

MARCH 2012 PLANNING REPORT

1 - General Comments

Lane County's Co-Adoption of Annexation Policy

The Lane County Board of Commissioners continued its public hearing from Jan. 31 to March 21 to take testimony on annexation policy to be included in the Florence Realization 2020 Comprehensive Plan. The March 21 hearing was rescheduled to April 25 due to inclement weather.

2 - Current and Recently Approved Land Use Applications

APPLICATION NAME	APPLICATION #	LOCATION	STATUS
Conditional Use Permit and Design Review for Port Office	PC 12 05 CUP 04	100 Harbor Street	The Planning Commission granted approval March 20.
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	The Planning Commission will hold a public hearing on April 24.
Administrative Design Review for a smoker cover for Cactus BBQ	AR 12 04 DR 04	1544 Highway 101	Application is complete. Staff sent notice to surrounding properties on April 2, 2012.
Administrative Design Review for Community Baptist Church garage	AR 12 05 DR 05	4590 Highway 101	Application is complete and staff is preparing notices and referrals to be sent out asking for comment.
Administrative Design Review for China Bay remodel	AR 12 07 DR 06	1073 Highway 101	Application is under staff review.
Administrative Design Review for addition of drive-thru to AM/PM Station	AR 12 02 DR 02	1839 Highway 101	Application is incomplete.
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	Application is incomplete.
Revised Preliminary Development Plan for Munsel Lake Village	PC 12 08 PUD 01	Between Fred Meyer and Munsel Lake Plaza	Application is incomplete.
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	Application is incomplete.

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

March 13th Regular Meeting – The committee held a public hearing on the Residential & Commercial Solid Waste Rate Review and made a recommendation to City Council. Recommendations included moving from a minimum and maximum rate system to a flat rate and a three year incremental rate increase plus CPI to bring haulers into a 9% profit margin. Roll-off rates were not recommended to change. The EMAC refined their 2012 goals (see attached). City Council held a public hearing on March 19th on EMAC's recommendations for the rate review. The Council approved Resolution 5, Series 2012.

Next Meeting – EMAC held a special meeting April 5th to review nominations for the Greener Florence Award which will be considered by Council on April 16. The next EMAC regularly scheduled meeting is April 19th. Topics will include: Florence Green Fair staffing and table content, recycling website, and staffing updates.

Planning Commission, Sandra Belson

The Planning Commission is meeting twice a month to hold public hearings for land use applications and public hearings/deliberations on the update of the Transportation System Plan.

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*

On March 27, the Planning Commission held a work session and public hearing on the Draft Transportation System Plan and related Comprehensive Plan and City Code amendments. The Commission continued the public hearing until April 10 to allow for additional testimony. The Commission will deliberate and pass a resolution recommending adoption of a Transportation System Plan and associated amendments. The City Council will then hold a work session public hearing, tentatively scheduled for May 21. Meanwhile, Lane County will be processing the Draft TSP as well with a public hearing before its Planning Commission scheduled for May 15.

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 in process. 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:**
 - **Stakeholders:** The Community Stakeholders met on Wednesday, March 21 from 4:30-7:00 p.m. and the Elected Official Stakeholders met on Thursday, March 22 from 6:00-8:00 p.m. to provide guidance on potential management strategies for the Aquifer Protection Plan and to review and comment on proposed significance determination and protection measures for wetlands and riparian areas. The agenda packets for those two meetings are posted to the web site: www.SiuslawWaters.org. The next meeting for both Groups will be April 19 with the Community Stakeholders meeting from 4:30-6:20 and the Elected Officials meeting from 6:30-8:30. The topic for the April meetings will be to provide guidance on the wetlands and riparian areas proposals and a vision for the Estuary Trail; and the Elected Official Stakeholders will also receive a presentation on key estuary wetlands.

 - **Newsletter:** The third annual newsletter has been prepared and distributed in utility bills. During the week of April 16, it will be sent to property owners who own property with a significant wetland or riparian area or in the capture zone for existing and future well fields.

 - **Open House:** The third Open House is scheduled for April 30, 2012 at the Florence Events Center from 4:00 to 7:00 pm. 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. 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.

 - **Middle School:** Senior Planner Wendy helped Jim Grano set up a workshop for 8th Grade students at Siuslaw Middle School on April 5 and an Estuary Exploration and Restoration Field Trip on April 10 and 11. During the field

trip, students removed invasive plants such as Scotch broom from Port property, learned about the history and function of the estuary, and explored the mud flats in hip boots and dug for clams and such. They then visited the city's Water Treatment Plant and City wellfields at Munsel Greenway Park.

III. WATER QUALITY AND QUANTITY:

- The paper, "North Florence Dunal Aquifer Discussion Paper: Options to Protect Surface Water and Groundwater Quality in Response to Contamination Threats" is still under review by City staff and DEQ. This paper documents the results of the discussion from the January 25, 2012 meeting with the City Manager, Community Development Director, and Public Works Director, Lane County staff and the Department of Environmental Quality (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.
- Aquifer Protection Plan:
 - The Oregon Health Authority (OHA) has formally certified the delineations of the existing well fields.
 - 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] 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

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

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 City has received planning approval for the project which is using Federal Highway funds and local funds; the plans were shipped to the Oregon Department of Transportation (ODOT) for its 18-20 week approval period. The goal is to meet the November in-water work period. It will be an ODOT project and ODOT will be in charge of the bidding process. They hope to break ground by late fall/early winter.

IV. WETLANDS AND RIPARIAN AREAS PLAN:

The Stakeholders reviewed and commented on the proposed significance criteria and protection measures for wetlands and riparian areas at their March meetings. Staff and City volunteer Clarence Lysdale are currently working with Wetlands and Riparian Area Team members and Community Stakeholder Del Phelps to resolve issues related to the width of the riparian setback on a portion of Munsel Creek. Staff are preparing a Discussion Paper to help inform the Stakeholders' discussion of wetland and riparian buffers at their April meetings. The next step is to prepare draft Code language and Comprehensive Plan amendments and to make that available for public comment at the April 30 Open House.

V. KEY ESTUARY WETLANDS:

The Siuslaw Watershed Council (SWC) and sub-contractors (McKenzie River Trust (MRT), Green Point Consulting (GPC), and Habitat Contracting (HC)) continued wrapping up the majority of the Partnership-EPA funded actions on the Key Estuary Wetlands component of the Partnership. As noted previously, EPA funded work associated with North Fork Marsh and collection and analysis of monitoring data are complete. Trained volunteers continue to collect water quality and invasive species data. The SWC, MRT, HC, GPC and partners are progressing with restoration actions including infrastructure removal preparations and analysis of design options. The Draft Waite Interim Management Plan is progressing with the portion funded through the Partnership complete. The partners continued to work on project development and to communicate with technical partners and advisors. 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 EPA, Oregon Governor's Fund, WWRI, ODFW R&E, OWEB, and other sources.

EMAC 2012 Goals

Opportunity to Recycle Elements

1. Curbside Yard Debris Collection
 - a. Promote the yard debris drop-off program to prepare for a curbside yard debris program.
 - b. Provide education on problems with yard waste contamination.
 - c. Provide back yard composting education as an option for those who cannot transport.
2. Greener Florence Business Recognition Program
 - a. Double the number of businesses that apply.
 - b. Increase awareness and participation through community and Chamber presentations.
 - c. Educate business staff on what items are acceptable to recycle.
 - d. Promote Lane County and Florence recycling directories.
 - e. Work with Bring Recycling.
3. City of Florence "Recycling" web page
 - a. Continue building and importing content into the new web page.
4. Multi-Family Dwelling Recycling
 - a. Develop a plan on how to educate the owners, managers, and residents on the state and city requirements to provide recycling opportunities.
 - b. Create public education piece.
5. General Education and Promotion
 - a. Find a location for the donated lighted reader board and design its content.
 - b. Host a community recycling event, e.g.: tires, appliances, propane tanks.
 - c. Provide construction and institutional waste recovery & recycling education.
 - d. Educate about avoiding bear garbage nuisances.
 - e. Educate about where to recycle foam materials and other reuse opportunities.
 - f. Utilize Public Service announcements on radio and paper.

Non Opportunity to Recycle Elements

6. City Hall Kiosk
 - a. Add general waste reduction education.
 - b. Solicit education and recycle material transport assistance from Master Recycler volunteers.
7. Lane County Coordination
 - a. Improve communication with Lane County (e.g.: inviting Sarah Grimm with Lane County Solid Waste Division to EMAC meeting.)