
**City of Florence
City Council & Planning Commission
Joint Work Session
Florence Events Center
715 Quince Street, Florence, Oregon
Final Action Minutes
February 26, 2018**

CALL TO ORDER - ROLL CALL

City Council & Planning Commission Meeting called to order at 5:30 p.m.

Councilors Present: Councilors Joshua Greene, Ron Preisler, Susy Lacer, George Lyddon and Mayor Joe Henry

Councilors Absent: None

Commissioners Present: Commissioners Michael Titmus, Ron Miller, Brian Jagoe, Sandi Young, Phil Tarvin, Eric Hauptman and Chairperson John Murphey.

Commissioners Absent: None

Staff Present: City Manager Erin Reynolds, Planning Director Wendy FarleyCampbell, Associate Planner Glen Southerland and City Recorder / Economic Development Kelli Weese.

1. WORK SESSION DISCUSSION TOPICS

- Housing and Economic Opportunities Project: Discuss the next steps for the City's Housing & Economic Development initiatives including:
 - Florence 2020 Comprehensive Plan Updates: Review of potential comprehensive plan updates to Chapters 2, 9 and 10.
 - Housing Florence City Code Amendments
 - Senate Bill 1051 Code Updates: Review potential code changes related to compliance with Senate Bill 1051.
 - Florence Development Code Updates: Review potential code changes to the City of Florence development codes.

Start Time: 5:30 p.m.
Topic: Housing & Economic Opportunities Project – Comprehensive Plan Updates
Discussion: The City Council and Planning Commission discussed...

- Economic Development Chapter of Comprehensive Plan
 - Inclusion of Safe workers compensation program
 - Definition of ‘family wage’
 - Tax incentive programs within Florence
 - Insurance that high speed fiber is included
 - Potential for high school training for job placement such as a culinary program and construction trades
- Housing Chapter of Comprehensive Plan
 - Open Space requirements for residential zoning districts
 - Removal of the word ‘decent’ housing
 - Changing the language of annexation within the chapter
 - How the buildable lands analysis plays into the comprehensive plan amendments
 - Insurance that there is enough residential and commercial land within the Florence urban growth boundary
 - Protected class categories

Break from 6:14 p.m. – 6:24 p.m.

Start Time: 6:24 p.m.
Topic: Housing & Economic Opportunities Project – Comprehensive Plan Updates
Discussion: The City Council and Planning Commission continued discussion of...

- Economic Development Chapter of Comprehensive Plan
 - Inclusion of art related industries
- Housing Chapter of Comprehensive Plan
 - Inclusion of architectural design guidelines

Start Time: 6:26 p.m.
Topic: Housing & Economic Opportunities Project – Florence City Code Amendments
Handout: PowerPoint Presentation
Discussion: The City Council and Planning Commission discussed...

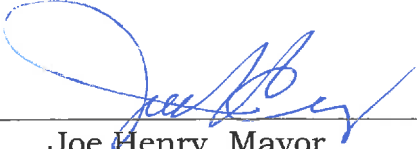
- The history and process for the grant program over the past two years

- Clarification on placement of temporary dwellings at places of worship
- Clarification on when a dwelling would be considered a temporary structure and when it would need a building permit
- Potential for place of worship to build dwelling unit on an adjacent property
- Allowance for daycare facilities in places of worship
- Clarification if schools within places of worship would have to follow buffers from marijuana sales
- Discussion of how accessory dwelling unit allowances would affect various zoning districts
- Pros and cons of allowing pre-existing non-conforming single-family units within commercial and industrial zones to build accessory dwelling units
- Scenarios where accessory dwelling units used for rentals might be regulated
- Accuracy of the Comprehensive Plan as developed 20 years ago and reasons that much of the proposed development never occurred
- How SB 1051 would play into homeowner's association requirements for accessory dwelling units
- Potential to have a minimum size limit for accessory dwelling units to provide for the needs of building codes
- Regulating the number of people living in a particular unit
- Potential regulations for size limits as connected to square footage of the primary unit
- Location of the accessory dwelling unit in correlation to the primary dwelling unit
- Minimum size limits for accessory dwelling units
- Temporary vs. permanent structures including storage sheds, cargo containers, and park models
- Architectural design elements for residential areas
- Potential to include on-street parking in the allowable required parking
- Potential to regulate short term rentals
- Next steps for approval timeline

Result: The Council and Planning Commission directed staff to draft the code amendments to:

- Allow for places of worship in commercial and industrial zones to provide dwelling units
- Allow for all parcels within previously-existing primary single-family residences to construct accessory dwelling units
- Not allow accessory dwelling units to be used for short term rentals

Florence City Council meeting adjourned at 7:42 p.m.



Joe Henry, Mayor

John Murphey, Planning Commission Chairperson

ATTEST:



Kelli Weese
City Recorder