

## AUGUST 2011 PLANNING REPORT

### 1 - General Comments

#### County Reconsideration of Annexation Policy

In response to the City's request to the Board of County Commissioners to reconsider its adopted policy on annexation that is included in its version of the Florence Realization 2020 Comprehensive Plan, the Lane County Planning Commission held a work session and public hearing on September 6. City staff did not attend the meeting but did provide testimony in the form of a letter. At the request of a number of people sending e-mails asking for more time to comment, the Planning Commission left the record open for written comments until Sept. 20 at 5:00 pm. The Lane County Planning Commission will deliberate on the matter on Oct. 4. Pending the outcome of that meeting, a tentative date has been set for a first reading of the Ordinance by the Board of County Commissioners for Oct. 19 and a second reading/public hearing on Nov. 2.

#### Oregon Recreation Trail Advisory Committee

On Friday August 19th Florence City Hall hosted a meeting of the Oregon Recreation Trail Advisory Committee (ORTAC). The committee conducting public hearings on three proposed bikeways and received reports from seven agencies and groups on the projects funded through the State's Recreational Trail Program (RTP). Three were local projects: City of Florence, Port of Siuslaw and Siuslaw Watershed Council). Senior Planner Wendy Farley and Public Works Director Mike Miller presented a powerpoint illustrating the planning, construction and completion of the 12<sup>th</sup> St. Multi-Use Trail project, a project funded by the Oregon State Parks & Recreation 2006 Recreation Trails Program. Wendy Farley also presented on the proposed Estuary Trail Project presently in the planning phase by the Siuslaw Estuary Partnership. On Saturday morning Mark Durbin, Parks Supervisor, led ORTAC on a tour of the 12<sup>th</sup> St. Multi-use Trail.

#### Siuslaw Regional Aquatic Center/ Mapleton Pool Strategic Planning

On Thursday, August 25<sup>th</sup> Senior Planner Wendy Farley attended the first meeting of a strategic planning effort for long-term funding the Mapleton Pool. Wendy shared the findings of the City's Recent Parks and Recreation Master Plan. Attendees included representatives from the Siuslaw and Mapleton School districts, Peace Health Siuslaw Region, Florence Boys and Girls Club, Florence Area Coordinating Council, and area residents from Florence, Dunes City and Mapleton.

#### Oregon City Planning Directors Association (OCPDA)

Community Development Director Sandra Belson has been serving as Vice-President of OCPDA. OCPDA serves as an advisory body of the League of Oregon Cities on its legislative, training, research, and technical assistance, and other

programs as they relate to planning and community development issues. In August, Anita Yap, President of OCPDA, resigned her position as Community Development Director for the City of Damascus to take a job with Home Forward. Because Anita is no longer a planning director, she also resigned her position with OCPDA leaving Sandra with the duties of President until OCPDA's election at the end of September.

Staff Stepping Up

Special thanks to Senior Planner Wendy Farley and Building Official Carl Dependahl for sharing Department Head duties while Community Development Director Sandra Belson enjoyed a two-week vacation.

**2 - Current and Recently Approved Land Use Applications**

<b>APPLICATION NAME</b>	<b>APPLICATION #</b>	<b>LOCATION</b>	<b>STATUS</b>
Administrative Design Review for a new awning on the Grape Leaf	AR 11 02 DR 03	1269 Bay Street	Application is incomplete.
Administrative Design Review for a new storage building at the Wastewater Treatment Plant	AR 11 06 DR 05	650 Rhododendron Drive	The public comment period will close on Sept. 16.
Administrative Design Review for a new Dialysis Clinic	AR 11 08 DR 07	North of Dr. Holmes Dentist Clinic; lot 39 in the Pacific View Business Park	The public comment period for the design review closed on Tuesday, Sept. 6. However, as staff reviewed the application, it was found that the application as presented did not meet code requirements. The applicant has decided to apply for a variance to the landscape buffer required along residentially-zoned property (school district property). The applicant is hoping to submit a variance application in time for a public hearing before the Planning Commission on Oct. 11.

<b>APPLICATION NAME</b>	<b>APPLICATION #</b>	<b>LOCATION</b>	<b>STATUS</b>
Administrative Design Review for Overflow Parking for the Florence Event Center	AR 11 09 DR 08	Lot north of the Florence Events Center located at 715 Quince Street	The public comment period closed on Sept. 6 and staff is currently preparing a staff report and decision.
Conditional Use Permit for a Veterinary Clinic	PC 11 10 CUP 02	3120 Highway 101	The Planning Commission granted a conditional approval after holding a public hearing on Aug. 23.

### **3 – Committees and Grants**

This section of the Community Development monthly report describes activities of committees and progress on grant-funded projects.

#### **CITY COMMITTEES STAFFED BY COMMUNITY DEVELOPMENT**

##### **Environmental Management Advisory Committee (EMAC), *Wendy Farley***

August 18<sup>th</sup> Regular Meeting – EMAC discussed the design layout of the plastics education flyer and its placement within the September City Newsletter. Committee Member Bonnie MacDuffee provided an updates on the proposed Black and White Event (large household appliances, tires, and propane tanks). Committee Member Bob Forsythe provided an update on the assembly and merging of hauler rate information. David Twombly discussed his work with County Transfer and Recycling's finance department in preparation for the rate review process starting in October. Committee member Sharon McLeod reported on the "Don't forget your bag" stickers created by Bill Roberts Signs. The committee discussed distribution methods for the stickers. The EMAC worked on the design of the City's recycling webpage

Next Meeting –The next EMAC meeting is scheduled for September 15<sup>th</sup> and will include topics such as: Household Hazardous Waste Collection Event, Black and White Recycling Event, a final report from the Ad-Hoc Inspection & Audit Sub-Committee, and continuation of recycling webpage design.

##### **Parks and Recreation Committee, *Wendy Farley and Mike Miller***

Council decided to suspend soliciting committee members due to the limited response and the delay in developing a parks capital improvement plan.

##### **Planning Commission, *Sandra Belson***

The Planning Commission held a public hearing and recommended a set of stormwater-related amendments on August 9. See the report under Siuslaw Estuary Partnership (below).

On September 13, the Planning Commission will hold a public hearing on code amendments that would create a new zoning district for Coast Village. This zoning district would recognize and legitimize the unique history of a community that started as a campground and has transitioned toward a mix of temporary and permanent housing with a wide range of housing types (recreational vehicles, park models, manufactured homes, and site-built homes).

#### **GRANT FUNDED PROJECTS**

##### **Update Transportation System Plan (TSP), Community Transit Plan, and Capital Improvement Plan (CIP) for transportation improvements**

Transportation & Growth Management (TGM) Grant managed by Sandra Belson

*\$155,000 - joint program of DLCD and Oregon Department of Transportation (ODOT), financed in part by federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) and State funds*

This project has regained momentum with amended contracts in place. The Transportation Project Advisory Committee met on July 14 to review traffic deficiencies expected over the next 20 years and to identify key locations for extensions of streets. Chris Wherity of Peace Harbor Hospital also described the various community activities undertaken for Bike to Work Month. The next meeting will be held on September 22. At that meeting, the Committee will discuss the functional classification of streets, and review draft transit, pedestrian, and bicycle plans. For more information, check out the project website at <http://sites.kittelson.com/FlorenceTSP>.

### **Coastal Zone Management Grant**

The City submitted Resolution No. 22, Series 2011, authorizing the City to accept an \$8000 Coastal Zone Management grant from the Department of Land Conservation and Development for planning-related expenses within Oregon's federally-approved coastal zone. In return, the City received an executed Grant Agreement for the award period of July 1, 2011 through June 30, 2012.

### **Siuslaw Estuary Partnership**

West Coast Estuaries Initiative for Coastal Watersheds managed by Sandra Belson  
\$566,797 - *United States Environmental Protection Agency (EPA)*

The Siuslaw Estuary Partnership is a collaborative effort to protect and improve water quality and fish and wildlife habitat in the lower Siuslaw River Watershed. The public web site contains the most recent products from the project: [www.siuslawwaters.org](http://www.siuslawwaters.org)

- On Monday, September 19, 7:00 p.m., the City Council will hold a public hearing on Ordinance No. 18, Series 2011, to consider adopting stormwater-related Comprehensive Plan and Code amendments. The Florence Planning Commission held a public hearing on, and recommended City Council adoption of, the amendments on Tuesday, August 9. For more information check out the city's website at <http://www.ci.florence.or.us/planning/stormwater-management>.
- On Friday afternoon, October 28, the Siuslaw Estuary Partnership will once again be putting together a Discovery Tour as part of the Heceta Head Coastal Conference. Unlike last year, this year's Tour will be out in the field, even if it rains. This year's conference theme is *Oregon's Ocean: Catching the Next Wave of Discoveries*. The Discovery Tour will include topics from multiple disciplines such as estuarine biology, historic uses of the Siuslaw waterfront, wetlands exploration, stormwater treatment, and stewardship efforts. For more information visit <http://www.hecetaheadconference.org>.

## Project Elements Update:

- I. **SCIENTIFIC INVESTIGATION:** Janet Robins, a hydrologist with the U.S. Bureau of Land Management (BLM) is now part of the Interdisciplinary Team to provide staff support for the development of the Aquifer Protection Plan.
- II. **PUBLIC EDUCATION AND STEWARDSHIP:** The Estuary Trail Technical Team met on August 3 and continues to work on the design and location options. Damien Gilbert of Branch Engineering has volunteered his time in helping to prepare preliminary design options for section 6 at the Highway 126 crossing and the Team is exploring the costs and benefits of crossing the Highway overland with the culvert replacement project versus building a bridge or oversized culverts to allow pedestrians to cross under the highway. Further discussions are needed to determine the best way to connect the trail around the Dredged Materials Disposal Site.
- III. **WATER QUALITY AND QUANTITY:** Data continues to be gathered on a monthly basis for the surface and groundwater monitoring program.

The Aquifer Protection Plan Technical Advisory Committee (APP TAC) will hold its first meeting on October 5. This Team is composed of the Water Quality and Quantity Team plus Amanda Punton, a Goal 5 specialist with the Oregon Department of Land Conservation and Development and Janet Robbins from BLM. The next steps are to form and convene the Aquifer Protection Plan Stakeholder Group.

- IV. **WETLANDS AND RIPARIAN AREAS PLAN:** A Team meeting was held on August 24 to continue the discussion of the draft Wetland and Riparian Area Inventory and Assessment and to respond to Council's guidance on the project. Specifically, Council requested that the 10, 20, and 30 year time of travel zones for existing and future wells be overlaid onto a map of the wetlands, as a tool to help guide the development of significance criteria. Council also requested a map showing wetlands in the context of public and private ownership. The first of these maps was ready for review by the Team meeting and the Team discussed how it could be used. The next step is to work with DSL to get concurrence on the method for determining significance and to set a date for the public workshop focusing on significant wetland and riparian areas and discussing options for local protections.

Given the discussion that has been occurring around the wetlands in particular, the City applied for additional grant funding through the Department of Land Conservation and Development's Coastal Technical Assistance Program. Staff requested additional resources to be able to include more public involvement in the process and to conduct an ESEE (environmental, social, economic, and energy) analysis of potentially significant wetlands.

- V. **KEY ESTUARY WETLANDS:** The Siuslaw Watershed Council (SWC) and sub-contractors (McKenzie River Trust (MRT), Green Point Consulting (GPC), and Habitat Contracting (HC)) continue to make progress on the Key Estuary Wetlands component. The final version of the North Fork Marsh Management Plan has been produced. On Waite Ranch, GPC continued with analysis of monitoring data. All partners and sub-contractors continued to work on review of the ODFW funded engineering analysis and project development. GPC, MRT, HC, and SWC staff continue to communicate with technical partners about future potential data needs and analysis of design options. The SWC continues to manage sub-contractors and facilitate Key Estuary Wetland Team communication at the SWC's Technical Team meetings. Work associated with the North Fork Marsh and the Waite Ranch Restoration Site is funded by the SEP-EPA, WWRI, ODFW R&E, OWEB, and other sources.
- VI. **ECOLOGICAL GROWTH:** A package of Comprehensive Plan and Code amendments have been prepared for consistency with the Guiding Principles, as they relate to Stormwater Best Management Practices. For details, see city's website at <http://www.ci.florence.or.us/planning/stormwater-management>

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