

DECEMBER 2011 PLANNING REPORT

1 – General Planning Activities

OCPDA Fall Seminar

The Oregon City Planning Directors (OCPDA) decided to hold a seminar in Florence on November 1 and 2. The Seminar will be held at Driftwood Shores Resort and Conference Center. Part of the program will include a site tour of projects undertaken as part of the Siuslaw Estuary Partnership.

Current Planning Year in Review

Development activity remained slow in 2011 as you can see in the table below. We received 22 land use applications in 2011, 13 of which were handled administratively. The rest of the applications went to the Planning Commission or in one case was withdrawn.

Application Summary

Year	Total Applications	Administrative
2011	22	13
2010	25	15
2009	39	17
2008	67	21
2007	73	25

Non-Administrative Applications

Application Type	# Received
Design Review	2
Conditional Use Permit	3
Variance	1
Extension of Approval	2
Mural	1
TOTAL	9

Administrative Applications

Application Type	# Received
Design Review	9
Lot Line Adjustment	3
Special Use	1
TOTAL	13

2 - Current and Recently Approved Land Use Applications

APPLICATION NAME	APPLICATION #	LOCATION	STATUS
Special Use Permit for extension of Veteran's Wall	AR 11 11 SU 01	Southernmost portion of Kingwood Street right-of-way	Staff granted approval without conditions.
Scarberry, Mansell, and Dexter together submitted applications to adjust two property lines	AR 11 12 LL 02 & AR 11 13 LL 03	1085 and 1117 8 th Street	Staff granted approvals of original and revised applications.
Administrative Design Review for a new storage building at the Wastewater Treatment Plant	AR 11 06 DR 05	650 Rhododendron Drive	This application is on hold until Public Works decides how it proposes to handle construction of the storage building within a public right-of-way.
Conditional Use Permit and Design Review for Siuslaw Interpretive Wayside	PC 12 02 CUP 01	Siuslaw Bridge and 1250 Bay Street (vacant lot next to Waterfront Depot	The application is current under staff review.
Conditional Use Permit for Central Lincoln Public Utility District's temporary office building	PC 12 03 CUP 02	966 Highway 101, northeast corner of the intersection of Hwy. 101 and 126	Application is incomplete.

Siuslaw Valley Fire and Rescue submitted a request for an adjustment to sign code requirements to allow the image to change more than once per hour. Since the sign code is no longer in the Zoning Code, the request was not processed as a land use application. The City Council held a public hearing on the request at its January 3 meeting and postponed final deliberations to January 17.

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
December 22nd Regular Meeting – The meeting was moved from December 15th to maximize attendance by staff and members. EMAC received an update on the Independent Waste Hauler Financial and Operational Data and Rate Review process. On November 29th the City and Haulers entered into a contract with Bell and Associates. Bell received the Haulers financial information and had started compiling the information into the model and processing it for completeness and accuracy. EMAC members met on November 21st to fold and stuff the Greener Florence Flyers into the business license renewal. The committee reviewed the letter from the Department of Environment Quality about the City's Opportunity to Recycle program for 2010. The committee reviewed their goals for 2011 and proposed a goal setting session for January. The Committee acknowledged Janice Willoughby's participation on EMAC and wished her well on her new adventures in Silverton.

Next Meeting –The next EMAC meeting is scheduled for January 19th and will include topics such as: Update on Bell & Associates report status on the financial materials review, goal setting for 2012, and continuation of recycling webpage design.

Planning Commission, Sandra Belson

At its meeting on Dec. 13, the Planning Commission identified code amendments to fix current problems with Chapters 6, 8, and 23 of Title 10 (Design Review, Nonconforming Lots and Uses, and Planned Unit Developments). City Council considered those and other amendments suggested by staff at its meeting on Dec. 19. The Council decided to hold a work session on the proposed amendments. Commissioners Nieberlein, Tilton, and Wise will attend that work session scheduled for Feb. 6.

On Jan. 10, the Planning Commission held a joint meeting with the Community Stakeholders to hear an update on the Siuslaw Estuary Partnership.

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 DLCDC 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*

The Transportation Project Advisory Committee (PAC) met on Dec. 8 to review transportation costs and establish project priorities. At that meeting, City Engineer Dan Graber report on the Urban Renewal project for Quince/2nd Street improvements. The PAC will meet on Jan. 12 to discuss potential amendments to Comprehensive Plan policies and development code amendments. City Manager Jacque Betz will introduce the street fee utility analysis.

An Open House scheduled for Wednesday, February 1 will be an opportunity for the general public to provide comment on the draft Transportation System Plan and Community Transit Plan. For more information about the update of the Transportation System Plan, check out the project website at <http://sites.kittelson.com/FlorenceTSP>.

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 in its third and final year of the project. The Interdisciplinary Team continues to meet to provide staff support for the project and the third round of public involvement is about to commence. At the January 10, 2012 joint work session of the Community Stakeholders and Florence Planning Commission, staff presented highlights of the various products that will be available for local review and comment this calendar year. The brief summary below provides a quick snapshot of where the project stands today.

Project Elements Update:

- I. **SCIENTIFIC INVESTIGATION:** The Interdisciplinary Team continued to provide staff support for the project.
- II. **PUBLIC EDUCATION AND STEWARDSHIP:**
 - The EPA Work Plan calls for a Focus Group to be formed the last year of the project to provide in-depth review and comment on the products. Three products are scheduled for completion next calendar year: Aquifer Protection Plan, Wetlands and Riparian Areas Plan, and Siuslaw Estuary Trail Vision. These and other aspects of the Partnership will be presented to the Focus Group as early as January 2012.

- The third Open House is scheduled for April 30, 2012 at the Florence Events Center. Draft reports for products due to be completed this year will be presented for public comment. A newsletter will be prepared and distributed throughout the study area prior to the Open House.
- Staff continue to explore options for the Estuary Trail. City staff have met with members of the Port Board and staff to determine the best way to reach agreement on use of the Port property for a trail. ODOT staff are scheduled to meet with City staff and consulting engineers in March and will, at that time, begin to scope out the costs and requirements for enlarging the culvert in Munsel Creek.

III. WATER QUALITY AND QUANTITY:

■ Aquifer Protection Plan:

- GSI Water Solutions, the hydrogeologist consultants for the project, submitted the draft Source Water Protection Areas (SWPA) Maps to the Oregon Health Authority (OHA) for state certification on October 31, 2011. OHA has 60 days to respond with a timeframe for them to decide on the delineation. Other activities can occur simultaneously with OHA's review, including the Technical Advisory Committee (TAC), the Stakeholder process, and the development of the Potential Contaminant Source Inventory.
- GSI is working with staff Team members from the Oregon Department of Environmental Quality (DEQ) and the Project Coordinator on a preliminary Contaminant Source Inventory, based on existing information from the 2003 Inventory and planned land uses in the area.
- The TAC has been formed and approved the revised Scope of Work, Plan Outline, and Policy Analysis at their first meeting on October 5, 2011.
- The DWSA within the North Florence Sole Source Dunal Aquifer, once delineated and certified by the OHA, will be considered a "significant groundwater resource" under Goal 5 because the "public water system served by the wellhead area has a service population greater than 10,000 or has more than 3,000 service connections and relies on groundwater from the wellhead area as the primary or secondary source of drinking water."¹ As such, it will be adopted as part of Florence's Comprehensive Plan along with policies to protect the resource.

¹ OAR 660-023-0140 (5).

- DEQ will certify the Aquifer Protection Plan for the Source Water component. Local adoption is not required for that to occur; but the City and the County both have to “sign off” on the Plan before DEQ will certify it. This “sign off” could occur by motion after a work session with the City Council and the Board of Commissioners. It could conceivably be a joint work session. Staff could put the item on the agenda and ask for a motion of support for the Plan and then it would be submitted to DEQ. Then, the Comprehensive Plan and Code amendments would be submitted to the City Planning Commission and Council with the goal of City adoption by September 30, 2012. County co-adoption could occur after City adoption; but co-adoption was not promised in the EPA grant work plan. City and County staff could ask to have this item go before the elected officials in the Spring, after the April 30 Open House. That way, staff can report on any public comments received at the Open House.
- City staff are in the process of forming the Stakeholder Group for the Aquifer Protection Plan.

■ **Siuslaw Interpretive Site:**

This is a match project in the EPA Work Plan. A land use application has been submitted to the Florence Community Development Department and is being reviewed for completeness. Once city staff deems the application complete, it will be scheduled for a Planning Commission public hearing.

IV. WETLANDS AND RIPARIAN AREAS PLAN:

The City Project Manager and Project Coordinator are working closely with DLCD to propose significance criteria that make sense for Florence using the Oregon Rapid Wetlands Assessment Protocol (ORWAP). It has recently been ascertained that Statewide Planning Goal 17 “supersedes Goal 5.” Thus, any wetlands that are already subject to the Coastal Overlay Zones in Florence are not subject to the Goal 5 process. The study area for land use measures in the Partnership is the urban growth boundary (UGB). City GIS staff and Lane County staff have overlaid the Coastal Shorelands Overlay Zones onto the wetland maps to get a precise depiction of the wetlands subject to Goal 5. Lane County has also completed an overlay of county zoning onto the wetlands to ascertain if any potential land uses outside the UGB pose a threat to the wetlands that provide recharge and/or water quality function for the aquifer. Staff are now fine tuning new proposed significance criteria and will seek DSL concurrence. Then, the proposed criteria will be presented to Planning Commission and Council and, if all agree, DSL will be asked to formally “accept” the proposal for use in Florence.

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 of the SEP. As noted previously, the completed North Fork Marsh Management Plan for use by McKenzie River Trust (the landowner) has been shared with funders and partners. Also as previously reported, on Waite Ranch, GPC continued with analysis of monitoring data. Trained volunteers continue to collect water quality and invasive species data. The SWC, partners, and sub-contractors continued to work on project development, 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.