

July 17, 2023

City Council Meeting

Agenda Item #1

Public Comment

Speaker's Cards & Written Comments Received

Speaker's Cards – *In order of receipt*

- **Speaker 1** – Michael Allen (Including written comments)
- **Speaker 2** – Kate McClellan (Including written comments)

Published on *City of Florence Oregon* (<https://www.ci.florence.or.us>)

[Home](#) > [Request to Address City Council \(Speaker's Card\)](#) > [Webform results](#) > Request to Address City Council (Speaker's Card)

Submission information

Form: [Request to Address City Council \(Speaker's Card\)](#), [1]

Submitted by Visitor (not verified)

Sun, 07/16/2023 - 7:40pm

35.132.165.39

Name

Michael Allen

City Council Meeting Date

Mon, 07/17/2023

Agenda Item Number

1

Please note if you are speaking as an proponent, opponent, or neutral party

Proponent

Brief Overview of What You Wish to Discuss

Opportunity to learn about ways to work with Lane County on climate change

Do you Represent an Organization?

Yes

Name of Organization

Florence Climate Emergency Campaign and Elders Climate Action - Oregon Chapter

Residence Address

87490 Rhodowood Drive

Email

mikepatallen@earthlink.net

Phone Number

5054017762

Source URL: <https://www.ci.florence.or.us/node/17771/submission/30255>

Links

[1] <https://www.ci.florence.or.us/council/request-address-city-council-speakers-card>

To: Mayor Ward, City Councilors, City Manager Reynolds, and staff
From: Michael Allen, Florence Climate Emergency Campaign and Elders Climate Action Oregon Chapter
Date: July 17, 2023
Subject: Opportunity to learn about ways to work with Lane County on climate change

I want to thank you for the wonderful opportunity to make a significant impact on how our city can address climate change. For the first time, a reference to climate change is included in the City's work plan.

Under the objective to "facilitate community discussion around maintaining a quality environment and sustainable future" you've added the following task:

Participation in the Lane County Climate Action Plan development process to represent the coast in planning efforts

I don't know what staff has been assigned to this objective and task, but it is my hope that the EMAC with its new leadership will take on an advisory role with the help of your staff person Wendy Farley Campbell. Wendy over the years has shown a willingness and the experience necessary to make such a commitment a great success.

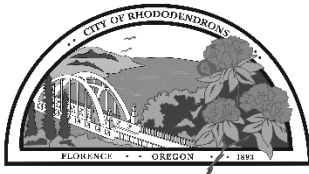
One of the reasons you have adopted this far reaching objective and task is because Lane County has hired Kristen Lee, a specialist in grant writing and forming partnerships, to seek grants from the Inflation Reduction Act (IRA) and other sources. Kristen has formed a Climate Team and will work with cities to identify large scale projects that address mitigation and resiliency goals in the Lane County Climate Action Plan.

Kristen is now reaching out to potential partners. In my liaison role with the Lane County Parks Advisory Committee, I've arranged for Kristen to attend our next PAC meeting on August 14th. I invite the members of the Council, City Manager, and staff to join us.

It would be extremely helpful to the members of the City Council to also invite Kristen Lee to attend one of your meetings to give you a firsthand briefing about what she is doing and how the city can become a partner with Lane County as stated in the work plan.

I wish you all the best as you move forward with the new work plan.





Request to Address the City Council (Speaker's Card)

Name: Kate McClellan

(Please Print)

City of Florence
A City in Motion

City Council Meeting Date: July 17, 2023 Agenda Item No.: 1

Proponent Opponent Neutral

Brief Overview of What You Wish to Discuss: Provide background information about the State's Emergency Declaration on Homelessness and request Council add consideration of a proposal to the August 7, 2023 Council Agenda.

Do you represent an organization? Yes No Name of Org.: FLORENCE EMERGENCY COLD WEATHER SHELTER COMMITTEE (FECWSC)

Residence Address: 5629 BROWNING'S CORNERS RD

City, State, Zip: FLORENCE OR 97439

Email (Optional): kmcclellx@comcast.net Phone No. (Optional): _____

Would you like to be added to the City of Florence Email Distribution Lists?

Newsletter City Council

NOTE: ONCE COMPLETED, THIS CARD BECOMES A PUBLIC DOCUMENT

(See Reverse Side for Instructions)

INSTRUCTIONS

Please fill out and submit to City Recorder Lindsey White. The City Recorder will advise the Mayor (Presiding Officer) when requests to speak are in hand. If filling the card out in advance, please submit:

1. Via email to cityrecorder@ci.florence.or.us,
2. Via mail to Florence City Hall – Attn: City Recorder; 250 Hwy 101; Florence, OR, 97439
3. In Person at Florence City Hall (250 Hwy 101) – Attn: City Recorder (Front Desk or Drop Box)
4. Online at <http://www.ci.florence.or.us/council/request-address-city-council-speakers-card>.

The Speaker's Card must be submitted at least one hour before the meeting is scheduled to begin.

To maximize time for speakers of varying topics, time limits have been set for speakers wishing to address the Council, and each speaker may only speak once to each agenda item. Under normal circumstances, those time limits are listed below. Speakers may not yield their time to others. For more information, visit the City of Florence website at <http://www.ci.florence.or.us/council/rules-procedure>.

General Public Comments – 3 minutes

Public Hearing Comments – 5 minutes

NOTE: In special circumstances, the Mayor (Presiding Officer) may establish longer and / or shorter time limits.



FLORENCE EMERGENCY COLD WEATHER SHELTER COMMITTEE

P.O. BOX 659, FLORENCE, OREGON 97439

A 501(c)3 organization ID# 47-2168304

TO: Mayor Rob Ward and Florence City Council

Date: July 17, 2023

Subject: State Funding for Emergency Shelter in Florence

We are requesting an opportunity to present to the Mayor and Council at the August 7, 2023 Council Meeting the request for approval of an emergency shelter in Florence on City-owned land. Lane County is recommending this project for funding under the Governor's ALL IN plan as part of the Emergency Declaration regarding homelessness. This could result in up to five hundred thousand dollars coming into the City over the next six months to pay for services and staffing for the emergency shelter.

ADVANTAGES

The County's approved plan calls for funding low barrier emergency shelter beds. Emergency shelter is year-round. FECWSC has submitted a proposal in partnership with The Devereux Center, which has a very successful shelter program, Coalbank Village, in Coos Bay with the full support of the City of Coos Bay, including their police department. Coalbank Village has a success rate of nearly 40% of shelter inhabitants entering permanent housing. There has also been a decrease in the overutilization of the hospital emergency room. The physical shelter site would be the responsibility of FECSWC and the operation of the shelter, including staffing and management, would be the responsibility of The Devereux Center.

Please keep in mind that the data shows that a significant number of unhoused people in the Florence Area are from Florence and these services can help them be more integrated in their (and our) community. This project is really an investment in our future.

An emergency shelter would be a way to mitigate the impact of unhoused people in our community living outside. At the September 17, 2018 Council Meeting, the Council adopted an Ordinance amending Florence City Code Title 6, Chapter 1 Section 2-4 Regarding Nuisance Lodging and Camping. Two work sessions had been held to hear concerns resulting from homeless camping. The issues being addressed included:

- Garbage, human waste and noise.
- Public costs for City, Siuslaw Valley Fire and Rescue (SVFR) and Western Lane Ambulance (WLA) to respond to calls for assistance, enforcement and clean-up.

Year-round emergency sheltering would address these concerns by providing dumpster services and toilet facilities for guests and provide staffing to ensure appropriate behavior within the shelter. The new partnerships and lessons learned will allow this project to move forward successfully. This is an opportunity to reduce the number of people in our community who are struggling with the trauma of homelessness.

The other organizations which provide services to this population have expressed the opinion that an emergency shelter would be helpful in their work.

THE SITE

In 2020, when COVID prevented congregate cold weather sheltering in church halls, Lane County allocated 21 pallet shelters to Florence for FECSWC to use for cold weather shelter starting with the 2020-21 winter. Funding for land clearing was provided by a County grant, donations and significant volunteer labor. The City paid for electricity to be installed. First Step, Florence, allowed the shelters to be installed on their land at 5260 Highway 101. The cold weather shelter has operated there for three winters. Now First Step is proceeding with their plans for the land and a new site needs to be found for the shelters.

Earlier this year, the City Manager and the Mayor notified FECSWC that a City-owned parcel at 5150 Highway 101 might be available to move the pallet shelters for use for the cold weather sheltering in winter 2023-24. There was a house there until 2015 and, therefore, it will be much easier to prepare the site for the pallet shelters. However, it would still be a significant cost including shelter installation and electricity.

There is an opportunity to bring All In money from the State into the City to pay for the cost of setting up the shelters on this parcel. However, it is only available for an emergency shelter, which is, by definition, year-round, fully staffed shelter beds. ALL IN money cannot be used only for cold weather sheltering.

REQUEST OF CITY

If the City Council agrees to move forward, three things would be required.

1. Council provide the City-owned land either as a donation to FECWSC or long-term lease and the related Vegetation Clearing Permit.
2. Council approve a Conditional Use Permit for the operation of an emergency shelter on the site.
3. The City provide some up front funding because the ALL IN grant is a reimbursement grant. The up-front funding needed would be two months of funding, either a grant, a loan or a combination.

HIP Phase 2 Code Update Ordinance No. 6, Series 2023 Florence City Council

7/17/23



CITY OF FLORENCE
COMMUNITY
DEVELOPMENT

PROJECT BACKGROUND – HOUSING

RECENT HOUSING WORK:

- HOUSING NEEDS ANALYSIS, HIP PHASE I (2018)
- RESIDENTIAL AND LAND DIVISION CODE UPDATES (2019)
- MULTIPLE UNIT LIMITED TAX EXEMPTION PROGRAM (2022)
- **HIP PHASE 2 (2023)-HIP & CODE UPDATES-RESIDENTIAL, TRANSITIONAL, & NATURAL RESOURCE & HAZARDS**



COTTAGE CLUSTER, NEWPORT (CREDIT: MIG/APG)

HIP PH. 2 PROJECT – OBJECTIVES

- **IDENTIFY STRATEGIES, PROGRAMS, AND FUNDING OPPORTUNITIES TO SUPPORT HOUSING PRODUCTION. -DONE**
- **ZONING AND SUBDIVISION CODE UPDATES TO SUPPORT NEEDED HOUSING. PARTICULARLY CLEAR AND OBJECTIVE STANDARDS FOR NATURAL RESOURCE AND HAZARD PROTECTION CODE REQUIREMENTS. - PROPOSED**
- **UNDERSTAND THE ISSUES AND POLICIES NEEDED: - I/P**
 - **FOR SHORT TERM RENTAL HOUSING, AND**
 - **TO SUPPORT TRANSITIONAL HOUSING**

HIP Phase 2: Residential Code Update Timeline

- **April 2022-February 2023** – Work sessions by Housing Sub-Committee, PC & CC, Open Houses
- **May 23rd** – PC Initiated Code Updates
- **June 27th** – PC Evidentiary Hearing
- **July 11th** – PC Recommendation
- **July 17th** – CC Final Public Hearing

Public Noticing

May 23, 2023 — DLCD PAPA Notice, On-line

June 21, 2023 — Register Guard publication

June 30, 2023 — Siuslaw News publication (Council)

Property owner notice – Not required

Applicable Criteria

Florence City Code, Title 10:

- ▶ Chapter 1: Zoning Administration
 - ▶ Section 3-C Amendments and Changes, Section Legislative Changes
 - ▶ Section 1-6-4 Type IV Procedure (Legislative)

Applicable Criteria

Florence Realization 2020 Comprehensive Plan, Chapters

- Plan Adoption, Amendments, Review and Implementation
- 1 - Citizen Involvement, Policies 2-6
- 2 - Land Use, Policies 3 & 7 and Residential Section 7-9, Commercial Section 3 & 10
- 10 - Housing Opportunities, Policies 7, 10 & 13
- 12 - Transportation, Policies 8, 9, 26, & 27
- 13 - Energy Facilities and Conservation, Policy 3

Applicable Criteria

Oregon Land Use Planning Goals

- Goal 10 Housing Chapter 1 Citizen Involvement

Oregon Revised Statutes (ORS)

- ORS 197.303
- ORS 197.307
- ORS 197.480
- ORS 197.485(1)
- ORS 197.610(1) – (6)

Applicable Criteria

Oregon Administrative Rules (OAR)

- OAR 660-008-0015
- OAR 660-012-0060
- OAR 660-018-0020
- OAR 660-015-000

State legislation adopted:

- House Bills: 2001 (2019), 2585 (2021) 2008 (2021)
4064(2022)
- Senate Bill: 8 (2021)

Ordinance 6, Series 2023

Categorical Summary Changes

- House Bill 2583: Family to household unit, resulting—distinguish by bedroom count Household versus Congregate
- House Bill 4064: Manufactured and Prefabricated Housing, Mobile Home Parks
- House Bill 2001: Duplex and Single Family standards the same.

Ordinance 6, Series 2023

Categorical Summary Changes

- ▶ Workplan 2023-2025: Threshold for new bicycle parking to match that for vehicular
- ▶ Housekeeping: HIP Phase 1: Clear & Objective & Consistency
 - ▶ Commercial, Highway, Professional Office District—clarify residential standards
 - ▶ Subdivisions—clarify sources for applicable criteria (Stormwater Design Manual....)
 - ▶ Old Town, Mainstreet—specify which single dwelling type
 - ▶ Design Review criteria consistency across commercial zones (trash, architecture)

Summary of Changes

Exhibit B: Title 10, Chapters:

- 1: Administration--Family to Unit, Type 1-remove access duplication, Change of Use greater than 5 spaces move from type 3 to 2
- 3: Parking--Remove ADU parking requirement, Add congregate care, Change boarding house from occupancy to bedroom, add bicycle parking at increase in use.
- 6: Design Review—Family to Unit, provision for private utilities and facilities

Summary of Changes

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Exhibit B: Title 10, Chapters:

- 2: Definitions: --
 - Change “Affordable” -- match HUD
 - Boarding House -- # occupants removed
 - Net density -- to exclude public & private utilities & roads
 - Household vs. congregate living -- 8 or fewer bedrooms
 - “Family” changing to household or unit
 - Duet removed
 - Dwelling-Non-recreation, add pre-fab, 8 or fewer bedrooms, meet BCD construction
 - Remove public facilities and services.

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Summary of Changes

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Exhibit B: Title 10, Chapters:

- 10: Residential—Add mobile home/manufactured definitions, family to unit, add prefab, add duplex to Low Density, lot size for manuf. & pre-fab, manufactured homes outside a park—no standards not imposed on single unit detached dwellings
- 15 & 16: Commercial & Highway—establish height for residential, non residential add trash screening and design review
- 17: Old Town—family to unit, add triplexes & quads, replace townhome w/SFA, clarify SFD nonconforming.

Summary of Changes

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Exhibit B: Title 10, Chapters:

- 23: Planned Unit Development—family to unit
- 25: Professional Office—Change to clear and objective residential standards
- 27: Mainstreet—family to unit, clarify single family detached.
- 30: North Commercial—family to unit, clear & objective, design review criteria, clean-up zoning district language.
- 34 & 35: Landscaping and Access—family to unit & backing out onto a local not collector or arterial.

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Summary of Changes

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Exhibit C: Title 11, Chapters:

- 3: Tentative Plan--Clear & Objective to include utilities design source references & criteria.
- 4: Final Plat--Clear & Objective—establish height for residential, non residential add trash screening and design review
- 5: Platting Standards--Clear & Objective and lot line placement (PC topographical)

Testimony

Public Testimony

➤ None

PC Recommendation to CC

Approve Resolution PC 23 11 TA 02 – a Resolution recommending approval of proposed code changes to the Florence City Council.

Amendment

Exhibit B: Title 10, Chapter:

- 2: General Zoning — Definition Dwelling, Single-Unit Detached...occupancy of one family.... Replace with household

Council Alternatives

- Close the public hearing and/or keep the written record open and reconvene on a date certain if more information is needed.
 - Close the hearing and record and deliberate or reconvene on a date certain if you want more time to review.
1. Approve as presented;
 2. Modify the findings or code and recommend approval;
 3. Deny the proposal;

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Questions?