
**City of Florence
Planning Commission Meeting
250 Hwy 101, Florence, OR 97439
September 22, 2020**

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Chairperson John Murphey called the meeting to order at 5:30 PM.

Commissioners Present: (via teleconference) Chairperson John Murphey, Vice Chairperson Phil Tarvin, Commissioner Sandra Young, Commissioner Eric Hauptman, Commissioner Ron Miller, Commissioner Andrew Miller, Commissioner Brian Jagoe.

Staff Present: Planning Director Wendy FarleyCampbell, and Administrative Assistant Aleia Bailey; and (via teleconference), Senior Planner Roxanne Johnston

1. APPROVAL OF THE AGENDA

Start Time: 5:31

Action: Approved

Motion: Hauptman

Second: R. Miller

Vote: 7-0

2. APPROVAL OF THE MINUTES OF SEPTEMBER 8, 2020

Start Time: 5:32

Action: Approved with corrections. Chairperson Murphey stated a correction needed to be made on his last name throughout the minutes.

Motion: Commissioner R. Miller

Second: Commissioner Young

Vote: 7-0

3. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No Public Comments

4. COMMITTEE WORKPLAN REVIEW AND DISCUSSION

Presentation by Planning Director Wendy FarleyCampbell regarding the upcoming City Council work session. FarleyCampbell presented the past Community Development Work Plan and explained that the work plan helped the City Council in their biennial budgeting planning. Referring to her slide presentation, FarleyCampbell revisited the 2019- 2021 Land Use work plan items that have been completed and those that are incomplete. Those completed to date include updates to the FEMA Floodplain Maps and codes related to those updates, Residential code updates, misc. code amendments and digital delivery of the Planning Commission packets were also items that had been completed. Additionally, she explained that the Transportation System Plan update was pending due to awaiting information on a grant award. Even not, she added the City may need to find a way to complete the Plan anyway. FarleyCampbell explained that updates on the mural codes and the lighting chapter is still needing to be done. The Commissioners

were given the opportunity to provide input on what they would like to see added to the Planning Commission work plan. Comm. Hauptman added workforce housing and housing affordability as subjects needing to be added to the work plan. Comm. Jagoe commented that Old Town Parking and public restrooms need to be improved. Comm. Jagoe stated that the Old Town Fire Station is no longer a manned station and is only used for storage, and that he would like to see the station removed and turned into additional parking with the addition of a public restroom at that same location. Comm. Young added that the DLCD (Department of Land Conservation and Development) has released rules for cities over a population of 10,000. Comm. Young asked if Florence will need to do work to be consistent with the new set of rules. FarleyCampbell said she would check into them and bring items back for discussion at the next meeting. Commissioner R. Miller added that he would like to see the Commission work with Central Lincoln PUD to add LED lights to the outdoor street lighting because it is more economical. Chair. Murphey added that when the Planning Commission makes a decision based on code and it is appealed, City Council changes that if they make changes that they should stay within the code. He referenced an ADA parking space and agreed to speak offline with FarleyCampbell about that.

FarleyCampbell recapped her presentation with how to approach items that had not yet been completed on the prior plan. She talked about the lack of RV park standards within the City and described transitional housing. She then discussed staff recommendations such as the Design Review Chapter which does not fully address the needs for the industrial types of buildings not in an industrial zone. We are currently using the commercial standards for industrial types of buildings in commercial zones. FarleyCampbell discussed vegetation preservation that was brought up in a recent application; that it was mentioned in the Comprehensive Plan, but not in the code. Old Town parking was discussed by her and recommended that it be continued as item to carry over to the next Plan. Wayfinding, too was described, and FarleyCampbell explained that requests have been frequently made and it may be picked up on the Planning side and that it is an opportunity to help out businesses. Streamlining what constitutes a change of use was explored by FarleyCampbell as an idea- e.g. categories of uses instead of each individual use being a change in use. Outdoor seating, such as those found Downtown (through permits), FarleyCampbell proposed that such offer and benefit be offered to other businesses through a permit. This could apply to outdoor sales, too, as long as parking did not need expanding. Looking at compact parking now, which was not approved in 2007, would be worth looking at as are ADA requirements as the City's is more stringent, she explained. The sidewalk standards as outlined in the City codes no longer match the updates made in the Portland Design Manual. Setbacks were discussed, too, as they do not necessarily reflect a functional use. Affordable housing options were discussed by Wendy FarleyCampbell, such as opportunities to place guidelines in the code, such as a percentage of affordable housing in a new development as an incentive for density bonuses. She went on to explain housing excise taxes and other incentives. Additionally, with enough dedication of affordable housing, a developer would maybe receive help from the City in the form of prioritizing new street construction or other infrastructure.

In addressing a slide of a dilapidated (and non-conforming) house shown by FarleyCampbell. She explained the nuisance code is fairly non-existent and needed addressing since home values were affected with these structures. Comm. Jagoe asked for an example of what the cost factor is for remodeling dilapidated homes versus new construction examples so that information could be useful to owners overcoming their concerns in cost when at how to handle those. Johnston added food security as an item to thread into the Comp Plan. FarleyCampbell added that food sources could be addressed in terms of community gardens and agriculture uses in residential areas given Covid situations.

Comm. Jagoe volunteered to sit on a parking committee, Commissioner Young volunteered for the TSP committee as well.

Chair Murphey asked FarleyCampbell to add subcommittees to the next meeting so Commissioners have the opportunity to volunteer.

5. **PLANNING COMMISSION REPORT & DISCUSSION ITEMS**

FarleyCampbell suggested the Commission go to the CEDC meeting on the City Calendar to see the presentation on parks by Mike Miller and also a presentation by herself on inventory on lot status and building permits issued this year. She then informed the Commission on various current land use applications such as an application by Lighthouse Electric north of Fred Meyer and the Sand Pine Ranch TIA scoping plan. She stated the Benedick Annexation and zoning proposal east of Idylewood will be heard on the October 13th Planning Commission meeting. FarleyCampbell explained that the appeal period for the Florence Golf proposal was past, but that three appeals were accepted, which would be heard at the City Council hearing October 19th. The Planning Commission agreed to add the work plan to the October 27th agenda.

Start Time: 6:20 PM

Discussion: 6:30 PM

Meeting adjourned at 6:30 PM

ATTEST:

John Murphey, Chairperson

Aleia Bailey, Admin. Assistant