



Commercial / Mixed Use Districts--Code Update

Planning Commission Public Hearing –July 28, 2020

Timeline & Noticing

1. Initiated via City of Florence 2019-2021 Work Plan.
2. DLCD 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.

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)

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

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)

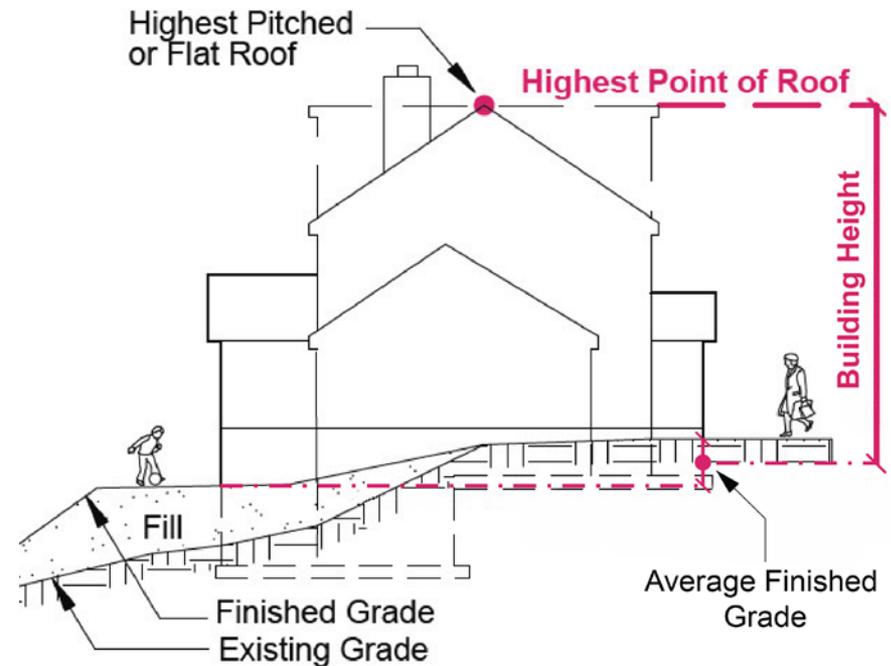
Criteria

Oregon Administrative Rules (OAR)

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

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.

An aerial photograph of a coastal town. In the foreground, a large, ornate bridge with two prominent towers and arches spans across a body of water. To the left, a marina is filled with numerous boats docked at piers. Further back, a residential area with houses and buildings is visible. In the center-right of the water, a large industrial ship or barge is docked. The background shows a wide expanse of water and distant landmasses under a clear sky.

Questions / Comments