

ITEM TITLE: Resolution PC 24 03 CUP 03, Siuslaw Estuary Trail

OVERVIEW:

Application: Request for a Design Review Permit to install a multi-use trail with a crushed gravel surface that extends from a trail access point on Redwood Street south of the Hwy 126 intersection. The multi-use trail would then follow the upland estuary area south to a terminus / access point on Quince Street. This project proposal is for phase 1 of the Siuslaw Estuary Trail and includes a parking lot at the southwest intersection of Hwy 126 and Spruce Street and amenities that include benches, interpretive signage, and dog waste stations.

The zoning districts associated with the proposal are Mainstreet Area A (parking lot), Old Town Area C (estuary trail site), and Natural Estuary Management Unit (abutting trail site). In addition to the zoning districts the site of the development is included in the Natural Resource Conservation Shoreland Management Unit. The Natural Estuary District and Shoreland overlay are the most restrictive management units for development as regulated by [FCC 10-19-2](#) (pg. 5-7) and FCC 10-19-10 (pg. 25-29). The project proposal includes interpretive signage that will include collaboration with CTCLUSI and fulfill the required educational component to permit the multi-use trail.

The Siuslaw Estuary Trail plan is included in the Florence Realization [2020 Comprehensive Plan](#), the 2023 [Transportation System Plan](#), [Florence Parks and Recreation Master Plan](#) (2011), and the [Siuslaw Estuary Trail Vision Preferred Location and Design](#) (2013). This project has had ongoing planning and community outreach in various forms since the late 1990's and as proposed adds both recreational amenities to the area and will expands the pedestrian/bicycle transportation system.

Process and Review: This permit application is a Type III land use application requiring a quasi-judicial public hearing. Parks and open space are a permitted use in Oldtown Area C and public parking facilities are permitted uses in Mainstreet Area A. The trail as mentioned is also included in the Transportation Systems Plan and thus is also classified as a transportation facility. While this segment of the trail project is not in the Natural Estuary District, educational observations are permitted outright. The Natural Conservation Estuary Shoreland overlay, which does include this segment of the trail, permits outright those uses that are permitted outright in the Natural Estuary District. Therefore, just a Design Review is required rather than a Special Use

or Conditional Use permit. Because that detail was in the narrative and not in the list it was overlooked and not discovered until after CUP notification and file assignment was done.

The findings of fact and application materials are attached to this AIS. The applicable criteria are listed in the "Applicable Criteria" section of the findings. Only code sections and comprehensive plan policies and appendices are policy considerations that may be applied in the decision-making process. Application materials, public testimony, previous approvals, and research that speak to the criteria may also be considered.

Staff recommends a finding that the proposal can meet the requirements of City code and the Florence Comprehensive Plan once the conditions of approval laid out in the draft resolution are enacted. The Planning Commission can amend the proposed findings of fact, resolution, and conditions of approval as it sees fit.

Testimony/Agency Referrals: No public testimony was received. Referral comments were received by Siuslaw Valley Fire and Rescue that there are no concerns for emergency vehicle turn around at the parking lot site and request the pedestrian bridge planned for future phase have dimensions and structural integrity to accommodate an ATV for emergency access to the trail. Staff is awaiting input from the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians (CTCLUSI)

ISSUES/DECISION POINTS: The project was noticed as a conditional use permit application and therefore has thea CUP designator. Staff recommends changing the file number on the materials and adopting resolution.

ALTERNATIVES:

1. Approve the Design Review Permit with conditions of approval and findings of fact as written;
2. Review and recommend changes to the Design Review Permit findings and approve as amended;
3. Continue the Public Hearing to a date certain if more information is required; or
4. Do not approve the request, revising the findings and drafting a resolution stating how the application does not meet the criteria.

RECOMMENDATION: Planning Staff: Option 1 or 3; Approve the Design Review Permit with conditions of approval and findings of fact as written or if the CTCLUSI has not responded continue the public hearing to a date certain to provide the opportunity to receive their input.

AIS PREPARED BY: Wendy Farley-Campbell, Community Development Director (Trail)

Clare Kurth, Associate Planner (Parking Lot)

ITEMS ATTACHED:

Attachment 1: Draft Resolution PC 24 03 CUP 03

- “A” Findings of Fact
 - “B” Application
 - “C” Project Proposal
 - “D” Project Drawings
 - “E” Overview of Ammenities
 - “F” Lighting Fixture Example
 - “G” Siuslaw Estuary Trail Vision (2013)
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