

CITY OF FLORENCE
COMPREHENSIVE PLAN

PART I: GOALS, OBJECTIVES, POLICIES, RECOMMENDATIONS AND
THE PLAN DIAGRAMS

PERIODIC REVIEW/UPDATE
JULY 1988

COMPREHENSIVE PLAN

FOR

CITY OF FLORENCE

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FLORENCE COMPREHENSIVE PLAN

FOREWORD

It is the intent of this plan to: (1) establish a coordinated land use planning process and policy framework to guide land use decisions and related actions; (2) assure an adequate factual basis for those decisions and actions; and (3) comply with the Oregon Land Use Act (ORS Chapter 197.010) and Oregon's Coastal Management Program.

The purpose of this Plan is further intended to: provide the Florence City Council with a definite set of policies to guide future development of the community; to enable the Council to view specific projects against desirable long-range development decisions; to provide a suitable forum for public discussion; to convey community concerns regarding physical development problems and opportunities as they relate to social and economic issues; and to provide a framework by which standards may be applied to achieve a viable and aesthetically pleasing community.

In formulating this Plan, information was gathered on the physical features of the community, existing land use, population, and employment. The findings were then evaluated, taking citizens' concerns into account, to project population estimates, future land use, and public improvements in community facilities and services. The results were then coordinated to arrive at the goal and policy statements.

An area has been identified within which the City's future development can best be accommodated. Appropriately called an "Urban Service Area", it illustrates a public decision in terms of geographic expansion, population distribution, anticipated land uses, and expenditures of capital for needed services and facilities. SPECIAL NOTE: For the purposes of this plan, the "Florence Area" includes the area within the City limits and the Urban Service Boundary.

This Plan reflects an update and refinement of the Florence Comprehensive Plan, adopted June 30, 1980. The Goals and Policies have not changed significantly; however, the Plan has been reorganized and updated, and additions have been made to accommodate the Coastal Goals requirements.

INTRODUCTION

The City of Florence is located on the site of the former Indian community of Osceola, meaning "Big Water". Traders of the Hudson Bay Company made the first recorded visit by white men to the Siuslaw Valley in the early 1850's. The Indian reservation was first opened to white settlers in the 1870's, and the early settlement, said to be named for the wrecked sailing ship, "Florence", soon recognized its economic potential in available lumber and resources and large salmon runs. The City developed along the ridge between the present Siuslaw Middle School in Quince Street and the river wharf.

Dave Duncan built the first sawmill in 1878, Captain W.A. Cox arrived on the Siuslaw in 1879 and was one of the first captains to navigate a vessel across the Siuslaw Bar. C.W. Hurd arrived in 1883 and helped secure the first school district in the Siuslaw area. William Kyle arrived in 1884 to open his mercantile store, and in 1902 loaded his three-masted schooner "Bella", with 100,000 feet of lumber, 5,000 cases of canned salmon and 250 barrels of salt salmon. His cannery, the second in the City, produced 350 cases of salmon daily at a retail cost of \$5.00 per case. Coastal trade between 1900 and 1903 was so active that the "Eugene Morning Register" accounts for 169 ships and 129 steamers which called on the Florence Port for lumber, salmon and fur.

In 1883, the town had reached a population of 200 people, and the first subdivision was recorded in 1887, extending along the north bank of the Siuslaw River. It included 98 commercial and industrial lots and 41 residential sites along Bay Street, First and Second, Laurel, Kingwood, Juniper, and Ivy Streets. In the same year, the Morse Addition was recorded between Fourth and 37th Streets to accommodate 3,058 lots, and platting south of the river soon followed. Throughout this time land speculation was rampant, but population growth was slow.

Florence became an incorporated city in 1893, and in 1913 the City Council outlined an ambitious plan for the future:

1. To "build" a City wharf that would be modern and adequate.
2. To construct and man a life-saving station.
3. To install a telephone system, especially between Florence and Mapleton.
4. To build needed houses quickly for many families in Florence who were still living in tents.
5. To gravel the streets as the planks were too expensive to maintain. *

*LANE COUNTY HISTORIAN, Lane County Historical Society, Vol. XVI, No. 2, Eugene, Oregon, Summer 1971.

PLAN ADOPTION, AMENDMENTS, REVIEW AND IMPLEMENTATION

Community-wide goals, objectives, policies and recommendations provide the basic framework for the Comprehensive Plan. As such, they are primarily directed to the City government, which has the responsibility for their adoption, implementation, review and update.

Adoption of the Plan represents a commitment by the City to attempt the achievement of what the Plan proposes and is considered by other governmental units, the courts and the public to be a statement of policy. City ordinances covering development and land use should be consistent with the intent of the Plan. Federal, State, County and Special District land use actions must also be consistent with the Plan.

Amendments to the Plan may be initiated by citizens, the Citizen Advisory Committee, or the City Council. In any case, the City Council shall obtain the recommendation of the Planning Commission and the Citizen Advisory Committee before taking action on a proposed major amendment. Minor changes, which do not have significant effects beyond the immediate area of the change require the recommendation of the Planning Commission. Minor changes may be initiated at any time, but in general, should not be considered more frequently than once a year. Notice of a public hearing for a proposed plan amendment shall be required 30 days prior to the hearing.

A Review of the Plan shall be conducted by the City when notice of Periodic Review is received from DLCDC. The Citizens Advisory Committee and the Planning Commission shall participate in the periodic review. Major amendments or updates of the Plan should be recommended by the City Council as a part of this review cycle.

Required Inventory Information that was not available during the development of this Plan shall be incorporated into the Plan as it becomes available, through the periodic review and update process.

Implementation of the Plan takes many forms. The most obvious would be zoning, subdivision and special land use ordinances. These ordinances must conform to the Plan. The zoning ordinance is more detailed and specific than the Plan. It regulates and restricts specific uses, provides standards for application to development permits and controls the density of population in given areas. It also outlines such requirements as height, placement of structures, lot size, amount of open space and other factors. Other implementation measures include: public facilities plans and construction, capital improvement budgets, annexations, extension of services, enforcement of the building code, economic development plans, etc.

PLAN ORGANIZATION

The Comprehensive Plan is applicable in the City of Florence and the Florence Urban Service Area, which is described under the Florence Urban Service Area, Section VIII, and illustrated on the Land Use Plan. Land which is in the unincorporated area of Lane County, but within the City's Urban Service Area, shall be regulated as provided in the City of Florence and Lane County Joint Management Agreement for the Urban Service Area and the Florence Urban Service Area element of this Plan, Sections VIII and IX.

The Plan consists of: (1) goals, objectives, policies, and recommendations arranged by subject; (2) plan background information and findings located in the Technical Report document; (3) general maps which have been reduced and included in the Plan and Technical Report for reference purposes; and (4) official maps which are on file at the City Hall. No section of the plan is complete by itself and the document must be reviewed as a whole. Where there are apparent inconsistencies between the policies and the Land Development Plan Map, the policies shall control.

General and specific provisions for each element of the Plan have been grouped under the following defined categories:

Goals: General statements of intent; statements describing the kind of community and environment desired by the City. Generally, a goal reflects an ideal that will not change or be invalidated as a result of future developments. In many cases, a stated goal is obviously unachievable and is intended to indicate a direction for continuing effort rather than a point to be reached.

Objectives: Specific ends or targets which would aid in achieving the Goals. Objectives also describe more specific directions in which the City wishes to progress.

Policies: The positions the City will take in order to reach stated objectives. Policies are more specific and are subject to interpretation by the Planning Commission and City Council. They are intended to be used on a day-to-day basis and deal with particular aspects or ramifications of the broad goal stated for each category.

Recommendations: Particular actions that should be initiated and implemented to assist in Achieving the Goals, objectives and Policies set forth.

Plan background information and findings are contained in the Comprehensive Plan Technical Report under separate cover. The Technical Report covers a variety of subjects, serves as a technical appendix to this Plan, and is to be considered an integral part of the Plan. Certain findings have been made which serve as a basis for the Policies and Recommendations which have been adopted within this Plan.

The Land Development Plan and other maps contained in this document are, by necessity, of a size not as descriptive or precise as may be required for site specific application. The official land use designations and zoning maps, drawn to a larger scale, are available and on file at City Hall and should be consulted for specific land use designations. Other maps used as a basis for this Plan cover: Soils, topography, HUD Interim Flood Hazard Zone, etc. The Technical Report contains a listing of detailed maps available at City Hall.

For clarity and precision, certain words and terms have been defined and are included in the Glossary.

COORDINATION WITH AGENCIES

It is the intent of the City of Florence to:

1. Coordinate land use planning actions with affected public agencies and jurisdictions;
2. Work with affected local, State and Federal agencies when the Comprehensive Plan is revised and when actions are carried out under the Plan;
3. Assure that the growth and development effected by those agencies' actions are in keeping with the Florence Comprehensive Plan; and
4. Cooperate with Lane County on the establishment and change of the Urban Service Boundary and the management of the area within the boundary.

The City will participate in regional planning efforts in those instances where proposed actions or lack of actions will affect the City.

POPULATION

This Plan does not attempt to establish control over the rate of growth except in an indirect manner such as the availability of public facilities. Rather, the Plan is based on an attempt to gauge the growth that is likely to occur and deal with the projected increase in population by controlling the manner in which future development may take place.

Many factors have been considered in projecting the growth figures. They include: The economic health of the community; the rapid growth the City has experienced in the past five years; the growth created by the influx of retirees to this area; the economic impact of the proposed jetty expansion on the community; the increase in second (vacation) homes in the area; the growth rate of the surrounding area, including Dunes City; the increasing demand for tourist facilities partially brought about by the creation of the Oregon Dunes National Recreation Area and the Sutton Creek Complex planned by the U.S. Forest Service; and the proximity to the growing Eugene-Springfield area as it produces a demand for recreational and tourist facilities and needs.

The population (including part-time residents) in the Florence area is expected to reach 12,000 to 15,500 by the year 2000. While the rate of growth is based on the best assessment at this time, there is no assurance that it will take place.

Some of the factors which may have the greatest influence (up or down) on the growth rate are: The national economy, energy shortage, the Siuslaw National Forest Management Plan, the jetty extension, completion of the projected regional sewerage facilities, the price of housing in Southern California, the comparative price of land in this area with other areas, and the financial ability of the City to provide services and public facilities.

I. Quality of Life

Goal: To maintain a high quality of life, prized by the citizens of Florence, that is in harmony with the natural environment.

Objectives:

1. To encourage economic development which will increase employment opportunities in order to provide the citizens the wherewithal to remain in Florence and enjoy the special qualities the community offers.
2. To strive for an environment which is functional, visually attractive, and allows for innovative responses to local conditions.
3. To recognize the existing natural and architectural assets of the community and encourage development that enhances and is compatible with those assets.

Policies: Special Note: Over and over, throughout this Plan, special emphasis has been placed on using restraint in the removal of natural vegetation, wherever possible, as the City develops. Due to the physical environment (sandy soils, wind and heavy rainfall) and the desire of the people to retain an aesthetically pleasing community, the importance of retaining as much as possible of the native vegetation (such as the shorepines, wax myrtles, huckleberry, salal, and the magnificent rhododendrons) cannot be over-emphasized! In addition to its beauty, the natural vegetation which has adapted to the environment acts as a windbreak, a soil stabilizer to prevent erosion, and a noise and visual buffer between various land uses. Replacing vegetation destroyed during construction is an expensive substitute not easy to achieve in this environment. It takes time to grow natural vegetation.

1. When planning and management activities are likely to impact historic properties identified on the Historic Resources Map of the Florence Comprehensive Plan, the State Historic Preservation Officer shall be consulted concerning action to avoid adverse impacts on the properties. Building permit applications for significant external alteration or demolition of historic structures, together with any recommendation by the State Historic Preservation Officer shall be reviewed by the Design Review Board. Adverse impacts to those properties resulting from public and private actions will be avoided where possible. The City will continue efforts to identify other historic resources.

2. City Codes and ordinances shall be enforced within the City limits of Florence. Those which will assist in the upgrading of the City include: building, fire, plumbing, and electrical codes; and zoning, design review, sign, parking, revegetation, dog control, and subdivision ordinances.
3. Excessive noise shall be abated in accordance with State Statutes, particularly OAR 340-35-015 State Standards contained in OAR 340-35-030, and City Code Provisions.

Recommendations:

1. The scenic view from Harbor Vista Park should not be degraded or spoiled by inharmonious development. An appropriately screened aquaculture site and the Port of Siuslaw's proposed Harbor of Refuge are considered compatible with the protection of the aesthetic value of this area.
2. The City should encourage the State of Oregon to provide a visual access corridor and a small parking area at the south end of the Highway 101 bridge on the west side of the highway.
3. Conditions should be eliminated which contribute to blight, neglect and unsightliness, such as shacks, abandoned vehicles and machinery, dilapidated signs or fences, open storage and debris.
4. Every effort should be made to locate power and utility lines underground.
5. A tree planting program should be developed for city streets, with emphasis on planting trees and shrubbery which have growth characteristics that are compatible to being planted under existing overhead lines.
6. Outdoor drinking fountains, public restrooms, park benches and litter cans should be provided where appropriate.
7. Roadway and business signs, traffic signals, overhead wires and utility poles should have an uncluttered appearance and be subordinate to their setting.
8. Developers should be encouraged to retain trees and natural vegetative covering, by such means as flexibility in setback requirements and clustering of lots.

9. Open space should be used to protect and enhance the character and identity of the community and serve as a buffer between incompatible land uses. Multiple use of these open space areas should be considered, provided the uses are compatible. (Public utility easements and bicycle paths are an example).
10. Important scenic views of the river, dunes, ocean and jetty area should be identified and protected. Scenic area designations should be considered only in those locations where visual qualities are found to be a community asset and there is a need to recognize and protect them, however.
11. Establishment of visual access corridors should be considered during the permit process for nonindustrial areas bordering the river and ocean, and when visual access is threatened by the cumulative effect of development.
12. Existing public access should be protected to the beach, the river, Munsel Lake and public land.
13. The preservation and restoration of significant historical or unique buildings, structures, and sites, especially in the Old Town area, should be encouraged.
14. In order to enhance the "Coastal Village" atmosphere, the Design Review Board should provide monitoring of construction in the Multiple-Family Residential, Commercial, Highway, Waterfront, Marine, Limited Industrial and Open Space districts, with the exception of single family homes. This process should consider the harmonious blending of the old and new, existing and proposed developments, and the man-made and natural environment.

II. Citizen Involvement

Goal: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Objectives:

1. To encourage citizen input in the preparation of plans, implementation measures, and plan revisions.
2. To take into account the desires, recommendations, and the needs of citizens during the planning process.

Policies:

1. The Planning Commission shall act as the City's Committee for Citizen Involvement. (Approved by LCDC, March 1, 1976).

2. A Citizens' Advisory Committee appointed by the City Council, shall serve in an advisory capacity to the Florence Planning Commission to assure the broadest input in the planning process.
3. The City Council shall ensure that a cross-section of the Florence citizens are involved in the planning process, primarily through their appointments to the Planning Commission, Design Review Board, Citizens' Advisory Committee and other special committees.
4. Official City meetings shall be well publicized and held at regular times. Agenda will provide the opportunity for citizen comment.
5. Records of all meetings where official action is taken shall be kept at City Hall and made available on request to the public.
6. Planning documents and background data shall be available to interested citizens.
7. The Citizen Involvement Program shall be reviewed annually by the Citizens' Advisory Committee, Planning Commission and City Council.
8. Citizen involvement shall be assured in the review and Update of the Comprehensive Plan.

Recommendation:

Funds for citizen involvement purposes should be considered as a part of each year's budget for the Planning Commission.

III. Housing Opportunities

Goal: To provide the opportunities and conditions to meet housing needs within the City of Florence and Urban Service Area.

Objectives:

1. To support a variety of residential types and new concepts that will encourage housing opportunities to meet the housing needs for households of varying incomes, ages, size, taste, and life style.
2. To maintain a high standard of housing construction through enforcement of the Building Code.
3. To maintain a livable environment by placing open space requirements in residential areas.

Policies:

1. The zoning ordinance shall provide for varying density levels, land use policies, and housing types in support of this goal.
2. City codes and standards shall be enforced for the purpose of maintaining and upgrading the housing supply.
3. Sufficient land within the Florence area shall be made available for high density housing development where public services are adequate and where higher densities and traffic levels will be compatible with the surrounding area.
4. The City shall implement policies and practices that insure equal housing opportunity for all the City's residents.
5. The City recognizes mobile homes and multiple family dwellings as an important part of the overall housing stock if well situated.
6. The rehabilitation of substandard housing will be encouraged as a method to meet the high costs of housing and to conserve the housing stock.

Recommendations:

1. Housing programs to meet the needs of the City's elderly and low-income families should be pursued.
2. Unsafe or unhealthy housing conditions should be eliminated.
3. The City should encourage innovative design techniques (such as clustering, town houses or condominiums) in appropriate areas, as a method to preserve open space, to lower the costs of housing and public facilities, and to maintain vegetative cover.
4. The City should adopt and enforce a fair housing ordinance that forbids discrimination in the rental, sale or financing of housing based on race, sex, color, religion, national origin, age, or marital status.

IV. Economic Development

Goal: To diversify and improve the economy of Florence, recognizing that our coastal economy needs special attention.

Objectives:

1. To consider the economic impact of all land use actions.

2. To increase year-round employment opportunities and reduce unemployment, reduce out-migration of youth and accommodate the growth of the local labor force.
3. To encourage economic development and employment opportunities by providing a sufficient amount of commercial, industrial and marine zoned land and by making available adequate public services and facilities to serve the economic needs of the community.
4. To encourage commercial activity and nonpolluting industrial development which are compatible with the marine orientation, natural resources and residential character of the area.
5. To protect those areas suitable for commercial and industrial development from encroachment of incompatible land uses.
6. To encourage the clustering of commercial uses, intended to meet the business needs of area residents and highway travelers, in designated areas to prevent the undesirable effects of linear commercial development.
7. To plan for adequate public services and facilities to support economic growth and encourage those uses which will have a minimal impact on existing municipal services.
8. To encourage the restoration and rehabilitation of historic properties that could have potential for commercial, residential or light industrial use.

Policies:

1. Adequate dredging of the river channel is of utmost importance to the economic development of the community since all facets of the economy are affected by these conditions.
2. The City will support the State of Oregon, Lane County and the Port of Siuslaw in their efforts to attract industry, including water-dependent or related industry, which is compatible with the environment and is supportive of the renewable resources of the area.
3. The City supports the cooperating effort by the Port, the Chamber and City joint strategies for economic development, and recognizes the importance of the Harbor of Refuge, a Community Center, a fish raising station, an artificial reef, waterfront development, regional sewer improvements and continued Highway 126 improvement projects for economic growth and development in Western Lane County.

Recommendations:

1. The City should encourage, support and assist the Port of Siuslaw in revitalizing the commercial fishing industry and increasing the sports fishing industry by taking those actions outlined in the Economic Development Section of the Technical Report.
2. State and County efforts to develop regional economic information for the coastal section of Lane County should be increased.
3. The City will encourage and support plans for the restoration and rehabilitation of historic properties when those plans will stimulate the local economy through jobs or tourist related activities, or both.
4. The Port of Siuslaw is encouraged to take positive steps to promote the overall economic growth of the area.
5. Land areas, where applicable, are to be designated for water-related and/or water-dependent uses.
6. The City should consider taking those actions outlined in the Industrial Development, Tourism and Lumber Industry Position Papers contained in the Technical Report.
7. The current study of the depths and boundaries of the aquifer underlying the Florence area should determine the potential supply of groundwater. It is expected that very large quantities of groundwater can be withdrawn with safety. If this proves to be true, the City should capitalize on this exceptional natural resource by attempting to attract industry which has a requirement for water, subject to the City's ability to provide water treatment and storage.
8. The City should pursue the development of the airport light industrial park. Only labor intensive uses should be allowed to locate there. Federal funding was approved for the extension of Kingwood Street and provision of water and sewer lines and these improvements have been completed as an initial step in encouraging such development.
9. The development of the Florence area's resort atmosphere and recreational opportunities that would attract long-staying visitors year round should be encouraged. The City recognizes the importance of a community center and should seek ways to provide a suitable building.

10. The City should plan for economic growth with emphasis on the fishing industry, tourism, light industrial development, recreational and residential development. Areas within the Florence area for vacation home sites, recreational vehicle parks, resort facilities and convention center should be provided.
11. Labor-intensive light industry which will provide year-round employment while having a minimal impact on municipal services and the physical environment, should be encouraged.
12. Commercial and industrial activities which are water-dependent should be encouraged within the marine zoned districts, subject to the requirements of any applicable shorelands management unit. The City, County, and Port of Siuslaw should cooperate to determine the best uses of the Siuslaw River shorelands.
13. The City should cooperate with private and local preservation groups and encourage private investment in historic preservation projects. The State Historic Preservation Office should be contacted for available support funding for such projects.

V. Recreation Needs

Goal: To provide a variety of recreational opportunities, provide open space and protect unique areas of the City.

Objective:

1. To provide recreational opportunities which best serve the residents of the City and enhance the City's environment.

Policies:

1. The City, within its financial capabilities, shall continue to develop, improve, dedicate, and maintain park areas throughout the City.
2. The City recognizes the importance of providing recreational opportunities for persons of all ages as an incentive to live in the community.
3. The Florence Park System should meet a wide variety of needs and consist of a diversity of park characteristics and uses, including units of all of the following specific types of parks: 1) neighborhood; 2) special use; 3) community; 4) linear; and 5) conservancy areas.

4. Provisions for maintenance and supervision of park and recreational facilities shall be considered before additional facilities are approved.
5. Parks and/or open space shall be provided for in each new subdivision or planned unit development.
6. Limited recreation facilities for tourists and townspeople shall be considered, but large-scale, amusement type facilities with major impacts are not felt to be compatible with the character of Florence.
7. Federal and State agencies and Lane County shall be encouraged to provide adequate access points for individuals to enjoy the many recreational advantages the area offers, and for recreational vehicles to reach the dune area.
8. The Florence Park System Planning Report, 1987, shall be reviewed for recommended greenway, park and open space acquisition when considering new residential development, annexations, and street vacations, and when planning recreational facilities and budgeting for park improvements.
9. The City shall work closely with Lane County to assure that developments within the Urban Growth Boundary are consistent with City park and recreation and open space objectives, policies, and recommendations.

Recommendations:

1. The City should explore and pursue various funding options to further this goal. Various options include: State and Federal funding, sinking funds in order to accumulate matching funds for state and federal programs, recreation district, user fees, private donations, land sales and exchanges, dedication of public lands, annexation requirements, and government workforce programs.
2. The State Comprehensive Outdoor Recreational Plan (SCORP) should be consulted as a guide for planning recreation areas and facilities.
3. Corridors or linear parks and bicycle paths should be designated, where appropriate, to connect the various local parks, neighborhoods, and schools of the community.
4. An area which is adequate in size to develop a second community park with recreation facilities should be located for future development.

5. Use of George M. Miller Memorial Park should be encouraged by continuing to add recreation opportunities for use by persons of all ages and physical abilities.
6. In the creation of parks and public recreation facilities, consideration should be given to wind and rain shelters to enhance enjoyment of the coastal environment throughout the year.
7. The City should implement & maintain a long-range acquisition and development plan for park and recreation areas with priority given to those areas possessing special physical features and/or subject to future development.
8. The proposed Harbor of Refuge near the jetty should be developed in such a way that it benefits the commercial and sports fishing industry and local residents primarily. Activities such as recreation vehicle areas which are not needed for the functioning of the Harbor or would be incompatible with scenic views or natural resources should be avoided.
9. On Highway 126, near the east City limits, a "rest area" should be developed where there is adequate space for public restrooms, a small play area for children, and parking.
10. State and County efforts to develop bicycle paths from the City to nearby recreation areas should be encouraged.
11. A 20 year park system plan should be maintained and periodically updated to guide the enhancement and expansion of the Florence Parks System.
12. The City should work closely with landowners at an early date to develop agreements recognizing both private rights and the public interest for lands identified in the Florence Park System Planning Report, 1987.

VI. Energy Facilities and Conservation

Goal: To encourage economical energy systems and conserve energy.

Objectives:

1. To encourage the use of renewable energy sources.
2. To promote land use development and transportation planning policies which will conserve energy.

Policies:

1. Energy conservation shall be considered when services are extended and public facilities are upgraded.
2. Use of solar, wind and forest waste energy sources shall be encouraged as a means to conserve existing energy supplies.
3. Energy conservation shall be one of the considerations when planning for transportation systems and land use density requirements.

Recommendations:

1. Development ordinances should allow for flexibility in design to accommodate solar and wind sources of energy.
2. Solar access rights and opportunities should be protected in new development through the use of variable height limits, setbacks, and selective tree removal as appropriate. The siting of buildings should take advantage of good solar exposure wherever possible. The visual impact of solar devices should be minimized.
3. Wind energy devices should be allowed and encouraged in areas where visual and noise impacts can be kept to a minimum and where there is no chance for accidental contact with existing overhead lines.
4. Buffers of trees and foliage provide a natural wind break which acts to conserve energy. These benefits should be considered before removing vegetation wherever residential development is planned.
5. Along with the economic and recreational benefits, the proposed jetty extension project should be promoted for the purpose of providing low energy-consumptive barge traffic. Down river moorages would also reduce fuel consumption for river traffic.
6. The increased use of new, energy producing products from woodwaste should be encouraged.
7. Overhead power transmission lines exceeding 69,000 KV should be discouraged from passing through residential neighborhoods until health standards have been established by the U.S. Government.
8. Energy facilities, such as gas pipelines, wind and solar power facilities and electric transmission lines which do not significantly affect the public health and safety, air, water or land quality, or wildlife, should be allowed.

9. The conservation, restoration and rehabilitation of older buildings and neighborhoods should be encouraged for the purposes of saving time, energy and raw materials.

VII. Land Use - General

Goal: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for those decisions and actions.

Objectives:

1. To maintain inventories of the physical and man-made environment, population and economic characteristics of the area to aid in land use planning.
2. To determine the land requirements for projected economic development and population growth.
3. To identify lands suitable for development and areas where development should be restricted.
4. To be guided by social, economic and environmental considerations and long range benefits and costs when making land use decisions.
5. To provide orderly development in those areas best suited for urban use while recognizing that land is a limited resource to be well planned rather than wasted.
6. To discourage urban development in high risk hazard areas and areas where public facilities and services cannot be made available.
7. To classify land uses into categories of similar activities.
8. To provide a method for setting special requirements and standards as conditions for development; i.e., performance bonds, site investigations in areas with special physical constraints, design review, and conditional use permits.

Policies:

1. The needs and desires of the people of Florence shall be considered in the application of all development policies.
2. The relatively flat, older, stabilized sand areas, which have sufficient elevation to be above drainage or wet areas, provide the best opportunities for development with proper management.

3. Adequate public facilities and streets to serve a proposed development must be assured prior to development.
4. Off street parking shall be provided in connection with all land development.
5. City owned land will be set aside for public use unless it is exchanged for land of equal value or it is determined there is no long-term public need for the land.
6. All public land acquisitions, disposals and exchanges within the City's Area of Interest should be referred to the City for comment.
7. Performance bonds may be required for any development where special conditions of development have been placed by the City.
8. The plans and actions related to land use by special districts, County, State and Federal Agencies shall be consistent with the Comprehensive Plan.
9. Public use may be permitted as a conditional use in any zoning district of the City following public hearing.
10. Panhandle lots will be discouraged except under unusual circumstances. The need for panhandle lots within the City is not anticipated due to the present platting of the land. Land partitions should be planned to avoid any future need for panhandle lots within the Urban Service Area.
11. Land Use Approval Procedures:
 - a) Shall be consolidated whenever possible unless the applicant requests that certain requests for approval be separate actions.
 - b) The Council may establish fees for processing permits. The fee charged shall be no more than the actual or average cost of providing service.
 - c) Final action on permit applications and zone changes shall take place within 120 days of filing a complete application, except where the applicant requests a longer time.

Recommendations:

1. The amount of vacant land within the City should be reduced by encouraging the consolidation of existing substandard lots, where feasible, to allow development to take place.

2. Dilapidated buildings and hazardous structures should be brought up to City standards, condemned and eliminated through strict enforcement of the appropriate codes.
3. The City should consider assisting commercial districts in accommodating off-street parking requirements.
4. When approving any development, particular attention should be paid to flood hazards; erosion potential; steep slopes; low wet areas with inadequate drainage; open or conditionally stable sand areas; and the area along the riverfront.
5. Zoning standards should require appropriate screening or buffering to separate residential areas from incompatible uses.
6. Lot size and coverage, building height and setback requirements should be applied to all development.
7. In order to insure that development is timely, orderly and efficient, the City should recognize the following priorities in reviewing development proposals which would require the extension of City services.
 - A. Land currently subdivided and served by public facilities within the City limits: This land has the highest priority because it is efficiently serviced, and its owners are paying property taxes within the City for the maintenance of those services. Individual single family residential use requires only building permit approval unless it is in a potential hazard area. Other uses must be reviewed through the planning process and/or design review process.
 - B. Unplatted land within the City limits with available services.
 - C. Land platted prior to the adoption of this Plan which lies outside the City limits but inside the Urban Service Area where full services can be provided.
 - D. Unplatted land outside the City limits but within the Urban Service Area where full services can be provided.
 - E. In areas outside the City but within the Urban Service Area, where a public water system is available but connection to the City sewer system is not feasible, land may be developed on an interim/low density basis providing: (a) the development is consistent with any long-range

sewerage plan for the area which has been adopted; (b) the interim sewerage facilities will not be pre-empted from later inclusion into the Florence sewage system; and (c) the orderly provision of other services and facilities is assured. When constructing structures on larger lots, the placement of those structures should provide for possible partitioning of the land in the future.

8. Vacant land where services are available or in close proximity should be favored for development.
9. All property should have legal access to a public street as a condition of development except where an interim plan has been approved according to City/County Joint Management Agreement Policy B.5, in Section IX.
10. Standards for slopes, vegetation removal, erosion control and drainage should be applied to all development.

Land Use - Residential

Objective:

To provide residential living areas which are safe and convenient, contribute to the Housing Goal, and will enhance positive aspects of the community.

Policies:

1. Existing and proposed residential areas shall be protected from encroachment of land uses with characteristics that are distinctly incompatible with a residential environment.
2. All residential development shall be required to provide public street access for each house lot, paved streets, sidewalks, curbs and gutters and public facilities which conform to standards established by the City. In the unincorporated portion of the urbanizable area, alternate development standards may be applied according to the provisions of the Joint Management Agreement with Lane County.
3. Residential development shall be discouraged in areas within the City and Urban Service Area where such development would constitute a threat to public health and welfare or create excessive public expense.
4. Zoning for multiple family dwellings and mobile homes shall be established in the Florence Area. These zones should be located so that: Locations are convenient to community facilities, and the higher densities and traffic levels are compatible with the surrounding areas.

5. Density requirements or other restrictions may be placed upon residential developments, based on slope, soils, drainage or other hazards to development.
6. Residential development standards are established to provide a quality environment at varying density levels. These criteria shall be applied in all situations except where a use is allowed due to special conditions. Replacement of pre-existing, nonconforming single family residences in non-residential districts will be subject to a conditional use permit. The following criteria should be applied to the regulation of uses within City Zoning Districts as described below:

A. Single Family Development

1. is intended for low and medium density use.
2. should not be constructed in industrial, airport, or marine zoning districts.
3. may be constructed in multi-family residential commercial, highway, or waterfront zoning districts as a conditional use.

B. Multi-family Developments

1. are intended for high density development.
2. should not be constructed in single family, commercial, industrial, mobile home, airport, and marine districts.
3. may be constructed in waterfront district as a conditional use.
4. are appropriate near major improved streets.
5. should have a minimal effect on the traffic carrying capacity of any street.
6. may be suitable as a transitional use between single family dwellings and more intense uses.
7. are considered appropriate near the commercial areas of the City.
8. should include ample open space and other common conveniences and facilities.
9. may be required to provide buffers or screening.

C. Mobile Home Development (Districts, Subdivisions, PUD's or Mobile Home Parks)

1. are intended for medium and high density development.
2. should not be constructed in Restricted Residential Commercial, Industrial, Waterfront, Marine, or Airport Zoning Districts.
3. must be located so that they are compatible with non-residential uses.

4. are considered appropriate on five (5) or more acres of land.
5. are appropriate near major streets or roads.
6. should have a minimal effect on the traffic carrying capacity of any street.
7. should include ample open space for residents and may be required to provide other conveniences and amenities.
8. may be required to provide buffers or screening.
9. may be allowed as a PUD in a single family or multiple family residential districts.
10. may be permitted conditionally as a mobile home subdivision in the single family residential, mobile home residential or multiple family residential districts.
11. may be permitted conditionally as a mobile home park in the multiple family residential district.

D. Residential Planned Unit Developments (PUD's)

1. may be required to conform to established density standards in the vicinity.
2. will be required to undergo special review by the Planning Commission and Design Review Board.
3. will be expected to provide usable open space, community facilities and other special amenities.
4. will be permitted to provide flexibility in site design.
5. should not be constructed in commercial, industrial waterfront, marine or airport districts.
6. may be conventional or mobile homes.

Recommendations:

1. Local improvement districts for streets, sidewalks, curbs and gutters, and other public improvements should be encouraged for the purpose of rejuvenating residential neighborhoods.
2. Planned recreational and retirement development that makes good use of the land should be encouraged.
3. Residential development should be encouraged to locate in vacant areas which are already zoned, serviced and developed for residential use.
4. Neighborhood commercial development may be allowed for residential areas where a need exists and if properly situated.

5. The City should determine whether additional development standards requiring dedication of land for public use should be adopted for residential subdivisions.
6. The City should revise its land development regulations to permit changes in residential areas which reflect the changing social and economic needs of residents.
7. Residential densities should be suited to the topography, drainage and other physical conditions.
8. Residential development should be encouraged to promote efficiency of land use according to the applicable plan designation and zoning district requirements, and to promote efficient provision of public utility services.

Land Use - Commercial

Objectives:

1. To provide for adequate expansion and growth of commercial development which meets local, regional, and travel/recreational needs.
2. To encourage commercial development which enhances the positive aspects of the community.

Recommendations:

1. It is recognized that additional commercial land and development will be needed as growth is experienced.
2. Commercial areas should be planned in relation to the capacity of existing and future transportation systems and public facilities.
3. The quality of commercial areas within the City should be assured by the enforcement of City zoning, design review, parking and sign ordinances, and the enforcement of building, fire, plumbing and electrical codes.
4. Commercial facilities along highways and arterials should be designed to avoid congestion, where feasible, while still providing for needed commercial growth.
5. Declining commercial buildings should be either upgraded or eliminated through: (a) enforcement of the appropriate codes, or (b) condemnation of substandard buildings.
6. Local improvement districts for streets, sidewalks, curbs and gutters, parking, and other public improvements should be encouraged in commercial areas for the purpose of

rejuvenating commercial neighborhoods.

7. Minimum design standards should be applied to new business structures.
8. Controls of outdoor advertising should be enforced.
9. Planting of trees along streets should be encouraged in the commercial area.

Land Use - Industrial

Objectives:

1. To encourage industrial development that does not detract from the positive aspects of the community.
2. To provide light industrial development by making available industrial zoned land and adequate public services and facilities.

Recommendations:

1. Industries locating in the area should be compatible with the residential character and natural resources of the area.
2. Industrial sites should relate to existing or proposed transportation, utility systems, and surrounding land use.
3. The City, in cooperation with Lane County, should identify additional industrial development locations in the Florence area.
4. Light industrial uses should be encouraged to locate in light industrial zoned areas within the city which have full public services available.
5. The City should consider the enactment of additional industrial performance standards for the regulation of noise, glare, dust, odor and fire hazards to insure that air, water and land quality are not adversely affected by industrial development.

Land Use - Siuslaw Estuary and Shorelands

Objectives:

1. To improve management of the estuarine resources and conserve and enhance the natural resource values of the estuary.

2. To increase understanding of the natural and economic values of the estuary and their usefulness to man.
3. To improve and diversify the economy of the Siuslaw River region.
4. To reconcile conflicting estuarine uses.
5. To classify the estuary and shorelands into management units for planning purposes in order to establish policies and priorities for the uses of the estuary.
6. To maximize the opportunities for use of the estuary as a primary mode of transportation.

Policies:

1. Should any conflicts exist between these general policies relating to the Siuslaw Estuary and Shorelands, and those policies relating to specific management units, the policies relating to the specific management units shall prevail.
2. Restoration of areas of heavy erosion and sedimentation which have an adverse effect on the quality of the estuarine system or which are threatening existing man-made development is allowed and encouraged where permitted in the applicable management unit. Non-structural treatment, such as bank shaping, vegetation, or sand nourishment shall be preferred over structural protection, such as revetments, bulkheads, or groins. Structural controls are allowed if conditions warrant.
3. It is essential to the economy of the Siuslaw River region that adequate dredged material disposal sites should be provided and protected for the entire estuary in order for navigation to continue.
4. In order to protect the navigability of the river, sites (with the exception of designated "stockpile" sites) included in the adopted Dredged Material Disposal Plan shall be retained for that use until such time as the filling capacity has been reached, such determination to be based upon recommendation of the Army Corps of Engineers and other interested agencies and persons, or the site is removed in an adopted, revised Dredged Material Disposal Plan. The removal of any applicable dredge material disposal site protection overlay zoning shall require positive findings by the City that one or both of these conditions are met, following public hearing. Following removal of such zone the permitted uses on the site will be the same as those allowed in the underlying zoning district. Rezoning of the underlying zoning district may be considered at the same

time as removal of the overlay zoning, in accordance with other applicable plans.

5. Temporary use of dredged material disposal sites will be permitted, providing no permanent facilities or structures are constructed or no man-made alterations take place which would prevent the use of the land as a disposal site, and the use is consistent with other policies contained in the Comprehensive Plan and Zoning Ordinance.
6. Sites designated for "stockpile" use, where the spoils will be hauled away and the site used again for spoils, shall be retained and designated as a disposal site until such time as an appropriate alternative for disposal is designated and the "stockpile" site is deleted in an adopted, revised Dredged Material Disposal Plan for the estuary.
7. Federal and state water quality standards shall be considered during all phases of dredged material disposal activity.
8. Existing uses and activities will be allowed to continue in shorelands MU's.
9. Water related and non-dependent/non-related uses not requiring fill (e.g., on pilings) are allowed in development management units on a conditional basis, when the use is consistent with the resource capabilities of the area and the purposes of the M.U.
10. The placing of riprap in development MU's is allowed to protect an existing or permissible use when nonstructural solutions are inadequate and adverse impacts are minimized. Riprap may be placed in conservation MU's subject to the above findings and when it is consistent with the resource capabilities of the area and the purpose of maintaining conservation MU's.
11. The City supports the construction of a marina at the North Jetty, contingent on the Port meeting the requirements of state and federal agencies and the criteria required for major dredging. When these plans are sufficiently developed, the City recognizes that an exception to Goal 16 must be taken. Should the Marina be developed, support facilities and related commercial facilities shall be limited to provision of fuel, minor boat repairs, bait and tackle, off-loading of commercial catch, and other uses essential and directly related to the functioning of the moorage.

12. Groin construction and bank stabilization are not permitted in Estuarine Conservation Management Units except to protect a permitted use or public facility otherwise allowed in a Conservation Management Unit, where land use management practices and non-structural solutions are inadequate to protect the area.
13. Upon annexation of any land designated Prime Wildlife in the Coastal Resources Management Plan, the City Code shall be amended to include a Prime Wildlife Shorelands Combining District and the affected properties shall be so designated on the City's zoning map.

Recommendations:

1. Dredged material disposal sites should be constructed to allow for proper detention of surface water runoff, to allow settling of turbid water and to provide dikes for controlling the rate of runoff.
2. Timing of dredging activities should take into account the Corps of Engineers' guidelines on this subject to avoid interfering unnecessarily with productive elements of the estuary, such as fish runs and spawning activity.
3. Revegetation of filled disposal sites should occur as soon as is practicable in order to retard wind erosion and to restore wildlife habitat value to the sites. The Port of Siuslaw or Corps of Engineers should be responsible for revegetation projects.
4. The embankment near the mouth of the river (RM1.5) on the south shore should be watched closely and measures should be taken to halt erosion in this area. A small strip of land behind the foredune, and the foredune, are all that separate the river from the ocean. There is a real possibility of the south spit being breached in this area in the future if erosion continues.
5. The Oregon Dunes National Recreation Area and Lane County are encouraged to continue efforts made in the past to stabilize the sand areas along the south bank of the river from the point of stabilization at approximately RM 4.0 to the mouth of the river. The southwest winds continue to move substantial amounts of sand into the river which requires dredging at considerable cost to the taxpayers to keep the channel open. The open dune west of the Highway 101 bridge should not be stabilized, in order that its aesthetic value is retained.

6. In selecting ocean sites for the disposal of dredged sediments, sites that allow for the nourishment of eroding beaches shall be preferred when disposal in those areas will not contribute to littoral drift into the area of the Siuslaw navigation channel.
7. Basic biological research and mapping of the benthos and significant characteristics of the Siuslaw should be continued in order to have a better understanding of the productivity of the river and to aid in establishing estuarine mitigation sites. The City should not approve additional studies of the estuary which are conducted at public expense and do not add to the knowledge which is now available.
8. Upland areas which might be appropriate for additional, convenient dryland storage of sport fishing boats should be encouraged in order to minimize the amount of water storage area and water-dependent shoreland area used for this purpose in the future.
9. Individual private docks should be discouraged with preference given to docks which will be used for commercial or public recreational uses.

Land Use - Ocean and Lake Shorelands

Objectives:

1. To improve management of the shorelands bordering the ocean and lakes by classifying these shorelands into management units and establishing policies and priorities for uses within these areas.
2. To conserve and enhance the natural resource and recreational values of these shorelands.

Policies:

1. A fifty (50) foot minimum building setback from the high water mark shall be required along the ocean beach, except where a site investigation report shows that such a setback is not necessary.
2. Urban uses shall be prohibited from active foredunes, conditionally stable foredunes, and areas subject to ocean flooding.

VIII Florence Urban Service Area

Goal: To provide for an orderly and efficient transition from rural to urban land use and to provide the necessary facilities

and services to meet the housing, employment, livability and other needs to accommodate the long range population growth of the community.

Objectives:

1. To establish an urban growth boundary.
2. To develop a cooperative process between Lane County and the City of Florence for the establishment and change of the Urban Service Boundary.
3. To cooperate with Lane County to develop policies and regulations to manage land development within the Urban Service area.
4. To encourage development to occur within the City limits with controlled outward growth.

Policies:

1. Applicable development policies and recommendations found in other elements of this Plan shall be followed when allowing development to occur within the Urban Service Area.
2. All appropriate shoreland, estuarine, and beach and dunes development policies and recommendations contained in other elements within this Plan shall apply to lands within the Urban Service Area.
3. Land which is developed within the Urban Service Area is projected to be annexed to the City within the twenty year period.
4. Availability of water, sewers and streets as well as the application of other land use development criteria shall determine the density of development within the USA.
5. Medium to high density development shall be allowed only if adequate water and sewer capacity is available and the proposed development meets all other development criteria.
6. Density levels within the Urban Service Area shall not be allowed to reach the level which would require extension of the City's sewage system in order to relieve health hazards caused by failing septic systems.
7. Ultimate minimum parcel sizes are 9,000 square feet for conventional single family development and 6,500 square feet for mobile home development. Interim parcel sizes shall be consistent with: availability of services, water pollution control standards, a plan for ultimate division of a

property to standard City lots, and other applicable requirements.

8. The following minimum lot size standards shall apply to residential lands within the limited service plan designation.
 - A. The minimum lot or parcel size shall be ten acres, except as provided in B., below.
 - B. On the basis of findings contained in a site investigation report, less than ten (10) acres may be permitted. The report shall be required as part of partition or subdivision application. The following conditions must be met in addition to any other applicable criteria:
 1. The report shall determine the carrying capacity of the site and demonstrate that the proposed development would be in conformance with this plan and the Coastal Resources Management Plan.
 2. The development will be served by a public water system and a sewerage system which meets the standards of the State Department of Environmental Quality.
 3. The report shall address any development hazards inventoried in the Comprehensive Plan; the proposal shall be allowed only when the report demonstrates that any hazards and constraints can be mitigated or do not exist on the specific property.
9. Prior to the annexation of lands within the limited service plan designation the City will adopt a new Zoning District to implement policy number 8, above. In addition to the above, the following development criteria, agreed upon by the City and County, shall be applied to proposed development:
 - A. Land Use Patterns
 1. Infilling of accessible, buildable vacant areas that are served by water and sewer systems should be encouraged.
 2. Most commercial and industrial development should occur in designated areas served by public facilities and where their use would have the least impact on surrounding uses and the physical environment. Intensive commercial and industrial

complexes should occur only if public water and sewers are available to the site. Additional industrial development locations and performance standards will be developed in cooperation with Lane County.

3. Setbacks and clustering of commercial development along Highway 101 are encouraged in order to avoid increased congestion, safety hazards, the cluttered appearance of linear development and the destruction of vegetation along the highway caused by many entrances.
4. Mobile homes shall be allowed to develop at low density prior to extension of services.
5. Factors such as flow of traffic, conflict with existing nearby uses and adequacy of public services (i.e., fire protection, police protection, and schools) should be considered before development is permitted so as to avoid later problems.

B. Transportation

1. Any road improvement or construction should be approved only if it can be demonstrated that such improvements support, and are compatible with, the recommendations of this Plan relating to land use, density, environmental protection and public facilities.
2. Further development of County collectors and minor arterials should be limited to those areas designated by the City to receive sewerage service within the near future. The City should continue to gather and update information necessary to designate such areas. Emphasis should be placed on developing improved and more efficient local street systems.
3. In approving new streets within the Urban Growth Boundary, Lane County will consider City standards. Upon annexation, the City will not assume ownership responsibility for those streets which do not meet city standards.
4. The City should coordinate road improvements with the County's Five Year Capital Improvement Program for county roads.

C. Sewer and Water Service

1. All new medium and high density residential development which occurs within the Urban Service Area shall be connected to a community water supply system.
2. Upon completion of a regional sewerage treatment facility, sewers may be extended to land within the Urban Service Area to allow property to be developed to urban density prior to annexation. Any extension shall be based upon an adopted sewerage extension plan for the area. Approved disposal systems are acceptable on an interim basis prior to sewer service, providing the feasibility exists for later connection when the system is available. Any development which occurs on a septic system must connect to sewerage services within 90 days of availability. Alternate forms of sewage disposal should be considered and may be allowed when their use is accepted by the Department of Environmental Quality, and review of the system shows potential for connecting to a central sewage system and also shows that adequate provisions have been made and financially assured for continuous maintenance until such time as the system is connected to a central system. The review shall also consider the availability of alternate systems in the event of the accepted systems failure.
3. The extension of systems outside the City limits should occur only after the service needs within the limits of the City can be met.
4. Total costs of the extension of service shall be borne by the benefitted property owners. City of Florence standards shall apply to all sewer extension and connections within the Urban Service Area. Only the City shall authorize the numbers, types, volumes and service charges of service connections. Grants from public or private sources should be used to offset costs to property owners, where possible.
5. Public sanitary sewerage systems represent a significant financial investment in treatment plant, interceptors, and trunk and lateral service lines; therefore, systems enlargement charges shall be established by the City for any extension of services. The City should consider ordinances to allow "in lieu of" systems enlargement or

connection fees, prepayment of such fees, and other methods of City and developer shared financing.

6. The recipient of City sewerage service must agree to annex to the City when contiguous, provided the City Council deems annexation is in the best interest of the City.
7. Development proposals must be measured against available water storage capacity to provide adequate water for fire protection.

D. Topography, Geology, Soils and Slopes

1. Proposed land uses should be carefully reviewed to ensure that significant drainage or hydraulic flow patterns are not adversely affected by development.
2. Erosion control standards and regulations shall be applied to proposed developments within the City and shall be used as a basis for City comment on referrals from Lane County.
3. No development or improvement shall take place on open or conditionally stable sand formations before an adequate site investigation by a qualified person determines that the site is adequately stabilized and the stabilization effort will not contribute to sand movement into other areas and thereby create adverse conditions.
4. Removal of vegetation from stabilized sand areas, where the consequent shifting sands will encroach upon and adversely affect other properties, should be prohibited or controlled through appropriate ordinances.
5. For those areas that have excessive slopes (generally exceeding 12 percent) and/or constitute a geological hazard, the proposed development shall be keyed to the degree of hazard and to the limitation on the use imposed by such hazard. Accepted engineering practices shall determine the extent of development allowed. The extent of development shall be consistent with that which is otherwise allowable in the Plan. Intensive development should be discouraged in sand areas on slopes of more than 6 percent unless special conditions exist which minimize the risks.

E. Water Quality

1. New developments must be carefully reviewed to ensure they do not contribute to water quality problems, whether through waste treatment systems, individual septic tank drainfields or erosion. Compliance with the Department of Environmental Quality disposal system requirements should be assured. DEQ approval/permit issuance is administered by Lane County. The County must obtain the City's approval prior to issuance of such a permit, if required to do so by applicable DEQ regulations or a joint management agreement.
 2. Land use decisions which affect the water quality of Munsel Lake, Munsel Creek and the Siuslaw River must be cognizant of their ecological and recreational significance. The same consideration in regard to maintaining good water supply for residential use is doubly important.
 3. Land uses within the recently designated North Florence Dunal Aquifer (EPA, Aug 1987) shall be monitored to prevent degradation of this sole source aquifer.
10. All land use actions on unimproved lands within the Urban Service Boundary shall be subject to a Joint Management Agreement for planning coordination between the City and Lane County.
 11. Amendments to the Urban Growth Boundary shall constitute major plan amendments as described on page iv of this Plan. Consideration of such amendment proposals should be included in periodic Plan updates.
 12. The City and County shall review and comment on, or approve, as the case may be, development proposals within the Florence area and Florence Area of Interest as provided for in the current City/County Joint Management Agreement.

Recommendations:

1. City subdivision development standards should be applied, where feasible, as provided for in the Joint Management Agreement with Lane County.
2. The City should develop a master sewerage extension plan for the Urban Service Area. The Plan should include provisions for treatment, collection and transmission facilities. It should also include a timetable for the projected phasing and location of the extension of sewers.

3. Cooperative efforts should be taken by the City, County and the Soil Conservation District to: (1) stabilize sand areas, especially where sand encroachment poses a hazard to public or private development or improvements, and (2) construct flood water control projects, when economically feasible, to alleviate the presence of ponding caused by storm runoff which poses a hazard to development in certain areas.
4. The County is encouraged to designate the West Lane Planning Commission to perform review and approval for all subdivisions, partitions, and PUD proposals with the Florence Area of Interest.
5. Annexations for those areas within the Urban Service Area should be considered only when the City Council deems such annexation is in the best interest of the City. It is the intent of the City to limit annexations to those areas to which the City can provide services without placing an excessive demand on existing city services or a financial burden on the city residents.
6. City comment on referrals from Lane County should recognize the priorities for extension of city services contained in Section XII. Land Use-General, Recommendation number seven of this Plan. These priorities should be used as a general guide, it is not intended that all land in a higher priority must be developed before land in a lower priority is developed.
7. Only limited commercial development within the Urban Service Area should be allowed prior to the availability of sewerage service.
8. Most of the public land within the Urban Service Area shall be held in public reserve for future uses such as: parks, public facilities, recreation facilities or open space. Any acquisitions, disposals or exchanges of public land should not occur without a public hearing.

IX. City/County Joint Management Agreement

A. General Comprehensive Plan Policies

1. Urban Service Area - The City of Florence Urban Growth Area has been identified as urbanizable and is considered to be available over time for urban expansion.
2. All public sector actions which fall within the City of Florence Urban Growth Boundary shall be consistent with the terms of a joint management agreement for planning

coordination.

3. From time to time, it may be necessary to amend the Comprehensive Plan for the urbanizable area within the City of Florence Urban Growth Boundary. Such amendments to the Plan shall be adopted by both Lane County and the City of Florence.

B. Policies Relating to Zoning, Subdivision and Other Ordinances.

1. Lane County shall retain responsibility for land use decisions and actions affecting the City of Florence Urban Growth Area, such responsibility to be relinquished over any land within this area only upon its annexation to the City, subject to provision of contract annexation agreements, as applicable. Lane County, as the jurisdiction with responsibility for land use decisions, shall be responsible for public facility planning within this Urban Growth Area, with participation by City of Florence and Heceat Water District.
2. Lane County shall apply its zoning, subdivision and other land use related ordinances to development proposals in the unincorporated portion of the City of Florence Urban Growth Boundary. Lane County and the City of Florence may enter agreements pursuant to Contract Annexation under which the zoning, subdivision and other land use related regulations of the City are applied by the County to certain property.
3. In order to preserve the potential for ultimate urban densities, Lane County shall require all land development proposals subject to special approval to contain a development plan. Such development plan shall indicate how the proposed development will utilize the land so as not to preclude future, additional development which will bring conventional single family developments up to "low density" and mobile home developments up to "medium density" as defined in this plan. Proposal subject to special approval are those which require Planning Director, Hearings Officials or Planning Commission action necessitating notice to nearby property owners and may include: land partitions, subdivisions, zone changes, conditional use permits, site reviews, and special use permits in the coastal zones.
4. All development plans requiring special approval as described in the paragraph above shall be submitted to the City of Florence for review, for conformance with

development standards of the City of Florence. All comments by the City of Florence shall be strongly considered in Lane County's approval of the submitted development plan. In the event that the City of Florence comments include a recommendation of denial of the development plan, Lane County may approve the development plan only upon finding, on the basis of evidence in the record, that the recommendation is in error.

5. Lane County shall require that all lots or parcels created through subdivision or partitioning have access from a public street or approved private road. Private access easements or flag lots shall not be approved unless they are consistent with a neighborhood circulation plan approved by Lane County. Such a neighborhood circulation plan shall provide for development of access to city standards upon annexation to the City of Florence, and shall provide for public access to adjacent properties as needed.
6. Lane County shall require in all major partitions and subdivisions, adequate street right-of-way and for utility easements to provide for installation of city services and other utilities to city standards upon annexation to the City of Florence.
7. As a matter of public policy, Lane County and the City of Florence share a substantial interest in development within the Urban Growth Boundary. It is recognized that development within the Urban Growth Boundary will eventually require annexation to receive a full range of urban services supplied by the City of Florence. However, it is also recognized that until annexation Lane County will retain primary responsibility for those lands.
8. The substantial interests of Lane County and the City of Florence shall be protected through consensual agreements to annexation. These agreements shall be required for any development requiring special approval as described in paragraph 8.3 above and shall contain a covenant requiring said landowner to agree to annexation and subsequent sewerage, at a time specified by the City of Florence. The covenant shall run with the land and include the City of Florence and Lane County as parties to the covenant and successors of interest. Lane County shall not grant final approval of a development plan for which a consensual agreement to annexation is required until a signed agreement approved by the City is filed with the County.

C. Annexation Policies

1. The City of Florence may annex after having received a request for annexation when affirmative findings are made in relation to the following:
 - a. The land is contiguous with the City limits and within the Urban Growth Boundary.
 - b. The development of the property is compatible with the rational and logical extension of utilities and roads to the surrounding area.
 - c. The City is capable of providing and maintaining urban services to the property without negatively impacting existing systems and the City's ability to adequately serve all areas within the existing City limits.
 - d. Public facilities and services can be provided in an orderly and economic manner.
 - e. Sufficient land for the various uses is available to insure choices in the market place.
 - f. The annexation is in conformance with this Comprehensive Plan.
 - g. Development within urban areas has been encouraged before conversion of urbanizable areas.
2. Requests for annexation to the City for areas outside the Urban Growth Boundary shall be considered as a request for an amendment to the Urban Growth Boundary and shall be subject to the approval of the City and County as amendment to the Comprehensive Plan.

D. Policies Relating to Extension of Urban Services

1. Extension of City water and/or sewer services shall be permitted when they are consistent with the policies and proposals of the Comprehensive Plan and with any adopted functional plans for water and/or for sewer which are consistent with the Comprehensive Plan.
2. City services such as water, sewer, police, fire, street maintenance shall be provided only to those subdivisions or other major development projects which either annex to the City, or which enter into an unlimited agreement signed by the affected property owners that they will consent to petition for annexation at a time specified by the City and pay all applicable development fees, charges and assessments.
3. Lane County and the City of Florence mutually acknowledge that the present capacity of the City of Florence sewage treatment plant is limited and that approval of development plans by the County within the

UGB increases the possibility that annexation for the purpose of obtaining sewer service will be requested (petition for annexation) or required (health hazard annexation). The County and the City agree that all consensual agreements to annexation shall include a non-remonstrance against the City's equivalent assessment in lieu of utility systems enlargement charges. Upon completion of a health hazard annexation, the City may utilize all, or a portion of, the assessment collected for the property annexed for the purpose of increasing sewer treatment plant capacity.

4. Lane County and City mutually acknowledge that the Florence Sewage Treatment Plant is the logical provider of regional sewerage facilities.

E. Estuary and Shoreland Policies

1. Plan amendments affecting the Siuslaw Estuary and its shorelands inside the Florence Urban Growth Boundary shall be adopted by both Lane County and the City of Florence. Plan amendments affecting the Siuslaw Estuary and its shorelands outside of the Florence Urban Growth Boundary shall be subject to the review and comment provisions of the Joint Agreement for Planning Coordination.
2. Review and comment on individual land use actions affecting the estuary and shorelands shall be according to the other provisions of the Joint Management Agreement for Planning Coordination.

X. Public Facilities, Services and Transportation:

Goal: To plan and develop a timely, orderly and efficient arrangement of public facilities, services and transportation systems to serve as a framework for urban development, and to protect the public health.

Policies:

1. A five-year capital improvement program shall be developed and reviewed annually. The City should consider the following needs to meet future growth and maintain existing services and facilities: water supply, water storage, sewerage facilities, storm sewer and drainage system, city buildings, street system, recreational facilities, police and fire protection equipment, air facilities, and street maintenance and public works equipment. The program should also provide for the location of the proposed improvements and the priority and general timing of those improvements.

2. Systems enlargement fees for streets, sewers and water facilities shall be charged for installing, constructing and extending extra capacity streets, sewers and water facilities. A systems connection fee shall be collected to be used for new capital expenditures in the area of water, sewer, street, fire and police services.

X-(A) Public Facilities and Utilities

Objective: To provide for properly planned water supply and sewerage facilities, solid waste disposal and storm drainage to meet future population and economic development needs and to avoid health problems.

Policies:

1. The first priority in the provision of public water and sanitary sewers is to furnish all residents of Florence with an adequate level of water for domestic use and fire protection, and sewerage service which complies with prevailing health regulations.
2. Public facilities may be extended outside the City limits in accordance with the criteria outlined in the Florence Urban Service Area section of this plan.
3. No residential, commercial or industrial development shall be permitted within the City of Florence unless sewer and water systems are available or can be extended to the property. Public facilities may be extended outside the Florence Urban Service Area in order to preserve water quality within the North Dunal Aquifer.
4. Underground public utility lines shall be required for new subdivision installations and encouraged for new extensions. When existing lines are replaced, they shall be installed underground except where a severe cost differential is proven.
5. Adequate provision for controlling storm run-off shall be made before development takes place in areas that have drainage problems. This may be accomplished through larger lot sizes, use of special facilities such as holding ponds, reduced lot coverage, or other methods.
6. Collection systems for the recycling of solid waste materials will be encouraged in order to conserve energy and natural resources. Biodegradable materials are also encouraged.

7. The City recognizes the North Florence Dunal Aquifer as a sole source of drinking water for the community, and shall encourage land uses that minimize degradation of the aquifer.
8. Adequate water storage shall be provided.
9. Adequate storm drainage facilities, which may include culverts, drywells, catchment basins, natural or surface channel systems or pipelines, as approved by the City, shall be a part of all subdivisions, planned unit developments, street construction or improvements, or other developments which may impact storm drainage patterns.
10. The City recognizes the Department of Environmental Quality's statutory obligations with respect to water quality and is committed to allowing only development consistent with DEQ standards.
11. The City recognizes Lane County as the agency providing solid waste facilities such as land fills and recycling centers and shall work with this agency to ensure that solid waste needs are adequately addressed.
12. The City supports EPA regulations concerning the implementation of Lane County's Solid Waste Management Plan. The City should provide recommendations to Lane County on any plan updates affecting the City. The City recommends that disposal sites outside the current City limits be considered in the future.

Recommendations:

1. A regional sewerage facility plan should be completed as soon as possible to provide for the population growth in the Florence area.
2. Mapping of public facility systems should be kept current.
3. Stream flows for Munsel Creek should be monitored to establish the capacity of the stream to contain future runoff.
4. The channel of Munsel Creek, Siuslaw Village drainageway and other drainageways should be kept free of dead trees, debris, and beaver dams which obstruct the free flow of the water, in order to avoid flooding in certain areas along its bank.
5. The size of water and sewer lines should be adequate to serve projected densities of the area.

6. All water supply systems should be required to provide fire flow capacities and fire hydrants for fire protection.
8. Natural drainageways should not be adversely filled or altered. Wherever possible in subdivision design, natural drainageways shall be used and structures shall be set back sufficiently to protect the capacity of the drainageway. Normally, high density development is not appropriate in close proximity to natural drainageways.

X-B Public Services:

Objective: To plan for social and public services to accommodate the future growth and needs of the community.

Fire Protection - Policies:

1. All development shall be keyed to the adequacy of the water supply system to provide fire protection, and to the road system to allow for fire department equipment access.
2. Fire hydrants shall be properly spaced before development is permitted.

Recommendations:

1. The City should continue its "out-of-city" mutual aid agreement with other Fire Districts.
2. Building heights should be controlled to the degree necessary to provide fire protection with existing equipment.
3. Small amounts of the gorse plant are growing in the Florence area. The presence of gorse should be watched closely and steps should be taken to eradicate the plant before it spreads and becomes a significant fire hazard.
4. Fire breaks should be part of any large-scale vegetative plantings of legumes, and woody plants should be established as soon as practicable in order to minimize the danger of beach grass fires.
5. All development should have and use road names and numbers. Each house should have the number clearly visible from the road.
6. Roads should not be excessively steep. Fire equipment moves with difficulty on grades exceeding 12 percent. This may be exceeded for short distances where ground conditions make more gentle grades impractical. Adequate turn-arounds for emergency fire vehicles shall be provided for dead end

streets and also cul-de-sacs.

7. Dead vegetation and construction debris should be removed from all new developments and new or improved rights-of-way.

Police Protection and Traffic Safety - Recommendations:

1. The State and County are encouraged to maintain police forces which are adequate to control crime, preserve peace and protect citizens and property in Western Lane County. The presence of many tourists and vacation type homes in the Florence vicinity requires a greater amount of police protection than would be required ordinarily by the existing population.
2. Traffic safety measures, including speed control, stop signs, and crosswalks, should be reviewed periodically to ensure that changing conditions are reflected in those measures.
3. The City should establish standards for curb cuts, vision clearance and other public traffic safety measures in all areas of the City.
4. Curb cuts onto the State highways should be reviewed particularly with safety in mind with the State Department of Transportation.
5. Traffic lights should be installed at major intersections as growth increases.
6. The protective street lighting program should be continued. Criteria for placing street lighting has been set by Council.

Health and Social Services - Recommendations:

1. The Florence community depends on the Lane County Human Resource Center for a large number of social services offered by Lane County and the State of Oregon. Until such time when the City grows and can support these services, it is appropriate that these needed services be supported by the County and the State.
2. Local hospital services should be encouraged to keep pace with the projected growth in the area by providing adequate services and numbers of hospital beds to meet the needs of the community.

X - C Transportation:

Objective:

1. To provide for an efficient and safe transportation system to facilitate the movement of goods and to give mobility to all citizens. All transportation systems should be considered, including air, water and land.
2. To minimize adverse social, economic, energy and environmental impacts in the design of transportation systems. To improve the flow of traffic, to reduce traffic hazards, and to reduce conflicts between traffic on local streets and Highway 101. To establish priorities for the sequence of improving City streets and other byways.
3. To improve the flow of traffic, to reduce traffic hazards, and to reduce conflicts between traffic on local streets and Highway 101.
4. To establish priorities for the sequence of improving City streets and other byways.

Policies:

1. The City endorses the State's efforts to widen and improve Highway 101 to include the Oregon Coast Bicycle Route, improvements speed control, and establish attractive roadside vegetation.
2. The City supports the State's 6 year Highway Improvement Program and encourages inclusion of projects improving Highway 101 and Highway 126, with emphasis on the following projects:
 - a) Installation of passing lanes on Highway 126.
 - b) Inclusion of Highway 126 in the State's Access-Oregon Program.
 - c) Widening and improvement projects on Hwy 101 and Hwy 126.
 - d) Ease of movement and safety for pedestrians and bicyclists.
3. The City encourages the County to improve roads in the Heceta Beach area.
4. The City shall adopt zoning code provisions to allow highway and street improvements as a permitted use in all zoning districts except open space.

5. Use and development of the Florence Airport and control of land uses in the area of the airport shall be in accordance with the Airport Master Plan. The Airport Master Plan shall be included by reference as an element in the Comprehensive Plan. The Summary Report and Technical Report are hereby included with the exception of the site specific "stage development" plan. While Florence is proceeding according to this plan, it is necessary to make minor variations and refinements as development progresses, and these shall be made according to all applicable City codes.

Recommendations:

1. Subdivision developers may be required to provide easements for pedestrian/bicycle paths to provide connections to the existing or future pedestrian/bikeway system.
2. Sidewalks should be encouraged in all areas and are required for new street and land development in residential and commercial areas except under unusual circumstances.
3. The City supports Port of Siuslaw projects to improve and update existing facilities, as well as provide new facilities for recreational and commercial water dependent and water related uses.
4. The City supports the Port of Siuslaw maintenance dredging projects.
5. Curb cuts to Highway 101 should be carefully controlled to allow only essential entry onto the highway. Considerable pressure for development along the highway is apt to occur upon completion of the scheduled widening of Highway 101. Adequate setbacks and "clustering" of commercial development are encouraged in order to avoid increased congestion, safety hazards, the cluttered appearance of linear development, and the destruction of vegetation caused by many entrances onto the highway.
6. The City supports the Highway Divisions's consideration of installing traffic control signals at points along Highway 101,
7. A bike path plan should be developed which would encourage the use of bicycles and provide safe routes between residential areas and major activity areas, such as schools, parks and the commercial center of town.
8. The City should consider some limited form of public transit for its citizens at such time when population growth makes it practicable, especially the handicapped, elderly, and other transportation disadvantaged.

9. Unauthorized off-road vehicle use should be discouraged on open sand areas within the Urban Service Area and the City limits.
10. Consideration should be given to future needs for river access to accommodate recreational and marine uses as well as trans-shipment of goods when streets are developed or improved.

Streets and Roads - Policies

1. Streets shall be accepted into the City system when they meet City standards.
2. City street standards shall apply to all construction or major improvements of streets sponsored by the City, County or adjacent property owners. In order to vary from these standards, the party proposing the street or road improvement must show to the satisfaction of the City Council why a lesser improvement is adequate, based on topography or other unusual circumstances, subject to any applicable City Code requirements for improvements or deferral of such improvements.
3. New developments within the City limits, including subdivisions and PUD's shall be required to provide paved streets, curbs and gutters and, except under unusual circumstances, sidewalks.
4. Construction costs of streets in new subdivisions, PUD's, and rights-of-way where no street existed previously shall be the responsibility of the adjacent property owner or developer except for streets where the City requirements exceed the minimum standards.
5. The City shall encourage local improvement programs to bring substandard streets, sidewalks, curbs and gutters up to minimum standards.
6. Storm drainage, as determined by the City, shall be required for street improvement and construction.
7. Dead end streets shall have adequate turn arounds for emergency vehicles.
8. City shall coordinate with the Department of Transportation to implement those highway improvements listed in the Six-Year Highway Improvement Program that are consistent with the Comprehensive Plan.

9. Operation, maintenance, repair or preservation of existing public road and highway facilities is consistent with the Comprehensive Plan in all Plan map designations.
10. Reconstruction of roadways and widening or replacement of bridges, except historic structures, are consistent with the Comprehensive Plan in all Plan map designations subject to the restrictions described in section XI, Physical Environment & Land Use Constraints, of the Comprehensive Plan.
11. Road and highway projects may be allowed in all Comprehensive Plan map designations, subject to review of the project draft EIS or environmental assessment and concurrent approval of required goal exceptions and plan amendments, within existing transportation corridors or existing or approved rights of way, and subsequent compliance with applicable development standards or conditions specified in the ordinance.
12. Temporary uses and activities required for constructing public road and highway projects may be allowed in plan map designations not otherwise providing for the uses or activities, subject to review and compliance with applicable conditions specified in the ordinance and limited to the period of construction.
13. The vacation of any street which provides access to the river shall be discouraged except where a natural hazard exists or when the opening of a street would contribute to severe erosion along the river.

Recommendations:

1. The following major street improvement projects should be carried out as growth takes place in the Florence area:
 - A. Improve and extend Oak and/or Pine and Spruce Streets to provide better traffic circulation and to relieve traffic volumes and congestion entering Highway 101.
 - B. Continue the extension of Kingwood Street from the airport north to open additional industrial land.
 - C. Extend 35th Street through to Munsel Lake Road (a distance of approximately 1/2 mile).
 - D. Extend 27th Street west from Oak Street to Kingwood Street extended in order to provide better access to the light industrial land and the airport.

- E. East 12th, 24th, 35th, and 42nd are considered appropriate to extend to new subdivisions. West 43rd may serve the area north of Siuslaw Village. Due to topography and residential use 43rd St. may not be appropriate to extend to existing Munsel Lake Road or Rhododendron Drive.
2. Future platting of streets should follow a grid pattern when topography of the land lends itself to this system. This provides for more economical installation of public facilities and allows for the "looping" of water services for better water pressure. In the event that topography or other conditions do not lend themselves to a grid street system, streets should conform as much as practicable to the existing topography.
 3. Road cuts should be made so as to avoid future soil slippage or serious erosion problems, and open sand areas should be restabilized as soon as practicable.
 4. Paving with impermeable materials contributes to storm runoff. Consideration of the cumulative effects of development on storm runoff should be made when improving streets, parking lots, or driveways and when fill is required in the construction of streets.
 5. Nonessential platted streets and alleys should be identified, especially where topography or other circumstances make future street improvement inappropriate or impractical, and the appropriateness of dedicating these areas for pathways, greenways, open space or drainages should be considered before vacating them.
 6. Pedestrian safety should be considered when adding to or modifying street systems.
 7. Street systems should be planned in conjunction with the extension of public facilities in order to be efficient and cost effective.
 8. When the City imposes street improvement requirements which exceed the established minimum requirements and benefit more than one development, the City should assume the costs of the additional requirements.
 9. Street construction procedures should not contribute significantly to increased erosion and sedimentation of surface water.
 10. Encroachment permits should be required for the installation of any underground utility or other work, in a City right-of-way. The City will require reasonable efforts to improve

or restore the road or right-of-way during and after construction. These efforts shall include the protection of trees from unnecessary removal or damage.

11. Whenever possible, future subdivisions should be designed so that private residential entrances do not enter onto major streets. These entrances should be discouraged on collector streets and prohibited on primary or secondary arterials.

XI. Physical Environment and Land Use Constraints:

Goal: To conserve natural resources and encourage their wise management, proper development and use; and to avoid natural hazards.

XI - A Natural Resources and Open Space:

Objective: To conserve natural resources consistent with provision of land for urban uses.

Policies:

1. The City well site and watershed area shall be managed to prevent contamination of the aquifer and to meet recreational needs.
2. The approximately 240 acres of public lands on the large dune between 35th Street and Heceta Beach Road, shall be preserved as open space to provide wetland habitat and to preserve dune area within the urban area. Adjacent private lands shall be required to take account of projected sand movement, drainage patterns and adjacent habitat in any development proposal.
3. The southerly 40 acres of present Lane County landfill site is reserved for future park development. The present landfill use will continue as a nonconforming use and may be expanded until it is no longer needed.
4. The City encourages the preservation of the Kyle Building and other historic buildings in the Old Town waterfront area which is on the Historic Register.
5. Policies contained in the Beach and Dunes section of this Plan should be consulted as far as the removal or stabilization of sand and vegetation are concerned.
6. The City will cooperate with the State Department of Transportation in planning for the Pacific Coast Bike Trail and Hiking Trail, and where possible provide opportunities for access to scenic and recreational areas.

Recommendations:

1. The City should consider a tree and vegetation removal ordinance which would address the preservation and maintenance and/or require permits for the cutting of trees of a certain diameter and height as well as recognizing the safety and maintenance requirements of the utility companies.
2. A vegetation buffer should be retained as appropriate to the uses permitted along Rhododendron Drive and other major roads as a condition of development.
3. Methods of conserving water resources should be considered in all use and development proposals and decisions.
4. Natural buffers should be retained on public land or in "common" open space, whenever possible.
5. Productive marine habitat should be conserved in public waters in the Florence area.
6. The 80 acres of land in City ownership east of Coast Village Campground should not be developed until such time as it is determined the aquifer is able to absorb development on that ground without harming the quality and supply of water provided by the two city wells in that area.
7. The reduction of vegetative cover should not contribute to uncontrolled increases in levels of storm runoff or rates of erosion.

XI-(B) Air, Water, and Land Quality

Objective: To maintain the quality of the air, water and land resources through control of waste and process discharges from future development.

Policies:

1. The City supports regional efforts to control environmental pollution through its compliance with state and federal standards.
2. Department of Environmental Quality permit referrals will be reviewed to insure that proposed activities are consistent with the Comprehensive Plan.
3. Water recharge areas, lakes, and streams which have a direct bearing on the quality of the water resources shall be protected to insure the continuous quality and quantity of public water supplies.

4. Site construction procedures shall not contribute to serious erosion and sedimentation of lakes, impoundments, or waterways.
5. Solid, liquid, gaseous and industrial waste discharges and/or disposal from septic tanks and/or sewers must not contaminate land, air, and water resources.
6. The City will cooperate with Lane County for efficient and safe disposal of solid waste.
7. The City will control land use in the Airport Noise Corridor(s) to avoid conflicts, according to the Florence Airport Master Plan. Additional noise insulation standards may be applied to residential development within the LDN 55+ noise contour as provided in the Airport Master Plan.
8. The City must also insure that its drinking water supply continues to conform with the Safe Drinking Water Act.
9. Federal and State standards shall be considered in all matters relating to air quality, water quality and noise pollution.
10. Florence will coordinate with Lane County, Lane Council of Governments, the State Department of Environmental Quality, State resource agencies and Federal Agencies in "208" nonpoint (water pollution) source planning and "303e" river basin planning, as applicable.
11. All future development within the unincorporated portion of the Florence urban service boundary will be coordinated with the State Department of Environmental Quality to insure that the development will not degrade the North Florence Dunal Aquifer, negatively impact the beneficial uses of the water resource, or violate drinking water standards. The City of Florence and Lane County will coordinate their respective roles through a Joint Management Agreement.

Recommendations:

1. Erosion should be controlled through the City Code and the Uniform Building Code, as applicable, and through policies designated to reduce erosion of cleared sites.
2. Planning for future public facility needs, including the Regional Sewerage Facility, should be continued.
3. The County should be encouraged to maintain domestic water quality standards for Clear Lake and Munsel Lake.

4. Regular street sweeping should be carried out in order to protect the estuary by diminishing the amount of sand and pollutants entering the storm sewer system.
5. Estuary sedimentation originating from non-point sources such as urban runoff, road building and streambank erosion should be identified and controlled.
6. Restoration projects which serve to revitalize, return, or replace previously existing attributes of the estuary should be encouraged. Particular emphasis should be given to projects that revitalize aquatic habitat, including the lowering of dredge spoils islands, marsh creation, shoreland vegetation planting for erosion control, and dredging to re-establish former depths and flushing patterns.

XI - (C) Development Hazards and Constraints

Objectives:

1. To protect life and property from natural disasters and hazards.
2. To retain areas subject to uncontrollable flooding, ponding or severe erosion in open space until control can be established.

Policies:

1. To restrict or prohibit development in known areas of natural hazard or disaster in order to reduce the hazard of loss of life and economic investments, the costs of expensive protection works, and public and private expenditures for disaster relief.
2. Prior to development taking place in known areas of potential natural hazard, applicants shall provide a Site Investigation Report which clearly determines the degree of hazard present and receive City approval for the measures to be taken to reduce the hazard.
3. All new development shall conform to the minimum City Code and Flood Insurance Program requirements in flood-prone areas.
4. For those areas that have excessive slopes or conditions which constitute a geological hazard, proposed developments shall be keyed to the degree of hazard and to the limitation on the use imposed by such hazard. Accepted engineering practices shall determine the extent of development allowed. The City may require a professional engineer's report to fulfill this requirement.

Recommendations:

1. Before construction begins, consideration should be given to the width of natural vegetation buffers to minimize the hazards of blowdowns.
2. Grading and excavation should, wherever possible, compliment the natural configuration of the topography.
3. Topographical maps, to complete the existing set of maps, should be obtained for the balance of the Florence area, when possible.
4. The possibility exists of one-to two-foot layers of compressible soils in the subsurface throughout this area. The construction of heavy load-bearing buildings should be preceded by proper engineering investigation, including core samples, to avoid differential settling of structures. When better understanding of the compressibility of the soils in the area is gained, this requirement may be waived.

XI - (D) Beach and Dune Areas

Objectives:

1. To improve management of the beach and dune areas by classifying these areas into management units and establishing policies and implementation measures for managing these areas consistent with the natural limitations.
2. To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

Policies:

1. Due to the sandy soils and the fragile nature of the vegetative covering, care shall be taken during construction to minimize the amount of grading, excavation, removal of trees and other natural vegetation in order to insure the stability of the soils. All open sand area (pre-existing or newly created) shall be planted or stabilized as soon as practicable after construction is completed. Using accepted revegetation techniques, sand areas shall be returned to their previous level of stability, or at least to a conditionally stable level, following completion of construction for large parcels or tracts, stabilization of the entire area may not be necessary as determined after consideration of a Site Investigation Report.
2. During extended construction periods, temporary sand stabilization measures shall be employed to minimize sand movement and erosion caused by the removal of ground cover

and soil.

3. Site investigation reports should describe and analyze topography; past, present and foreseeable erosion; geologic conditions such as soils characteristics; ground and surface water conditions, including potential for flooding; potential impacts of construction on site and nearby areas, including ground stability, and alterations to drainage and ground water; and alternate design and/or site plans which would minimize hazard damages both to the proposed development and to nearby property. The degree of analysis required shall be appropriate to the risk presented by the site and the proposed project.
4. No development or improvement shall take place on open or conditionally stable sand formation before an adequate site investigation by a qualified person determines that the site is adequately stabilized and the stabilization effort will not contribute to sand movement into other areas and thereby create adverse conditions.
5. Open space designations of open dune sand within the Florence area shall not be required on private property. Stabilization efforts shall not be prohibited except where stabilization measures will have a detrimental impact on adjoining properties.
6. Sand removal shall be prohibited in the foredune area of the beach.
7. A Site Investigation Report will be required for major partitions and subdivisions on any unstable or conditionally stable dune, dunal areas with slopes over 12 percent, deflation plains, marshes and wetlands, or interdunal areas. These dune forms are represented on the "Soils Map" contained in Part II of this Plan.
8. Urban development shall be prohibited on active foredunes, or conditionally stable foredunes which are subject to ocean undercutting or wave overtopping, and on interdune areas that are subject to ocean flooding.
9. Breaching of foredunes shall be prohibited except in emergency situations, such as salvage operations, or on a temporary basis to increase the sand supply inland.
10. The "excavation or grading" sections of the Uniform Building Code, Chapter 70, shall be enforced.

Recommendations:

1. Slope standards should be applied to areas where sand is being removed to avoid over-steepened slopes which create a hazard of cave-ins on unsuspecting visitors to the areas.
2. Sand removal or filling may take place in limited amounts for construction site preparation where the removal or fill will not cause ponding or erosion, or adversely affect neighboring properties.
3. Sand removal may take place to improve the aesthetic value of an area.
4. Any beach or river front erosion protection programs necessary for existing waterfront development should be planned to take into consideration adjoining properties as well.
5. Beach nourishment, including the disposal of appropriate dredged materials, should be evaluated as a shoreline erosion control technique in preference to structural protection.
6. Driftwood deposits should not be removed in any large quantity from the ocean beach fronting the foredune. The presence of the driftlogs provides a stabilizing effect on the foredunes.
7. Grading and vegetation removal should be kept to the minimum necessary for the placement of structures and accessways. Removal of vegetation from stabilized sand areas, where the consequent shifting sands will encroach upon and adversely affect other properties, should be prohibited or at least controlled.
8. Sand removal or stabilization measures should be encouraged in those areas where advancing dunes pose a hazard to developed or improved land or are threatening the destruction of significant areas of vegetation, drainage areas or surface water.

XI-(E) Forestlands

Policies:

1. In subdivisions, a plan will be required showing the location of coniferous evergreen trees measured ten (10) inches minimum (DBH) and how the maximum number practicable will be preserved, subject to protection from windthrow hazard.
2. Tree removal will be regulated within the Coastal Shorelands Boundary, through the zoning ordinance.

THE PLAN DIAGRAMS

The plan diagrams contained in this section, together with the written statements provide a policy framework for future land use decisions by the City and for coordination with other agencies. As a policy statement, this section has equal weight to the policies contained in the previous section.

I. Land Use Plan

The Land Use Plan designates primary land uses for all lands within the city limits of Florence and the unincorporated area within the Florence Urban Growth Boundary. These primary designations, defined below, provide a guide for land use decisions in general, and in particular, for the adoption of zoning districts. These land use designations are modified, in many cases, by overlay designations which are derived from specialized elements of the plan. These overlay designations are:

- Estuary and estuarine shorelands management units designated in the Coastal Resources Management Plan and adopted as an element of this plan;
- Ocean shorelands, coastal lakes and shorelands management units designated in the Coastal Resources Management Plan and adopted as an element of this plan;
- Airport land use designations contained in the Florence Airport Master Plan, adopted as an element of this plan by Policy X-(C)-6 above; and
- Limited service areas, designated in this Plan.

The location of these overlay designations is shown in this plan. The detailed provisions of these overlay designations are contained in the various plan elements.

Primary Land Use Designations

Residential: This designation is primarily for housing. Housing can occur in a variety of structure types and densities. These varieties are not designated in the Plan Diagram; rather, criteria are listed below for the designation of housing types and densities through zoning. Zoning districts have adequate flexibility to allow sufficient land for the housing needs projected. Secondary uses allowed are generally those which provide services to households at the neighborhood level and are compatible with residential use, such as: Neighborhood commercial, parks, or fire stations.

Residential use is divided into three levels of density: low, medium and high. The following table describes these in terms of

the primary uses which could be allowed and where they can be applied through zoning.

	<u>Designation Criteria</u>	<u>Primary Uses</u>
Low Density Residential	<p>Areas not already committed to a more dense development pattern.</p> <p>Areas with potentially severe development constraints.</p>	<p>Single family residences, either conventional homes or mobile homes on a minimum lot size of 9000 square feet or a net density up to 4.84 units per acre.</p>
Medium Density Residential	<p>Areas already committed to standard city lots as small as 6000 sq.ft.</p> <p>Areas close in to the city center which are already partially developed.</p>	<p>Single family residences, either conventional homes or mobile homes on lots of 6000 sq. ft. for existing lots and 6500 sq ft. for newly divided lots or a net density up to 6.7 units per acre for newly developed lots.</p>
High Density Residential	<p>Areas adjacent to commercial public and other services.</p> <p>Areas where a more dense development pattern is established.</p> <p>Areas close to a major street.</p> <p>Areas where a high level of service can be provided</p> <p>May be transitional between single family and more intense uses.</p>	<p>Apartments, townhouses.</p>

Limited Service Residential: Residential lands within the limited service designation have been included in the urban growth boundary for locational reasons. Sewer services will be extended through this area only if necessary to serve other

developing areas in the City. Service connections will be allowed for developments approved in conformance with the policies contained in this plan.

The residential designations low, medium and high are described relative to the specific conditions and needs of Florence. Gross units per acre includes for any undeveloped area approximately 30 percent for utilities, roads, parks, neighborhood stores, schools, and other quasi-public uses.

In addition, the gross acreage excludes any land which is not developable due to natural hazards, or other development constraints. Since the best developable land in Florence has already been developed, the more marginal lands are now being used. The average density achieved on these lands may be less than the maximum allowable density.

High Density residential is intended to provide land for multi-family housing. The Plan must provide at least as much area as the projected need plus existing multi-family use. Since the City's zoning ordinance allows single family units conditionally in the multiple family zone, extra land must be designated in the Plan.

Medium density residential reflects a pattern of single family development which already exists. This consists of neighborhoods of 6,000 minimum square foot lots. While these areas are intended to be retained at this density, new residential development is planned for a lower density. New mobile home developments will have a minimum lot size of 6,500 square feet.

Low density residential provides for minimum lot sizes of 9,000 square feet. New single family residential is intended to be built at this low density as a maximum. This density is designated for the majority of the urbanizable area due to the severe development constraints of the area. As described in Section X. "Physical Environment and Land Use Constraints," it is not expected that all of the area will be built at the maximum allowable density.

Commercial: The commercial area of Florence has developed primarily south of 21st Street on either side of Highway 101. This Plan encourages the further development of a downtown commercial area in this location. In-filling on the side streets and improvement of the streets themselves will reduce the orientation to the highway.

Future development in the north area of Florence is expected to generate a need for an additional shopping area. The area at the intersection of Highway 101 and Heceta Beach Road already has some commercial development. One drawback is that this site is in many ownerships. If, at some future date, a shopping center developer wishes to suggest an alternate site which can be

developed according to a single plan, such a site should be considered as a plan amendment.

Industrial: At present Florence has virtually no industry. Provision of adequate industrial sites is essential to the future growth of the community. The following criteria were used for selection of industrial sites:

- located on an arterial, or on a feeder or collector which runs through a non-residential area.
- site should be buffered from residential use on at least one side.
- where site is adjacent to residential use, site must be large enough or topography such that industrial use can be buffered.
- site should be in large parcels, not divided into many ownerships.

Highway Area: Many businesses desire to locate on Highway 101 or 126. To discourage strip development but still provide locations for businesses a highway area has been designated. This area is intended for mixed uses, including both commercial and multiple family residential uses. Lot coverage, setbacks and other development standards are more stringent than in the commercial area. A large parcel of land located on the west side of Highway 101 between 23rd and 26th Streets is recognized as being one of the few properties under single ownership and potentially suited for a shopping center complex development. In the event a need is shown for such a use this site should be considered as one alternative.

Waterfront: The Waterfront District in Old Town is becoming one of the City's most valuable assets as more tourist oriented businesses are established here. The tourist industry is important to the economy of the Florence area.

Marine: As the only port in Lane County, Florence has the opportunity to further develop marine uses. Such uses would be facilities and services related to recreational fishing and boating, commercial fishing and seafood processing, industries requiring close access to the barge channel, and other water-dependent commercial, industrial, and public uses.

The criteria for designation as marine are:

- have pier or moorage facilities, or have potential moorage sites adjacent.
- be close to the navigation channel

- have good truck access.
- have land available for further development

Three areas meet those criteria, and should be reserved for marine use, the Port of Siuslaw Holiday Marina, the Siuslaw Pacific Moorage and surrounding area, and the north jetty area.

An area adjacent to the north jetty is designated for marine use as it has the potential for development of a Harbor of Refuge at some time in the future. However, the area is included in a shorelands management unit which restricts the uses permitted at this time. A plan amendment and statewide goal exception process would have to be completed before the harbor is approved. Public uses existing in this area are a Coast Guard tower and parking lot for the beach.

Public Land: The following major tracts of land are included in this category:

U.S. Coast Guard	Safety and Rescue Station
Army Corps of Engineers	North Jetty Area
City of Florence	City Airport
City of Florence	Park South of Greentrees
School District	High School Campus near 30th
Lane Community College	Campus north of 30th

Public Facilities: The public facilities designation is applied to public uses which are intended to remain through the planning period. Publicly owned land which is not needed for public use is designated for some other appropriate use and may be sold to a private party for development. Public facilities which are not projected to be needed at the end of the planning period are not designated public in this plan.

The public land use designation has presented a problem in terms of zoning implementation in the past. A public facilities zone was used in the past which did not have adequate development standards to cover the wide variety of facilities which could be built (for example, an airport and school would have different development standards, although they are both public uses) and the effects of locating a fire station, for example, in a residential as opposed to a commercial district.

For these reasons, it was decided to apply a zoning district to each public land use whose development standards were closest to those of the particular use and most compatible with those of the adjacent uses.

To avoid a potential plan/zone conflict it is stated in the zoning ordinance that where the plan designates a public use, the plan and the zoning district must be applied together. That is,

the plan designation limits the uses permitted in the zone (either outright or conditionally) to those consistent with the plan designation.

Uses permitted in the public use designation are public buildings and facilities and any private uses operated through a lease, franchise, or similar arrangement, which are necessary to or ancillary to the primary public use. In general, land designated for public use is intended to be in public ownership.

Further, many public uses are conditional in the implementating zone. The word conditional will be construed to mean "permitted with conditions". In other words, these uses are permitted in the zone and it is intended that development standards will be applied consistent with the conditional use section of the zoning ordinance.

Open Space: This designation is intended to protect open space buffers, parks, recreation lands, natural resource lands, and important biological habitats. Use relating to resource management, habitat preservation, recreation, and some public facilities may be permitted. In general, uses which would permanently or significantly alter an open space area are permitted only with conditions to mitigate their impact.

Limited Service Designation: This plan has established two limited service areas. These areas are included within the Urban Growth Boundary for locational reasons and because the City of Florence will be the logical provider of services by the end of the planning period. This designation is used as an overlay, in combination with one or more of the primary designations described above.

Heceta Beach Road Area: This area will receive city sewer service only in the event that it is necessary to route sewers along Heceta Beach Road to serve Heceta Beach. The Plan designation is residential.

North Jetty Area: Services will be provided by the City to support public and recreational use, the Aquaculture site and other uses which are consistent with this plan and the Coastal Resources Management Plan.

II. Urban Growth Boundary

This boundary defines the area which is now projected to be needed for urban growth and to require urban services during the planning period. It is expected that land within the boundary will be annexed to the City in the next twenty (20) years. No land which lies outside the adopted boundary may be annexed to the City.

Plan Updates

It is likely that at periodic plan updates, amendments to the Urban Growth Boundary will occur. Inclusion of new lands into the boundary could be the result of several factors:

- Land needs projected twenty (20) years from the date of the plan update.
- Future rates of growth higher than those projected in this plan.
- Residential density now projected is not achieved due to the severe development constraints in the Florence area.

At each periodic plan update, the data and projections underlying this plan will be reviewed to determine whether sufficient land has been included within the boundary.

Effects of development outside the Urban Growth Boundary on the North Florence Dunal Aquifer is also a concern which should be reviewed at each Plan update. If extension of public water and sewer service is needed to preserve water quality, consideration should be given to amending the Plan to allow provision of these services.

City/County Coordination

As the unincorporated area within the Urban Growth Boundary will eventually be annexed to the City, the City has a vital interest in all planning decisions affecting that area. The County also has a vital interest in planning decisions within the City which affect the provision of County services. Consequently, the City and County have established a Joint Agreement for Planning Coordination. This agreement is based upon the policies and recommendations contained in Section IX of this plan.

III. Area of Influence

There is an area outside of the City's urban service boundary within which the City has a legitimate interest in the actions of other agencies. This area is not intended to be annexed during the planning period and much of the area will not likely ever be annexed to the City.

Proposal for land use actions by Lane County within Florence's area of influence should be referred to the City for review and comment according to the procedures set forth in the Joint Agreement for Planning Coordination.

Of particular interest to the City are actions relating to the Siuslaw Estuary. The maintenance of the navigation channel to promote the economic viability of the Port of Siuslaw is of particular concern. Also, control of erosion which makes channel dredging more frequent.

An additional area of concern is the Sole Source Aquifer Area. Preservation of water quality is of utmost importance to this community.

Also of particular interest is any development or other action which may affect the water quality of the North Florence Dunal Aquifer.

A rock quarry is located at the north edge of the area. The effects to the city of noise from blasting or truck traffic to and from the quarry should be considered prior to the issuance of a Conditional Use Permit or other land use action relative to the quarry.

GLOSSARY
(Definitions for Purposes of this Plan)

Accommodate: The ability to adapt to changes which occur; particularly, the ability of the community to meet the needs of the future population.

Accretion: The build-up of land along a beach or shore by the deposition of waterborne or airborne sand, sediment, or other material.

Adversely Affect: Something that is unfavorable in its impact on another individual or on the land.

Anadromous: Oceanic or estuarine fish species that enter fresh water to spawn.

Aquifer: A water-bearing stratum of permeable rock, sand or gravel.

Beach: Gently sloping areas of sand that extend landward from the low water line to a point where there is a definite change in the material type or landform, or to the line of vegetation.

Benthic: Living on or within the bottom sediments in water bodies.

Buffer: A separation between two incompatible uses or a street and adjoining development to reduce negative impacts (such as air, noise, pollution or appearance). The separation may be open space, natural vegetation or a man-made structure.

Buildable Lands: Lands in urban or urbanizable areas that are suitable, available and necessary for residential use.

Cluster: A grouping of development. Specifically, the locations of structures on a given site in one area leaving the remainder of the land in open space.

Compatible: The ability of different uses to exist in harmony with each other. "Making uses compatible with each other" implies site development standards which regulate the impact of a more intensive use on a less intensive one.

Conserve: To manage in a manner which avoids wasteful or destructive uses and provides for future availability.

Cutbanks: River terraces possessing steep slopes and subject to erosion and sloughing. Very active erosion usually occurs where the active flow of the main channel is directed toward the bank.

Density: Low - Up to 4.84 units per net acre (Urban Service Area prior to services).

Medium - 4.84 to 7.26 units per net acre (single family residential, R-1 and R-2).

High - Up to 20 units per net acre (multiple-family residential).

Develop; To bring about growth or availability; to construct or alter a structure, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights of access.

• Drainageway: The bed and banks of a waterway used to discharge surface waters from a given area. It also includes adjacent areas necessary to preserve and maintain the drainage channel.

• Dredged Materials Disposal Site: A site which has been designated for future disposal of dredged material in the Siuslaw Dredged Material Disposal Plan. These sites may not be used for any purpose which would interfere with future dredged disposal needs.

• Ensure (Insure): Guarantee; make sure or certain something will happen.

Estuary: A body of water semi-enclosed by land, connected with the open ocean, and within which salt water is usually diluted by freshwater derived from the land. The Estuary includes: (a) Estuarine water; (b) Tidelands; (c) Tidal marshes; and (d) submerged lands. Estuaries extend upstream to the head of tidewater. (The landward extent of the estuarine management units is the line of non-aquatic vegetation or the mean higher high water line where that line cannot be determined.)

Fill: The placement by man of sand, sediment or other material, usually in submerged lands or wetlands, to create new uplands or raise the elevation of land. Other activities and uses, such as diking, jetties, groins, breakwater (nonfloating) and dredge material disposal (nonflow lane), can also be considered as fill if they: (a) involve the human placement of materials; and (b) create new uplands or raise the elevation of land.

• Finding: A conclusion reached after examination or investigation of facts. Also, a statement of fact.

• Findings of Fact: Related to land use decisions, must include the following: (1) the criteria, policies or standards in the Plan or Ordinance which is applicable; (2) the facts used in making the land use decision; and (3) why the decision will serve the appropriate goals, policies or standards.

Flood (100 Years): A flood with the chance of occurrence of one percent in any given year. This is the flood of major concern in developing the urban form.

Floodplain: All land located within the normal area of the (100 year) flood. The area of shorelands extending inland from the normal yearly maximum stormwater level to the highest expected stormwater level in 100 years, and those lands defined as "Special Flood Hazard Areas" by the Federal Department of Housing and Urban Development.

Florence Area: For the purposes of this Plan, the "Florence Area" includes the City and the area within the Urban Service Boundary.

6 **Florence Area of Interest:** That area within which the City has a legitimate interest in land use decisions which may significantly affect the City. This area extends beyond Lily Lake to the north, to approximately River Mile to the east, and south to the boundary of Honeyman State Park.

8 **Groundwater:** Water in the zone of saturation beneath the surface of the earth.

9 **Hardpan:** A layer of hard soil usually formed by clay particles cemented by iron oxide or calcium carbonate.

Historical Sites: Those designated sites, buildings, structures and artifacts which have a relationship to events or conditions of the human past.

Historic Properties: Buildings, sites, structures, places, areas or other objects that may have scientific, aesthetic, educational, cultural, architectural or historic significance.

Hydraulic: Relating to the movement or pressure of water.

Hydrologic: Relating to the occurrence and properties of water.

Impact: The consequences of a course of action; the effect of a goal, guideline, plan or decision.

6 **Include:** To consider as part of a whole. (It is not the intent in this Plan to restrict the meaning or to comply it is all-inclusive).

Intertidal: Between the levels of mean lower low tide (MLLT) and mean higher high tide (MHHT).

7 **Light Industry:** That industrial activity which by its nature does not create noise, odor, or other negative manifestations adversely affecting other properties.

* **Livability:** Those aspects of the community perceived by the City's residents which make Florence a "nice place to live".

Maintain: Support, keep and continue in an existing state or condition without decline.

Management Unit: A distinct geographic area, defined by biophysical characteristics and features, within which particular uses and activities are promoted, encouraged, protected or enhanced, and others are discouraged, restricted, or prohibited.

Mitigate: To provide measures which will enable an estuarine area to develop similar fauna and flora to compensate for areas where intertidal marshes are filled.

Natural Hazard: Land having a natural characteristic or combination of characteristics which, when developed, could endanger the public health, safety or general welfare.

Natural Resources: Air, land and water and the elements thereof which are valued for their existing and potential usefulness to man.

* **Open Space:** Land used for parks and recreation uses as well as areas used for open areas undeveloped for use. It includes open landscaped areas on the same tract with residential, commercial and industrial development and utility right-of-way, excluding areas devoted to buildings and automobile circulation. It may also include the open areas on large tracts reserved, but not fully used, for other purposes, such as the airport and golf courses.

Pedestrian Way: A walk or path designed to provide safe, direct, convenient access for pedestrians.

* **Planning Period:** The period from the present to the year

* **Performance Standard:** A land development regulation tool in which development standards are based upon established criteria related to the effect of the development on the land or on abutting properties.

Pollution: The violation or threatened violation of applicable state or Federal environmental quality statutes, rules and standards.

* **Preservation (Historic):** The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, as well as on-going maintenance of historic building materials.

Preserve: To save from change or loss and reserve for a special purpose.

Program: Proposed or desired plan or course of proceedings and actions.

Protect: To save for future intended use or shield from loss or destruction.

Provide: Prepare, plan for, and supply what is needed.

Public: Lands owned by local, state or federal government used for purposes which benefit the public health, safety or general welfare or otherwise service the needs of society.

Public Facilities and Utilities: Refers to key facilities and to appropriate types and levels of the following: fire protection, police protection, schools, sanitary facilities, storm drainage facilities, government administrative services, recreational facilities and services, energy and communications services, and other services deemed necessary by the community for the enjoyment of urban life.

Recreation (High Intensity): Uses specially built facilities, or occurs in such density or form that it requires or results in a modification of the area or resources. Campgrounds, golf courses, public beaches and marinas are examples of high intensity recreation.

Recreation (Low Intensity): Does not require developed facilities and can be accommodated without change to the area of resources, e.g., boating, hunting, hiking, wildlife photography and beach or shore activities can be low intensity recreation.

Rehabilitation (Historic): The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to it's historic, architectural, or cultural values.

Restoration (Historic): The act or process of accurately recovering the form and details of a property and it's settings as it appeared at a particular period of time by means of removal of later work or by the replacement of missing or earlier work.

Residential Area: A given area of the community in which the vastly predominant character is residential. Uses which support residential activity may be permitted as conditional uses in residential areas.

• **Restore:** Revitalizing, returning, or replacing original attributes and amenities, such as natural biological productivity or aesthetic and cultural resources which have been diminished or lost by past alterations, activities or catastrophic events.

Riparian Vegetation: Vegetation situated on the edge of the bank of the river or other body of water which contributes to the water quality by controlling erosion of the banks, and lowering temperature levels of the water.

• **Salt Marsh:** A tidal wetland supporting salt-tolerant vegetation.

• **Shopping Area, Neighborhood Commercial:** A shopping area oriented toward serving a very small residential section. Such areas are typically small and provide a very limited range of functions such as a laundromat or minimart. Because of their location within residential areas, very strict site development standards would be applied to the location of these areas.

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• **Shoreland Area:** An identified area, indicated on the Development Map, which border the estuary, ocean or Munsel Lake and for which management units have been established.

• **Site Investigation Report:** A report as described in Beach and Dune Implementation Techniques: Site Investigation Reports (OCZMA, 1979) or similar document as may be designated by the City Code or resolution, which requires an initial investigation to determine whether an indepth report is necessary. Such a report shall be based on an investigation by a recognized authority or expert to determine the suitability for development, and if suitable, to specify the special requirements which must be addressed prior to development. A specialist or expert for site investigations could be a vegetation specialist, a soil scientist, a geologist or an individual recognized and qualified to conduct site evaluations based on overall education, experience and knowledge for the type of condition being evaluated.

• **Standards:** Requirements, generally expressed inquantifiable terms, which regulate the use of land. Most standards are found in the zoning, subdivision or other implementing ordinances. The requirements must be followed unless the Planning Commission or City Council grants a variance to them.

Structure: Anything constructed or installed or portable, the use of which requires a location on a parcel of land.

Subtidal: Below the level of mean lower low time (MLLT).

• **Surface Water:** Water above the surface of the earth.

Tidal Marsh: Wetlands from lower high water (LHW) inland to the line of non-aquatic vegetation.

Tsunami: "Tidal" or seismic sea waves produced by submarine earth movement or volcanic eruption.

Upland Areas: Land beyond or inland from land identified as "shorelands." These areas are not adjacent to river or ocean.

Unbuildable: Land which because of its natural character or location is unsuitable for urban development.

Underdeveloped: Land which is not developed to its highest economic potential. Included are lands zoned for apartments which are used for single-family homes, or land zoned for commercial use used for residential purposes.

Urban Land: Those places which are developed to such a degree that urban services are needed. Generally, this includes all lands within the corporate boundaries of the City and land adjacent to that boundary where significant development has taken place.

Urban Service Area: That area outside the City limits and within the Urban Service Boundary (or Urban Growth Boundary).

Urban Services: Those facilities and utilities necessary to permit development at densities greater than one unit per 19,000 square feet.

Urbanizable: Those lands within the urban service boundary which are determined to be necessary and suitable for expansion of the urban area.

Urbanizing Area: The area within the urban service boundary which is in the process of being urbanized.

Water-Dependent: A use or activity which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for water borne transportation, recreation or source of water.

Water-Related: Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered.

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