

JANUARY 2012 PLANNING REPORT

1 - General Comments

EPA Urban Waters Grant Application

With help from Grants Coordinator Jan Nieberlein, we submitted a grant application for continued groundwater and surface water testing.

Lane County's Co-Adoption of Annexation Policy

The Lane County Board of Commissioners held another public hearing on Jan. 31 at the Florence Events Center to take testimony on annexation policy to be included in the Florence Realization 2020 Comprehensive Plan. The Commission continued the public hearing until March 21. Commissioner Bozievich stated that he would make sure there was a video connection in Florence.

Florence Dialysis Clinic

The City is working with the Florence Dialysis Clinic to make sure that the building permit meets all the city and state requirements. Assistant Planner Michelle Pezley reviewed the building permit application and found that two conditions of approval still needed to be completed by the applicant, one condition of approval is for the applicant to provide a revised lighting plan. The Building Official Carl Dependahl and Public Works City Engineer provided a list of items (stormwater plan details, cost of work to be performed etc....) which need to be addressed by the applicant. As of the writing of this report, the applicant submitted information responding to the requested items and staff anticipates issuance of the building permit soon.

Pacific View Business Park

With the promotion of Jacque Betz to City Manager, Wendy Farley has taken on her responsibilities with regard to the Pacific View Business Park, the enterprise zone, and the e-commerce zone.

Idylewood Fourth Addition

In response to a referral from Lane County, the City provided comments on the revision of the preliminary subdivision application for a Fourth Addition to Idylewood..

Landscaping at Siuslaw Valley Fire and Rescue

The City approved a minor modification to the Landscaping Plan for the landscaped area along Highway 101.

Siuslaw Dunes

The City completed the requisite forms for Northwest Housing Alternatives, an organization that is applying to obtain tax credits for refinancing and recertification to maintain subsidized rents at apartments at Siuslaw Dunes, a 45-unit complex at 1750 West 43rd Street.

Code Enforcement Officer

Community Development Director Sandra Belson reviewed the applications submitted for the Code Enforcement Officer position. She also participated on the interview panel along with Chief Gutierrez, Officer Ott, and Public Works Director Mike Miller.

Wendy's Office

Senior Planner Wendy Farley relocated her office upstairs (into the former office of City Recorder Kelli Weese) so that she is now more physically integrated as part of the Community Development Department.

Territorial Sea Plan

Sandra Belson attended the County Commissioner's meeting on the Territorial Sea Plan along with City Manager Jacque Betz and three City Councilors.

Hoberg's Property along Highway 101

Staff worked with City Recorder Kelli Weese to determine how best to deal with the multiple business license applications received for temporary businesses utilizing the lot owned by Jim Hoberg in front of Old School Furniture.

2 - Current and Recently Approved Land Use Applications

APPLICATION NAME	APPLICATION #	LOCATION	STATUS
Administrative Design Review for a new storage building at the Wastewater Treatment Plant	AR 11 06 DR 05	650 Rhododendron Drive	Staff approved the application on Jan. 31.
Administrative Design Review for an addition to the First Baptist Church	AR 12 01 DR 01	1935 25 th Street	The public comment period closed on Feb. 7 and staff is currently writing up the approval.
Conditional Use Permit and Phase II Site Investigation Report to place riprap along the Siuslaw River	PC 12 04 CUP 03	16 Seawatch Court	The application is scheduled for a public hearing by the Planning Commission on Feb. 14.
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 scheduled for a public hearing by the Planning Commission on Feb. 28.
Conditional Use Permit and Design Review for Port Office	PC 12 05 CUP 04	100 Harbor Street	Staff is reviewing the application materials for completeness.
Administrative Design Review for addition of drive-thru to AM/PM Station	AR 12 02 DR 02	1839 Highway 101	Application is currently 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 made a decision on January 17 but would like to formalize the decision in a resolution at the February 21 meeting.

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
January 31st Regular Meeting – The meeting was moved from January 19th to enable EMAC, haulers, and city staff to hold a teleconference with Bell & Associates to review and comment on the Waste Hauler Financial and Operational Data and Rate Review report prepared by Bell & Associates. The committee also reviewed the City's 2011 Opportunity to Recycle submittal to DEQ. The committee postponed its 2012 goal/task setting to February's meeting. Sharon McLeod submitted her committee renewal to the City Manager's office.

Next Meeting – The next EMAC meeting is scheduled February 16th and will include topics such as: Update on Bell & Associates report status, goal/task setting for 2012, Chair and Vice Chair elections, and the Greener Florence program.

Planning Commission, Sandra Belson

On Feb. 6, the Council decided to hold a work session on the potential miscellaneous Title 10 code amendments. Commissioners Nieberlein, Tilton, and Wise participated in the work session. The initiation of the proposed amendments is scheduled for the Council's Feb. 21 meeting.

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 Project Advisory Committee met on Jan. 12 to discuss potential amendments to Comprehensive Plan policies and development code amendments.

An Open House on February 1 provided an opportunity for the general public to comment on the draft Transportation System Plan and Community Transit Plan. About 40 members of the general public (in addition to the Project Advisory Committee and staff) attended the Open House. The Project Advisory Committee met following the Open House and identified changes to the Draft TSP in response to the public comments. The Planning Commission will consider initiating the adoption of the TSP at its meeting on Feb. 14. 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 Community Stakeholders will meet on Wednesday, February 15 from 5:00-6:20 to review and comment on the Aquifer Protection Plan and the Surface and Groundwater Quality and Quantity Monitoring results. The Elected Official Stakeholders will meet for the same purpose on the same night from 6:30-8:00. The agenda packets for those two meetings will be sent by Friday, February 10 and posted to the web site: www.SiuslawWaters.org. Additional meetings will be scheduled for mid-March and mid-April. The March meeting will focus on wetlands and riparian areas; the April meeting will address the Siuslaw Estuary Trail and the upcoming Open House.

 - Jim Grano, a consultant working with the Siuslaw School District, has scheduled another set of exploratory estuary field trips and in-class workshops for the 8th Grade Environmental Class. The 8th grade workshop is scheduled for April 5 at the middle school; the two into-the-estuary trips are April 10 and 11.

 - The Public Education Team met on February 1 to provide guidance on the next steps in the public involvement process, including a draft outline for a newsletter and the format for the April 30 Open House.

 - 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. The Open House format will include in-depth presentations on each of the draft products along with a Question and Answer session. A drop-in format will occur simultaneously in a separate room. This format allows people to participate at the time their topics of interest are presented as well as providing staff support related to all topics at the time

that is most convenient for individuals. A newsletter will be prepared and distributed throughout the study area prior to the Open House.

- Senior Planner Wendy Farley attended a meeting of the Port of Siuslaw Board and obtained general direction in support of locating the trail on Port property. A revised graphic of the trail location is being prepared along with a description of the design and estimated costs and environmental impacts. The revised draft report is due to be available by the April Stakeholder meetings.

III. WATER QUALITY AND QUANTITY:

- On January 25, 2012, the City Manager Jacque Betz, Community Development Director Sandra Belson, and Public Works Director Mike Miller met with Lane County staff and the DEQ Regional On-site Program Manager and DEQ surface water and drinking water program staff, along with Planning Consultant Carol Heinkel and GSI hydrogeology consultant Dennis Nelson. The purpose of the meeting was to obtain information about, and discuss options available, in state law for responding to contamination threats to the aquifer and surface waters. Responses to the discussion questions prepared for the meeting are in draft form and will be posted to the project web site when they are final.
- The Water Quality and Quantity Team met on February 1 to review the results of the monitoring program and to discuss and brainstorm potential management strategies for the Aquifer Protection Plan.
- Groundwater and Surface Water Monitoring Program: Results of the monitoring program for surface water and groundwater are reported in the latest quarterly report prepared by GSI Water Solutions, Inc. on February 12, 2012: Water Quality and Quantity: Summary of Observations October 2011 – January 2012. The full report is posted on the project web site and the following summary lists the highlights.

Summary of Observations

- The water table elevation fluctuates locally, but the overall water table configuration across the area remains similar.
- The lower rainfall that occurred in the late Fall-Winter in 2011-2012 as opposed to that of 2010-2011 can be seen in the individual and collective hydraulic heads for groundwater.
- Groundwater discharges to the Siuslaw River Estuary and to Munsel Creek.
- Groundwater temperature fluctuates seasonally and lags behind ambient air temperature variation by approximately 2 to 3 months..

- The pH of groundwater is low, generally 5.08 to 5.99, similar to typical values associated with precipitation.
 - Groundwater conductivity, reflecting total dissolved solids, predictably increases in a downgradient direction, but apparently is also impacted by local land use.
 - No E. coli were detected in groundwater during the time period covered by this report.
 - Five wells were selected to be monitored for nitrate in October of 2011, B-2, B-3, B-15, and B-16, downgradient locations in the residential area in the UGB were sampled, as was Well B-10, located in the downtown area near the hospital. Well B-2 had a nitrate concentration of 33.1 mf/L as NO₃-N
 - Streamflows were greatest in March and April and lowest in July, August, and December.
 - Streamflow data generally indicates that Munsel Creek is a gaining stream.
 - Stream temperatures at all sites decreased in the winter months, increased in the summer months, and decreased again in the winter.
 - Stream temperatures in Ackerley Creek and Munsel Creek Upstream were similar except for a divergence in August and September while Munsel Creek Midstream and Downstream have been similarly lower in stream temperature in late spring and summer.
 - Upstream Munsel Creek, in particular, showed notable diurnal fluctuation in water temperature in the summer (as much as approximately 12 °C).
 - Dissolved oxygen decreased markedly in the summer, corresponding with lower flows and the higher stream temperatures.
 - No nitrates, phosphates, VOCs, and glyphosate/2,4-D have been detected in surface water samples.
 - Caffeine and lead were detected in surface water samples in September 2011.
 - E. coli was detected at levels of concern in April, June, July, October, and 2011, but further monitoring is necessary to determine whether the creeks may be “impaired.”
- Aquifer Protection Plan:
 - The Oregon Health Authority (OHA) has conducted a preliminary review of the delineations for existing and future wellfields submitted to OHA for state certification by GSI on October 31, 2011. OHA provided specific comments to GSI and found that the delineation areas themselves are sound. Further discussions about the certification process are underway. The delineations will be presented at the February 15 Stakeholder meetings along with potential management strategies. The Community Stakeholder Group convened on February 15 will include additional members who represent residents and businesses in the delineated areas for the wellfields.

- The delineations (Drinking Water Source Area or DWSA) within the North Florence Sole Source Dunal Aquifer, once 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.
- 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.
- Siuslaw Interpretive Site: The Planning Commission Public Hearing on the land use applications has been set for February 28, 2012. The packet for that hearing will be posted to the City web site and the Interdisciplinary Team will be sent a referral requesting comments.

IV. WETLANDS AND RIPARIAN AREAS PLAN:

On January 12, Project Manager, Sandra Belson, and Project Coordinator, Carol Heinkel, met in conference call with Yvonne Vallette, EPA Wetlands Team member, and Anna Buckley, Department of State Lands (DSL) Team member. The result of that meeting was direction to proceed with the determination of significance for wetlands using the 75% threshold (“at or above 75%”) in either Function or Value. The previously proposed criterion, 75% in both Function and Value, did not make sense in a planning context because it did not recognize the importance of wetlands for flood control and water quality if they are not providing those services today. The City is a Pilot Project for use of the Oregon Rapid Wetlands Assessment Protocol (ORWAP). EPA and DSL acknowledged that the City’s effort is making a valuable contribution to the development of ORWAP as a

1 OAR [660-023-0140](#) (5).

Planning Tool. The next step in the process is for DSL to approve the Wetland and Riparian Area Inventory and Assessment. Once that is approved, staff will analyze the results by applying the significance criteria and develop the proposed protection measures for review by the Team and then the Stakeholders.

The significance criteria and proposed protection measures for riparian areas is also being developed and a draft will be submitted to the Department of Land Conservation and Development for review and comment prior to presenting it to the Team. The preliminary results of the wetlands and riparian significance criteria and protection measures analyses will be presented to the Team in late February or early March and the Stakeholders will review the draft product at their meeting in mid-March.

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, SEP funded work associated with North Fork Marsh is complete. 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, MRT, HC, GPC and partners continue to work on addressing the infrastructure and on the Waite Interim Management Plan. The partners 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.