

CITY OF FLORENCE PLANNING COMMISSION
April 23, 2019 ** MEETING MINUTES **

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 5:30 PM. Roll call: Chairperson John Murphey, Vice Chairperson Sandra Young, Commissioner Eric Hauptman, Commissioner Phil Tarvin, and Commissioner Brian Jagoe were present. Commissioner Andrew Miller and Commissioner Ron Miller were absent and excused. Also present: Planning Director Wendy FarleyCampbell and Planning Technician Dylan Huber-Heidorn

APPROVAL OF AGENDA

Vice Chairperson Young motioned to approve the agenda; Commissioner Jagoe seconded. By voice, all ayes. The motion carried.

APPROVAL OF MINUTES

Vice Chairperson Young motioned to approve the minutes of November 27, 2019; Commissioner Jagoe seconded. By voice, all ayes. The motion carried.

PUBLIC COMMENTS

There were no comments.

AGENDA ITEMS

DLCD Technical Assistance Grant Presentation

PD FarleyCampbell delivered updates on the ongoing process of updating Florence City Code to encourage and remove barriers to housing development. Through a contract with the Oregon Department of Land Conservation and Development, 3J Consulting has come onboard to review and suggest changes to residential codes, many of which have not changed significantly in decades. Those changes may include moving more types of development into simpler review processes and adding code to make that possible.

Commissioner Hauptman expressed a desire to find a way to encourage the City Council to renew the reductions to Systems Development Charges for accessory dwelling units which had been implemented in July 2019. PD FarleyCampbell stated that the Council's agenda work plan included discussion of the reductions at an upcoming meeting.

Commissioner Hauptman pointed out that infill, including single-family development, had potential to alleviate housing supply issues. Commissioner Jagoe stated that adding multi-family structures in single-family districts would threaten home values. There was discussion of recent deliberation of housing guidelines at the state level. Commissioner Jagoe also cautioned that financial lenders may not offer desirable terms on loans for certain types of housing depending on changes to state and federal guidelines.

There was discussion of what might define "affordable housing," the importance of construction and materials costs in home building and pricing, flexibility in construction housing, and Vice Chairperson Young's role on the subcommittees that would be reviewing code proposals at a later date.

PD FarleyCampbell explained that the code changes are a legislative issue, and the Commissioners are welcome and encouraged to have discussions with each other and the public outside of public meetings and hearings.

The first drafts of the proposed codes will be delivered on May 2, 2019, and will be discussed at a meeting of a Community and Economic Development Committee subcommittee created as part of the code rewrite process. A series of other meetings and events will lead to a public hearing for the City Council to consider the code updates on August 5, 2019.

PLANNING DIRECTOR REPORT & DISCUSSION ITEMS

PD FarleyCampbell updated the Commission on progress and next steps regarding the 2019-2020 Florence Work Plan. She elaborated on efforts directly pertaining to the Planning Commission, including housing code updates, flood map updates, Comprehensive Plan revisions, Transportation System Plan updates, and code enforcement practices.

Vice Chairperson Young asked about vegetation clearing which had been permitted on 32nd Street, and discussed how timelines for larger projects make it difficult to preserve native vegetation on sites where it would be a viable option for meeting landscaping requirements. The Commission and PD FarleyCampbell discussed adding maintenance concerns to landscaping codes.

PLANNING COMMISSION REPORTS & DISCUSSION ITEMS

There were none.

Chairperson Murphey adjourned the meeting at 6:53 P.M.

Vice Chairperson Sandra Young
Florence Planning Commission

Date