers and caregivers can't find places to rent. We have lost countless workers because they can't afford to buy and they either can't find rentals

Florence needs more affordable homes especially for single low income parents.

Florence needs a solution for the unhoused in our community. They are here whether we like it or not. The city needs to provide basic things such as toilets and showers and shelter of some sort with restrictions/requirements to be followed

Florence cannot survive if workers can't afford to live here.

Florence being a retirement community, or so it seems, presents obstacles to developing the kinds of housing needed here. Government has to be involved. Private industry can't do it all.

Every house/apt built means 2 more cars on the road. Not good.

Encourage employers to employees well. More than \$15-17 an hour. This would incentivize more to work. To have classes for potential home buyers to learn to prepare for home purchase and value being sterling tenants. More ADU's that are rentable.

Is there anything else you would like to share about housing in Florence?

Eliminating homelessness should become a major priority of the City Council and all areas of Florence City government.

Don't destroy this town with high density housing. Leave some space for the animals which have always lived here. People will be leaving this area if you continue to build on every square inch.

don't be greedy and destructive

Do not provide anything for the homeless but a bus ticket to Eugene. Anything you give them will only make the situation worse and more of them will come here. Keep Florence nice. It's one of the last good places.

Do not let money be more important than the beauty of our natural surroundings.

Do NOT build on lot on corner of 35th & Rhododendron. It will cause a traffic nightmare & be detrimental to our natural environment

Do not build more in tsunami zone. Do not destroy the beauty of wooded area homes by Re zoning in less congested areas. Save open space for our wildlife. Develop infrastructure to support growth, health care, schools, fire/police support and shops

Creating incentives for local employers to participate in housing projects would be useful.

Create diversity within development that allows interaction with neighbors.

Consider encouraging multi-generational neighborhoods, and possibly resurrect the concept of renting out extra empty bedrooms to young singles trying to get a start in life.

Consider "in-fill" housing.

codes need updated to allow temporary housing.

Climate change is real

City needs to be more reasonable to allow quicker building to happen and loosen zoning restrictions to allow more density housing

Is there anything else you would like to share about housing in Florence?

City governments should let the market deal with houses your not in the realstate market business

Cap on rental rates 2500 for a 30 year old 3bdrm is awful

By increasing the available housing in any way you will provide our city with many more workers to fill our job pool, please create more housing for the people who are working hard but have no where to live.

Businesses need staff. Staff cannot find rentals and when they rarely do its \$2000 for a leaky mobile home. It's terrible really

Better paying jobs and me tal health support would be helpful.

Be open minded to suggestions ...

As as new resident of Florence, I'm shocked by the number of homeless individuals for such a small area. Relocating to Florence for a job, all I was able to find for myself was a small rental house outside of town.

As an "older" community, we have to think of younger people in the necessary work force supporting the community. They are, in my opinion, who Florence needs to make sure can find housing and be able to afford living and supporting their families.

Are you also planning for more services? Medical care providers? School influx of new students? Where will people find family wage jobs? More Police & Fire personnel?

Affordable housing needs to be available for people in service jobs who don't make much money. Apartments and other multi-family housing. Those should be multi-level to take up less land and leave more green space around it for parks and playgrounds.

Affordable housing inventory lacking

Additional housing will create more demand on public infrastructure, i.e.; streets, traffic control mechanisms, drainage, parks, etc. No more housing developments should be built outside the Urban Growth Boundary.

Add affordable "workforce" housing in high density zones only. DO NOT damage or destroy the character of existing neighborhoods w/high density, reduced lot sizes, increasing lot coverage, and adding cheaper housing types.

Is there anything else you would like to share about housing in Florence?

A multi-pronged approach might be the most adaptive.

A lot of the homeless say they cannot get a job because they do not have an address. Helping Hands Coalition has an address for them as a P.O. Box

A good contact for some great information and advice would be LUXE Properties in San Diego, California. Speak to Tim Barzal, Principal.

A bold move to house the homeless would bring a lot of positive attention to our town

\$300,000 homes are NOT affordable for most of the workers we rely on to make Florence the comfortable place we all want to live in. We NEED better options.

Why can the hospital and medical establishments help to set up some kind of housing for the medical professionals so we can get and keep doctors. We are in dire need of doctors.

UNTIL THIS ISSUE OF HAVING JOBS THAT WILL ACTUALLY PAY LIVING WAGES IN TOWN, EVERYTHING WILL BE JUST A BANDAID!

In almost every instance where the government has attempted to "fix" a societal ill it has failed, and most often has made conditions worse. Government social engineering has proven to be hugely expensive while failing to achieve their stated goals.

Seems like some kind of small hut to house them in inclement weather with a porta potty or something like that would help. And not have it too far from stores

Transitional Housing Survey

If the City allows transitional housing, what types of shelter should be permitted?

Answers	Count	Percentage
Tiny homes	141	67.79%
Tents	16	7.69%
Congregate or group housing	82	39.42%
Converted hotels or motels	102	49.04%
Apartments	112	53.85%
RVs/trailers	69	33.17%
Yurts	38	18.27%
Manufactured/mobile homes	83	39.9%
Any housing type	27	12.98%
Other	12	5.77%

Answered: 184 Skipped: 24

If you selected "other" in the previous question, what other types of shelter should be allowed as transitional housing?

What would work for the area and the purpose. Might be different for various situations and types needed for support.

We are not equipped to handle this!!! Period!! I feel for these folks, but give them cab fare or a bus ticket to Eugene to get the help they need.

tiny homes

This will open a gateway to more homeless moving here. Look at Grants Pass, we don't want to be like them.

If you selected "other" in the previous question, what other types of shelter should be allowed as transitional housing?

Take some of these vacant buildings (like the one across from the police department) and let the homeless stay in there. It's already equipped with hot & cold water, toilets, heat, & electricity.

Provide safe and monitored parking areas for people who live in vehicles.

None. Bus them back to Portland and San Francisco where they came from

None

No tent cities

All off the street.

Absolutely no transitional housing. You are opening the door to homeless and drugs.

A true transitional shelter

What should be the maximum length of stay for guests?

Answers	Count	Percentage
Less than 60 days	32	15.38%
Up to 60 days	18	8.65%
Up to 90 days	34	16.35%
Up to 120 days	8	3.85%
Up to 180 days	18	8.65%
Up to one year	44	21.15%
Up to two years	13	6.25%
Over two years	8	3.85%
Other	21	10.1%

Answered: 196 Skipped: 12

If you selected "other" in the previous question, what do you think the maximum length of stay should be for transitional housing guests?

ZERO!! ZILCH!!! NONE!! NADA!!

Zero days

Variable per goal/achievement.

Up to one year, but if a family can move out sooner, they should to allow for someone else to receive help. Not sure how this can be monitored.

Until Florence has a housing market that is realistically affordable for local workers, people should be allowed to stay as long as it takes to find stable affordable housing. So a long time.

Under six months.

Transition needs to allow enough time to "transition." People need to recover. Homelessness brings with it many illnesses — let them heal and get their feet back under them.

Tiny homes, many of which are classified as RVs should be allowed to be used by lower income residents as permanent homes

They should move on to other cities that have the infrastructure to help them. We do not.

The maximum stay should depend on the policies and procedures of the organization or host providing shelter.

The maximum limit should be flexible for unique and unexpected situation.

That should be market driven. If there were more affordable or supportive housing length of time in transition would work itself out.

None.

None this is not a good idea.

None

If you selected "other" in the previous question, what do you think the maximum length of stay should be for transitional housing guests?

I think up to two years because I am imagining the "transitional" part. Different people have different circumstances. People who lost it all in a fire sometimes have insurance/other monies. People who just left an abusive husband have other challenges

I chose 1 year because that would be a length of time it would take to establish themselves and move up

forever

Depends, people need to transfer out into other types of housing and if there isn't any, well then they are stuck back in a loop of issues and won't succeed. Hard to be able to answer this question with varying circumstances.

As long as they need. Different people with different needs require different stay lengths.

A time limit is good, only if there are suitable rentals available for people to move into when the time limit is reached.

90 or more based on history of tenant, such as are they in the midst of securing employment

45

18 mos - two years, depends a lot in availability of jobs and lower income housing available.

What areas or zones should the City allow transitional housing?

Answers	Count	Percentage
Any residential zone	55	26.44%
Low-density residential zones	40	19.23%
Medium-density residential zones	30	14.42%
High-density residential zones	38	18.27%
Institutional or office zones	80	38.46%
Commercial zones	95	45.67%
Other	24	11.54%

Answered: 189 Skipped: 19

If you selected "other" for the previous question, what areas should allow transitional housing?

None

Willamette National Forest

where there is ample space. Vacant lots, acreage.

They should be placed in close proximity to all of the services that provide assistance to people transitioning.

See above.

see above

Pacific View lots that haven't been sold or used in the last 20 years.

Out of the city limits and never in neighborhoods, parks, or near businesses. No drugs allowed.

No where

No transitional housing

If you selected "other" for the previous question, what areas should allow transitional housing?

Located in a manner to not impact the character of an existing neighborhood

Land owned by willing religious organizations

Land owned by religious organizations

It depends on the housing type

it depends on each type of housing. you shouldn't build apartments right next to an expensive housing subdivision, and an RV park would be better outside of town etc

Isn't there space in the industrial park?

I'm not sure. I think I would need to hear pros/cons of the different areas to make a decision. They need to be located where people can access services on foot or access free or very low-cost transportation.

Everywhere. The habitat matches the neighborhood, or it's a vacant or parking lot, wherever it is.

churches

By putting people in specific places you make people stigmatized. Not cool. You make them less valuable to society and further push good community members away.

Are there un zoned areas that could be special zoned for this purpose?

Any buildings that's vacant.

Any area that is close to transit, employment opportunities, and/or services (like groceries, libraries, medical facilities.)

What sort of amenities or development standards should apply to transitional housing?

Answers	Count	Percentage
Landscaping/screening requirements	135	64.9%
Minimum parking	127	61.06%
Bike parking	116	55.77%
Storage facilities	111	53.37%
Minimum open space	68	32.69%
Common spaces/areas	117	56.25%
Must have architectural design requirements	83	39.9%
Other	19	9.13%

Answered: 188 Skipped: 20

If you selected "other" in the previous question, what kind of development standards or amenities should be required with transitional housing?

Xtra police for existing neighbors more patrols

Wifi, laundry facilities, on-site counselors.

We need to find and/or build facilities with professional help for addictions and mental health. Without these facilities , homelessness will deplete the quality of life for citizens.

The common space should include laundry facilities and a staffed office with people available to counsel. Should also provide a valid mailing address for each resident, and access to Internet

See above.

Provide shelter and safety for our un-housed citizens.

Not ugly

None

Need controls for keeping it clean

If you selected "other" in the previous question, what kind of development standards or amenities should be required with transitional housing?

It should be a space designed to protect people's dignity. Not treat them like cattle. Not reinforce to them that people who are struggling are unwelcome and in the way.

I might need more info to be sure I understand what I've selected.

I am thinking of architectural design requirements like a community kitchen, laundry area...that kind of thing. Gardening ...

Cleanliness and behavior standards

Basically the same standards as apply to non-transitional housing; transitional housing residents are people, too.

Aesthetically attractive inside and out including the landscaping.

ADA for sure..... Connections with Community members, social services, employment opportunity/resources

Access to either public transit or walking distance from things like grocery store and employment opportunities

If you have other ideas for how Florence should limit or manage the location and number of transitional housing projects, please write them here.

Other Transitional Housing Ideas

Word will get out that Florence has housing for homeless and will attract more.

While the "tiny house" idea is nice in some ways, I think units with shared walls would save a lot of energy. I think common spaces for cooking, laundry, bathing, and just hanging out are important.

We need to allow a variety of transitional and shelter services, including no/low barrier housing, to meet the needs of all people who are unhoused. It is not acceptable that the City of Florence allows people to die sleeping in a restaurant doorway.

We have the Rhody Express; possibly, even if transitional housing is allowed further away, we could give residents a free bus pass.

Other Transitional Housing Ideas

WE ARE NOT GEARED UP FOR THIS!! PERHAPS MAGGIE BAGON CAN HAVE THEM MOVE IN.

Transitional housing residency be accompanied with plan toward self-sufficiency and more permanent housing.

Transitional housing distance from essential City services should include access to transit. Can public transit be expanded for more hours and more stops to meet possible for increased demand if transitional housing increases?

This survey makes it sound like transitional housing is bad or occupants are less than. Also, location near jobs, schools and healthcare would be great. But be realistic. Provide transportation.

This needs to be adaptable to community ACTUAL needs (current and possible future issues) that will help support and boost them up and out to not need support systems. ALSO some will ALWAYS need support systems and we need to have options for them.

They should have a long-term financial plan to ensure that they are viable and effective in caring for their residents and adding to the community, not detracting from it.

There must be permanent housing available for the number of people using the transitional housing. Person/couple moves into short term transitional housing with a pre approval for permanent housing in town. Not a homeless cure.

The occupants should have reasonably close access to public transportation

Take care of your fellow man

Strict Drug testing! If people want to live there using taxpayer dollars, then strict enforcement of illegal drugs must be enforced. Educational and support services should be available and taken advantage of by people using this type of housing.

Should include a mentoring and vetting program like that of the Presbyterian Church and proposed by Paul Pearson for the Christian Church transitional housing program.

Require on-site manager

None don't do it. Look at Grants Pass, this not a good idea.

Other Transitional Housing Ideas

NO TAX PAYER FUNDED TRANSITIONAL HOUSING

no

need to have access to public transportation

Must require therapy or outpatient rehab

Locating near public transportation would be very helpful--or increasing public transportation options to new transitional housing.

Limit to percentage of low cost housing available

let people live. if they can only afford a tiny house, let them live in one.

Including land owned by willing religious institutions, but limiting the number of units/residents per location.

Ideally, I think the development of transitional housing units should be planned carefully, but my main concern is getting our houseless neighbors into safe and supportive shelter. Human rights and basic needs overrides "design standards" and planning.

I think showing concern for neighbors' privacy with landscaping and noise would be wise , to reduce friction. The use of landscaping to reduce noise and increase privacy can go a long way in keeping Florence beautiful and GREEN.

I think a further distance from services should be allowed if the location is near public transit or near safe walking/biking paths.

I know a lot of people who would prefer to be outside of the city. Just because they prefer something small or cant afford or need as much doesn't mean they don't have a vehicle. A rural setting would also make it easier to have gardens, animals & shops

I believe that transitional housing should be a partnership approach with organizations, such as habitat or homeless mission/shelters who work in this area around the country. No need to reinvent the wheel. Find the best and partner for the best solutio

Other Transitional Housing Ideas

I am not sure what 10% really would be. I am expecting transitional housing to be for homeless that are getting on their feet or have a job. Not sure why keeping the distance between transitional housing areas and city services???

I am neutral about the distance from essential services because people live all over the place and when they need help, they figure out how to get it. In my mind, transitional housing includes community development within the housing project itself.

Each project should limit the number of units/residents to lesson problems with behavior

Do not locate near businesses, neighborhoods, city services and amenities as there is no adequate help here in Florence.

Do not allow any

Anything like this would have to be seriously monitored and maintained. I understand people needing a leg up, but there's no need to destroy or trash places as commonly happens. If it's not offered then the problem goes elsewhere. We don't need this.

Any transitional housing units should have a management plan of how transitional housing residents will be served in seeking permanent housing opportunities. Residents should be required to actively participate in services

A robust transit system, walkable mixed neighborhoods, and truly affordable housing would make transitional housing much more likely to succeed.

Short Term Rental Survey

If you have any concerns about STRs, please rank them in order of greatest concern (1) to lowest concern (7). If you do not have any concerns at this time, leave this section blank.

Rank	Answers	1	2	3	4	5	6	Average score
1	Changes in availability of housing	58.5% 86	14.29% 21	6.12% 9	4.08% 6	6.12% 9	10.88% 16	4.82
2	Changes in housing costs and/or home values	17.69% 26	40.82% 60	6.12% 9	8.16% 12	14.97% 22	12.24% 18	4.01
3	Parking	4.08% 6	14.29% 21	26.53% 39	22.45% 33	12.24% 18	20.41% 30	3.14
4	Traffic	6.8% 10	10.2% 15	20.41% 30	25.17% 37	19.05% 28	18.37% 27	3.05
5	Noise	8.84% 13	9.52% 14	16.33% 24	23.13% 34	25.85% 38	16.33% 24	3.03
6	Trash and/or litter	4.08% 6	10.88% 16	24.49% 36	17.01% 25	21.77% 32	21.77% 32	2.93

Answered: 147 Skipped: 21

Are there any other concerns about STRs that were not mentioned in the previous question?

Why should there be different rules for STRs and motels?

trailers on vehicles

Tourism industry needs employees. These employees cannot serve if they do not have housing.

Too many short term rentals

These limit the amount of long term rentals which are needed to support our economy.

There are lots of STRs located outside city limits, and in Dunes City, that also impact the availability of both housing available for rentals and for purchase as residences. Florence needs to work with Lane County to restrict these as well.

theft

Are there any other concerns about STRs that were not mentioned in the previous question?

The Landowner needs to be responsible for conduct of short term rental occupants

Taxes, impact fees

STRs bring tourism/money to a community. They are a good idea.

STRs are a cyclical phenomenon & occur during tourist seasons. Leave them alone and address the lack of affordable rental housing.

STR's provide a place to stay for traveling healthcare professionals because there is no lease agreement and the owner has flexibility on the price of rent.

Some neighborhoods are just for people. There is no tourist draw. Maybe STRs should be restricted in single-family residential areas.

should be a minimum stay of 30 days

Short term rental are hurting local people by removing housing from the rental market and by taking away smaller more affordable homes from potential local buyers.

Perhaps a city-wide higher tax-rate for STRs might discourage them a wee bit.

People are turning living spaces into STR and it kicks out (seen it happen several times this year already) long standing good community who now can't afford to live here and can't find a few place to live. I am afraid EVERYDAY this happening to me.

Outside investors are pushing the cost of rent up with the purchase and commercial use of STR's in the Florence area.

No.

No!

NO STRs period!! Attracts too many "bad hombres", crime and destruction....

Are there any other concerns about STRs that were not mentioned in the previous question?

No

My only STR concern is that it lowers the pool of available rentals.

My concern is limiting them in any way will crash the Real Estate, Small Business, and tourism that Florence depends on Economically. Putting restrictions on STR will not solve the housing crisis.

My biggest concern is the loss of available long-term rentals for the workforce and other residents, as dwellings are converted to STRs.

Liability of the owners of the rental concerning types of activities taking place on or in the home or unit. (i.e., weddings, large parties, reunions, etc.)

It refers to the first one, but AirBnB units can much more profitable than monthly rent, so it's tempting for people to rent them out to tourists.

Increase in crime

I think some short term rentals are appropriate given our town. I also do not want regulation that could be imposed on crisis or transitional stays.

I see many vacation rentals around that I assume are taxed as tourism dollars so tourism ranks higher than affordable housing?

I guess it's obvious that only wealthy people who can afford to own and rent these benefit from them. People who cannot afford basic shelter reap no benefit. I think the owners should have to pay taxes to the city to fund services to support .

I don't understand why motels are not considered STRs. Could a dwelling be converted from STR to regular rental easily?

I don't think there should be different rules for motels and STR's.

Honestly, they shouldn't be allowed period.

Are there any other concerns about STRs that were not mentioned in the previous question?

Higher taxation of properties used by owners less than 6 months a year. Need to reduce or eliminate the number of "summer homes" used by owners only a couple weeks or months a year. Non-resident tax. A house next to sits empty 360 days a year.

from what I understand/heard some residents are living in motels and not on short term basis because lack of regular rentals/lease affordable rents

For every short term rental, there is a family that doesn't have a permanent home.

Crime, theft increase

Consider ADU's as STR. Allow small homes to be added to large lots with a primary home. Minimize homes 2000 sq. ft homes and bigger to not be STR. Learn from Lincoln City!!!

City resources used to enforce and regulate codes and policies. I worry about being displaced from my rental if my landlord decide they can make more money with it as a short term rental.

Almost every day I see FB posts regarding new hospital employees needing housing.

Absentee owners and investment firms do not have the same investment in the overall health of the community.

Any additional questions, comments, or concerns you would like to share?

Any additional questions, comments, or concerns you would like to share?

Yes. I think we should adopt at least a temporary- say 5-10 year limit within city limits to how many STRs there can be.

we need some short term for travel nurses and new school staff just to get them here.

We moved from a big city to enjoy the little city life...why???

Any additional questions, comments, or concerns you would like to share?

This project needs much more study!

This is a tough issue. I suspect short-term renters bring quite a bit of business to our local businesses and contribute to our success as a tourism destination, so limiting them too much seems problematic from that standpoint.

There are State, county and city regulations for noise, parking, and occupancy limits, writing special rules for STR's seems like a waste of time when they just need to comply with existing rules already on the books.

STRs serve a valuable function in our community, especially in our tourism economy. However, housing our local residents must take first priority.

STR's allow Florence more tourists and their spending dollars in town. This helps promote businesses and welcomes tourism, and creates more jobs in these fields.

STR operational standards should be more stringent. Fewer parked vehicles, reduced party noise...

STR are only taking away homes & land from work force or other Homes where people Live year around and raise families or have businesses.

STR are maintained and repaired constantly, are already under strict contract guideines for each guest, are already monitored, are owned by tax paying people, are already helping the economy, already pays taxes and fees.

Short term rentals should be penalized, taxed and in every other way treated with the hostility they deserve.

Short term rentals are high-risk properties with significant cost to maintain. City government needs to better understand the nature of that market before it starts attempting to draft regulation.

Short term rentals are an important part of the mix of housing for a tourism economy, but they have driven up housing prices and created scarcity for people who live and work in this region.

Short term neighbors can be noisy. Long term neighbors can be noisy. We shouldn't create different classes and treat each group differently

On the host question, I'd say they have to be nearby (certain radius?), but not necessarily onsite.

Any additional questions, comments, or concerns you would like to share?

Noise, cleanliness, and police support need to be part of this plan.

Most STR exp Air B&B's are usually more luxury or higher price homes. This will not help aide the lower cost rentals or homes needed. What it will do is crash a market in a little that needs the tourism and depends on it.

If owners take a housing unit normally reserved for renting and want to make it STR, they should not be able to do so with all their properties. We need to maintain housing for our actual residents.

I'd like more situational study and information on what other communities have done and how we can best balance our community, those members who make life possible intown, economy, tourists and culture of Florence.

I would like to know which homes are designated as STR, and there should be a way to reach the owner if neighbors feel the need.

I think STR's are a significant cause of the housing shortage.

I don't understand the idea of a host. Also the room tax is just going to be paid by the renter. How much does the city charge the owners for operating A STR?

I don't see a real need in this area for STRs because there are several hotels that can offer short term stays.

I appreciate having STRs in our community for friends and family to stay when they visit. When it's not available here, we have to meet somewhere else. But I also know a lot of people are disrespectful with their use.

Grandfather in current STR's, but as houses sell don't allow STR. Also, no new STR's in new builds.

Florence does not have nearly enough hotel rooms. Florence can remain a tourist based "City in Motion" or th city can go ahead and kill the Golden Goose.

Fines only work if they are high enough, otherwise the cost of the fines will just be added to the rental cost and str rules ignored.

Bed and Breakfast should be classified as STR's

Any additional questions, comments, or concerns you would like to share?

At one point we were living in an area on 2nd Ave past Driftwood Shores and the house next door was an STR. The problems from the people who stayed there were terrible. Regulations as above should be consistent throughout Lane County, not just Florence

Zoning Updates Survey/Comments

Zoning Update Comments

Zoning is super important and being able to look to the future/long term solutions and consequences. Being aware of specific materials, labor, how the land is used in conjunction with natural land elements/weather/disasters are important. ran out of space

Zoning is not the issue - it is land availability and the continued decision to build houses that are not affordable for first time home buyers or are primary work force / family-wage type homes

With the add'l developments, expansions into the urban growth, rural - utilities, water supply and individual costs for residents to be able to pay for their utilities, maintenance for additional population growth, housing, and com'l businesses/flora fauna?

Where are all these expected residents going to work?

We need to maintain the character of existing neighborhoods

Very concerned that natural resource protections be clarified and strengthened

Vacation rentals and non-resident properties should be taxed higher

Unless there is something done to prioritize local buyers and to limit or heavily penalize second homes and STR's nothing will change. More people from more expensive housing markets will snap up homes for sale and STR's will push out local renters

Unfortunately Californians have inundated Florence with their horrible ideas. Leave us alone!

Zoning Update Comments

These changes look helpful.

The Three Mile Prairie Project is more affordable than other housing projects but could use a few houses smaller than the 1000 sqft zoning requirement.

The proposed code changes will have a positive impact. We need short term emergency, transitional, and affordable housing options for our growing homeless population. Housed residents are becoming homeless due to rent increases- working families & elderly

The need seems to be for low and mid range housing Vacation rentals typically don't seem to fall into that category. Restrictions on vacation rentals will hurt the tourist economy and investments into short term rentals that provide work for many

The code of allowing travel trailers and motorhomes to park in residential neighborhoods should be limited to 24 hours. The city should work with state and county parks to use campsites for those that are homeless during the winter months.

Simplify Zoning laws and allow for greater percentages of building pads.

Setting art new developments with well-planned communities. But do not allow going in to established neighborhoods and allowing tear-downs of existing buildings and building multi family homes in its place.

Reevaluate lots designated commercial to allow more housing. Too many empty commercial properties that won't fill up, as nobody who could use that property can't get people to work there with no housing available.

Protect greenspace as much as possible.

Prohibit short-term rentals until some reasonable percent of residential occupancy is attained.

Please make sure to protect wetlands and areas set aside for natural beauty. Keep the vegetation requirements. We are the "city of rhododendrons" and we don't want to forget that!

Please make housing affordable in Florence

Please focus on making it possible for owners of single family homes to put an ADU, small trailer, or other small dwelling in their yard.

Zoning Update Comments

Please enforce hour code. Really enforce it!

Please allow for work force housing

Parking large vehicles is a major issue. Perhaps designated parking areas should be enforced...

old town to 126 to Greentrees. Quince St. Spruce has diversity we may look at adding different types of structures. From 2 Tiny homes on one lot. High density 3 story structure tucked away Consider duplexes as well. sensible codes

Not familiar with enough to comment

None

No homeless shelters

New housing should be owner or renter occupied.

needed changes

Need more flexibility and outside the box strategies

More ADU's

Mobile or mfg. homes anywhere is too broad

Loosen restrictions. Offer breaks in fees. Get people interested in building safe, affordable single family and higher density housing along with whatever higher end homes people are interested in

long overdue

Listed issues cover what's needed

Zoning Update Comments

Just like in other growing communities I'm seeing massive environmental destruction here. Our beautiful, unique coastal forests are being mowed down right and left. And I wonder about our water supply? No one ever talks about the aquifer.

I've read a lot lately about how vibrant communities mix zoning, where people live and work and play in mixed areas. I'm sure there are downsides to this, but it also seems like a good way to have a vested interest in healthy engaged areas.

It's about damn time!!!

It seems the code changes are top down, i.e. Federal to State to local (even small cities) and are attempting to usurp the control of zoning issues

Implement an understandable "zoning appeals" process and clarify adjudicators.

if there is multiple sewer hook ups required there should be a discount

If the city values protection to forests habitats etc why do they allow forests to be torn down on 35th st bordering golf course or approve construction on 35th and rhododendron which is stopped now

I'd like zoning code changes to make more housing possibilities available. Allowing duplexes on single-family detached homes is a good start, but it's just a start. We need to be creative and open to ideas in order to be both attractive and effective.

I would like to put an ADU on my property but I cannot afford to because I have to use the most expensive methods of construction. I cannot put a container home, a prefab home such as shown in the previous slide, etc.

I want to revision institutional senior living with a model that has younger people that can't afford housing with seniors that have no family or assistance in Florence. Current zoning requires only one residence per 2 acres.

I THINK THAT MOST PEOPLE WHO ARE VACATIONING HERE IN FLORENCE ARE SERIOUS ABOUT WANTING TO LIVE HERE EVENTHOUGH HOUSING VACANCIES ARE LIMITED OR NONE.

I think emergency housing and housing for low-income people is important, but there also needs to be regulations or financial assistance (or both) to help maintain properties and the area and ensure safety so neighbors will welcome these additions.

Zoning Update Comments

I like putting 10-12 tiny houses on an acre, have shared laundry, common spaces, encourage self management. Zoning should address this type of development. It's working in some areas of the country, not so much in others. Zone for this please

I have some concerns about the proposed action to allow mfr/prefab dwellings, depending on the standards for those structures. I am in favor of allowing affordable housing, allowing emergency shelters, and protecting natural resources.

I don't believe there should be apartments or many duplexes in already crowded residential areas

I do not like the State mandated zoning codes that allow multi-family units being built in single-family zones. This will decrease property values and increase traffic congestion among other problems.

I DO NOT AGREE with building on a private property where there is a single home built and occupied. Believe there is enough vacant property in Florence to build enough housing that is needed.

I am opposed to any changes at this time.

Have a mind to preserving it's natural beauty. Ie not cutting native rhodies and laurelwood. Maintain a green zone between homes and keep lots a good size. Homes which are thrown up too fast do not weather well in our climate.

Hard to get permits and process is very hard

Florence needs housing that working class can afford but not necessarily housing for the homeless who'll not take care of it anyway.

Find a way to support RV parking on private property to accommodate migrating professionals (nurses, teachers, construction workers, etc.). Overnight Parking accommodations for workers who are sleeping in the vehicles because there's no place to rent

Environmental impacts

Environmental impact needs to be taken into account with Zoning Code

Zoning Update Comments

Eliminate the thought process in the bureaucracy that puts out the notion that "Well, we don't have to require this, but we can so we will". That just makes it undesirable to even think of building.

Don't allow individual manufactured dwellings on any lot that allows housing. Don't allow affordable housing on land that is owned by a public body or religious nonprofit. Don't allow the conversion of a hotel or motels for affordable housing.

Don't allow housing near wetland/natural wildlife areas, don't allow manufactured, prefab dwellings on any lot. Don't allow affordable housing on any property that borders a residential zone or on land owned by a public body regardless of location.

Do not restrict developers about clearing their property. Allow them to build and landscape afterwards.

Do not destroy our wildlife habitats in this process. Concentrate on rezoning commercial lots for housing.

Clean up unused buildings and spaces and put in apartments or some type of housing for families. Grow up if you can't grow out. Have less 55+ communities, more open communities.

changing code to allow for more types of housing in more areas and limiting the number of short-term rentals allowed in a certain area

Better "ease of use" for the average homeowner who wishes to remodel, add on, or build. As it is now, if one is not a professional contractor or builder, it is hard to look up information for a project to even decide if you want to forward.

Being responsive and timely when changing in Zoning Code are need is key in my view.

Be careful about allowing more manufactured homes in this area. Be careful about overregulating STRs

Apartments and multi-family dwelling need to be build in proximity to the jobs and not integrated into single family dwelling areas. Not a good mix.

Allowances for more ADUs

Allow tiny homes, that may be classified as RVs on lots that are not large enough for single family or double wides. Allow those with old mobile homes to put in new single wide mobile homes on smaller lots.

Zoning Update Comments

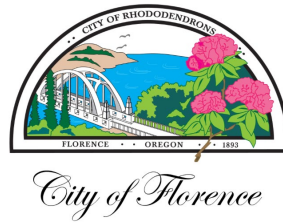
Allow the conversion of a hotel or motel to an emergency shelter or affordable housing

allow temporary use of RV's in city limits driveways, tempoarry being at least a month to several months for them to locate better housing.

ADU and smaller lot sizes would do a lot toward increased numbers of dwellings. There are many single people working in our area and these could be served better.

"Section 8" housing needs to be addressed, and added to the mix for access to affordable housing.

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #2 SUMMARY



Date: November 28, 2022
To: Florence Housing Implementation Plan (HIP) Project Management Team
From: Darci Rudzinski and Brandon Crawford, MIG | APG
Re: Open House 2 Summary

OVERVIEW

The City of Florence conducted an open house to share information about the Housing Implementation Plan (HIP) project. The open house was held on November 10, 2022, from 5:30 PM to 7:30 PM at the Florence Events Center. Approximately forty (40) people visited the open house.

The open house included a brief presentation from the project consultants. Following the presentation, participants were invited to ask questions and provide comments to the Project Management Team (city staff and consultants) and Stakeholder Advisory Team (HIP SAT) members in attendance. The open house included poster boards with information about HIP strategies the City is considering. Open house attendees were encouraged to provide input by indicating on the boards which HIP strategies the City should prioritize. The presentation and posters included the following information about the project and HIP strategy categories:

- Project background and objectives
- Online survey results
- Project status and next steps
- Housing Strategy Categories:
 - *Land Supply Strategies*
 - *Programs and Partnerships*
 - *Funding Sources*
 - *Housing Incentives*
 - *Policy and Development Code Strategies*
 - *Other – Transitional Housing and Short Term Rentals*





This document summarizes the voting results for each of the strategies in the Housing Strategy Posters section, followed by a summary of the content provided on comment cards at the open house. The attachment contains images of the comment cards. Community feedback demonstrates strong support for most of the strategies presented. Weaker support, as demonstrated by more “neutral” or “support” votes than “strongly support” votes, is shown for funding strategies and the “Partner with Major Employers” strategy.

HOUSING STRATEGY POSTERS

Open house attendees were asked to indicate their level of support for each strategy on the open house poster boards by placing an orange sticker on a scale from “strongly support” to “strongly oppose.” The following provides an image of each board after voting and a table that summarizes the voting results for each of the strategies under their respective category.

Land Supply Strategies


Housing Strategies







Land Supply Strategies

Strategies to address potential ways to increase the supply of residential land available for the development of future housing.

Initial Priority Key

High 

Medium 

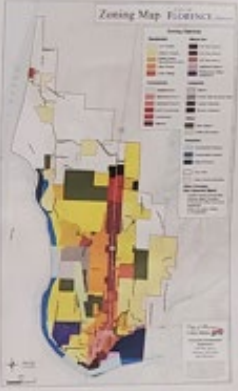
Rezone Land

What: Redesignate land from other residential designations and/or from commercial, industrial, or institutional designations to meet specific housing needs, assuming there is an adequate supply of land available to meet non-residential needs.

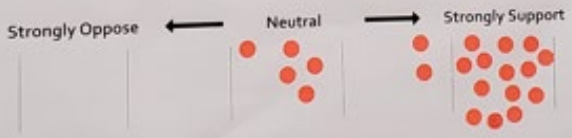
Why: Address limited supply of land for housing.

How: Consider locations for rezoning based on:

- Proximity to existing high-density areas
- Proximity to services
- Size and ownership



Strongly Oppose ← Neutral → Strongly Support




Plan for Future Annexations

What: Identify areas for future annexation (expansion of City limits) that can accommodate housing.

Why: Increase the City's supply of buildable residential land.

How: Consider areas that are ripe for infrastructure expansion (e.g., new roads, water/sewer, etc.) and are close to existing services.

Strongly Oppose ← Neutral → Strongly Support



Land Supply Strategies Tally

Rezoning Land				
Strongly Oppose	Oppose	Neutral	Support	Strongly Support
--	--	5	2	14
Plan for Future Annexations				
Strongly Oppose	Oppose	Neutral	Support	Strongly Support
	--	1	7	15

Policy and Development Code Strategies

Housing Strategies

Policy and Development Code Strategies

These strategies address potential changes to the Zoning Code or City policies related to review processes or other regulations to help meet the community's housing needs and goals.

Initial Priority Key

- High
- Medium

Code Updates to Support a Variety of Housing Types

What: Reduce code barriers to help encourage and support development of a variety of housing types, such as middle housing types (duplexes, triplexes, fourplexes, townhomes, and cottage cluster housing) in a broader range of zones.

Why: Small families, young adults, and seniors often desire and need housing options that offer a smaller footprint, lower maintenance, and easier access to public transportation, services, and social opportunities. These amenities are not as readily available in neighborhoods composed exclusively of single-family detached homes.

How: Recommendations include:

- Permitting middle housing in more residential zones
- Reducing minimum lot sizes for middle- and multi-family housing
- Allowing conversion of single-family homes into plexes
- Reducing minimum parking requirements

Duplex Triplex & Fourplex

Townhomes / Condo Units Cottage Cluster

Strongly Oppose ← Neutral → Strongly Support

22

Create a Program to Inspect and Remedy Substandard Housing

What: City programming to help eliminate unsafe or unhealthy housing conditions in Florence.

Why: The City currently lacks the means to define and address unsafe or unhealthy housing. A code and inspection program could be developed to help upgrade the quality of local existing housing. Most examples of these programs include only rental housing.

How: Update the City's Code to define "Substandard" housing and adopt standards and procedures that are designed to upgrade substandard housing types.

Strongly Oppose ← Neutral → Strongly Support





18

Policy and Development Code Strategies Tally

Code Updates to Support a Variety of Housing Types				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	--	--	--	22
Create a Program to Inspect and Remedy Substandard Housing				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	--	--	--	18

Incentive Strategies


Housing Strategies







Incentives

These strategies address potential tools the City could use to facilitate development of identified categories of housing, or development in general.

Initial Priority Key

High 

Medium 


System Development Charge Exemptions or Deferrals

What: System development charges (SDCs) are one-time charges assessed on new development to pay for the costs of expanding public facilities. SDCs require developments to pay a portion of the cost of public improvements based on increased demand on facilities.


Why: SDCs are a significant part of the development cost for new housing and must be passed on to the eventual buyer or renter of the property. Because it is a significant share of the cost and agencies have some control over these charges, it can be one of the biggest levers available to impact feasibility.

How: Recommendations include:

- Reducing, exempting, or deferring SDCs for needed housing types (such as affordable housing)
- Modifying the SDC methodology to be proportionate to dwelling size (i.e., lower fees for smaller units)
- Reducing or exempting SDCs for accessory dwelling units



Strongly Oppose
← Neutral →
Strongly Support



Tax Abatements or Exemptions

What: Reductions in property taxes for housing. Abatements may include full or partial tax exemptions or freezes on the assessed value of properties.


Why: Tax abatements offer a financial incentive to developers that can improve the long-term economic performance of a property and improve its viability. HNA findings support tax abatements that target low-income rental housing and/or multi-family housing.

How: Consider providing tax exemptions to non-profit corporations that develop low-income housing. Also consider the Homebuyer Opportunity Limited Tax Exemption, which encourages homeownership for low- and moderate-income families and stimulates rehabilitation and construction in "distressed areas."

How: Recommendations include:

- Reducing, exempting, or deferring SDCs for needed housing types (such as affordable housing)
- Modifying the SDC methodology to be proportionate to dwelling size (i.e., lower fees for smaller units)
- Reducing or exempting SDCs for accessory dwelling units

Strongly Oppose
← Neutral →
Strongly Support



Expedited Development Review and/or Pre-Approved Designs

What: Variety of strategies to reduce the review and processing times for certain housing types (such as regulated affordable housing). Pre-approved plans for desired housing types can also accelerate the development process and lower housing costs.

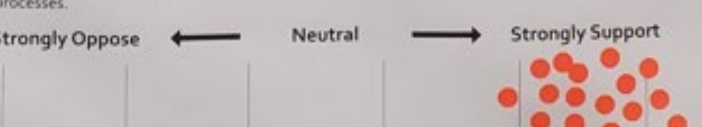
Why: Allows housing projects to move more quickly from design to building permit, which reduces carrying/financing costs and helps deliver needed housing units sooner. The value of certitude (a clear process with explicit requirements and a predictable timeline) can be an even greater entitlement to developers than the saving of fees.

How: Consider expedited permitting for City-supported housing projects and those with long-term affordability covenants. Also consider streamlining or eliminating certain review processes for specific types of housing or locations. Potentially assign a staff person to shepherd projects through permitting and land-use processes.

How: Recommendations include:

- Reducing, exempting, or deferring SDCs for needed housing types (such as affordable housing)
- Modifying the SDC methodology to be proportionate to dwelling size (i.e., lower fees for smaller units)
- Reducing or exempting SDCs for accessory dwelling units

Strongly Oppose
← Neutral →
Strongly Support



4-4-2015

- 2015-2016

- 2016-2017

- 2017-2018

- 2018-2019

- 2019-2020

- 2020-2021

- 2021-2022

- 2022-2023

- 2023-2024

- 2024-2025

- 2025-2026

- 2026-2027

- 2027-2028

- 2028-2029

- 2029-2030

Open House #2 Summary

Incentives Strategies Tally

System Development Charge Exemptions or Deferrals				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
3	2	--	2	11
Tax Abatements or Exemptions				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	--	3	4	10
Expedited Development Review and/or Pre-Approved Designs				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	--	--	1	16

Funding Source Strategies

Housing Strategies

City of Florence
A City in Motion

M I G A

Funding Sources

Initial Priority: High, Medium

Potential funding strategies could create revenues and opportunities for Florence to increase its supply of needed housing, particularly affordable housing. Potential programmatic strategies would depend on these additional funding sources, or would take advantage of existing resources, or rely on partnerships with other organizations to implement.

Tax Increment Financing (TIF)

What: Mechanism through which Urban Renewal or TIF districts grow revenue. Often, TIF funds go to physical improvements in the urban renewal district to encourage development.

Why: Can provide incentives to achieve housing types that otherwise may not be market feasible to develop.

How: Florence Old Town projects could support affordable or needed housing types. The Florence Urban Renewal Agency (FURA) should assess current projects (most recently reviewed in 2016) for the potential to encourage and contribute funding towards housing projects in the area.

Strongly Oppose ← Neutral → Strongly Support

Handwritten note: Idea - use TIF - use to support housing projects

Construction Excise Tax (CET)

What: One-time tax on new construction to help pay for affordable housing projects and programs.

Why: Creates a funding source for affordable housing incentives (e.g., SDC waivers or tax abatements) and programs (e.g., grants or loans).

How: State statute authorizes a CET on residential construction for up to 1% of the permit value; or on commercial and industrial construction, with no more than 1% of the permit value. State law requires funds to be spent on specific types of programs and activities.

Strongly Oppose ← Neutral → Strongly Support

General Obligation Bonds

What: Voter-approved bonds can provide funding for construction and other capital costs associated with affordable housing.

Why: Creates a funding source to support affordable housing production.

How: These funds can be loaned or granted to both public and privately owned affordable housing projects. "Affordability" is required to be determined by each jurisdiction and can be above or below minimum affordability levels established for the federal LIHTC program and other established federal affordable housing finance programs, defining affordability by reference to Area Median Income (AMI) as established by HUD.

Handwritten note: debt is a more practical solution since voters must approve

Strongly Oppose ← Neutral → Strongly Support

Land Acquisition and Banking

What: Land acquisition is a tool to secure sites for prioritized housing types such as affordable housing or mixed-use housing. Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties eventually be developed for affordable housing.

Why: Public agencies can identify locations where prices are going up and acquire land before the market becomes too competitive, with the intention to use the land for affordable housing.

How: Partner with other entities to identify and secure sites for affordable housing development. Assess the potential for any existing City-owned properties to be used for affordable or workforce housing development.

Strongly Oppose ← Neutral → Strongly Support

Open House #2 Summary

Funding Sources Strategies Tally

Tax Increment Financing (TIF)				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	--	5	5	5
Construction Excise Tax (CET)				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
8	1	1	4	2
General Obligation Bonds				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	2	6	8	5
Land Acquisition and Banking				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	2	7	4	6



Programs and Partnerships Strategies

Housing Strategies

City of Florence A City in Motion | MIG | AFG | JOHN ECKE

Programs and Partnerships

These strategies represent ways the City can encourage or participate in private or non-profit development activities, who initiate almost all housing development in a community.

Initial Priority Key
High 
Medium 


Subsidized Affordable Housing

What: Housing that is usually provided by a non-profit developer that uses financing programs that require a minimum number of units to be affordable for area residents.

Why: This is how most "affordable housing" is built, and rarely is this done by a City itself. However, these developments very often require a complex mix of programs and incentives layered with each other, to become feasible. In that way, the types of incentives and programs discussed in this plan can all help make the City a partner in facilitating subsidized affordable housing development by these community partners.

How: The City can play a role in offering incentives and programs to layer with existing programs to help projects become feasible.

Strongly Oppose ← Neutral → Strongly Support




Public-Private Partnerships (PPP)

What: PPP: Public contribution to private project for public benefit (e.g., affordable units).

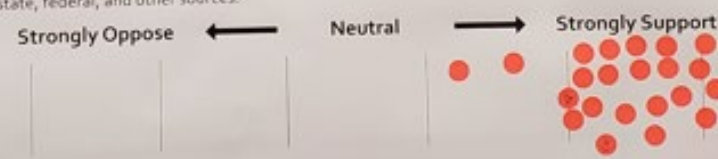
Why: PPP leverages public funding to support affordable housing.

How: The most common partnership model is for the City to provide financial assistance to a partner organization, but partnerships can include other activities such as providing administrative capacity, donating land, etc. Often the comprehensive funding of affordable housing development requires numerous funding sources, and the City's financial contribution can help supplement funding from the state, federal, and other sources.

Keener Place was developed by DevNW in Florence, OR in 2021 using the CLT model



Strongly Oppose ← Neutral → Strongly Support



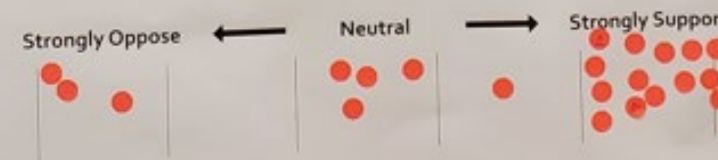
Financial Assistance and Homebuyer Education Programs

What: A rental assistance program can help eligible low-income households with their past due rent and protect them from eviction risk.




Why: A homebuyer education program helps homebuyers have a better understanding of what's involved in the home-buying process, what is needed from a borrower to be approved for a mortgage loan, the benefits / challenges of homeownership, and mortgage and lending terms, etc.

How: The city can promote stable homeownership opportunities with a range of tools such as foreclosure prevention guidance, down payment assistance loan, Homebuyer Opportunity Limited Tax Exemption, etc. City can also provide services to help homeowners or fund community organizations to help homeowners repair and retain their homes.

Strongly Oppose ← Neutral → Strongly Support




Housing Strategies






Programs and Partnerships

These strategies represent ways the City can encourage or participate in private or non-profit development activities, who initiate almost all housing development in a community.

Initial Priority Key

High 

Medium 


Permanent Affordable Housing Committee

What: permanent Affordable Housing Advisory Committee to establish and oversee an affordable housing program that identifies specific actions to increase the supply of housing that is affordable to low to middle income individuals and families.

Why: With staff, the committee would monitor and ensure the continued affordability of affordable housing the City has built, required, or incentivized.

How: Home for Good and other affordable housing agencies could lead or help form this type of partnership.

Strongly Oppose ← Neutral → Strongly Support




Design and Development Assistance Program

What: Program to help property owners evaluate redevelopment potential.

Why: To support housing development opportunities among residents, developers, and property owners.

How: This program could be developed for the UR Area and then implemented citywide.

Strongly Oppose ← Neutral → Strongly Support



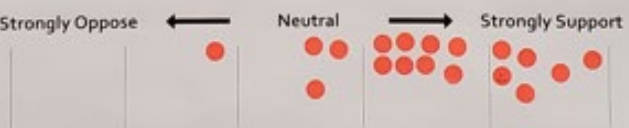
Partner with Major Employers

What: Program to help property owners evaluate redevelopment potential.

Why: To support housing development opportunities among residents, developers, and property owners.

How: This program could be developed for the UR Area and then implemented citywide.

Strongly Oppose ← Neutral → Strongly Support



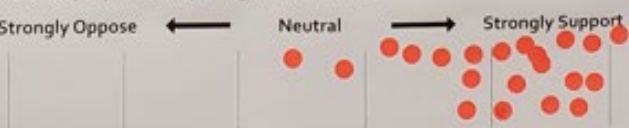
Provide Information and Education to Small Developers

What: Educational programming/materials designed to support small housing developers.

Why: Educating developers about the City's policies, goals for housing, and funding sources may provide greater clarity and certainty for small-scale developers or homeowners interested in redevelopment/subdivision of their property.

How: This information could be provided as pamphlets at the planning counter and online.

Strongly Oppose ← Neutral → Strongly Support



Programs and Partnership Strategies Tally

Subsidized Affordable Housing				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
1	1	2	2	14
Public Private Partnership (PPP)				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	--	--	2	20
Financial Assistance and Homebuyer Education Programs				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
3	--	4	1	14
Permanent Affordable Housing Committee				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	--	3	1	16
Design and Development Assistance Program				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	1	5	1	13
Partner with Major Employers				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	1	3	8	6
Provide Information and Education to Small Developers				
<i>Strongly Oppose</i>	<i>Oppose</i>	<i>Neutral</i>	<i>Support</i>	<i>Strongly Support</i>
--	--	2	6	13

COMMENT CARD FEEDBACK

Open house attendees shared their thoughts in response to the following questions that were included on the open house comment cards. Responses to each question are summarized in the bullet points below.

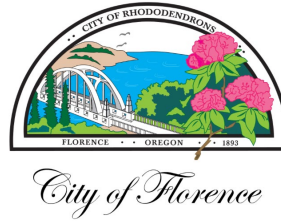
1. Are there any other gaps and/or deficiencies that should be addressed?
 - Consider conversion/retrofitting mobile-home parks to be used as co-ops that include tiny homes, manufactured homes, and pre-fabricated units. These existing parks can be preserved as affordable housing.
 - Boarding houses and single-room occupancy housing.
 - Housing that is compatible with bike/ped system.
 - Safe sleep sites, homeless shelters, school-related housing (dorms)
 - Mixed-use housing
2. Are there any housing needs or barriers to providing housing missing from the project scope?
 - Short-term/temporary housing for seasonal workers.
 - Boarding housing.
 - Low-income housing options.
 - Alternative building materials to lower construction costs
3. What else would you like us to know?
 - Prioritize re-use of existing buildings and infill development.
 - Substance abuse issues needs to be addressed.
 - City needs to address homeless population living in cars and RVs

STR AND TRANSITIONAL HOUSING COMMENT CARD FEEDBACK

Open house attendees shared their thoughts on Short-Term Rentals (STR) and transitional housing in response to the poster board information on these topics. Their responses are summarized below.

- Support for the following STR strategies:
 - Limit total number in city based on % of total units in Florence
 - Require business license
 - Require notification to neighbors
 - License may be revoked if rules are violated a certain number of times
 - Require regular inspections
 - Must be ADA accessible
 - Must be subject to Transient Lodging Taxes (similar to hotels)
 - Set a maximum number of days visitors can stay
 - Evaluate STR program/rules periodically (e.g., bi-annually)
- Transitional housing:
 - General support for transitional housing was expressed on index cards
 - Concerns over costs of certain shelter types – are tiny homes too costly to serve as transitional housing?
 - Support for on-site management.
 - Suggestion for energy efficient shelter/building requirements.

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #2 SUMMARY: ATTACHMENT



Images of the comment cards received at the open house are included in this attachment.



HOUSING IMPLEMENTATION PLAN PROJECT COMMENT CARD

Name Kirsten Baravist
Address 179 Laurel St #19, 97439
Email glia639@gmail.com

1. Are there any other gaps and/or deficiencies that should be addressed?
What about mobile/manufactured home parks? These are an existing form of "middle" housing but need a complete re-boot. I would like to see them be purchased and converted to resident-owned co-ops as a PPP. All of the units need to be replaced w/ tiny homes, new mfg homes, or pre-fab units. The current financial situation is precarious and needs prompt attention.
2. Are there any housing needs or barriers to providing housing missing from the project scope?
Short-term or temp housing for seasonal/temp workforce: Boarding houses and city-owned campgrounds for the "camper workforce" - this Florence is a great place to spend the month thru October for the digital nomads and workcampers.
3. What else would you like us to know?
I would like to see much better use be made of existing "developed" areas before expanding or breaking new ground/sand.



HOUSING IMPLEMENTATION PLAN PROJECT COMMENT CARD

Name _____

Address _____

Email _____

1. Are there any other gaps and/or deficiencies that should be addressed?

Boarding Houses
Single Room Occupancy

2. Are there any housing needs or barriers to providing housing missing from the project scope?

Need truly low income options.

3. What else would you like us to know?

Might behind housing, substance abuse needs to be addressed and childcare.

Is there a unhoused person or anyone low/lower income on the project

<https://bit.ly/FlorenceHIP>



HOUSING IMPLEMENTATION PLAN PROJECT COMMENT CARD

Name Akins - Bob & Sam
Address 633 Hemlock PO Box 541
Email BOB.SAM.AKINS@outlook.com

1. Are there any other gaps and/or deficiencies that should be addressed?

walking/biking paths in new developments

2. Are there any housing needs or barriers to providing housing missing from the project scope?

3. What else would you like us to know?

We are like most people in the city
We want to get this homeless
Cars and RV's off our streets

Joren Bay



HOUSING IMPLEMENTATION PLAN PROJECT

Title 10, ch 10

COMMENT CARD

Name Brenda Gilmer

Address 3040 Ocean View Dr, Florence, OR 97439-9256

Email brendajgilmer@gmail.com

1. Are there any other gaps and/or deficiencies that should be addressed?

→ Safe sleep sites

→ Shelters for those discharged from hospital who have no address

We do not have data available to the public about evictions, number of requests for assistance that go unmet, deaths of those who have no addresses

2. Are there any housing needs or barriers to providing housing missing from the project scope?


School-related housing, eg. dorms

3. What else would you like us to know?



HOUSING IMPLEMENTATION PLAN PROJECT COMMENT CARD

Housing
Housing
Shops
Elevators

Name _____
Address  Love this opportunity!!
Email Thank you!

1. Are there any other gaps and/or deficiencies that should be addressed?

★ Elevators = 2 or 3 stories! ADA compliance becomes more realistic; many of us hope to remain in our homes as long as possible...

★ Mixed use: shops on the ground, housing above see more of that...

2. Are there any housing needs or barriers to providing housing missing from the project scope?

Alternative building materials/designs to lower costs, increase visual delight; e.g. fewer "cookie cutter" developments or at least SOME variety

3. What else would you like us to know?

Seems like lots of contractors could use some education about creativity & function. I wanted a shed roof, e.g., & contractor balked because it was more challenging, I guess... Neighbor did it himself & HAS shed roof.

Other Key Points
STR = Limit. via % of Hwy. be able to change @ specific intervals as usage change?
Keep it fair to LOCALS
- Must be run AS a business - have business w/ city: File TAXES or whatever
- Notify Neighbors - allow response time to contact
- Get License related w/ zoning to many "rules" calls to police, noise complaints, poor behavior
- Inspections of property or must annually: vandals
- Must be ADA? what rules do hotels have to deal w/

STR etc. ---
• Must do same TRT/TLT taxes as hotels
• Must have standard of clean
• Can stay xx days, then need to leave, then come back, then social stays only allows 2 weeks then you have to leave for amount of time.
• What do other community do, lets look!
• Revisit this annually for adjustments
business!

STR -

I support all 4 proposed strategies.

Transitional -

I support transitional housing!
In any area of town - hopefully
near needed services.

For up to 1 year at least,
with wrap-around services
available.

Other Housing Strategies

Trans. Housing Comments

- Trans. Hous = important
- Make look good! Make people
proud of where they live - we are
all here in our community - creates

Pride & ownership

- May # of days ok, but w/ supply issues
could create more issues if lack of next

Step Housing

- Shared house like Modern Domes in College

etc...

- Locations need to be convenient for people
w/ cars or transportation. Also allow for
car/trans. parking
- Allow also for variety types of Trans. Housing
- On site or near site management ok
- Must use good energy efficient design
- ~~Must~~ must be SUI-3 ~~only!~~
For Profit/Not for Profit!

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

[Home](#) > [Housing Implementation Plan Project Comment Form](#) > [Webform results](#) > Submission #11

Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ^[1]
Submitted by Visitor (not verified)
Mon, 11/14/2022 - 4:04pm
35.132.171.133

Name

George Henry

E-Mail

ghenry@kcst.com

Organization Affiliation (If Any)

persosna.

Phone Number

541-991-9552

Comment:

I would like the project committee to consider opening up the Mainstreet Area A to include more types of housing. My understanding is that my property located at the southwest corner of Maple and 6th street can only have residences with a commercial application attached. While that is not totally unappealing, there is a 5 plex directly across the street from the property on the northwest corner of Maple and 6th. While retail does exist on the northeast and southeast corners it looks as though the intent was to have residential in the areas behind them (Maple street west towards Laurel street). With residences currently on those streets it seems fair enough to allow for a multi unit (tri-plex) residential unit.

thank you.

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29869>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

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[Home](#) > [Housing Implementation Plan Project Comment Form](#) > [Webform results](#) > Submission #7

Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ^[1]

Submitted by Visitor (not verified)

Thu, 09/29/2022 - 6:01pm

50.109.227.234

Name

Len Crane

E-Mail

LenCrane@FastMail.com

Organization Affiliation (If Any)

Phone Number

No calls please

Comment:

I was excited that you were providing virtual access to the 9/29/22 open house, but I couldn't find any kind of Zoom link to connect. The "more info" link that you provided for the meeting, "September 29, 2022 (virtual & in-person)", goes to a nonexistent web page. I signed up for your email list, but haven't received any info from that either. Hopefully I'll be able to attend the Nov open house in person.

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29790>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

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[Home](#) > [Housing Implementation Plan Project Comment Form](#) > [Webform results](#) > Submission #2

Submission information

Form: [Housing Implementation Plan Project Comment Form](#) (1)
Submitted by Visitor (not verified)
Fri, 06/10/2022 - 2:15pm
199.193.237.16

Name

Brenda Gilmer

E-Mail

brendajgilmer@gmail.com

Organization Affiliation (If Any)

None

Phone Number

541-590-5060

Comment:

We were asked who is not at the table. This is my assessment of who (people or stakeholders) are not at the table.

1. Manufactured housing. The HEOP final documents removed an entire section related to manufactured housing. Unless manufactured housing is represented in this project and the change between then and now is addressed, a major source of affordable housing will remain unaddressed to the detriment of those for whom a trailer in or out of a trailer park may be the only entrance to housing stability. Local realtor Jim Hoberg from West Coast Real Estate Services, Inc., jim@jimhoberg.com, comes to mind as a person who could competently represent this stakeholder group.
2. Labor and employees. Several on the advisory team represent employers and employer interests: PeaceHealth Peace Harbor, the Chamber of Commerce, Lane Community College, Florence Urban Renewal, Developers, City Management and City Public Works. Workers in the trades and the service, hospitality, and personal care fields, or unions representing them, should be included. Frank Smith is a person who comes to mind who could fairly represent worker perspectives. The Oregon Nurses Association would also well represent nurses.
3. Public health and health care from points of view of other than the two top administrators of the local hospital. The Chief Administrative and Operation Officers of our local hospital are listed as representing "local health care." The one who came to the first meeting spoke only of the need of housing for doctors. Medical professionals are not represented. Nursing and care staff are not represented. Hospital workers who do not make living wages are not represented. Patients are not represented. An important unrepresented stakeholder group are individuals without addresses discharged from the ER. Norma Wood, who I believe is responsible for managing hospital and ER discharges comes to mind as a knowledgeable person who could inform this effort. Someone from Lane County Public Health with knowledge about an access to health information and demographics should be on this advisory group. Jocelyn Warren administrator of Lane County Public Health should be contacted to provide a person who can meaningfully participate. Brooke Golen (or Glen) is listed as a Lane Council of Governments Senior Services Representative – she did not come to the first meeting and no information was provided about her background or expertise and "senior services" is only a subset of our community's demographic in need of public health services. PeaceHealth Peace Harbor's Community Health Needs Assessment (<https://www.peacehealth.org/news/2022-04-21/peacehealth-shares-2022-2025-community-health-needs-assessments>) mostly provides Lane County level information and provides meager local information. It seems to indicate that only those with addresses are serviced by the Mobile Integrated Health Community EMT unit.
4. Evictions, past, current and future. Florence Municipal Judge James Brissenden should be on this stakeholder advisory group as he is the only person who can provide information about Florence's eviction situation, what the situation was four years ago, the trends and factors that have come into play since then, and the looming prospect of termination of the eviction moratorium.
5. Suicides. James Brubaker should be asked to serve on the advisory team to illuminate the direness of the Florence suicide situation and how housing and lack thereof affect it. roger.brubaker@lanecountyor.gov
6. Senior housing. Someone from at least one of the assisted living (rich people) and nursing home (poor people) facilities should be represented to advocate for housing needs of their clientele. Chris Eilers, a behavioral health specialist with the Older Adult and People with Disabilities Collaborative Network, which includes Florence members, comes to mind as a person who could competently represent at least some of these citizens (christopher.eilers@lanecountyor.gov)

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29620>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

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Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ^[1]
Submitted by Visitor (not verified)
Mon, 10/31/2022 - 8:58am
199.193.237.16

Name

Brenda Gilmer

E-Mail

brendajgilmer@gmail.com

Organization Affiliation (If Any)

Phone Number

541-590-5060

Comment:

The manner of conducting the survey , electronically only, particularly with the short time period it was open, disproportionately disenfranchised citizens with low income, those who are elderly, and those who are without shelter, all of whom were functionally unable to participate and whose voices, it appears, are not welcome. It seems so irrational given Florence's demographics and its monstrous need, as to make me think it was a conscious decision to discriminate in favor of already privileged community members. I would appreciate learning the reasoning behind the city's decision for this action and structure.

I am already signed up to the email distribution list so am not answering no to the next question for fear it would result in my being removed.

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29839>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

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Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ^[1]
Submitted by Visitor (not verified)
Thu, 08/18/2022 - 2:00am
174.204.203.59

Name

Howard Jeffrey Iak

E-Mail

jeff_iak@outlook.com

Organization Affiliation (If Any)

Phone Number

541.870.2372

Comment:

I live in my Motor Home.

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29735>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

[Home](#) > [Housing Implementation Plan Project Comment Form](#) > [Webform results](#) > Submission #4

Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ⁽¹⁾
Submitted by Visitor (not verified)
Sun, 08/21/2022 - 4:31pm
174.204.200.0

Name

Jeff lak

E-Mail

gwmineugene@yahoo.com

Organization Affiliation (If Any)

Let's talk about Florence awa various other Social Media Platforms

Phone Number

541-870-2372

Comment:

Greetings,

I never dreamt the possibility of becoming Homeless until, through no fault of my own, I realized my Savings and Retirement plans were exhausted.

Fortunately, I had excellent Credit and was able to pay off all expenses as they came in therefor avoided Interest while gaining credit / bonuses.

This is no longer the case. My credit cards are nearly maxed out and I'm paying exorbitant interest.

I was able to procure a Motor Home.

Now I'm faced with being Harassed by local Code Enforcement officer who clearly has a distorted interpretation of the City "Codes" he's supposedly " Enforcing ".

Sorry Dan, just sharing MY Perspective.

I know it is much easier to point to a problem than it is to offer a potential Solution.

Give me a chance and I may just offer some insight.

I am very team oriented, an excellent listener, articulate and patient.

I realize the Best Ideas are not always the easiest to implement.

While I enjoy the Energy a Team of problem solvers can create, I cannot tolerate meeting without Order and Accurate / Transparent Documentation.

If Indeed, City of Florence, Oregon, are asking for Help, I encourage You to allow me to throw my proverbial Hat into the Ring !

Thank you for your time and consideration,

H. Jeff lak

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29738>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

[Home](#) > [Housing Implementation Plan Project Comment Form](#) > [Webform results](#) > Submission #6

Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ⁽¹⁾
Submitted by Visitor (not verified)
Wed, 09/28/2022 - 11:42am
68.118.163.204

Name

ljt

E-Mail

jasso-thomas@charter.net

Organization Affiliation (If Any)

n/a

Phone Number

5419977231

Comment:

flora/fauna.....try to keep maintain our beautiful city/outskirts.....or we become/look like every other place with concrete all around us....what's next skyscrapers!?!.....what's happened to solar, water conservation, etc....community "free" gardens for growing food - self-sustainment.....

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29787>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

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Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ⁽¹⁾
Submitted by Visitor (not verified)
Fri, 09/16/2022 - 10:14am
47.40.118.197

Name

Daniel Lofy

E-Mail

dlofy1896@gmail.com

Organization Affiliation (If Any)

Lofy Construction LLC

Phone Number

5419994006

Comment:

I own property in town over by the hospital that I would like to build some tri-plex's on, I am wondering if there are any grants or other sources that will help me with putting in the infrastructure for a road and utilities to the site. and or help with funding to make this happen?

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29767>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

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Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ⁽¹⁾
Submitted by Visitor (not verified)
Wed, 10/05/2022 - 12:58pm
47.40.118.223

Name

Lani Norona

E-Mail

LNRZ321@gmail.com

Organization Affiliation (If Any)

Phone Number

9712193647

Comment:

Thank you for the opportunity to comment.

I object to the way funds from housing grants and loans are distributed.

Developers gain, realtors gain, buyers and renters lose.

I work for local government and also have retirement income and savings.

I cannot find affordable housing,. I prefer to buy, but even with NO debt, two incomes, and savings, I cannot qualify for a mortgage. The lowest listing price is \$289K, most are \$300K and up.

There is no rental housing.

Any program to alleviate the housing crisis needs to provide funding assistance to buyers.

If developers receive funding, there should be caps on the profit margins.

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

No

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29796>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

[Home](#) > [Housing Implementation Plan Project Comment Form](#) > [Webform results](#) > Submission #8

Submission information

Form: [Housing Implementation Plan Project Comment Form](#) ^[1]
Submitted by Visitor (not verified)
Sun, 10/02/2022 - 7:05pm
67.41.84.96

Name

Russ Volke

E-Mail

drvolke@gmail.com

Organization Affiliation (If Any)

Phone Number

541-997-2737

Comment:

Please consider "Tiny" house developments within high density residential zones. Also consider under what circumstances Tiny homes would be allowed to co-occupy lots with other homes. This option would substantially increase affordable housing opportunities while also providing income for the property owner.

Would you like to be signed up for the Housing Implementation Plan project email distribution list?

Yes

Source URL: <https://www.ci.florence.or.us/node/24983/submission/29792>

Links

[1] <https://www.ci.florence.or.us/community/housing-implementation-plan-project-comment-form>



MEMORANDUM

Short-Term Rental Policies Research Florence Housing Implementation Plan

DATE May 4, 2022
TO Wendy Farley- Campbell, Planning Director, City of Florence
FROM Darci Rudzinski and Emma Porricolo, MIG | APG
CC Florence HIP Project Management Team

Introduction

The Florence Housing Implementation Plan (HIP) will provide recommended housing programs and funding strategies that will guide future housing development in the City. An initial step in developing the HIP is reviewing housing needs and recommendations from the 2017 Housing Needs Analysis (HNA) and summarizing this information in a Housing Implementation Plan Background Report. As part of this initial step the Project Team is providing the City with research, information, and strategies to inform a future new short-term rental (STR) housing policy. The City recognizes that STRs can impact housing availability for permanent residents; community leaders would like more information on the available tools to regulate STRs.

This memorandum is intended to provide an overview of common STR regulations in practice in Oregon through an evaluation of case studies, primarily focusing on jurisdictions on the Oregon Coast. The information presented includes how jurisdictions regulate STRs through land use regulations, licensing programs, and operational restrictions. The memorandum concludes with action items and considerations that can inform local discussion regarding appropriate STR regulations for the City of Florence.

Existing Conditions

Florence is facing housing challenges related to both availability – dwelling units and types of housing available to accommodate the growing population – as well as affordability. The combination of relatively low-wage service jobs, lack of apartment inventory, and a surge in home prices is driving up rental rates and exacerbating a workforce housing shortage.¹ Housing stock purchased as investment properties for STRs reduces housing options for Florence residents, exacerbating an already difficult local housing market.

¹ Florence Housing Needs Analysis (2017).

The HNA documented that the number of STRs had been increasing over the previous decade, and that by 2017 there were 62 short-term rental bedrooms available online through websites such as AirBnB. The housing research pointed to the significant role STRs played in the local tourism lodging industry, estimating that the STR segment accounted for approximately 11,315 annual room nights of demand, or 7% of total demand, in Florence in 2017. The HNA projected this demand to continue, estimating additional demand for 263 seasonal housing units (second homes and STRs) over the course of the next 20 years. According to a Florence Chamber of Commerce and Travel Oregon study, Florence, Mapleton, and Westlake collectively had 181 rental properties (available on AirBnB & VRBO) with an occupancy rate of 74.66% in 2021.²

In addition to impacts on housing availability, there is concern in Florence about the potential ramifications of a growing number of properties owned by part-time or absentee home owners or landlords. Issues that conceivably could arise when residents or owners are away from properties for extended periods of times include property maintenance, waste collection, parking violations, and noise and other nuisance complaints.

The City of Florence currently prohibits accessory dwelling units, or ADUs, for STR use. In Florence, operators of STRs are required to get a Business License which requires annual renewal. The City applies a local Florence Transient Room Tax (TRT) of 4% to STRs.

The Florence HNA includes two recommended action items and policy recommendations:

- *Policy 34. Establish a cap on the number of short-term vacation rental properties available in residential zones.*
- *Policy 35. Prepare clear and objective city policy that defines and limits short-term rentals.*

Short-Term Rental Regulations

Many coastal communities and other tourism-heavily tourism-dependent communities in Oregon have implemented local regulations for STRs. Common regulations include limitations on the number and location of STRs and, once approved, policies for their operation. Licensing and operational requirements are typically found in municipal codes; land use permit requirements are in local development codes or zoning ordinances.

Case Studies

In Oregon, Hood River, Gearhart, Lincoln City, Bend, Bandon, McMinnville, and Yachats are some of the many jurisdictions that regulate STRs. Five of jurisdictions in particular - Gearhart, Newport, Lincoln City, Bandon, and Tillamook County - have robust local requirements and were chosen as case studies for this research. The jurisdictions are coastal communities, with two cities comparable in size to Florence. Table 1 provides a summary of regulations from the case studies; Attachment A provides additional information on each jurisdictions' requirements. The case studies are intended to be informative and illustrate the common short-term rental regulations on the Oregon Coast. Also

² Data represents available annual data (2021) for the cities of Florence, Mapleton, & Westlake from AirDNA.

informing this work is academic research from University of Oregon (UO), which provided additional context for existing practices and STR recommendations for Oregon jurisdictions.³

From this research, common regulations for STRs include, but are not limited to:

- **Adopt an official definition of “short-term rental.”** Most jurisdictions adopt an official definition of the use that is distinct from longer-term residential leases. Some jurisdictions have a subset of definitions under the short-term rental umbrella. For example, Newport’s definition includes has three different types of STRs: home shares (owner rents a room in the dwelling unit where they reside), bed & breakfast establishments (owner or manager lives on the premises), and vacation rental dwellings (entire unit is rented).
- **Limit STRs to certain zones or geographies.** Most jurisdictions use local zoning to place geographical limits on where STRs can be permitted. Commonly STRs are permitted differently in residential zones in comparison to commercial or mixed-use zones. Some jurisdictions, such as Newport and Lincoln City, prohibit STRs in the lowest density zones and/or certain planned developments; others consider STRs as commercial uses that are permitted only conditionally in residential zones.
- **Limit the number permitted.** Jurisdictions have chosen to limit the number of STRs permitted, either city-wide or in certain areas. Both Lincoln City and Gerhart have a cap on the number of STRs licensed in their cities. Other jurisdictions limit STRs through saturation rates. Saturation rates prohibit STR within a certain distance of other existing STRs (used in Bandon), or are based on an established percentage of lots in a zone that can be STRs (the Lincoln City approach). The UO Study suggests creating restrictions on STRs if they account for more than 4% of the housing stock in a jurisdiction.
- **Establish operational standards.** Operational standards set expectations for how the activity should be conducted and properly maintained and can mitigate livability and nuisance concerns regarding STRs. Case study jurisdictions had a variety of regulations related to operations including:
 - Maximum occupancy requirements
 - Parking requirements
 - Landscaping requirements
 - Waste collection requirements
 - Requiring a contact to be local
 - Signage requirement for dwelling/unit number
 - Life/safety inspections to ensure safety requirements such as fire alarms, railings, pool safety, etc. is met
 - Quiet hours
 - Displaying tsunami evacuation information

³ DiNatale et al., “Short-term rentals in small cities in Oregon: Impacts and regulations”, 2018. <https://www.eugene-or.gov/DocumentCenter/View/52935/UO-STR-Research-project-summary> and “Assessing and Responding to Short-Term Rentals in Oregon,” 2017, https://scholarsbank.uoregon.edu/xmlui/bitstream/handle/1794/22520/DiNatale_final_project_2017.pdf?sequence=3&isAllowed=y

A UO study recommends creating provisions that revoke STR license or permits for properties that receive more than 5 nuisance complaints in a year. Newport has policies that revoke the permit after 3 complaints.

- **Require licensing.** Most jurisdictions require a license be obtained in order to legally operate a STR. The licensing programs are used to periodically check and maintain the STR licenses; many have annual renewal requirements. Licensing requirements ensure regulatory consistency within a jurisdiction and provide an opportunity to educate STR owners about operations requirements. In Lincoln City, the license is the second step of permitting a STR after land use approval.
- **Collect taxes (Transient Room Tax) and assess penalty fees.** The City of Florence collects TRT taxes for short-term rentals. Commonly, fees are assessed to help fund administration and enforcement of the local STR program. A 2017 study found that the average fee in participating Oregon jurisdictions was \$498 (see Figure 1).

Figure 1. Frequency for Fee and Tax Rates

Fee Rate Frequency		Tax Rate Frequency	
Mean	\$ 498	Mean	7.4%
Median	\$ 358	Median	7.5%
Standard Deviation	\$ 554	Standard Deviation	2.3%
Range	\$ 2,150	Range	8.6%
Min	\$ 50	Min	1.8%
Max	\$ 2,200	Max	10.4%

Source: Responding to Short-Term Rentals in Oregon Survey, y-Q20 and y- Q21, 2017.

The table below summarizes the common elements of STR rental regulations from the case studies reviewed in this memorandum.

Table 1. Summary of Case Studies STR Regulations

STR Regulation	Gerhart	Newport	Lincoln City	Bandon	Tillamook County
Restrict location	Y	Y	Y	Y	N
Restrict number of licenses/permits	Y	Y	Y	Y	N
Licensing program	Y	Y	Y	N	Y
Specific parking and/or landscaping requirements	Y	Y	Y	Y	N
Occupancy limits	Y	Y	Y	Y	N
Local contact requirement	Y	Y	Y	Y	Y
Fire/health/safety inspections	Y	N	Y	N	Y

Other Notable Regulations

The following STR requirements not used in the case study jurisdictions, but applied in other Oregon cities, may be useful to consider for application in Florence.

- Yachats: As of 2020, the City has a lottery system for new STR permits, with a process for being included on a waitlist.
- McMinnville: Has a saturation rate regulation based on proximity; STRs are not allowed on properties within 200 feet of another (existing) STR.
- Eugene: Requires all STRs to register annually with the City. A Transient Room Tax of 4.5% applies to all STRs.
- Coos Bay: New STR regulations in Coos Bay were adopted in January 2022. Key features include a 300' distance requirement between STR locations (STRs where owner/operator does not live on the site). An STR Permit requires notification to neighbors within 300 feet of the proposed site and must include contact information for STR's owner/operator.⁴

⁴ Source: <http://coosbay.org/archive/news-entry/council-adopts-short-term-vacation-rental-and-homestay-regulations>

Next Steps

Requirements presented in this memorandum are intended to provide context and “real world” examples from other Oregon Coastal jurisdictions that regulate STRs. This work does not suggest a recommended approach for Florence, but rather is provided to inform community discussion.

Community leaders and interested citizens will need to take the next steps to identify which measures are appropriate for Florence, given the desired balance between permitting STRs and mitigating potential negative neighborhood or community impacts. The community will need to identify those issues that are of greatest concern, then choose appropriate measures to address those concerns.

In determining appropriate requirements and establishing a program for STRs, the community may wish to consider the following.

Table 2. Policy Questions to Guide Community Conversations

Potential Actions	Additional Considerations
<p>Limiting the Number of STRs. <i>Does the City want to set a limit on number of STRs permitted in Florence? What are the implications (positive and negative) of implementing a limit?</i></p>	<ul style="list-style-type: none"> • Is the limitation a city-wide limitation or focused on specific area(s)? • What is the maximum number of STRs permitted at one time? What will this number be based on? • Of the maximum number, how many are permitted at the outset of the program? Are existing STRs grandfathered into the program? • After the start of the program, how do new permits become available and accessed (e.g., waitlist and/or lottery system)?
<p>Limiting on location of STRs. <i>Should STRs be permitted throughout the City or limited to specific zones?</i></p>	<ul style="list-style-type: none"> • Should STRs be allowed outright, or conditionally through a land use permitting process? • What land use approval process should STRs be subject to if any?
<p>Regulating operations. <i>Should the City adopt operational regulations (e.g., occupancy limits, parking minimums, quiet hours) for STRs to reduce potential neighborhood impacts/ nuisance complaints? What are the most common nuisance issues that currently exist with STRs in Florence?</i></p>	<ul style="list-style-type: none"> • Does the City wish to establish regulations for the following? <ul style="list-style-type: none"> ○ Maximum occupancy limits ○ Minimum parking ○ Minimum landscaping ○ Waste collection requirements ○ Dwelling/unit number display size ○ Life and safety inspections (e.g., proper fire alarms, railings to code) ○ Display/sharing tsunami evacuation information ○ Quiet hours • Should the City establish a way to revoke STR licenses or permits when there are too many complaints related to operational standards? How many is too many? • Should a local contact who can handle immediate concerns be required for each STR? What is the role of the local

Potential Actions	Additional Considerations
	<p>contact at the time of complaint? Do neighboring properties receive the local contact’s information? If so, how is that information shared, through a mailed notice or STR inventory on City’s website?</p>
<p>Approval and Tracking. <i>How can the City implement and track new regulations related to STRs? Does the City wish to adopt a licensing/permit program to track and monitor STRs?</i></p>	<ul style="list-style-type: none"> • Is a licensing or permit program to ensure regulations are met necessary? What is the relationship between a license/permit program and potential land use approvals for STRs? • What staff and department(s) will take on the administrative responsibilities associated with new regulations? Which department will operate the program? Are there existing personnel that have capacity to dedicate to a STR program? Should fees be collected with a licensing/permit program to cover administrative costs?

As the questions above are explored, and before deciding on all of the programmatic, operational, and code requirements related to STRs, the City may benefit from discussing specific implementation items with staff and leaders from other jurisdictions. A next step could include contacting other jurisdictions to discuss “on the ground” knowledge and local implementation challenges related to STR regulations, permits, and licensing programs.

ATTACHMENT A – SHORT-TERM RENTAL CASE STUDIES

Five Oregon Coastal jurisdictions - Gearhart, Newport, Lincoln City, Bandon, and Tillamook County - were chosen as case studies to inform community conversations the City of Florence is having around STRs. Information for each of these communities is organized in a table that contains the following:

- **Name and Definition.** Jurisdictions refer to STRs by different names, including vacation rentals, and some have multiple subcategories under the umbrella term of “short-term rental.” The term used by each jurisdiction is described under this heading.
- **Permitted Use in Residential Zones.** Short-term rentals are typically permitted differently in residential zones as compared to commercial or mixed-use zones. The regulations that apply to residential zones for each jurisdiction are described in this section.
- **Permitted Use in Other Zones.** In most jurisdictions, the short-term rentals are permitted differently in residential zones compared to commercial or mixed-use zones. The regulations that apply to residential zones for each jurisdiction are described in this section.
- **Licensing Program.** Separate from land use regulations, most jurisdictions establish licensing programs to monitor and regulate other elements of short-term rentals. Regulations associated with licensing programs are described for each case study.
- **Limitation on Number.** Some jurisdictions have chosen to limit the number of STRs allowed within their jurisdictions, or within a certain geographic area. The case studies represent two approaches, regulating STR saturation rates through land use approval or limiting the number of licenses issued at a given time.
- **Other Requirements.** Details on other regulations (e.g., operational, life/safety, parking requirements) in each jurisdiction are described below.

Short-Term Rentals Case Studies

City of Gerhart	
Name and Definition	Vacation Rental Dwelling. Any structure, or any portion of any structure, which is occupied or offered or designated for transient occupancy for less than 30 days for dwelling, lodging or sleeping purposes; and includes houses, cabins, condominiums, apartment units or other dwelling units, or portions of any of these dwelling units, that are used for temporary human occupancy, provided such occupancy is for less than a 30-day period.
Permitted in Residential Zones	<ul style="list-style-type: none"> • VRDs are seen as a commercial use. • They are not permitted in low- and medium-density residential zones and the planned development zone. Note, in the low- and medium-density zones some existing rentals were grandfathered in at the start of the VRD permit program. • In the high-density residential zone, VRDs are permitted within single family detached and multi-family housing.
Permitted in Other Zones	VRDs are not permitted.
Licensing Requirements	Yes, permits are required and required annual renewal.
Limitation on Number of STRs	In 2016, Gerhart established a one-time 60 day period to apply for permits in the low- and medium-density zones. The city limited the number of STRs permitted to be licenses in the low- to medium-density residential zones. In the high-density residential zone (R-3), there is no limit on the number of VRD permits. Annual renewal is required.
Other Regulations	<ul style="list-style-type: none"> • VRD permits don't transfer with the sale of house/unit, unless it is through inheritance. • Maximum occupancy is 2 persons per bedroom. • Off-street parking required a minimum rate of 1 space per VRD bedroom. • VRD yards must be 50% landscaped. • Fire/Safety/Heathy inspection is required along with periodic re-inspections. • VRDs must post a "Gearhart Tsunami Evacuation Map" in the dwelling. Gerhart recommends the VRDs have a prepped "Go Bag" with supplies. The permit application fee is \$100 less if a Go Bag is at the VRD and verified through inspection. • The City adopted "Good Neighbor Policies and Guidelines" that are required to be included in VRD rental agreements.

Source: https://www.cityofgearhart.com/sites/default/files/fileattachments/general/page/661/qzo_1.2021.pdf

City of Newport	
Definition	<p>Short-term rentals subcategories are:</p> <ul style="list-style-type: none"> • Home shares. Where owner rents a room in the dwelling unit where they reside. • Bed & Breakfast establishments. Owner or manager lives on the premises • Vacation Rental Dwellings. A short-term rental where the entire unit is rented.
Permitted in Residential Zones	<ul style="list-style-type: none"> • Home shares and bed breakfast facilities are permitted in all residential and commercial zones. • Vacation Rental Dwellings Permitted in the Vacation Rental Overlay Zone with use-specific limitations. The overlay covers commercials and residential zones in a specific area of town and avoids low-density residential neighborhoods (i.e., R-1). If all the standards related to VRDs are met, the permit is subject to a staff-level non-discretionary decision. If one of the standards is not met, land use approval still can be obtained through approval of a conditional use.
Permitted in Other Zones	
Licensing Requirements	Annual license renewal is required. Renewal is only permitted if the STR unit was rented for at least 30 days in the previous fiscal year.
Limitation on Number of STRs	In 2019, the City limited the number of STRs to no more than 176 licenses for STRs.
Other Regulations	<ul style="list-style-type: none"> • No more than 5 bedrooms are permitted in B&Bs and VRDs • City has spacing standards for density of STRs to avoid heavy concentrations. • Local contact is required for rentals. • 1 off-street parking space per bedroom is required. • 50% of front yard and 40% of total area shall be landscaped. • City established a process for revoking license for enforcement and a 2 year hold for a STR before owners can reapply for a STR license.

Source: <https://newportoregon.gov/dept/cdd/VacationRentalDwelling.asp>

Lincoln City	
Definition	Vacation rental dwelling means a dwelling unit that is used, rented or occupied on a daily or weekly basis, or is available for use, rent, or occupancy on a daily or weekly basis, or is advertised, or listed by an agent, as available for use, rent, or occupancy on a daily or weekly basis.
Permitted in Residential Zones	<ul style="list-style-type: none"> • VRDs are a permitted use in the residential (R-1-5 and R-1-RE), plan districts (Oceanlake PD, Nelscott PD), Vacation Rental (VR), and commercial (GC, RC, TVC) zones. Note, expansion of the VR zone is prohibited. • VRDs are permitted as accessory use in most residential zones (R-1-5, R-1-7.5, R-1-10, R-M and R-R). Accessory VRDs are not considered a commercial use. • In the R-1-5 zone, only 10% of the lots within the zone can have VRDs. • In the R-1 zone VRDs are considered commercial uses and are only permitted in the vacation rental zones.
Permitted in Other Zones	

Lincoln City	
	<ul style="list-style-type: none"> Rentals in the R-1-RE zone are considered non-conforming uses that cannot transfer with sale.
Licensing Requirements	The VRD licensing processing is the second step after land use approval. If the VRD license hasn't been issued within one year of the land use approval date, the land use approval becomes null. Once a license is obtained, license renewal is required.
Limitation on Number of STRs	<ul style="list-style-type: none"> In the R-1-5 zone, only 10% of the lots within the zone can have VRDs (equals a maximum of 194 STRs permitted). No new STR licenses are permitted in the R-1-RE zone. There is no limit on the number of STRs in commercial zones.
Other Regulations	<ul style="list-style-type: none"> One off-street parking space must be provided for each bedroom. In no case shall less than two off-street parking spaces be provided for each dwelling unit. 50% of the front yard must be landscaped in residential zones. Application notice for VRDs must notify property owners with 250 feet of the property. Notice must include name and phone number of contact person for the VRD. Inspection for fire/life/health safety is required. Established requirements for complaints process and responses. Occupancy cannot be more than 3 times the number of bedrooms plus one additional occupant or 16 total occupants. License has operational requirements for waste collection. Roads End Neighborhood has separate VRD standards.

Source: <https://www.lincolncity.org/departments/planning-community-development/vacation-rental-dwellings-vrds> and <https://www.lincolncity.org/home/showpublisheddocument/456/637723117803034188>

Bandon	
Definition	Vacation Rental Dwellings (VRD). An existing single-family detached dwelling which is rented, or is available for rent (whether advertised or not) for a period of less than one month to a family, group or individual. A VRD is considered to be a commercial use.
Permitted in Residential Zones	VRDs are conditional uses in the mixed-use residential zones, known as Controlled Development Zones (CD). In the CD-1 zone, only permitted when located in the VRD overlay. In all zones VRDs are permitted as Conditional Uses, subject to Planning Commission approval. VRDs are not permitted in residential zones.
Permitted in Other Zones	VRDs are permitted in the Marine Commercial (C-3) zone as a conditional use.
Licensing Requirements	Need approval of conditional permit for VRDs. No other licensing requirements necessary. Permit will be revoked if the VRD is not rented for one year or less than 10 nights within a calendar year.
Limitation on Number of STRs	There is no cap on the number of STRs permitted throughout the City, limitations on are based on saturation rate. STRs are permitted if less than 30% of the SFD dwellings within 250 feet of the subject property are short-term rentals.

Bandon	
Other Regulations	<ul style="list-style-type: none"> • VRDs that are single family detached dwellings must be at least 3 years old in order to receive a permit for the VRD. • All VRDs shall post the Bandon Tsunami Evacuation Route map must be placed in a conspicuous location within the dwelling. • ADUs are prohibited on properties with short-term rentals. • One off-street parking is required for each bedroom in a VRD and are required to have a minimum of 2 spaces. • Local management and/or contact is required. • Maximum occupancy is limited to 3 people per bedroom or 10 people total. • Regular garbage collection is required.

Source: <https://www.cityofbandon.org/planning/page/vacation-rental-dwellings>

Tillamook County	
Definition	Short Term Rental ⁵ . A dwelling unit (including any accessory guest house on the same property) that is rented to any person on a day to day basis for a consecutive period less than 30 days during the year.
Permitted in Residential Zones	No regulations
Permitted in Other Zones	No regulations
Licensing Requirements	<ul style="list-style-type: none"> • Short Term Rental Permit is required. Requires an inspection and fee payment to receive the permit. Annual permit renewal is required and inspections are required every 3 years. • Short-Term Rental Operator License Fee Program also required. The fee must be paid quarterly. The fees collected from the program will go to County administration, housing initiatives and public safety initiatives. • The Community Development Department administers both the permit and license program.
Limitation on Number of STRs	None
Other Regulations	<ul style="list-style-type: none"> • Have designated quiet hours for STRs. • A local contact is required. • There are health/fire/life safety requirements that are checked through inspections. See Inspection Checklist • Transfer of Short Term Rental Permit to new property owners are permitted with approval of an application from the County. • STR regulations include a hearings process for STR regulations violations (e.g., too many noise complaints during quiet hours).

Source: <https://www.co.tillamook.or.us/commdev/page/lodgingshort-term-rental-resources>

⁵ Note Tillamook County references STRs as “Short Term Rentals” with no hyphen in short term.