



# TYPE I APPLICATION – Phase I Site Investigation (Florence Urbanizing Area)

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

For Office Use Only: FILE #

FEE:

**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 a Phase I Site Investigation Report in accordance with Lane Code 10.261 or 10.270, a Type I procedure per LC Chapter 14.

**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. A site visit may be required at staff’s discretion.

**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.): \_\_\_\_\_  
\_\_\_\_\_
- Are there any Dune Formations on the property (Active Dune, Newer Stabilized Dune, Older Stabilized Dune, Deflation Plan, Leading Edge of Sand Dune, or Foredune)? If yes, explain (attach additional information if necessary):  
\_\_\_\_\_  
\_\_\_\_\_

# APPROVAL CRITERIA

## LC 10.261 Special Development Standards

## LC 10.270 Beaches and Dunes Combining Zone

The above-listed code sections both have requirements for a Phase I Site Investigation Report in accordance with the Oregon Coastal Zone Management Association's Beaches and Dunes Handbook for the Oregon Coast (OCZMA Handbook) as modified by the City of Florence. The OSCZMA Handbook is Appendix 18 of the Florence Comprehensive Plan and can be found on the City's website: <http://www.ci.florence.or.us/planning/plans-and-studies-beaches-and-dunes-handbook>. Please complete sections 1 through 9 of this form to address the requirements of the OSCZMA Handbook.

**Attach any necessary documentation to this application to support your answers below:**

Yes No

### 1. LOCAL ZONING REGULATIONS

\_\_\_ \_\_\_ Does the proposed development site plan conform to County Zoning Regulations regarding setback lines and other code provisions? (See the Planner on Duty for zoning information) If no, explain why:

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### 2. IDENTIFIED HAZARDOUS CONDITIONS

\_\_\_ \_\_\_ a. Has any portion of the property been identified as being affected by any potential or existing geological hazard? (Contact the Planner on Duty for information published by DOGAMI, USGS, Army Corps, or other government agencies.) If yes, what kind of geological hazard?

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b. Are any of the following identified hazards present? (If yes, show on the site plan)

\_\_\_ \_\_\_

i. Foredune

\_\_\_ \_\_\_

ii. Active dunes

\_\_\_ \_\_\_

iii. Water erosion

\_\_\_ \_\_\_

iv. Flooding

\_\_\_ \_\_\_

v. Wind erosion

\_\_\_ \_\_\_

vi. Landslide or sluff activity

\_\_\_ \_\_\_

vii. Leading edge of active Sand Dune

\_\_\_ \_\_\_

c. Are there records of these hazards ever being present on the site? If yes, attach documentation.

### 3. EXISTING SITE VEGETATION

\_\_\_ \_\_\_ a. Does the vegetation on the site afford adequate protection against soil erosion from wind and surface water runoff?

\_\_\_ \_\_\_ b. Does the condition of on-site vegetation constitute a possible fire hazard or contributing factor to slide potential? (If yes, full details and possible remedies are required, attach documentation)

### 4. FISH AND WILDLIFE HABITAT

\_\_\_ \_\_\_ a. Does the site contain any identified rare or endangered species or unique habitat (feeding, nesting, or resting)? If yes, explain:

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Yes No

\_\_\_ \_\_\_ b. Will any significant habitat be adversely affected by the development? (Contact Oregon Department of Fish and Wildlife) If yes, explain:

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**5. HISTORICAL AND ARCHAEOLOGICAL SITES**

\_\_\_ \_\_\_ Are there are identified historical or archaeological sites within the area proposed for development? (Contact Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians and the State Historic Preservation Office for information) If yes, explain:

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**6. FLOODPLAIN ELEVATION**

\_\_\_ \_\_\_ a. Is the subject property located in the 100-year Special Flood Hazard Area? (If yes, impacts will be mitigated by a Floodplain Development Permit; no Phase II SIR is required)

\_\_\_ \_\_\_ b. If yes, have you obtained a Floodplain Development Permit? (Existing site elevations can be identified and certified by an Oregon registered surveyor)

**7. CONDITION OF ADJOINING AND NEARBY AREAS**

\_\_\_ \_\_\_ Are any of the following natural hazards present on the adjoining or nearby properties that would pose a threat to this site? (If yes, show on a vicinity map)

\_\_\_ \_\_\_ a. Active dunes

\_\_\_ \_\_\_ b. Foredune

\_\_\_ \_\_\_ c. Storm runoff erosion

\_\_\_ \_\_\_ d. Wave undercutting or wave overtopping

\_\_\_ \_\_\_ e. Slide areas

\_\_\_ \_\_\_ f. Combustible vegetative cover

**8. DEVELOPMENT IMPACTS**

\_\_\_ \_\_\_ a. Will there be adverse off-site impacts as a result of this development?

\_\_\_ \_\_\_ b. Identify possible problem types:

\_\_\_ \_\_\_ i. Increased wind exposure

\_\_\_ \_\_\_ ii. Open sand movement

\_\_\_ \_\_\_ iii. Vegetative destruction

\_\_\_ \_\_\_ iv. Increased water erosion (storm runoff, driftwood removal, reduction of foredune, etc.)

\_\_\_ \_\_\_ v. Increased slide potential

\_\_\_ \_\_\_ vi. Affect on aquifer

\_\_\_ \_\_\_ c. Has landform capability (density, slope failure, groundwater, vegetation, etc.) been a consideration in preparing the development proposal?

**9. PROPOSED DESIGN**

\_\_\_ \_\_\_ a. Has a site map been submitted showing in detail exact location of proposed structures?

\_\_\_ \_\_\_ b. Have detailed plans showing structure foundations been submitted?

\_\_\_ \_\_\_ c. Have detailed plans and specifications for the placement of protective structures been submitted if need is indicated?

\_\_\_ \_\_\_ d. Has a plan for interim stabilization, permanent re-vegetation and continuing vegetative maintenance been submitted?