

## MAY 2012 PLANNING REPORT

### 1 - General Comments

#### Idylewood Phase IV Subdivision

Lane County Land Management staff denied the variance requested to not provide a road connection from Oceana thru to Kelsie Way in Heceta South. In other words, the County decision requires a road connection as part of the Idylewood Phase IV Subdivision. Both city staff and the Fire Marshal for Siuslaw Valley Fire and Rescue had provided comment stating that the applicant had not met the variance criteria and that a road connection is needed. The County's decision has been appealed and the Hearings Official will hold a public hearing on the matter on July 12.

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

Customer inquiries and applications for land use applications continue to keep staff and our consultant, Shoji Planning LLC busy. Crystal Shoji is writing the staff reports for the City's applications for the Dog Park and the Water Plant Storage and Generator Building.

On May 21, City staff met with Cascade Housing Group and its consultant team regarding the application for a revised Munsel Lake Village Planned Unit Development.

On June 4, City staff met with Teresa Bishow of Arlie and Company and the engineer for Cannery Station regarding the application for Final Planned Unit Development, Tentative Subdivision, and Design Review.

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	The Planning Commission continued the public hearing from April 24 to May 8 and then to June 12.
Administrative Design Review for Community Baptist Church garage	AR 12 05 DR 05	4590 Highway 101	Staff granted approval on May 16.
Administrative Design Review for addition of drive-thru to AM/PM Station	AR 12 02 DR 02	1839 Highway 101	Application is incomplete.

<b>APPLICATION NAME</b>	<b>APPLICATION #</b>	<b>LOCATION</b>	<b>STATUS</b>
Administrative Design Review for addition onto Lane Interiors building	AR 12 03 DR 03	1361 1 <sup>st</sup> Street	Application is incomplete.
Administrative Review for Black Diamond Flooring, changing residential use to storage	AR 12 06 COU 01	1738 20 <sup>th</sup> Street	The public comment period closes on May 18. The Planning Commission/Design Review Board will be considering the application at its meeting on June 14.
Revised Preliminary Development Plan for Munsel Lake Village	PC 12 08 PUD 01	Between Fred Meyer and Munsel Lake Plaza	Application is currently under staff review.
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	The Planning Commission/Design Review Board is holding a public hearing on June 12.
Dog Park Conditional Use Permit	PC 12 10 CUP 06	Singing Pines Park (northeast corner of Airport Road and Kingwood)	The Planning Commission/Design Review Board is holding a public hearing on June 14.
Administrative Review for Water Plant Storage and Generator Building	AR 12 08 DR 07	2500 Willow Street	The application is complete. Staff is preparing the notices to be sent out requesting public comment.
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	Application is currently under staff review.

### **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*** Greener Florence

On May 7, Council presented the Greener Florence award and certificate award to Morgan's Country Kitchen for Top Business Achiever. Council also created a new award and certificate for outstanding Top Community Achiever to award to Florentine Estates Homeowner Association.

##### EMAC meeting

The next meeting will be held on June 21.

##### **Planning Commission, *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 scheduled a special meeting for June 14 in addition to its regular meeting on June 12.

#### **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*

##### City of Florence

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 discussed the highest priorities within the projects lists at its meetings on April 24 and May 8. On May 22, it reviewed a revised draft that incorporated comments from the public, referrals from public agencies, and its deliberations thus far. The Planning Commission passed Resolution PC 12 06 CPA 01 and PC 12 07 TA 02 recommending approval to the Council. The Council will hold a work session and public hearing on June 18 before adopting an ordinance to amend the Comprehensive Plan to incorporate the updated Transportation System Plan and amend the City Code.

##### Lane County

Because the Transportation System Plan applies to the city's urban growth boundary (UGB), Lane County must co-adopt the Comprehensive Plan amendments for the

policies and projects that apply within the unincorporated area of the UGB. The Lane County Transportation Planning staff is taking on the responsibility of taking the Draft Plan through the county's land use approval process. Therefore, the City was not required to pay the usual \$11,620 application fee. The Lane County Planning Commission held a work session and public hearing on May 15 and recommended approval of the Draft Transportation System Plan and associated Comprehensive Plan amendments. Once the City Council has approved the Comprehensive Plan amendments, the Lane County Board of Commissioners will take up the amendments as recommended by the Lane County Planning Commission as approved by the City of Florence.

For more information about the update of the Transportation System Plan and to see the latest draft, 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. The brief summary below provides a quick snapshot of where the project stands today.

#### Key Dates

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

On July 16, 2012, the following Draft Plan and Proposals will be presented to the City Council for review and requested concurrence:

- Draft Aquifer Protection Plan
- Proposed Wetlands and Riparian Areas Significance Determinations and Protection Measures

Prior to the meeting, these Draft Plans and Proposals will be posted to the project web site [www.SiuslawWaters.org](http://www.SiuslawWaters.org) as they are available.

#### 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 will meet in June to review and forward recommendations regarding the draft proposals for aquifer protection, and wetlands and riparian areas.
- 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 Stakeholder Groups will meet in July. 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 will be posted to the web site: [www.SiuslawWaters.org](http://www.SiuslawWaters.org).

### III. WATER QUALITY AND QUANTITY:

**Surface and Groundwater Monitoring Program:** The monitoring program continued in May; with results to be summarized in the Draft Aquifer Protection Plan. In addition to the field parameters (temp, pH, conductance, DO), several additional tests were performed, summarized below.

Sample (May 2012)		Total Coliform (MPN)*	E. coli (MPN)*	Nitrate (mg/L)
Groundwater		B-8 = 5	None detected	B-10 = 2.3
Surface Water	PWS	504	21	NA**
	MGP	387	17	NA**
	MLK	236	8	NA**
	ACK	727	43	NA**

\*Most probable number

\*\*Not analyzed

Well B-8: Singing Pines Park

Well B-10: Peace Harbor Parking Lot

PWS: Munsel Creek at Public Works on Spruce St.

MGP: Munsel Creek at Munsel Greenway Park

MLK: Munsel Creek upstream of Munsel Lake Road

ACK: Ackerley Creek upstream of Martin Road

The City is awaiting final word on an Urban Waters Small Grant that will help fund continuation of the monitoring program for two additional years past October 1, 2012.

**Aquifer Protection Plan:** The Draft Aquifer Protection Plan was prepared in May. It is currently being 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 then be submitted to the County Board for concurrence (date to be set) 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.”<sup>1[1]</sup> 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 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.

- IV. WETLANDS AND RIPARIAN AREAS PLAN:** Proposals for changing the city’s protection measures were presented for public comment at the April 30, 2012 Open House. The Department of State Lands has not yet completed its review of 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 will prepare the draft Comprehensive Plan and Code amendments in June and present those to the Stakeholders prior to presenting them to the City Council on July 16. One product that may eventually be part of the package presented to the City for adoption is an ESEE (Economic, Social, Environmental, and Energy) Analysis for the Munsel Creek side channel. The consultants who completed the inventory report, Pacific Habitat Services, have been contacted and they may be available to do the ESEE in July. When it is completed, it will be made available to the public for comment via the web site. The City Community Development Director will meet with affected property owners in Coast Village on June 15 and with Florentine Estates Homeowners Association on August 4 to discuss the potential changes to protection measures.

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<sup>1[1]</sup> OAR [660-023-0140](#) (5).