

# Florence Planning Commission

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## Memorandum

To: City of Florence Planning Commission

From: Wendy FarleyCampbell, Planning Director

Date: October 27, 2020 Meeting Date

Subject: Planning Commission Work Plan Discussion and Council Recommendation

### **Planning Commission Meeting Review-September 22, 2020:**

The City's work plan outlines the main priorities developed by the City Council from information received from city committees, the public and staff and contains projects the City intends to undertake during the 2021-2023 years. It serves as the foundation for the City's biennial budget.

At the September 22<sup>nd</sup> Planning Commission meeting the PC received information about the upcoming 2021-2023 Work Plan schedule, reviewed the 2019-2021 Work Plan project status and proposed carryovers to 2021-2023, and identified some possible projects for the upcoming plan. A summary of these is as follows:

#### Fall Work Plan Timeline:

- September-October--PC identifies and discusses 2021-2023 Work Plan projects and makes a recommendation to City Council
- November--Opportunity to discuss recommendation Council's **Monday [November 16th](#) at 10:30 a.m.** work session.
- January-February—Council meets to discuss and set the 2021-2023 Work Plan

#### 2019-2021 Work Plan Carryovers:

- Transportation Systems Plan Update—Funding available
- Mural Code Update
- Lighting Code Update—Parking Lot
- Residential Code Updates, Phase 2—Short Term Rentals, transitional, RV/MFH parks, special needs housing, emergency housing
- Miscellaneous Code Amendments

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### PC and Staff Initial Input for 2021-2023 Work Plan:

- Identify and create industrial building architectural standards for various building types
- Identify and create vegetation preservation opportunities such as greenbelts and setbacks
- Perform an Old Town Parking Assessment
- Identify locations, design and install Wayfinding Signage in Old Town
- Review commercial districts use codes for opportunities to improve readability and use such as reducing use lists, addressing on-site outdoor cafes, and neighborhood commercial use
- Consider reintroducing compact standards and create consistency in ADA dimensions
- Update the Stormwater Design Manual by evaluating Portland's (the basis for Florence') and applying as reasonable their recent changes such as reduced planting density and setbacks clarity.
- Identify and implement affordable housing incentives such as density bonuses, tax exemptions, parking reductions, and CET
- Encourage rehabilitation of housing stock through incentives and code updates
- Prioritize capital improvements for affordable housing projects
- Create pathways for sustainable local food production and security
- Look at opportunities for Old Town Fire Station relocation and adding amenities such as parking and restrooms
- Monitor city population and state ORS for needed actions to comply with new rules related to housing and other land use related statutes.
- Partner with CLPUD to explore opportunity to add LED street lighting
- Revisit Phase 1-Residential housing code update to address inconsistencies and go-backs
- Add Planning Commission members as ex-officio on other committees and include on land use related sub-committees and ad-hoc committees.

### **Next Steps:**

Planning Commission has the opportunity to meet in a work session with the City Council to discuss the Planning Commission's work plan recommendations and concerns, and to allow the Planning Commission to provide information regarding potential city policy decisions prior to the Council's goal setting work. As mentioned this work session with the Council is set for **Monday [November 16th](#) at 10:30 a.m.**

This work session is not mandatory; however, it is the primary opportunity for the Commission / Council to meet and discuss topics. To that end, whether or not Planning Commission would like to participate in the work session, and what the Commission would like to discuss, is something that the Commission will need to decide on.

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The Commission will need to discuss as a group what they would like to share with the City Council at the Work Session that includes any recommendations for work programs and/or potential issues or recommendations.

- The Commission will need to direct Staff regarding topics to include in a memo to the Council that will be due by the beginning of the day on November 5<sup>th</sup>
- In addition, the Commission will also need to appoint 1-2 members who will discuss the topics with the Council on November 16<sup>th</sup>
- There will be an allotted time of about 10 minutes per Committee/Commission.

Attachments: [Planning Commission 2019-2021 Workplan](#)