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**City of Florence  
Planning Commission Meeting  
250 Hwy 101, Florence, OR 97439  
July 28, 2020**

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**CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE**

Meeting called to order at 5:30 PM.

Commissioners Present: (via teleconference) Chairperson John Murphey, Vice Chairperson Phil Tarvin, Commissioner Sandra Young, Commissioner Eric Hauptman, Commissioner Ron Miller, Commissioner Andrew Miller, Commissioner Brian Jagoe

Staff Present: (at Florence City Hall) Planning Director Wendy FarleyCampbell, Senior Planner Roxanne Johnston, Assistant Planner Dylan Huber-Heidorn, and City Recorder Kelli Weese  
(via teleconference) Admin. Asst. Vevie McPherrren

**1. APPROVAL OF THE AGENDA**

Start Time: 5:31 PM  
Action: Approve  
Motion: Commissioner Young  
Second: Commissioner Jagoe  
Vote: Unanimous 7-0

**2. APPROVAL OF THE MINUTES OF JULY 14, 2020**

Start Time: 5:33 PM  
Action: Approve as presented  
Motion: Commissioner R. Miller  
Second: Commissioner Hauptman  
Vote: Unanimous 7-0

**3. PUBLIC COMMENTS** There were none

**4. RESOLUTION PC 20 06 CUP 02 – 470 Hwy 101 Recreational Marijuana, Continued**

- The application, continued from July 14, 2020, from Rosa Cazares for a Conditional Use Permit for a marijuana retail use in the existing building at 470 Hwy 101, at Tax Map 18-12-27-44, Tax Lot 11800 in the Mainstreet District regulated by Florence City Code Title 10, Chapter 27.

Open: 5:39 PM  
Closed: 5:40 PM  
Applicant: Rosa Cazares  
Action: Hearing was re-opened and continued for a second time to a date certain of 08/25/2020 with the record left open by a unanimous vote. Public comments accepted until 08/25/2020 @ 3:30 PM.

**5. RESOLUTION PC 20 20 TA 02 – Commercial and Mixed-Use Districts Missing Middle Code Amendments:**

- A City-initiated code amendment to increase building heights and add allowable and conditionally allowable housing types in the Commercial, Highway, and Professional Office/Institutional Districts and amend the residential district name references in the North Commercial District to comply with December 2019 changes.

Start Time: 5:41 PM

Action: PD FarleyCampbell presented proposed modifications amidst the challenges of audio issues. CP Murphy took the roll call vote to recommend modifications along with edits by Staff to City Council.

Motion: Commissioner Jagoe

Second: Commissioner R. Miller

Vote: Unanimous 7-0

**REPORT ITEMS**

**6. PLANNING COMMISSION REPORT & DISCUSSION ITEMS**

Start Time: 6:05 PM

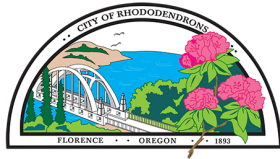
Discussion: Continued audio issues caused difficulties with communication and PD FarleyCampbell stated she would follow up with Commissioners regarding discussion items and calendar via email.

Meeting adjourned at 6:11 PM.

**ATTEST:**

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John Murphey, Chairperson

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Vevie McPherrren, Admin. Assistant



## Commercial / Mixed Use Districts--Code Update

Planning Commission Public Hearing –July 28, 2020

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Commercial/Mixed Use Code Update

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## Timeline & Noticing

1. Initiated via City of Florence 2019-2021 Work Plan.
2. DLCDD 35-day notice send June 23, 2020
3. City Council Worksession July 20, 2020
4. July 17, 2020 — Siuslaw News publication
5. Planning Commission 1<sup>st</sup> Evidentiary Hearing Resolution PC 20 20 ZC 02 on July 28, 2020.

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## Criteria

### **Florence City Code, Title 10, Chapter 1:**

- Section 10-1-3 Amendments and Changes, Section C Legislative Changes
- Section 10-1-1-6-4 Type IV Procedure (Legislative)

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## Criteria

### **Florence Realization 2020 Comprehensive Plan**

- Plan Adoption, Amendments, Review and Implementation
- Chapter 1 Citizen Involvement
- Chapter 2 Land Use
- Chapter 10 Housing Opportunities
- Chapter 12 Transportation

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## Criteria

### **Oregon Land Use Planning Goals**

- Goal 10 Housing Chapter 1 Citizen Involvement

### **Oregon Revised Statutes (ORS)**

- ORS 197.303
- ORS 197.307
- ORS 197.610(1) – (4)

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## Criteria

### **Oregon Administrative Rules (OAR)**

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

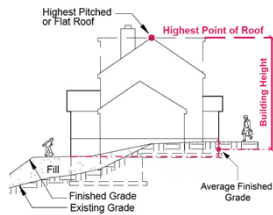
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## Situation

- Building Height
  - Measure from average grade to peak.
- Housing Definitions
  - Multi-Family Changed from 3 or more to 5 or more



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## Summary of Changes—Exhibit B

- Increase Building Height -15, 16, 25, 30
- Add Triplexes & Quads, and Duplexes and Duets – 16
- Add Duplexes/Duets - 15
- Add Design Review language – 15, 16
- Clarify residential district notations - 30

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## Public Testimony

Fair Housing Council of Oregon & Housing Land Advocates:

- Findings, Exhibit B, do not support Oregon Land Use Goal 10 - Housing.
- “Demonstrate that the changes do not leave the City with less than adequate residential land supplies in the types, locations, and affordability ranges affected”

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## Public Testimony

Staff Response:

- Proposed changes make more land available for housing and ancillary language is consistent.
- Cited Court cases are not applicable to this scenario
- Findings for Goal 10 will be adjusted to state that the proposed changes do not leave the City with fewer opportunities for housing units.

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## Recommendation

- Staff recommends PC recommend approval of Resolution 20 20 TA 02.
- Staff will adjust findings for Council hearing with a revised Exhibit B to strengthen Goal 10 compliance

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## Alternatives

1. Recommend to approve as presented;
2. Recommend to approve as revised;
3. Recommend to deny the proposal;
4. Modify the findings, code or plan language, or map text and recommend approval, or
5. Close the hearing and/or keep the written record open and reconvene on a date certain if more information is needed.

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