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

CALL TO ORDER - ROLL CALL

City Council Work Session called to order at 5:30 p.m.

Planning Commission Work Session called to order at 5:30 p.m.

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

Councilors Absent: Councilor Woody Woodbury

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

Commissioners Absent: None

Florence 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 & Economic Opportunities Project:** Continuation of discussion from February 26, 2018 City Council & Planning Commission work session regarding the next steps for the City's Housing & Economic Development initiatives including:
 - Florence City Code Title 10 Updates: Review potential code changes to Chapters 10, 11, 12, 13 and 29 related to residential zoning districts.
 - Florence 2020 Comprehensive Plan Updates: Review of potential comprehensive plan updates to Chapter 2, 9, and 10.

Start Time: 5:32 p.m.

Topic: Florence City Code Title 10 Updates

- Discussion: The City Council and Planning Commission reviewed a PowerPoint presentation and discussed...
- The definition of short and long term rentals
 - Overview of manufactured home zoning district and potential changes
 - General requirements for manufactured homes and allowances for single-wide homes
 - Definition and qualifications for temporary housing including emergency housing, cold weather shelters etc.
 - Overview of current required densities
 - Overview of setbacks to the allowances for accessory dwelling units
 - Definition of front yard in current code and the implications for changes to setback requirements
 - Current coverage requirements and potential implications for changes to allow for additional accessory dwelling unit opportunities
 - Locations of current zoning districts

The City Council and Planning Commission took a break from 6:25-6:32.

- Discussion: The City Council and Planning Commission continued to review a PowerPoint presentation and discussed...
- Setbacks for garages vs. houses
 - Accessory dwelling units within the community and their implications for homeowner's associations
 - Required parking requirements for accessory dwelling units
 - Potential to allow for gravel parking within the city
 - Clarification on conditional vs. permitted uses

- Result: The City Council & Planning Commission tentatively determined the following:
- Include code provisions to require one off street parking space for an accessory dwelling unit should on street parking not be available

Start Time: 6:58 p.m.

Topic: Florence 2020 Comprehensive Plan Updates

Discussion: The City Council discussed...

- Clarification on reasons for inclusion of fair housing requirements
- Potential recommendations to allow for architectural design guidelines for many additional areas of town
- Potential to allow for theming in Florence

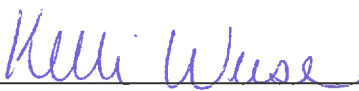
Florence City Council meeting adjourned at 7:27 p.m.



Joe Henry, Mayor

John Murphey, Planning Commission Chairperson

ATTEST:



Kelli Weese
City Recorder