
AGENDA ITEM SUMMARY**FLORENCE PLANNING COMMISSION****ITEM NO:**

Meeting Date: July 11, 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.

Process: Land use code updates consist of a three-step review and approval process—Initiation, 1st Evidentiary Hearing (PC), and 2nd Hearing (Council). The Florence PC opened the first hearing on June 27, 2023. After receiving a detailed staff report on the proposed amendments and giving staff direction for additional changes and needed research, they continued the hearing to a date certain of July 11, 2023. At the July 11th hearing Planning Commission will receive an updated staff report on testimony received and modifications made to the exhibits. They will then close the hearing, make a motion and deliberate to a recommendation via Resolution PC 23 11 TA 02. 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. Council's hearing is tentatively scheduled for July 17, 2023.

Packet Overview: There are 5 attachments to this AIS. Those combined with the unchanged chapters from June 27, 2023 constitute the recommendation to the City Council.

1. Resolution PC 23 11 TA 02 (dates updated)
2. Exhibit B Title 10, Chapters
 - a. 1: Modification to TIA requirement.
 - b. 10: Leave Transitional Housing as is, to change with Phase 3 update, other mobile homes section housekeeping changes for consistency.
 - c. 17: Area A-clarify existing detached residences are grandfathered.
3. Exhibit C Title 11, Chapter 5: add “topographic constraints” to lot side line encroachments

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.
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RECOMMENDATION:

Staff proposes the Planning Commission deliberate and make a recommendation to City Council.

AIS PREPARED BY: Wendy FarleyCampbell, Planning Director

ITEM'S ATTACHED:

- Resolution 23 11 TA 02
- Exhibit B – Proposed modifications Title 10: Chapters 1, 10 & 17
- Exhibit C – Proposed modifications Title 11, Chapter 5
