



# TYPE II LAND USE APPLICATION – Phase II Site Investigation Report (Florence Urbanizing Area)

PUBLIC WORKS DEPARTMENT 3050 N. DELTA HWY, EUGENE OR 97408 Planning: 541-682-3577

For Office Use Only: FILE #

FEE: (\$2600.00)

**Applicant** (print name): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

**Agent** (print name): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Agent Signature: \_\_\_\_\_

**Land Owner** (print name): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*Through applying for this application I authorize the Lane County Planning Director, designee, or hearings official to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. Lane County shall contact the Land Owner prior to the site visit to arrange an appropriate time for the site visit.*

Land Owner Signature: \_\_\_\_\_

## LOCATION

Township Range Section Taxlot(s)

Site address

**PROPOSAL:** A request for Type II (Planning Director) approval of a Phase II Site Investigation Report Special Use Permit pursuant to Lane Code 10.261-20 and -25.

**Note:** This application is only applicable to properties located within the Florence Urban Growth Boundary and outside of City Limits, also known as the Florence Urbanizing Area.

**NOTICE:** The Applicant is responsible for providing enough information in this application for staff to make reasonable findings.

**PROJECT DESCRIPTION:** What are you proposing? What are you going to build?

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**SITE PLAN:** A site plan must be included. Refer to the handout entitled “How to prepare your plot plan.” Identify nearby driveways. Driveways spacing standards are contained in Lane Code 15.138.

**ZONING:** \_\_\_\_\_

**COMBINING ZONING:** \_\_\_\_\_

**ACREAGE:** \_\_\_\_\_

**LOCATION:** Describe how to find the property. Is the address visible? Are there any identifying features?

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**EXISTING IMPROVEMENTS:** What structures or development does the property contain? Will any structure be removed/demolished?

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**STAKE OUT THE DEVELOPMENT AREA:** The location of the structure(s) must be staked out on the site and identified with colored ribbon or a similar item.

**PHYSICAL FEATURES:** Describe the site.

- The Vegetation on the property: \_\_\_\_\_  
\_\_\_\_\_
- The Topography of the property: \_\_\_\_\_  
\_\_\_\_\_
- Any Significant Features of the property (steep slopes, water bodies, etc.): \_\_\_\_\_  
\_\_\_\_\_

## **APPROVAL CRITERIA**

This application is required pursuant to LC 10.261-20(1)(b) if hazards were found on the subject property that need to be mitigated or eliminated during a Phase I Site Investigation Report.

### **Lane Code 10.261 Special Development Standards**

#### **10.261-20 Site Investigation Reports (SIR).**

- (3) **General Requirements for Phase II Site Investigation Reports include at least the following information.**

**Additional information, commensurate with the level of hazard and site conditions must be submitted.**

- (a) **Identification of potential hazards to life, proposed development, adjacent property, and the natural environment which may be caused by the proposed development.**
  - (b) **Mitigation methods for protecting the subject property and surrounding areas from each potential hazard.**
  - (c) **Acceptable development density.**
  - (d) **Identification of soils and bedrock types.**
  - (e) **Identification of soil depth.**
  - (f) **Water drainage patterns.**
  - (g) **Identification of visible landslide activity in the immediate area.**
  - (h) **History of mud or debris flow.**
  - (i) **In areas prone to landslide, mudflow and where slopes exceed 25%, reports must identify the orientation of bedding planes in relation to the dip of the surface slope.**
  - (j) **Recommendations for removal, retention, and placement of trees and vegetation.**
  - (k) **Recommendations for placement of all structures, onsite drives, and roads.**
  - (l) **Recommendations for protecting the surrounding area from any adverse effects of the development.**
- (4) **Specific Standards for Phase II Site Investigation Reports will be determined on the basis of the information provided in the Phase I Site Investigation Report. At a minimum, specific standards must address the following (may include more than one category listed below):**

Place an 'X' in the box next to the category or categories your attached report addresses.

- (a) **The SIR Phase II - Geologic Report must follow the "Guidelines for Preparing Engineering Geologic Reports in Oregon" as adopted by the Oregon State Board of Geologist Examiners or must meet the requirements for Site Investigation Reports as required by the Oregon State Board of Examiners for Engineering and Land Surveying (OSBEELS).**

**The SIR Phase II – Geologic Report must address the following:**

- (i) **An explanation of the site and scope of the study area (e.g. subdivision, specific lot, or for public improvements)**
- (ii) **An explanation of the degree to which the condition affects the property use in question;**
- (iii) **An explanation of the measures to be employed to minimize detrimental impacts associated with the condition;**

- (iv) **An explanation of the condition-associated consequences the development and the loss-minimizing measures will have on the surrounding properties.**
- (b) **SIR Phase II dealing with Beach or Dune areas must include the items as listed in the OCZMA Handbook, Implementation Techniques, Section III that begins on page 7.**
  - (i) **Due to the sandy soils and the fragile nature of the vegetative covering, care must be taken during any proposed construction in beaches and dune areas to minimize the amount of grading, excavation, removal of trees and other native vegetation in order to insure the stability of the soils.**
  - (ii) **All open sand area (pre-existing or newly created) must be planted or stabilized as soon as practicable after construction is completed.**
  - (iii) **Using accepted re-vegetation techniques, sand areas must be returned to their previous level of stability or to at least a conditionally stable level, following completion of construction. For large parcels or tracts, stabilization of the entire area may not be necessary as determined after consideration of a Site Investigation Report.**
  - (iv) **During extended construction periods, temporary sand stabilization measures must be employed to minimize sand movement and erosion caused by the removal of groundcover and soil.**
- (c) **Slopes in the 12% to 25% range: Determine the presence of soil creep, fills, or signs of past instability. If hazards are present, engineering recommendations must be provided. If conditions require recommendations for foundation construction outside of the Building Code, those recommendations must be provided by an appropriately qualified professional engineer. If thorough examination of the site determines that no hazards are present, documentation by an appropriately qualified professional.**
- (d) **Slopes greater than 25%:**
  - (i) **Subsurface exploration of areas above, below, and alongside known or suspected slides**
  - (ii) **Accurate identification and measurement of the limits of the slide mass**
  - (iii) **Identification of the stability of the slide mass and the mechanics of slide movement.**
  - (iv) **Identification of the orientation of bedding planes in relation to the dip of the surface slope**
  - (v) **A site specific grading and erosion control plan for site stabilization and construction**
  - (vi) **The methodology for determining the site stabilization plan**
  - (vii) **Recommendation of suitable setbacks, keeping in mind the anticipated life of the structure or development.**
- (e) **Foredunes:**
  - (i) **Identification of a surveyed mean high tide line**
  - (ii) **Determination of the ocean shore vegetation line**
  - (iii) **Average annual rate that the shoreline is projected to migrate landward due to climate change (sea level rise, feet/year and increased storm intensity) and methodology used.**
  - (iv) **Historic stability of beaches in the general area**
  - (v) **Life expectance of the structure**
  - (vi) **Elevation of the structure**
  - (vii) **Projected dune stabilization to protect site from wave action and methodology**
  - (viii) **History and projection of ocean flooding and methodology**
- (f) **Properties along the Siuslaw River Estuary:**

- (i) Angle of repose for bluff material
- (ii) Mean high tide, and highest measured tide
- (iii) Extent of recent and historical cutbank, length of area and height of cut
- (iv) Area of wave overtopping and furnish photographs or other evidence
- (v) Current and historic stability of riverbank and rates of erosion in general area.
- (vi) Projected rate of erosion and methodology
- (vii) Environmental resources present
- (viii) Impacts to be expected
- (ix) Description and photographs of current vegetation

(g) Riprap or other Shoreland protective structures:

- (i) Signed certification by the engineer or geologist that the protective structure will withstand the life of the development that it is protecting; or with the property maintenance plan, the structure will withstand the life of the development.
- (ii) Once the protective structure is completed the engineer or geologist must provide a final summary that the protective structure was built according to the submitted plan.

(h) Soils: The Site Investigation Report must address the following development constraints for the soil types.

- (i) Brallier - These are wetlands which should not be developed due to their resource value and severe development constraints.
- (ii) Dune Land - Development limitations on sand dunes can be slight to severe, depending on slope and whether adequate stabilization is done. These areas are superior to some of the other soil types in that there is no drainage problem. These areas are also known to include active sand dunes. Dune stabilization techniques should be addressed.
- (iii) Heceta - These are interdunal swales and deflation plains. The high water table and poor drainage make these soils generally unsuitable for development.
- (iv) Waldport - These are sand dunes which are covered with stabilization vegetation. Conditions are moderate to severe, depending on slope. The particular need here is to preserve existing vegetation and to stabilize soil which is disturbed. Drainage is not a problem. Areas with slopes greater than 12% should not be built on unless a site investigation determines the site to be buildable.
- (v) Yaquina - These are somewhat poorly drained soils formed on an interdune position on old stabilized dunes. These areas are wet during the winter, but are better drained than Heceta. A site specific investigation would be required to determine location of swales and drainage channels.
- (vi) Netarts - These are old stabilized dunes. Soils are well-drained. The topography is undulating to hilly. Where slopes are less than 12% there are few development restrictions.
- (vii) Bohannon; Preacher/Bohannon/Slickrock - These areas have no restrictions except slope and suitability for forestland. They occur east of Munsel Lake Road in areas which are largely unbuildable due to slope.

If approved, the following criteria will be made conditions of approval:

**10.261-25 Review and Use of Site Investigation Reports.**

- (2) **Required Certifications and Inspections: For any Phase II SIR submitted, the registered professional of record must:**

- (a) Review final plans for development and submit a signed and stamped certification report that all recommendations have been incorporated into development plans.**
  - (b) Review subgrade excavations and fills for structures and stormwater drainage and submit a signed and stamped certification report that construction is proceeding in accordance with approved plans.**
  - (c) Perform interim inspections as necessary and a final inspection of the site and submit a signed and stamped certification report that the project as constructed complies with approved plans.**
- (3) Conditions of approval may be imposed and/or a bond may be required to be posted prior to issuance of permit to ensure that harmful effects such as erosion, sand encroachment, destruction of desirable vegetation including inadvertent destruction by moisture loss or root damage, spread of noxious weeds, damage to archaeological resources, are mitigated or eliminated.**
- (4) Approval: The property owner must record a Covenant of Release which outlines the hazard, restrictions and/or conditions that apply to the property and must state, “The applicant recognizes and accepts that this approval is strictly limited to a determination that the project as described and conditioned herein meets the land use provisions and development standards of the Lane Code current as of this date. This approval makes no judgment or guarantee as to the functional or structural adequacy, suitability for purpose, safety, maintainability, or useful service life of the project.”**