
**City of Florence
Planning Commission Meeting
250 Hwy 101, Florence, OR 97439
April 14, 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 (Commissioner Jagoe joined the teleconference at 5:43)

Staff Present: (at Florence City Hall) Planning Director Wendy FarleyCampbell, Senior Planner Roxanne Johnston, and Assistant Planner Dylan Huber-Heidorn

1. APPROVAL OF THE AGENDA

Start Time: 5:30 PM
Action: Approve agenda as presented.
Motion: Commissioner Young
Second: Commissioner Hauptman
Vote: Unanimous 6-0

2. APPROVAL OF MINUTES OF NOVEMBER 26, 2019

Start Time: 5:33
Action: Approve minutes as presented.
Motion: Commissioner Ron Miller
Second: Commissioner Young
Vote: Unanimous 6-0

5. PUBLIC HEARING: RESOLUTION PC 20 03 ZC 02 – ELKS LODGE ZONE CHANGE

An application from Florence Elks Lodge #1858, seeking approval to re-zone the properties on which the Florence Elks Lodge is located, at 1686 12th Street (2 acres total; Map #18-12-26-32, Tax Lots 2100, 2200, and 2900), from High Density Residential to Commercial, in conformance with the Florence Realization 2020 Comprehensive Plan Map designation of “Commercial” for these properties.

Open: 5:38 PM
Closed 5:57 PM
Applicant: Florence Elks Lodge #1858
Discussion: As follows

No Commissioner declared a conflict of interest, ex parte contact, or bias. There were no challenges.

SP Johnston delivered a staff presentation on the proposed zone change (see attachment). She delivered the staff recommendation that the application could meet the requirements of Florence City Code. She read aloud a letter which had been entered into the record on the date of the hearing by Housing Land Advocates and Fair Housing Council of Oregon (see attachment).

Applicant Testimony: Roger McCorkle on behalf of Florence Elks Lodge #1858

Mr. McCorkle explained that the Elks had been pursuing a rezoning to match the Commercial Comprehensive Plan designation with the intent of upgrading the lodge's sign, which could be done in the Commercial Sign District but not in the Residential Sign District.

Commissioner Jagoe joined the meeting via teleconference during SP Johnston's presentation, having been delayed by technical issues. He made a disclosure statement prior to any motions on the decision, stating that he is a member of Florence Elks Lodge #1858. There were no challenges to his impartiality.

Action: Approval of the resolution recommending the zone change to the
Florence City Council
Motion: Commissioner Ron Miller
Second: Commissioner Hauptman
Vote: Unanimous (7-0)

REPORT ITEMS

6. PLANNING COMMISSION REPORT & DISCUSSION ITEMS

Start Time: 6:02 PM

Discussion: PD FarleyCampbell discussed the upcoming Dog on the Job outreach project for Building Safety Month as well as Arbor Day activities. She gave an overview of upcoming Florence City Council and Planning Commission meetings.

Meeting adjourned at 6:06 PM.

ATTEST:

John Murphey, Chairperson

Dylan Huber-Heidorn, Assistant Planner

Elks Lodge #1858 Zone Change

PC 20 04 ZC 01



Introduction

- Application for this Zone Change was received on January 21, 2020.
- Application deemed complete that same day.
- **Notices were sent out to property owners located 300 feet within the Subject Property on March 24th**
- Published on April 1st in the Siuslaw News.

• Elks Lodge Zone Change

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Criteria

Florence City Code, Title 10:

- Ch. 1: Zoning Administration, Secs. 1-1-6-3 & 1-3
- Ch. 2: Gen. Zoning Provisions, Sec. 10-2-1
- Ch. 10: Nonconforming Lots and Uses, Sec. 10-8-1
- Ch. 15: Commercial District, Sections 1 through 6

Florence Realization 2020 Comprehensive Plan

- Chapter 1: Citizen Involvement, Policies 4 through 6, and 8
- Chapter 2: Land Use, Policies 1, 4, and 7
- Residential Sec., Policy 8
- Commercial Section, Policy 1, Commercial Zone Description
- Other Section, Policy 1, Downtown Designation
- Realization 2020 Comp. Plan Map

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Zone Change

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Criteria (continued)

Oregon Revised Statutes: 197.610(1)

Requirement to provide notice to the Department of Land Conservation and Development that a land use regulation change is being proposed.

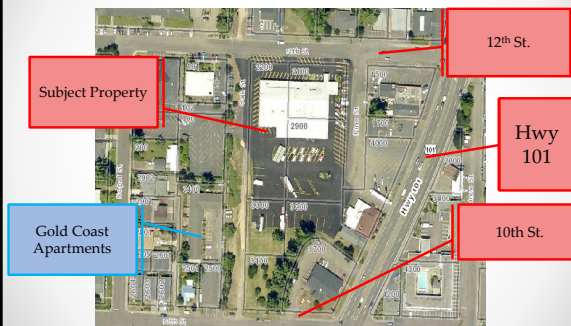
Oregon Statewide Planning Goal 10

(OAR 660-015) – This relates to the requirement to provide a buildable land index (BLI) to ensure affordable housing opportunities.

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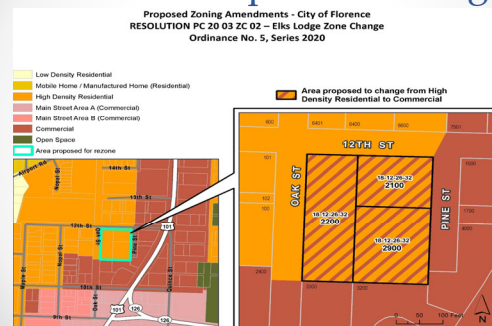
Aerial of Site



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Current/Proposed Zoning



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Comprehensive Plan Map (Commercial)



Elks Lodge Zone Change

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North from 10th St. looking at undeveloped Oak St. Gold Coast Apartments, left.



South at 12th St. and unimproved Pine St.



Elks Lodge Zone Change

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East at 12th St. and unimproved Oak St.



West from Hwy 101



West towards 12th St.



Testimony

Public Testimony:

Jean Dahlquist, with the Fair Housing Alliance responded with input that Goal 10 needed to be added to the report.

Referral Comments:

None Received

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Staff Recommendation

Staff finds that the application meets the applicable criteria and **recommends that the Planning Commission recommends approval to the City Council.**

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Alternatives

1. **Recommend approval to City Council of the application;**
2. Recommend denial the application;
3. **Recommend modifying the findings, and approve the proposal; or**
4. Continue the Public Hearing to a date certain if more information is needed.

• Elks Lodge Zone Change

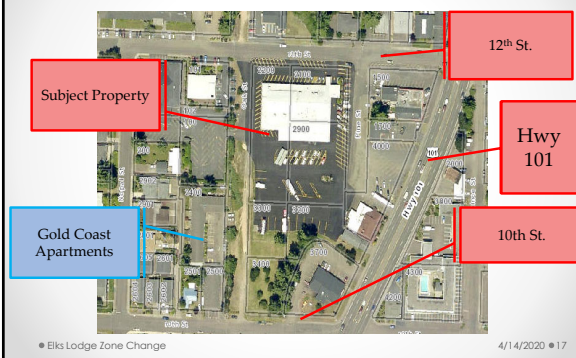
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Questions?

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Aerial of Site



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April 14th, 2020

City of Florence Planning Commission
250 Highway 101
Florence, OR 97439

RE: A request for a zoning change from High Density Residential to Commercial, in conformance with the Florence Realization 2020 Comprehensive Plan Map designation of "Commercial" for Subject Property. (PC 20 04 ZC 01 / CC 20 03 ZC 01)

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO have reviewed PC 20 04 ZC 01 / CC 20 03 ZC 01, "A request for a zoning change from High Density Residential to Commercial..." and believe the Goal 10 portion of the staff report is excellent in its analysis. We applaud Florence's dedication to providing above and beyond, the adequate housing types and quantities for all of its residents, even in the event of the highest growth scenarios. We encourage the City to go in further in its findings in the future, including quantitative data regarding the numbers of housing units and types required to meet its housing needs. This data will help further display Florence's commitment to ensuring an adequate and appropriate supply of affordable housing for all Oregonians.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

Cc: Gordon Howard, DLCD



1221 SW Yamhill Street, Portland, Oregon 97205