

## JULY 2012 PLANNING REPORT

### 1 - General Comments

#### Reclassification of Michelle Pezley

In recognition of her accomplishments over the past five years of working for the City of Florence, Michelle has been reclassified from Assistant to Associate Planner. She obtained her Bachelor of Science in Community and Regional Planning with a minor in Environmental Studies from Iowa State University and a Master of Community and Regional Planning from the University of Oregon. Her previous experience includes working as a special projects coordinator for the City of Stayton, as a historic preservation analyst in Nantucket, Massachusetts, and as a planner for the County of Peoria in Illinois. With Senior Planner Wendy Farley on military leave, the City of Florence is fortunate to have a planner on staff who can handle the complex land use applications coming through the Community Development Department.

#### County Co-Adoption

On July 25, the Board of County Commissioners held the fourth reading of Ordinance NO. PA 1289 which would amend the annexation policies in the Florence Realization 2020 Comprehensive Plan as adopted by the Board in December 2010. In response to request to hold an additional public hearing in Florence, the Board continued the public hearing to August 14 at the Florence Events Center. The Commission adopted the following language which is different from that adopted by the City Council.

*The procedures of ORS 222.840 et. seq. (Health Hazard Abatement) shall be initiated if needed to remove dangers to public health.*

*In the absence of a need for health hazard abatement annexation procedures, any annexation of county territory to the City of Florence shall utilize an annexation method allowable by state law that requires a majority of consents, and shall not utilize the "island annexation" procedures set forth by ORS 222.750.*

It is now up to the City Council to determine whether it wants to initiate a public hearing process to adopt language that matches the County's. Each jurisdiction would submit the adopted language to the Department of Land Conservation and Development for acknowledgement as part of periodic review.

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

With several applications needing to be processed simultaneously and Associate Planner Michelle Pezley on vacation for two weeks in July, the City continues to use the services of Crystal Shoji, Planning Consultant. She wrote the staff report for the Water Plant Storage and Generator Building and is handling the Arco AM/PM Drive-thru application. Planning Consultant Carol Heinkel wrote the staff report for the Port's expansion of the support structure for Mo's.

<b>APPLICATION NAME</b>	<b>APPLICATION #</b>	<b>LOCATION</b>	<b>STATUS</b>
Administrative Design Review for addition of drive-thru to AM/PM Station	AR 12 02 DR 02	1839 Highway 101	Application was completed in July. Staff sent out public notices and agency referrals soliciting comments which are due on August 17.
Administrative Design Review for addition onto Lane Interiors building	AR 12 03 DR 03	1361 1 <sup>st</sup> Street	Application is incomplete.
Revised Preliminary Development Plan for Munsel Lake Village	PC 12 08 PUD 01	Between Fred Meyer and Munsel Lake Plaza	The Planning Commission/Design Review Board held a public hearing on Aug 14. At the applicant's request, the Commission did not make a decision but will hold another public hearing when the applicant has decided how to proceed.
Conditional Use Permit and Review of Phase II Site Investigation Report for riprap at Coast Guard Station	PC 12 09 CUP 05	4255 Coast Guard Road	The Coast Guard requested a delay in order to submit revised drawings.
Administrative Review for Water Plant Storage and Generator Building	AR 12 08 DR 07	2500 Willow Street	Staff approved this application on July 18.
Cannery Station Final Planned Unit Development, Tentative Subdivision, and Design Review	PC 12 12 FPUD 01 PC 12 13 SUB 01 PC 12 14 DR 01	17 acres at southeast corner of US 101 and Munsel Lake Road	Application is incomplete.
Fence Exception for Fence Height	AR 12 09 DR 08	2013 10 <sup>th</sup> Street	On July 10, the Planning Commission/Design Review Board approved the requested exception to the fence height.
Conditional Use Permit and Design Review for expansion of the Port of Siuslaw's support structure for Mo's Restaurant	PC 12 15 CUP 07	Siuslaw River at Mo's	The Planning Commission/Design Review Board granted approval after a public hearing on August 14.

### 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), Sandra Belson**

EMAC is holding a “Black and White” Recycling Event on August 18 to collect appliances, tires, and empty propane tanks. Bonnie MacDuffee is taking the lead in organizing that event which the Siuslaw School District has agreed to host. Local business partners are Central Coast Disposal, County Transfer & Recycling, Les Schwab Tire Center, and Potter Tire & Auto Repair. Lane County has granted a fee waiver of up to \$1500 for the collection of tires.

The next EMAC meeting will be August 16 to finalize details for the Black and White Event.

##### **Planning Commission/Design Review Board, Sandra Belson**

Commissioner Mark Tilton submitted his resignation. At its meeting on August 14, the Planning Commission held a reception for Mark and Joseph Wise who resigned in June. The City Council decided not to appoint a replacement at this time and will hold a public hearing on code amendments reducing the number of members of the Planning Commission and eligibility requirements thereof at its meeting on September 10.

#### 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*

##### City of Florence

The City Council held a work session and public hearing on June 18 on the Transportation System Plan which involves amendments to the Florence Realization 2020 Comprehensive Plan and City Code. The Council continued the public hearing to July 9. At the hearing on July 9, the Council decided to continue the public hearing to August 6 and then to August 20 to allow for additional testimony. The Council discussed the projects listed in the Draft Plan and will continue discussion of other aspects of the Draft Plan at its meeting on August 20.

For more information about the update of the Transportation System Plan and to see the latest draft, check out the city’s website at

<http://www.ci.florence.or.us/planning/transportation-system-plan-and-community-transit-plan-update>.

## **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 brief summary below provides a quick snapshot of where the project stands today.

### Project Elements Update

- I. **SCIENTIFIC INVESTIGATION:** The team did not meet in July but provided comments on products under development through email.
  
- II. **PUBLIC EDUCATION AND STEWARDSHIP:** The project web site [www.SiuslawWaters.org](http://www.SiuslawWaters.org) has been updated to include the latest version of all proposals. As new drafts are prepared, they will be posted to the web site for the public to review.

Both the Community Stakeholders and the Elected Official Stakeholders met on July 11. The Stakeholders reviewed and provide comment on the draft Aquifer Protection Plan and started review of the Draft Wetland and Riparian Area Plan. The agenda packets for those two meetings are posted to the web site are posted on the city's website at <http://www.ci.florence.or.us/planning/community-stakeholder-meeting> and <http://www.ci.florence.or.us/planning/elected-official-stakeholders-2>.

As part of the Mayor's Conference hosted by the City of Florence, Sandra Belson led a tour of projects undertaken by the Siuslaw Estuary Partnership. The bus tour started at Driftwood Shores where she pointed out the signage for the Oregon Beach Monitoring Program, showed the participants a test well as part of the city's water quality and quantity water monitoring program, explained the creation of an aquifer protection plan, described the importance of function and importance of the estuary from the North Jetty and along Rhododendron Drive, mentioned the adaptation of Stormwater Management to Florence conditions, described the vision for an estuary trail while looking southwest from Don Saxon's property on the south side of Highway 126, and ended in Old Town with a visit to the site of the future Siuslaw Interpretive Site and stormwater demonstration project.

Clarence Lysdale and Sandra Belson met with the Florentine Estate Homeowners Association on August 4 to present the findings and proposed policy direction of the Estuary Partnership, specifically as relevant to homeowners in Florentine Estates.

- III. **WATER QUALITY AND QUANTITY:**  
**Surface and Groundwater Monitoring Program:** The monitoring program continued and GSI provided a memo dated August 10. This memo summarizes

field observational data from Munsel Creek, Ackerley Creek, stormwater events and the array of 16 monitoring wells distributed throughout the area of interest in terms of groundwater and surface water quantity and quality. It also reports the analytical data derived from laboratory analyses.

The Oregon Beach Monitoring Program tested for the presence of fecal bacteria from its samples taken at Heceta Beach near Driftwood Shores Resort.

Marine waters are tested for enterococcus, which is an indicator of the presence of other bacteria. Enterococcus is present in human and animal waste and can enter marine waters from a variety of sources such as streams and creeks, storm water runoff, animal and seabird waste, failing septic systems, sewage treatment plant spills, or boating waste. None of the samples taken at Heceta Beach resulted in a beach advisory.

***Enterococcus at Heceta Beach in 2012***

<b>Location</b>	<b>June 26</b>	<b>July 10</b>	<b>July 24</b>	<b>August 7</b>
At north runoff	<10	<10	10	<10
Middle site	10	<10	20	<10
At south runoff	73	<10	<10	<10
In south runoff	41	63	10	<10

The City was awarded an Urban Waters Small Grant by the Environmental Protection Agency that will help fund continuation of the monitoring program for two additional years. City Council accepted this grant at its meeting on July 16.

**Aquifer Protection Plan:** The Draft Aquifer Protection Plan was reviewed by the project team prior to submitting to the Stakeholders for review at their meetings on July 11. The comments from the Stakeholders, in particular the prioritization of management strategies, were provided to the Florence City Council and on July 16, the Council granted “concurrence” with the Plan as recommended by the Stakeholder Groups. On July 25, the Lane County Board of Commissioners also granted concurrence on the Draft Plan. It is now under review by the Oregon Department of Environmental Quality (DEQ) for certification. After it is certified, Comprehensive Plan and Code amendments will be considered by the City of Florence and Lane County for adoption. An update on the process will be provided to the City Council on September 10.

**Response to Contamination Threats:** The paper, “North Florence Dunal Aquifer Discussion Paper: Options to Protect Surface Water and Groundwater Quality In Response to Contamination Threats” was finalized and incorporated as an Appendix to the Aquifer Protection Plan, currently in staff review.

**Siuslaw Interpretive Site:** The goal is to meet the November 2012 in-water work period. As an ODOT project, ODOT will be in charge of the bidding process. They hope to break ground by late fall/early winter, with an anticipated completion date of March 2013. The City is working with the EPA on amending our Cooperative Agreement to extend completion date to allow time for construction of the stormwater demonstration project.

- IV. WETLANDS AND RIPARIAN AREAS PLAN:** The Department of State Lands is reviewing the Draft Inventory Report. Any modifications made to the inventory or assessment as a result of DSL's review will be incorporated into the final analysis of wetlands and their significance. The Project Team presented the Draft "Significant Wetlands and Riparian Area Plan" to the Stakeholders at their meetings on July 11. This Draft Plan includes a Draft Economic/Social/Energy/Environmental (ESEE) Analyses for Public Infrastructure and the Munsel Creek Side Channel; agreement with federal, state and local agencies on ESEE approach; and proposed amendments to the Comprehensive Plan policies and Code standards to implement the "Limited Protection Program" stemming from the ESEE. The Community Stakeholders requested one more meeting to finish review of the Draft Wetlands and Riparian Plan and to hear how staff proposed addressing concerns aired by Coast Village property owners at the meeting. It was agreed that the Elected Official Stakeholders would be invited to that meeting.

The Draft Plan was presented to the City Council on July 16. Comprehensive Plan and Code amendments that come out of the Draft Plan will be considered by the City of Florence and Lane County for adoption. An update will be provided to the City Council at its meeting on September 10.

- V. KEY ESTUARY WETLANDS:** The Siuslaw Watershed Council's (SWC) sub-contractors, McKenzie River Trust (MRT), Green Point Consulting, and Habitat Contracting, completed work on the EPA funded sub-contracted tasks for Waite and North Fork Marsh through the Siuslaw Estuary Partnership. With this work coming in under budget, the City is working with the SWC and EPA to amend the Cooperative Agreement to include funding for wetland delineations at Waite Ranch. Trained volunteers continue to collect water quality and invasive species data. The SWC continues to coordinate with Waite Ranch Tidal Wetland Restoration project partners and technical advisors, work on project development and securing additional funding, manage data collection, and outreach to the public about the project. The partners are progressing with restoration actions including infrastructure removal preparations, cultural resources, and technical analyses. The SWC continues to 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 also funded by the Oregon Governor's Fund, WWRI, ODFW R&E, OWEB, USFWS, and other sources.