

This document is supplemented by agenda packet materials and electronic audio recording of the meeting. These supplemental materials may be reviewed upon request to the City Recorder.

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

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 McPherran

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:

John Murphey, Chairperson

Vevie McPherren, Admin. Assistant



Commercial / Mixed Use Districts--Code Update

Planning Commission Public Hearing –July 28, 2020

7/28/20 Commercial/Mixed Use Code Update 1

Timeline & Noticing

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

7/28/20 Commercial/Mixed Use Code Update 2

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)

7/28/20 Commercial/Mixed Use Code Update 3

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

7/28/20 Commercial/Mixed Use Code Update 4

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)

7/28/20 Commercial/Mixed Use Code Update 5

Criteria

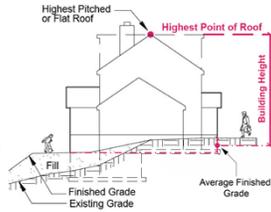
Oregon Administrative Rules (OAR)

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

7/28/20 Commercial/Mixed Use Code Update 6

Situation

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



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

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”

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.

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

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.

