

**EXHIBIT B – DRAFT 5/29/10
PLANNING COMMISSION RESOLUTION PC 10 09 CPA 01**

**Draft Amendments to Florence Realization 2020
Comprehensive Plan Text and Maps for Consistency with
2010 *Florence Parks and Recreation Master Plan***

The following amendments are proposed:

- Florence Realization 2020 Comprehensive Plan Text Amendments
- Florence Realization 2020 Comprehensive Plan Map Amendments

**Florence Realization 2020 Comprehensive Plan Text
Amendments**

The following amendments to the Florence Realization 2020 Comprehensive Plan are proposed. Deletions are shown in strike out and additions in double underline.

1. Amend the Comprehensive Plan Table of Contents, as follows:

“Chapter 8: ~~Recreational Needs~~ Parks, Recreation, and Open Space”

Chapter 11: ~~Utilities, and Facilities~~ and Services”

Wastewater Collection and Treatment

Water System Supplies and Needs

Stormwater Management

~~Parks, Recreation, and Open Space~~

Telephone Services and Telecommunications

Public Safety and Health Related Services”

“Part II: Comprehensive Plan Appendices

(Located in binder in Community Development Department, Florence City Hall)

8. ~~Recreational Needs (Combined with Goal 11)~~ Parks, Recreation, and Open Space

a. 2010 Florence Parks and Recreation Master Plan

11. Utilities and Facilities and Services

a. City of Florence: Wastewater Facilities Plan, Brown and Caldwell, October, 1997 (under separate cover)

b. City of Florence: Water Facilities Plan, September 1998 (under separate cover)

c. City of Florence Wellfield and Water Treatment Expansion Project, February, 2001

d. City of Florence: Stormwater Management Plan, October 2000 (under separate cover)

e. [Planning Report 1987, A Recommended Guide to Park Development](#)

2. Amend Introduction, Definitions, Page 8, to add the following definitions from Statewide Planning Goal 8 and other Goals, as noted:

Definitions

[Dedicate/dedication.](#) The gift of land or an easement by a private person or entity to the City as part of, and a condition of, a real estate development. The City must accept the dedication before it is complete. The owner of the land does not retain any rights that are inconsistent with the complete exercise and enjoyment of the public uses to which the property has been committed.

[Easement.](#) A right of use of a property given by the owner to the City for public use, and accepted for such use by or on behalf of the public.

[Open Space.](#) Any publicly or privately owned land that is retained in a substantially natural condition or is improved for recreational uses such as golf courses, hiking or nature trails or equestrian or bicycle paths or is specifically required to be protected by a conservation easement. Open spaces may include intermittent lakes, lands protected as important natural resources, such as wetlands or riverine areas, and lands used as buffers. Open space does not include residential lots or yards, streets or parking areas.

[Overnight Lodgings.](#) Permanent, separately rentable accommodations that are not available for residential use. Overnight lodgings include hotel or motel rooms, cabins, and time-share units. Tent sites, recreational vehicle parks, manufactured dwellings, dormitory rooms, and similar accommodations do not qualify as overnight lodgings for the purpose of this definition.

[Parkland.](#) Land that meets, or will be restored or improved to meet, the definition of either "Open Space" or Recreation Areas, Facilities, and Opportunities" as given in this Introduction.

[Recreation Areas, Facilities and Opportunities.](#) Provide for human development and enrichment, and include but are not limited to: open space and scenic landscapes; recreational lands; history, archaeology and natural science resources; scenic roads and travelers; sports and cultural events; camping, picnicking and recreational lodging; tourist facilities and accommodations; trails; waterway use facilities; hunting; angling; winter sports; mineral resources; active and passive games and activities.

[Recreation Needs.](#) Existing and future demand by citizens and visitors for recreation areas, facilities and opportunities.

3. Amend Chapter 2, Land Use, as follows:

Page II-3:

Residential

Goal

To create residential living environments that satisfy a wide variety of local and regional population needs and desires and add long-term community value.

Policies

1. The City shall encourage the use of residential planned unit development subdivisions and may trade off some conventional zoning requirements and density limitations in order to achieve:
 - a. high quality, innovative residential lot and building design,
 - b. incorporation of unique land forms into the final subdivision design,
 - c. significant open space ~~not otherwise achievable through a conventional design,~~
 - d. on-site amenities reflecting the need for both active and passive recreational facilities,
 - e. natural resource protection, where identified as part of a preliminary site investigation report,
 - f. a mix of dwelling unit types and densities, and a mix of residential, commercial, and recreational uses, where appropriate.

4. Residential developers shall ~~expect~~, in order to obtain subdivision or design review -approval, ~~to provide~~ parkland consistent with the level of service standards in the 2010 Florence Parks and Recreation Master Plan; streets of a suitable width and cross-section, sidewalks, and other transportation facilities consistent with the Transportation System Plan~~;~~ conveyance of natural drainage flows through the site, stormwater management systems, appropriate traffic safety signs and street lights~~;~~ and normal and incidental public and quasi-public utilities including water, sanitary sewer, stormwater, and underground electric, cable, telephone and potentially fiber optic cable.

Add a new Policy #5 (renumber subsequent policies sequentially):

5. New multi-family developments with four or more dwelling units on a single lot shall contribute toward parkland appropriate to the needs of intended occupants as determined in the standards set out in the 2010 Florence Parks and Recreation Master Plan and Florence City Code.

Page II-7:

Low Density Residential

~~“...A portion of these lands includes privately owned sand dunes suitable for non-motorized sand related recreational activities. Since the ownership also has a sand mining permit, the life of this resource and associated recreational use is time limited. Sand mining and non-motorized recreational uses would most ap-~~

appropriately be included as a Conditional Use in the Restricted Residential District. Access to Highway 101 will likely be limited by ODOT. Any plans should include provision for access via the extension of Oak Street and West Munsel Lake Road.”

Medium Density Residential

A portion of these lands includes privately owned sand dunes suitable for non-motorized sand related recreational activities. Since the ownership also has a sand mining permit, the life of this resource and associated recreational use is time limited. Sand mining and non-motorized recreational uses would most appropriately be included as a Conditional Use in the Restricted Residential District. Access to Highway 101 will likely be limited by ODOT. Any plans should include provision for access via the extension of Oak Street and West Munsel Lake Road."Any plans should include provision for public access to public lands to the west and south."

Page II-19:

“Other Plan Designation Categories and Background

The following Comprehensive Plan designation categories are shown in the Plan Map and described below: Public; Private Open Space; West 9th Street Area; and Downtown.

Public

The Public designation is intended to identify existing public and semi-public uses including the airport, public parks, schools, community colleges, cemeteries, and other public buildings and lands as well as major utility facilities. Planned locations for such facilities are also included within this designation; however, future sites and public facility developments may take place within other plan designations subject to need and appropriate review. The implementing zoning districts for this Plan designation are: Open Space District and Public Use Airport Zone (for the airport). In addition, the Public Use Airport Safety and Compatibility Overlay Zone applies to the airport and to lands near the airport as defined in the description of the Overlay Zone in Title 10 of the Florence City Code.

Private Open Space

The Private Open Space designation is intended to identify areas where the predominant character is a less intense development pattern consisting of natural uses or open areas. Uses may include crop production, recreation, animal grazing, fish and wildlife habitat, and other similar uses. If development occurs in these areas, it shall be in such a manner that maintains the natural features of the site. Natural features include but are not limited to drainage ways, wetlands, scenic vistas, historic areas, groundwater resources, beaches and dunes, and habitat for sensitive species. Development within a Private Open Space area may occur subject to the Planned Unit Development process.”

Page II-27:

“..Any development should also be sensitive to the City’s park land property located on Blocks 58 and 59. 12th Street should not be opened to vehicular traffic. 11th Street may be opened for vehicular traffic from Rhododendron Drive to pro-

vide access to this subarea, but should either be terminated at Driftwood Street right-of-way or drawn northward away from the City's park land. 11th Street shall not cross the drainage way. Driftwood Street may also be opened to 10th Street, where access from 10th can then be provided to 9th Street via Elm Street. Driftwood Street will remain unopened from 10th Street to 9th Street."

4. Amend Comprehensive Plan Chapter 8 by changing the name of the Chapter from "Recreational Needs" to "Parks, Recreation, and Open Space" and inserting a revised Chapter 8, set out below.

Note: The following revised Chapter 8 is proposed to achieve consistency with the 2010 *Florence Parks and Recreation Master Plan* (Parks Plan); to create a separate Parks and Recreation Comprehensive Plan Chapter; and to rename Comprehensive Plan Chapter 8: "Parks, Recreation, and Open Space." Specifically, the amendments reflect the following proposals:

- Move text related to parks, recreation, and open space from Chapter 11 of the Comprehensive Plan (Utilities, Facilities, and Services) to Chapter 8, re-title Chapter 8, re-arrange, and amend for consistency with the Parks Plan. This existing text is noted below, i.e., "(from Chapter 11)."
- Translate the Vision, Goals, and Objectives in Chapter 2 of the Parks Plan and the Community Needs identified in Chapter 4 of the Parks Plan into Comprehensive Plan Goals, Policies, Recommendations, and Background text amendments. These changes are shown in legislative format, below.

"Chapter 8. Parks, Recreation and Open Space

Goal

~~To provide a variety of recreational opportunities and to provide open space and protect unique areas of the City. (from Chapter 11, Goal)~~

To provide a well-functioning and well-maintained park system that enhances quality of life by offering a diversity of recreational opportunities for people of all ages and needs.

Objectives

1. To implement the Vision and address the Community Needs identified in the 2010 Florence Parks and Recreation Master Plan.
2. To improve human health and well being by providing opportunities for people to exercise and interact.
3. To ensure that existing parks are refurbished with grounds and facilities that are accessible and available for use by Florence residents and visitors.
4. To reduce green house gases produced through burning of fossil fuels for electricity, heating and transportation by using sustainable practices in the development of park facilities and lands.

5. To increase the level of service of parks and recreation amenities.
6. To improve, and create new, opportunities for popular and upcoming league sports.
7. To better meet the recreation needs of all segments of our community, particularly the adolescent sector, through new programs and partnerships.
8. To make public open spaces accessible to community residents and visitors.
9. To provide a comprehensive trail plan that includes bicycle, pedestrian and boating facilities.
10. To provide new sources of park and open space funding, such as system development charges, a park and recreation district, maintenance fees, and volunteer matching resource programs.
11. To ensure that parks, recreation and open space facilities have the financial resources to sustain consistent and ongoing maintenance and personnel.

Policies

Parks and Recreation

1. The City shall coordinate and cooperate with local public, private, and non-profit agencies and groups to:
 - a. improve public awareness of existing parks and recreation opportunities;
 - b. educate people about the health benefits of an active lifestyle;
 - c. and foster stewardship of parks and recreation resources and facilities by generating an “aura of community ownership” to raise awareness, prevent vandalism, and assist with increasing costs of upkeep.
2. The City shall enlist the participation of volunteers, when feasible and appropriate, to help maintain existing parks and recreation resources and to enhance and expand current sites and facilities.
3. Within the Florence urban growth boundary, the City and Lane County shall designate **public** lands for possible park development purposes. Lands so designated shall be reserved for future park system expansion upon annexation. (from Chapter 11, Policy #6)
4. The City shall ensure that the public parks system is accessible to all residents and visitors. (from Chapter 11, Policy #9)
5. The City shall use sustainable practices in developing and planning park facilities and lands, including: sustainability guidelines for design and maintenance of parks and recreation and community facilities; a natural

resource interpretive and signage program; tree planting and community garden programs; and other sustainable practices.

6. As resources and opportunities exist, the City shall repair, expand and renovate park facilities to bring existing parks up to the level of community expectations.
7. Where resources permit, the City shall enhance the landscaping of all City-owned parks and recreation sites, install community gardens, and partner with other public and private entities because these actions will improve public health and nutrition, and restore wildlife habitat, in addition to improving the human recreational experience.
8. The City shall require new residential and mixed-use developments to provide park and recreation facilities, open space, and pedestrian access to adjacent parks and open space consistent with the level of service standards in the 2010 Florence Parks and Recreation Master Plan (2010 Parks Plan) and with the standards in Florence City Code.
9. The City shall initiate a public land acquisition program to ensure an adequate amount of park and recreation facilities are provided in existing developed areas of the city.
10. The City shall ~~coordinate with~~ ~~encourage the efforts of the~~ Siuslaw School District 97J, recognized organizations and institutions, and private sector interests to provide ~~coordinated~~ recreation programs and facilities for Florence area ~~residents~~youth. (from Chapter 11, Policy #4)
11. The City shall address conflicts and issues related to on-leash and off-leash dog walking through the following actions:
 - a. provide, through an appropriate combination of Code provisions, planning, and public acquisition, more off-leash and on-leash dog-friendly areas in locations where animal waste will not present a threat to surface and groundwater quality;
 - b. resolve conflicts through public education, signage, plastic bags for waste collection, and Pet Waste Disposal Stations;
 - c. provide public education on the need to collect and dispose of dog waste on ocean beaches to improve the experience of all users and reduce threats to water quality.
12. The City shall improve the use of Miller Park through the following actions:
 - a. resolve existing conflicts among park users through the adoption, posting and distribution of rules and possible park expansion;
 - b. seek funding or organize a program of volunteers for improved rest-rooms, ball fields, and storage; and
 - c. implement public education and mentorship programs and improved facility design to reduce vandalism and intimidation.

Open Space

13. The City shall encourage and support public/private efforts to ensure permanent public access and views of the Siuslaw River and its scenic estuary. (moved from Chapter 11, Policy #5)

14. The City shall develop an interconnecting trail system, providing a full circular route around the Florence area and incorporating Rhododendron Drive, Munsel Lake, beaches, dunes, Old Town, Port and Siuslaw Estuary. The system shall also connect the various parks, residential areas, business, public places through the following actions:

- a. Consider the potential to establish or maintain bikeways and/or walkways prior to vacating any public easement or right-of-way.
- b. Develop and adopt a Comprehensive Trail Plan that includes bicycle and pedestrian facilities and provides for park connections.
- c. Develop the bike lanes and multi-use paths identified in the Florence Transportation System Plan to connect bicyclists and pedestrians to parks, commercial centers and nature areas.
- d. Develop and adopt bike and pedestrian facility design standards;
and
- e. Develop a system of trails and pathways to provide a safe network that links neighborhoods, parks, natural open space, schools, employment centers, recreation facilities and other key community destinations.

~~Designated greenways, linear parks, and bicycle and walking paths shall be developed to connect the various parks, residential areas, businesses, and public places through a community-wide trail network, consistent with the recommendations of the Transportation System Plan and Parks and Open Space Capital Improvement Plan (CIP). (from Chapter 11, Policy #7)~~

15. The City shall ensure that native vegetation is planted, retained, and maintained in parks and open space areas.

16. The City shall support Federal, State, County and City efforts to develop bicycle paths, such as the Oregon Coast Trail, connecting the City to nearby recreation areas ~~shall be supported~~. (from Chapter 11, Policy #8)

17. The City shall coordinate the provision of public recreation areas and open space in the City with the protection of unique natural features to provide educational, social, environmental and economic benefits to the Florence area and greater coastal region. (from Chapter 11, Policy #10)

18. In reviewing property owner requests for Open Space classification for tax purposes under ORS 308A, the Florence City Council shall base its decision on the criteria in ORS 308A.309. (ORS attached for reference)

19. The City, in conjunction with the Port of Siuslaw and the Siuslaw Watershed Council, shall plan and provide estuary and aquatic trails and put in and take out points along the Siuslaw River.

Funding, Financing, and Volunteer Programs

20. The City shall explore various short and long-term funding options primarily for maintaining existing parks and, as funds are available, for expand-

ing the Florence parks system. ~~This could include formation of a regional parks and recreation district.~~ (from Chapter 11, Policy #1)

21. In pursuing funding for parks and recreational facility maintenance and enhancement, the City shall give priority to the following, not necessarily in this order:

 - a. pocket parks, specifically: equipment replacement, plant maintenance and installation, and improved general maintenance (such as painting and sanding);
 - b. on- and off-leash dog play areas;
 - c. trail development;
 - d. site acquisition, planning, construction and operation of a public pool and recreation center;
 - e. improved public access to existing public open space areas through public trails, signage and education in order to reconnect youth with nature and provide more close-to-home recreational opportunities that are free of cost, consistent with the State's recreational planning priorities;
 - f. acquisition of new park and open space areas in existing developed areas;
 - g. fields for multiple recreational uses such as adult softball and soccer;
 - h. covered children's play areas; and
 - i. lighting and public safety improvements for all parks
22. The City shall explore parks and open space funding through sources such as grants, systems development charges, use of a special levy, proceeds from street and right-of-way vacations and other available funding mechanisms. Where desirable, partnerships with federal, state, county and regional agencies, non-profit organizations, and private interests shall be formed to help secure and possibly finance land acquisition and facility development. (moved from Chapter 11, Policy #2)
23. The City shall develop and adopt a Systems Development Charge (SDC) Ordinance to fund capital improvements for parks and recreation in accordance with the requirements of Oregon Revised Statutes 223.297 to 223.314.
24. The City shall explore the process for formation of a Regional Parks Recreation District and consider inclusion of Mapleton and Dunes City.
25. The City shall ~~continue to seek resources to develop volunteer programs, such as encourage and support the "Adopt a Park," adoption of public parks within City limits by various organizations and private interests to recognize and maximize the contribution of volunteers in meeting parks and recreation needs in the community. maintain the important role of such facilities in providing the public with access to active and passive recreational opportunities, until such time as a Parks and Recreation District is formed.~~ (from Chapter 11, Policy #3)

Recommendations

1. The City should budget sufficient funds for the preparation and adoption of an SDC Ordinance for Parks and Recreation.
2. ~~The City should cooperate with the Parks and Recreation District, if formed, in identifying park and open space areas within the City and the Urban Growth Boundary, to be included in a regional parks and open space plan.~~ The City should budget funds for initiation of a Regional Parks and Recreation District, including the Feasible Study. Once formed, the District and t~~The City and the District~~ should work to ensure a smooth transition of operations and maintenance for properties transferred to the District. If open space resources are not included as a function of the District, then the City should develop an open space plan, and pursue conservancy options for purchase and maintenance of such properties. (from Chapter 11, Recommendation #1, in part)
3. The City should prepare and adopt a update the existing capital improvement plan for parks and open space, ~~to include the 20-year planning period.~~ Such a plan would require sources of funding, such as grants or the establishment of a parks systems development fee. ~~If open space resources are not included as a function of the District, then the City should develop an open space plan, and pursue conservancy options for purchase and maintenance of such properties.~~ (from Chapter 11, Recommendation #1, in part)
4. In order to provide the public with increased and unrestricted access to the Siuslaw River and its estuary, the City should develop its public street rights-of-way which terminate at the River as river access parks, which may include parking to meet Old Town parking needs as appropriate. (from Chapter 11, Recommendation #2)
5. The City should support efforts of the Port of Siuslaw to maintain the Boardwalk as a permanent public access for views of the Siuslaw River and its estuary. (from Chapter 11, Recommendation #3)
6. The City should pursue establishment of an estuary trail connecting the Boardwalk with the Munsel Creek bike/pedestrian trail. (from Chapter 11, Recommendation #4)
7. When the City's public Wworks Department relocates its existing operations shop, water tower, and public works garage are removed from their Spruce Street location, the City should convert that property, consistent with the deed of dedication, into additional recreational space. The City should consider keeping existing buildings with the potential to provide or support recreation programs and retain aAccess to Munsel Creek for the Florence Salmon and Trout Enhancement Program (STEP) ~~should be maintained.~~ (from Chapter 11, Recommendation #5)
8. The City should continue to apply for transportation enhancement funds, or other available funds to develop bicycle paths connecting the City to nearby recreation areas, particularly ~~for~~ to:

- a. implement the ~~a bike path on~~ Rhododendron Drive Integrated Transportation Plan;
- b. extend ~~additions to~~ the Munsel Creek bike/pedestrian trail, south to Gallagher Park and north to Munsel Lake;
- c. development of a bike/pedestrian system in the West 9th Street area; ~~and~~
- d. improve linkages within the Oregon Coast Trail that development of routes connecting the North Jetty area with the Oregon Dunes National Recreation Area.

(from Chapter 11, Recommendation #6)

9. The City should review the listing of rights-of-way suitable for recreation use neighborhood parks prior to vacating public rights-of-way. (from Chapter 11, Recommendation #7)
10. The City should explore the use of a land conservancy to further the protection of greenway, estuary, landmark and other open space lands. (from Chapter 11, Recommendation #8)
11. The City should establish a program to solicit private gifts and donations to establish and maintain a high quality park system in Florence. (from Chapter 11, Recommendation #9)

Background

In 2010, the Florence City Council adopted a Florence Parks and Recreation Master Plan (2010 Parks Plan). This Plan was prepared through the efforts of the Florence Parks and Recreation Mater Planning Committee, an ad hoc committee of citizens, representative of multiple sectors of the community such as youth, retirees, etc. The 2010 Parks Plan is included in Appendix 8 of this Comprehensive Plan. The Introduction of the Parks Plan gives a detailed description of the planning process, research, citizen involvement, and recommendations. The policies in this Chapter 8 of the Comprehensive Plan reflect the community vision and respond to the community needs in the Parks Plan.

Table 8-1 presents a "Summary of the Existing City Owned Park System" and Table 8-2 defines the different types of parks referenced in Table 8-1. Map 8-1 displays "Existing City-owned Parks and Park lands in Florence." Table 8-1 includes park lands that provide public open space. Open space, for the purposes of Comprehensive Plan Chapter 8, refers to public and private lands that offer passive and active recreational opportunities. It does not include areas that provide open space in addition to significant Statewide Planning Goal 5 natural resource sites, including wetlands, riparian areas, and groundwater resources. These natural areas are addressed in Comprehensive Plan Chapter 5; and, although they may provide public open space, they are not part of an Open Space Inventory, as that term is defined in Statewide Planning Goal 5.

Parks and greenways were recognized early as important to the livability of Florence. Shortly after 1900, a greenbelt along a portion of Munsel Creek was dedicated for park use in perpetuity. Other lands were similarly dedicated by far-sighted residents. Over the recent years, some additional land wahas been added to the park system as the value of public parklands wahas been increas-

ingly recognized. In addition, public funds and citizen volunteerism have combined to develop portions of the system to better serve Florence citizens. Examples include Old Town Park, the Munsel Creek Bike Path, Pocket Park, Gallagher's Park, and Miller Park. (from Chapter 11)

Although the existing park system is substantial and recent developments efforts impressive, much remains to be done to insure an adequate, attractive and useful park system for the current and future residents of Florence, including the area within the Urban Growth Boundary. (from Chapter 11)

Unfortunately, the impetus and enthusiasm of the late 1980's and early 1990's ~~washas been~~ tempered with the passage of property tax limitation measures Ballot Measure 5, and resultant subsequent fiscal problems for the City. Park maintenance ~~has~~ suffered, even with the dedicated efforts of parks volunteers and staff. Development of new facilities in existing parks from 2004 to the present has been limited to Miller Park and Singing Pines Senior Center., ~~as well as d~~Development of new park areas, has been non-existent. However, a Parks Capital Improvement Plan was adopted by the City Council in 1998, and is incorporated in this Plan in Appendix 11. (from Chapter 11)

~~In 1999, the City's Parks and Recreation Committee recommended a Parks Systems Development Fee as a mechanism to establish a stable funding source for park acquisition and development. This proposal was considered by the City Council, but was not supported. Lane County is also proposing a county wide parks systems development charge which has not been supported by the City of Florence or most other cities in the County.~~ (from Chapter 11)

~~In early 2000, Current efforts revolve around the effort of a private committee, the Parks and Recreation District Committee, tried to form a regional parks and recreation district that would include some or all of the City's existing parklands, as well as the construction of an aquatic center. The City Council ~~has~~ supported, in concept, the request by the District Committee to locate the aquatic center in Singing Pines Park at the corner of Airport Road and Kingwood. The Parks and Recreation District Committee had planned to place measures on the November 2000 ballot for formation and initial funding of the District. However, a survey completed early in 2000 showed that passage of the ballot measures was in question, and the Committee ~~has~~ decided to wait before pursuing approvals. In 2001, Recently (2001) the Parks and Recreation Committee joined with the Florence Boys' and Girls' Club to plan a shared facility, still proposed for Singing Pines Park. Singing Pines may be identified for recreation but other options could also be considered.(from Chapter 11)~~

Discussions ~~are ongoing with among~~ City staff and the City Council about which parklands would become District responsibilities would be part of the Feasibility Study to initiate a Parks District. ~~The District Committee has supported accepting regional facilities such as Miller Park and possibly the undeveloped 40-acre County park parcel in the UGB. Some citizens and City officials support turning all City parks over to the district, in order to eliminate a funding sector of the City budget. Map 11-D1 shows the parks in Table 11-D1.~~(from Chapter 11)

Table 8.1—Summary of the Existing City Owned Park System				
	Park	Type	Dev. Acres or Linear Feet	Undev. Acres or Linear feet
1	18 th St. Pocket Park	Mini	.29	--
2	Munsel Road Park	Mini	.35	--
3	Pepperoaks	Mini	.31	1
	Mini-Park Total	3 sites	.95	1
4	Elm St.	Neighborhood	--	3.55
5	Rolling Dunes	Neighborhood	1.17	.42
6	Singing Pines	Neighborhood	6.44	--
	Neighborhood Total	3 sites	7.61	3.97
7	George Miller Park	Community	19.72	--
	Community Park Total	1 site	19.72	--
8	Gallagher's	Special Use	2.81	.69
9	Hurd Memorial	Special Use	1.82	--
10	Old Town Park	Special Use	.14	--
ph	Siuslaw Interpretive Site	Special Use	--	.12
11	Veterans Memorial	Special Use	.38	--
	Special Use Park Total	5 sites	5.15	.81
12	Munsel Creek Bike Path	Linear/Connector Trail	.53	--
13	Ivy St. Trail	Linear/Connector Trail	--	.17
14	12 th St. Trail	Linear/Connector Trail	--	.56
15	29th St. Trail	Linear/Connector Trail	.29	--
	Linear / Mileage Total	4 sites	.82	.73
16	Munsel Creek Greenway	Open Space	18	43.73
17	Pacific Pines	Open Space	--	1.99
18	Willow Dunes	Open Space	--	1.49
19	9 th & Ivy Greenway	Open Space	--	.70
20	3-Mile Prairie Reserve	Open Space	--	39.92
	Open Space Total	5 sites	18	87.83
	TOTAL		51.43/.82	93.61/ .73

Table 8-2. Types of Parks	
Miniparks	Used to address limited, isolated or unique recreational needs. Recommended size may vary between 2500 square feet and one acre.
Neighborhood	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. Recommended optimal size is three to 10 acres.
School Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex and special use.
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. Recommended size usually between 30 and 50 acres.
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community. Recommended size is usually a minimum of 25 acres, with 40 to 80 acres being optimal.
Special Use Park	Covers a broad range of parks and recreation facilities oriented toward single purpose use.
Park Trail	Multipurpose trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with natural environment. May be hard-surfaced single purpose, hard-surfaced multipurpose, or pedestrian nature trails.
Connector Trail	Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.
Natural Resource Park	Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering.

5. Amend Chapter 9: Economic Development, as follows.

Add a new Recommendation #4, and renumber subsequent recommendations sequentially.

Page IX-1:

“Goal

To embrace a stable, prosperous business environment focused on industry diversity, yielding family income sufficient to support education, recreation, social and cultural opportunities, comprehensive health services, affordable housing and public safety while preserving the environment and its natural beauty.”

Recommendations

“3. The City should continue to support anchor tourism destinations such as our local golf resorts, Old Town, water-related recreational opportunities, and expanded shopping opportunities.”

4. The City should continue to develop and improve recreational facilities and sites for tourists to draw more visitors to the town. Such activities may include Siuslaw Estuary Water Trail kayak launches, viewing platforms for bird watchers, trail signage, frisbee golf, in-city open space areas (such as 3 Mile Prairie), and a family recreational development in the Old Town area.

7. Amend Comprehensive Plan Chapter 11 by changing the name of Chapter 11 and deleting references to Parks and Recreation.

Page XI-1:

“Chapter 11: Utilities, ~~and~~ Facilities, ~~and~~ Services

This chapter provides background and policy direction for the following utilities and facilities:

- Wastewater Collection and Treatment
- Water System Supplies and Needs
- Stormwater Management
- ~~Parks, Recreation and Open Space~~
- Telephone Services and Telecommunications
- Public Safety and Health-related Services”

Page XI-7:

~~Parks, Recreation and Open Space~~

~~Goal~~

~~To provide a variety of recreational opportunities and to provide open space and protect unique areas of the City.~~

~~Policies~~

~~1. The City shall explore various short and long-term funding options primarily for maintaining existing parks and, as funds are available, for expanding the Florence parks system. This could include formation of a regional parks and recreation district.~~

~~2. The City shall explore parks and open space funding through sources such as grants, systems development charges, use of a special levy, proceeds from street and right-of-way vacations and other available funding mechanisms. Where desirable, partnerships with federal, state, county and regional agencies, non-profit organizations, and private interests shall be~~

~~formed to help secure and possible finance land acquisition and facility development.~~

- ~~3. The City shall continue to encourage and support the adoption of public parks within City limits by various organizations and private interests to maintain the important role of such facilities in providing the public with access to active and passive recreational opportunities, until such time as a Parks and Recreation District is formed.~~
- ~~4. The City shall encourage the efforts of the Siuslaw School District 97J, recognized organizations and institutions, and private sector interests to provide coordinated recreation programs and facilities for Florence area youth.~~
- ~~5. The City shall encourage and support public/private efforts to insure permanent public access and views of the Siuslaw River and its scenic estuary.~~
- ~~6. Within the Florence urban growth boundary, the City and Lane County shall designate lands for possible park development purposes. Lands so designated shall be reserved for future park system expansion upon annexation.~~
- ~~7. Designated greenways, linear parks, and bicycle and walking paths shall be developed to connect the various parks, residential areas, businesses, and public places through a community-wide trail network, consistent with the recommendations of the transportation system plan and parks and open space CIP.~~
- ~~8. Federal, State, County and City efforts to develop bicycle paths connecting the City to nearby recreation areas shall be supported.~~
- ~~9. The City shall ensure that the public parks system is accessible to all residents and visitors.~~
- ~~10. The City shall coordinate the provision of public recreation areas and open space in the City with the protection of unique natural features to provide educational, social, environmental and economic benefits to the Florence area and greater coastal region.~~

Recommendations

- ~~4. The City should cooperate with the Parks and Recreation District, if formed, in identifying park and open space areas within the City and the Urban Growth Boundary, to be included in a regional parks and open space plan. The City and the District should work to ensure a smooth transition on operations and maintenance for properties transferred to the District. The City should update the existing capital improvement plan for parks and open space to include the 20-year planning period. Such a plan would require sources of funding, such as grants or the establishment of a parks systems development fee. If open space resources are not included as a function of the District, then the City should develop an open space plan, and pursue conservancy options for purchase and maintenance of such properties.~~

- ~~5. In order to provide the public with increased and unrestricted access to the Siuslaw River and its estuary, the City should develop its public street rights-of-way which terminate at the River as river access parks, which may include parking to meet Old Town parking needs as appropriate.~~
- ~~6. The City should support efforts of the Port of Siuslaw to maintain the Boardwalk as a permanent public access for views of the Siuslaw River and its estuary.~~
- ~~7. The City should pursue establishment of an estuary trail connecting the Boardwalk with the Munsel Creek bike/pedestrian trail.~~
- ~~8. When the City's public works shop, water tower, and public works garage are removed from their Spruce Street location, the City should convert that property, consistent with the deed of dedication, into additional recreational space. Access to Munsel Creek for the Florence Salmon and Trout Enhancement Program (STEP) should be maintained.~~
- ~~9. The City should continue to apply for transportation enhancement funds, or other available funds to develop bicycle paths connecting the City to nearby recreation areas, particularly for:
 - ~~• a bike path on Rhododendron Drive connecting the Sutton Lake area to the Siuslaw River Bridge,~~
 - ~~• additions to the Munsel Creek bike/pedestrian trail,~~
 - ~~• development of a bike/pedestrian system in the West 9th Street area.~~
 - ~~• development of routes connecting with the Oregon Dunes National Recreation Area.~~~~
- ~~10. The City should review the listing of rights-of-way suitable for neighborhood parks prior to vacating public rights-of-way.~~
- ~~11. The City should explore the use of a land conservancy to further the protection of greenway, estuary, landmark and other open space lands.~~
- ~~12. The City should establish a program to solicit private gifts and donations to establish and maintain a high quality park system in Florence.~~

Background

~~Parks and greenways were recognized early as important to the livability of Florence. Shortly after 1900, a greenbelt along a portion of Munsel Creek was dedicated for park use in perpetuity. Other lands were similarly dedicated by far-sighted residents. In recent years, some additional land has been added to the park system as the value of public parklands has been increasingly recognized. In addition, public funds and citizen volunteerism have combined to develop portions of the system to better serve Florence citizens. Examples include the Munsel Creek Bike Path, Pocket Park, Gallaghers Park and Miller Park.~~

~~Although the existing park system is substantial and recent developments efforts impressive, much remains to be done to insure an adequate, attractive and useful park system for the current and future residents of Florence, including the area within the Urban Growth Boundary.~~

Unfortunately, the impetus and enthusiasm of the late 1980's and early 1990's has been tempered with the passage of Ballot Measure 5, and subsequent fiscal problems for the City. Park maintenance has suffered, even with the dedicated efforts of parks volunteers. Development of new facilities in existing parks, as well as development of new park areas, has been non-existent. However, a Parks Capital Improvement Plan was adopted by the City Council in 1998, and is incorporated in this Plan in Appendix 11.

In 1999, the City's Parks and Recreation Committee recommended a Parks Systems Development Fee as a mechanism to establish a stable funding source for park acquisition and development. This proposal was considered by the City Council, but was not supported. Lane County is also proposing a county wide parks systems development charge which has not been supported by the City of Florence or most other cities in the County.

Current efforts revolve around the effort of a private committee, the Parks and Recreation District Committee, to form a regional parks and recreation district that would include some or all of the City's existing parklands, as well as the construction of an aquatic center. The City Council has supported, in concept, the request by the District Committee to locate the aquatic center in Singing Pines Park at the corner of Airport Road and Kingwood. The Parks and Recreation District Committee had planned to place measures on the November 2000 ballot for formation and initial funding of the District. However, a survey completed early in 2000 showed that passage of the ballot measures was in question, and the Committee has decided to wait before pursuing approvals. Recently (2001) the Parks and Recreation Committee joined with the Florence Boys' and Girls' Club to plan a shared facility, still proposed for Singing Pines Park.

Discussions are ongoing with City staff and the City Council about which parklands would become District responsibilities. The District Committee has supported accepting regional facilities such as Miller Park and possibly the undeveloped 40-acre County park parcel in the UGB. Some citizens and City officials support turning all City parks over to the district, in order to eliminate a funding sector of the City budget. Map 11-D1 shows the parks in Table 11-D1.

Table 11-D1 Summary of Existing Park System

Park	Location	Acres	Park Type	Development Status	Activities
Elm Street	605 10th Street	3.0	Neighborhood	Not developed	B,C,F
Gallaghers	949 Spruce	3.5	Special Use	Mostly developed	A,B,K
Miller	Oak Street	19.8	Sports Complex	Mostly developed	A,C,F,G,H,I,K
Hurd Memorial	Eden Way	1.6	Special Use	Developed	A,B,C,H,K
Old Town	1290 Bay St.	.2	Minipark	Developed	B,E,K
Munsel	Quince to W.	3.3+	Connector	Partially devel-	B,C,D

Park	Location	Acres	Park Type	Development Status	Activities
Creek Bike Path	Park Drive		Trail	oped	
Munsel Creek Greenway	27th & Willow	18.0	Natural Resource	Partially developed	A,B,C,D,F,K
Munsel Road	Munsel Lake Rd.	.2	Minipark	Mostly developed	F,J
Pepperoaks	34th Place	1.5	Minipark	Not developed	F
Pocket	2305 18th St.	.2	Minipark	Mostly developed	F,J,K
Singing Pines	1295 Airport Rd.	6.0	Neighborhood	Partially developed	A,B,C,F
Rolling Dunes	35th & Siano Lp.	1.6	Special Use	Developed	A,I,J,K

Activity code: A-picnicking, B-sightseeing, C-walking/jogging, D-bike riding, E-fishing, F-playground, G-baseball/softball, H-fitness trail, I-tennis, J-other organized sports, K-other.

Standards for Park Systems

The National Recreation and Park Association (NRPA) has established basic standards for communities to use when evaluating the need for parks. These standards are recommended goals, not requirements.

The minimum overall recommended standard is a core system of parks with a range of 6.25 to 10.5 acres of parkland /1000 population. The 2000 population within city limits was about 7,263. Therefore, according to NRPA standards, Florence should have between 45 and 76 acres of parkland. The projected 2025 population for the city limits is 13,460. Using the same recommended range, Florence should have between 84 and 141 acres of parkland by 2025.

As shown on the table above, Florence currently has 57.3 acres of parkland that is within the range of standards for the area within city limits. Beyond this general standard, there are more specific descriptions for the various types of parks in Table 11-D-2.

Table 11-D-2. Types of Parks

Miniparks	Used to address limited, isolated or unique recreational needs. Recommended size may vary between 2500 square feet and one acre.
Neighborhood	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. Recommended optimal size is five to 10 acres.

Table 11-D-2. Types of Parks

School Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex and special use.
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. Recommended size usually between 30 and 50 acres.
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community. Recommended size is usually a minimum of 25 acres, with 40 to 80 acres being optimal.
Special Use Park	Covers a broad range of parks and recreation facilities oriented toward single purpose use.
Park Trail	Multipurpose trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with natural environment. May be hard-surfaced single purpose, hard-surfaced multi-purpose, or pedestrian nature trails.
Connector Trail	Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.
Natural Resource Park	Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering.

Florence parks are generally smaller than the above standards, perhaps reflecting a unique population with a 2000 median age of 55.8 years.

In 1987, the Florence Parks and Recreation Commission prepared an extensive Parks report as part of the preparation of the 1988 Comprehensive Plan. That report included an inventory of existing parkland, an assessment of needs and detailed recommendations for meeting the needs identified. Table 11-D-3 provides an assessment of 1988 parks relative to recommended park standards and shows present deficiencies in neighborhood and linear parks and a near term need in community parks.

Table 11-D-3. Existing System Relative to Parks Standards

Park Type	Current Number	Current Rate Per 1000 People	NRPA Recommended Rate Per 1000 People
Neighborhood	4 parks	.9 parks	2.0 parks
Special Use	3 parks	.7 parks	.35 parks
Community	1 park	.2 parks	.15 parks

Linear	.6 miles	.1 miles	1.0 miles
Conservancy	498 acres	72.2 acres	80 acres

Part II of the report, *Technical Report and Action Plan*, was not adopted. The report concludes that a likely source of land for neighborhood parks is undeveloped rights-of-way, and provides a detailed inventory of rights-of-way that meet this purpose. This inventory should be reviewed when requests for vacation of right-of-way are received, even if there are no funds to develop additional neighborhood parks at this time. If this approach is used however, care must be taken to integrate surrounding development with eventual development of a neighborhood park, so that the neighborhood works as a unit. (See Appendix 11)

The report also includes detailed lists of properties necessary to complete the Munsel Creek Greenway and to provide a system of linear corridors through the City. The report further identifies prominent landmarks, and Siuslaw riverfront and estuary properties important to the recreation and open space needs of the City. Many of the estuary properties are already in public ownership. (See Appendix 11)

The report also includes detailed recommendations for improvements at each of the existing parks. While several of these are outdated in that the work has been completed, the recommendations should be updated so that a current list can be provided to the Parks and Recreation District, or used by the City if it is determined that some or all parks remain the City's responsibility."

8. Amend Comprehensive Plan Chapter 12, Transportation, as follows, for consistency with the Parks Plan Vision.

Page XII-2

Policies

~~8. The City shall continue to require new development to pay its share of costs of development of, or improvements to, transportation facilities which will serve the proposed development. (This is a housekeeping amendment; this policy is a repeat of policy #6. Renumber subsequent policies sequentially.)~~

12. The City shall provide an inter-connected trail system as directed in Comprehensive Plan Chapter 8 policy and shown in the TSP Map. Consider the potential to establish or maintain bikeways and/or walkways prior to vacating any public easement or right-of-way.

14. Streets, bikeways and walkways shall be designed to meet the needs of pedestrians and cyclists to promote safe and convenient bicycle and pedestrian circulation within the community. To promote bicycling and walking, all new collector and arterial streets shouldshall have bicycle lanes, and all new streets, ~~except short, very low volume local streets, should~~ shall have sidewalks.

9. Amend Chapter 14: Urbanization, as follows:

Page XIV-3:

Background

“...The 80-acre Ocean Dunes adjustment addresses a jurisdictional issue and a transportation issue. The Ocean Dunes residential planned unit development lies within city limits and benefits from public services. It includes an 18-hole public golf course that provides recreational opportunities to the City in addition to providing residents with golf course frontage lots. ~~However, part of the Ocean Dunes golf course is located in Lane County, outside the UGB. Development of the golf course community often requires the developer to satisfy both the City and the County, each with their own regulatory procedures and priorities.~~ Adding these 80 acres to the UGB ~~will bring brought~~ the entire Ocean Dunes development into the UGB, and ~~it is now entirely within city limits, most likely into the City upon annexation.~~ Increased opportunities for residential golf course frontage lots will ~~occurred also occur~~ in Florence through this UGB expansion and annexation, thereby adding to residents’ housing choices and further promoting the tourist and retirement industries upon which Florence depends for economic development.”

10. Amend Chapter 17, Coastal Shorelands – Ocean, Estuary, and Lake Shorelands, as follows:

Page XVII-19:

Table 17.1: Beach and River Access Points Within Florence UGB

Access Points within City Limits:	
Location	Present Use
1. Harbor Street south of 1 st Street	Public boat landing
2. Nopal Street south of Bay Street	Port’s docks: access to commercial fishing boat marina
3. Maple Street south of Bay Street	View access (public restrooms)
4. Old Town Park	Municipal park, viewing dock
5. Veteran’s Park	View access
6. Juniper Street south of Bay Street	View access (undeveloped)
7. Ivy Street south of Bay	View access (undeveloped)
8. 8 th Street west of Rhododendron	View access (undeveloped)
9. 11 th Street west of Rhododendron	View access (undeveloped)
10. Meares Street (South of Driftwood Shores)	Public beach access, scenic view
11. Spruce Street south of Highway 126	View access (undeveloped)
12. Tamarack Street south of Highway 126	View access (undeveloped)
12. Upas Street south of Highway 126	View access (undeveloped)
13. Rhododendron Drive n. of WildWinds and south of Marine Manor	Public boat landing, view access (undeveloped)

Table 17.1: Beach and River Access Points Within Florence UGB

Access Points within UGB Currently Outside City Limits:	
1. Harbor Vista Park (West of Rhododendron Street)	Access to river, scenic view
2. North Jetty	Access to river and ocean beach
3. Heceta Park (north of Driftwood Shores)	Access to ocean beach
4. North Jetty Drive Park	Access to river

Florence Realization 2020 Comprehensive Plan Map Amendments

- 1. Delete Map 11-D1 in Chapter 11 and replace it with Map 8-1 in Chapter 8.**
- 2. Amend the Comprehensive Plan Map to change the Plan designations for specific publicly owned properties to achieve consistency with the zoning classifications and/or with the current use of the property. In most cases, these changes result in a Plan designation of “Public” for publicly-owned lands. These changes are shown in Map B-1 of this Exhibit B and are described as follows:**

Area #1: Modify the Meares Street right-of-way west of 1st Ave. from Commercial to Public Open Space.

Area # 2: Modify the northern 40 acre portion of the Lane County Park known as Three Mile Prairie from Medium Density Residential to Public Open Space.

Area # 3: Modify to 35 acre parcel north of the land owned by BLM located northwest of the Fred Meyer shopping center.

Area # 4: Modify the western portion of the Sandpines Golf Course from Medium Density Residential to Private Open Space.

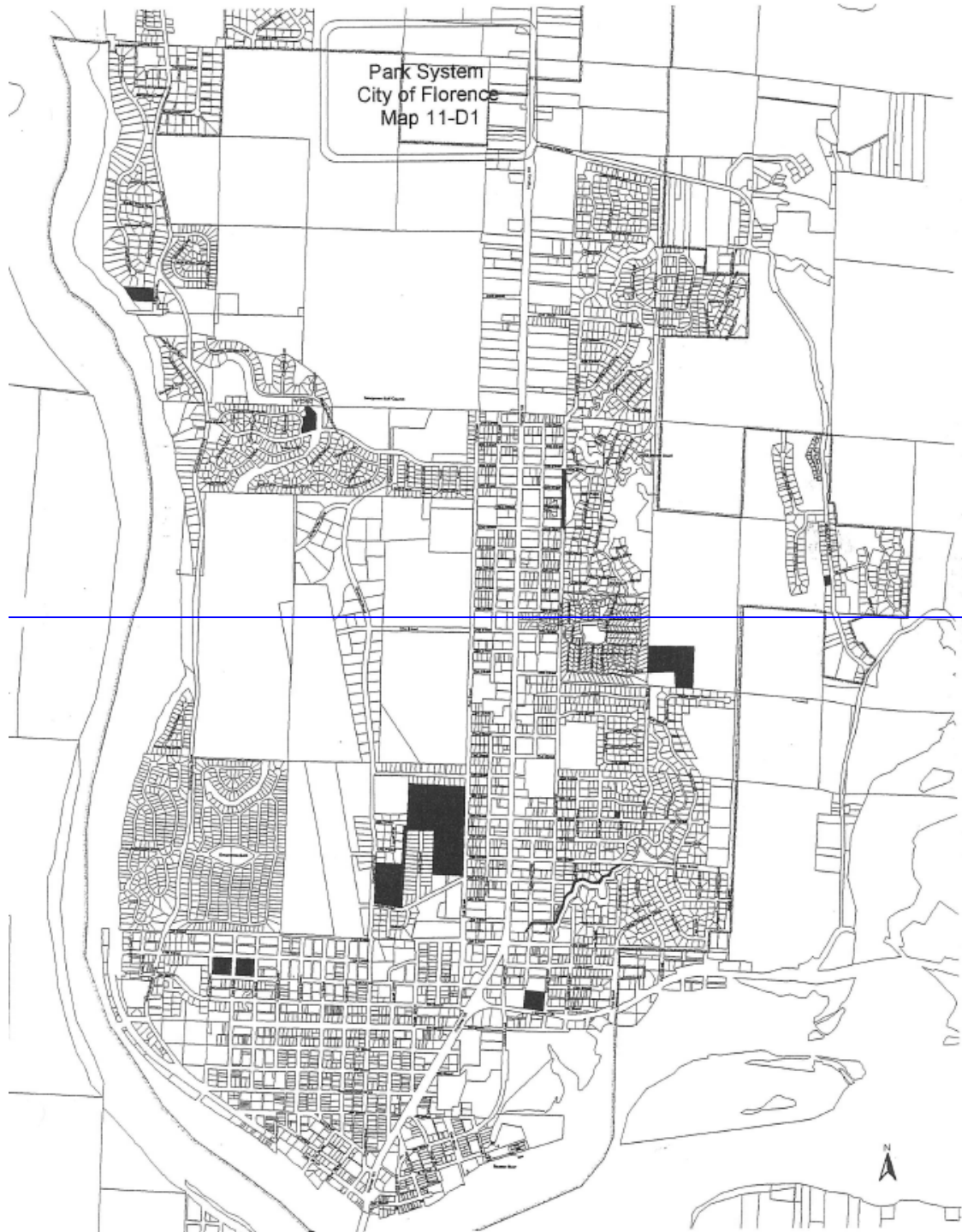
Area # 5: Modify Hurd Memorial Park from Low Density Residential to Public Open Space.

Area # 6: Modify Pepperoaks Park from Medium Density Residential to Public Open Space.

Area # 7: Modify Pacific Pines Greenway; the parcel south of Pacific Pines Greenway owned by Lane County; the northwest portion of Munsel Creek Greenway; and the 29th Street Trail, from Medium Density Residential to Public Open Space.

- Area # 8:** Modify Munsel Road Pocket Park from Restricted Residential to Public Open Space.
- Area # 9:** Modify Willow Dunes Greenway and 18th Street Pocket Park from Low Density Residential to Public Open Space.
- Area # 10:** Modify the southern portion of Munsel Creek Bike Path, The South Munsel Creek Park Land, and the northern portion of Gallaghers Park from High Density Residential to Public Open Space. Modify the northwestern portion of Gallaghers Park from Commercial to Public Open Space.
- Area # 11:** Modify the trail connecting Miller Park to Singing Pines Park from Business Industrial Park to Public Open Space.
- Area # 12:** Modify the northern half of the 12th Street right-of-way from Medium-Density Residential to Open Space. Modify the southern portion of the 12th Street right-of-way and the western half of the Ivy Street right-of-way from Public to Open Space. Modify the eastern half of the Ivy Street right-of-way from Medium-Density Residential to Public Open Space.
- Area # 13:** Modify the South Rhododendron Beach Access and 1st & Ivy Park Lands from Low Density Residential to Open Space.
- Area # 14:** Modify the Veteran's Memorial Park and Old Town Park lands from Downtown to Public Open Space.

a. **Delete Map 11-D1 and replace with Map 8-1.**



ATTACHMENT FOR REFERENCE ORS 308A.309

ORS 308A.309 Submission of application for approval of local granting authority; grounds for denial; approval; application withdrawal.

(1) Within 10 days of filing in the office of the assessor, the assessor shall refer each application for classification to the planning commission, if any, of the governing body and to the granting authority, which shall be the county governing body, if the land is in an unincorporated area, or the city legislative body, if it is in an incorporated area. An application shall be acted upon in a city or county with a comprehensive plan in the same manner in which an amendment to the comprehensive plan is processed. In determining whether an application made for classification under ORS 308A.300 (1)(b) should be approved or disapproved, the granting authority shall weigh:

- (a) The projected costs and other consequences of extending urban services to the affected lot or parcel;
- (b) The value of preserving the lot or parcel as open space;
- (c) The projected costs and other consequences of extending urban services beyond the affected lot or parcel; and
- (d) The projected costs and other consequences, including the projected costs of extending urban services, of expanding the urban growth boundary in other areas if necessary to compensate for any reduction in available buildable lands.

(2) The granting authority shall not deny the application solely because of the potential loss in revenue that may result from granting the application if the granting authority determines that preservation of the current use of the land will:

- (a) Conserve or enhance natural or scenic resources;
- (b) Protect air or streams or water supplies;
- (c) Promote conservation of soils, wetlands, beaches or tidal marshes;
- (d) Conserve landscaped areas, such as public or private golf courses, which enhance the value of abutting or neighboring property;
- (e) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open spaces;
- (f) Enhance recreation opportunities;
- (g) Preserve historic sites;
- (h) Promote orderly urban or suburban development; or
- (i) Affect any other factors relevant to the general welfare of preserving the current use of the property.

(3) The granting authority may approve the application with respect to only part of the land which is the subject of the application; but if any part of the application is denied, the applicant may withdraw the entire application. [Formerly 308.755]