

2021-2023 City of Florence Work Plan

Planning Commission Elements

	Page #	Involved	Capacity	Status
GENERAL ITEMS				
Land Use Housekeeping Amendments				
Perform general housekeeping updates to Titles 10 and 11.	p.8	PC	Lead	Partial-HIP
Task Revisit Phase 1-Residential housing code update to address inconsistencies and go-backs.	p.8	PC	Lead	IP-HIP
Identify and create industrial building architectural standards for various building types.	p.8	PC	Lead	IP
Identify and create vegetation preservation opportunities such as greenbelts and setbacks.	p.8	PC/EMAC	Lead	IP
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.	p.8	PC	Lead	
Consider reintroducing compact standards and create consistency in ADA dimensions.	p.8	PC	Lead	
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	p.8	PC	Lead	
Review Sign Code (lighting)	p.8	Staff/PC	Lead/Input	
COUNCIL, COMMITTEE, COMMISSION, & BOARD MANAGEMENT				
City Committees & Commission Coordination				
Improve communication between City Council and committees via monthly reports, ex-officio memberships, committee work plan approvals, and committee work sessions for input into the City work plan	p.9	PC	Lead	OG
Add Planning Commission members as ex-officio on other committees and include on land use related subcommittees and ad-hoc committee	p.9	PC	Lead	IP-HIP/TSP
HOUSING EFFORTS & INITIATIVES				
Development Regulations				
Update Comprehensive Plan and Zoning Maps in support of housing and economic opportunities analysis completed in 2018	p.11	PC	Lead	
Residential Code Updates, Phase 2—Short Term Rentals, transitional, RV/MFH parks, special needs housing, emergency housing	p.11	PC	Lead	partial-HIP
Evaluate and amend short term rental policies to ensure adequate housing supply for workforce	p.11	PC	Input	IP-HIP
Encourage rehabilitation of housing stock through incentives and code updates.	p.11	Staff/PC	Input	partial
Housing Development				
Explore options for accommodating transitional housing and make necessary code updates	p.11	PC	Lead	IP-HIP
Financial Incentives				
Identify and explore implementation of affordable housing incentives such as transfer of development rights, density bonuses, tax exemptions, parking reductions, and construction excise tax (CET).	p.12	Staff/PC	Input	OG-HIP
Evaluate opportunities for incentives related to development of apartment buildings and other multifamily rental housing options	p.12	Staff/PC	Input	partial-HIP
Infrastructure				
Partner with CLPUD to explore opportunity to add LED street lighting.	p.12	Staff/PC	Input	
Conduct parking analysis and consider amendments to parking requirements in Old Town	p.13	TC/PC	Lead	partial-TSP
COMMUNITY BEAUTIFICATION & AESTHETICS				
Landscaping & Lighting				
Support the Environmental Management Advisory Committee to update vegetation preservation city code to eliminate inconsistencies and reflect current community quality of life goals	p.15	EMAC	Lead	
Research industry standard parking lot lighting level standards and revise lighting code to ensure safety and improve quality of life.	p.15	PC	Lead	

INFRASTRUCTURE & CAPITAL IMPROVEMENTS

Streets & Sidewalks

Work with Transportation Committee to audit and correct errors in the 2012 Florence Transportation Systems Plan.	p.23	Contract/TC/PC/Staff	Input
Prepare updates to the Transportation Systems Plan.	p.23	Contract/TC/PC/Staff	Input
Prepare corresponding updates to the Florence City Code, Comprehensive Plan and Capital Improvement Plan.	p.23	Contract/TC/PC/Staff	Input
Determine methods for public outreach and input on proposed amendments and implement.	p.23	Contract/TC/PC/Staff	Input

SUSTAINABILITY & CONSERVATION

Other Sustainability Promotion

Create pathways for sustainable local food production and security.	p.25	Staff/EMAC/PC	Input
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