

FLORENCE HOUSING IMPLEMENTATION PLAN

CITY COUNCIL & PLANNING COMMISSION WORK SESSION
MONDAY, DECEMBER 4, 2023





CALL TO ORDER & ROLL CALL



AGENDA

1. HOUSING IMPLEMENTATION PLAN PROJECT RECAP & UPDATE
2. CODE UPDATE OVERVIEW AND RECOMMENDATIONS
 - a. TRANSITIONAL HOUSING & EMERGENCY SHELTERS (PERMANENT)
 - b. EMERGENCY SHELTER (EVENT BASED)
 - c. CAMPING ORDINANCE
 - d. MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS
3. NEXT STEPS

PROJECT RECAP & UPDATE



CITY OF
FLORENCE

PROJECT PARTICIPANTS



- STAKEHOLDER ADVISORY TEAM (SAT)
- INTERESTED STAKEHOLDERS
- GENERAL PUBLIC
- CITY STAFF
- DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT (DLCD) PROVIDING GRANT FUNDING AND GUIDANCE
- PROJECT CONSULTANT TEAM PROVIDING TECHNICAL ASSISTANCE TO THE CITY



CITY OF FLORENCE

HOUSING IMPLEMENTATION PLAN

ACKNOWLEDGEMENTS

Stakeholder Advisory Team

Maggie Bagon - ADA representative
Stephen Beale - Florence Foodshare
Patricia Burke - Florence Cold Weather Shelter
Neil Ecker - Chamber of Commerce
Jacob Fox - Homes for Good
Brenda Gilmer - Resident
Andy Grzeskowiak - School District
Beth Kilmurray - Florence Foodshare
Patrick Kirby - Local health care
Ron Mann - Developers
Suzanne Mann-Heintz - Safe Shelter for Siuslaw Students
Bill Meyer - Florence Urban Renewal
Tony Miller - OR Office of State Fire Marshall
Ron Moore - Housing Provider
Janell Morgan - Habitat for Humanity
Colin Morgan - Florence Foodshare
Russ Pierson - Lane Community College & CEDC
Bob Teter - Siuslaw Outreach Services
Greg Wood - First Step
Phil Tarvin - City Planning Commission
Sally Wantz - City Council

City Staff

Wendy Farley Campbell – Community Development Director
Erin Reynolds – City Manager
Peighton Allen – Management Analyst
Mike Miller – Public Works Director
John Pitcher – Chief of Police

DLCD Staff

Hui Rodomsky – South Coast Regional Representative
Ethan Stuckmayer – Sr. Planner of Housing Programs

Consultant Team

Brendan Buckley – Johnson Economics
Darci Rudzinski – MIG
Brandon Crawford – MIG

HIP SAT Meetings

- 4/28/22
- 6/15/22
- 7/28/22
- 11/10/22
- 3/1/23
- 11/9/23

CC & PC Joint Work Sessions

- 12/5/22
- 12/4/23

Open Houses

- 9/29/22
- 11/10/22



12/4/2023

CC-PC HIP Work Session 12.4.23

Work Products

- **2023 HOUSING IMPLEMENTATION PLAN**

- *HIP SAT RECOMMENDED APPROVAL MARCH 1, 2023*
- *COUNCIL ADOPTED APRIL 3, 2023*

- **2023 HOUSING CODE UPDATE #1 (CLEAR & OBJECTIVE, DEFINITIONS, MF DWELLINGS)**

- *HIP SAT RECOMMENDED APPROVAL MARCH 1, 2023*
- *PC RECOMMENDED APPROVAL JUNE 27, 2023*
- *COUNCIL ADOPTED JULY 17, 2023*

- **2023 HOUSING CODE UPDATE #2 (TRANSITIONAL HOUSING & EMERGENCY SHELTERS)**

- *HIP SAT RECOMMENDED APPROVAL MARCH 1, 2023*
- *COUNCIL & PC WORK SESSION DECEMBER 4, 2023*

ON-GOING WORK

- CH. 7 & 19, CLEAR & OBJECTIVE, NATURAL RESOURCES/HAZARDS AND ESTUARIES—LCOG
- SHORT TERM RENTALS—PLANNING COMMISSION SUB-COMMITTEE



Transitional Housing Subcommittee

Members:

- Bob Teter, SOS
- Pat Burke & Kate McClellan, FECWS
- Pastor Greg Wood, First Step
- Suzanne Mann-Heintz & Jen Ledbetter, Safe Shelter for Children
- Steve Ochs, Homes for Good
- Ron Moore, Hotel Industry
- Maggie Bagon, Title VI Community

Activity

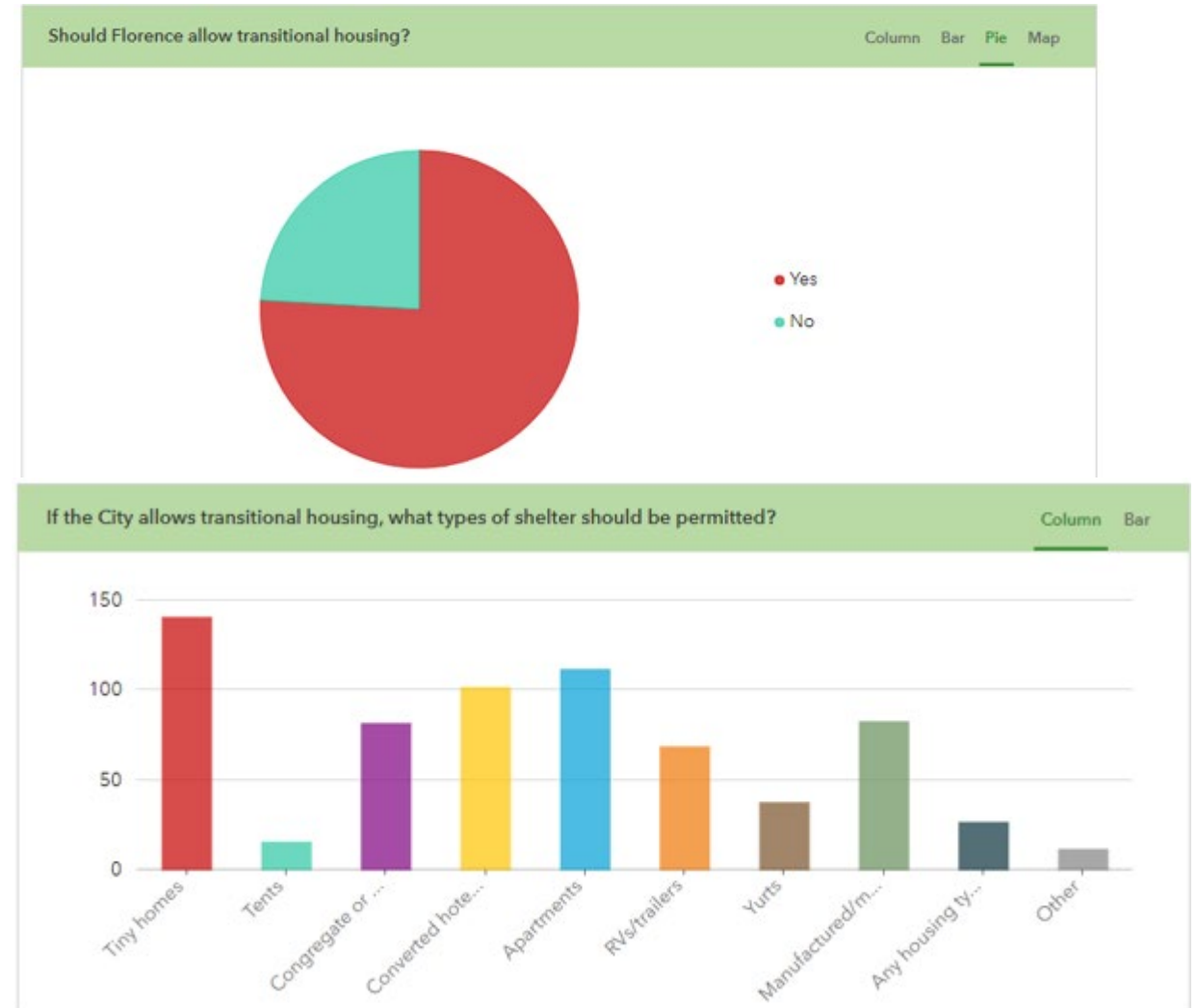
- Four sub-committee meetings
 - Consolidate concerns, 3/17
 - Review research, 9/7
 - Deliberate options, 9/26
 - Review code proposals, 10/31

TRANSITIONAL HOUSING OVERVIEW

- ORS 446.265 ALLOWS JURISDICTIONS TO PERMIT TRANSITIONAL HOUSING
 - *“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.”*
- FLORENCE HAS DEFINITION IN FCC 10-2 BUT DOES NOT PERMIT IN THE CITY
- COMMUNITY EXPRESSED SUPPORT FOR TRANSITIONAL HOUSING IN OPEN HOUSES AND SURVEYS
 - SUPPORT MOST SHELTER TYPES (OPPOSITION TO TENTS)
 - SUPPORT FOR THEM TO HAVE SUPPORTIVE SERVICES AND DEVELOPMENT STANDARDS

Transitional Housing Survey (208 responses)

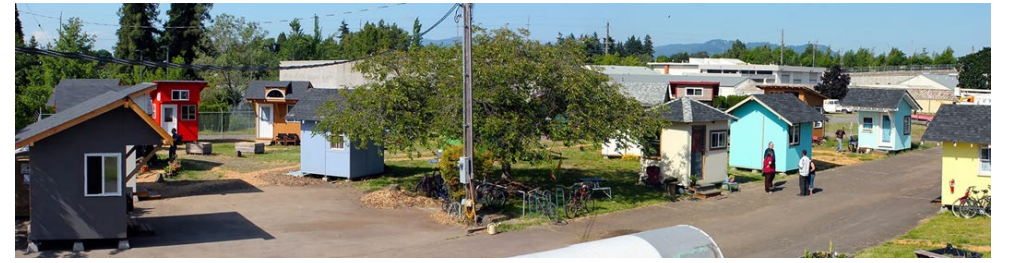
- Majority support for allowing transitional housing (~71%)
- Most support for tiny homes, apartments, hotel/motel conversions
- Strongest support for up to 1-year stay (~21%)
- Strongest support for allowing in commercial (~46%) or institutional office (~38%) zones
- Strongest support for requiring:
 - Min. parking
 - Bike parking and storage
 - Common open space/communal areas
 - Landscaping



CODE UPDATE OVERVIEW AND RECOMMENDATIONS DISCUSSION



Packet Overview



*SINGLE-UNIT DETACHED SHELTER:
OPPORTUNITY VILLAGE, EUGENE
(SOURCE: SQUARE ONE VILLAGES)*

Memo, dated December 4, 2023

1. Shelter and Transitional Housing Comparison Matrix
2. Proposed Transitional Housing & Emergency Shelter (Permanent) Code
3. Proposed Camping & Emergency Shelter (Event) Code
4. Transitional Housing Survey Results
5. Oregon Transitional Housing Standards
6. Ordinance No. 18, Series 1988--Missions
7. Background Brief Tiny Home Regulations, 2019
8. Proposed Medium Density Development Code Changes
9. City of Florence Zoning Map

**City of Florence
Housing Implementation Plan
11-30-23**

Temporary Shelter and Housing Types Comparison

	Camping	Emergency Shelter Event	Emergency Shelter/Mission Permanent	Transitional Housing
Who can apply/operate	Property Owner	Non-Profit, Government	Non-Profit, Government	Non-Profit, Government
Process & Approval	Administrative, Registration	Administrative, City Manager	Quasi-Judicial Public Hearing--PC	Quasi-Judicial Public Hearing--PC
Permitted Zoning Districts	Commercial & Industrial Categories, and any Public and Religious Institution properties	Unspecified	Commercial & Industrial Categories, High Density Residential, and any Public and Religious Institution properties	Commercial Categories, High Density Residential, Professional Office / Institutional, any Public and Religious Institution properties
Permitted Outright or Conditional Use	N/A	N/A	CUP	CUP
Physical Setbacks/Buffers	5' setback from side & rear property lines 10' internal separation	No	10' from residential district, front same as district, 5' setback from side & rear property lines, 5' from each other or as per building code	10' from residential district, front same as district, 5' setback from side & rear property lines, 5' from each other or as per building code
Programmatic—Part of a self-sufficiency program	No	No	Yes	Yes
Minimum Parking Required	No	No	Vehicle: one per 6 beds & 1 per 400 sq. ft. office Bicycle: 1 per 4 beds	Vehicle: 1 per 2 units and 1 per 400 sq. ft. office Bicycle: 1 per 4 units
Type of Shelter	RVs, Vehicles and tents dependent on location	RVs, tents, trailers, vehicles, yurts, and similar	Structures w/building code, temporary structures w/OTHS, hotels, converted permanent structures, yurts, pallet shelters, RVs	Structures w/building code, temporary structures w/OTHS, hotels, converted permanent structures, yurts, pallet shelters, RVs

			Missions: barrack/dormitory type occupancy	
Storage	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street
Sanitation	Handwashing, garbage, toilet, pet relief area	Handwashing, garbage, toilet, pet relief area	Shelter—Handwashing, garbage, toilet Mission—toilet, handwashing Pet relief area	Handwashing, garbage, toilet, shower Pet relief area
Kitchen	No	No	Yes	Yes
Permanent Utilities	No	No	Yes	Yes
Number of units	non-residence property—3 residence--1 RV or backyard tent	Unspecified	Shelters—1 bed per 500 sq. ft.	One unit per 1,000 sq. ft.
Payment/monetary	No	No	No	Yes
Revokable by City	Yes, 4-hours notice	Yes	Yes, via CUP	Yes, via CUP
Revokable by Owner	Yes, no time limits	Yes	Yes	Yes
Lighting	No	No	Yes	Yes
Staffing	No	No	Yes	Yes
Length of Stay/Tenancy	Commercial and streets 9:30 pm to 8 am, Residential-RV...tents...	Unspecified	Shelter-12 months Mission-4 calendar days in a 30-day period	24 months
Prohibited Areas/Geographical Buffers	Bay St. and Old Town District, all publicly owned or maintained parking lots, all public property located within an area zoned for residential use, park sites developed with recreational facilities or as public gathering spaces, within visual line of sight of a trail on public property, city hall, library, senior center, FEC.	No	300 ft. from Old Town District 300 ft. from schools 300 ft. from child and day care facilities	300 ft. from Old Town District 300 ft. from schools 300 ft. from child and day care facilities

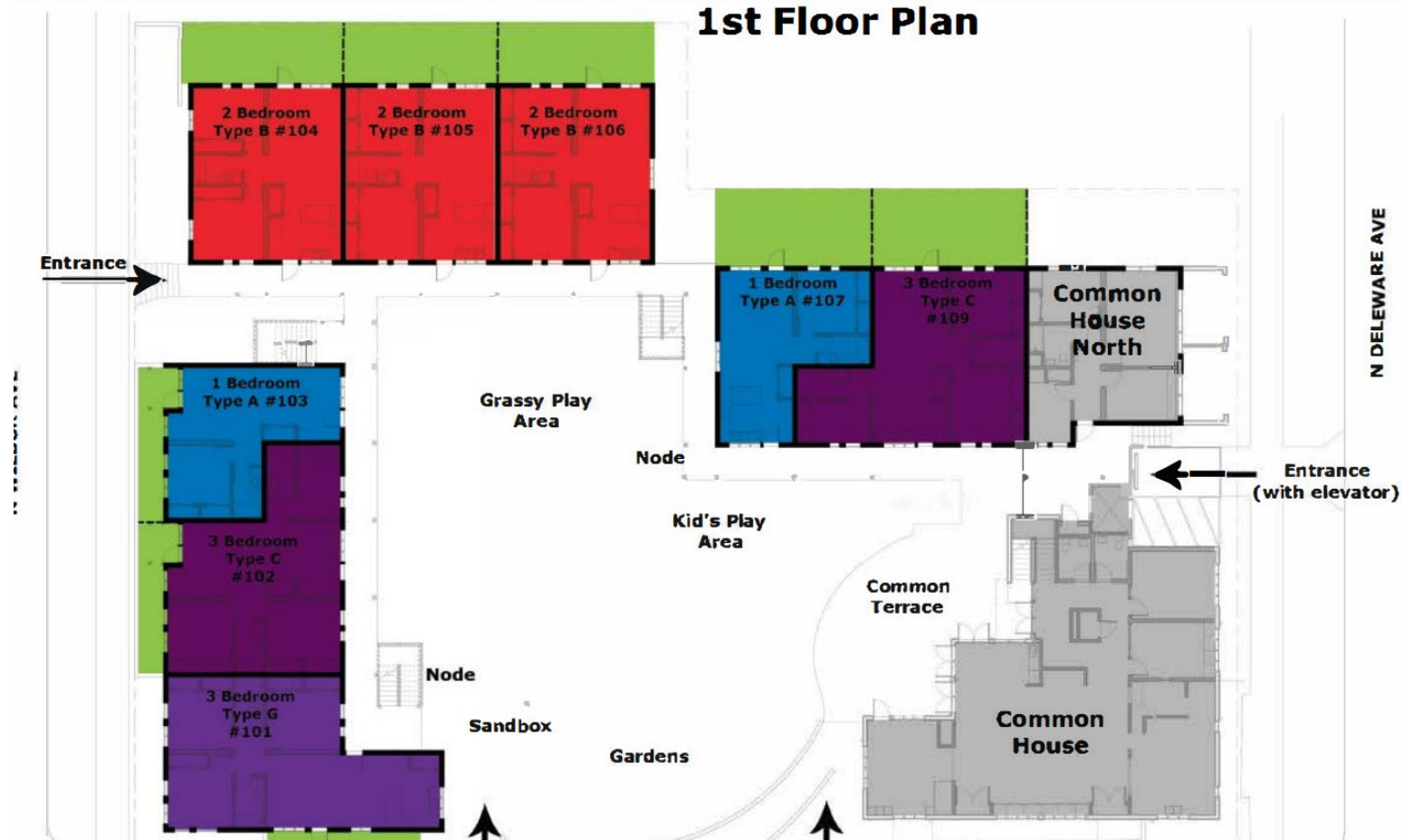
TRANSITIONAL HOUSING & EMERGENCY SHELTERS (PERMANENT) FCC 10-4



EXAMPLE TYPES

GROUP/CONGREGATE HOUSING

- SINGLE OCCUPIED ROOMS WITH SHARED FACILITIES AND SPACES
- SOMETIMES REFERRED TO AS “CO-HOUSING” OR “SINGLE-ROOM OCCUPANCY” (SRO)



Daybreak Cohousing floor plan, Portland, OR

EXAMPLE TYPES

TINY HOME VILLAGES



HAZELNUT GROVE, PORTLAND OR



COLORADO VILLAGE COLLABORATIVE (ABOVE)



*MAIL SITE AT RIGHT TO
DREAM TOO VILLAGE,
PORTLAND OR*

EXAMPLE TYPES



TENT CITY IN SEATTLE, WA



SOCIAL SERVICES AND MANAGEMENT AT TENT COMMUNITIES



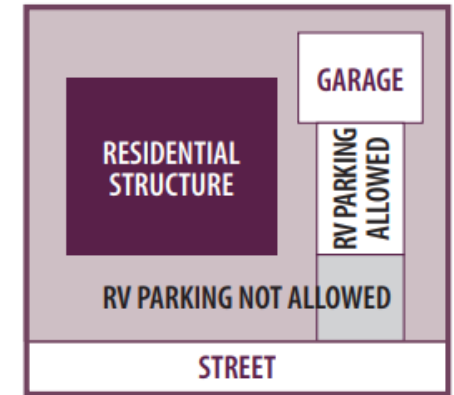
SMALL RURAL YURT COMMUNITY IN MONTANA

EXAMPLE TYPES

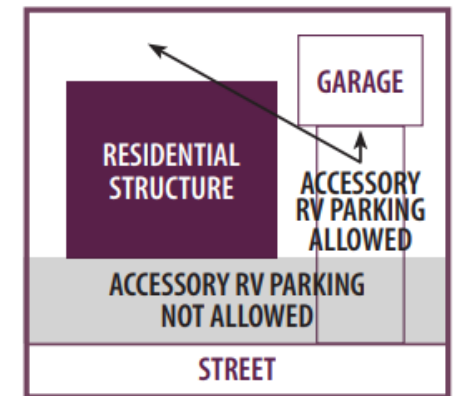
OCCUPIED RVs/TRAILERS & TINY HOMES ON WHEELS



ANY RV TYPE INCLUDING MOTOR HOMES



ACCESSORY RECREATIONAL VEHICLES (NON-MOTORIZED) ONLY



GRAPHIC OF WHERE RVs ARE ALLOWED (PORTLAND, OR)

Florence City Code Proposals—Draft 10-4

Transitional Housing, Emergency Shelters, Missions

Same Standards

- Non-Profit or Government
- Structure Type
- Buffers: 300 ft. OT, Schools, child care
- Setbacks: side and rear-5 ft, 10 ft. from res. Zone, front same as district
- Unit Separation: 5 ft.
- Sanitation: toilet, handwashing
- Kitchen: meals served or cooking & food prep areas
- Utilities: Permanent single connection
- Pet Relief Area & Leashing, smoking area
- Bicycle Parking & Highway Buffering
- Site Manager, Management Plan, Code of Conduct, Annual Reporting

Different Standards

- Mission: single structure
- Density: 1 per/TH 1000 sq.ft., ES 500 sq. ft.
- Sanitation: ES & Mission no required shower, Mission no required trash
- Kitchen: Mission no required meal served or prep area
- Parking: 1 space per -- TH 2 units, ER 6 beds
- Length of Stay: TH—24 months, ES – 12 months, Mission—4 days per 30 day period
- Location: ES-Industrial, TH-Professional Office & Public; All can locate Commercial, High Density, Religious Institution

CAMPING & EMERGENCY SHELTERS (EVENT)—FCC 1-9



Florence City Code Proposals—Draft 1-9

Emergency Shelter - Event

- Non-Profit & Government
- City Manager Reviews & Approves
- Type of Shelter: RVs, tents, trailers, vehicles, yurts, etc.
- Storage: No personal items visible from the street
- Sanitation: toilet, handwashing, garbage

Camping

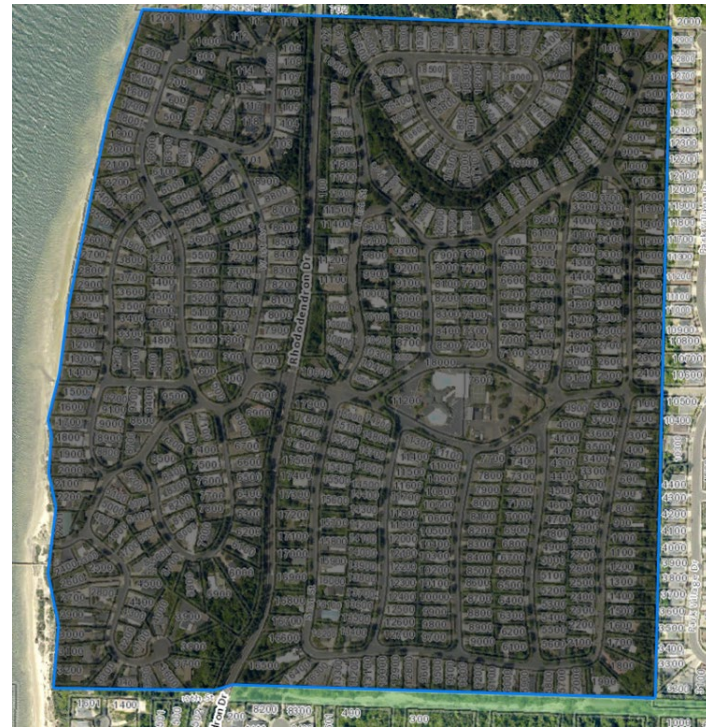
- Property Owner, no compensation
- Registration
- Type of Shelter:
 - Residence: vehicle front driveway, tent backyard
 - Other: 3 vehicles and/or tents
- Storage: no visible personal items
- Buffer: 5' property lines 10' separation
- Sanitation: handwashing, garbage, toilet
- Prohibited Areas: certain parks, facilities, & streets, ROW 200 feet from school & daycare, in ROW front of a dwelling

MEDIUM DENSITY RESIDENTIAL— FCC 10-10

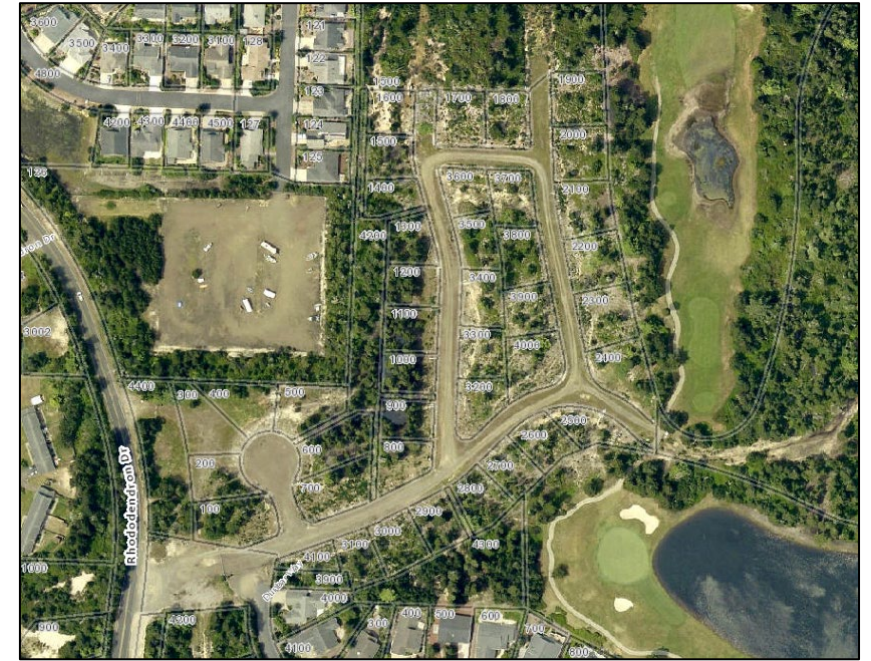




Park Village: 7400 sq. ft.



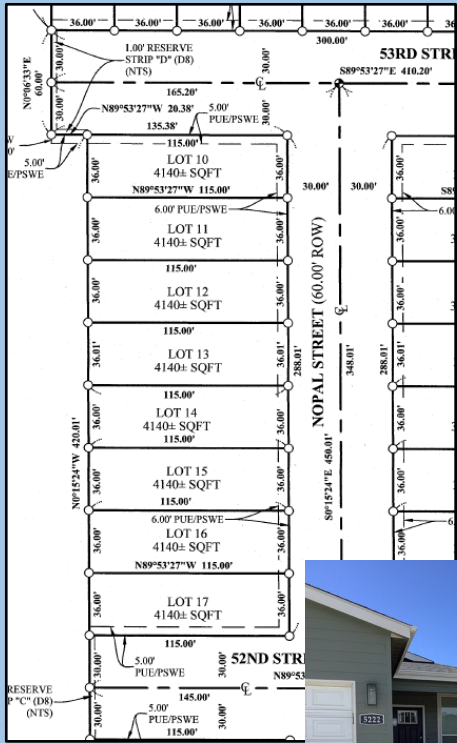
Greentrees: 6500 sq. ft.



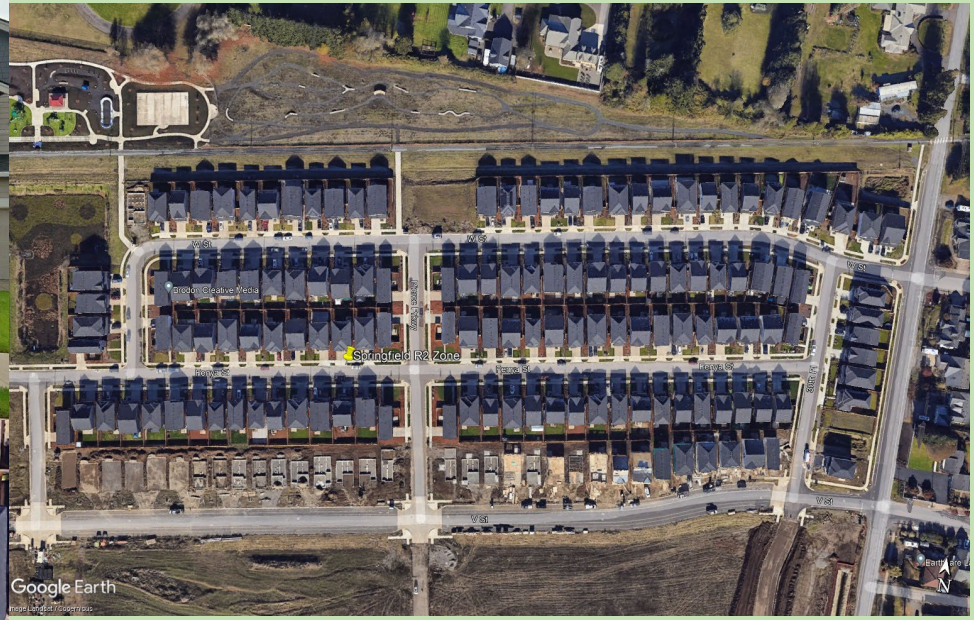
Fairway Estates: 9000 sq. ft.



HIP 2019
Density Research:
To establish new lot sizes and
density limits



3 Mile Prairie
 36 x 115 sq. ft.
 4140 sq. ft.



Springfield, 4000 sq. ft. lots 40 x 100



Bend, 3360 sq. ft. lots 42 x 80

City Comparisons
Similar Medium Density Designations
12/1/23

	Minimum Lot Area (sq. ft.)	Minimum frontage (ft.)
Newport	5000	50
Lincoln City	5000	50
Coos Bay	4500	40
Coburg	6000	50
Creswell	3000	40
Eugene	4500	35
Springfield	3000	n/a

Florence City Code Proposals—10-10

Existing

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

Development Type	LDR	MDR	RMH	HDR
Single-unit 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-unit attached dwelling	N/A	3,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.
Duplex	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	2,000 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.

Table 10-10-4-A. Minimum Lot Dimensions by Development Type¹

Type	LDR		MDR		RMH		HDR	
	Width	Depth	Width	Depth	Width	Depth	Width	Depth
All development types including single-unit detached ² , except:	50 ft.	80 ft.	50 ft.	80 ft.	50 ft.	80 ft.	50 ft.	80 ft.
Single-unit attached dwelling	N/A	N/A	25 ft.	80 ft.	25 ft.	80 ft.	25 ft. ³	80 ft. ³
Manufactured Home Park	N/A	N/A	50 ft.	80 ft.	35 ft.	70 ft.	35 ft.	70 ft.

¹ Undersized lots of record with dimensions below the minimum may still be eligible for development. See Section 10-10-12.² Cluster housing shall meet minimum lot sizes in FCC 10-10-8-C-2-b.³ The single-unit attached dwelling dimensions shall also apply to single-unit detached dwellings in the HDR zone. Dimensions in 10-10-4-A are meant to be the minimum for each category and are not intended necessarily to be used together, minimum lot size is required.

Proposed

Table 10-10-4-A. Minimum Lot Dimensions by Development Type

Development Type	MDR
Single-Unit detached dwelling (new subdivision plats of 5 or more units)	4,000 sq. ft.

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

Type	MDR	
	Width	Depth
Single-unit detached dwelling (new subdivision plats of 5 or more units)	35 ft.	80 ft.

PROJECT NEXT STEPS



CITY OF
FLORENCE

NEXT STEPS

CODE UPDATES:

FCC 10-4: TRANSITIONAL & EMER SHELTER

FCC 10-10: MEDIUM DENSITY

FCC 10-7 & 19: HAZARDS & COASTAL

-
- *PC & CC WORK SESSION DEC. 4, 2023*
 - *PC INITIATION DEC. 12, 2023 (TENTATIVE)*
~35 DAY NOTICE PERIOD
 - *PC HEARING JAN. 23, 2024 (TENTATIVE)*
~14 DAY NOTICE PERIOD
 - *CC HEARING & DECISION FEB. 2024 (TENTATIVE)*

CODE UPDATES:

FCC 1-9: EMERGENCY SHELTER & CAMPING

-
- *PC & CC WORK SESSION DEC. 4, 2023*
 - **Council Options:**
 - Public Input Meeting(s)—No Action *and/or*
 - Public Hearing—Receive Testimony

QUESTIONS/DISCUSSION

