

# memo

To: Florence City Council  
From: Megan Messmer  
Date: January 8, 2018

**Re: City Hall Asbestos Abatement**

The City has requested quotes for asbestos abatement from three qualified companies recommended by the architect, based on the asbestos survey completed in 2016. The initial round of quotes resulted in several questions regarding the methods of abatement. The City requested revised quotes to include the removal of asbestos material, flooring in particular, rather than the containment of the material. The revised quotes are as follows.

W.L. Thomas Environmental	\$ 32,700.00
Koos Environmental Services	\$ 46,790.70
Arcadia Environmental	\$ 71,369.00

W.L. Thomas Environmental, out of Albany, is the low bid for the asbestos abatement. They will provide state certified Supervision, labor, equipment, materials, disposal, DEQ, LRAPA permit and all required DEQ, OR-OSHA air monitoring. The quote also includes required BOLI prevailing wage rates.

The propose to start on January 17th with building the containment and carpet removal. The actual asbestos removal would begin on January 18th and occur through January 24th with the weekend off.

We have asked the contractor about the possibility of discovering additional areas that need to be abated. They stated that if there is a smaller amount (200 – 600 sq. ft.) then they would take care of it within the base quote. If it ends up adding 600 sq. ft. or more, then they would submit a change order. They contractor said that he did not believe there would be a whole lot we did not cover with the base quote.

The base quote is within the engineers estimate of \$57,000.

**Recommended Action**

Staff recommends that the City Council authorize the City Manager to proceed with selecting W.L. Thomas Environmental for the City Hall asbestos removal at the quoted cost of \$32,700.

# SB 1051 (ADU) Code Changes



# Introduction

## Senate Bill 1051 –

- Operative **July 1, 2018**
- **Review and decide** - housing developments containing affordable housing units within **100 days**.
- **Prohibited** - denying applications for housing developments which comply with clear and objective standards.
- **Prohibited** - reducing the density or height of housing applications if at or below those authorized for the zone where the proposal is located.

# Introduction

## Senate Bill 1051 –

- **Must allow** - nonresidential places of worship to use real property for affordable housing.
- **Must report** - related to their applications received for needed housing annually to the Department of Land Conservation and Development.
- **Barred** - prohibiting the building of Accessory Dwelling Units (1 per SFR) in areas zoned for SFR.

# Accessory Dwellings

## Accessory Dwelling Units – ADUs

- Can be detached, attached, or interior
- Life style changes
  - Younger persons/couples
  - Empty nesters
- Lack of available housing
  - Smaller footprint
  - Affordable option for rental/owner-occupied units
  - Cities, Counties and States struggling with issue turn to ADUs

# Other Housing

## Nonresidential Places of Worship

- Places providing:
  - Worship services
  - Religion classes
  - Weddings
  - Funerals
  - Meal programs
  - Child care – not including K-12 or higher education
- Detached from place of worship
- 50% affordable units to <60% median income
- Zoned for residential use & complies with zoning

# Considerations Possible

- Parking
- Setbacks
- Yards
- Setbacks from existing structures
- Attached or detached? Only?
- Conversion of existing structures
- Architectural requirements

Considerations to be made by others:

- Systems Development Charges
- Other services/utilities & billing

# Other Cities

ADUs & housing at places of worship are currently permitted in many other cities in Oregon.

These cities have a variety of requirements such as size, parking, attached/detached structure design, setbacks, etc.



# Staff Recommendation

Staff recommends that the City Council **initiate code amendments** to address upcoming requirements of Senate Bill 1051.

# Council Goal

Goal 1: Community Development,  
Objective 4: Continue to encourage infill  
development. Tasks 1 & 2

# Questions?