

CITY OF FLORENCE  
COMPREHENSIVE PLAN

PART II: TECHNICAL REPORT AND FINDINGS

PERIODIC REVIEW/UPDATE

JULY 1988

TECHNICAL REPORT AND FINDINGS FOR COMPREHENSIVE PLAN  
FOR  
THE CITY OF FLORENCE

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## TABLE OF CONTENTS

	PAGE
LIST OF MAPS	iv
FOREWORD	v
BACKGROUND INFORMATION AND INVENTORIES	1
A. AGENCY COORDINATION	1
B. IMPLEMENTATION	2
C. DESCRIPTION OF AREA	2
D. POPULATION	3
I.    QUALITY OF LIFE	8
II.   CITIZEN INVOLVEMENT	8
III.  HOUSING	9
IV.   ECONOMIC DEVELOPMENT	16
V.    RECREATION	25
VI.   ENERGY FACILITIES AND CONSERVATION	30
VII.  LAND USE	32
VIII. FLORENCE URBAN SERVICE AREA	37
IX.   PUBLIC FACILITIES, SERVICES & TRANSPORTATION	42
X.    PHYSICAL ENVIRONMENT & LAND USE CONSTRAINTS	42
A. NATURAL RESOURCES	44
B. AIR, WATER AND LAND QUALITY	53
C. DEVELOPMENT HAZARDS AND CONSTRAINTS	57
D. BEACHES AND DEFLATION PLAINS	61

LIST OF MAPS

HISTORIC BUILDINGS	71
LAND USE	72
ESTUARY AND SHORELANDS	73
HAZARDS MAP	74
SOILS MAP	75
OPEN SPACE AND RECREATION AREAS	76
PUBLIC FACILITIES SIX-YEAR PLAN 88-94	77
PUBLIC FACILITIES PROJECTS 88-94	78
LIST OF SUPPORTING DOCUMENTS	79

## FOREWORD

The technical report is adopted as part of the Comprehensive Plan for the City of Florence. The organization of the document parallels that of the Comprehensive Plan. Background Information and Findings are included which form the basis for the goals, objectives and policies in the plan.

This plan was developed incorporating the best available information. Due to the rapid changes which occur in any community, information used in this plan will become out-dated rapidly. In future months and years the best available current information should be used for individual land use decisions.

## BACKGROUND INFORMATION AND INVENTORIES

The findings which are contained in this report are based upon citizen input as well as detailed studies of the community and its land use patterns, population trends and characteristics, housing characteristics, natural character of the land, public facilities and utilities, transportation, and open space and recreation needs. The studies listed in the Supporting Documents and reference materials (appendix) form a large portion of the inventory and background information of this plan.

A glossary of terms may be found in the Comprehensive Plan.

### A. AGENCY COORDINATION

The following agencies or jurisdictions have been contacted for assistance and/or review of the Plan.

1. All local Districts and Municipalities - (including Dunes City.
2. Lane County, L-COG and Lane County Boundary Commission.
3. The State of Oregon, Departments of Energy, Fish and Wildlife, Land Conservation and Development, State Land Board, Water Resource, Oregon Department of Transportation, Environmental Quality, Geology and Mineral Industries, Soil and Water Conservation, Economic Development, Historic Preservation Office, Housing Division, and Emergency Services Division.
4. Federal Agencies: U.S. Forest Service, Department of Agriculture, Bureau of Land Management, Department of Interior, U.S. Corps of Engineers, U.S. Soil Conservation Service, U.S. Fish and Wildlife Service, Farmers Home Administration, U.S. Department of Housing and Urban Development and U.S. Marine Fisheries.

While certain agencies have been involved during the planning process, others have only supplied data. All agencies have been given the opportunity to review and comment on the draft Comprehensive Plan.

The City is a member of the following organizations and associations: L-COG, Lane Economic Improvement Association, Oregon Coastal Zone Management Association, the Local Chamber of Commerce and the Home Builders Association.

## B. IMPLEMENTATION

Among the various measures which the City will use to implement this plan are enforcement or implementation of the following:

- Zoning Ordinance (including PUD's)
- Subdivision Ordinance
- Building, fire, plumbing, and electrical codes
- Mobile Home Ordinance
- Sign Ordinance
- Joint City/County Management Agreement for the Urban Service Area
- Planning Commission with review and approval powers over land use activities (advisory to the City Council)
- Citizen Involvement Program
- The Design Review Board (review and approval powers over design of proposed development)
- Systems Enlargement Fees
- Local Improvement Districts
- Florence Park System Planning Report
- Industrial performance standards
- Housing assistance programs
- Capital Improvement program and annual budgeting process
- Site Investigation Reports
- Coordination with other agencies, especially through L-COG, for: (1) allocation of discretionary Community Development Block Grant funds; and (2) Allocation of assisted housing through HAP and areawide HOP
- A-95 clearinghouse activities through L-COG
- Annexation policies
- Public Facilities plans
- HUD Flood Insurance Program
- Plan for park acquisition and development
- Implementation of the Airport Master Plan
- Support of highway improvement programs
- Support of Port of Siuslaw's efforts for economic development
- Review and update of Comprehensive Plan
- State and Federal permit review

## C. DESCRIPTION OF AREA

Florence, is located at the western end of Lane County. It is nearly equidistant from the Washington and California borders of Oregon. Because it is the major commercial center west of the Coast range in the county, it serves a community much larger than the immediate surroundings. It is located at the intersection of Highways 101 and 126.

Timber, tourism, recreation, fishing and retirement comprise the main economic enterprises in the community. The valleys of western Lane County support dairy and cattle farms. Other areas of concentrated population west of the coast range include Dunes City, Mapleton, Cushman, Heceta Beach and the areas surrounding several of the lakes. Florence is located 59 miles west of the metropolitan area of Eugene-Springfield.

The geographic setting of Florence is characterized as a low, sandy area located at the mouth of the Siuslaw River. The natural vegetation consists primarily of shorepine, salal, wax myrtle, huckleberry, rhododendrons and scotch broom.

The governing body is made up of a mayor and four council members. The City has a mayor/council/city manager form of government.

#### Family Income Profile

The median household income was \$16,018 in 1980 for the Coastal subarea of Lane County, or \$3,463 less than the County median (from 1980 Official Census).

#### D. POPULATION

Any analysis of the population figures to arrive at projected needs for facilities, services or land use needs should take into account the significance of added "part time" resident population associated with summer or second homes and the large "transient" population generally associated with summer or weekend recreation on the coast.

The population of Florence since the beginning of this century is shown on the table below:

1910 - 311	1920 - 317
1930 - 338	1940 - 458
1950 - 1,026	1960 - 1,642
1970 - 2,193	1975 - 3,100
1980 - 4,411	1985 - 4,645

Sources: U.S. Census, Portland State University

#### Permanent Residents:

As shown in Table 1, population growth is not steady. There are cycles of rapid increase, but for the most part, increase has been slower than projected in the original Comprehensive Plan. For example, using the calculation of 213 persons per year increase would mean a population of 5,388 for 1986, 15% more than

the official estimate. Census estimates, plus the 1980 Official Census for 1975 through 1985 show that population gain is not this rapid. The 1980 recession greatly affected population, slowing growth for 1980 through 1985 to 1.06% annually.

Calculation done in 1980 used the 1970 to 1978 population figures to project estimates for the year 2000, calculated at a fixed 9.73% of the 1970 population:

From 1970 to 1978 population increase was 1,707 people. This was an increase of 213 people per year or 9.73 percent of the 1970 population. Applying this annual increase to the 30 years from 1970 to 2000 yields a population increase of 6,401 people for the City.

Through this planning period (1985 to 2005) job opportunities for the working force, ages 18 to 65, are not increasing at past levels. Lumber mills are employing less persons, logging companies are decreasing, the fishing industry is still in decline. The tourist industry is increasing but not rapidly enough to furnish enough jobs for this age group.

We are experiencing an increase in population mainly in persons age 65 and older according to figures from Bureau of Census and from Bureau of Governmental Research. This again, indicates a slower growth rate during this planning period. Lower growth rates are related to an increase in median age.

A modified growth rate based on the average annual percentage of growth for the years 1960 through 1985 yields a growth rate of 4.73% per year. This percentage is further adjusted, based on growth patterns of the years 1960 to 85 and the increase in median age, to 3.6% per year population growth.

TABLE 2  
PERCENT OF POPULATION IN SELECTED AGE GROUPS\*

	AGE 0-14	AGE 15-24	AGE 25-44	AGE 45-64	AGE 65 & OVER
1960	35.	10.8	27.4	19.4	7.4
1970	28.3	15.5	22.9	21.7	11.6
1980	19.5	12.3	23.9	23.8	20.5

\* 1950-1980 population and housing trends, BGRS

TABLE 3  
A COMPARISON OF AGE GROUPS WITH OTHER COASTAL & LANE CITIES  
1980 CENSUS, AGE GROUPS, BY PERCENTAGE

	AGE 0-14	AGE 15-24	AGE 25-44	AGE 45-64	AGE 65 & OVER
Cottage Grove	25.7	17.3	27.4	16.5	13.1
Eugene	18.3	24	33.1	15.1	9.5
Newport	18.5	16.2	30.4	20.8	14.1
Reedsport	25.5	14.7	27.2	19.7	12.9
Florence	19.5	12.3	23.9	23.8	20.5

A second component of population increase is the unincorporated area within the Urban Service Area. The 1976 Land Use Survey showed 451 single family units in this area. Part-time residents make up a significant part of this population. Using the 1980 census figures of year round housing shows 12.19% of permanent housing units were vacation homes. 396 year round housing units times persons per household (2.81); adjusted for 1976 yields a 1976 population of 1,113 persons for the area within the USB.

Table 4 below shows projected population for the planning period. The column titled "Total Permanent Population" is the sum of the two components of increase discussed above. The total population within the Urban Service Boundary (both City and unincorporated area) provides the base population for projecting growth at the rate of 3.6 percent.

TABLE 4  
POPULATION PROJECTION TO THE YEAR 2005\*

Year	FULL-TIME RESIDENTS		
	City of Florence	Unincorporated area within USB	Sub-Total
1975	3,100	1,048**	4,148
1980	4,411	1,525**	5,936
1985	4,565	1,605**	6,170
1990	5,448	1,915	7,363
1995	6,502	2,286	8,788
2000	7,760	2,728	10,488
2005	9,260	3,255	12,515

\*Source: This data is estimated from U.S. Census data, Center for Population Research, and the LCOG Land Use Survey as described in the paragraph above.

\*\* Projected at City of Florence growth rate percentage.

### Part-Time Residents:

Part-time residents are people with second homes or recreational lots who have a permanent home elsewhere. While these people may spend little time in Florence, they do have an impact on land use. Second homes and recreational subdivisions require land and services just as full-time residents do. Very often second homes or vacation lots are converted to permanent residences when the owner retires or sells the property.

According to the 1980 census approximately 12.19% of houses were owned by part-time residents. This percentage would indicate approximately 130 to 156 persons in the Urban Service Area and approximately 557 persons within the City limits occupy vacation homes within the area.

It is difficult to estimate impact on area services for this population segment. Many vacationers spend weekends here on a year-round basis, (28% of permanent residency) others spend three weeks to a month here only, (8.2%) while some spend several months here and at a second home in another state (50%).

The second home and recreational lot population is estimated at 12.19% of the permanent population. Estimating that the majority would spend less than 3 months per year in this area a factor of 25% will be used to measure this impact on area services. The 1980 census showed a permanent population for Florence of 4,411, 12.19% of this figure is 538 persons. 12.19% of the estimated 1985 population of the Urban Service Area is 186 persons, a total of 724 persons. This would be an impact of 186 full time residents, using a factor of 25%.

The recreational lot population could not be estimated directly. There are hundreds of small lots in the area without homes. In addition there is at least one planned unit development within the City, which was developed for this purpose. The assumption was made that an equal number of people have recreational lots as have second homes. This is a conservative assumption, since more people can afford just a lot rather than a lot with a second home.

Development of vacation lots was greatest during the early 1970's. Both Coast Village Campground and Greentrees Village were developed during this time. New Planned Unit Developments for recreational use are not being developed now, and it is more costly to establish a travel trailer on an individual lot at this time. The septic system and drainfield and costs of providing water and electrical service are about the same for a travel trailer as for a permanent residence. For this reason, the 3.6% growth rate is used to estimate this portion of the population.

TABLE 5  
ESTIMATED PART TIME AND RECREATIONAL LOT POPULATION

	<u>CITY</u>	<u>USB</u>	<u>TOTAL</u>	<u>IMPACT ON SVCS*</u>
1980	1076	372	1,448	362
1985	1284	391	1,675	419
1990	1328	466	1,794	449
1995	1585	557	2,142	536
2000	1891	665	2,556	639
2005	2258	793	3,051	763

\*Impact on services is computed as full-time residency using a 25% occupancy rate for both part-time residents and recreational lot population.

Persons Per Household

1975	2.84**
1976	2.81**
1979	2.71**
1980	2.39***
2000	2.30
2005	2.20

\*\*Source: L-COG "Population, Households and Employment" City and County factors are projected to be the same.

\*\*\*Source: 1980 Census

Summary:

Land use and housing data provided by Lane Council of Governments was used to project components of population which were not directly available.

For the year 2005:	<u>CITY</u>	<u>USB</u>	<u>TOTAL</u>
Permanent Population	9260	3255	12,515
Second Home Population, Part-time & recreational lot population factor	<u>565</u>	<u>198</u>	<u>763</u>
TOTAL: Per-person impact on services	9825	3453	13,278

## I. QUALITY OF LIFE

According to the Florence survey, the City residents consider Florence a "good place to live" and most plan to remain. The sentiment is strong to preserve the quality of life which is presently enjoyed. Those who have chosen this community as their home place great value on preserving those features such as "small town atmosphere", and the natural beauty of the area, as well as conserving the land, water and physical features which make this town unique. At the same time, the community is aware of the need to create a stronger economy with more employment opportunities to make it possible for them to remain here and enjoy a good life.

Although the physical environment is harsh in some respects (heavy rainfall, fragile soil covering for the vegetation, heavy summer and winter winds, and an abundance of sand), the Florence people see these physical obstacles as challenges which can be met with wisdom and perseverance.

These obstacles have other qualities which brought many of the newer residents to the Florence area and are the reasons the "old timers" have chosen to remain. The heavy rainfall contributes to the lush vegetation and beautiful forests that surround the City and provide employment for so many; the climate is temperate; the fragile soil covering produces magnificent rhododendron plants in whose honor the City holds a festival each spring. The winter winds bring in the Japanese floats and driftwood for collectors and the beauty of a changing sand dune is not reserved for tourist eyes alone. It is difficult to find a compensating factor for the summer winds; but then no place is perfect!

## II. CITIZEN INVOLVEMENT

The citizen involvement program was accepted by the Department of Land Conservation and Development in December of 1977. The program is reviewed annually in July.

The Citizen Advisory Committee (CAC) was active in meeting with local organizations and in soliciting their support and interest in the process of bringing the City's Comprehensive Plan into conformance with the Statewide Goals.

Functional groups were established (outside of the CAC membership) to study specific LCDC Goals. The economic development group assisted in the development of a series of meetings with representatives from business and government, and local citizens. These meetings were organized into "structured brainstorming sessions", with the assistance of a representative from the Department of Economic Development. Position papers covering economic development in the fishing, lumber and tourism industries as well as industrial development potential were

prepared as a result of those sessions.

A Citizens Advisory Committee was again appointed in 1987 to assist the Planning Commission in reviewing and updating the Comprehensive Plan. Members of this committee had a wide variety of interests and occupations. Meetings and work sessions were held bi-weekly during this review period.

The original Siuslaw Estuary Planning Task Force was composed of many citizens as well as representatives of resource agencies and local governments.

A community attitude survey was distributed to all residents and businesses in October of 1978. The survey forms were also made available to residents within the Urban Service Area. There were 584 forms returned. A summary of the returns from the City residents is included.

The City Council, Planning Commission, CAC and City staff reviewed the questions prior to printing the form. A high school social studies class, along with members of the Citizen Advisory Committee, assisted in the compilation, publicity, distribution, collection and tabulation of the survey. Printing and postage costs were minimal. The number of forms returned is estimated to cover over 30 percent of the households in the City.

### III. HOUSING

Florence has a variety of housing types which reflect the City's position as Lane County's major coastal city and only port. The city houses those people and their families who work in retail commerce and services, the fishing industry, and the tourist industry. Retirees make up a large population.

The City of Florence is also a bedroom community for several mills located near Cushman, Mapleton and Gardiner. Only 65 percent of the workforce residing in the City work in the City according to the 1978 citizen survey.

Citizen attitudes toward housing types were shown in the 1978 citizen survey. Of the people responding, 69 percent said they lived in a single family home but only 52 percent said they preferred a single family home. Twenty-two percent said they lived in a mobile home and 33 percent said they would prefer a mobile home. Seven percent said they lived in an apartment and 12 percent said they would prefer an apartment.

While the citizen survey was not a scientific sample, it was answered by almost 30 percent of the households in the City. The survey shows a desire on the part of the citizens of Florence for a variety of housing types. The existing housing listed below shows that, in fact, the percentage of mobile homes and

apartments to the total housing stock has increased since 1970.

#### EXISTING AND PROJECTED HOUSING

The table below shows the historical\* and predicted housing mix:

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1986</u>	<u>2005</u>
Single Family	83%	63%	50.1%	46.6%	40%
Mobile Home	5%	18%	30.9%	33.5%	38%
Multi-Family	12%	19%	19.%	19.9%	22%

\* Historical percentages from 1970 and 1980 Census. 1975 figures were updated from building permit data. 1986 figures are from Lane County Housing Survey data, December 1986.

The above percentages were applied to the projected number of housing units (4,817) to estimate number of units by type.

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1986</u>	<u>2005</u>
Single Family	678	891	1083	1127	1927
Mobile Homes	42	255	719	811	1830
Multi-Family	93	260	319	480	1060
TOTAL	813	1,406	2181	2418	4817

The projection for needed housing units for the year 2005 is 4,817. The permanent population, 9,260 plus one half the part-time population, 1,129 equals 10,389. Dividing the population by the persons per household projected for the year 2005 (2.2) equals 4,722 units. Adding a 2% vacancy factor equals 4,817 units.

#### HOUSING CONDITION

Lane County appraises all one, two, three and four-unit structures (except mobile homes) at least once every six years. During this process, the appraiser fills out a Residential Appraisal Characteristics (RAC) data sheet on each dwelling appraised. Physical condition of the dwelling is one of many variables on the RAC sheet. The instructions to the appraiser on how to rate condition are as follows:

1. (Very poor) means worn out. Every normal repair and overhaul is needed on painted surfaces, roofing, plumbing, heating, etc. Found only in extraordinary circumstances.
2. (Poor) means badly worn. Much repair is needed. Many items need refinishing or overhauling.

3. (Fair) means evidence of deferred maintenance in that minor repairs and refinishing are needed.
4. (Average) means no obvious maintenance required, but neither is everything new.
5. (Good) means everything well-maintained, items having been overhauled and repaired as soon as they showed signs of wear.
6. (Excellent) means everything that can normally be repaired or refinished has just been fixed, such as new roofing, new paint, furnace overhauled, etc.

In the above rating system, ratings 1, 2, and 3 are judged to be substandard and ratings 2 and 3 are judged to be suitable for rehabilitation. Of 890 dwellings appraised the ratings were as follows:

	<u>Number</u>	<u>Percent</u>
1. Very Poor	0	
2. Poor	24	3
3. Fair	219	25
4. Average	400	45
5. Good	134	15
6. Excellent	113	12

According to the 1980 Florence Housing Assistance Plan, the City had 250 substandard units; this amounted to approximately 12% of the existing housing stock. Nearly all of these units are suitable for rehabilitation.

Owner Occupied	148
Renter Occupied	85
Vacant, but available	8
Seasonal & other vacant (not available)	9

TOTAL substandard    250

City of Florence Housing Rehabilitation Program:

In 1985, the City obtained a grant to rehabilitate housing units occupied by lower income persons. The City was able to loan \$284,980 to qualified applicants. As these funds are paid back to City, a permanent housing rehabilitation program will be set up to rehabilitate more housing units. Under this initial program, 15 single family homes and 33 apartment units were totally rehabilitated and weatherized at an average cost of under \$6,000 per unit.

## VACANCY RATES

Vacant houses and apartments are needed to provide a choice of location and price ranges to housing consumers. If there are few vacancies, prices tend to rise. "Desirable" vacancy rates, according to the U.S. Department of Housing and Urban Development, Economic and Marketing Analysis Division are listed as follows:

### RANGE OF DESIRABLE VACANCY RATES

Tenure	5% or More Rapid Growth	1% to 5% Moderate Growth	Less than 1% Slow Growth
Owner Occ.	1 1/2 - 2%	1 - 1 1/2%	Less than 1%
Renter Occ.	6 - 8%	4 - 6 %	Less than 4%

The Florence Housing Assistance Plan estimated vacancy rates of 1.6 percent for owner occupied units and 7.0 percent for rental units. These figures were estimated from the 1960 and 1970 Census and the yearly Postal Vacancy Surveys. 1980 Census lists these rates at 2.65% and 7.58% respectively.

Further breakdown of vacancy rates by rent and cost level are not available. The vacancy data indicates that on an aggregate basis, growth in housing supply is keeping pace with housing demands.

### LOW INCOME HOUSEHOLDS

The Florence Housing Assistance Plan (1980) inventories the number and type of low income households in Florence.

### INCOME AND HOUSING COST

The need for more units in varying price ranges can be estimated through a housing gap analysis. The gap is the difference between supply and demand. Supply is the distribution of units available at various levels of cost (monthly payment of rent). Demand for housing at various levels of cost is determined from the assumption that households can spend up to 25 percent of their income for housing.

In the tables below, percentages are used rather than numbers of units/households because the data is from a sample survey. Data for rentals and owner-occupied housing is shown separately.

GAP ANALYSIS: RENTALS\*

Monthly Housing Costs			Monthly Income	
No cash rent	4.1%			
less than \$100	17.4%	21.5%	0-299	12%
100-149	12.7%			
150-199	23.2%	35.9%	300-599	50%
200-249	24.2%			
250-299	10.8%	35.0%	600-899	19%
300-399	6.7%		900-1199	6%
400 or more	.9%	7.6%	1200 +	13%
	100.0%			100.0%

\*1980 Census information

The gap analysis above indicates that there is an adequate supply of housing for all. Programs such as HUD Section 8 rental assistance or FMHA Section 515 are available to aid the lower income groups.

GAP ANALYSIS: OWNER OCCUPIED

Monthly Housing Cost \$	Monthly Income \$	Supply (% of units)	Demand (% of Household)
0 - 74	0 - 299	11	7
75 - 149	300 - 599	27	21
150 - 225	600 - 899	31	28
226 - 300	900 - 1199	21	23
300 +	1200+	10	21
		100%	100%

The table above does not show a need for additional low cost owner occupied housing. Many low/moderate income renters buy a home through the FMHA Section 502 program, as an alternative to renting.

PROGRAM APPLICABILITY TO HOUSING PROGRAMS

The following County, State and Federal programs may be available, subject to continued funding, to help meet housing needs in Florence.

Rehabilitation or improvement of substandard owner occupied units

- County Weatherization Program (low income, assessed value less than \$15,000)
- Home Repair Program (low income, assessed value less than \$15,000)
- State Repair Incentive/Deferral of Taxes for Maintenance
- FmHA 504 Rural Home Repair Loans

Rehabilitation or improvement of substandard rental units

- State Revenue Bonding Program (Rehabilitation Project)
- State Rental Rehabilitation/Tax Exemption
- City of Florence Housing Rehabilitation Program

Low Income Elderly

- State Elderly Rental Assistance Program
- State Elderly Housing Development
- State Deferred Collections of Property Taxes

All low income and moderate income (including elderly, handicapped, female-headed households, other families)

- City of Florence Housing Rehabilitation Program
- State Property Tax Refund Program (low and moderate income)
- State Homeowner's Program (moderate income)
- Federal Section 8 Rent Subsidy (low income)
- FmHA Rural Housing Loans (low and moderate income)
- FmHA Rural Rental Housing Loan (low and moderate income)

Assisted Rentals for low income

- State Revenue Bonding Program
- FmHA Rural Rental Program
- HUD Section 8 Program

The City of Florence Housing Assistance Plan calls for construction of new houses and rental units through FmHA programs. It should be noted that while the terms on FmHA loans are very favorable compared with other sources, the availability of funds for FmHA loans is very limited. The State Revenue Bonding Program should not be overlooked as a source of funds for rentals when FmHA money is not available. The above program is likely to be used in combination with the HUD Section 8, Rent Subsidy Program.

In 1979 the City subdivided an eight acre parcel immediately adjacent to and directly west of Casa Del Mar Subdivision on the south side of 35th Street; that subdivision being known as "Pepperoaks". The purpose of this subdivision is to provide an area for low cost, single family housing. The City received financing through a Community Development Block Grant Fund to fully improve the subdivision with paved streets, vertical curb and gutter, sidewalks, water, sewer, and storm drainage. Farmers Home Loan Administration has provided financing to applicants who qualify. The subdivision will accommodate 32 low income houses; approximately 27 of which have been built and are currently occupied.

AMOUNT OF LAND EXISTING BY TYPE IN EACH RESIDENTIAL ZONE:

ACRES BY CITY ZONE

<u>USES</u>	<u>(RR)</u>	<u>(RS)</u>	<u>(RM)</u>	<u>(RMH)</u>	<u>TOTAL</u>
<b>RESIDENTIAL</b>					
Single Family	165.7	44	65	.2	274.9
Duplex	1	3	2.9	-	6.9
Mobile Home on lot	.6	144	4.6	33	182.2
Multiple Family	-	6	13.7	-	19.7
Vacation Lots	-	44	-	-	44
Commercial	36*	-	5	-	41
Industrial	-	-	-	-	-
Public, Quasi Public	39.2	6	155.5	11.3	212
Vacant	105.5	70	81.9	68	325.4
Ring Annexations**	38	78	-	-	116
<b>TOTAL</b>	<b>386</b>	<b>395</b>	<b>328.6</b>	<b>112.5</b>	<b>1222.1</b>

\*Golf Course

\*\*Potential vacant land in City limits

Vacant Land in Residential Zones: 325.4 Acres

Source: Lane Council of Governments Tabulation of County Assessor's File: 1980 Land Use

In addition, Waterfront District allows a mix of residential and commercial uses. This district in 1986, contains 42 single family units and approximately 81 apartment units. This figures is expected to stay constant through this planning period. In Commercial District there are approximately 141 residential units. The majority of these may remain through this planning period. Highway District contains 108 housing units. A certain number of these may be demolished within this time but multi-family uses are allowed outright, single family use is conditional, so this number should remain constant.

	<u>WF</u>	<u>COMM</u>	<u>HWY</u>	<u>TOTAL</u>
Single Family	42	98	60	200
Mobile Homes	--	4	1	5
Multi-Family	81	39	47	167
TOTALS	<u>123</u>	<u>141</u>	<u>108</u>	<u>372</u>

TABLE 6  
RESIDENTIAL LAND NEEDS IN 2005

	<u>Dwelling Units Needed</u>	<u>Units Per Gross Acre</u>	<u>Gross Acres Needed</u>
Single Family	1927	4.0	482
Mobile Home	1830	4	458
Multi-Family	<u>1060</u>	25.0	<u>42</u>
Totals	4817		<u>982</u>

The residential land needs projected above are combined with needs for recreational lots and second homes. Also in Section VII the derivation of densities used is discussed. Total land needs are compared with undeveloped lands which are suitable for development.

#### IV. ECONOMIC DEVELOPMENT

Florence's economy is based on tourism and recreation, commercial fishing, retirement, and several mills located outside of the City. Also, the City serves as a commercial center for coastal Lane County.

Industry: At the present time there is little significant industry within the City of Florence. Many residents work in plants located outside the city. The Murphy Veneer Plant at Cushman, the Davidson Industries and Eagle Veneer mills near Mapleton, and the International Paper Company mill at Gardiner employ most of the city's mill workers.

Recognizing the seasonal nature of its economy, the City is attempting to diversify. The City has developed a 14 acre industrial park at the Florence Airport. A Community Development Block Grant of \$350,000 has been used to extend water and sewer lines and extend a street through the industrial park property. Sites will be sold for light industries with preference given to those who will provide the most jobs.

The Coastal Subarea Plan of Lane County encourages future industrial growth to occur within the City of Florence, except where the industry would logically locate elsewhere due to the source of raw materials. Since the timber industry is projected to decline in volume to the end of the century, there is a need for sites to accommodate new industry to replace the jobs lost.

TABLE 7  
EMPLOYMENT BY INDUSTRY FOR FLORENCE 1980

<u>INDUSTRY</u>	<u>#JOBS</u>	<u>%</u>
Retail Trade	402	27.8%
Manufacturing-durable goods	249	17.2%
Educational Services	131	9.1%
Health Services	117	8.1%
Personal Entertainment, Recreation	101	7.0%
Finance, Insurance, Real Estate	90	6.2%
Public Administration	74	5.1%
Transportation	72	5.0%
Agriculture, Forestry, Fishing, Mining	71	4.9%
Construction	71	4.9%
Manufacturing-non durable goods	29	2.0%
Commercial and Public Utilities	16	1.1%
Business and Repair Services	15	1.0%
Wholesale Trade	8	0.6%
	1,446	100.0%

The City of Florence has designated 195 acres of industrial land to meet the need for industrial land in Coastal Lane County. Problems of potential erosion due to slopes over 12% and drainage problems will limit the useable acreage on these sites to approximately 170 acres. These problem areas are shown on the Soils Map.

#### Serviceable Industrial Sites:

East of Florence Airport: This consists of two areas directly east of the airport of 43 acres. A majority of this land is owned by the City of Florence. Ten acres is currently developed by the City as an industrial park. All utilities are on site. Lot sizes vary from 16,000 to 24,000 square feet. A cabinet shop and plumbing contractor have located here and other service-oriented businesses are expected.

Southwest of Airport: This area contains approximately 32 acres and is in private ownership. Airport approach zone slope easements and a drainage ditch on the west side are development constraints.

North Florence: This area, which is north of Munsel Lake Road, encompasses approximately 120 acres. It is served by Heceta Water District and is near Highway 101 and Munsel Lake Road.

#### Long Term Supply of Land:

An additional 40 acres of land has been designated industrial due to locational factors. This acreage is located directly north of the Florence Airport and is owned by the City. The following factors were considered in the designation of this parcel:

- A majority of the parcel is under the take-off and landing pattern of the airport and is within the 55 to 65 DBN Noise Level Contour. The City discourages additional residential development within the 55 DBN Contour.
- The parcel is not located close to any shopping area and does not have sufficient traffic to support a commercial use.
- There have been no significant scenic, fish and wildlife or other resources identified on the site.
- The City plans to extend Kingwood Street north to provide truck access to the property.
- The site is adjacent to the airport and to other industrial property, and as such, is a desirable industrial site.

Total industrial land designated in this Plan is 236.4 acres.

## INDUSTRIAL AREA

<u>Site</u>	<u>Approximate Acreage</u>
Airport	
North/Northeast	66.4
Southeast	18
Southwest	32
Subtotal	116.4
North Florence (USA)	120
TOTAL	236.4

Commercial Fishing: The importance and potential of Florence's fishing industry is discussed in Appendix A, "Fishing Industry Position Paper." In general, success of aquaculture operations and the improvement of the Siuslaw jetty would lead to a considerable expansion of this industry in Florence. The paper includes:

Some of the facilities that would be expected and needed to locate in the area and on the river to accommodate the industry are: an ice plant, cold storage facilities, moorage for large vessels, processing facilities (and/or buying stations) which could employ 75 to 100 people, a full-time Highway 101 bridge tender, gear storage areas, net shops, boat repair and servicing and an additional supply of water if shrimp processing were considered.

The jetty expansion is considered essential to the future growth of the commercial fishing and related industries as well as recreational fishing and barge traffic on the river.

Retirement: A significant proportion of Florence's population is retired people, (see table #2). They come here because of the pleasant environment and the recreation opportunities. Retired people have savings, retirement, social security, investments and other sources of income which they spend in the local economy.

Retirement as an "industry" is non-polluting and not dependent on raw materials or markets. As long as the high quality of the natural and man-made environment is preserved, the number of retired people can be expected to increase. The retirement community adds economic stability to Florence, which helps to offset the seasonal nature of the other prime sources of income (forestry, tourism and fishing).

Recreation and Tourism: The principal attractions of the Florence area for recreation and tourism are: Fishing, boating, swimming, camping, the natural landscape (beaches, dunes, forests, river and ocean), wildlife, and the City of Florence itself. Honeyman State Park and the Dunes National Recreation Area attract thousands of visitors to the area each year.

Florence has a wide variety of commercial establishments which serve visitors as well as the resident population. In addition, several recreational vehicle and mobile home subdivisions, parks and PUD's have been built which cater to the second home and recreational market.

#### MATERIALS AND ENERGY

Florence has no special advantage with respect to raw materials or supply of energy. Timber is the major raw material in the area. Mills tend to locate outside the City where shipment in and out of the plant is easiest by rail & truck transport. Douglas fir is used almost exclusively for dimensional lumber and plywood. There is known potential for other wood products manufacturing, including further processing of wood by-products and hardwoods.

#### LABOR MARKET

As noted above, the City of Florence does provide a labor pool for several of the mills in the area. As the largest City in Coastal Lane County, Florence is able to provide the services and amenities of a small city. Also, Florence has sufficient buildable land to accommodate these people and their homes.

The unemployment caseload at the State Department of Unemployment in Florence ranged from 131 to 290 people in 1977, and 55 to 286 people in 1978. The City of Florence recognizes the need to develop a larger and more diversified economic base to provide more stable employment opportunities. To do this, land should be set aside for future industrial use and all segments of the City's economy should be encouraged.

#### TRANSPORTATION

Roads: Florence is located on Highway 101, the Coast Highway. Highway 126 provides a connection to I-5 and Eugene. Greyhound Bus Company, a motor transport company, and a taxi company service the city.

Railroads: The Southern Pacific Railroad has a line which runs from Eugene to Cushman, several miles east of Florence, and then south to Reedsport. The railroad is essential to the major mills in the area to transport their finished products to market.

Airport: The City has an airport which is suitable for light planes, executive, and small utility aircraft. Since Florence is somewhat distant from Oregon's population center, the airport is a definite asset to local business people. An expansion of the current runway is completed, and a grant for taxiway and tiedown areas is pending.

Port: Historically, the Siuslaw River and its port facilities are probably the single most important reason for the existence of Florence. The port provides moorage, launching, storage and other services for recreational and commercial fishing boats. The port and the related "Old Town" waterfront district draw tourist and recreational business to the City. The maintenance and improvement of the river channel and the jettys are essential to the continued health and future growth of the port. The Siuslaw Estuary is classified as a "shallow draft development estuary". As such, it requires periodic dredging to maintain a navigable channel and a turn-around basin at Florence. The frequently rough bar conditions at the river mouth have been a detriment to the port and have led to the loss of commercial fishing to other ports over the years. In 1978, Lane County licensed 248 commercial fishing boats (12 percent of all commercial boats in the State), but the port landed only one percent of the State's catch.

Rough bar conditions are a result of sand buildup at the end of the jettys. The extension of the jettys out to deeper water should alleviate the rough bar conditions and encourage greater use of Florence's port facilities for commercial and recreational fishing and barge traffic.

In 1985 the Port of Siuslaw and the Army Corps of Engineers constructed a jetty extension project which would prevent the current buildup of bar sand at the river mouth. The jetty improvements are the key to the growth of the commercial and recreational fishing industry in Florence along with the possible location of fish processing and other related industries in Florence. Demand for land which is in close proximity to deep water and is close to land transportation routes was expected to increase dramatically when the jetty extension project was completed. Commercial fishing receiving facilities in other ports are receiving the bulk of the fishing harvest. Sports fishing will depend on the City's ability to provide facilities, including RV parks.

At least one mill uses sea-going barges as an alternative and supplement to rail transportation. Since barge transportation is the cheapest and most energy efficient form of transportation, there is a potential for an increase of such traffic on the river. The possibility exists for the future development of a trans-shipment point from barge to rail transport. Returning barges, which now come back empty after delivering lumber to

other ports could bring back raw materials or partially processed materials for an industrial plant located at the trans-shipment point. The possibility for warehousing or storage in conjunction with such a facility is also possible.

## RESOURCES

As stated above, the Florence area's fishery, timber, and scenic resources are essential to the city's economy and contribute to the economy of the State. In large part, these resources are located outside the city or, its potential area of growth. The nine square miles, which represent the maximum area of growth for the next twenty years, are small when compared to the large resource areas on the Oregon Coast.

In some areas, especially the estuary and shorelands, there will be conflicts between development needs and preservation of resources. This Plan has attempted to strike an appropriate balance between the two.

## LAND AVAILABILITY

The City of Florence recognizes the need to reserve land for future industrial development. Land for light industry is designated "Industrial" on the plan diagram. In addition, needs have been identified for industrial land in conjunction with port facilities which would be used for water-dependent and water-related industries; these needs are discussed under "Commercial Fishing" and "Port", above. The Marine designation on the plan diagram provides for water-dependent and water-related uses.

## POLLUTION CONTROL

At present there are no significant problems with industrial air, water, or noise pollution in Florence. The maintenance of a high quality environment is essential to protect the fishery resource of the Siuslaw Estuary, recreation and tourism, and the retirement community. All of these essential parts of Florence's economy and its contribution to the economy of the State depend on pollution control. Also, the protection of the dunal aquifer and coastal lakes which supply the domestic water for the city is essential.

The City's Zoning Ordinance provides that any industrial use which would be "hazardous, obnoxious, offensive or unsightly by reason of emission of odor, sound, vibration, radioactivity, electrical interference, flare, liquid or solid wastes, smoke or other air pollutants" is a Conditional Use. Conditions for approval would be compliance with State and Federal laws, and establishment of appropriate setbacks, buffers.

## FLORENCE'S ECONOMIC DEVELOPMENT PROCESS

The city has taken an activist role in economic development.

1. The city is working with the Port of Siuslaw to plan and develop the area's marine potentials, and to plan for dredge spoil disposal and jetty extension, and land for port expansion.
2. The city is developing some of its own land for industrial use, allocating Community Development Block Grants for site improvements.
3. The city has developed an Airport Master Plan, and has recently completed one phase of airport expansion.
4. The city has allocated additional land for industrial use.

## ECONOMIC PROSPECTS

The following sectors of the coastal economy were summarized for OCC&DC in a report outlined Economic Survey and Analysis of the Oregon Coastal Zone:

**Agriculture and Food Processing:** There is no significant amount of this activity in the Florence area.

**Fishing and Fish Processing:** Western Douglas County accounted for 5% of the Coastal Zone fish catch while Lane County accounted for only 0.3%. (this difference is likely the result of the rough bar conditions at the mouth of the Siuslaw).

**Forest Products:** In 1970, 37% of all employment in Western Lane County was in forest products. Employment in this sector as a whole has been decreasing.

**Travel Industry:** Camping, day use, and hotel/motel use are all increasing. The coastal travel industry is expected to increase. Winter visitors are discovering the temperate coastal climate and the area's many recreational opportunities.

**Ports/Water Transportation:** Rafted logs and wood chips are the major exported commodities; Coos Bay and Astoria being the major ports. Recreational demand is likely to continue increasing. Commercial demand is not certain. Shipping activity has been growing.

**Retirement:** The number of coastal retirees will undoubtedly continue to grow. 1980 Census figures show that 20.5% of the population is 65 or older, the fifth highest percentage in the state, of cities over 2500 in population. Refer to Table 2,

Population Analysis and Table 3 for comparison with other coastal and Lane County cities.

Trade and Services: This sector comprises 28.8% of total coastal employment, according to 1980 census figures.

#### INDUSTRIAL LAND NEEDS

There is no industrial base in Florence to project from. The large industries in the area are forest products mills which are not likely to locate within the city. Florence desires to attract a variety of small, light manufacturing firms, which would be drawn to the area by the amenities available here. "Foot-loose" industries, that is, those which do not locate according to proximity of raw materials or product markets can be attracted to Florence, just because it is a desirable place to live.

The City has established the diversification of the economic base through establishment of light industry, as a potential source of employment for area residents.

#### COMMERCIAL LAND NEEDS

Commercial land needs are projected on the basis of the existing acreage per capita. It is reasonable to use this ratio to project future needs because of the following factors:

- The OCC&DC report summarized above indicates that coastal communities can expect to capture an increasing share of the retail market as they grow. Larger population can support a wider variety of retail businesses, including larger volume (and hence competitively priced) stores.
- Coastal travel is expected to increase. The major market for northern coastal counties is Oregon residents, but many visitors come from other states.

#### LINEAR COMMERCIAL DEVELOPMENT

Florence has attempted to compromise between the desires of business people for a location on Highway 101 as opposed to the City's desire to avoid objectionable strip development and to promote commercial development of the downtown. The City has taken several steps to promote its objectives.

- The downtown commercial area has been protected for commercial use. Multiple family development is not permitted and single family units are conditional.
- More stringent development standards are required in the "Highway" area. The highway area requires building setbacks. In the Highway area, the City may require special

development standards, including visual buffers and landscaping

- A Design Review Board and Sign Ordinance have been established to maintain an attractive appearance within the city.

## V. RECREATION

### REGIONAL FACILITIES

The Florence area abounds in recreational and outdoor sports opportunities.

#### Campgrounds:

- Dunes National Recreation Area - 12 campgrounds with capacity for 1,000 persons
- Sutton Lake (Forest Service)
- Harbor Vista County Park - 38 campsites
- Honeyman State Park - 400 campsites
- Carl G. Washburn State Park - 58 campsites

#### Boat Launching:

The following lakes have boat launching sites:

- Mercer Lake - county (2)
- Munsel Lake - county
- Woahink Lake - state (2)
- Cleawox Lake - state
- Sutton Lake - Siuslaw National Forest
- Siltcoos Lake - county (3), private (4)

The following is a list of public and private boat launching sites on the north shore of the Siuslaw River:

- Siuslaw Pacific Moorage, River Mile 2.4
- Bay Bridge Marina, River Mile 4.8 (boat moorage, only).
- Holiday Marina, River Mile 5.4
- Waterland Marina, River Mile 5.4
- Houghton Landing, North Fork
- Bender Landing, North Fork
- Midway Dock Landing, River Mile 10.8
- Proposed Harbor of Refuge, River Mile 0.5

#### Shore Fishing:

Among the areas of public access which provide opportunities for fishing are the north and south jetties, the Old Town Park and a public fishing pier constructed by the Port of Siuslaw and Lane County at River Mile 1.3 on the south bank.

## LOCAL FACILITIES

The abundance of nearby regional parks does not fulfill the recreational requirements for community or neighborhood parks for reasons of the function of the latter, such as provisions for ball fields, covered recreation areas, pools, tennis courts, play equipment, etc., for various age groups within walking distance from their homes; school playgrounds are not considered in determining city-wide minimum park and recreation lands because of their inaccessibility to the general public.

The FLORENCE PARK SYSTEM PLANNING REPORT, 1987 is incorporated in this document (Florence Comprehensive Plan, Part II) to be used as a recommended guide for park development.

### Existing Park Needs:

A varied and well-balanced park system is important to meet both the short and long-term needs of Florence residents. The Florence Park System Planning Report, 1987, provides a detailed assessment of the existing 11 unit, 57 acre system. Table 8 summarizes several key aspects for each park.

TABLE 8  
CITY PARKS INVENTORY

PARK	LOCATION	ACRES	PARK TYPE	DEVELOP	ACTIVITY*	
Elm St.	605 10th St.	3.0	Neighborhood	None	B,C,F,	
Gallagher	940 Spruce St.	3.5	Special Use	Mostly	A,B,K,	
Miller	1801 Oak St.	19.8	Community	Partly	A,C,F,G, H,I,K,	
Old Town	1290 Bay St.	0.2	Special Use	Mostly	B,E,K,	
Munsel Crk	Quince to W. Bike Path Park Drive	3.3+	Linear	Partly	B,C,D, A,B,C,D,	
Munsel Crk	Greenway	27 & Willow	18.0	Conservancy	Partly	F,K,
Munsel Rd.	Munsel Lk Rd	0.2	Neighborhood	Mostly	F,J,	
Pepperoaks	34th Place	1.5	Neighborhood	Partly	F,J,K,	
18th St. Pocket	2305 18th St.	0.2	Neighborhood	Mostly	F,J,K,	
Singing Pines	1295 Airport	6.0	Conservancy	None	A,B,C,	
Rolling Dunes	35th & Siano	1.6	Special Use	Mostly	A,I,J,K,	

\* A=picnicking; B=sightseeing; C=walking/jogging; D=bike riding; E=fishing; F=playground; G=baseball/softball; H=fitness trail; I=tennis; J=other organized sports; K=other

Five specific types of park within the system are recognized:

- a. Neighborhood Parks - These parks are part of the system's core. They serve a maximum radius of 1/4 mile and should be at least a 1/4 acre - although somewhat smaller areas may be acceptable in limited areas. These parks usually have playground equipment and an open area. A ball court and picnic tables may also be present.
- b. Special Use Parks - These core parks serve the City as a whole and can vary widely in size from less than 1/4 acre on upward. They usually feature one or more unique or unusual features (e.g. gazebo, fishing dock, flowers, or flowering shrubs).
- c. Community Parks - These core parks serve the City as a whole and should be at least 15-20 acres in size. Much of the area in these parks is heavily developed (e.g., ballfields, concession stands, arboretums, horseshoe pits, jogging trails). While all types of recreation from passive to very active are possible in these large parks, emphasis is on organized group sports.
- d. Linear Parks - These adjunct parks vary in shape and location from other parks. They may be as narrow as 40 to 60 feet but may be miles in length. They serve the City as a whole and usually provide a transportation corridor for non-motorized forms of transportation. They may also follow a creek or other waterway, preserving those natural values along creeks.
- e. Conservancy Parks - These adjunct parks may vary in size but usually are large. They serve the entire City, preserving key and/or fragile natural features. In addition to preserving quality characteristics in the area, the areas may also serve to break the City into smaller neighborhoods.

Future Park Needs:

The recommended standards shown in Table 9 below from the Florence Park System Planning Report, are based on the above rationale. It is felt that these standards best meet the character of the City, the desires of its residents and the opportunities available. These standards, expressed as units per thousand people, facilitate comparisons with the present and as the City's population expands in the future. The standards should be used as guidelines rather than hard and fast rules.

TABLE 9  
RECOMMENDED PARK SYSTEM STANDARDS

PARK TYPE	CURRENT 3	CURRENT RATE (PER 1,000 PEOPLE)	STANDARD RATE (PER 1,000 PEOPLE)
Neighborhood	4 parks	0.9 parks	2.0 parks
Special Use	3 parks	0.7 parks	0.35 parks
Community	1 park	0.2 parks	0.15 parks
Linear	0.6 miles	0.1 miles	1.0 miles

Using these standards it is calculated that 527 acres of parks and open space are sufficient during this planning period.

Based on these recommended Park System Standards and on the existing City Parks Inventory, the following conclusions are drawn:

1. The existing system is relatively undeveloped.
2. The existing system has good potential for a variety of uses and the component factors of performance.
3. Distribution of the existing system is relatively dispersed except for the older, southern portion of the City which is particularly deficient in parks.
4. School ground facilities are generally available to supplement park system facilities.
5. Additional neighborhood, linear, and conservancy parks are particularly needed.
6. Existing parks and facilities require additional enhancement and maintenance.

Funding resources for park development and acquisition are discussed in the Park System Planning Report, 1987, Part D. Private recreation facilities in the Florence Area consist of:

- a 9 hole golf course
- bowling lanes
- movie theater
- health spa
- racquetball club with swimming pool
- dune buggy rides
- airplane rides (sea plane flights, also)
- horseback riding
- marinas
- sport fishing
- picnic areas
- campgrounds

### Shorefront Access:

Federal and State Funding is available on a limited basis to acquire shorefront access. Methods to acquire access include outright acquisition, condemnation, or exchange of land. While funding may be difficult to obtain it is important that existing accesses (street-rights-of-way and public lands) should be protected. Private property rights and trespass laws should be enforced, however. Additional public access for anglers may be required in the future when the jetty improvements are completed. Visual or physical access to public areas across private property may be negotiated through the use of the open space special tax assessment law. Present public access is illustrated on the Recreation/Open Space Map. Florence recognizes the need for public access. Street right of ways platted to the river are not vacated and will remain as public access ways. Access may be limited at those areas subject to erosion.

### STATEWIDE PLANNING

The Oregon Statewide Outdoor Recreation Plan (SCORP) analyzes needs at a state-wide and county-wide level.

**Special Needs:** The statewide plan identified eight special needs which have no precise standards but are in high demand. Two of these needs are especially applicable to Florence; access to fishing areas, and access to ocean shores. Opportunities for fishing and access to shorelands are inventoried above and in the shorelands inventory. Also listed in the statewide plan is the need for resource areas at low altitudes and near urban centers. Tidelands, wetlands and shorelands of the Siuslaw estuary are valuable recreation resources for clamming, fishing, observing wildlife, and general enjoyment of a beautiful setting.

**Countywide Needs:** On a countywide basis, the most needed recreational facilities are:

- swimming pools
- walking trails
- hiking trails
- biking trails
- riding trails
- tennis courts
- all purpose courts
- ORB trails
- neighborhood, community parks
- district, regional parks

### Coast Bike Trails:

The Oregon State Department of Transportation has developed and continues to refine a Highway 101 bike trail, using existing Highway systems.

## OTHER PARK/OPEN SPACE AREAS

Also shown on the Recreation/Open Space map, are several areas now in public ownership which are located outside the City limits but within the Urban Service Boundary:

- Harbor Vista County Park
- County undeveloped land
- County undeveloped land
- Federal undeveloped land
- Heceta Beach Access Park

Regional parks are beyond the scope of services which can be provided by the City. However, regional parks are important in meeting the needs of visitors to the State and day visitors from the Eugene/Springfield area. The Dunes National Recreation Area and Honeyman Park are of major significance but are located outside the planning area. The Heceta Beach and North Jetty area are of regional significance and are in public ownership. Site 11 on the accompanying map is planned as a natural open space area which could be of regional interest. The Siuslaw Pacific Marina and Port of Siuslaw Holiday Marina provide boating and fishing opportunities for visitors. An additional marina is contemplated in the North Jetty area, although specific plans have not been developed at this time.

## VI. ENERGY FACILITIES AND CONSERVATION

No energy facilities exist within the Florence area at present except for the electric transmission lines, and the P.U.D. substation near North Fork Road and Highway 126. A relatively small amount of petroleum products are stored at the Chevron site at 1839 Highway 101, and the Texaco site at 2175 Highway 101.

With the expected energy shortages and increased costs of energy, the pressure for development of alternative sources of energy are expected to increase. The most likely future sources of supplemental energy for the coastal area appear to be wind, solar power, and the use of biomass from wood products for electrical generation. Technical advances are taking place in each field of energy production which may reduce the costs of each new source and prove the feasibility of using them in this area during this planning period.

Solar electricity from photovoltaic cells is currently technologically feasible but so costly that it isn't practical at the present time. Rapid advancements may change this assessment in the near to mid-future.

Biomass is likely to be utilized for the production of electricity in industrial co-generation facilities. New separate facilities generating electricity from biomass are considered unlikely, however. By-products from woodwaste are now being used to produce steam at the International Paper Company plant in Gardiner. The potential for using large quantities of alder and other wood waste products from logging residues and dead timber appears to be very possible; however, technical advances are necessary to make it profitable to apply bioconversion to wood waste materials. Also, regulatory barriers exist which must be resolved.

Natural gas is being stored at a site in Newport. It is possible that a pipeline might be installed over the fifty miles distance to supply natural gas to the Florence area if electricity supplies to this area were to be reduced.

Electricity: The Central Lincoln Peoples' Utility District supplies this area with electricity and operates within the City limits on a franchise agreement. Electricity rates are relatively low. Rates are expected to rise, however, as higher costs are passed onto the district by the Bonneville Power Administration (BPA). Central Lincoln PUD contracts with BPA for electrical needs.

The boundaries of the District in Lane County encompass the following area: from the Lincoln County line to the Douglas County line and east beyond Swisshome and to the tunnel on Route 126.

The district had 4,829 residential, 678 commercial, 16 industrial and 8 street lighting district customers in June, 1979, in Lane County. The assessed valuation for the Central Lincoln PUD was \$182 million for the area within Lane County on January 1, 1979. Additional high voltage transmission lines remain a possibility and will be required as growth is experienced in this area.

Petroleum Sources: Three offshore wells were drilled on the continental shelf about 16 miles offshore from Florence in 1965. No production wells were established. Since records of wells drilled on Federal lands are not released to the public, the productivity is unknown. Seven major oil companies hold leases with the United States Bureau of Land Management in this area. Prospects for commercial deposits of oil and gas offshore from Lane County are considered fair to good.

Only one significant well has been drilled in Western Lane County. The deepest hole in Oregon (1288') was drilled by Sinclair Oil in the Mapleton area. The hole was abandoned as a dry test. Hydrocarbon deposits may exist in the middle and lower Eocene Marine sediments.

Energy facilities controlled by the Energy Facility Siting Council (EFSC) include: nuclear power facilities siting, high voltage transmission lines, electric power plants with over 25 megawatts capacity, solar collecting facilities using more than 100 acres of land or providing more than 25 megawatts of power, and pipelines 5 miles or longer.

It is state policy that local comprehensive plans are the basic consideration in the siting of energy facilities. EFSC and all state agencies issuing permits affecting land use do so only if the proposed use or activity is in conformance with the local comprehensive plan. Similarly, federal consistency with the OCMP means that federal actions must be consistent with local plans. The Coastal Energy Impact Program (CEIP) is available to assist local governments in energy siting within the coastal zone.

The impacts of the above energy facilities should be carefully reviewed.

#### ENERGY CONSERVATION

The Central Lincoln PUD conducts an "Energy Conservation and Weatherization Program" which provides customers, on request: heat loss data; advice on insulation; power use information on electrical equipment; and information concerning government weatherization programs and low cost weatherization loans.

Individual efforts toward energy conservation efforts in gasoline and electrical consumption should be encouraged. These can range from taking the form of adding insulation and weatherproofing to homes to the use of solar or wind power and the siting of new homes and buildings to receive the most benefit from the sun's rays.

The protection of homes from the western winds by retaining the natural vegetation can have a significant effect on the amount of energy consumed.

A housing weatherization program financed by BPA has been administered through Central Lincoln PUD. Over 2300 living units have been weatherized at this time (1987) in this utility district's service area.

Special assessment districts can be created for the purpose of installing underground utility lines.

#### VII. LAND USE

##### EXISTING LAND USE

The following table shows the breakdown of land uses within the Urban Service Area:

TABLE 10  
LAND USES WITHIN URBAN SERVICE AREA

ACREAGE 1980

	<u>City</u>	<u>USB*</u>	<u>Total</u>
Single Family	320	126	446
Mobile Home on Lot	183.2	50	233.2
Multiple Family	30.4	12	42.4
Vacation Lots	44		44
Residential Total	577.6	188	765.6
Commercial	139.6	27	166.6
Industrial	4.6	26	30.6
Public/Quasi-Public	750.9	834	1,584.9
Marine	21	2	23
Vacant	627.3	1,695	2,322.3
Water	288	222	510
TOTAL	2,409	2,994	5,403

\*1980 figures provided by Lane County, adjusted for 11 acres outright annexation and 116 acres ring annexation.

#### LAND NEEDS FOR FUTURE DEVELOPMENT

Land needs for residential, parks open space, commercial and industrial uses are estimated in the housing and economic development sections. The results are summarized below. Gross acres are used to allow for streets and utilities for these uses.

Residential: The projected number of housing units for the end of the planning period (the year 2005) was determined by dividing the total population by the projected persons per household. A two percent vacancy factor was added. Housing types were split according to the existing percentages (1986).

Residential density was estimated through an analysis of recent subdivisions. The existing residential density for the City.

Siuslaw Village: This is a mobile home subdivision on stabilized sand dunes. The subdivision contains 310 lots on 84 acres. Nine acres of undevelopable land (drainageway, and leading edge of partially stabilized dune) were subtracted from the available acreage, an additional 8 acres was set aside for commercial and recreational use.

Summerset and Spruce Subdivisions were subdivided prior to 1980, in Restricted Residential Zoning District. Together, they contain 104 lots on 30 acres for 3.47 units per gross acre.

Within the Heceta Beach area of older homes, residential density is approximately 6 units per acre. Newer subdivisions within the Urban Service Area have been developed at less-density, but many of these lots could be further divided when sewer service was available. These subdivisions are not included because density was dictated by City standards of 19,000 square feet per residential lot for interior development within the USB.

Existing residential density for the City is approximately 3.8 units per acre for single family and manufactured houses.

To determine residential density, a simple average of the four cases was used. Since manufactured home subdivisions are required to have the same lot size as Single Family Zoning Districts, no attempt was made to differentiate density by housing type. The average projected gross residential density rate is 4 units per acre.

For multiple family a density of 25 units per acre is specified. While no specific density is contained in the Florence Zoning Ordinance, this is comparable to the medium density permitted in both Eugene and Springfield. Within the City, three recent apartment complexes have been constructed: Munsel Park Apartments, 36 units on 1.37 acres for 26 units per acre; Siuslaw Dunes Apartments, 45 units on approximately 4 acres for 11.25 units per acre; and Shorewood Senior Retirement Center, 3 story, 72 units on 2 acres for a density of 36 units per acre. Each of these developments was required to provide open space and on-site parking. The average density using these 3 examples is 24.33 units per acre.

Recreational (Camping) Lots: Florence has one Planned Unit Development designed specifically for recreational and vacation. This P.U.D., Coast Village, is 44 acres and contains 259 lots. In addition, lots in Greentrees Village, a P.U.D. for adult living may be used for recreational vehicles as well as full-time homes. Future Planned Unit Developments may be proposed for this type of use within the Urban Service Area but it is not possible to estimate future demand. RV parks will continue to be developed when it is economically feasible to provide them. There are a large number of state, county, and Forest Service camp lots provided in Western Lane County.

Part-Time Residential Use: 1980 census figures show that approximately 12.19% of houses are owned by part-time residents and used as weekend or vacation homes. This part-time use is expected to remain constant throughout this planning period.

The need for housing for part-time residents is included in needed housing projects for this planning period, and shown in the table below.

EXISTING AND PROJECTED HOUSING WITHIN URBAN SERVICE BOUNDARIES

The projection for needed housing units for the year 2005 is 6,510. The permanent population 12,515 plus one half the part-time population, 1,526 equals 14,041. Dividing the population by the persons per household projected for the year 2005 (2.2) equals 6,382 units. Adding a 2% vacancy factor equals 6,510 units.

The table below shows the historical\* and predicted housing mix:

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1986</u>	<u>2005</u>
Single Family	83%	63%	50.1%	46.6%	40%
Mobile Home	5%	18%	30.9%	33.5%	38%
Multi-Family	12%	19%	19.%	19.9%	22%

\*Historical percentages from 1970 and 1980 Census. 1975 figures were updated from building permit data. 1986 figures are from Lane County Housing Survey data, December 1986.

The above percentages were applied to the projected number of housing units (6,510) to estimate number of units by type.

TABLE 11  
RESIDENTIAL LAND NEEDS IN 2005  
WITHIN URBAN SERVICE AREA

	<u>Dwelling Units Needed</u>	<u>Units Per Gross Acre</u>	<u>Gross Acres Needed</u>
Single Family	2604	4.0	651
Mobile Home	2474	4.0	619
Multi-Family	<u>1432</u>	<u>25.0</u>	<u>57</u>
Totals	6510	33.0	1327

Commercial:

The need for commercial land is estimated by multiplying the projected population by the existing commercial acreage per capita:

- 166 acres divided by 6,170 persons (1985 estimated population) equals .027 acres per person
- 0.27 acres per person times 12,515 (est. permanent resident population) equals 338 gross acres.

Commercial Zoning Districts within the City contain 159 acres. 80.6 acres are committed to commercial use. 25.4 acres are in residential use, a part of which will be converted to commercial

use. Publicly owned property includes 24 acres now in School District use. As new schools are constructed, this property will be available for commercial uses. 9 acres are undeveloped.

Marine: The available land at the Port of Siuslaw and the Siuslaw Pacific Moorage is approximately 9.4 acres. An additional 80 acres of land adjacent to Siuslaw Pacific Moorage been reserved for marine use. Additional marine designation adjacent to the Port has been reserved for dredge spoils stockpiling. Approximately 80 acres adjacent to the north jetty has been designated marine; this area is very limited in its development capability due to potential of ocean flooding and natural values of the area. Total marine area is 183 gross acres.

Industrial: Need for industrial land is estimated in Section IV, Economic Development. A total of 235 gross acres are designated on the land use plan.

The following table shows the distribution of land uses existing and planned:

Land Use	Existing Acres	Projected Need	Projected Use Ratio Total Acres
Residential 1	503	1,220	1,723
Marine 2	21	178	199
Commercial	141	201	342
Industrial	27	208	235
Public/Open Space	1,715	-249	1,466
Undeveloped 3	2,486	-1,558	928
Water	510	-	510
TOTAL	5,403	-0-	5,403

1. Includes recreational lots
2. A portion of the marine use is on public land
3. The 941 of planned undeveloped land includes the limited service area and undevelopable land in the residential designated areas:

limited service area - 480 acres  
undevelopable: City - 118 acres  
undevelopable: UGB - 323 acres  
surplus - 7 acres  
928 acres

## VIII. FLORENCE URBAN SERVICE AREA

### DESCRIPTION OF FLORENCE URBAN SERVICE AREA

The boundary of the Florence Urban Service Area is defined by natural topographical limits which provide for natural drainage from north to south (the "basin concept"); by U.S. Government land on the north; by the ocean and Siuslaw River at the west; the Siuslaw River at the south; and generally by a high ridge at the east which divides the North Fork of the Siuslaw River from the natural drainage area.

A site specific description of the Florence Urban Service Boundary is contained in the appendix.

**Geology:** The major determination in the adoption of this Boundary is the geological make-up of the Florence dune sheet. As shown on the Soils map and the section on Beaches and Dunes, the Florence area has severe development conditions throughout. In Florence, we find open sand dunes, seasonal lakes and surface water, and stabilized sand dunes. As can be seen on the Soils map, open sand and wet areas make up a majority of the land within the Boundary. These severe conditions are interspersed with developable land.

Much of the best land for development, which is close-in to the existing urban area, does not require major stabilization, drainage or fill, and is relatively flat has already been developed. Most of the remaining land which is close-in to the developed area will require major site preparation work before construction can begin. This site preparation is, of course, expensive and will be translated into a higher housing cost.

**Cost of Housing:** The values which must be balanced are maximum compactness of future growth as opposed to providing a wider area of opportunity for developers of housing to find sites which can be developed into affordable housing. At the present time, development is either underway or planned in widely dispersed areas within the Boundary.

Considerable development at urban densities has already occurred at Heceta Beach. This pattern reflects the economic and geological realities of building in the Florence area.

**Agricultural Land:** Resource values have also been considered. There are no prime agriculture or forest lands within the adopted Boundary which needs to be protected from encroachment.

**Urban Services:** Cost of urban services is also a consideration. The unincorporated area north of Florence is already served by the Heceta Water District. A major arterial system consisting of the Coast Highway, Rhododendron Drive, and Heceta Beach Road

already exists. A pressure sewer line has been extended to 35th Street (the City limits) on Rhododendron Drive. This line has more available capacity than other portions of the City's sewer system and can be extended north.

Planning Coordination: Lane County has planned and zoned the unincorporated portion of the Urban Service Area for urban density residential development where water is provided and septic drainfield approval can be obtained. The City has appealed this action by the County to the Land Use Board of Appeals, but the decision was in favor of the County. The presumption by the City then is that the Statewide Goals support the development of an urban area within the adopted Boundary and that further, where urban densities are permitted, they will, in fact, occur. Since the Boundary is required to separate rural from urbanizable land, a contraction of the adopted Boundary by the City would place urbanizable land outside the Boundary. The Boundary then, would not separate rural from urbanizable land.

#### URBANIZATION SUMMARY

The following seven factors were considered in establishing the Urban Service Boundary:

1. Demonstrated Need: Acreage needs for urban uses were projected in previous sections of this Report and sufficient land was provided to accommodate these uses.
2. Housing, Employment and Liveability: Projections for land needs for residential, commercial, industrial, public uses, and open space uses are discussed in various sections of this Report and adequate land has been provided.
3. Provision of Public Facilities and Services: Public facilities and services are inventoried in Section IX, below. Considerations of water supply and sewage treatment capacity are addressed. The City is in the process of planning and seeking federal funding for establishment of a regional sewage plant in Florence to meet future needs. In addition, the City has begun a study to determine the most logical phasing of sewer service extensions. The Heceta Water District provides water service to Heceta Beach and along Heceta Beach Road to Highway 101. This area should be included in the Urban Service Area so that full urban services can be provided.
4. Efficiency of Land Uses in or Near the Urban Area: This plan recognizes that in general, "infilling" is more efficient than "leap-frogging". That is, land within the urban area should be developed before land is annexed for development. In any event, urbanizable land must be contiguous to the urban area to be annexed.

Concerns about the development of land to urban densities prior to annexation have been discussed above. This Plan has development standards which would promote orderly and efficient provision of facilities and service; this will be done through a joint management agreement with Lane County.

5. Environmental, Energy, Economic and Social Consequences: This Plan has preserved critical elements of the environment and still provided for economic growth. A compact form of growth has been established, consistent with the carrying capacity of the land. Socially, Florence is expected to remain largely the same, although the population will increase substantially.
6. Retention of Agricultural Land: Though the inventory identifies some class IV soils, this land has not been designated agricultural. Removal of the natural stabilizing vegetation and replacement with seasonal crops or even pasture could have disastrous consequences in terms of erosion. Also, the land has never been used for commercial agriculture.
7. Compatibility with Agricultural Activities: There are no farming activities in the area which would conflict with development.

Various possible boundaries were evaluated against the considerations discussed above. In adopting this Boundary, the overriding concern was the unique geology and soil conditions which exist in Florence; the whole City is built on sand. The physical realities of the area dictate a variety of development opportunities be provided within the urbanizable area so that economically viable sites can be found. Those parcels which are passed over for development may be developed someday, but will provide open space amenity until then.

#### LIMITED SERVICE AREA

Two areas designated "Limited Service" have been included within the Urban Growth Boundary, based upon the findings below:

Heceta Beach Road Area: An area traversed by Heceta Beach Road is designated limited service on the Comprehensive Plan diagram. This area is included within the Urban Growth Boundary on the basis of the seven factors in Statewide Goal 14.

Factors (1) and (2) demonstrated need; housing, employment, liveability: This area is not needed according to these criteria, but is justified according to the criteria below.

Factor (3) Orderly and economic provision for public facilities services: This area lies between two north/south corridors of development along Rhododendron Drive and Highway 101. Certain existing and future facilities and services must run through the Limited Service Area to service the adjacent corridors of development. This Limited Service Area would logically be included within the Urban Growth Boundary to allow the City to annex areas where it is providing services, to have land under its administrative control where its facilities are located, and to reduce the potential for intermittent and overlapping jurisdictions.

Water Service: Water service outside of the City limits is provided by Heceta Water District. A water main along Heceta Beach Road serves Heceta Beach and properties developed along the road. This water main cuts across the northern end of the Limited Service Area. Upon annexation of Heceta Beach, the City will have all but a few of the District's customers within the City limits. It is likely, at that point, that the City would acquire the facilities now belonging to the district.

Roads: Heceta Beach Road is the arterial connecting Heceta Beach with downtown Florence via Highway 101. As both ends of the road at Highway 101 and Heceta Beach are planned to be within the City, it is logical for the central portion to also be within the City. An extension of Munsel Lake Road is also planned through the Limited Service Area as an east/west arterial.

Police: When Florence annexes Heceta Beach, and the northern portion of Highway 101 to Heceta Beach Junction, the City will be providing police protection on three sides of the Limited Service Area. The City would be able to respond to calls within that area with little effort. The City would be the logical provider of police protection.

Factor (4) Maximum efficiency of land uses within and on the fringe of the existing Urban Area: The designation of the Limited Service Area promotes maximum density on the remainder of the land included within the UGB. Only a limited amount of development can occur. As shown on the soils map on page 101 of this report, the majority of the Limited Service Area has wetness problems which would make development of septic systems impossible. As a result of the North Florence Dunal Aquifer Study, the Department of Environmental Quality has placed limits on the allowable density in the area.

Factor (5) Environmental, Energy, Economic, and Social Consequences:

Environmental: There would be no environmental consequences. Fish and wildlife habitat in the Limited Service Area has been protected through either designation as Open Space or inclusion

within a management unit. This land is neither agricultural land nor forest land.

Energy: There will be little, if any, effects on energy as a result of including the Limited Service Area within the UGB. The development pattern will not be altered through this action.

Economic: The economic effects would be minimal. The tax base brought into the City through future annexation of the Limited Service Area would be minimal since there is very little development. On the other hand, the demand for services would be minimal. The City would be an efficient provider of some services since it would be already providing services on adjacent lands. The greatest economic benefit would be the efficiency gained by providing the City and County a logical boundary and providing the City with Municipal jurisdiction over all of the area where it is providing services.

Social: There would be no social consequences as a result of including the Limited Service Area within the UGB, since there would be no additional development generated.

Factors (6) and (7). Retention of Agricultural Land, and compatibility with nearby Agricultural Land. There is no Agricultural land in the area.

North Jetty Area: An area adjacent to the North Jetty is designated Limited Service on the Comprehensive Plan Diagram. This area is included within the Urban Growth Boundary on the basis of the following findings:

Factors (1) and (2) Demonstrated need; housing, employment, liveability: In Chapter V of this Technical Report, the North Jetty Area is listed as a recreation area of regional significance. In addition, two special needs identified in the Statewide Outdoor Recreation Plan, access to fishing and access to ocean shores, can be provided for in this area. With increased population in Florence and Lane County, this area will have to accommodate more people for outdoor recreation activities. At minimum, public facilities such as restrooms may be required. An Aquaculture site is designated in this area. The present development is small, but could be expanded in the future. At present, the site has a sewage holding tank. If the operation is expanded in the future, sewer service should be provided. The Oregon aqua foods development in Newport, for example, has City water and sewer services.

Factor (3) Orderly and economic provision of public facilities and services: The North Jetty Area should be included within the Urban Growth Boundary for locational reasons. To delete this area from the boundary would create an island of County jurisdiction, not contiguous with other unincorporated lands in

Lane County. At present, for example, the County Sheriff is responsible for serving the North Jetty Area as well as all unincorporated lands within the Urban Growth Boundary. When Heceta Beach is annexed to the City, the City will be able to provide a better level of Police services.

Factor (4) Maximum efficiency of land uses within and on the fringe of the existing urban area: Inclusion of this area in the Limited Service District will promote maximum efficiency of land use as planned by providing recreational opportunities within the urban area.

Factor (5) Environmental, Energy, Economic and Social Consequences:

Environmental: The environmental consequences would be minimal. Resources are identified and protected in the Coastal Resources Management Plan. The Open Space designation on the major portion of the area provides a high level of protection.

Energy: The energy consequences would be minimal. The types of development which can occur are severely restricted.

Economic: The provision of a higher level of services to this major recreation area will encourage greater public utilization and will benefit the economy of Florence and the State.

Social: There are no identifiable social consequences.

Factors (6) and (7) Retention of Agricultural Land and compatibility with nearby Agricultural Land: There is no Agricultural land in the area.

## IX. PUBLIC FACILITIES, SERVICES AND TRANSPORTATION

### PUBLIC FACILITIES:

The Public Facilities Systems Report, 1987, has been developed as a part of the Plan and discusses the water, sewer and street plans as well as other important services

## X. PHYSICAL ENVIRONMENT, NATURAL RESOURCES, AND LAND USE CONSTRAINTS

### GENERAL

Climate: The annual rainfall in Florence averages 72.2 inches per year. The highest recorded rainfall during the last 22 years for any three month period was for November, December 1973, and January 1974, when 50.85 inches were recorded. The highest rainfall for any one year since 1957 was 98.11 inches in 1968 and the lowest was 43.75 inches in 1976. The highest rainfall for

any one month since 1957 was 56.03 for November, 1973. Approximately 91 percent of the annual average rainfall occurs between October 1, and May 31, leaving the summer months relatively dry. Summer rains consist of light rainstorms or "drizzle".

The lowest average monthly temperature is February, with 42.6 degrees Fahrenheit. The highest average monthly temperature is August, with 61 degrees Fahrenheit. The average annual temperature is 51.8 degrees Fahrenheit. The maximum temperature recorded in 1975 was 93 degrees Fahrenheit on September 4, and the minimum was 24 degrees Fahrenheit on January 4. The climate is defined as temperature oceanic and is largely controlled by marine air masses which move inland from the ocean.

The prevailing winds are generally from the south and southwest during the winter, then gradually reversing to the north and northwest in the summer. Late fall, winter, and early spring rains are the result of warm, moist marine air masses encountering the higher relief and relatively cooler land surface. The air masses are forced to ascend and the resultant cooling intensifies the rainfall to about 60 to 90 inches annually throughout this coastal region. Snow and heavy freezing are rare. In the warmer months a narrow coastal fog belt often occurs.

**Topography:** The topography of the Florence area is generally fairly level. The major exception is the area on the eastern rim of the Urban Service Boundary, southeast of Munsel Lake, which rises fairly abruptly from 160 to 400 feet elevation in a distance of about 400 feet. The ground elevation within the majority of the Florence Area ranges from sea level to about 80 feet. Generally the slopes do not exceed ten percent; however, the leeward or advancing slope dunes may reach a slope of over 45 percent. There are several exceptional cases of stabilized dunes which reach elevations of 60 feet, or more, above the immediate surrounding area.

**Vegetation:** The mild winters and dry summers of the region give evergreen conifers the advantages over other types of vegetation and contribute to the enormous productivity of the forests which surround the Florence area. The forests are predominantly Douglas Fir; however, Sitka-Spruce occupies the narrow zone along the coast and Western Red Cedar and the Western Hemlock are also associated with the area, especially in the older stands with wetter conditions. Red Alder frequently colonizes in open areas until being displaced by the evergreen conifers.

Shorepine is the predominant species found in the Florence area. Rhododendrons, huckleberry, salal, manzanita wax myrtle and scotchbroom are also common in the area. Almost all soil within the Florence UGB is stabilized or

partially stabilized dunal sand. Care must be taken during development to restabilize raw sand to prevent erosion.

#### A. NATURAL RESOURCES

##### AGRICULTURE

Agricultural capability was inventoried, using the land use survey prepared by L-COG in 1976 and the soils interpretations by the Soil Conservation Service. The land use survey contained no land in agricultural use within the Urban Service Boundary. Soil interpretations are summarized below.

##### AGRICULTURAL CAPABILITY

<u>Soil Type</u>	<u>Rating</u>	<u>Crops</u>
Brallier	IVw	Pasture
Dunal Sand	VIIIe	None
Heceta	IVw	Pasture
Westport	VIe	Pasture
Yaquina	IVw	Pasture
Netarts	VIe	None
Bohannon	VIe	None
Preacher/ Bohannon/ Slickrock	VIe	None

Although some of the soils in the area have a Class IV rating, this is qualified with the problems of wetness and potential erosion. Use of this land as pasture would require stripping the existing vegetation, which is composed of a wide variety of trees, shrubs and brush. In general, this land cannot support agricultural use due to the instability of the dunal sands when existing vegetation is disturbed.

##### FORESTRY

Forest lands were inventoried, using a land use survey conducted by Lane Council of Governments and site index data included in the soil interpretations of the Soil Conservation Service. The L-COG survey showed no lands in timber use within the Urban Service Boundary. The SCS data, however, did show some forest potential, shown in the table below:

FORESTLAND CAPABILITY

Soil Type	Tree Species	Windbreak Performance	Woodland Wildlife Habitat	Site Class
Brallier	None	None	good	None
Dunal Sand	None	None	Very poor	None
Heceta	Willow/Myrtle/ Shorepine	Fair	Poor	None
Westport	Sitka Spruce	Fair	Poor	None
Yaquina	Sitka Spruce/ Douglas Fir	Fair	Fair	4est.
Netarts	Sitka Spruce/ Shorepine/Douglas Fir	Fair	Fair	3est.
Bohannon	Douglas Fir	Poor	Good	3
Preacher/ Bohannon/ Slickrock	Douglas Fir/ Hemlock	Poor	Good	2

Soil Types: The soils listed in the table above are shown on the "Soils Map" contained in this Plan. Several areas have some forestland potential and are evaluated here.

Bohannon/Preacher/Slickrock: These soils are located east of Munsel Lake Road and south of Munsel Lake on a hillside which faces west. The portion of this hillside which lies within the City limits and the Urban Service Boundary is not as productive as the higher portion of the hillside to the east. The State Division of Forestry office in Florence has recommended that this area be taken out of the Reforestation tax exemption category since it is considered to be more suitable for development than forest uses.

Netarts: This soils type is found predominantly in two locations: on either side of Rhododendron Drive in the area of North Jetty Road and on either side of Highway 101 at Heceta Junction. These areas are a mixture of Sitka Spruce, Shorepine, and Douglas Fir. Windbreak performance and wildlife habitat are rated as "fair". Although these areas have a site class of 3, the Spruce and Shorepine predominate, leaving no significant commercial timber. The Rhododendron Drive area has significant development including several subdivisions and Harbor Vista Park. Lot sizes are large due to septic field limitations, and a majority of the natural vegetation has been retained to stabilize the sand. [This Plan designates a minimum lot size of 19,000 square feet for lots developed prior to annexation and an ultimate minimum lot size of 9,000 square feet. The eastern portion of the Rhododendron Drive area is included in the open space area designated on the Land Use Plan. This area is not needed for open space uses since large open space areas are provided both east and west of this area.] The Highway 101 area already has a shopping center at Heceta Junction and considerable

development along Highway 101; less than 20 acres remain uncommitted to development. In general, the Netarts soil areas do not have commercial forest capability and are of more value for development than urban forestry uses. The high degree of sand stabilization and superior drainage as well as the accessible location make these areas two very desirable areas for development.

Yaquina: This is the predominant soil type in the Florence area, including downtown Florence and scattered throughout the planning area. This soil can support a mixture of Sitka Spruce, Shorepine and Douglas Fir. Site class is 4; windbreak performance and wildlife capability are rated "fair". The large areas within the City limits and at Highway 101 and Munsel Lake Road are largely developed or already divided into small parcels. Of the area east of Rhododendron Drive and north of 35th Street, the northern half is designated as open space. The remainder of this soil type is scattered through the area.

#### FOREST LANDS:

1. Commercial forestry: As shown in the above discussion, there are no commercial forest lands within the Urban Service Boundary.
2. Watershed and habitat: This Plan protects 80 acres around the City's wells for watershed and recreational use; this land, however, is not forested. Riparian vegetation along the Siuslaw Estuary, Munsel Creek, Munsel Lake, and Heceta Lake can be protected through Plan Policies, designation of Shorelands Management Units, and development standards in the Zoning Ordinance. These areas are inventoried in the following section on open space, scenic and historical areas, and natural resources.
3. Maintaining vegetative cover: Florence is located on a dune sheet which requires maintenance of vegetative cover for all areas. Designation of specific forest areas would not serve any purpose because the whole area would be affected.
4. Urban buffers: Forest lands are not needed as buffers. The major highways are buffered with commercial use. There are no industries permitted which would produce significant noise, glare, smoke, or odor.
5. Windbreaks: While there is wind hazard identified in this Plan, the windbreak performance of the soils in the area is rated only "poor" to "fair". Adoption of safety standards such as tie-downs for mobile homes is a better approach to wind protection in the Florence area.

6. Wildlife and fisheries habitat: In upland areas, several coastal lakes, seasonal lakes, pocket wetlands and their associated riparian zones have been identified and protected through designation as open space or through development standards to be applied through site investigation procedures and through designation of Management Units.
7. Livestock habitat: This is not an urban use and is not generally compatible with urban uses.
8. Scenic corridors and recreational use: These are discussed in the following section "Open Space" and Section V, Recreation.

#### Forest Lands Designation:

There are no forestlands designated in this Plan. There is no commercial timber. All of the potential forestland needs discussed above are addressed in various portions of this Plan without the need to designate forest lands.

#### OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

**Cultural Areas:** Although the area did have a population of Indians in the early days, no specific sites of importance within the planning area have been identified.

**Historic Areas:** The Waterfront District adjacent to the Port of Siuslaw contains several historic structures. Historic buildings include the Callison Building, the Kyle Building, and the Kennedy-Johnson Home. The preceding, as well as the Florence Grade School, Florence IOOF Hall, John Bergman and Severy homes were nominated in the Statewide Inventory of Historic Sites and Buildings, but none are adopted as historic buildings in the Lane County Inventory. The IOOF Hall and the old grade school have been demolished. The Bergman and Severy homes are not considered to be important enough, historically, to warrant special treatment.

**Analysis of Conflicting Uses for Historic Buildings:** All three historic buildings are located within the Old Town Waterfront District which allows Commercial as well as Residential Uses. All three buildings are privately owned and are in Commercial Use. These are woodframe buildings dating from early in the century.

Uses which may conflict with the preservation of these buildings are alterations or their demolition for use as businesses or residences. Regular repair and maintenance as well as remodeling, rehabilitation and possible additions will be ongoing activities over the life of these buildings. The Design Review Board is required to review any building permits relating to

Historic Buildings. In addition, Policy Number 1 on page \_ of the plan requires that the State Historic Preservation Officer be consulted "when planning and management activities are likely to impact properties identified on the Comprehensive Plan Map, Historic Buildings". No other conflicting uses have been identified at this time. Figure shows building locations.

Fish and Wildlife Habitats: The Siuslaw Estuary is an important habitat and is discussed in detail below. The Heceta Beach Dunes is a significant area which is located north of Heceta Beach and is not in the study area. The Wilsey & Ham Coastal Inventory, Map II-4 shows several areas of biological significance.

1. Snowy Plover habitat. This is located on the deflation plain behind the foredunes adjacent to and north of the community of Heceta Beach. This site is located on public land and can be protected. This area is outside Florence USB and is subject to Lane County Land use policies and designations.
2. Beach north of North Jetty. This is not a unique habitat, but an important one. The beach has recreational value as well as natural value. As the beach is public land, it can be protected. A portion of the beach adjacent to the jetty has been designated a dredge spoils disposal site.
3. Brush/Blueberries/Snags near North Jetty. This area is part of a large area of dune hummocks and deflation plain. The portion north of North Jetty Road contains lakes or pond and associated marsh. This area is in public ownership and can be protected. There are two uses contemplated in the southern portion of this area which may conflict somewhat with natural values. An aquaculture site is located just north of the North Jetty Road. A marina is proposed in the estuary next to this area; development of support facilities on the shore would have an impact. It is felt that these two uses can be accommodated since the northernmost (and most important) part of the area would not be affected and since Wilsey & Ham identify three other habitat areas of this type as being of greater significance.
4. Brush/Blueberries/Snags near Heceta Lake. Heceta Lake as well as the vegetation surrounding it are important habitat, as the lake is stocked with fish by the State Department of Fish and Wildlife. Three more significant habitat of this type are shown by Wilsey & Ham to the north; also, there is an area of similar characteristics to the south which can be designated as open space.
5. Brush/Blueberries/Snags south of Heceta Beach Road. This is actually a marshy area to the north and west of the major active dune in the center of Florence. According to the

Soils Map, this area extends further west and south than shown by Wilsey & Ham. These dune marshes are described by Wilsey & Ham as "pocket wetlands" which "offer an unusually diverse assemblage of flora and fauna within a small area". Approximately 240 acres which includes all but the northernmost portion of this area is in public ownership and is designated as open space.

6. A Darlingtonia bog is located north of the power substation on North Fork road. Wilsey & Ham list this site as a "unique habitat". Two Darlingtonia bogs, one located on Woahink Lake and one located north of Florence are designated as significant natural areas by the Oregon Natural Heritage Program. This area is outside Florence USG and is subject to Lane County Land Use policies and designations.
7. Munsel Lake has riparian vegetation on the southern and eastern shores. This is important both with respect to bank stabilization and wildlife habitat. Special development standards should be applied to this area to conserve this vegetation. This area is outside Florence USG and is subject to Lane County Land Use policies and designations.
8. Munsel Creek, though not shown on the Wilsey & Ham map is an important fish and wildlife habitat; particular attention should be paid to conserving riparian vegetation along the Creek.

The Wilsey & Ham Inventory lists beach and dune wildlife species by habitat type. These lists are too extensive to be reproduced here, but are to be found in Section 1, appendix tables 1 through 8 of that Inventory.

These upland areas have been reviewed with the State Department of Fish and Wildlife. Regarding areas 1, 2 and 3 above, it was agreed that the open space designations in the Land Use diagram provide adequate protection. Regarding areas 4 and 5, it was determined that the important values to be preserved were the major water areas, their associated riparian vegetation, and trees over ten (10) inches in diameter. The water areas and riparian zones are protected through inclusion in the Management Units. Requirements for preserving trees are contained in the Subdivision Ordinance. The Darlingtonia bog on North Fork Road is outside of the proposed Urban Growth Boundary. Munsel Lake and Munsel Creek are protected through site investigation procedures and policies contained in this Plan.

A major area north of the Florence City boundaries, consisting of approximately 240 acres of publicly owned land is to be preserved as open space and wildlife habitat. This area, shown on the accompanying map, consists of seasonal lakes and their associated riparian zones, areas of brush and trees, and sand dunes. The seasonal lakes and their associated riparian zones are protected by the designation of Management Units. These Management Units extend somewhat onto adjacent private property to protect the integrity of the area as a whole.

While this area of seasonal lakes is presumed to have some biological significance no onsite inventory has been conducted. Portions of these areas may be excluded from the applicable Management Unit on the basis of a site investigation or preliminary investigation report, where such report contains findings that the area is not a significant wildlife habitat.

One parcel of approximately 40 acres is located south of Heceta Junction Road. This parcel, though private property, is largely covered by seasonal water and is partially included within a Management Unit. A parcel to the northwest now owned by the County is more developable and of less value as wildlife habitat; the County owned parcel is not contiguous to the other County land in the vicinity. It is recommended that the County acquire the former parcel through outright purchase or trade for the latter parcel. This exchange would protect wildlife habitat and produce a more logical pattern of land ownership.

Major natural drainageways are also included on the accompanying map. Standards have been established to protect riparian vegetation along Munsel Creek. With additional urban development, several problems are likely to arise. Development increases rates of storm runoff, which could require natural channels to carry more water. In several areas, these creeks have no clear channels at all. It may be necessary in areas to physically alter the existing channels to provide adequate drainage without problems of erosion and flooding. Therefore, these drainageways have been shown on the hazards map to require a site investigation before development occurs. Standards have been developed for building setbacks and protection of riparian vegetation. These standards will be applied to all new development. Possible conflicts between natural values and the need to carry increased storm drainage will be resolved through the site investigation procedures. (See Hazards Map, Upland Management Units Map.)

Scenic Areas: The whole Florence area is rated high in scenic opportunities in the Coastal Visual Resource Inventory by Walter, Havens, and Erickson. Of particular interest are points of access to the Siuslaw Estuary and the ocean. These include:

- North Jetty beach and parking lot
- Harbor Vista Park
- Siuslaw Pacific Moorage
- Undeveloped public right-of-way at 8th Street
- Ivy Street
- Mini-Park and pier at Laurel Street
- Holiday Marina
- Highway 126 from the North Fork Bridge to City limits

In addition several large acreages in public ownership provide opportunities for upland views:

- The area below Harbor Vista Park is a large area of deflation plain and dune hummocks.
- The 240 publicly owned acres between Rhododendron Drive and Highway 101 north of 35th Street has a portion of active dune, wetlands, brushland, and forest.
- The 80 acres owned by the City at the City's wells has a portion of active dune and Munsel Creek.

The points of access listed above are important view areas overlooking the estuary and will be retained in public use. The Design Review section of the Zoning Ordinance is intended to enhance and preserve the scenic quality of downtown Florence. The Design Review Board has the authority within the Waterfront, Marine, Commercial, Multiple Family, Limited Industrial and Open Space Districts to require conditions affecting visual buffers, setbacks, coverage, height, fences, landscaping, signs, architectural quality, and other criteria.

**Recreation Trails:** The Pacific Coast Bike Trail and Hiking Trail pass through Florence. The bike trail is located along Highway 101. The Highway 101 widening project will provide adequate bike lanes from Florence to Sutton Lake. The hiking trail is still a proposal at this point. The route follows the beach south to the North Jetty Road, then south on Coast Guard Road (Rhododendron Drive) to the Siuslaw Pacific Marina, to continue south on Rhododendron Drive to Highway 101 and across the bridge. These trails are shown on the Open Space and Recreation Areas map.

**Natural Areas:** The Oregon Natural Heritage Program lists the Siuslaw Estuary as a significant natural area. The Estuary is inventoried in the following section and has been divided into Management Units with uses designated according to natural values withheld against development needs. The Heceta Beach Dunes and Cox Island are both outside of the planning area.

**Designation of Open Space:** Based on the inventory above, the following areas have been designated in the Plan as open space:

- the area north of the North Jetty Road for its habitat and scenic value,
- the 240 acres of publicly owned land between Rhododendron Drive and Highway 101 and north of 35th Street for its habitat and scenic value,
- Harbor Vista Park for its habitat and scenic value
- the 80 acre City well reserve for its scenic and recreational potential as well as the need to protect water quality.

In addition, the following areas have been protected for future park and recreation use:

- Singing Pines Park, north of Airport Road
- The south 40 acres of County landfill site on Rhododendron Drive.

Development vs. Natural Value: Several areas in the above inventory are private ownership and are likely to be developed, if allowed. The shorelines of Heceta Lake and Munsel Lake and the banks of Munsel Creek can be developed if proper care is taken to conserve riparian vegetation and to maintain water quality. In the case of coastal lakes, a site investigation procedure can be used to identify and mitigate impacts on a site specific basis. The Darlingtonia bog on North Fork Road is not a major resource, yet it would be desirable to preserve it. If the site is of regional significance, the public acquisition would be desirable.

Mineral Resources: No known aggregate or mineral resources are found in the area with the exception of the large quantities of dune sand. Policies and Recommendations regarding sand removal are set forth in Part I.

An inventory of lands having natural resource value is included as table, uplands Natural Resources Inventory by tax map and lot.

#### BEACH AND RIVER ACCESS POINTS

Public access to ocean beaches and the river are important to preservation of scenic views and recreation opportunities. Plan policies require that public right of ways within City limits leading to the river remain.

TABLE  
BEACH AND RIVER ACCESS POINTS WITHIN CITY LIMITS

LOCATION	PRESENT USE
Harbor Street south of 1st Street	Public boat landing
Nopal Street south of Bay Street	Access to Commercial Fishing Boat Marina, Port Docks
Maple Street south of Bay	View Access
Laurel Street south of Bay	Municipal park, fishing dock
Kingwood Street south of Bay	View access
Juniper Street south of Bay	View access
Ivy Street south of 1st Street	View access
Greenwood Street south of 1st St.	View access
8th Street west of Rhododendron	View access (undeveloped)
11th Street west of Rhododendron	View access (undeveloped)
Spruce Street south of Highway 126	View access (undeveloped)
Tamarack Street south of Highway 126	View access (undeveloped)

WITHIN USB

Harbor Vista Park west of Rhododendron	Access to river, scenic view
North Jetty	Access to river, ocean beaches
Heceta Park	Access to ocean beaches

In addition to the above, in the Heceta Beach area, there are numerous street right of ways that are undeveloped but do provide beach access.

These access points are shown on the Open Space/Recreation Map/Figure .

ESTUARINE RESOURCES:

SIUSLAW ESTUARY AND SHORELANDS

See: Lane County Coastal Inventory by Wilsey & Ham & Oregon Estuary Plan Book by Department of Land Conservation and Development. See figure # for plan designations, from the Lane County Coastal Resource Management Plan, 1982.

B. AIR, WATER AND LAND QUALITY

AIR QUALITY

Florence is not located in an air quality maintenance area.

UPLANDS -- OPEN SPACE, NATURAL RESOURCES INVENTORY BY TAX MAP & LOT

MAP DESIG.	OWNERSHIP	ASSESSOR'S MAP	TAX LOT	ACRES	LAND USE ZONING	EXISTING USE	RESOURCES PRESENT	CONFLICTING USES
1	City of Florence	18-12-23	102	80	Open Space	Open Space, Park Municipal wells, water treatment plant facility	A,B,D,E	Water treatment plant facility occupies small s.w. portion Conditional Use Permit required for proposed uses.
2	Lane County	18-12-22	part 1000	40	Open Space	Solid waste landfill	A	The site is to be used as a solids waste landfill site until capacity is reached or site is no longer used.
3	City of Florence (Munsel Cr. Greenway)	18-12-26		4	Open Space	Open space/bike path	A,B,E	Residential zoning along Munsel Creek in most areas. Will require greenway easements at time of development to continue the greenway in private ownership.
4	Privately owned	18-12-26	700	49	Waterfront	Undeveloped	J	
5	Lane County	18-12-10-4	1600	40	Open Space	Undeveloped	A,B,C,D,E	None
	Lane County	18-12-15	301	120	Open Space	Undeveloped		
	BLM	18-12-15	300,302	80	Open Space	Undeveloped		
6	State of Oregon	18-12-9	H 500	100	Open Space	Undeveloped	A,B,D,E,H	None
	State of Oregon	18-12-14	300	21	Open space	Undeveloped		
7	State of Oregon	18-12-9	part 500	121	Marine	N. Jetty parking lot Coast Grd Tower Access road, aqua culture.	D,H,I,J	uses conflicting with Natural values are confined to south 75 acres. Tract is 221 acres in all.
8	Lane County Harbor Vista Park	18-12-9	300,400	15	Open Space	Park, overnight camping, view beach access.	D,H,I	None, part of County Park System.
9	Lane County Neceta Park	18-12-4-12	R.C.W.	3		Parking, picnic beach access.	D,H,I	None
10	Neceta Lake Estates	18-12-10	130,200	20	RA/U	Fishing	B,C,E,H	privately owned. Shorelands Overlay protects wetlands.

53-A

UPLANDS - OPEN SPACE, NATURAL RESOURCES INVENTORY

HAP DESIG.	MEMBERSHIP	ASSESSOR'S HAP	TAX LOT	ACRES	LAND USE ZONING	EXISTING USE	RESOURCES PRESENT	CONFLICTING USE
11	BLM, Junal area	18-12-9	100	211		Undeveloped	A, B,	None
12	Lane County Clear Lake Watershed	18-12-11	100	140	Open Space	Undeveloped	A, E	
13	Lane County Rod & Gun Club	18-12-11	2000	10		Shooting Range	I	Residential Uses abut
14	Malheur Cons. Cow Island	18-12-25	2100	102	Open Space	Conservancy	A, B, C, G, E, F, J	None
15	Part of Simslaw Sand spit in Estuary	18-12-26	800	61		Natural	E, J	None
16	Lane County Hatch	18-12-26-1	100,800 500,1600	7		Undeveloped	A, E, F,	
		18-12-26	100	105				
17	Lane County Sal. River Bank					Access road, parking Fishing, recreation	H, B, D, E, A, I, J	None
18	U.S. Government Dunes Rec. Area					Access roads, parking hiking, viewing struc- ture, off road vehicle use.	A, B, C, D, E G, H, I,	Management policies less conflicting uses.
	U.S. Gov. BLM	18-12-34	100,200	141				
	State of Oregon	18-12-34	300	80				

RESOURCE KEY

- A. Needed open space
- B. Fish and/or wildlife
- C. Significant ecological site
- D. Outstanding scenic vista
- E. Wetlands, watershed, or well site
- F. Historic structures,
- G. Potential and approved ORV site
- H. Access to beach, river
- I. Important recreation site
- J. Significant estuarine site



SHORELAND ZONING SUMMARY

Total Shoreland Area: 1651.0 acres

<u>CLASS/Code</u>	<u>Zone</u>	<u>Area In Acres</u>	<u>% Shore</u>
<u>URBAN</u>			
C	Commercial District	2.5	0.1
F-2	Impacted Forest Lands	10.2	0.3
H	Highway District	3.2	0.1
M	Marine District	190.7	5.2
OS	Open Space District	12.9	0.4
RA	Suburban Residential	39.0	1.1
RM	Multiple Family Residential	1.1	0.0
RR	Restricted Residential	74.6	2.0
RS	Single Family Residential	128.2	3.5
WF	Waterfront District	12.8	0.4

<u>RURAL</u>			
C-R	Rural Commercial	6.4	0.2
CR/H	Rural Commercial/ Historic	2.3	0.1
E-25	Exclusive Farm Use - 25	1304.3	35.7
F-1	Nonimpacted Forest Lands	338.9	9.3
F-2	Impacted Forest Lands	645.4	17.7
M-2	Light Industrial	0.8	0.0
M-3	Heavy Industrial	38.6	1.1
NR	Natural Resource	572.8	15.7
PF	Public Facility	5.6	0.2
RR-2	Rural Residential 2	89.4	2.4
RR-5	Rural Residential 5	160.7	4.4

<u>MANAGEMENT CLASS AND UNIT</u>	<u>Total Area</u>	<u>SUBTIDAL</u>
		1.
<u>TOTAL</u>	3060.4	1441.
<u>NATURAL</u>	1485.2	99.
EN C	52.7	20.
EN D	46.1	0.
EN G	296.2	3.
EN H	225.6	2.
EN I	746.7	62.
EN J	7.6	0.
EN K	0.8	0.
EN L	2.6	0.
EN M	42.4	0.
EN N	64.5	10.

	<u>1466.3</u>	<u>1257</u>
<u>CONSERVATION</u>		
EC A	12.6	0
EC B	18.0	0
EC O	530.5	481
EC P	491.8	413
EC Q	413.4	363
<u>DEVELOPMENT</u>	<u>108.9</u>	<u>84</u>
ED E	25.3	21
ED F	83.6	63

Due to the coastal winds and proximity to the ocean, ventilation is excellent. Federal, State and County regulations control burning, slash burning and the monitoring of carbon monoxide. It has been determined by using the carbon monoxide screening procedure in the DEQ publication, DEQ Handbook for Environmental Quality elements of Oregon Local Comprehensive Plans (Air Quality Section) and supporting documentation that the roads within the City of Florence Comprehensive Plan area do not cause existing or future violations of the 8-hour carbon monoxide standard.

At 0.01 mile north of Rhododendron Drive and Highway 101, the ADT of all vehicles in 1976 was 13,100. The speed limit was 30 MPH. Based on this information and the screening procedure outlined by DEQ, there is a possibility that the 1990 volumes might violate the 8-hour CO standard in the future. However, due to the ventilation provided by coastal winds and the generally excellent air quality of the area, it has been determined by the DEQ that future violations of the DEQ standards are not anticipated.

It has been determined by using the guidelines in the DEQ publication DEQ handbook for Environmental Quality Elements of Oregon Local Comprehensive Plans (Air Quality Section) and support documentation that the City of Florence Comprehensive Plan does not appear to conflict with Class II PSD air quality standards.

Air Contaminant Discharge Permits and Indirect Source Construction Permits should be reviewed and the DEQ advised if the application is considered by the City to be in conflict with the Comprehensive Plan.

#### WATER QUALITY

The State Water Quality Management Plan identifies beneficial uses which should be protected: The public domestic water supply, industrial water supply, anadromous fish passage, salmonid fish rearing, salmonid fish spawning, resident fish and aquatic life, wildlife and hunting, fishing, boating, water contact recreation, aesthetic quality of water, commercial navigation and transportation.

The "208" Wastewater Management Program provides for water quality management by monitoring discharges from treatment plants.

The City's treatment plant meets the DEQ standards.

Siuslaw River-Assessment of Non-Point Sources Problem: The "208" Statewide nonpoint assessment identifies the Siuslaw River as having severe sedimentation problems. It also lists the Siuslaw as having additional water quality problems with elevated water temperatures, severe streambank erosion problems and low

dissolved oxygen water quality problems in certain areas.

According to the composite mapping of problems perceived by DEQ, the North Fork of the Siuslaw has the most degradation.

Elevated water temperatures are related to low flows, high ambient air temperatures and stream corridor management. The Siuslaw has the most water temperature problems of any stream in the mid-coast basin.

The entire river and major tributaries are identified as having an elevated temperature problem with the exception of several small tributaries. The use most severely affected is the rearing of salmonid fish.

The DEQ identifies a severe streambank erosion problem along the North Fork of the Siuslaw, Indian Creek and Sweet Creek. A severe sedimentation problem exists in the main river and the North Fork of the Siuslaw. The upper tidewater of the estuary is perceived as having low dissolved oxygen water quality problems. This situation is viewed by the DEQ as being a "location of concern" not as a location with definite problems. Excessive debris is not perceived to be a problem in the river except in a couple of minor tributaries on the North Fork of the Siuslaw.

A complete description of Municipal Water Source and Facilities is contained in the Public Facilities Element of the Plan.

#### NORTH FLORENCE GROUNDWATER STUDY

This study was funded by the "208" Water Quality Program. The Oregon Department of Environmental Quality has recognized the North Florence Dunal Sheet as a groundwater study area. This study is designed to identify and establish water quality data and sufficient aquifer characteristics to identify current pollution sources, predict future impact of development and develop strategies to protect and enhance water quality. The study will cover approximately 18 square miles of the dunal sheet from the Siuslaw River north to Heceta Head. This study will establish the amount of groundwater flow; the source and sinks of contaminants in the groundwater, and strategies to deal with identified problems. Following this study, the entire aquifer area has been declared a "sole Source" aquifer to provide further water quality protection.

Munsel Creek: Flow data is sparse for Munsel Creek. Creeks in this area respond closely to the rain cycle, rising with the beginning of the rainy season, reaching maximum flow around mid-winter, and gradually tapering off as rainfall decreases, reaching extreme lows in late summer and early fall.

Munsel Creek, because of poor bottom conditions caused by impending dune sands, supports little aquatic life. Because large quantities of sand are continually moving down the creek and changing and burying the stream bottom, bottom organisms cannot permanently establish themselves. Therefore, fish have nothing of consequence to feed on. Indeed, the most notable characteristic of Munsel Creek is its lack of observable aquatic life except for microorganisms (algae) growing on debris in the stream, even though the water is clear and apparently of good quality. The ODFW district biologist reports that a few anadromous fish (coho, salmon and sea-run cutthroat trout) wander up Munsel Creek, and that a few resident cutthroat trout rear in the stream, probably on stray insects that drop down from overhanging vegetation. State Fish & Wildlife personnel and volunteers are establishing gravel spawning beds in Munsel Creek.

Munsel Creek carries high quality water, based on measurements taken in November and December, 1978. The only problems evident from the limited data available were (1) low oxygen saturations observed in the creek-this is largely due to low water temperatures at the time of sampling (cold water can hold considerable more dissolved gas before becoming saturated than warmer water), and (2) high dissolved iron content of Munsel Creek waters, as well as much evidence of iron hydroxide precipitates in the stream channel-this is undoubtedly due to the high iron content of adjacent dune sands, and acidic water conditions. Neither of the above two factors themselves would seriously inhibit aquatic productivity in the stream.

Implementation: This Comprehensive Plan provides for water quality management by:

1. Limiting the size of lots in the Urban Service Area in the interim prior to sewerage service to 19,000 square feet maximum.
2. Encouraging Lane County to protect the water quality of Clear Lake, the source of the Heceta Water Districts water and a partial source of water for the City of Florence.
3. Designate the area surrounding the sites of the City's two wells as open space.
4. Requiring erosion and sedimentation standards for run-off.
5. Providing set-backs and vegetation strips along the river, Munsel Lake and Munsel Creek.
6. Budgeting for regular street sweeping. This program permits the sand and contaminants from entering the storm system with run-off. The cost of sweeping is considerably less than treating the run-off.

## LAND QUALITY

**Solid Waste:** Lane County operates a solid waste disposal (landfill) site on Rhododendron Drive, in accordance with the Lane County Solid Waste Management Plan. This site is likely to reach capacity in fifteen years. Lane County should designate an alternate site.

**Erosion:** Since the City of Florence is located on stabilized and unstabilized dunes, erosion is of particular concern. This plan deals with the erosion problem by identifying areas which should not be developed due to extreme hazard, requiring that protective vegetation be preserved, or requiring that proper stabilization be completed before building.

## NOISE

**Highway 101:** The Highway is a source of traffic noise, although this is not significantly unlike the traffic noise generated in many urban areas. In general, the approach taken to mitigating this noise is to buffer residential areas from the Highway with commercial use where possible. The City has developed a special zone for the area adjacent to the Highway which requires special permit for development; in conjunction with the issuance of a permit, the City may require additional setbacks, fences, or other buffers.

**Florence Airport:** The Airport has a significant impact in terms of existing and possible future noise. The projected noise contours have been shown in the Airport Master Plan. Residential uses can be prohibited from areas of high noise impact and noise insulation standards are recommended for areas of moderate noise impact.

**Industry:** The Florence Zoning Ordinance makes noisy industrial uses subject to a conditional use permit. In general only light industry is permitted in Florence. The large lumber mills are located outside of the City.

## C. DEVELOPMENT HAZARDS AND CONSTRAINTS

Potential development hazards and constraints have been inventoried and appropriate land use restrictions have been applied to protect life and property.

**Stream Flooding:** Areas subject to flooding have been mapped in conjunction with the National Flood Insurance Program. These areas are shown on the accompanying map and are protected in the shorelands overlay zone.

**Tidal Flooding:** The highest projected tide that can occur is the combination of the highest predicted tide and the highest observed storm surge. The area then below 10.4 feet mean sea level has the potential of tidal flooding. This area is also shown on the accompanying map and is protected in the shorelands overlay zone.

**Tsunami:** These are waves generated by earthquakes or particularly violent volcanic activity. The highest observed tsunami (on the west coast) was 14 feet combined with the highest observed storm surge and tide produces a figure for the maximum possible tsunami of 24 feet above sea level. While 24 feet is a theoretical maximum, no such occurrence has ever been observed in the Florence area.

**Munsel Creek:** It is generally accepted that the possibility of future flooding along Munsel Creek exists if large quantities of storm water are diverted to the east side of Highway 101. In order to avoid possible flood damage in the future and to provide open space and protection of the water quality, a provision for the maintenance of vegetation and a set back requirement for building along the creek is recommended. When a hydrologic study has been completed and accepted which adequately addresses the implications of development in this area as it affects storm run-off, this requirement may be revised.

The development of sediment or detention areas and holding ponds to reduce rapid run-off should be explored. This method of flood control provides the added benefits of contributing to the replenishment of the aquifer as well as providing a relatively lower-cost method for the treatment of storm run-off.

Flood Control Projects such as the previously proposed project on the west side of Highway 101 should be encouraged as growth occurs.

**National Flood Insurance Program:** Subsidized insurance is available to residents through the National Flood Insurance Acts of 1968. The City of Florence agreed to participate in the flood insurance program on March 3, 1975.

Boundaries along the river, Munsel Creek, and the ocean have been established by the United States Department of Housing and Urban Development (HUD). The FIRM Flood insurance rate Map 1982 should be examined for any development within this area, and sites within this area should be subject to special site investigations by certified engineers. A 20 foot elevation line for the ocean shoreland has been indicated on the Estuary and Shorelands Inventory Maps. Topographical maps on file at Lane County Land Management and Planning Department should be consulted to determine whether any proposed development would fall within this hazard zone. A 100 year flood hazard study of the Siuslaw River

was being conducted by Federal Emergency Management Agency (FEMA). The results of this study were used by the National Flood Insurance Program (FIRM), in establishing the final Flood Boundary Map.

**Erosion and Deposition:** The Florence area is subject to particular erosion problems since the whole area is built on stabilized and unstabilized dunes. This requires special attention to preserving existing vegetating and to require stabilization measures, where needed. A site review procedure has been developed for this purpose and is discussed in the Beaches and Dunes Section.

**River Erosion:** The cutbanks adjacent to the "Greentrees" development are of continuing concern. A dredge spoils site was proposed (site 13) to halt this erosion but was rejected by the State resource agencies. Further work must be done to correct this problem. In general, a 50 foot development setback has been established and included in the shorelands overlay zone.

**Foredunes:** Foredunes are subject to severe erosion during high storm tides and ocean flooding. Further development on foredunes should be prohibited and existing development should be designated a non-conforming use.

**Landslides:** The eastern edges of the open sand dunes are advancing and are identified on the accompanying map. The steep edges of the dunes and the land below are hazard areas and should be protected from development. The area of projected dune encroachment is shown on the accompanying map; this information was obtained from the publication Beaches and Dunes of the Oregon Coast, by the U.S. Soil Conservation Service.

**Earthquakes:** There is no known history of earthquake activity in the area.

**High Winds:** Florence is located in an area where extreme wind speeds of 80 to 90 miles per hour are expected to recur on the average of 100 year intervals. Tie downs are required for mobile homes in this area of Lane County.

**Fire:** The gorse plant, when allowed to proliferate and accumulate a large mass of dry material in an area, poses a fire hazard. Widespread growth of this plant should be controlled.

**Slopes:** Buildings on slopes greater than 12 percent require special attention to insure the stability of the foundation. Areas with slopes over 12 percent are shown, so that they are "flagged for the site review."

Development Suitability - Soils: The Soil Conservation Service and Lane County have devised a system for rating the suitability of soils for development purposes. A rating number from one to four is used, with one being the most favorable rating. This rating is based on the slope, wetness, depth to bedrock, shrink-swell potential, and other factors which affect foundations, roads, utilities, and natural hazards. Using this composite index virtually all of the City is rated "least suitable" (4) for development. (See Beaches and Dunes).

- This Plan establishes a site investigation procedure which will require a site specific investigation before development is approved. We have used the best information available to indicate which areas are likely to be buildable and which are not. The final determination, however, should be based on the site investigation.
- The carrying capacity of this land is limited by the need to preserve stabilizing vegetation, the need to provide for recharge of the dunal aquifer, and the need to avoid building on seasonally wet ground. The average density which is likely to be realized is less than the maximum permitted in the City's zoning code.

#### GEOLOGY

The City of Florence is located primarily in the Coastal Plain Physiographic province which is adjacent to the Pacific Ocean and joins the Coast Range Province on the east. It is comprised almost entirely of sand deposits overlying tye bedrock. These sand deposits have migrated from the ocean, which in turn received its sand supply from the currents that move along the shore. The currents flow northward in winter and southward in summer. The sand is deposited from erosion along the shore and from sediment transported to the shore by the rivers and smaller streams. The sand areas are composed of fine-grained, wind blown sand and minor amounts of silt, clay and organic mineral. Bands of iron occur in the underlying sand.

Sedimentary Deposits: An unknown amount of land in this area contains sedimentary deposits composed of sand with thin layers of clay, silt and in some locations peat. These thin layers are found below the dunal sand areas and are probably the result of deposits left by the Siuslaw River in areas where it meandered over the past or are the remains of old deflation plains which have been covered over by migrating dunes. The areas affected by these deposits are not presently known.

More specific mapping of the areas affected by these soil characteristics is recommended as future well drillings are made and information is made available. At present, there have been no reported instances of subsidence of the land or building damage

from settlement. However, since there is a possibility that this condition exists, it is recommended that for especially heavy foundation loads, subsurface drillings should be performed before building to determine load capacity.

#### D. BEACHES AND DEFLATION PLAINS

The shorelands section identifies beaches and areas subject to ocean flooding. These areas are in management units. Appropriate controls are established through an overlay zone to limit development which would be subject to natural hazards or would have adverse effects on the natural environment.

The beach area extends from the North Jetty to Heceta Beach. The North Jetty area is in public ownership, including the jetty, beach, deflation plain and Harbor View Park on the bluff above. In addition, a County park at Heceta Beach provides public access.

In general, no development should be allowed on beaches, foredunes or deflation plains behind the foredunes, if any. Use of these areas should be limited to natural habitat, recreation, aquaculture, dredge material disposal sites, or other uses which have minimal impact.

The community at Heceta Beach does include some development on foredunes. While no new encroachment on the beach and foredunes should be permitted, the existing community must be recognized.

#### DUNES AND INTERDUNAL AREAS

Since virtually all of the developable area in Florence consists of stabilized or unstabilized sand, special controls are needed to insure that proper practices are followed. Of particular concern are: The preservation of existing stabilizing vegetation, the establishment of stabilizing vegetation where needed, the protection of groundwater from drawdown, and seasonally high surface water.

To address these concerns, the City has established a site investigation procedure based on the publication by the OCZMA, "Beach and Dune Implementation Techniques: Site Investigation Reports" by Wilbur E. Ternyik. A site review will be required for all development within the City. To facilitate this potentially burdensome process, a simple checklist (Phase I, Site Investigation) will be used to identify areas which require further investigations. It is intended that the inventory data contained in this Comprehensive Plan, and supporting documents such as the Wilsey and Ham Coastal Inventory be used to complete the Phase I Checklist. In this way, the City Planning and Building Officials can quickly determine whether a Phase II Site Investigation Report is required.

If required, the Phase II Site Investigation Report will be financed by the developer. If it is determined that stabilization or other corrective measures are needed, a performance bond will be required and a time limit for re-establishment of protective vegetation will be imposed.

For sand areas other than older stabilized dunes (as identified on the Soil Conservation Inventory Maps), the uses shall be approved or disapproved based, in part, on a site investigation report which has been prepared by a qualified sand specialist and provided to the City by the developer.

The report shall evaluate the capability of the site to support the proposed development without endangering life or property or having a significantly adverse effect on the environment of adjoining properties.

The report should describe:

1. The type of development proposed;
2. The temporary or permanent stabilization measures and the planned maintenance of the vegetation once it is established; and
3. The methods for protecting the surrounding area from adverse effects of the development and stabilization.

Development in sand area should avoid:

1. Excessive damage to the existing vegetation including moisture loss and plant root damage;
2. Exposure of stable and conditionally stable areas to erosion;
3. Slope instability; and
4. Pollution of groundwater or surface water.

Many uses may be possible on a particular sand site depending on the land-form type, the potential impact of the proposed use and the ability to alter the natural limitations of the specific site. The site investigation allows for flexibility in making the decisions related to use of these sand areas.

**Management:** Policies for use and management of dune and interdunal areas is based on inventory data from the U.S. Soil Conservation service; the following table "Major Impacts in Management" is summarized from Beaches and Dunes of the Oregon Coast.

**Open Dune Sand:** These areas can support urban development only after a vegetation stabilization program is completed. Before development can occur a complete site investigation report is necessary. Unstabilized dunes on private property within the Florence area should not be designated as open space nor will

stabilization efforts be prohibited. This recommendation is based upon the need to protect adjoining built-upon lands from moving sand and the future need to confine buildable land to a compact area. With respect to drainage problems, the sand dunes are better building sites than many other areas of the City.

**Wet Deflation Plain:** As described above, these areas should be retained in open space. Development for recreation, aquaculture and similar uses require a full site investigation report.

**Wet Interdune:** As described above, some of these areas have been developed and additional development will be required to meet future needs. Since these areas have a low tolerance level for low density urban development, a full site investigation report is required prior to development.

**Stabilized Dunes:** Younger and older stabilized dunes have a medium to high tolerance to any level of urban development. These are the best soils for urban development. Where the soils map indicates slopes greater than 12 percent, a site investigation is needed. From the standpoint of natural carrying capacity these areas should have first priority for development. However, there are locational considerations which will affect staging as well. That is, some of these areas may be developed after some less desirable areas which are closer to existing services.

The table on MAJOR IMPACTS IN MANAGEMENT provides a crosswalk between the management recommendations in Beaches and Dunes of the Oregon Coast and the more recent soils mapping done by the Soil Conservation Service. The left two columns of the table show the equivalent dune forms and soil types. It is interesting to note that all dune forms except Open Dune Sand (foredunes already excepted) have a degree of tolerance to urban development. Open Dunes are shown to have a low-medium tolerance to stabilization; upon stabilization, the former Open Dune Sand would be tolerant to urban development. On the other hand, the Wet Deflation Plain (Heceta soil) located in Shorelands Management Unit S-2B is subject to ocean flooding and therefore not suitable for development. The area classified as Wet Interdune (Yaquina) actually includes a broad range of landforms varying from "wet open dune sand forms to wet areas in recent and older stabilized dunes" (Beaches and Dunes, page 65). In general, the Yaquina soils in Florence are stabilized dunes with seasonal surface water in some areas. The Soils Map distinguishes the "seasonal lakes" from the remainder of the Yaquina soil. Also, the use of fill on Yaquina soils has been much more successful in this area than would be indicated by the "no tolerance" rating given.

Also of note in the table is that the Stabilized Dune forms are the only ones in the table which have a tolerance for medium to

high urban development. The Westport and Netarts portions of the planning area make up only a small portion of the total acreage. The majority of the land within the adopted Urban Service Boundary has a low tolerance to low density urban development. This supports the inclusion of an urban reserve area within the Boundary. The developable areas are intermixed with undevelopable areas throughout the area. With the information available, it is not possible to designate the areas for development on a site-specific basis. The intent of this Plan is to use a site investigation procedure on the lands with low tolerance to insure that unsuitable areas are not developed.

Foredunes have not been included in the table above and are not mapped on the Soils Map. The Wilsey & Ham Coastal Inventory Map II-2 and the Beaches and Dunes of the Oregon Coast, Lane County Map show foredunes types, recognizing that development should not occur on active foredunes. Although a variety of conditions are recognized to exist along Heceta Beach, the whole beachfront has been made subject to a site investigation procedure through the designation on the Hazards Map. In general the Beaches and Dunes study on Table 3 recommends that Beaches, Active Dunes, and Active Dune Hummocks have no tolerance for development, and that Recently Stabilized Foredunes, Inland Foredunes, and Older Foredunes have increasingly higher tolerances, respectively.

The following table, comments, and Soils Map key the recommendations for dune management on the basis of soil type and designate areas where a site investigation report is required for major development.

DEGREE OF LIMITATION FOR

Soil Type	Dwellings				Restrictive Features
	Without Basements	Drainage	Roads	Utilities	
Ballier	Sv	Sv	Sv	Sv	Floods
Dunal Sand slope; erosion	S-Sv		not needed	Sv	Sv
Heceta cutbanks cave	Sv	Sv	M		Sv Wet;
Westport	M-Sv	not needed	S-Sv	Sv	Slope
Yaquina cutbanks cave	M-Sv		M	Sv	Sv Wet;
Netarts fill cutbanks cave	S1-M	not needed	M	M	Unstable
Bohannon	M-Sv	not needed	Sv	M	Slope
Preacher/ Bohannon/ Slickrock	S1-Sv	not needed	M-Sv	M-Sv	Slope
Comments:					

Ballier - These are wetlands which should not be developed due to their resource value and severe development constraints.

Dunal Sand - Development limitations on sand dunes can be slight to severe, depending on slope and whether adequate stabilization is done. These areas are superior to some of the other soil types in that there is no drainage problem.

Heceta - These are interdunal swales and deflation plains. The high water table and poor drainage make these soils generally unsuitable for development.

Westport - These are sand dunes which are covered with stabilizing vegetation. Conditions are moderate to severe, depending on slope (less than 12 percent). The particular need here is to preserve existing vegetation and to stabilize soil which is disturbed. Drainage is not a problem. Areas with slopes greater than 12 percent should not be built on unless a site investigation determines the site to be buildable, with or without conditions.

Yaquina - These are somewhat poorly drained soils formed on an interdune position on old stabilized dunes. These areas are wet during the winter, but are better drained than Heceta. A site specific investigation would be required to determine location of swales and drainage channels.

Netarts - These areas are old stabilized dunes. Soils are well-drained. The topography is undulating to hilly. Where slopes are less than 12 percent there are few development restrictions.

Bohannon; Preacher/Bohannon/Slickrock - These areas have no restrictions except slope and suitability for forestland. They occur east of Munsel Lake Road in areas which are largely unbuildable due to slope.

In summary, Brallier, Heceta, Bohannon and Preacher/Bohannon/Slickrock soils are not "buildable" and should be designated open space, although there could be isolated homesites which could be approved on a case-by-case basis. Yaquina and Westport with slopes greater than 12 percent have significant development constraints and should not be built on except where the surrounding area is already committed to development or where a site investigation shows a site to be buildable. The remaining soils, Dunal Sand, Westport less than 12 percent slope, and Netarts are all buildable, though subject to the constraints noted.

#### SUBSURFACE SEWAGE DISPOSAL SUITABILITY

All development within the City will be connected to the municipal sewage system. Within the Urban Service Boundary but

outside the City limits, the County continues to allow development on septic tanks, with the exception that property within 300 feet of a sanitary sewer (City) is required to seek sewer service.

Where urban densities are allowed, particular attention must be paid to cumulative effect of development.

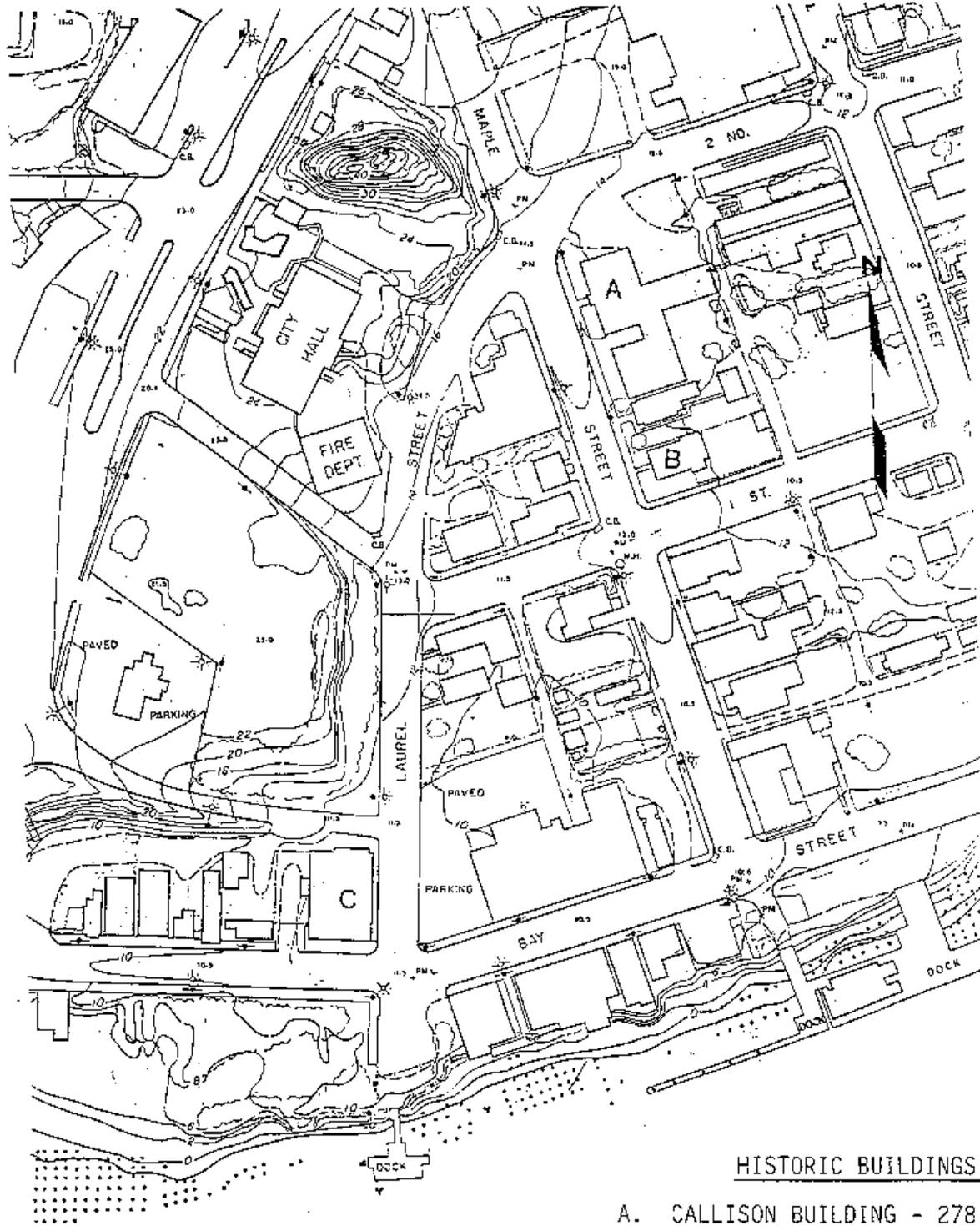
## INDEX

Agriculture and Food Processing . . . . .	23
Air Quality . . . . .	53
Beach and River Access . . . . .	52
Within City Limits . . . . .	53
Within USB . . . . .	53
Beaches and Deflation Plains . . . . .	61
Citizen Involvement . . . . .	8
Citizen Advisory Committee . . . . .	8, 9
Climate . . . . .	42
Coastal Visual Resource Inventory . . . . .	50
Cultural Areas . . . . .	47
Darlingtonia Bog . . . . .	49, 52
Designation of Open Space . . . . .	51
Development Hazards and Constraints . . . . .	57
Development Suitability	
Soils . . . . .	60
Development vs. Natural Value . . . . .	52
Dunes and Interdunal Areas . . . . .	61
Earthquakes . . . . .	59
Economic Development . . . . .	16
Commercial Fishing . . . . .	19
Commercial Land Needs . . . . .	24
Economic Prospects . . . . .	23
Florence's Economic Development Process . . . . .	23
Industrial Land Needs . . . . .	24
Industry . . . . .	16
Labor Market . . . . .	20
Land Availability . . . . .	22
Linear Commercial Development . . . . .	24
Materials and Energy . . . . .	20
Pollution Control . . . . .	22
Recreation and Tourism . . . . .	20
Resources . . . . .	22
Retirement . . . . .	19
Serviceable Industrial Sites . . . . .	18
Transportation . . . . .	20
Energy Facilities and Conservation . . . . .	30
Biomass . . . . .	31
Electricity . . . . .	31
Energy Conservation . . . . .	32
Energy Conservation and Weatherization Program . . . . .	32
Energy Facility Siting Council (EFSC) . . . . .	32
Natural Gas . . . . .	31
Petroleum Sources . . . . .	31
Erosion . . . . .	57
Erosion and Deposition . . . . .	59
Family Income Profile . . . . .	3
Fire . . . . .	59
Fish and Wildlife Habitats . . . . .	48
Fishing and Fish Processing . . . . .	23

Florence Housing Assistance Plan . . . . .	12
Florence Urban Service Area . . . . .	37
Agricultural Land . . . . .	37
Compatibility with Agricultural Activities . . . . .	39
Cost of Housing . . . . .	37
Demonstrated Need . . . . .	38
Efficiency of Land Uses . . . . .	38
Environmental, Energy, Economic and Social Consequences . . . . .	39
Geology . . . . .	37
Heceta Beach Area Roads . . . . .	40
Heceta Beach Area Water Service . . . . .	40
Heceta Beach Road Area . . . . .	39
Heceta Beach Road Area Police . . . . .	40
Housing, Employment and Liveability . . . . .	38
Limites Service Area . . . . .	39
North Jetty Area . . . . .	41
Planning Coordination . . . . .	38
Provision of Public Facilities and Services . . . . .	38
Retention of Agricultural Land . . . . .	39
Urban Services . . . . .	37
Urbanization Summary . . . . .	38
Foredunes . . . . .	59
Forest Products . . . . .	23
Geology . . . . .	60
Sedimentary Deposits . . . . .	60
Heceta Beach Road . . . . .	48
Heceta Lake . . . . .	48, 52
High Winds . . . . .	59
Historic Areas . . . . .	47
Housing . . . . .	9
Existing and Projected Housing . . . . .	10
Gap Analysis . . . . .	13
Housing Condition . . . . .	10
Housing Rehabilitation Program . . . . .	11
Housing Types . . . . .	9
Income and Housing Cost . . . . .	12
Low Income Households . . . . .	12
Physical Condition . . . . .	10
Program Applicability . . . . .	13
The Florence Housing Assistance Plan . . . . .	15
Vacancy Rates . . . . .	12
Land Quality . . . . .	57
Land Use . . . . .	32
Commercial . . . . .	35
Existing . . . . .	32
Industrial . . . . .	36
Marine . . . . .	36
Multiple Family . . . . .	34
Needs for Future Development . . . . .	33
Part-Time Residential Use . . . . .	34
Recreational Lots . . . . .	34
Residential . . . . .	33

Siuslaw Village . . . . .	33
Within Urban Service Area . . . . .	33
Landslides . . . . .	59
Management Units . . . . .	50, 51
Mineral Resources . . . . .	52
Munsel Creek . . . . .	49, 52, 55, 56, 58
Munsel Lake . . . . .	49, 52
National Flood Insurance Program . . . . .	58
Natural Areas . . . . .	51
Natural Resources . . . . .	44
Agriculture . . . . .	44
Forest Lands . . . . .	46
Forestland Capability . . . . .	45
Forestry . . . . .	44
Soil Type . . . . .	44
Noise . . . . .	57
Florence Airport . . . . .	57
Highway 101 . . . . .	57
Industry . . . . .	57
North Florence Groundwater Study . . . . .	55
North Jetty . . . . .	48
Open Dune Sand . . . . .	62
Open Spaces, Scenic and Historic Areas, and Natural Resources . . . . .	47
Oregon Statewide Outdoor Recreation Plan (SCORP) . . . . .	29
Pacific Coast Bike Trail . . . . .	51
Physical Environment . . . . .	
Climate . . . . .	42
Population . . . . .	3
Part-Time Residents . . . . .	6
Permanent Residents . . . . .	3
Ports/Water Transportation . . . . .	23
Public Facilities . . . . .	42
Public Facilities Systems Report . . . . .	42
Quality of Life . . . . .	8
Recreation . . . . .	25
Boat Launching . . . . .	25
Campgrounds . . . . .	25
Coast Bike Trails . . . . .	29
Community Parks . . . . .	27
Conservancy Parks . . . . .	27
Countywide Needs . . . . .	29
Existing Park Needs . . . . .	26
Florence Park System Planning Report . . . . .	26
Future Park Needs . . . . .	27
Linear Parks . . . . .	27
Local Facilities . . . . .	26
Neighborhood Parks . . . . .	27
Other Park/Open Space Areas . . . . .	30
Park System Standards . . . . .	28
Private Recreation Facilities . . . . .	28
Regional Facilities . . . . .	25

Regional Parks . . . . .	30
Shore Fishing . . . . .	25
Shorefront Access . . . . .	29
Special Needs . . . . .	29
Special Use Parks . . . . .	27
Statewide Planning . . . . .	29
Recreation Trails . . . . .	51
Retirement . . . . .	23
River Erosion . . . . .	59
Siulsaw Estuary Planning Task Force . . . . .	9
Siuslaw Estuary . . . . .	51
Slopes . . . . .	59
Snowy Plover Habitat . . . . .	48
Solid Waste . . . . .	57
Stabilized Dunes . . . . .	63
Stream Flooding . . . . .	57
The "208" Wastewater Management Program . . . . .	54
The State Water Quality Management Plan . . . . .	54
Tidal Flooding . . . . .	58
Topography . . . . .	43
Trade and Services . . . . .	24
Transportation	
Airport . . . . .	21
Port . . . . .	21
Ports/Water Transportation . . . . .	23
Railroads . . . . .	20
Roads . . . . .	20
Travel Industry . . . . .	23
Tsunami . . . . .	58
Vegetation . . . . .	43
Water Quality . . . . .	54
Wet Deflation Plain . . . . .	63
Wet Interdune . . . . .	63
Wilsey & Ham Inventory . . . . .	49



HISTORIC BUILDINGS

- A. CALLISON BUILDING - 278 MAPLE ST.
- B. KENNEDY/JOHNSON HOUSE, 216 MAPLE
- C. KYLE BUILDING, 1297 BAY STREET

RIVER

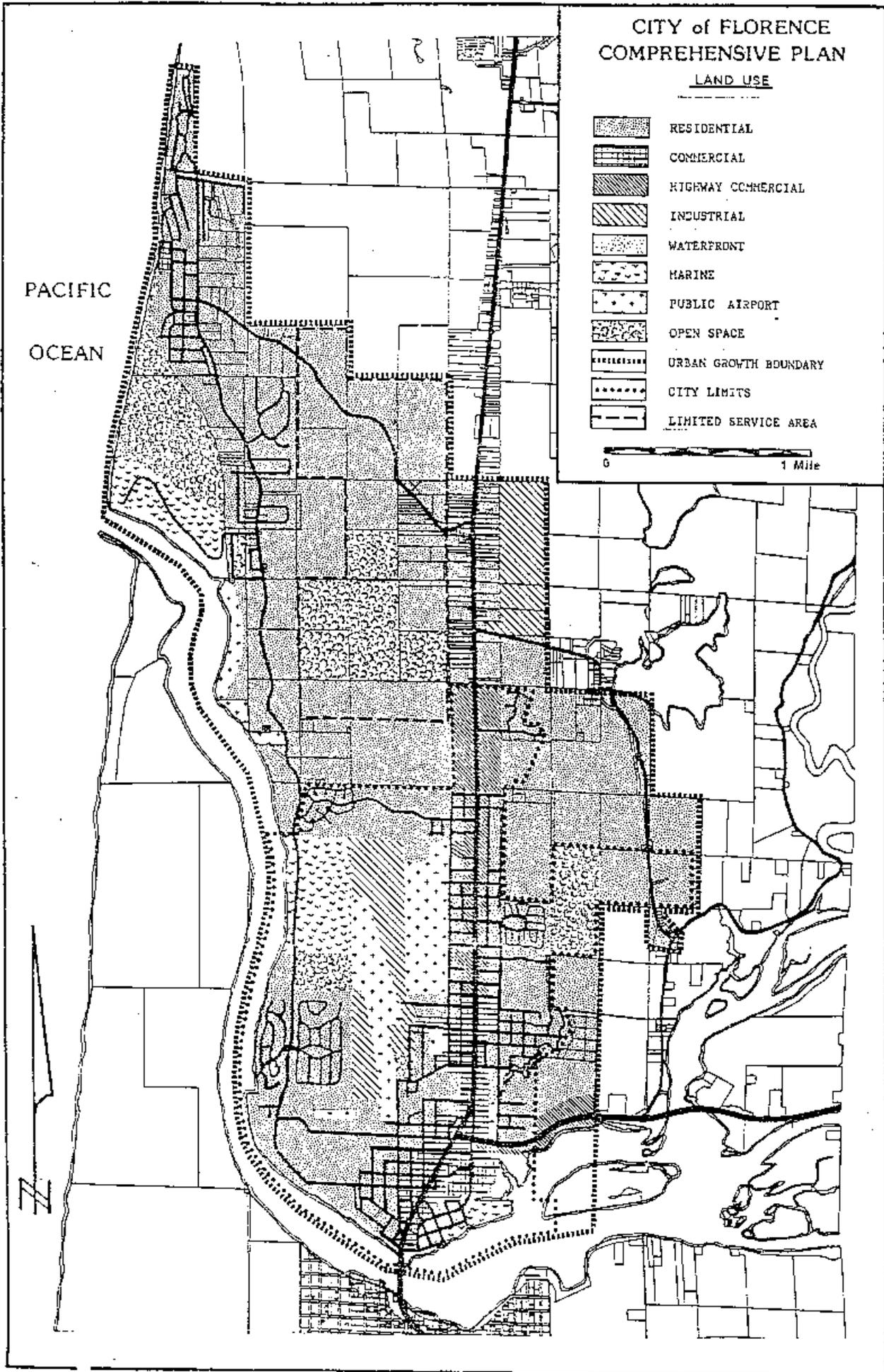
# CITY of FLORENCE COMPREHENSIVE PLAN

## LAND USE

-  RESIDENTIAL
-  COMMERCIAL
-  HIGHWAY COMMERCIAL
-  INDUSTRIAL
-  WATERFRONT
-  MARINE
-  PUBLIC AIRPORT
-  OPEN SPACE
-  URBAN GROWTH BOUNDARY
-  CITY LIMITS
-  LIMITED SERVICE AREA



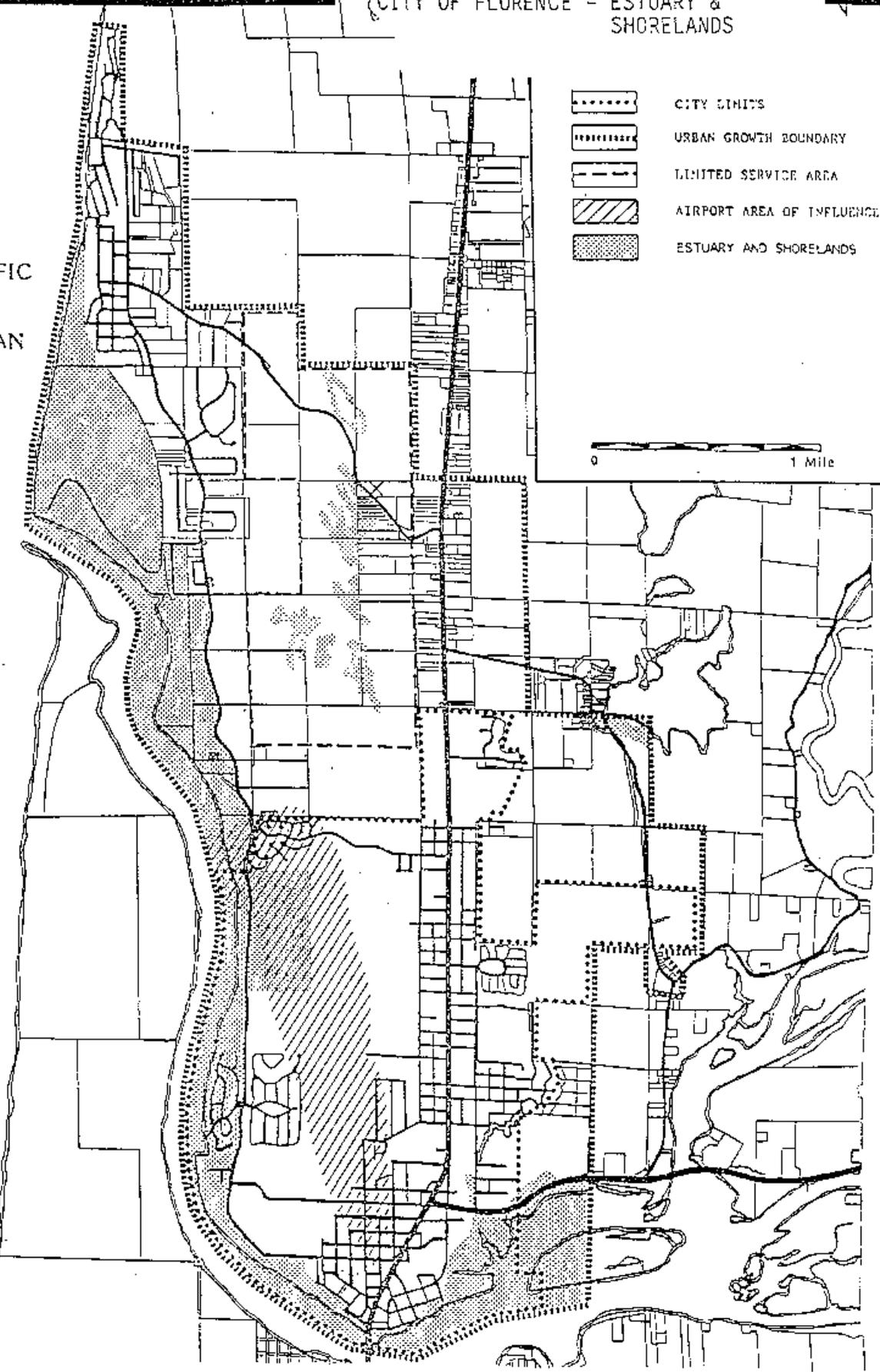
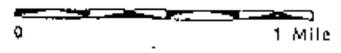
PACIFIC  
OCEAN



CITY OF FLORENCE - ESTUARY & SHORELANDS

PACIFIC  
OCEAN

-  CITY LIMITS
-  URBAN GROWTH BOUNDARY
-  LIMITED SERVICE AREA
-  AIRPORT AREA OF INFLUENCE
-  ESTUARY AND SHORELANDS



CITY OF FLORENCE & URBAN SERVICE AREA  
SOILS MAP

SOILS MAP

UNSUITABLE OR  
CONDITIONALLY  
SUITABLE LANDS

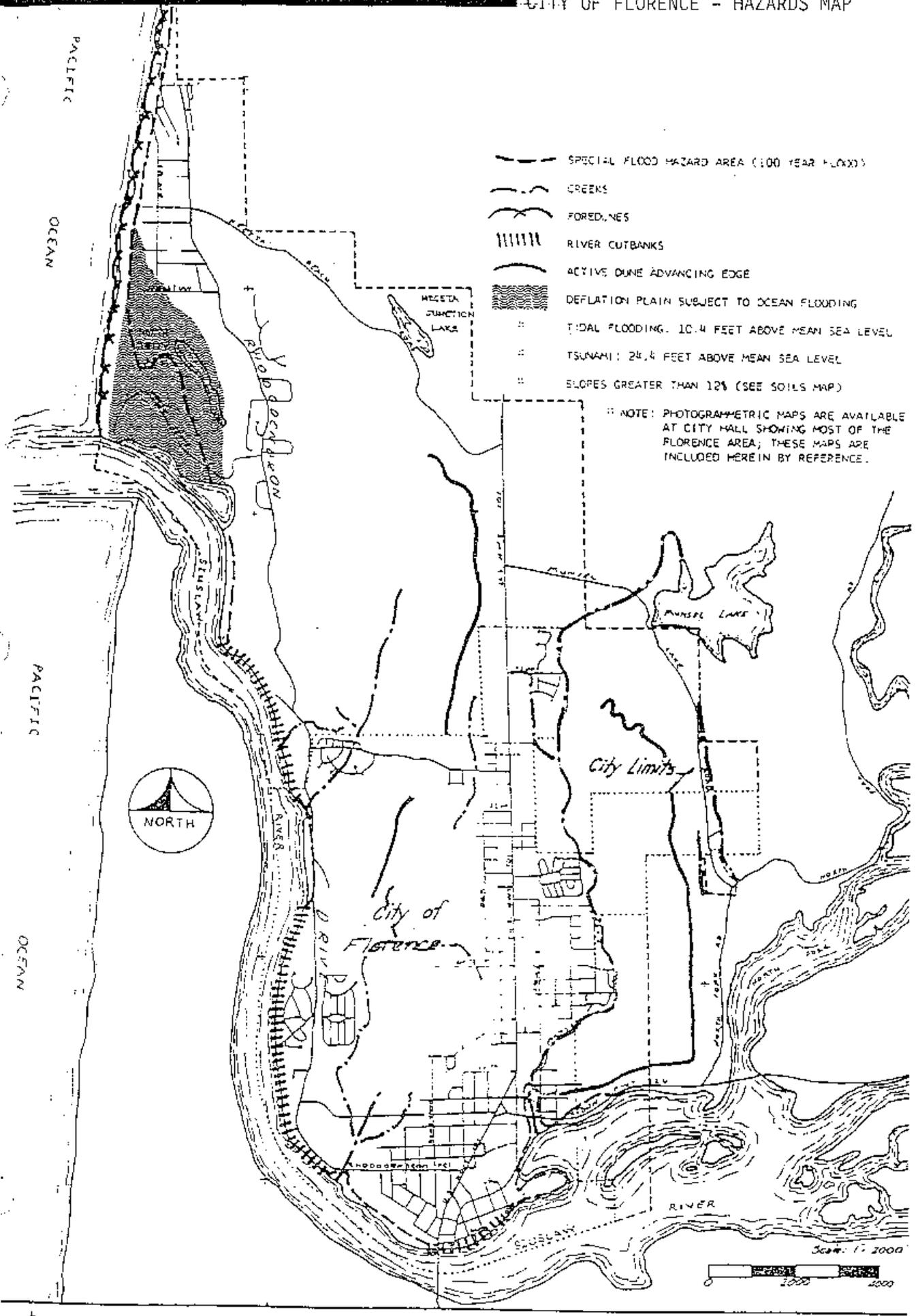


SYMBOL	KEY	SOIL NAME -
X 20A, 21A		BRAILLER
N 72K		DUNAL SANDS
X 204A		HECETA
205C		WESTPORT 0-12% SLOPE
X 206D, 207H		WESTPORT 12%+ SLOPE
X 225A		YAQUINA
240C		NETARTS
435B, 236C		LINT
X 570S, 577H 585S, 586K		BOHANNON/PREACHER/SLIDERS
X		WET AREAS

X - THESE SOIL TYPES ARE UNSUITABLE OR CONDITIONALLY SUITABLE FOR DEVELOPMENT. A SITE INVESTIGATION REPORT IS REQUIRED BEFORE DEVELOPMENT IS PERMITTED. FOR PURPOSES OF MEASURING THE AREA OF UNSUITABLE OR CONDITIONALLY SUITABLE LAND, PUBLIC LANDS AND DEVELOPED LAND WERE NOT INCLUDED. FOR THE REMAINING "AVAILABLE" LANDS, THE SOIL TYPES INDICATED WITH AN "X" WERE OUTLINED AND MEASURED BY PLANIMETER. IN ADDITION, A TWO HUNDRED FOOT STRIP ON THE EASTERN EDGE OF THE MAJOR DUNES WAS CONSIDERED TO BE UNSUITABLE DUE TO THE DANGER OF LANDSLIDES. THE AREA DETERMINED TO BE UNSUITABLE OR CONDITIONALLY SUITABLE FOR DEVELOPMENT WAS 2,899 ACRES.

N - DUNAL SANDS (72K) ARE CONSIDERED SUITABLE FOR DEVELOPMENT, BUT A SITE INVESTIGATION REPORT IS REQUIRED TO INSURE ADEQUATE STABILIZATION.

CITY OF FLORENCE - HAZARDS MAP



CITY OF FLORENCE & URBAN SERVICE  
 AREA RECREATION MAP, OPEN SPACE,  
 PARKS, PUBLIC ACCESS POINTS

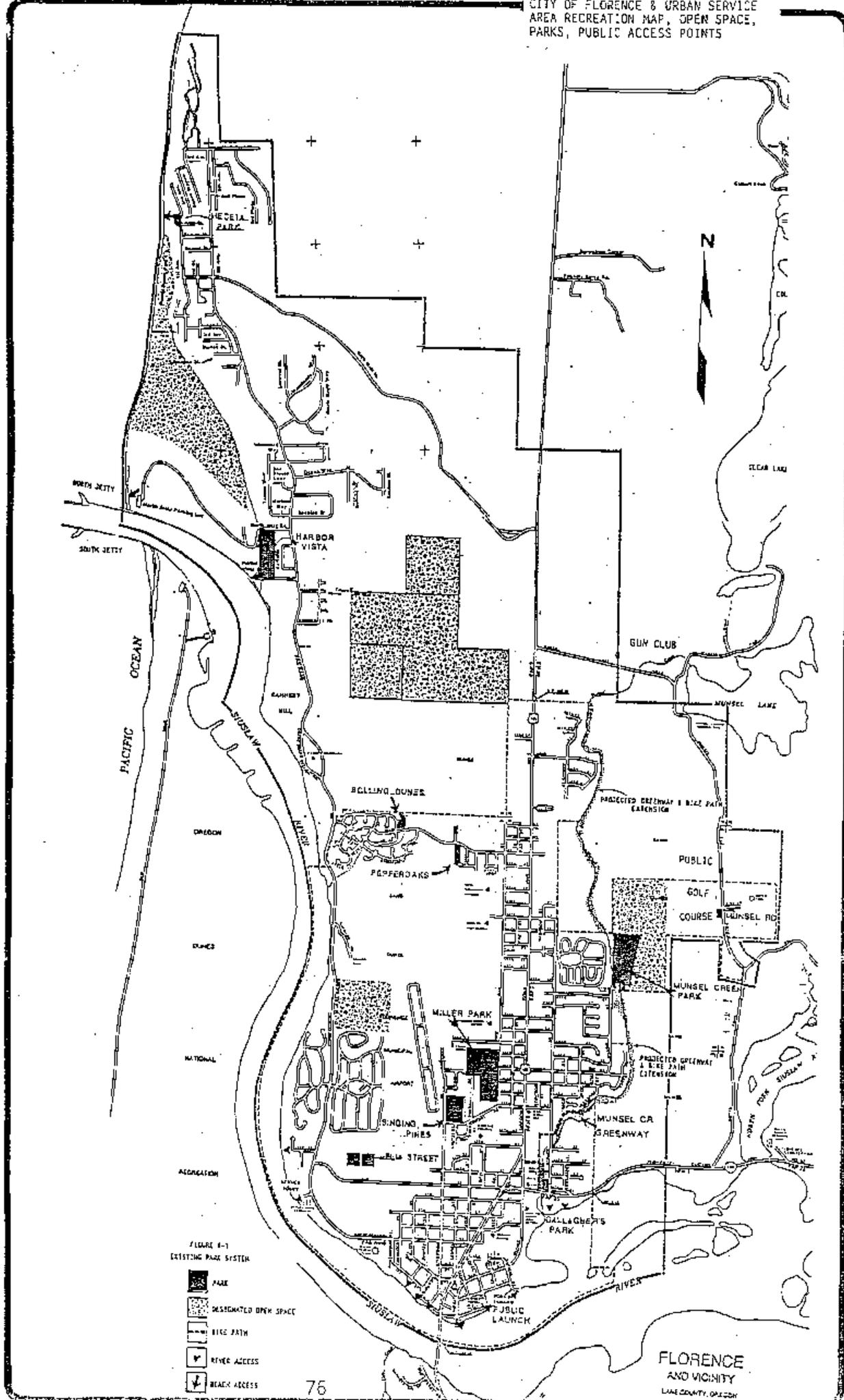
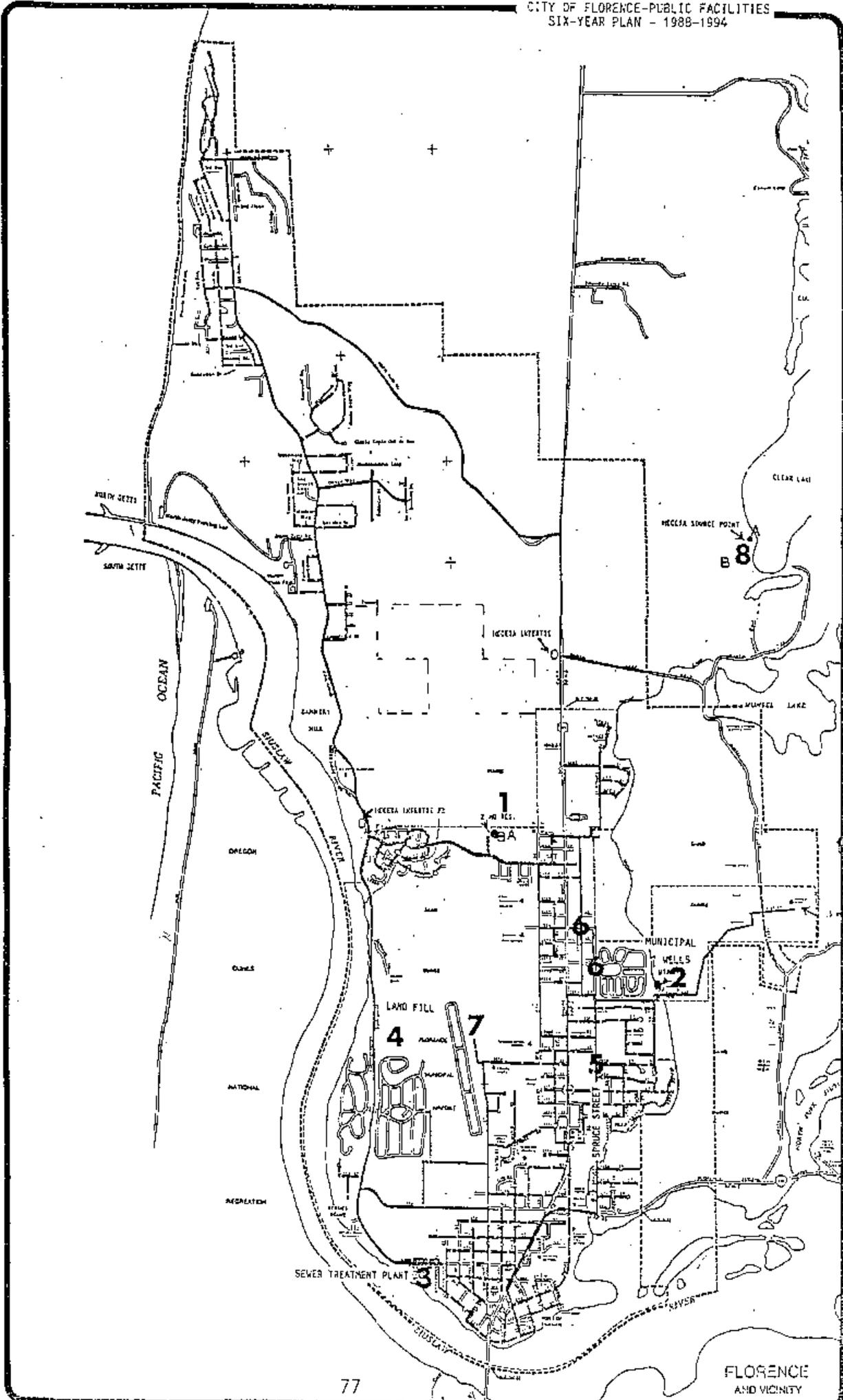


FIGURE 4-1  
 EXISTING PARK SYSTEM

- PARK
- DESIGNATED OPEN SPACE
- BIKE PATH
- RIVER ACCESS
- BEACH ACCESS

PUBLIC FACILITY PROJECTS 1986 TO 1994

SYSTEM	MAP REF	DESCRIPTION	ARER SERVED	COST ESTIMATE	TIMING	PROVIDER	FUNDING SERVICE
WATER: SOURCE, TREATMENT & DISTRIBUTION	8A	CLEAR LK WTP	ALL	2,848,000	1991	CITY/HECETA	BOND ISSUE
	8B	CLEAR LK TRANSMISSION LINE	ALL	75,000	1990	CITY/HECETA	USER FEES
	1A	2-MG RESERVOIR	ALL	375,000	1988	CITY	BOND ISSUE/SYS ENL.
	1B	PAINT EXISTING 2-MG RES.	CITY	25,000	1989	CITY	USER FEES
	2	WTP CHLORINATOR ENLARGE	CITY	40,000	1992	CITY	USER FEES/SYS ENL.
SANITARY SEWER TREATMENT EXPANS.	3	DREDGE AERATION LAGOON	CITY	22,000	1989	CITY	USER FEES/SYS ENL.
	3	SCREENING	CITY	40,000	1989	CITY	USER FEES/SYS ENL.
	3	CHLORINE CONTACT BASIN	CITY	50,000	1990	CITY	USER FEES/SYS ENL.
	3	3RD CLARIFIER	CITY	275,000	1991	CITY	BOND/GRANT/USERS
	3	SEPTAGE TREATMENT	CITY	25,000	1988	CITY	USER FEE
4	SLUDGE DISPOSAL	CITY	35,000	1989	CITY	USER FEES	
STREETS	VAR.	OVERLAYS/RESURFACING	CITY	60,000	EA YR	CITY	ST/CNTY ROAD FUND
	5	SPRUCE ST PNT(17TH TO 24TH)	CITY	120,000	1989	CITY	CITY/ASSESS DIST/SYS ENL
	6	SPRUCE ST PNT(25TH TO 30TH)	CITY	270,000	1990	CITY	CITY/ASSESS DIST/SYS ENL
	6	30TH ST (SPRUCE TO 101) OAK ST (20TH TO 15TH)	CITY	185,000	1994	CITY	CITY/ASSESS DIST/SYS ENL
AIRPORT	7	TIE DOWNS, TAXI WAYS	CITY	249,000	1988	CITY	FAA GRANT/CITY
	7	EXTEND RUNWAY	CITY	50,000	1989	CITY	FAA GRANT/CITY
	7	FENCING	CITY	25,000	1990	CITY	FAA GRANT/CITY
STORM DRAINAGE COLLECTION SYS.	VAR.	RESIZE ST. SWRS.	CITY	20,000	EA YR	CITY	CITY/SYS ENL



## SUPPORTING DOCUMENTS TO THE FLORENCE COMPREHENSIVE PLAN

The following plans, studies and inventories are referenced as supporting documents to the Plan. This Plan summarizes and incorporates a great deal of planning inventory information; the maps contained in the Plan are necessarily very general. Where supporting inventory maps are available which are more detailed than the Plan Maps, the supporting map may be used to make findings on a particular land use decision. Where the Plan inventory information or maps directly conflict with any of the supporting documents, the Plan is presumed to be correct, unless specific findings are made that the Plan is in error.

### General:

Lane County Coastal Resource Inventory, Wilsey & Ham, 1978. A general planning inventory of the Siuslaw Estuary, Shorelands, Coastal Lakes, Beaches and Dunes.

Resource Analysis of Oregon's Coastal Uplands, Moreland/Unruh/Smith, OCC&DC, 1978. An inventory of Forest, Agricultural and Recreational resources.

Inventory of Development Pressures in the Coastal Zone, Pacific Planning Associates, OCC&DC, 1975. Recommends area for urbanization in Florence area.

Photogrammetric contour maps prepared for the City of Florence and on file at City Hall.

Soils maps and interpretations prepared by the Soil Conservation Service; a copy is available at City Hall.

Population, Households and Employment, 1980 Census information, Portland State University. Socio-Economic data for Florence and Lane County.

Oregon Economic Trends Project, Oregon Economic Development Dept. 1987.

### Recreation:

Florence Park System Planning Report, City of Florence Parks & Recreation 1987.

Oregon Outdoor Recreation Plan, State Parks and Recreation Branch 1983. Facilities standards and needs by County.

### Transportation:

Oregon Bike Routes, and Oregon Coast Bike Routes, Oregon Department of Transportation, 1988.

Highway Compatibility Guidelines, Oregon Department of Transportation 1987.

Beaches and Dunes:

Beaches and Dunes of the Oregon Coast, U.S.D.A. Soil Conservation Service, 1975. Classifies dune forms in the Florence area.

Beaches and Dunes Handbook, Oregon Coastal Zone Management Association, 1979. Inventory, management, and implementation techniques.

Estuary and Shorelands:

Coastal Resources Management Plan, Lane County, revised 1982.

Habitat Classification and Inventory Methods for the Management of Oregon Estuaries, Oregon Department of Fish and Wildlife, 1979. Contains a classification map for the Siuslaw Estuary.

Siuslaw River Dredged Material Disposal Plan, Wilsey & Ham, revised, 1982.

Coastal Wetlands of Oregon, Oregon Coastal Conservation and Development Commission, 1973. Inventory and management recommendations for marshes and wetland areas.

Oregon Estuary Plan Book, DLCD, 1987.

Geology and Hazards:

Environmental Geology of Coastal Lane County, Oregon, Department of Geology and Mineral Resources, 1974. Geology and soils map of Florence area with interpretation of resources, hazards, and geological structure.

Geologic Hazards Inventory of the Oregon Coastal Zone, Oregon Department of Geology and Mineral Industries, OCC&DC, 1974. Identifies types of hazards and land use implications.

Shoreline Erosion Management Policies and Procedures, State Soil and Water Conservation Commission, 1978. Suggested management policies and examples of implementation techniques.

Historical:

Historical and Archaeological Resources of the Oregon Coast, Oregon Coastal Conservation and Development Commission, 1974. Lists historic sites in order of importance: national, state, local, etc.

Statewide Inventory of Historic Sites and Buildings, Lane County, State Historic Preservation Office, 1976. No sites or buildings are listed in Florence.

Economic Development:

Fishery Management Analysis, Montagne-Bierly Association, 1979. Fisheries data, trends, and management for the Oregon Coast.

Commercial and Recreational Boating Facilities in Oregon Estuaries, Economic Consultants, 1979. Inventory of moorage facilities and econometric projection of demands.

Economic Survey and Analysis of the Oregon Coastal Zone, Oregon Coastal Conservation and Development Commission, 1974. Economic data and projections by Sector with County summaries.

Public Facilities:

Facilities Plan, Florence, Oregon, Parametrix, Inc., 1979. A sewage facilities plan for the City.

Florence Municipal Airport Master Plan, Century West Engineering, 1979.

Airport Compatibility Guidelines, Oregon Department of Transportation, 1981.

North Florence Dunal Aquifer Study, DEQ/Lane County, 1979. Impact of septic drainfields on water quality.

Water Source Study for City of Florence, CH2M Hill, 1986.

Scenic Areas:

Visual Resource Analysis of the Oregon Coastal Zone, Walter, Havens and Erickson, DCC&DC, 1974. Inventories and classifies scenic coastal areas.

RESOLUTION NO. 36 SERIES 1988

IN THE MATTER OF ADOPTING THE CITY OF FLORENCE COMPREHENSIVE PLAN, PART II: TECHNICAL REPORT AND FINDINGS, REVISED 1988

WHEREAS, the City of Florence Comprehensive Plan, Part II: Technical Report and Findings as adopted, includes information in support of the Comprehensive Plan, Part I: Goals, Objectives, Policies, Recommendations and the Plan Diagrams, and

WHEREAS, revisions of Part II were prepared as part of the 1988 Periodic Review of the City's Comprehensive Plan, such revisions being reviewed by the Citizen's Advisory Committee and the City Planning Commission, and

WHEREAS, following public hearing of the Planning Commission on February 16, 1988 and public hearing on July 19, 1988, the Planning Commission has forwarded a recommendation of approval to the City Council of Part II addendums incorporating such revisions as necessary to insure consistency between Part I and Part II, by way of Planning Commission Resolution 88-3-1-9 and 88-7-19-29, and

WHEREAS, following public hearing of the City Council on July 26, 1988, the City Council has determined that adoption of revisions to Comprehensive Plan, Part II: Technical Report and Findings is in the public's best interest,

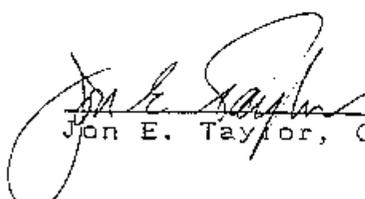
NOW, THEREFORE, BE IT RESOLVED that the Comprehensive Plan, Part II: Technical Report and Findings is hereby revised as set forth in Exhibit "A", attached hereto and incorporated hearing by reference.

PASSED BY THE FLORENCE CITY COUNCIL, this 9<sup>th</sup> day of August, 1988.

APPROVED BY THE MAYOR, this 9<sup>th</sup> day of August, 1988.

  
\_\_\_\_\_  
Wilbur Ternyik, MAYOR

ATTEST:

  
\_\_\_\_\_  
Jon E. Taylor, CITY RECORDER

RESOLUTION NO. 36

RESOLUTION NO. 35 SERIES 1988

IN THE MATTER OF ADOPTING THE CITY OF FLORENCE PUBLIC FACILITIES SYSTEM PLAN, 1988

WHEREAS, the City of Florence has developed a plan for public facilities and services, as required by ORS 197.712(2)(e), to assure that development is guided and supported by appropriate facilities and services, and

WHEREAS, the Public Facility Plan was prepared as part of the Comprehensive Plan Periodic Review, 1988, and reviewed by the City's Citizen's Advisory Committee and Planning Commission, and

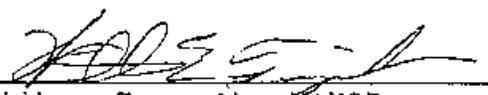
WHEREAS, following public hearing of the Planning Commission on July 19, 1988, the Planning Commission has forwarded a recommendation of approval of this Public Facilities Plan to the City Council, by way of Resolution No. 88-7-19-29, and

WHEREAS, following public hearing of the City Council on July 26, 1988, the Council has determined that adoption of this Public Facilities Plan is in the public's best interest,

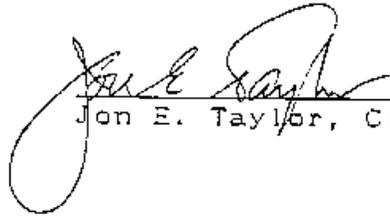
NOW, THEREFORE, BE IT RESOLVED, that the Public Facilities System Plan is hereby adopted as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

PASSED BY THE FLORENCE CITY COUNCIL, this 9<sup>th</sup> day of August, 1988.

APPROVED BY THE MAYOR, this 9<sup>th</sup> day of August, 1988.

  
\_\_\_\_\_  
Wilbur Ternyik, MAYOR

ATTEST:

  
\_\_\_\_\_  
Jon E. Taylor, CITY RECORDER

ORDINANCE NO. 14 SERIES 1988

AN ORDINANCE ADOPTING THE CITY OF FLORENCE COMPREHENSIVE PLAN, PART I: GOALS, OBJECTIVES, POLICIES, RECOMMENDATIONS AND THE PLAN DIAGRAMS, REVISED 1988

WHEREAS, the City of Florence Comprehensive Plan as acknowledged on June 2, 1983, was reviewed as part of the August 28, 1987 Order of Periodic Review, and

WHEREAS, revisions of the Plan were prepared, such revisions reviewed by the City's Citizen's Advisory Committee and the Planning Commission, and

WHEREAS, following public hearing of the Planning Commission on February 16, 1988 and July 19, 1988, the Planning Commission has forwarded a recommendation of approval to the City Council by Planning Commission Resolution 88-3-1-9 and 88-7-19-29, and

WHEREAS, following a public hearing of the City Council on July 26, 1988, the Council finds that the Comprehensive Plan, Part I as revised, complies with all applicable requirements listed in the Department of Land Conservation and Development Periodic Review Notice of August 28, 1987,

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

Section 1: The City of Florence Comprehensive Plan, Part I: Goals, Objectives, Policies and Recommendations and Plan Diagrams, Revised, 1988, attached hereto as Exhibit "A" and incorporated herein by reference is hereby adopted.

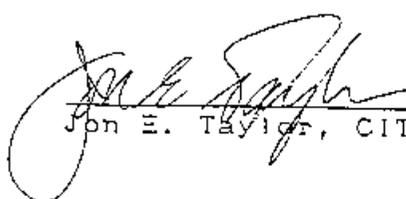
ADOPTED BY THE FLORENCE CITY COUNCIL, this 9<sup>th</sup> day of August, 1988.

- AYES:
- NAYES:
- ABSTAIN:
- ABSENT:

APPROVED BY THE MAYOR, this 9<sup>th</sup> day of August, 1988.

  
\_\_\_\_\_  
Wilbur Ternyik, MAYOR

ATTEST:

  
\_\_\_\_\_  
Jon E. Taylor, CITY RECORDER