

JUNE 2012 PLANNING REPORT

1 - General Comments

Grant Award for Rhody Drive Path

The Oregon Department of Transportation has awarded the City a Transportation Enhancement Grant of \$1,013,000 to construct a multi-use path along Rhododendron Drive between 9th Street and Wildwinds. This path will begin implementation of the Rhododendron Drive Integrated Transportation Plan adopted in 2008. The City Council made implementation of that Plan a Council Goal which prompted the City to apply for several grants. This successful application was prepared by Senior Planner Wendy Farley with engineering assistance from staff from the Public Works Department. Our project joins 15 other new projects receiving grant funds in fiscal years 2011-2014. It will be added to the Statewide Transportation Improvement Program (STIP) with funds available upon completing the required project scoping and programming steps. City acceptance of the grant is scheduled for the City Council's July 16 meeting.

Rural Communities Explorer

On June 22, we hosted a workshop put on by Vince Adams, the Coordinator for Rural Communities Explorer which is part of the Extension Service of Oregon State University (OSU). He showed how the internet site, www.oregonexplorer.info/rural, is a one-stop portal to reliable and up-to-date social, demographic, economic, and environmental information about Oregon's rural counties and places in a framework of community vitality. A dozen people from diverse interests in our community attended this workshop.

OSU has added ***Florence's Climate Change Report***, prepared through the Siuslaw Estuary Partnership, to the reports available through the ScholarsArchive a digital service for gathering, indexing, making available and storing the scholarly work searchable through this website.

GIS Intern

Kyle Terry, a recent graduate from the University of Oregon, is volunteering his services part-time to help with Geographic Information Systems (GIS) for our Department. He has been helping City Recorder Kelli Weese on some mapping and analysis for the Wetland and Riparian Plan inventory as part of the Siuslaw Estuary Partnership.

RARE Participant

The City was informed by the University of Oregon that our community was selected to host a Participant from the Rural Assistance for Rural Environments program. The mission of the RARE Program is to increase the capacity of rural communities to improve their economic, social, and environmental conditions, through the assistance of trained graduate-level participants, from across the US. These AmeriCorps members live in and serve the communities for 11 months.

RARE participants assist communities in the development and implementation of projects for achieving a sustainable natural resource base and improving rural economic conditions.

The RARE participant will work on the following three projects, starting in September.

1 – Solid Waste Reduction: Increase participation in community’s efforts at reducing solid waste through the city’s Environmental Management Advisory Committee (EMAC).

2 – Implementation of the Transportation System Plan: Take steps to implement the projects/programs identified in the Transportation System Plan to be adopted this summer.

3 – Adoption and Implementation of the Aquifer Protection Plan: Help with the adoption process for the Plan to protect the city’s drinking water source as well as the overall quality of the groundwater as part of the Siuslaw Estuary Partnership.

County Co-Adoption

The County Board of Commissioners is holding a fourth reading and continued public hearing on amendments to the Florence Realization 2020 Comprehensive Plan at 1:30 p.m., on Wednesday, July 25. The County is working on setting up a “Live Remote” at the same time at the Florence Justice Center. The amendments are addressing specific issues with the Board’s previous adoption in relation to the annexation policy that conflicted with Oregon Revised Statutes.

2 - Current and Recently Approved Land Use Applications

As with building permit activity, land use application activity continues to be higher than last year. The Planning Commission met three times in June.

APPLICATION NAME	APPLICATION #	LOCATION	STATUS
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	On June 12, the Planning Commission/Design Review Board granted a conditional use permit.
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.
Administrative Design Review for addition onto Lane Interiors building	AR 12 03 DR 03	1361 1 st Street	Application is incomplete.

APPLICATION NAME	APPLICATION #	LOCATION	STATUS
Administrative Review for Black Diamond Flooring, changing residential use to storage	AR 12 06 COU 01	1738 20 th Street	On June 14, the Planning Commission/Design Review Board approved the change of use.
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 will be holding a public hearing on August 14.
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.
Florence Dialysis Clinic Modification of a condition and design review	PC 12 11 MOD 11	2820 Kingwood Drive	On June 12, the Planning Commission/Design Review Board approved the modification of the variance and site plan.
Dog Park Conditional Use Permit	PC 12 10 CUP 06	Singing Pines Park (northeast corner of Airport Road and Kingwood)	On June 14, the Planning Commission/Design Review Board granted a conditional use permit.
Administrative Review for Water Plant Storage and Generator Building	AR 12 08 DR 07	2500 Willow Street	The public comment period is closed and Consultant Crystal Shoji is working on completing the staff report.
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 th Street	On July 10, the Planning Commission approved the requested exception to the fence height.

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 met on June 21 and debriefed the Household Hazardous Waste Event and learned that there was enough material collected that would support a second event this fall. The Committee also debriefed the Green Fair and reported a steady stream of people learning more about recycling and waste reduction options. The Committee decided to hold a “Black and White” Event on August 18 to collect appliances, tires, and empty propane tanks. Bonnie MacDuffee is taking the lead in organizing that event which the School District has agreed to host. The next EMAC meeting will be August 16 to finalize details for the Black and White Event.

Planning Commission/Design Review Board, Sandra Belson

In order to expedite review of the city’s application for a conditional use permit to allow a Dog Park in Singing Pines, the Planning Commission/Design Review Board scheduled a special meeting for June 14 in addition to its regular meeting on June 12.

Commissioner Joseph Wise submitted his resignation. At its meeting on July 9, the City Council decided not to appoint a replacement at this time and will discuss the composition of the Planning Commission during its August 6 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 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 to allow for additional testimony. The Council did begin discussions of the projects listed in the Draft Plan and will continue discussions at its meeting on July 16.

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 Interdisciplinary Team continues to meet to provide staff support for the project. The brief summary below provides a quick snapshot of where the project stands today.

Key Dates

The two Stakeholder Groups will meet on July 11 to review and provide guidance on more complete Draft Plans and Proposals.

On July 16, the City Council will meet to consider concurring with the Draft Aquifer Protection Plan and hear an update on the Proposed Wetlands and Riparian Areas Significance Determinations and Protection Measures.

On July 25, the Lane County Board of Commissioners will consider concurring with the Draft Aquifer Protection Plan.

Project Elements Update

- I. **SCIENTIFIC INVESTIGATION:** The Interdisciplinary Team continued to provide staff support for the project. The Water Quality and Quantity Team and the Wetlands and Riparian Teams met in June to review and forward recommendations regarding the draft proposals for aquifer protection, and wetlands and riparian areas.

Sandra Belson attended a workshop that of the state's Independent Multidisciplinary Science Team (IMST) to supplement the IMST's 2010 technical report on urban and rural-residential land uses in Oregon. For this workshop, the IMST invited professionals from municipalities, counties, and non-governmental groups to share their experiences and perspectives on managing aquatic and watershed resources in urban and rural-residential areas. Sandra was able to share the City of Florence's experience in this area, particular in light of the work accomplished as part of the Siuslaw Estuary Partnership. The report "*Urban and Rural-Residential Area Land Uses in Oregon: A Synthesis of an IMST Technical Workshop on Watershed Functions and Salmonid Recovery*" was released June 13, 2012 and can be found at <http://www.fsl.orst.edu/imst/reports/2012-1.pdf>.

- II. **PUBLIC EDUCATION AND STEWARDSHIP:** The project web site 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 will meet on July 11. The purpose of the meeting is for the Stakeholders to review and provide comment on the draft proposed Code and Comprehensive Plan amendments. 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 for the past two years, the Siuslaw Estuary Partnership will be sponsoring the Discovery Trip as part of the Heceta Head Coastal Conference. The Discovery Trip will be Thursday afternoon on October 25. The rest of the conference takes place at the Florence Events Center on October 26 and 27. For more information see the conference website at <http://www.hecetaheadconference.org>.

III. **WATER QUALITY AND QUANTITY:**

Surface and Groundwater Monitoring Program: The monitoring program continued and results are summarized in the Draft Aquifer Protection Plan.

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 acceptance of this grant is scheduled for the City Council's 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. On July 16, the City Council will be requested for "concurrence" with the Plan. The Draft Plan will be considered on July 25 by the Lane County Board of Commissioners for concurrence prior to submitting it to 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 for adoption and, eventually, Comprehensive Plan amendments will be submitted to the County for co-adoption.

The certified delineations (Drinking Water Source Area or DWSA) within the North Florence Sole Source Dunal Aquifer, 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[1]} As such, it will be adopted as part of Florence's Comprehensive Plan along with policies to protect the resource.

Response to Contamination Threats: The paper, "North Florence Dunal Aquifer Discussion Paper: Options to Protect Surface Water and Groundwater

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

Quality In Response to Contamination Threats” will be 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. If the in-water work period is missed, the anticipated completion date will be March 2014. Staff will be working with the EPA over the next month on an amendment to 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 prepared draft Comprehensive Plan and Code amendments in June and is presenting those to the Stakeholders prior to presenting them to the City Council on July 16. Clarence Lysdale, the volunteer who has conducted the riparian inventory, and Sandra Belson met with affected property owners in Coast Village on June 15. Sandra will meet with Florentine Estates Homeowners Association on August 4 to discuss the potential changes to protection measures.
- 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. 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.