

IN THE BOARD OF COUNTY COMMISSIONERS, LANE COUNTY, OREGON

Ordinance No. PA 1335

**IN THE MATTER OF CO-ADOPTING AMENDMENTS
TO THE FLORENCE REALIZATION 2020
COMPREHENSIVE PLAN PARKS AND RECREATION
POLICIES AND THE FLORENCE COMPREHENSIVE
PLAN MAP, AND ADOPTING SAVINGS AND
SEVERABILITY CLAUSES (File No. 509-PA16-05277)**

WHEREAS, the Board of County Commissioners of Lane County, through enactment of Ordinance No. 859 and subsequent amendments in Ordinance Nos. 875, PA 1078, PA 1089, PA 1150 and PA 1214 has adopted policies and provisions of the 1988 Florence Comprehensive Plan; and

WHEREAS, land within the Urban Growth Boundary of the Florence Comprehensive Plan but outside the City limits is within the political jurisdiction of Lane County, and is subject to County-adopted application of City Plan designations and Plan policies; and

WHEREAS, the Board of County Commissioners of Lane County, through enactment of Ordinance PA 1214 co-adopted Florence Periodic Review Work Task No. 1, Urban Growth Boundary, on October 27, 2004; and

WHEREAS, on July 11, 2008, the Board of County Commissioners of Lane County, through enactment of Ordinance PA 1246 adopted the current Official Lane County Coastal Zoning Maps; and

WHEREAS, to complete Periodic Review Work Tasks 2, 3, 4, 5, 6, 7 and 8, the City of Florence adopted the Florence Realization 2020 Comprehensive Plan (a revised comprehensive plan), a revised Comprehensive Plan Map, and new or updated refinement plans for water, wastewater, transportation, and stormwater through adoption of City of Florence Ordinance No. 6, Series 2008 on March 24, 2008, City of Florence Ordinance No. 10, Series 2009 on September 28, 2009, and City of Florence Ordinance No. 18, Series 2009 on December 21, 2009; and

WHEREAS, on December 1, 2010, the Board of County Commissioners of Lane County, through enactment of Ordinance PA1249 co-adopted the Florence Realization 2020 Comprehensive Plan and amendments to Ordinance No. 6, Series 2008 (except for Chapter 14 Policy 1) and new and updated refinement plans and an updated Comprehensive Plan Map, and adopted a revised Chapter 14 Policy 1 via Ordinance No. PA 1289 on August 14, 2012; and

WHEREAS, on August 6, 2013, the City of Florence City Council and the Lane County Board of Commissioners co-adopted the revised comprehensive plan, through

the enactment of City of Florence Ordinance No. 5, Series 2012 and Lane County Ordinance No. PA 1299; and

WHEREAS, on February 9, 2011, the City of Florence adopted text and map amendments to the Florence Realization 2020 Comprehensive Plan for consistency with the Florence Parks and Recreation Master Plan, 2011, through the enactment of City of Florence Ordinance No. 2, Series 2011; and

WHEREAS, the City of Florence has requested Lane County action in co-adopting text and map amendments to the Florence Realization 2020 Comprehensive Plan for consistency with the Florence Parks and Recreation Master Plan, 2011; and

WHEREAS, the Lane County Planning Commission conducted a public hearing on October 18, 2016, in Florence and recommended approval of the proposed amendments; and

WHEREAS, evidence exists in the record indicating that the proposal meets the requirements for plan amendments in Lane Code Chapter 12 and other applicable state and local laws; and

WHEREAS, the Board of County Commissioners of Lane County, has conducted a public hearing and is now ready to take action.

NOW, THEREFORE, the Board of County Commissioners of Lane County Ordains as follows:

Section 1. That the text and map amendments to the Florence Realization 2020 Comprehensive Plan as shown in Exhibit A including removal of Florence Parks System Planning Report 1987 from Appendix 11 of the Comprehensive Plan are adopted.

Section 2. That the prior designations repealed by this Ordinance remain in full force and effect to authorize prosecution of persons in violation thereof prior to the effective date of this Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion constitutes a separate, distinct and independent provision, and such holding does not affect the validity of the remaining portions hereof.

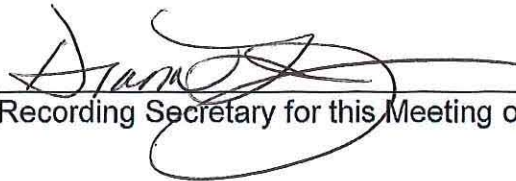
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FURTHER, although not part of this Ordinance, the Board of County Commissioners adopts the Findings of Fact and Conclusions of Law as set forth in Exhibit "B" attached, in support of this decision.

ENACTED this 10th day of January, 2016.



Pat Farr, Chair
Lane County Board of Commissioners



Recording Secretary for this Meeting of the Board

APPROVED AS TO FORM

Date 1-10-17 Lane County



OFFICE OF LEGAL COUNSEL

ORDINANCE NO. PA 1335
EXHIBIT A
Amendments to Florence Realization 2020
Comprehensive Plan Text and Maps for Consistency with
Florence Parks and Recreation Master Plan, 2011

The following amendments are proposed:

- Florence Realization 2020 Comprehensive Plan Text Amendments
- Florence Realization 2020 Comprehensive Plan Map Amendments

Florence Realization 2020 Comprehensive Plan Text Amendments

Deletions of original comprehensive plan text are shown in ~~strike-out~~ and additions to the comprehensive plan text are indicated by double underline.

1. Amend the Comprehensive Plan Table of Contents, as follows:

“Chapter 8: ~~Recreational Needs~~ Parks, Recreation, and Open Space”

Chapter 11: ~~Utilities, and Facilities~~ and Services

Wastewater Collection and Treatment
Water System Supplies and Needs
Stormwater Management
~~Parks, Recreation, and Open Space~~
Telephone Services and Telecommunications
Public Safety and Health Related Services”

“Part II: Comprehensive Plan Appendices

(Located in binder in Community Development Department, Florence City Hall)

8. ~~Recreational Needs (Combined with Goal 11)~~ Parks, Recreation, and Open Space

11. Utilities and Facilities and Services

- a. City of Florence: Wastewater Facilities Plan, Brown and Caldwell, October, 1997 (under separate cover)
- b. City of Florence: Water Facilities Plan, September 1998 (under separate cover)
- c. City of Florence Wellfield and Water Treatment Expansion Project, February, 2001
- d. City of Florence: Stormwater Management Plan, October 2000 (under separate cover)
- e. ~~Planning Report 1987, A Recommended Guide to Park Development~~

2. Amend Introduction, Definitions, to add the following definitions from Statewide Planning Goal 8 and other Goals, as noted:

Definitions

Dedicate/dedication. The gift of land or an easement by a private person or entity to the City as part of, and a condition of, a real estate development. The City must accept the dedication before it is complete. The owner of the land does not retain any rights that are inconsistent with the complete exercise and enjoyment of the public uses to which the property has been committed.

Easement, Public. A right of use of a property given by the owner to the City for public use, and accepted for such use by or on behalf of the public.

Open Space. Any publicly or privately owned land that is retained in a substantially natural condition and incorporates an adjacent parkland improved for recreational uses such as, picnicking, nature interpretive trails or multi-use paths. Open spaces may also include seasonal lakes, lands protected as important natural resources such as wetlands or riverine areas, and lands used as buffers when such lands incorporate areas for the design features mentioned above. Open space does not include residential lots or yards, streets or parking areas.

Overnight Lodgings. Permanent, separately rentable accommodations that are not available for residential use. Overnight lodgings include hotel or motel rooms, cabins, and time-share units. Tent sites, recreational vehicle parks, manufactured dwellings, dormitory rooms, and similar accommodations do not qualify as overnight lodgings for the purpose of this definition.

Parklands. Lands that provide for human development and enrichment, and include, but are not limited to: open space and scenic landscapes that provide a place for people to exercise and interact; active recreational lands; historical, archaeology and natural science resources that incorporate a combination of interpretive signage, trails, picnicking and seating areas, and viewing areas; sports and cultural facility areas; picnicking; trails; waterway use facilities; active and passive activities.

Recreation Needs. Existing and future demand by citizens and visitors for recreation areas, facilities, and opportunities which can contribute to human health, development, and enrichment.

3. Amend Chapter 2, Land Use, as follows:

Residential

Goal

To create residential living environments that satisfy a wide variety of local and regional population needs and desires and add long-term community value.

Policies

1. The City shall encourage the use of residential planned unit development subdivisions and may trade off some conventional zoning requirements and density limitations in order to achieve:

- a. high quality, innovative residential lot and building design,
- b. incorporation of unique land forms into the final subdivision design,
- c. significant open space ~~not otherwise achievable through a conventional design,~~
- d. on-site amenities reflecting the value need for both active and passive recreational facilities,
- e. natural resource protection, where identified as part of a preliminary site investigation report,
- f. a mix of dwelling unit types and densities, and a mix of residential, commercial, and recreational uses, where appropriate.

4. Residential developers shall ~~expect~~, in order to obtain subdivision approval provide streets of a suitable width and cross-section, sidewalks, and other transportation facilities consistent with the Transportation System Plan, conveyance of natural drainage flows through the site, stormwater management systems, appropriate traffic safety signs and street lights, and normal and incidental public and quasi-public utilities including water, sanitary sewer, stormwater, and underground electric, cable, telephone and potentially fiber optic cable.

Add a new Policy #5 & #6 (renumber subsequent policies sequentially):

5. Residential developers shall, in order to obtain planned unit development approval, to provide recreational area as a percentage of the required open space consistent with the amount indicated in Florence City Code. The recreation area shall satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan.

4.6. New multi-family developments with four or more dwelling units on a single lot shall contribute recreation area appropriate to the needs of intended occupants as determined in the standards set out in the Florence Parks and Recreation Master Plan and Florence City Code.

Low Density Residential

~~“...A portion of these lands includes privately owned sand dunes suitable for non-motorized sand related recreational activities. Since the ownership also has a sand mining permit, the life of this resource and associated recreational use is time limited. Sand mining and non-motorized recreational uses would most appropriately be included as a Conditional Use in the Restricted Residential District. Access to Highway 101 will likely be limited by ODOT. Any plans should include provision for access via the extension of Oak Street and West Munsel Lake Road.”~~

Other Plan Designation Categories and Background

The following Comprehensive Plan designation categories are shown in the Plan Map and described below: Public; Private Open Space; West 9th Street Area; and Downtown.

Public

The Public designation is intended to identify existing public and semi-public uses including the airport, public parks, schools, community colleges, cemeteries, and other public buildings and lands as well as major utility facilities. Planned locations for such facilities are also included within this designation; however, future sites and public facility developments may take place within other plan designations subject to need and appropriate review. The implementing zoning districts for this Plan designation are: Open Space District and Public Use Airport Zone (for the airport). In addition, the Public Use Airport Safety and Compatibility Overlay Zone applies to the airport and to lands near the airport as defined in the description of the Overlay Zone in Title 10 of the Florence City Code.

Private Open Space

The Private Open Space designation is intended to identify areas where the predominant character is a less intense development pattern consisting of natural uses or open areas. Uses may include crop production, recreation, animal grazing, fish and wildlife habitat, and other similar uses. If development occurs in these areas, it shall be in such a manner that maintains the natural features of the site. Natural features include but are not limited to drainage ways, wetlands, scenic vistas, historic areas, groundwater resources, beaches and dunes, and habitat for sensitive species. Development within a Private Open Space area may occur subject to the Planned Unit Development process.”

“..Any development should also be sensitive to the City’s park land property located on Blocks 58 and 59. 12th Street should not be opened to vehicular traffic. 11th Street may be opened for vehicular traffic from Rhododendron Drive to provide access to this subarea, but should either be terminated at Driftwood Street right-of-way or drawn northward away from the City’s park land. 11th Street shall not cross the drainage way. Driftwood Street may also be opened to 10th Street, where access from 10th can then be provided to 9th Street via Elm Street. Driftwood Street will remain unopened from 10th Street to 9th Street.”

- 4. Amend Comprehensive Plan Chapter 8 by changing the name of the Chapter from “Recreational Needs” to “Parks, Recreation, and Open Space” and inserting a revised Chapter 8, set out below.**

Note: The following revised Chapter 8 is proposed to achieve consistency with the Florence Parks and Recreation Master Plan, 2011 (Parks Plan); to create a separate Parks and Recreation Comprehensive Plan Chapter; and to rename Comprehensive Plan Chapter 8: “Parks, Recreation, and Open Space.” Specifically, the amendments reflect the following proposals:

- Move text related to parks, recreation, and open space from Chapter 11 of the Comprehensive Plan (Utilities, Facilities, and Services) to Chapter 8, re-title Chapter 8, re-arrange, and amend for consistency with the Parks Plan. This existing text is noted below, i.e., “(from Chapter 11).”
- Translate the Vision, Goals, and Objectives in Chapter 2 of the Parks Plan and the Community Needs identified in Chapter 4 of the Parks Plan into Comprehensive Plan Goals, Policies, Recommendations, and Background text amendments. These changes are shown in legislative format, below.

“Chapter 8. Parks, Recreation and Open Space

Goal

~~To provide a variety of recreational opportunities and to provide open space and protect unique areas of the City. (from Chapter 11, Goal)~~

To provide a well-functioning and well-maintained park and recreation system that enhances quality of life by offering a diversity of recreational opportunities for people of all ages and needs.

Objectives

1. To implement the Vision and address the Community Needs identified therein the Florence Parks and Recreation Master Plan.
2. To improve human health and well being by providing opportunities for people to exercise and interact.
3. To ensure that existing parks are refurbished with grounds and facilities that are accessible and available for use by Florence residents and visitors.
4. To reduce greenhouse gases produced through burning of fossil fuels for electricity, heating and transportation by using sustainable practices in the development of park facilities and lands.
5. To increase the level of service of parks and recreation amenities.
6. To improve, and create new, opportunities for popular and upcoming league sports.
7. To better meet the recreation needs of all segments of our community, particularly the adolescent sector, through new programs and partnerships.
8. To make public open spaces accessible to community residents and visitors.
9. To provide a comprehensive trail plan that includes bicycle, pedestrian and boating facilities.

10. To provide new sources of park and open space funding, such as system development charges, a park and recreation district, maintenance fees, and volunteer matching resource programs.
11. To ensure that parks, recreation and open space facilities have the financial resources to sustain consistent and ongoing maintenance and personnel.

Policies

Subject to the availability of sufficient financial resources as determined by the City Council, the City shall undertake the following actions.

Parks and Recreation

1. The City shall coordinate and cooperate with local public, private, and non-profit agencies and groups to:
 - a. improve public awareness of existing parks and recreation opportunities;
 - b. educate people about the health benefits of an active lifestyle;
 - c. and foster stewardship of parks and recreation resources and facilities by generating an “aura of community ownership” to raise awareness, prevent vandalism, and assist with increasing costs of upkeep.
2. The City shall enlist the participation of volunteers, when feasible and appropriate, to help maintain existing parks and recreation resources and to enhance and expand current sites and facilities.
3. Within the Florence urban growth boundary, the City and Lane County shall designate lands for possible park development purposes. Lands so designated shall be reserved for future park system expansion upon annexation. (from Chapter 11, Policy #6)
4. The City shall ensure that the public parks system is accessible to all residents and visitors. (from Chapter 11, Policy #9)
5. The City shall use sustainable practices in developing and planning park facilities and lands, including: sustainability guidelines for design and maintenance of parks and recreation and community facilities; a natural resource interpretive and signage program; tree planting and community garden programs; and other sustainable practices.
6. As resources and opportunities exist, the City shall repair, expand and renovate park facilities to bring existing parks up to the level of community expectations.
7. Where resources permit, the City shall enhance the landscaping of all City-owned parks and recreation sites, install community gardens, and partner with other public and private entities because these actions will improve public health and nutrition, and restore wildlife habitat, in addition to improving the human recreational experience.

8. The City shall require new residential and mixed-use developments to pay systems development charges for park and recreation facilities, open space, and pedestrian access to adjacent parks and open space consistent with the capital improvement plan and recommendations identified in the latest Florence Parks and Recreation Master Plan (Parks Plan) and with the standards in Florence City Code.
9. The City shall initiate a public land acquisition program to ensure an adequate amount of park and recreation facilities are provided in existing developed areas of the city.
10. The City shall coordinate with ~~encourage the efforts of the~~ Siuslaw School District 97J, recognized organizations and institutions, and private sector interests to provide ~~coordinated~~ recreation programs and facilities for Florence area residents~~youth~~. (from Chapter 11, Policy #4)
11. The City shall address conflicts and issues related to on-leash and off-leash dog walking through the following actions:
 - a. provide, through an appropriate combination of Code provisions, planning, and public acquisition, more off-leash and on-leash dog-friendly areas in locations where animal waste will not present a threat to surface and groundwater quality and public health;
 - b. resolve conflicts through public education, signage, plastic bags for waste collection, and Pet Waste Disposal Stations;
 - c. provide public education on the need to collect and dispose of dog waste in specified receptacles on ocean beaches and public property to improve the experience of all users and reduce threats to water quality and public health.
12. The City shall improve the use of Miller Park through the following actions:
 - a. resolve existing conflicts among park users through the adoption, posting and distribution of rules and possible park expansion;
 - b. seek funding or organize a program of volunteers for improved restrooms, ball fields, and storage; and
 - c. implement public education and mentorship programs and improved facility design to reduce vandalism and intimidation.

Open Space

13. The City shall encourage and support public/private efforts to ensure permanent public access and views of the Siuslaw River and its scenic estuary. (moved from Chapter 11, Policy #5)
14. The City shall develop an interconnecting trail system, providing a full circular route around the Florence area and incorporating Rhododendron Drive, Munsel Lake, beaches, dunes, Old Town, Port and Siuslaw Estuary. The system shall also connect the various parks, residential areas, business, public places through the following actions:
 - a. Consider the potential to establish or maintain bikeways and/or walkways prior to vacating any public easement or right-of-way;.
 - b. Develop and adopt a Comprehensive Trail Plan that includes bicycle and pedestrian facilities and provides for park connections;

- c. Develop the bike lanes and multi-use paths identified in the Florence Transportation System Plan to connect bicyclists and pedestrians to parks, commercial centers and nature areas;
- d. Develop and adopt bike and pedestrian facility design standards; and
- e. Develop a system of trails and pathways to provide a safe network that links neighborhoods, parks, natural open space, schools, employment centers, shopping locations, recreation facilities and other key community destinations.

~~Designated greenways, linear parks, and bicycle and walking paths shall be developed to connect the various parks, residential areas, businesses, and public places through a community-wide trail network, consistent with the recommendations of the Transportation System Plan and Parks and Open Space Capital Improvement Plan (CIP). (from Chapter 11, Policy #7)~~

15. The City shall ensure that native vegetation is planted, retained, and maintained in parks and open space areas.

16. The City shall support Federal, State, County and City efforts to develop bicycle paths, such as the Oregon Coast Trail, connecting the City to nearby recreation areas ~~shall be supported~~. (from Chapter 11, Policy #8)

17. The City shall coordinate the provision of public recreation areas and open space in the City with the protection of unique natural features to provide educational, social, environmental and economic benefits to the Florence area and greater coastal region. (from Chapter 11, Policy #10)

18. In reviewing property owner requests for Open Space classification for tax purposes under ORS 308A, the Florence City Council shall base its decision on the criteria in ORS 308A.309.

19. The City, in conjunction with the Port of Siuslaw, Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians and the Siuslaw Watershed Council, shall plan and provide estuary and aquatic trails and put in and take out points along the Siuslaw River.

Funding, Financing, and Volunteer Programs

20. The City shall explore various short and long-term funding options primarily for maintaining existing parks and, as funds are available, for expanding the Florence parks system. ~~This could include formation of a regional parks and recreation district.~~ (from Chapter 11, Policy #1)

21. In pursuing funding for parks and recreational facility maintenance and enhancement, the City shall give priority to the following, not necessarily in this order:

- a. mini parks, specifically: equipment replacement, plant maintenance and installation, and improved general maintenance (such as painting and sanding);
- b. on- and off-leash dog play areas;
- c. pedestrian, bicycle, and multi-use trail and path development;

- d. feasibility study, site acquisition, planning, construction and operation of a public pool and recreation center;
- e. improved public access to existing public open space areas through public trails, signage and education in order to reconnect youth with nature and provide more close-to-home recreational opportunities that are free of cost, consistent with the State's recreational planning priorities;
- f. acquisition of new park and open space areas in existing developed areas;
- g. fields for multiple recreational uses such as adult softball, soccer and disc golf;
- h. covered children's play areas; and
- i. lighting and public safety improvements for all parks

22. The City shall explore parks and open space funding through sources such as grants, systems development charges, use of a special levy, proceeds from street and right-of-way vacations, maintenance fees, and other available funding mechanisms. Where desirable, partnerships with federal, state, county and regional agencies, non-profit organizations, and private interests shall be formed to help secure and possibly finance land acquisition and facility development and redevelopment and maintenance of existing and proposed facilities. (moved from Chapter 11, Policy #2)

23. The City shall develop and adopt a Systems Development Charge (SDC) Ordinance to fund capital improvements for parks and recreation in accordance with the requirements of Oregon Revised Statutes 223.297 to 223.314.

24. The City shall explore the process for formation of a Regional Parks Recreation District considering partnerships with other recreation agency providers and including other residential areas in Western Lane County where facility usage is indicated..

25. ~~The City shall continue to seek resources to develop volunteer programs, such as encourage and support the "Adopt a Park," adoption of public parks within City limits by various organizations and private interests to recognize and maximize the contribution of volunteers in meeting parks and recreation needs in the community. maintain the important role of such facilities in providing the public with access to active and passive recreational opportunities, until such time as a Parks and Recreation District is formed.~~ (from Chapter 11, Policy #3)

Recommendations

1. The City should prepare and adopt a update the existing capital improvement plan for parks and open space. ~~to include the 20-year planning period.~~ Such a plan would require sources of funding, such as grants or the establishment of a parks systems development fee. ~~If open space resources are not included as a function of the District, then the City should develop an open space plan, and pursue conservancy options for purchase and maintenance of such properties.~~ (from Chapter 11, Recommendation #1, in part)

2. The City should budget sufficient funds for the preparation and adoption of an SDC Ordinance for Parks and Recreation.
- ~~3. The City should cooperate with the Parks and Recreation District, if formed, in identifying park and open space areas within the City and the Urban Growth Boundary, to be included in a regional parks and open space plan. The City should budget funds for initiation of a Regional Parks and Recreation District, including the Feasible Study. Once formed, the District and t~~The City ~~and the District~~ should work to ensure a smooth transition of operations and maintenance for properties transferred to the District. If open space resources are not included as a function of the District, then the City should develop an open space plan, and pursue conservancy options for purchase and maintenance of such properties. (from Chapter 11, Recommendation #1, in part)
4. The City should continue to apply for transportation enhancement funds, or other available funds to develop bicycle paths connecting the City to nearby recreation areas, particularly ~~for to~~:
 - a. implement the ~~a bike path on~~ Rhododendron Drive Integrated Transportation Plan;
 - b. extend ~~additions to~~ the Munsel Creek bike/pedestrian trail, south to Gallagher Park and north to Munsel Lake;
 - c. development of a bike/pedestrian system in the West 9th Street area; ~~and~~
 - ~~3-d.~~ improve linkages within the Oregon Coast Trail that development of routes connecting the North Jetty area with the Oregon Dunes National Recreation Area.~~4.~~(from Chapter 11, Recommendation #6)
5. The City should establish a program to solicit private gifts and donations to establish and maintain a high quality park system in Florence. (from Chapter 11, Recommendation #9)
6. The City should support efforts of the Port of Siuslaw to maintain the Boardwalk as a permanent public access for views of the Siuslaw River and its estuary. (from Chapter 11, Recommendation #3)
7. The City should pursue establishment of an estuary trail connecting the Boardwalk with the Munsel Creek bike/pedestrian trail. (from Chapter 11, Recommendation #4) ODOT has indicated a preference for an in-culvert pedestrian crossing under Highway 126. Absent that opportunity they prefer a surface crossing be located midblock between Redwood and Spruce Streets.
8. In order to provide the public with increased and unrestricted access to the Siuslaw River and its estuary, the City should develop its public street rights-of-way which terminate at the River as river access parks, which may include parking to meet Old Town parking needs as appropriate. (from Chapter 11, Recommendation #2)
9. The City should review the listing of rights-of-way suitable for recreation use neighborhood parks prior to vacating public rights-of-way. (from Chapter 11, Recommendation #7)

10. When the City's ~~Public Works Department relocates its existing operations shop, water tower, and public works garage are removed~~ from their Spruce Street location, the City should convert that property, consistent with the deed of dedication, into additional recreational space. The City should consider keeping existing buildings with the potential to provide or support recreation programs and retain a Access to Munsel Creek for the Florence Salmon and Trout Enhancement Program (STEP) ~~should be maintained~~. (from Chapter 11, Recommendation #5)
11. The City should explore the use of a land conservancy to further the protection of greenway, estuary, landmark and other open space lands. (from Chapter 11, Recommendation #8)

Background

In 2010, the Florence City Council adopted a Florence Parks and Recreation Master Plan (2010 Parks Plan). This Plan was prepared through the efforts of the Florence Parks and Recreation Mater Planning Committee, an ad hoc committee of citizens, representative of multiple sectors of the community such as youth, retirees, etc and utilization of a Florence Park and Recreation Needs Analysis completed in 2006. The 2010 Parks Plan is adopted in support this Comprehensive Plan. The Introduction of the Parks Plan gives a detailed description of the planning process, research, citizen involvement, and recommendations. The policies in this Chapter 8 of the Comprehensive Plan reflect the community vision and respond to the community needs in the Parks Plan.

Table 8-1 presents a "Summary of the Existing City Owned Park System" and Table 8-2 defines the different types of parks referenced in Table 8-1. Map 8-1 displays "Existing City-owned Parks and Park lands in Florence." Table 8-1 includes park lands that provide public open space. Open space, for the purposes of Comprehensive Plan Chapter 8, refers to public and private lands that offer passive and active recreational opportunities. It does not include areas that provide open space in addition to significant Statewide Planning Goal 5 natural resource sites, including wetlands, riparian areas, and groundwater resources. These natural areas are addressed in Comprehensive Plan Chapter 5; and, although they may provide public open space, they are not part of an Open Space Inventory, as that term is defined in Statewide Planning Goal 5.

Parks and greenways were recognized early as important to the livability of Florence. Shortly after 1900, a greenbelt along a portion of Munsel Creek was dedicated for park use in perpetuity. Other lands were similarly dedicated by far-sighted residents. ~~Over the~~in recent years, some additional land ~~washas been~~ added to the park system as the value of public parklands ~~washas been~~ increasingly recognized. In addition, public funds and citizen volunteerism have combined to develop portions of the system to better serve Florence citizens. Examples include ~~Old Town Park, the Munsel Creek Bike Path, Pocket Park,~~ Galagher's Park, and Miller Park. (from Chapter 11)

Although the existing park system is substantial and recent developments efforts impressive, much remains to be done to insure an adequate, attractive and useful park system for the current and future residents of Florence, including the area within the Urban Growth Boundary. (from Chapter 11)

Unfortunately, the impetus and enthusiasm of the late 1980's and early 1990's ~~was has been~~ tempered with the passage of property tax limitation measures ~~Ballot Measure 5~~, and resultant subsequent fiscal problems for the City. Park maintenance ~~has~~ suffered, even with the dedicated efforts of parks volunteers and staff. Development of new facilities in existing parks from 2004 to the present has been limited to Miller Park and Singing Pines Senior Center., ~~as well as d~~Development of new park areas, has been non-existent. ~~However, a Parks Capital Improvement Plan was adopted by the City Council in 1998, and is incorporated in this Plan in Appendix 11.~~ (from Chapter 11)

~~In 1999, the City's Parks and Recreation Committee recommended a Parks Systems Development Fee as a mechanism to establish a stable funding source for park acquisition and development. This proposal was considered by the City Council, but was not supported. Lane County is also proposing a county wide parks systems development charge which has not been supported by the City of Florence or most other cities in the County.~~ (from Chapter 11)

~~In early 2000, Current efforts revolve around the effort of a private committee, the Parks and Recreation District Committee, tried to form a regional parks and recreation district that would include some or all of the City's existing parklands, as well as the construction of an aquatic center. The City Council ~~has~~ supported, in concept, the request by the District Committee to locate the aquatic center in Singing Pines Park at the corner of Airport Road and Kingwood. The Parks and Recreation District Committee had planned to place measures on the November 2000 ballot for formation and initial funding of the District. However, a survey completed early in 2000 showed that passage of the ballot measures was in question, and the Committee ~~has~~ decided to wait before pursuing approvals. In 2001, Recently (2001) the Parks and Recreation Committee joined with the Florence Boys' and Girls' Club to plan a shared facility, still proposed for Singing Pines Park. Singing Pines may be identified for recreation but other options could also be considered.(from Chapter 11)~~

Discussions ~~are ongoing with among~~ City staff and the City Council about which parklands would become District responsibilities would be part of the Feasibility Study to initiate a Parks District. ~~The District Committee has supported accepting regional facilities such as Miller Park and possibly the undeveloped 40-acre County park parcel in the UGB. Some citizens and City officials support turning all City parks over to the district, in order to eliminate a funding sector of the City budget. Map 11-D1 shows the parks in Table 11-D1.~~ (from Chapter 11)

Table 8.1—Summary of Existing City Owned Park and Open Space System				
	Park	Type	Dev. Acres or Linear Miles	Undev Acres or Linear Miles
1	1 st & Ivy St. Park	Mini	.14	.14
2	18 th St. Pocket Park	Mini	.29	--
3	Munsel Road Park	Mini	.35	--
4	Pepperoaks	Mini	.31	1
5	South Munsel Creek Park	Mini	1.42	1.42
	Mini-Park Total	5 sites	2.51	2.56
6	Elm St. Park	Neighborhood	--	3.55
7	Rolling Dunes	Neighborhood	1.17	.42
8	Singing Pines	Neighborhood	6.44	--
	Neighborhood Total	3 sites	7.61	3.97
9	George Miller Park	Community	19.72	--
	Community Park Total	1 site	19.72	--
10	Gallagher's	Special Use	2.81	.69
11	Hurd Memorial	Special Use	1.82	--
12	Meares St. Beach Access	Special Use	.39	--
13	Old Town Park	Special Use	.14	--
14	Siuslaw Interpretive Site	Special Use	--	.12
15	S. Rhody Beach Access	Special Use	1.42	1.42
16	Veterans Memorial	Special Use	.38	--
	Special Use Park Total	7 sites	6.96	2.23
17	Munsel Creek Bike Path	Trail	.53 m	--
18	Ivy St. Path	Trail	--	.17 m
19	12 th St. Path	Trail	--	.56 m
20	29 th St. Trail	Trail	.29 m	--
	Linear Mileage Total	4 sites	.82 m	.73 m
21	Munsel Creek Greenway	Open Space	18	43.73
22	Pacific Pines	Open Space	--	1.99
23	Willow Dunes	Open Space	--	1.49
24	9 th & Ivy Greenway	Open Space	--	.70
25	3-Mile Prairie Reserve	Open Space	--	39.92
	Open Space Total	5 sites	18	87.83
	TOTAL		54.8 / .82	97.32 / .73

Table 8-2. Types of Parks	
Miniparks	Used to address limited, isolated or unique recreational needs. Recommended size may vary between 2500 square feet and one acre.
Neighborhood	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. Recommended optimal size is three to 10 acres.
School Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex and special use.
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. Recommended size usually between 30 and 50 acres.
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community. Recommended size is usually a minimum of 25 acres, with 40 to 80 acres being optimal.
Special Use Park	Covers a broad range of parks and recreation facilities oriented toward a particular use.
Park Trail	Multipurpose trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with natural environment. May be hard-surfaced single purpose, hard-surfaced multipurpose, or pedestrian nature trails.
Connector Trail	Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.
Natural Resource Park	Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering.

5. Amend Chapter 9: Economic Development, as follows.

Add a new Recommendation #4, and renumber subsequent recommendations sequentially.

“Goal

To embrace a stable, prosperous business environment focused on industry diversity, yielding family income sufficient to support education, recreation, social and cultural opportunities, comprehensive health services, affordable housing and public safety while preserving the environment and its natural beauty.”

Recommendations

3. The City should continue to support anchor tourism destinations such as our local golf resorts, Old Town, water-related recreational opportunities, and expanded shopping opportunities.

4. The City should continue to develop and improve recreational facilities and sites for tourists to draw more visitors to the town. Such activities may include Siuslaw Estuary Water Trail kayak launches, viewing platforms for bird watchers, trail signage, frisbee golf, in-city open space areas (such as 3 Mile Prairie), and a family recreational development in the Old Town area.

6. Amend Comprehensive Plan Chapter 11 by changing the name of Chapter 11 and deleting references to Parks and Recreation.

“Chapter 11: Utilities, and Facilities, and Services

This chapter provides background and policy direction for the following utilities and facilities:

- Wastewater Collection and Treatment
- Water System Supplies and Needs
- Stormwater Management
- ~~Parks, Recreation and Open Space~~
- Telephone Services and Telecommunications
- Public Safety and Health-related Services”

~~Parks, Recreation and Open Space~~

~~Goal~~

~~To provide a variety of recreational opportunities and to provide open space and protect unique areas of the City.~~

~~Policies~~

~~10. The City shall explore various short and long-term funding options primarily for maintaining existing parks and, as funds are available, for expanding the Florence parks system. This could include formation of a regional parks and recreation district.~~

~~11. The City shall explore parks and open space funding through sources such as grants, systems development charges, use of a special levy, proceeds from street and right-of-way vacations and other available funding mechanisms. Where desirable, partnerships with federal, state, county and regional agencies, non-profit organizations, and private interests shall be formed to help secure and possible finance land acquisition and facility development.~~

~~12. The City shall continue to encourage and support the adoption of public parks within City limits by various organizations and private interests to maintain the important role of such facilities in providing the public with access to~~

~~active and passive recreational opportunities, until such time as a Parks and Recreation District is formed.~~

- ~~13. The City shall encourage the efforts of the Siuslaw School District 97J, recognized organizations and institutions, and private sector interests to provide coordinated recreation programs and facilities for Florence area youth.~~
- ~~14. The City shall encourage and support public/private efforts to insure permanent public access and views of the Siuslaw River and its scenic estuary.~~
- ~~15. Within the Florence urban growth boundary, the City and Lane County shall designate lands for possible park development purposes. Lands so designated shall be reserved for future park system expansion upon annexation.~~
- ~~16. Designated greenways, linear parks, and bicycle and walking paths shall be developed to connect the various parks, residential areas, businesses, and public places through a community-wide trail network, consistent with the recommendations of the transportation system plan and parks and open space CIP.~~
- ~~17. Federal, State, County and City efforts to develop bicycle paths connecting the City to nearby recreation areas shall be supported.~~
- ~~18. The City shall ensure that the public parks system is accessible to all residents and visitors.~~
- ~~10. The City shall coordinate the provision of public recreation areas and open space in the City with the protection of unique natural features to provide educational, social, environmental and economic benefits to the Florence area and greater coastal region.~~

Recommendations

- ~~10. The City should cooperate with the Parks and Recreation District, if formed, in identifying park and open space areas within the City and the Urban Growth Boundary, to be included in a regional parks and open space plan. The City and the District should work to ensure a smooth transition on operations and maintenance for properties transferred to the District. The City should update the existing capital improvement plan for parks and open space to include the 20-year planning period. Such a plan would require sources of funding, such as grants or the establishment of a parks systems development fee. If open space resources are not included as a function of the District, then the City should develop an open space plan, and pursue conservancy options for purchase and maintenance of such properties.~~
- ~~11. In order to provide the public with increased and unrestricted access to the Siuslaw River and its estuary, the City should develop its public street rights-of-way which terminate at the River as river access parks, which may include parking to meet Old Town parking needs as appropriate.~~

- ~~12. The City should support efforts of the Port of Siuslaw to maintain the Boardwalk as a permanent public access for views of the Siuslaw River and its estuary.~~
- ~~13. The City should pursue establishment of an estuary trail connecting the Boardwalk with the Munsel Creek bike/pedestrian trail.~~
- ~~14. When the City's public works shop, water tower, and public works garage are removed from their Spruce Street location, the City should convert that property, consistent with the deed of dedication, into additional recreational space. Access to Munsel Creek for the Florence Salmon and Trout Enhancement Program (STEP) should be maintained.~~
- ~~15. The City should continue to apply for transportation enhancement funds, or other available funds to develop bicycle paths connecting the City to nearby recreation areas, particularly for:
 - ~~α. a bike path on Rhododendron Drive connecting the Sutton Lake area to the Siuslaw River Bridge,~~
 - ~~β. additions to the Munsel Creek bike/pedestrian trail,~~
 - ~~χ. development of a bike/pedestrian system in the West 9th Street area.~~
 - ~~δ. development of routes connecting with the Oregon Dunes National Recreation Area.~~~~
- ~~16. The City should review the listing of rights-of-way suitable for neighborhood parks prior to vacating public rights-of-way.~~
- ~~17. The City should explore the use of a land conservancy to further the protection of greenway, estuary, landmark and other open space lands.~~
- ~~18. The City should establish a program to solicit private gifts and donations to establish and maintain a high quality park system in Florence.~~

Background

~~Parks and greenways were recognized early as important to the livability of Florence. Shortly after 1900, a greenbelt along a portion of Munsel Creek was dedicated for park use in perpetuity. Other lands were similarly dedicated by far-sighted residents. In recent years, some additional land has been added to the park system as the value of public parklands has been increasingly recognized. In addition, public funds and citizen volunteerism have combined to develop portions of the system to better serve Florence citizens. Examples include the Munsel Creek Bike Path, Pocket Park, Gallaghers Park and Miller Park.~~

~~Although the existing park system is substantial and recent developments efforts impressive, much remains to be done to insure an adequate, attractive and useful park system for the current and future residents of Florence, including the area within the Urban Growth Boundary.~~

~~Unfortunately, the impetus and enthusiasm of the late 1980's and early 1990's has been tempered with the passage of Ballot Measure 5, and subsequent fiscal problems for the City. Park maintenance has suffered, even with the dedicated efforts of parks volunteers. Development of new facilities in existing parks, as well as development of new park areas, has been non-existent. However, a~~

~~Parks Capital Improvement Plan was adopted by the City Council in 1998, and is incorporated in this Plan in Appendix 11.~~

~~In 1999, the City's Parks and Recreation Committee recommended a Parks Systems Development Fee as a mechanism to establish a stable funding source for park acquisition and development. This proposal was considered by the City Council, but was not supported. Lane County is also proposing a county wide parks systems development charge which has not been supported by the City of Florence or most other cities in the County.~~

~~Current efforts revolve around the effort of a private committee, the Parks and Recreation District Committee, to form a regional parks and recreation district that would include some or all of the City's existing parklands, as well as the construction of an aquatic center. The City Council has supported, in concept, the request by the District Committee to locate the aquatic center in Singing Pines Park at the corner of Airport Road and Kingwood. The Parks and Recreation District Committee had planned to place measures on the November 2000 ballot for formation and initial funding of the District. However, a survey completed early in 2000 showed that passage of the ballot measures was in question, and the Committee has decided to wait before pursuing approvals. Recently (2001) the Parks and Recreation Committee joined with the Florence Boys' and Girls' Club to plan a shared facility, still proposed for Singing Pines Park.~~

~~Discussions are ongoing with City staff and the City Council about which parklands would become District responsibilities. The District Committee has supported accepting regional facilities such as Miller Park and possibly the undeveloped 40-acre County park parcel in the UGB. Some citizens and City officials support turning all City parks over to the district, in order to eliminate a funding sector of the City budget. Map 11-D1 shows the parks in Table 11-D1.~~

Table 11-D1 Summary of Existing Park System

Park	Location	Acres	Park Type	Development Status	Activities
Elm Street	605 10th Street	3.0	Neighborhood	Not developed	B,C,F
Gallaghers	949 Spruce	3.5	Special Use	Mostly developed	A,B,K
Miller	Oak Street	19.8	Sports Complex	Mostly developed	A,C,F,G,H,I,K
Hurd Memorial	Eden Way	1.6	Special Use	Developed	A,B,C,H,K
Old Town	1290 Bay St.	.2	Minipark	Developed	B,E,K
Munsel Creek Bike Path	Quince to W. Park Drive	3.3+	Connector Trail	Partially developed	B,C,D
Munsel Creek Greenway	27th & Willow	18.0	Natural Resource	Partially developed	A,B,C,D,F,K
Munsel Road	Munsel Lake Rd.	.2	Minipark	Mostly developed	F,J
Pepperoaks	34th Place	1.5	Minipark	Not developed	F
Pocket	2305 18th St.	.2	Minipark	Mostly developed	F,J,K
Singing Pines	1295 Airport Rd.	6.0	Neighborhood	Partially developed	A,B,C,F
Rolling Dunes	35th & Siano Ln.	1.6	Special Use	Developed	A,I,J,K

Activity code: 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.

Standards for Park Systems

The National Recreation and Park Association (NRPA) has established basic standards for communities to use when evaluating the need for parks. These standards are recommended goals, not requirements.

The minimum overall recommended standard is a core system of parks with a range of 6.25 to 10.5 acres of parkland /1000 population. The 2000 population within city limits was about 7,263. Therefore, according to NRPA standards, Florence should have between 45 and 76 acres of parkland. The projected 2025

population for the city limits is 13,460. Using the same recommended range, Florence should have between 84 and 141 acres of parkland by 2025.

As shown on the table above, Florence currently has 57.3 acres of parkland that is within the range of standards for the area within city limits. Beyond this general standard, there are more specific descriptions for the various types of parks in Table 11-D-2.

Table 11-D-2. Types of Parks

Miniparks	Used to address limited, isolated or unique recreational needs. Recommended size may vary between 2500 square feet and one acre.
Neighborhood	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. Recommended optimal size is five to 10 acres.
School Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex and special use.
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. Recommended size usually between 30 and 50 acres.
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community. Recommended size is usually a minimum of 25 acres, with 40 to 80 acres being optimal.
Special Use Park	Covers a broad range of parks and recreation facilities oriented toward single purpose use.
Park Trail	Multipurpose trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with natural environment. May be hard-surfaced single purpose, hard-surfaced multi-purpose, or pedestrian nature trails.
Connector Trail	Multipurpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.
Natural Resource Park	Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering.

Florence parks are generally smaller than the above standards, perhaps reflecting a unique population with a 2000 median age of 55.8 years.

In 1987, the Florence Parks and Recreation Commission prepared an extensive Parks report as part of the preparation of the 1988 Comprehensive Plan. That report included an inventory of existing parkland, an assessment of needs and

~~detailed recommendations for meeting the needs identified. Table 11-D-3 provides an assessment of 1988 parks relative to recommended park standards and shows present deficiencies in neighborhood and linear parks and a near term need in community parks.~~

~~**Table 11-D-3. Existing System Relative to Parks Standards**~~

Park Type	Current Number	Current Rate Per 1000 People	NRPA Recommended Rate Per 1000 People
Neighborhood	4 parks	.9 parks	2.0 parks
Special Use	3 parks	.7 parks	.35 parks
Community	1 park	.2 parks	.15 parks
Linear	.6 miles	.1 miles	1.0 miles
Conservancy	498 acres	72.2 acres	80 acres

~~Part II of the report, *Technical Report and Action Plan*, was not adopted. The report concludes that a likely source of land for neighborhood parks is undeveloped rights-of-way, and provides a detailed inventory of rights-of-way that meet this purpose. This inventory should be reviewed when requests for vacation of right-of-way are received, even if there are no funds to develop additional neighborhood parks at this time. If this approach is used however, care must be taken to integrate surrounding development with eventual development of a neighborhood park, so that the neighborhood works as a unit. (See Appendix 11)~~

~~The report also includes detailed lists of properties necessary to complete the Munsel Creek Greenway and to provide a system of linear corridors through the City. The report further identifies prominent landmarks, and Siuslaw riverfront and estuary properties important to the recreation and open space needs of the City. Many of the estuary properties are already in public ownership. (See Appendix 11)~~

~~The report also includes detailed recommendations for improvements at each of the existing parks. While several of these are outdated in that the work has been completed, the recommendations should be updated so that a current list can be provided to the Parks and Recreation District, or used by the City if it is determined that some or all parks remain the City's responsibility."~~

7. Amend Comprehensive Plan Chapter 12, Transportation, as follows, for consistency with the Parks Plan Vision.

Policies

~~8. The City shall continue to require new development to pay its share of costs of development of, or improvements to, transportation facilities which will serve the proposed development. (This is a housekeeping~~

amendment; this policy is a repeat of policy #6. Renumber subsequent policies sequentially.)

12. The City shall provide an inter-connected trail system as directed in Comprehensive Plan Chapter 8 policy and shown in the TSP Map. Consider the potential to establish or maintain bikeways and/or walkways prior to vacating any public easement or right-of-way.
14. Streets, bikeways and walkways shall be designed to meet the needs of pedestrians and cyclists to promote safe and convenient bicycle and pedestrian circulation within the community. To promote bicycling and walking, all new collector and arterial streets shouldshall have bicycle lanes, and all new streets, ~~except short, very low volume local streets, should~~ shall have sidewalks.

8. Amend Chapter 14: Urbanization, as follows:

Background

“...The 80-acre Ocean Dunes adjustment addresses sd a jurisdictional issue and a transportation issue. The Ocean Dunes residential planned unit development lies within city limits and benefits from public services. It includes an 18-hole public golf course that provides recreational opportunities to the City in addition to providing residents with golf course frontage lots. ~~However, part of the Ocean Dunes golf course is located in Lane County, outside the UGB. Development of the golf course community often requires the developer to satisfy both the City and the County, each with their own regulatory procedures and priorities.~~ Adding these 80 acres to the UGB will bringbrought the entire Ocean Dunes development into the UGB, and it is now entirely within city limits. most likely into the City upon annexation. Increased opportunities for residential golf course frontage lots will occurred also occur in Florence through this UGB expansion and annexation, thereby adding to residents’ housing choices and further promoting the tourist and retirement industries upon which Florence depends for economic development.”

9. Amend Chapter 17, Coastal Shorelands – Ocean, Estuary, and Lake Shorelands, as follows:

Table 17.1: Beach and River Access Points Within Florence UGB

Access Points within City Limits:	
Location	Present Use
1. Harbor Street south of 1 st Street 2. Nopal Street south of Bay Street 3. Maple Street south of Bay Street 4. Old Town Park 5. Veteran’s Park 6. Juniper Street south of Bay Street 7. Ivy Street south of Bay 8. 8 th Street west of Rhododendron 9. 11 th Street west of Rhododendron 10. Meares Street (South of Driftwood Shores) 11. Spruce Street south of Highway 126 12. Tamarack Street south of Highway 126 12. Upas Street south of Highway 126 13. Rhododendron Drive North of WildWinds and south of Marine Manor 14. Rhododendron Drive across from Peace Harbor southern entrance	Public boat landing Port’s docks: access to commercial fishing boat marina View access (public restrooms) Municipal park, viewing dock View access View access (undeveloped) View access (undeveloped) View access (undeveloped) View access (undeveloped) Public beach access, scenic view View access (undeveloped) View access (undeveloped) View access (undeveloped) Public non-motorized craft landing, view access (undeveloped) View access (undeveloped)
Access Points within UGB Currently Outside City Limits:	
1. Harbor Vista Park (West of Rhododendron Street) 2. North Jetty 3. Heceta Park (north of Driftwood Shores) 4. North Jetty Drive Park	Access to river, scenic view Access to river and ocean beach Access to ocean beach Access to river

10. Amend Chapter 5, Open Spaces and Scenic, Historic, and Natural Resources, as follows:

Historic Resources

Policies

4. The City shall maintain a working relationship with the Siuslaw Pioneer Museum and the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians., which ~~is the~~ are repositories of much of the pre-history and history of the Florence Area.

Recommendations

1. The city should prepare a complete inventory of pre-historic and historic resources using local, tribal, state and federal guidelines, including the extensive resources of the Siuslaw Pioneer Museum and Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians.

Background

Add text to the background section to recognize and discuss the pre-historic Siuslaw Indian inhabitants within the Florence area. This would best be done in coordination with CTCLUSI representatives. The tribe has lost their archaeologist, and when the position is filled, city staff will work with the new person to complete this section.

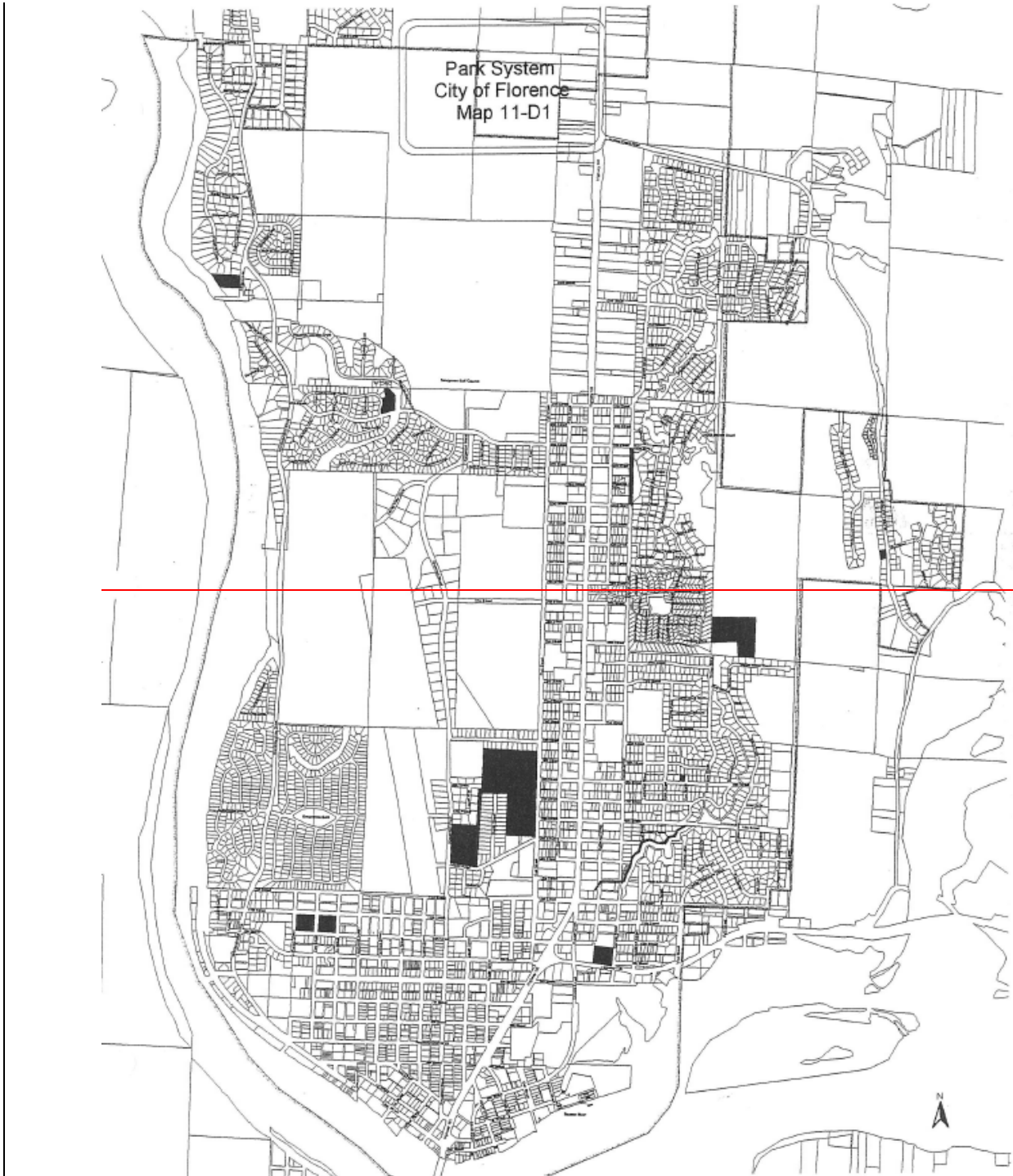
Florence Realization 2020 Comprehensive Plan Map Amendments

1. *Delete Map 11-D1 in Chapter 11 and replace it with Map 8-1 in Chapter 8.*
2. *Amend the Comprehensive Plan Map to change the Plan designations for specific publicly and privately owned properties to achieve consistency with the zoning classifications and/or with the current use of the property. In most cases, these changes result in a Plan designation of "Public" for publicly-owned lands. Only Area 2 is located outside the city limits of the City of Florence. These changes are shown in Map B-1 of this Exhibit A and are described as follows:*

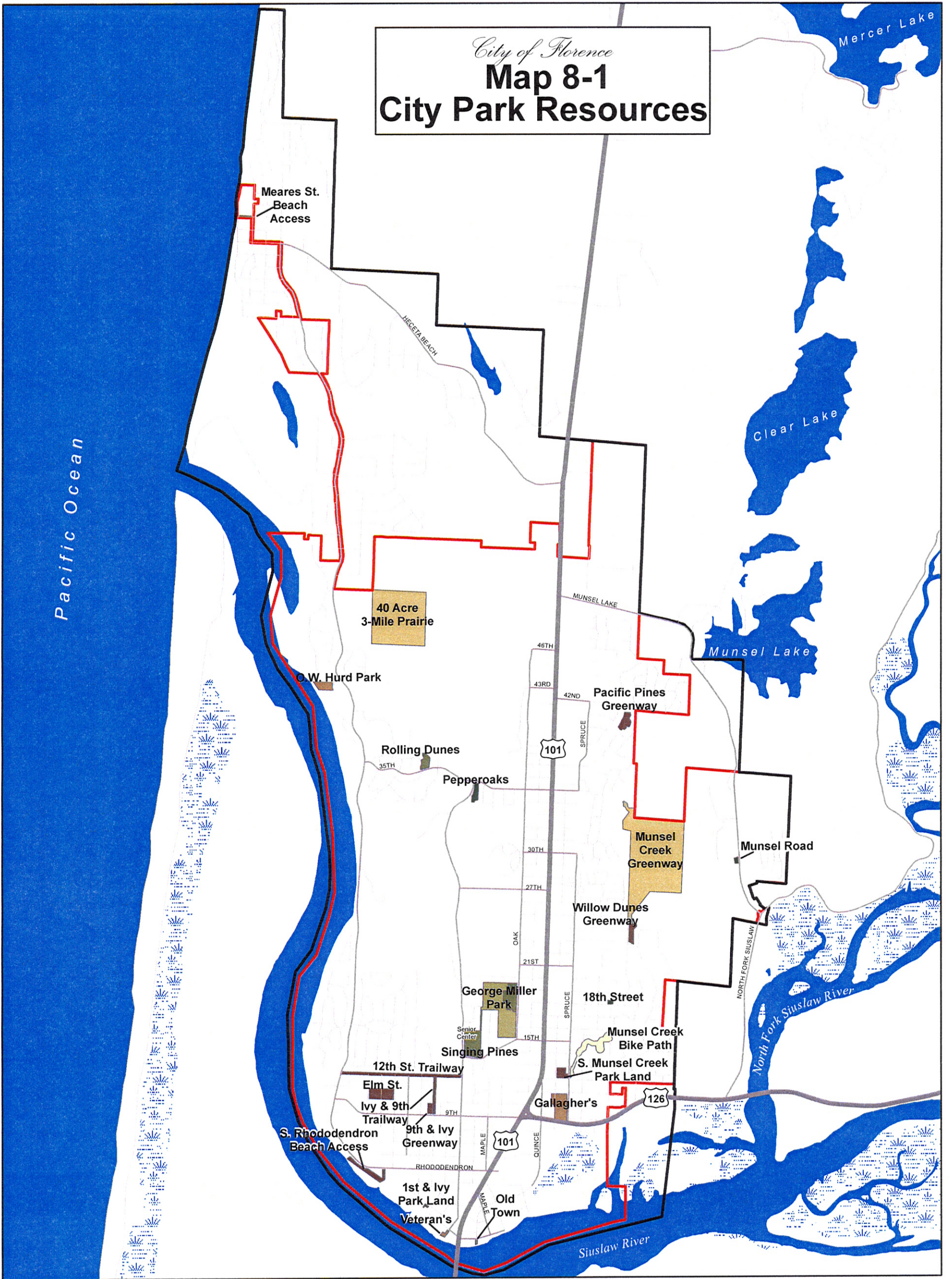
- Area #1:** The Meares Street right-of-way west of 1st Ave. (Commercial to Public)
- Area # 2:** The North 40 acre portion of the Lane County Park known as Three Mile Prairie (Medium Density Residential to Public). This property is outside the city limits and is already zoned Natural Resource District by Lane County.
- Area # 3:** The 35 acre parcel north of the land owned by BLM located northwest of the Fred Meyer shopping center (Low Density Residential to Medium Density Residential)
- Area # 4:** The western portion of the Sandpines Golf Course (Medium Density Residential to Private Open Space)
- Area # 5:** Hurd Memorial Park (Low Density Residential to Public)
- Area # 6:** Pepperoaks Park (Medium Density Residential to Public)

- Area # 7:** Pacific Pines Greenway; the parcel south of Pacific Pines Greenway owned by Lane County; the northwest portion of Munsel Creek Greenway; and the 29th Street Trail (Medium Density Residential to Public)
- Area # 8:** Munsel Road Pocket Park (Low Density to Public)
- Area # 9:** Willow Dunes Greenway and 18th Street Pocket Park (Low Density Residential to Public)
- Area # 10:** The southern portion of Munsel Creek Bike Path, South Munsel Creek Park Land, and the northern portion of Gallagher's Park (High Density Residential to Public Open Space); The northwestern portion of Gallagher's Park (Commercial to Public)
- Area # 11:** The trail connecting Miller Park to Singing Pines Park (Business Industrial Park to Public)
- Area # 12:** The northern half of the 12th Street right-of-way (Medium-Density Residential to Public); The southern portion of the 12th Street right-of-way, the western half of the Ivy Street right-of-way, and the parcel at the Northwest corner of 9th Street and the Ivy Street right-of-way (W. Ninth St. Area to Public); The eastern half of the Ivy Street right-of-way (Medium-Density Residential to Public)
- Area # 13:** The South Rhododendron Beach Access and 1st & Ivy Park Lands (Low Density Residential to Public)
- Area # 14:** Veteran's Memorial Park and Old Town Park lands (Downtown to Public)

a. **Delete Map 11-D1 and replace with Map 8-1.**



City of Florence
Map 8-1
City Park Resources



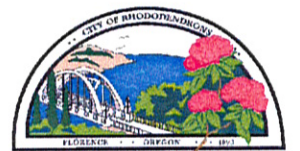
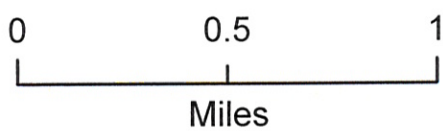
City Parks

- Mini
- Neighborhood
- Community

- Connector Trail
- Open Space
- Special Use
- Undeveloped

Geographic Elements

- Streets
- Main Streets
- Highways
- City Limits
- Urban Growth Boundary (UGB)
- Water
- Marsh



City of Florence
 Community Development Department
 250 Hwy 101 N.
 Florence, OR 97439
 (541) 997-8237
January 18, 2011
 Data Source: City of Florence,
 Lane Council of Governments, Oregon
 Department of Transportation, US
 Geological Survey
 Map #2 Series 2011-1

City of Florence

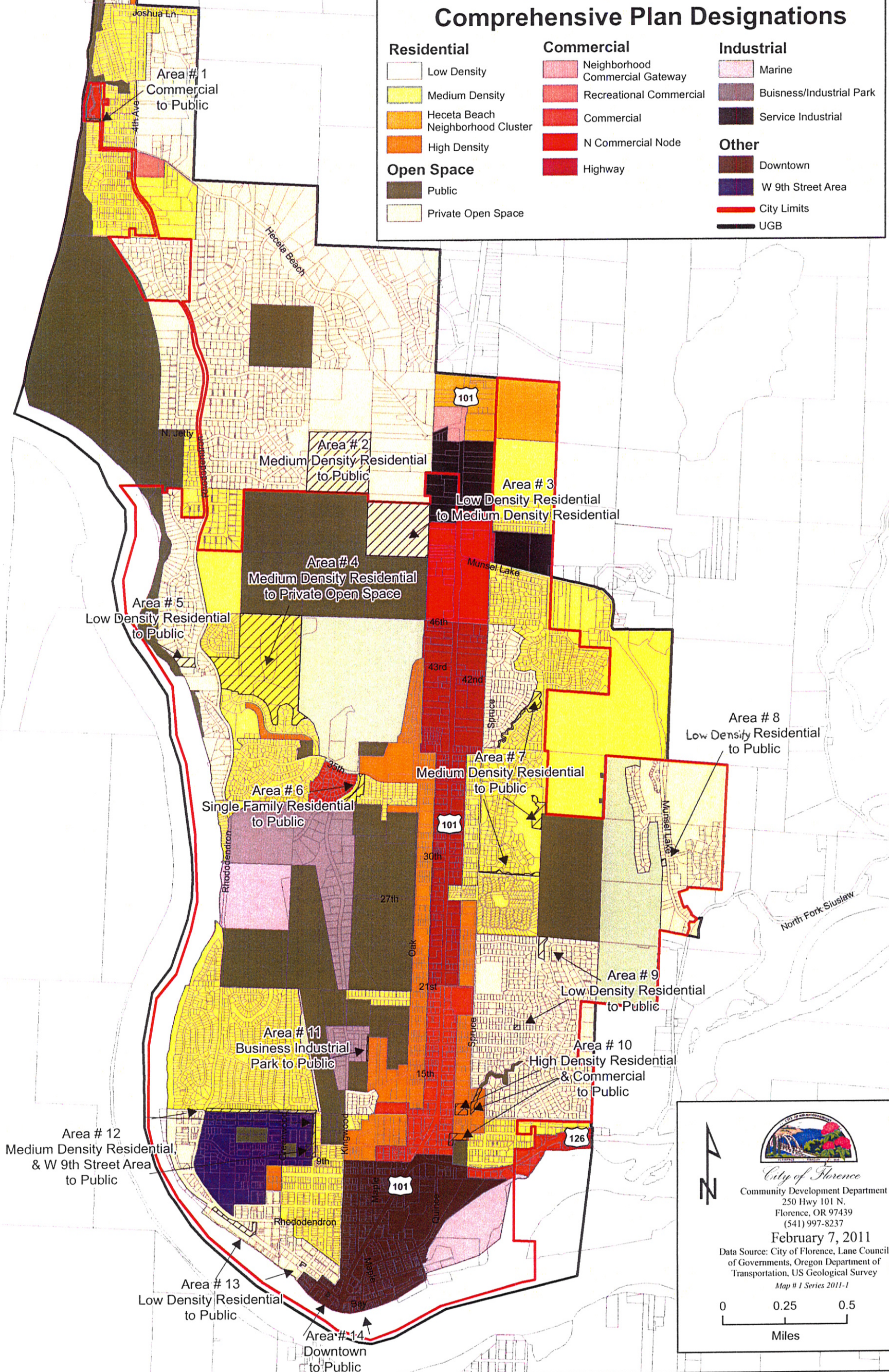
Exhibit B - Map 1


Parks and Recreation Master Plan

Proposed Comprehensive Plan Changes

Comprehensive Plan Designations

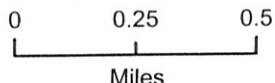
Residential	Commercial	Industrial
Low Density	Neighborhood Commercial Gateway	Marine
Medium Density	Recreational Commercial	Business/Industrial Park
Heceta Beach Neighborhood Cluster	Commercial	Service Industrial
High Density	N Commercial Node	Other
Open Space	Highway	Downtown
Public		W 9th Street Area
Private Open Space		City Limits
		UGB





City of Florence
 Community Development Department
 250 Hwy 101 N.
 Florence, OR 97439
 (541) 997-8237

February 7, 2011
 Data Source: City of Florence, Lane Council of Governments, Oregon Department of Transportation, US Geological Survey
 Map # 1 Series 2011-1



0 0.25 0.5
Miles

ORDINANCE NO. PA 1335
EXHIBIT B
Findings of Fact for Parks and Recreation Amendments

I. PROPOSAL DESCRIPTION

The requested action is to adopt amendments to the *Florence Realization 2020 Comprehensive Plan* (“Comprehensive Plan”) text and Map in order to incorporate policy and projects from the *Florence Parks and Recreation Master Plan, 2011*.

Ordinance No. PA 1335 Exhibit A: Florence Comprehensive Plan Amendments

Proposed amendments to the Comprehensive Plan are shown in legislative format in the attached Exhibit A and are described below:

■ **Amendments to Florence Realization 2020 Comprehensive Plan Chapter 8: Parks, Recreation, and Open Space**

Incorporate amendments proposed in the *Florence Parks and Recreation Master Plan, 2011* into Chapter 8 and rename that Chapter, “Parks, Recreation, and Open Space.”

■ **Amendments to other Florence Realization 2020 Comprehensive Plan Chapters**

Make the following amendments to other Chapters of the Plan, to make the Plan internally consistent and consistent with State law:

- Table of Contents, to reflect changes in content to Comprehensive Plan text and Maps;
- Appendix, to remove the *1987 Planning Report*.
- Introduction, to add State Goal and Rule definitions;
- Chapter 2, Land Use, to make land use policies and text consistent with parks and open space policies in Chapter 8;
- Chapter 11, Utilities and Facilities, to relocate policies related to parks and recreation to Chapter 8, Parks, Recreation and Open Space
- Chapters 9, 11, 14, and 17 to makes these Chapters consistent with Chapter 8 and/or State law; and
- Chapter 12, Transportation, to include policies and projects from the *Florence Parks and Recreation Master Plan, 2011*.

■ **Amendments to Comprehensive Plan Maps**

- Replace existing Parks Map (Map 11-D1) with Map 8-1 in Chapter 8
- Amend the Comprehensive Plan Map as described in Exhibit A and shown in Map B-1.

II. NARRATIVE

In October 2008 a Parks and Recreation Master Planning Committee was formed for the purpose of creating a new park master plan for the City of Florence. The committee met that fall and continued meeting over the course of the year. They recently reconvened to review and approve the draft version of the *Florence Parks and Recreation Master Plan, 2011*. The committee used the process recommended by the Oregon Parks and Recreation Department that includes substantive research and analysis conducted by the committee and staff. The committee met on April 12, 2010 and made a unanimous recommendation that the Florence Planning Commission consider review of the *Florence Parks and Recreation Master Plan, 2011* and make a recommendation to City Council for adoption.

A new park master plan was needed to create and implement a vision for parks and recreation that is consistent with current local and state policy direction and meets the Florence community's needs, which have changed markedly, and are projected to continue to change, over the next 20 years.

The City adopted its first "Park System Master Plan," in 1985 and updated it in 1986 and 1987. The 1987 Planning Report needs to be completely updated and revised for three reasons: 1) the existing 1985/1987 Parks Plans were never fully implemented; 2) the existing Parks Plan and Planning Report are based on the 1982 and 1988 Comprehensive Plans, which are no longer the City-adopted and State-acknowledged Comprehensive Plans for the City; and 3) the existing Parks Planning documents no longer respond to community needs.

In addition to adoption of a new parks and recreation master plan, policies needed to be reviewed within the 2020 Comprehensive Plan to reflect the direction of the master plan.

III. NOTICE

The first public hearing before the Lane County Planning Commission was held on October 18, 2016.

Notice of the proposed Florence Comprehensive Plan amendments was sent to Department of Land Conservation and Development on September 13, 2016, 35 days prior to the first (Planning Commission) evidentiary hearing as required by state law. The hearing will be published in the *Siuslaw News* on November 23, 2016, as required by State law and Lane Code.

Notice will also be mailed to the parties of record, who participated with the Planning Commission process.

IV. APPLICABLE CRITERIA

1. **Lane County Rural Comprehensive Plan – Part 1, Section D**
2. **Florence Realization 2020 Comprehensive Plan**
 - Chapter 2: Land Use
 - Chapter 9: Economic Development
 - Chapter 10: Housing Opportunities
 - Chapter 11: Utilities, Facilities, and Services
 - Chapter 12: Transportation
3. **Oregon Revised Statutes:** ORS 227.186; ORS 197.610; ORS 197.175; ORS 197.763
4. **Statewide Land Use Planning Goals:** Goal 1, Citizen Involvement [OAR 660-015-0000(1)]; Goal 2, Land Use Planning [OAR 660-015-0000(2)]; Goal 8, Recreational Needs [OAR 660-015-0000(8)]; Goal 10, Housing [OAR 660-015-0000(10)]; Goal 12, Transportation [OAR 660-015-0000(12)].
5. **Lane Code 12.050**

V. FINDINGS

Applicable criteria are shown in bold and findings are in plain text, below.

1. LANE COUNTY RURAL COMPREHENSIVE PLAN

PART 1: INTRODUCTORY MATERIAL

D. CITIES, COMMUNITIES AND RURAL LANDS

Cities

While the Policies in this document are directed at Lane County government, it is clearly recognized that the County has a responsibility to, and must coordinate efforts closely with, the incorporated cities within its boundaries. Statewide planning law requires that each incorporated city develop and adopt its own land use plan which must itself comply with LCDC Goals. The plan must contain essentially the same elements as the County General Plan, which an additional element of an identified Urban Growth Boundary (required by Goal 14). Future urban growth for each city is to take place within that Boundary.

Through this method, the County becomes responsible for administering the provisions of city plans within the city UGBs but outside of the corporate city limits. “Joint Agreements for Planning Coordination” drawn up between the County and each city lay the framework for cooperative action in the effort. Policies concerning Goal 14 in this document further indicate County posture toward city plans. County adoption of city plans – or amendments thereto – ensures that conflicts between city plans and County Plan do not readily occur.

The City of Florence undertook an effort to update its planning for Parks and Recreation. This plan complies with LCDC Goals as shown below. County adoption of the resulting amendments to the Florence Realization 2020 Comprehensive Plan ensure that conflicts between the City Plan and the County Plan do not readily occur. Thus, the County’s adoption of the city’s amendments is consistent with the Lane County Rural Comprehensive Plan.

2. REALIZATION 2020 FLORENCE COMPREHENSIVE PLAN

Chapter 2: Land Use

Policies

- 1. Designation and location of land uses shall be made based on an analysis of documented need for land uses of various types, physical suitability of the lands for the uses proposed, adequacy of existing or planned public facilities and the existing or planned transportation network to serve the proposed land use, and potential impacts on environmental, economic, social and energy factors.**

- 3. The quality of residential, commercial and industrial areas within the City shall be assured through the enforcement of City zoning, design review, applicable conditions of development approval, parking and sign ordinances, and the enforcement of building, fire, plumbing and electrical codes.**

The Plan designations in the Comprehensive Plan Map amendments are consistent with these policies because the designation and location of the planned parks and parklands was based on an analysis of documented need for parks and open space; the physical suitability of the lands for the uses proposed; adequacy of existing or planned public facilities; the existing or planned transportation network to serve the proposed land use; and potential impacts on environmental, economic, social and energy factors.

Chapter 9: Economic Development

Policies

- 3. The City shall work with appropriate parties to increase tourism revenues.**
- 4. The City shall work to improve networks of all kinds within the county, the region, and the state in support of economic and business development.**

The proposal is consistent with these policies because the Comprehensive Plan amendments in Exhibit A include policies directing that the City shall work with appropriate parties to improve recreational opportunities for visitors which will increase tourism revenues. It also includes policies directing that the City coordinate with all regional parties in these efforts which will support economic and business development.

Chapter 10: Housing Opportunities

Policies

- 3. Sufficient land within the Florence area shall be made available for high density housing development where public services are adequate and where higher densities and traffic levels will be compatible with the surrounding area.**

The 2004 Residential Buildable Lands Inventory (BLI) did not include publicly owned lands in its methodology for tallying the numbers of available vacant lands. Only privately held lands were utilized. Therefore, the amount of lands identified for residential high density housing development is not reduced through the redesignation of public parklands. The BLI projected 1,267 multi-family units could be accommodated with the lands available from 2003-2025. The BLI further projected that only 49% or 615 multi-family units would be needed during the planning period. The Comprehensive Plan Map amendments are consistent with Policy #3 because sufficient land within the Florence area will continue to be available for high density housing development where public services are adequate and where higher densities and traffic levels will be compatible with the surrounding area.

Chapter 12: Transportation

- 4. The City shall develop systematic annual maintenance plans for streets, bike, pedestrian and air facilities.**

6. **The City shall continue to require new development to pay its share of costs of development of, or improvements to, transportation facilities which will serve the proposed development.**
9. **The City shall protect the function of existing and planned transportation systems as identified in this Plan through application of appropriate land use and access management techniques.**
10. **At the time of land development or land division, the City shall require right-of-way or easements consistent with the adopted TSP in order to maintain adequate street widths, bikeways and walkways and to accommodate transit facilities.**
12. **The City shall consider the potential to establish or maintain bikeways and/or walkways prior to vacating any public easement or right-of-way.**
13. **Convenient access for motor vehicles, transit, bicycles and pedestrians shall be provided to major activity centers, including public buildings and schools, shopping areas, parks and places of employment.**
14. **Streets, bikeways and walkways shall be designed to meet the needs of pedestrians and cyclists to promote safe and convenient bicycle and pedestrian circulation within the community. To promote bicycling and walking, all new collector and arterial streets should have bicycle lanes, and all new streets, except short, very low volume local streets, should have sidewalks.**

The amendments to the Comprehensive Plan Text and Map, are consistent with the above applicable policies in Chapter 12 because the policies and amendments to the Comprehensive Plan:

- are supported by plans for bike facilities;
- will require new development to pay its share of costs of development of, or improvements to, trails, easements, and bike lanes and paths which will serve the proposed development;
- will protect the function of existing and planned transportation systems as identified in this Plan through application of the City's land use Code and City zoning map amendments;
- will maintain adequate bikeways and walkways;
- consider the potential to establish or maintain bikeways and/or walkways prior to vacating any public easement or right-of-way;

- promote bicycling and walking by continuing to require that all new collector and arterial streets have bicycle lanes, and all new streets have sidewalks.

3. OREGON REVISED STATUTES

ORS 227.186 NOTICE TO PROPERTY OWNERS OF HEARING ON CERTAIN ZONE CHANGE

- form of notice
- exceptions
- reimbursement of cost

(3) Except as provided in subsection (6) of this section, at least 20 days but not more than 40 days before the date of the first hearing on an ordinance that proposes to amend an existing comprehensive plan or any element thereof, or to adopt a new comprehensive plan, a city shall cause a written individual notice of a land use change to be mailed to each owner whose property would have to be rezoned in order to comply with the amended or new comprehensive plan if the ordinance becomes effective.

The only area outside the city limits of Florence that is being redesignated on the Comprehensive Plan map is 40-acres of County-owned property known as Three Mile Prairie. The Plan Designation for this property is being changed from Medium Density Residential to Public. However, Lane County has already zoned this property Natural Resource District which is consistent with Florence's description of the area as a Natural Resource Park. Therefore, the property will not need to be rezoned in order to comply with the amended comprehensive plan.

POST-ACKNOWLEDGMENT PROCEDURES

ORS 197.610 Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development

- rules

(1) Before a local government adopts a change, including additions and deletions, to an acknowledged comprehensive plan or a land use regulation, the local government shall submit the proposed change to the Director of the Department of Land Conservation and Development. The Land Conservation and Development Commission shall specify, by rule, the deadline for submitting proposed changes, but in all cases the proposed change must be submitted at least 20 days before the local government holds the first evidentiary hearing on adoption of the proposed change. The commission may not require a local government to submit the proposed change more than 35 days before the first evidentiary hearing.

The proposal is consistent with ORS 197.610 because notice to DLCD was sent on September 13, 2016; at least 35 days prior to the first public hearing and the notice contained the information required in this statute.

ORS 197.175: CITIES' AND COUNTIES' PLANNING RESPONSIBILITIES

- rules on incorporations
- compliance with goals

(2) Pursuant to ORS chapters 195, 196 and 197, each city and county in this state shall:

(a) Prepare, adopt, amend and revise comprehensive plans in compliance with goals approved by the commission;

The proposal is consistent with ORS 197.175 because this staff report contains findings to conclude that the proposed comprehensive plan revisions are in compliance with the goals approved by the commission. Statewide Planning Goals 1, 2, 10, 11, and 12 apply to this proposal. A finding of "Not Applicable to this Proposal" is incorporated into these findings for all other Statewide Planning Goals not specifically cited below.

ORS 197.763 CONDUCT OF LOCAL QUASI-JUDICIAL LAND USE HEARINGS

- notice requirements
- hearing procedures

The following procedures shall govern the conduct of quasi-judicial land use hearings conducted before a local governing body, planning commission, hearings body or hearings officer on application for a land use decision and shall be incorporated into the comprehensive plan and land use regulations.

The proposed Comprehensive Plan Map amendments are consistent with ORS 197.763 because notice and the conduct of the hearings and the availability of documents and reports were consistent with all of the requirements in ORS 197.763.

4. STATEWIDE PLANNING GOALS

Goal 1: Citizen Involvement [OAR 660-015-0000(1)]

3. Citizen Influence -- To provide the opportunity for citizens to be involved in all phases of the planning process.

Citizens shall have the opportunity to be involved in the phases of the planning process as set forth and defined in the goals and guidelines for Land Use Planning, including Preparation of Plans and Im-

plementation Measures, Plan Content, Plan Adoption, Minor Changes and Major Revisions in the Plan, and Implementation Measures.

The proposal is consistent with Statewide Planning Goal 1 because the following opportunities for citizens to be involved in the development of the Florence Parks and Recreation Master Plan and corresponding City adoption of Comprehensive Plan amendments were provided:

- In September, October and December 2004 four public workshops were held soliciting public input on parks and recreation in the Florence area.
- In September 2008, the City solicited volunteers via the Siuslaw News for the Parks and Recreation Master Planning Committee.
- During March 2009 the Parks and Recreation Master Planning Committee offered a parks and recreation survey available on-line and at various public locations,
- In April 27, 2009 the Parks and Recreation Master Planning Committee held a community forum on parks and recreation needs and issues in the Florence Area.
- On June 8, 2010 the City held an Open House on the proposed changes related to the City of Florence Park and Recreation Master Plan, 2010.
- The Planning Commission hearing of July 13, 2010 was advertised twice in the Siuslaw News.
- Notice of the Plan and Zoning Map amendments was mailed to property owners within 300 feet of the properties and also to those property owners as required under ORS 197.047.
- Inserts were included in all June 2010 water utility customer billings announcing the July 13, 2010 hearing and the June 8, 2010 City of Florence Park and Recreation Master Plan public open house
- Citizens were given the opportunity to comment on the proposal in writing or in person at public hearings before the Planning Commission and the City Council.

In summary, the City Council ensured that a cross-section of Florence citizens was involved in the planning process through appointment of the Parks and Recreation Commission and its formation of a Parks and Recreation Master Planning Committee: all meetings were publicized and held at regular times; agendas provided the opportunity for citizen comment; records of all meetings where official action was taken are kept at City Hall and made available on request to the public; planning documents and background data are available to interested citizens; and citizen involvement was assured in this review and update of the Comprehensive Plan.

The County mailed notice of the public hearing to all properties owners within the Florence Urban Growth Boundary outside of City Limits. A notice of the public hearing was published in the local newspaper, the Siuslaw News. The Lane County Planning Commission held their public

hearing in Florence during the evening, to encourage public participation.

Goal 2: Land Use [OAR 660-015-0000(2)]

All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the plan document or in supporting documents. The plans, supporting documents and implementation ordinances shall be filed in a public office or other place easily accessible to the public. The plans shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governmental units.

The Comprehensive Plan amendments are consistent with Goal 2 because the amendments and supporting documents include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, an evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs; the required information is contained in the *Florence Parks and Recreation Master Plan, 2011*, the supporting document which is filed in Florence public offices and is easily accessible to the public; and the proposed amendments were coordinated with the plans of affected governmental units.

All land-use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.

The proposal is consistent with Goal 2 because the proposed revisions to the Florence Comprehensive Plan text and Map were adopted by the City after public hearing and opportunities were provided for review and comment by citizens and affected governmental units during the proposed revisions to the Plan.

Lane County must comply with the same public process before the proposed revisions will be recognized in the urbanizing area, outside of city limits within the urban growth boundary.

GOAL 8: Recreational Needs [OAR 660-015-0000(8)]

“To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.”

RECREATION PLANNING

The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities: (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements. State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans.

The Comprehensive Plan and Code amendments are consistent with this section of Goal 8 for the following reasons:

1. The provisions in Goal 8 pertaining to destination resorts do not apply because no destination resorts exist or are planned to be located within the Florence urban growth boundary (UGB).
2. The Parks Plan was developed by the City of Florence, the governmental agency having responsibility for recreation areas, facilities and opportunities within City limits; and the Plan has been coordinated with Lane County, the governmental agency having responsibility for recreation areas, facilities and opportunities outside City limits within the UGB.
3. The Parks Plan was developed over a period of 18 months in coordination with private enterprise and a Parks Committee which included local business owners as well as private citizens.
4. The Parks Plan was developed in coordination with the Oregon State Parks and Recreation Planning documents published as of June 2010 and relevant to the Florence Park and Recreation Planning Area.
5. The parks and recreational facilities proposed in the Plan are in proportional to the need for such facilities, as determined in the detailed Community Needs Analysis in the Plan.
6. Parks and recreational facilities are planned for the quantity, quality and locations that are consistent with the availability of the City's and County's resources to meet such requirements, as outlined in Chapter

VI of the Florence Parks and Recreation Master Plan and discussed below in the section, Funding and Financing.

7. The Parks Plan followed the methods and guidelines in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) to identify local and regional recreational needs.

DEFINITIONS

Open Space -- means any land that is retained in a substantially natural condition or is improved for recreational uses such as golf courses, hiking or nature trails or equestrian or bicycle paths or is specifically required to be protected by a conservation easement. Open spaces may include ponds, lands protected as important natural features, land preserved for farm or forest use and lands used as buffers. Open space does not include residential lots or yards, streets or parking areas.”

Overnight Lodgings -- are permanent, separately rentable accommodations that are not available for residential use. Overnight lodgings include hotel or motel rooms, cabins, and time-share units. Tent sites, recreational vehicle parks, manufactured dwellings, dormitory rooms, and similar accommodations do not qualify as overnight lodgings for the purpose of this definition. Individually owned units may be considered overnight lodgings if:

- (1) With respect to lands not in Eastern Oregon, as defined in ORS 321.805, they are available for overnight rental use by the general public for at least 45 weeks per calendar year through a central reservation and check-in service, or**
- (2) With respect to lands in Eastern Oregon, as defined in ORS 321.805, they are available for overnight rental use by the general public for at least 38 weeks per calendar year through a central reservation system operated by the destination resort or by a real estate property manager, as defined in ORS 696.010.”**

Recreation Areas, Facilities and Opportunities -- provide for human development and enrichment, and include but are not limited to: open space and scenic landscapes; recreational lands; history, archaeology and natural science resources; scenic roads and travelers; sports and cultural events; camping, picnicking and recreational lodging; tourist facilities and accommodations; trails; waterway use facilities; hunting; angling; winter sports; mineral resources; active and passive games and activities.”

Recreation Needs -- refers to existing and future demand by citizens and visitors for recreation areas, facilities and opportunities.”

Visitor-Oriented Accommodations -- are overnight lodging, restaurants, meeting facilities which are designed to and provide for the needs of visitors rather than year-round residents.”

The proposed amendments to the Realization 2020 Comprehensive Plan (Comprehensive Plan) are consistent with this section of Goal 8 because the portions of these definitions that are applicable within the Florence UGB are to be incorporated into the Definitions in Chapter I of the Comprehensive Plan through the amendments in this Plan.

Goal 10: Housing [OAR 660-015-0000(10)]

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

The proposal is consistent with Goal 10 for the following reasons.

1. Buildable lands for residential use were inventoried in the 2004 Florence Residential Buildable Lands Analysis adopted by the City Council as part of the Comprehensive Plan.
2. The policies and various residential Plan designations in the Florence Comprehensive Plan encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.
3. The Comprehensive Plan amendments do not affect the supply of buildable residential lands in the urban growth boundary. The proposed Plan designation changes affect only publicly owned lands and the Sandpines golf course, both of which were expressly excluded from the 2004 Buildable Lands Analysis.

The Comprehensive Plan amendments are therefore consistent with Statewide Planning Goal 10.

Goal 12: Transportation [OAR 660-015-0000(12)]

To provide and encourage a safe, convenient and economic transportation system.

Plan and Land Use Regulation Amendments

(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

(b) Change standards implementing a functional classification system; or

(c) As measured at the end of the planning period identified in the adopted transportation system plan:

(A) Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

The proposal is consistent with Goal 12 and these provisions in the Transportation Planning Rule because the Comprehensive Plan amendments do not significantly affect a transportation facility, as follows:

(a) They do not cause a change in the functional classification of an existing or planned transportation facility;

(b) They do not change standards implementing a functional classification system; or

(c) They do not, as measured at the end of the planning period identified in the adopted transportation system plan,:

(A) allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

5. LANE CODE

COMPREHENSIVE PLAN

12.050 Method of Adoption and Amendment.

(1) The adoption of the comprehensive plan or amendment to such plan shall be by an ordinance.

(2) The Board may amend or supplement the comprehensive plan upon a finding of:

(a) an error in the plan; or

(b) changed circumstances affecting or pertaining to the plan; or

(c) a change in public policy, or

(d) a change in public need based on a reevaluation of factors affecting the plan; provided the amendment or supplement does not impair the purpose of the plan as established by LC 12.005 above.

The proposal is consistent with the Lane Code in that the Board of County Commissioners will adopt the amendments by Ordinance PA 1335.

A new park master plan was needed in Florence to create and implement a vision for parks and recreation that is consistent with current local and state policy direction and meets the Florence community's needs, which have changed markedly, and are projected to continue to change, over the next 20 years. The resulting Comprehensive Plan amendments are necessary given the changed circumstances affecting the plan, the change in public policy, and a change in public need.

VI. CONCLUSION

The proposal to adopt amendments to the Florence Realization 2020 Comprehensive Plan text and Maps is consistent with applicable criteria in the Lane County Rural Comprehensive Plan, Florence Realization 2020 Comprehensive Plan, Oregon Revised Statutes and Administrative Rules, Statewide Planning Goals, and Lane Code Chapter 12.