

## SEPTEMBER 2011 PLANNING REPORT

### 1 – General Comments

#### Oregon Planning Institute (OPI)

Planning Commissioner Mark Tilton attended the three day session of OPI at the University of Oregon. This year's theme was "Planning with Purpose". Assistant Planner Michelle Pezley attended for two days and Community Development Director Sandra Belson attended one day.

#### League of Oregon Cities Conference

As President, Sandra Belson chaired the Oregon City Planning Directors' Association Annual Meeting held in conjunction with the League of Oregon Cities Conference in Bend. This group will be providing formal comment on proposed revisions to the Oregon Highway Plan and amendments to the Transportation Planning Rule.

#### Wendy's Military Leave

Senior Planner Wendy Farley performed her 2-week annual training from September 19<sup>th</sup>-30<sup>th</sup>. This year's training was conducted in San Diego, CA at Naval Air Station North Island, in Coronado. 2011 is the 100<sup>th</sup> year of Naval Aviation and as such the base was abuzz (literally) with many operations/maneuvers. Wendy is assigned to Patrol and Reconnaissance Wing 10, Tactical Operations Center (TOC) who along with members of the Kaneohe TOC and North Island TOC performed training and manning in support of exercises involving squadrons and carrier groups from multiple nations. Specifically, Wendy learned how to use communications, operation, and storage systems, draft pre-operations briefs and brief and debrief P-3 Squadron crews.

## 2 - Current and Recently Approved Land Use Applications

| <b>APPLICATION NAME</b>   | <b>APPLICATION #</b> | <b>LOCATION</b>   | <b>STATUS</b>  |
|---|----------------------|---|--|
| Administrative Design Review for a new awning on the Grape Leaf                           | AR 11 02 DR 03       | 1269 Bay Street   | The public comment period will close on October 19 at which time staff will prepare a report and issue a decision.   |
| Administrative Design Review for a new storage building at the Wastewater Treatment Plant | AR 11 06 DR 05       | 650 Rhododendron Drive  | The public comment period closed and staff is currently preparing a decision.  |
| Administrative Design Review for a new Dialysis Clinic                                    | AR 11 08 DR 07       | North of Dr. Holmes Dentist Clinic on Kingwood Street; lot 39 in the Pacific View Business Park | The public comment period for the administrative review closed on Sept. 6. However, as staff reviewed the site plan, it was found that the application as presented did not meet code requirements. The applicant then applied for a variance to the landscape buffer required along residentially-zoned property (school district property). The Planning Commission will hold a public hearing on both the site plan and the variance on Tuesday, Oct. 11. |
| Administrative Design Review for Overflow Parking for the Florence Event Center           | AR 11 09 DR 08       | Lot north of the Florence Events Center located at 715 Quince Street                            | Staff granted a conditional approval of use of this lot as overflow parking.   |
| Extension of Approval of Cannery Station Planned Unit Development                         |                      | 17 acres at the southwest corner of Highway 101 and Munsel Lake 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***

September 15<sup>th</sup> Regular Meeting – Staff incorporated EMAC’s educational requests for the plastics education flyer and it was placed within September’s City Newsletter. EMAC worked on the redesign of the City Hall recycling kiosk and discussed a Greener Florence educational flyer that will be incorporated in the business license renewal mail-out for November. Members were absent and so there was no discussion/updates on the Black and White event or the rate inspection.

Next Meeting –The next EMAC meeting is scheduled for October 20<sup>th</sup> and will include topics such as: debriefing the Household Hazardous Waste Collection Event, contract for the independent consultant for financial materials review, a final report from the Ad-Hoc Inspection & Audit Sub-Committee, Greener Florence November mail-out and continuation of recycling webpage design.

##### **Parks and Recreation Committee, *Wendy Farley and Mike Miller***

Council decided to suspend soliciting committee members due to the limited response and the delay in developing a parks capital improvement plan.

##### **Planning Commission, *Sandra Belson***

On September 13, the Planning Commission held a public hearing and recommended Comprehensive Plan and City Code amendments that would create a new zoning district for Coast Village. This zoning district would recognize and legitimize the unique history of a community that started as a campground and has transitioned toward a mix of temporary and permanent housing with a wide range of housing types (recreational vehicles, park models, manufactured homes, and site-built homes). The City Council is tentatively scheduled to hold a public hearing on the Planning Commission’s recommendation sometime in November.

#### **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*

The Transportation Project Advisory Committee met on September 22 to discuss the functional classification of streets, and review draft transit, pedestrian, and bicycle

plans. The next meeting is scheduled for Thursday, November 10. At that meeting, the Committee will review facility standards; costs and priorities for transportation system improvements; and plan policies and development code amendments. For more information, 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 a collaborative effort to protect and improve water quality and fish and wildlife habitat in the lower Siuslaw River Watershed. The public web site contains the most recent products from the project: [www.siuslawwaters.org](http://www.siuslawwaters.org)

- On Friday afternoon, October 28, the Siuslaw Estuary Partnership will once again be putting together a Discovery Tour as part of the Heceta Head Coastal Conference. Unlike last year, this year's Tour will be out in the field, even if it rains. This year's conference theme is *Oregon's Ocean: Catching the Next Wave of Discoveries*. The Discovery Tour will include topics from multiple disciplines such as estuarine biology, historic uses of the Siuslaw waterfront, wetlands exploration, stormwater treatment, and stewardship efforts. For more information visit <http://www.hecetaheadconference.org>.

### Project Elements Update:

- I. **SCIENTIFIC INVESTIGATION:** The Interdisciplinary Team continued to provide staff support for the project.
- II. **PUBLIC EDUCATION AND STEWARDSHIP:** The Estuary Trail Technical Team continues to work on the design and location options. As an interim measure for Section 6, the Highway 126 crossing, ODOT has agreed to pursue funding for a crosswalk at Redwood. This is referred to as the "Redwood Option" in the Draft Estuary Trail Vision Report. Additional information is being gathered about the undersized culvert in Munsel Creek. The culvert is listed on the 2004 ODFW-ODOT Culvert Replacement Inventory as a high priority for replacement. Funding sources have been identified that can be pursued for improving fish passage, particularly for listed species, such as coho, which could possibly be used to fund the trail itself. Damien Gilbert of Branch Engineering has volunteered to investigate funding to enlarge the culvert and, if feasible, for the construction of a bridge that will also allow people to walk under the Highway.

Further discussions are needed to determine the best way to connect the trail around the Dredged Materials Disposal Site on Port property.

- III. **WATER QUALITY AND QUANTITY** (*excerpt from Public Works report*):  
We started September with excitement. On September 1<sup>st</sup>, Oregon Health Authority (OHA) issued a public health advisory due to higher-than-normal levels

of bacteria in ocean waters (surf) at Heceta Beach. Sample results indicated fecal bacteria levels at or over the state standard of 158 enterococci (orgs)/100ml. When ocean water samples indicate higher than normal levels of fecal bacteria the concern is that contact with the water may result in gastroenteritis, skin rashes, upper respiratory infections and other illnesses. OHA further stated that direct contact with the ocean water should be avoided until the advisories are lifted, especially for children and the elderly, who may be more vulnerable to waterborne bacteria. Increased pathogen and fecal bacteria levels in ocean waters can come from both shore and inland sources such as stormwater runoff, failing septic systems, illegal RV holding tank dumping and even animal waste from pets and wildlife. On September 2<sup>nd</sup>, the water samples taken from Heceta Beach showed normal bacteria levels and the public health advisory was lifted. The bacteria levels for the end of August sampling were (test results were reported September 1<sup>st</sup>, but the samples were taken on August 31<sup>st</sup>):



|       |  |     |
|-------|--|-----|
| 36225 | Heceta Beach at the mouth of the north runoff at Driftwood Shores Resort   | 213 |
| 30480 | Heceta Beach between the north and south runoff at Driftwood Shores Resort | 231 |
| 36226 | Heceta Beach at the mouth of the south runoff at Driftwood Shores Resort   | 313 |

This compares to samples taken earlier in August that indicated the bacteria level was:

|       |  |     |
|-------|--|-----|
| 36225 | Heceta Beach at the mouth of the north runoff at Driftwood Shores Resort   | 20  |
| 30480 | Heceta Beach between the north and south runoff at Driftwood Shores Resort | <10 |
| 36226 | Heceta Beach at the mouth of the south runoff at Driftwood Shores Resort   | <10 |

Sample location 36227, Heceta Beach in the south runoff (fresh water) where it flows on to the beach near the Driftwood Shores Resort, had a fecal bacteria level of 63 orgs/100 ml on August 11<sup>th</sup>, but did not exceed the state standard on September 1<sup>st</sup>.

Public Works crews performed another round of groundwater and surface water sampling and data collection the second week of September. In this round of sampling we tested for the full range of constituents' (common ions, VOC's (volatile organic compounds), IOC's (inorganic compounds), etc)) including

caffeine. All of the sampling results will not be available until October, however we did request that the nitrate test results be forwarded to the City as soon as the tests were completed. Once again monitoring well B2 (Harbor Vista Road and Rhody Drive) tested at 22.8 mg/l for nitrate during the September 12, 2011 sampling event. This is less than the August detection of 45 mg/l for nitrate. Due to concerns from the test results, we did install two monitoring wells in close vicinity to this location in March. These two additional monitoring wells are located on Treewood Drive (B16 - east of Rhododendron Drive) and on North Jetty Road (B15 – just east of entrance to Harbor Vista Park). So far they have not tested positive for nitrates.

It appears that we need to do some investigating on the source of nitrate at monitoring well B2. At this time it does make sense to install some more monitoring wells to help narrow down the area of possible contamination. It also makes sense to work with the County and check on some of the residential septic's in the area by reviewing County records for septic system failures and corresponding permit applications for installing a retrofit or replacement septic system. We will also work with County staff to review the location of the septic drain field and management practices for the County's Harbor Vista Park campground.

The Water Quality and Quantity Team will meet on October 5 to review the test results and discuss possible next steps. This meeting has expanded in staff involvement to become the first meeting of the Aquifer Protection Plan Technical Advisory Committee.

- IV. WETLANDS AND RIPARIAN AREAS PLAN: City staff and Planning Consultant are reviewing the options for getting concurrence with DSL on the method for determining significance with the goal of setting a date for the public workshop focusing on significant wetland and riparian areas and discussing options for local protections. To provide additional resources for this effort, City staff applied for and has been offered a grant from the Department of Land Conservation and Development.
  
- 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. A couple of additional items were added to the final version of the North Fork Marsh Management Plan. A paper copy will be available next week. On Waite Ranch, GPC continued with analysis of monitoring data. All partners and sub-contractors continued to work on project development. GPC, MRT, HC, and SWC staff continue to 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.

- VI. ECOLOGICAL GROWTH: On September 19, the Florence City Council adopted a package of amendments to the Florence Realization 2020 Comprehensive Plan, the Stormwater Management Plan, and City Code and the Stormwater Design Manual. These amendments ensure consistency with the Estuary Partnership's Guiding Principles, as they relate to Stormwater Best Management Practices. For details, see city's website at <http://www.ci.florence.or.us/planning/stormwater-management>

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