

---

**AGENDA ITEM SUMMARY**  
**FLORENCE PLANNING COMMISSION**

**ITEM NO:**  
Meeting Date: June 27, 2023  
Department: Comm. Dev.

---

**ITEM TITLE:** Resolution PC 23 11 TA 02 – HIP Phase 2 Housing Code Update Implementation -- Recommendation to Florence City Council to Make Legislative Amendments to the Florence City Code Titles 10 and 11.

---

**DISCUSSION/ISSUE:**

**Proposal:** The proposal includes amending Florence City Code Title 10 Chapters 1, 2, 3, 6, 10, 15, 16, 17, 23, 25, 27, 30, 34, and 35 and Title 11 Chapters 3, 4, and 5, to incorporate state legislation related to residential development, implement City of Florence work plan items, and perform general housekeeping items.

**Background:** On October 6, 2021 the Department of Land Conservation and Development (DLCD) awarded the City of Florence a technical assistance grant to identify housing development strategies, and update City codes to address state statutes and rules.

In March 2022 City Council created a Housing Implementation Plan (HIP) Stakeholder Advisory Team (SAT) made up of community stakeholders. The team met four times since April 2022. Additionally, two Open Houses were held at the Florence Events Center in September and November, whereby the public was solicited for their input via a virtual survey and in-person input session. Two subcommittees were created from the HIP SAT to address Short-Term Rentals and Transitional Housing. There are other housing-related code changes and additions that are in various stages of completion and will be brought to the PC when they are ready for consideration. These are related to short term rentals, emergency and transitional housing and hazards and coastal goals (Chapters 7 and 19 of Title 10).

**Process:** Land use code updates consist of a three-step review and approval process—Initiation, 1st Evidentiary Hearing, and 2nd Hearing. The Florence PC initiated these legislative changes on May 23, 2023 via Resolution 23 06 TA 01. Notice was then filed on May 23, 2023 with the Department of Land Conservation and Development 35 days prior to the first scheduled evidentiary public hearing on June 27, 2023. Planning Commission will consider the proposal and make a recommendation via Resolution PC 23 11 TA 02. Then the Florence City Council will make the final decision to adopt the amendments via Ordinance 6, Series 2023 following two readings of the ordinance. The changes become effective 30 days after Council approval.

**Packet Overview:** There are two attachments to this AIS.

1. Resolution, **Exhibit A** Findings of Fact, **Exhibit B** Title 10 Changes, and **Exhibit C** Title 11 changes. Pages 1 & 2 of Exhibit A Findings of Fact contain chapter details and edits.
  2. Memos that support the proposal and are part of the record but are not exhibits to the final
-

approving ordinance. **Exhibit D:** HIP SAT Code Update memorandum, from MIG to the stakeholder committee provided preliminary code amendment recommendations based on the issues identified in their Code audit. An explanation of the purpose and layout of code updates starts on page 1. Then in the pages that follow the consultant provided recommendation rationale and summaries in gray commentary boxes followed by the specific proposed code changes. The initiation includes all but those sections related to Title 10 Chapters 4, 7, 19 and 38. **Exhibit E:** Code Audit Findings Memo. An introduction to the legislation that creates the need for change. **Exhibit F:** Staff memorandum, from Assistant Planner Kurth, dated May 19, 2023, includes a recommendation from the Transportation Committee related to changes to bicycle code modifications. This was included in the 2023-2025 City of Florence Work Plan, implements the 2012 Transportation Systems Plan, and is a miscellaneous code amendment.

---

**FISCAL IMPACT:**

Amendment costs include staff time: preparing public notices, reviewing findings of fact, and meeting minutes; attending public hearings and answering inquiries from the public and direct costs: publishing public notices in the newspaper, and preparing findings of fact and meeting packets.

---

**RELEVANCE TO ADOPTED CITY WORK PLAN:**

“Community Development: Land Use and Planning: Objectives Land Use Updates needed as a result of state legislative requirements; Perform general housekeeping updates to Titles 10 & 11; Miscellaneous City Code review and updates.

---

**ALTERNATIVES:**

1. Recommend approval of the code amendments as presented in Resolution PC 23 11 TA 02; or
2. Modify the findings and/or amendment language, and recommend approval of the proposed amendments as modified; or
3. Recommend denial of the amendments through resolution with reasons for the recommendation; or
4. Continue the public hearing to a date certain or leave the written record open.

---

**RECOMMENDATION:**

Staff proposes the Planning Commission leave the written record open to a date certain of July 3, 2023 (12 days after media publication) and on July 11, 2023 deliberate and make a recommendation to City Council.

---

**AIS PREPARED BY:** Wendy FarleyCampbell, Planning Director

---

---

**ITEM'S ATTACHED:**

**Attachment 1:**

Resolution 23 11 TA 02:

- Exhibit A – Findings of Fact
- Exhibit B – Proposed modifications Title 10
- Exhibit C – Proposed modifications Title 11

**Attachment 2:**

Memos:

- Exhibit D – Draft Code Update Memo
  - Exhibit E – Code Audit Findings Memo
  - Exhibit F – TC Bike Parking Memo
-