



City of Florence

250 Hwy 101, Florence, OR 97439
www.ci.florence.or.us

February 22, 2024

Carol Heer
29610 Awbrey Lane
Eugene, OR 97402

RE: AR 23 17 VEG 08 – 18-12-27-34 Tax Lots 04100 and 04200 Rhododendron and Elm.

Dear Carol Heer,

Enclosed is a signed copy of the Findings of Fact for your review. **Please sign and return the Agreement of Acceptance** to the City of Florence, Community Development Department, 250 Highway 101, Florence, OR 97439.

Please review the conditions listed on the Findings or "Exhibit A" for any required buffers or conditioned to be followed either during or after clearing.

Please be advised that the decision may be appealed to the Planning Commission pursuant to Florence City Code, Section 10-1-1-7. A copy of this letter is being sent to those who submitted written and verbal testimony who also have standing for an appeal. A notice of intent to appeal must be filed with the Community Development Department within twelve (12) calendar days after the notice of decision was rendered by Planning Staff, otherwise the decision shall be final. The decision is "rendered" with the mailing of this letter. In this case, the appeal period will end on **March 5, 2024**.

If you have any questions, you may reach me at (541) 997-8237 or planningdepartment@ci.florence.or.us

Best Regards,

Sharon Barker
Planning Technician

File: AR 23 17 VEG 08

Cc: William Webb

Public Works
2675 Kingwood St.
(541) 997-4106

City Manager /
City Recorder
250 Highway 101
(541) 997-3437

Community Development:
Planning & Building
250 Highway 101
(541) 997-8237

Finance /
Utility Billing
250 Highway 101
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

Florence Events Center
715 Quince St.
(541) 997-1994



AGREEMENT OF ACCEPTANCE

City of Florence

- PROJECT:** AR 23 17 VEG 08 & SR 23 44 SIR 06 – HEER – RHODODENDRON AND ELM
A Vegetation Clearing Permit and Site Investigation Report application submitted by Carol Heer, for vegetation clearing on a portion of Assessor's Map 18-12-27-34, Tax Lots 04100 and 04200 at the property located north of Rhododendron Dr. and west of the undeveloped Elm Street right-of-way, SE of the Peace Health campus. The subject property is within the Low-Density Residential district regulated by Florence City Code Title 10, Chapter 10.
- LOCATION:** Assessor's Map 18-12-27-34 Tax Lots 04100 and 04200
General Location: 2 Vacant lots at the property located north of Rhododendron Dr. and west of the undeveloped Elm Street right-of-way, SE of the Peace Health campus.
- DECISION:** AR 23 17 VEG 08 & SR 23 44 SIR 06 –Heer Vegetation and Site Investigation Report. Elm and Rhododendron Dr, 18-12-27-34 Tax Lots 04100 and 04200.
- APPLICANT:** Carol Heer

As the applicant for the project described above, I have read and accept the findings for

AR 23 17 VEG 08 – Rhododendron & Elm - Heer

I understand that written evidence of agreement with all conditions of this approval is required before this project approval shall become effective.

Carol Heer, Property Owner

Date

Please return to:

City of Florence
Community Development Department
250 Highway 101
Florence, Oregon 97439

STAFF REPORT & FINDINGS OF FACT
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT
Exhibit "A"

Applications: AR 23 17 VEG 08
SR 23 44 SIR 06

Planner: Sharon Barker

Date of Report: February 22, 2024

I. PROPOSAL DESCRIPTION

Proposal: An application request for vegetation clearing in the absence of building permits on undeveloped lots, and a Phase 1 Site Investigation Report review. ...?

Applicant: Carol Heer

Property Owner: Carol Heer

Location: *Unaddressed*, Florence, OR 97439
Assessor's Map 18-12-27-34 Tax Lots 04100 and 04200
General Location: alley west and off Rhododendron Drive. approx. 132' northwest of intersection of 6th St. and Rhododendron, approx. 308' NW of Exploding Whale Park.

Comprehensive Plan Map Designation: Low Density Residential

Zone Map Classification: Low Density Residential

Surrounding Land Use / Zoning:

Site: Undeveloped / Low Density Residential
North: Undeveloped 6th Street / Low Density Residential
South: Single-family residences / Low Density Residential
East: Undeveloped Elm Street / Low Density Residential
West: Undeveloped / Low Density Residential

Streets/Classification:

South – Rhododendron Dr.; West – None; East –Undeveloped Elm St.; North – Undeveloped 6th St.

II. BACKGROUND/NARRATIVE

The applicant is requesting a vegetation clearing permit for 2 lots to better assess the project sites prior to engineering and construction work with a goal to place a single unit manufactured home on tax lot 4200. A narrative indicating the clearing details was submitted with the application. The site includes dense vegetation and steep slopes on tax lot 4100 which appears, from the vantage point of the access alley, looking North, that the lot topography rises steeply northward. For this reason, and before lot 4100 can be cleared and development occur, the project requires a Phase 1 Site Investigation Report and a Geotechnical report. Tax Lot 4200 is relatively flat and with dense vegetation and a number of large trees. The condition for a site map is noted later in these findings.

When applying for a building permit a site plan for the home and the required garage or carport will be required [Informational 2].

The alley will be required to be improved beginning approximately 152 ft north of Rhododendron Dr. to the southern property line of tax lot 4100. In the future, should development of tax lot # 4100 occur the remaining approximate 53.8' of length will need to be improved.

The subject lots 4100 and 4200 each measure 52 x 124.90 (6,494.8 sq. ft) .15 acre. The total combined area of both sites is 12,988 sq. ft. or 0.30 acres. These lots front an alley off Rhododendron Dr. and unimproved Elm Street bordering the eastern property line.

Figure 1: Aerial Image of Subject Lots & Surrounding Area



III. NOTICES & REFERRALS

Notice: Noticing was performed in accordance with FCC 10-1-1-6-2-D. Notice was sent to surrounding property owners within 100 feet of the property on November 22, 2023. The property was posted on November 22, 2023.

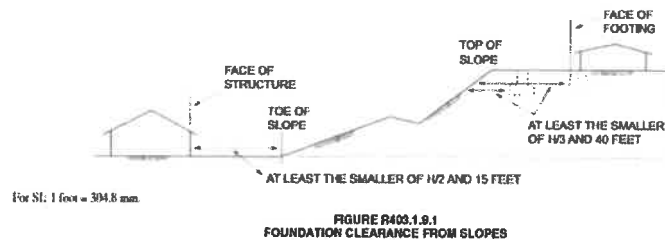
Tax Lot 4200 is relatively flat and does not contain slopes on site, however, the northern property line is bordered by a steep vegetated slope (tax lot 4100), and shall remain undisturbed during development of tax lot 4200 [Condition 6].

10-7-6-D3 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 shall be provided. If conditions require recommendations for foundation construction outside of the Building Code (IB), those recommendations shall be provided by an appropriately qualified professional engineer. If through examination of the site determines that no hazards are present, documentation by an appropriately qualified professional.

Site Conditions and Proposal for tax lot 4200: Site appears to be relatively flat with 0-12% slopes and does not require a geotech report for tax lot 4200 unless tax lot 4100's hillside is disturbed (previously conditioned). The applicant has manually cleared some of the site to assess buildability and has determined lot to be relatively flat with 5 trees that are located on proposed home site and will need to be removed.



Construction on Tax Lot 4100: Oregon Residential Specialty Code (see below Figure R403.1.9.1) specifies the applicable criteria related to the placement and construction of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3% slope). No grading plan was provided. Staff therefore cannot calculate the setbacks as illustrated below for the top and the toe of the slope (H/2).



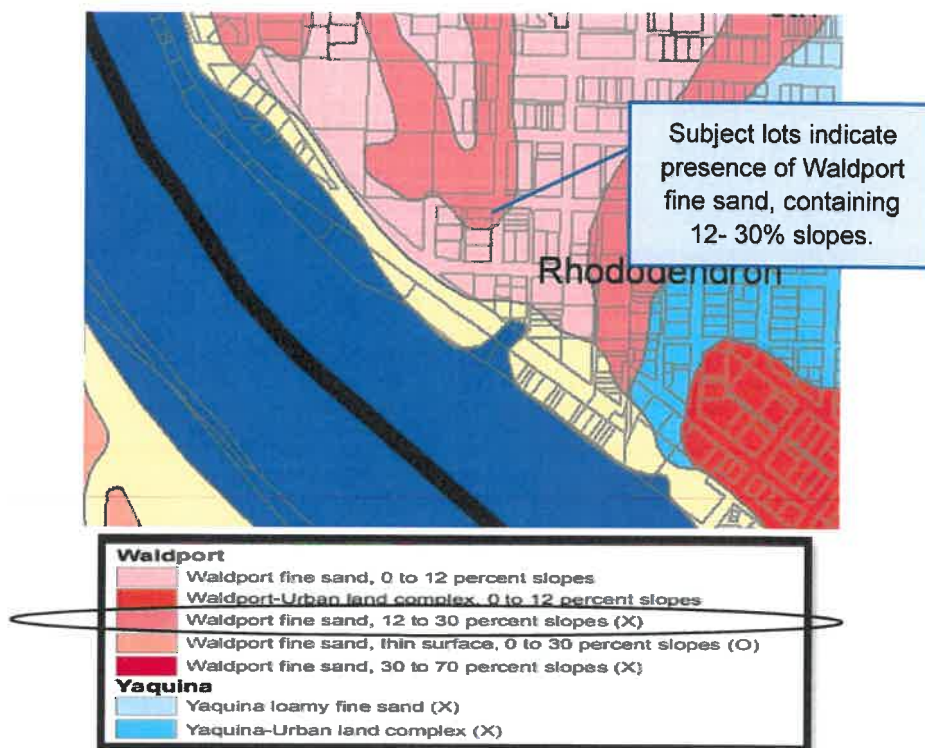
Drainage: The soils map states Waldport fine sand with 0-12% and 12-30% slopes is suitable for development but requires a site investigation report to insure adequate stabilization. The investigation revealed slopes that then warranted review with the slope criteria on Tax Lot 4100. This was accomplished above. Drainage is of concern (lots 4100 and 4200) only due to the presence of the above discussed slopes (lot 4100) and if accompanied with unstabilized soils. Drainage shall be addressed in accordance with Oregon Residential Code and the Florence City Code Title 9 Chapter 5. Building codes state R401.3 Drainage: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. Due to the adjacent off-site slopes (Lot 4100) the City's stormwater design standards shall be followed in conjunction with building code for both lots 4100 and 4200. The system used shall meet the setback requirements from structures and property lines and shall not be constructed in a manner or placed in a location where an on-site or adjacent off-site slope, property or improvement would be compromised. **[Condition 7]**

10-7-6: SITE INVESTIGATION REPORTS (SIR):

- A. Areas identified in Section 2 and 3 above, are subject to the site investigation requirements as presented in "Beach and Dune Techniques: Site Investigation Reports by Wilbur TERNYIK "from the Oregon Coastal Zone Management Association's Beaches and Dunes Handbook for the Oregon Coast (OCZMA Handbook), Appendix 18 of the Florence Comprehensive Plan as modified by the City of Florence. No development permit (such as building permit or land use permit) subject to the provisions of this Title may be issued except with affirmative findings that:**
- 1. Upon specific examination of the site utilizing a Phase I Site Investigation Report (the checklist from the OCZMA Handbook, as modified by the City of Florence), it is found that the condition identified on the "Hazards Map" or "Soils Map" or "Beaches and Dunes Overlay Zone" or other identified problem area does not exist on the subject property; or**
 - 2. As demonstrated by the Phase II Site Investigation Report that harmful effects could be mitigated or eliminated through, for example, foundation of structural engineering, setbacks or dedication of protected natural areas. (Amended by Ord. No. 10, Series 2009)**

Site investigation requirements may be waived where specific standards, adequate to eliminate the danger to health, safety and property, have been adopted by the City. This exception would apply to flood-prone areas, which are subject to requirements of the National Flood Insurance Program and other problem areas which may be adequately protected through provisions of the Building Code.

As discussed, the required Site Investigation Report (SIR) was submitted as required due to possible slopes of 12% or greater on both lots, as indicated on the below excerpt taken from the Natural Resources Conservation Service Soils Map, (Map C, Appendix 7 of the Florence Realization 2020 Comprehensive Plan). The applicant has submitted an SIR application but will need to submit a Geotech Report that includes risk mitigation recommendations to address the criteria listed above for tax lot 4100 before development may begin on that lot, and each of the recommendations identified by an engineer in the Geotech report must be implemented throughout development of this site. Their recommendations are made to be requirements and thus conditions of approval for this vegetation clearing permit. **[Condition 8]**



Vegetation clearing shall not take place on TL 4100 until and unless the requirements of FCC 10-7-6 are met or until applicant has applied for and received a building permit from the City of Florence Building Department. **[Condition 9]**.

TITLE 4: CHAPTER 1: BUILDING REGULATIONS

4-1-15-3: SECURING LOOSE, OPEN OR RAW SAND

- A. **Prior to taking any of the following actions, any person, firm, corporation, or public agency (city, special district, county, state or federal) shall contact the**

Community Development Department staff to determine if such actions are likely to cause off-site movement or displacement of loose sand in ways that would damage adjacent properties or create unsafe traffic conditions:

2. Removal of any natural or planted ground cover, trees, shrubs, grass

If determination is made that there is a real possibility that movement of sand would cause damage to adjacent properties or create unsafe traffic conditions, then a Sand Management Plan will be required.

Clearing vegetation in Florence typically leads to exposure of loose sand, which poses a potential threat to infrastructure and neighboring properties as well as a risk of sedimentation in downstream bodies of water. Typically, a Sand Management Plan would be required as a component of a building permit application. It shall therefore be the owner's responsibility to ensure sand does not leave the property during and after clearing the property and during development once any building permits are received.

Any sand exposed by vegetation clearing or related activities shall be covered with mulch or contained by other means by the end of the same day it is exposed so that sand does not move to adjacent properties, rights-of-way, or public lands and waterways. [**Condition 10**]

Development on the site (Lots 4100 and 4200), including vegetation clearing, shall adhere to the City of Portland Erosion and Sediment Control Manual, as adopted by the City of Florence and incorporate any erosion methods needed to ensure soil stability such as armoring and buffering. Vegetated retention perimeters shall be outlined with orange construction fencing before any clearing activity commences. [**Condition 11**]

TITLE 4: CHAPTER 6: VEGETATION PRESERVATION

4-6-3: VEGETATION CLEARING PERMIT REQUIRED:

A. A vegetation clearing permit shall be required in any of the following circumstances:

2. Removing native vegetation from any parcel for which a valid building permit has not been issued.

No building permits have been issued for the site. A vegetation clearing permit is required.

4-6-4: PROCEDURE FOR OBTAINING A VEGETATION CLEARING PERMIT:

A. A vegetation clearing permit application is required unless the application includes a concurrent application for a building permit or Conditional Use Permit, except that the criteria in FCC 4-6-4 C shall also apply to any removal

of native vegetation from a significant riparian or wetland buffer zone requested as part of a setback adjustment granted under FCC 10-7-4.

- B. All requests for a Vegetation Clearing Permit shall be submitted to the Planning on a form available from that department, and containing the following minimum information. (See FCC 10-7-4 for additional submission requirements for areas within significant wetland or riparian buffer zones):**
- 1. Name, address, telephone number of applicant, property description and date;**
 - 2. Lot dimensions and footprint of structure(s) drawn to scale;**
 - 3. A plot plan showing trees or native vegetation to be removed and reason for clearing or felling, and location of proposed structures and other improvements;**
 - 4. A description of any plan to replace, landscape, or otherwise reduce the effect of removal of vegetation and time of implementation.**

The applicant has provided an application which meets the requirements of this code section with the exception of a detailed clearing plan and revegetation plan. Provision of these plans has been conditioned later in these findings. Although the applicant has demonstrated reasons for clearing to prepare the property for view and possible construction, until building permits applications are filed, reducing the impact of vegetation removal will be necessary. Requirements for a clearing and revegetation plan are discussed below.

- C. The Planning Department shall process the Vegetation Removal Permit application through the Administrative Review Procedures in FCC Title 10 Chapter 1 within thirty (30) days of filing a complete application. Review and approval shall be based on the following criteria, as applicable to the request:**
- 1. The necessity to remove native vegetation in order to construct proposed improvements or otherwise utilize the property in a reasonable manner consistent with the City Code and policies;**

Vegetation clearing permits are generally not needed for low-impact survey work, as narrow survey paths do not create the same issues as large-scale clearing. However, staff finds that selective clearing of a larger portion of the site is warranted. Preparing a site for a home on this lot will undoubtedly involve many challenges related to steep adjacent slopes and stormwater. This work can potentially create problems, which this report tries to address using requirements from the building codes and adopted plans, but exposing a desired home site is a reasonable preliminary step in assessing the grade in order to make the lot buildable.

- 2. The environmental and physical impacts such clearing may have, including visual drainage, wind erosion, protection of adjoining property and structures, and impacts on significant riparian corridors or wetland buffer zones. Impacts on any affected significant wetland or riparian buffer zones shall be supported by a qualified professional or through consultation with staff from the Soil and Water Conservation District, Siuslaw Watershed Council, Oregon Department of Fish and Wildlife (ODFW), Oregon State University (OSU), or another person or agency with knowledge or experience with the affected resource.**

The Geotech report which is required prior to clearing Lot 4100 only, will directly address visual drainage, wind erosion, and protection of adjoining property and structures. The visual drainage witnessed during a site visit will need to be addressed in a storm water plan. (*see below*)



- 3. The adequacy of the applicant's proposed landscaping or revegetation plan, including plant selection, staking, irrigation, and other maintenance provisions. (This section amended by Ordinance No. 22 Series 1994).**

The applicant has provided a dimensioned vegetation removal plan demonstrating the boundaries of what is proposed for removal and what vegetation is proposed to remain. Because no building plan has been submitted, plans have not yet been submitted for landscaping or revegetation. Land clearing in the limits of the City of Florence is permitted when development is imminent, which is demonstrated with building permit applications.

In the event vegetation has been removed and no building permit issued and foundation placed by February 13, 2025, the applicant shall submit a replanting and irrigation plan for the cleared areas and plant those areas by April 13, 2025. The revegetation plan shall address prevention of erosion and revegetation of cleared areas. Revegetation of the site shall incorporate native species in a density approximate to that prior to the clearing using specimens and planting sizes listed in the Tree and Plant List for the City of Florence which will create 80% plant coverage within three years of planting. [**Condition 12**].

4-6-6: PENALTIES: Failure to obtain a permit, or comply with a condition or requirement of this Chapter shall be deemed a violation of City Code and subject to one or more of the following penalties:

- A. Replacement of damaged or removed vegetation which approximates the site condition prior to the offense;**
- B. Replacement of damaged or removed vegetation which has been determined by the Planning Commission to provide sufficient mitigation of the offense within a reasonable time-frame;**
- C. Pursuant to the General Penalty clause contained in Code Section 1-4-1, each offense shall be punishable by a fine not to exceed five hundred dollars (\$500.00), each day constituting a separate offense.**
- D. Withholding or revocation of a business license, final PUD or subdivision approval, building permits, and suspension of building inspections until each offense has been satisfactorily mitigated. (This section amended by Ordinance No. 22 Series 1994).**

Vegetation clearing is subject to the penalties of this section. Each requirement stated above and not followed will warrant a \$500 per day penalty in addition to a hearing before the Planning Commission for assignment of additional mitigation actions. These are not criteria for this review.

VI. CONCLUSION

Staff finds the request for a Vegetation Clearing Permit meets the applicable criteria in Florence City Code with the conditions outlined below.

VII. CONDITIONS OF APPROVAL

- 1. Approval for this application shall be shown on:**

“A” Findings of Fact
“B” Land Use Application

“C” Clearing Plan Detail
“D” Trees in ROW Site Plan
“E” Site Investigation Report (SIR)

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. **Any modifications to the approved plans** or changes of use, except those changes relating to the structural integrity or ADA access which are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this approval, including application text and exhibits, staff reports, testimony and/or discussions, the property owner/applicant agree to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal action as documented by the records of this decision and/or the associated Conditions of Approval. The property owner and applicant shall submit to the Community Development Department a signed “Agreement of Acceptance” of all conditions of approval prior to issuance of building permits.
3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.
4. Tree removal in the right of way will require working in the ROW permit and will need to be coordinated with the City of Florence Public Works Department. Their application is available on the City of Florence website at <https://www.ci.florence.or.us/publicworks/inspection-servicesright-way-permits> .
5. The applicant provided a completed Phase 1 Site Investigation Report form without the required engineering for Tax Lot 4100 a Geotechnical Report shall to be submitted to the City of Florence Community Development Department and an addendum to this report prepared prior to any soil disturbance or construction begins for lot 4100.
6. Tax Lot 4200 is relatively flat and does not contain slopes on site, however, the northern property line is bordered by a steep vegetated slope (tax lot 4100), and shall remain undisturbed during development of tax lot 4200 [Condition 6].

7. Drainage shall be addressed in accordance with Oregon Residential Code and the Florence City Code Title 9 Chapter 5. Building codes state R401.3 Drainage: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard.
8. The applicant has submitted an SIR application but will need to submit a Geotech Report that includes risk mitigation recommendations to address the criteria listed above for tax lot 4100 before applicant begins development of Lot 4100.
9. Vegetation clearing shall not take place on either lot until and unless the requirements of FCC 10-7-6 are met or until applicant has applied for and received a building permit from the City of Florence Building Department.
10. Any sand exposed by vegetation clearing or related activities shall be covered with mulch or contained by other means by the end of the same day it is exposed so that sand does not move to adjacent properties, rights-of-way, or public lands and waterways.
11. Development on the site (Lots 4100 and 4200), including vegetation clearing, shall adhere to the City of Portland Erosion and Sediment Control Manual, as adopted by the City of Florence and incorporate any erosion methods needed to ensure soil stability such as armoring and buffering. Vegetated retention perimeters shall be outlined with orange construction fencing before any clearing activity commences.
12. In the event vegetation has been removed and no building permit issued and foundation placed by February 13, 2025, the applicant shall submit a replanting and irrigation plan for the cleared areas and plant those areas by August 13, 2025. The revegetation plan shall address prevention of erosion and revegetation of cleared areas. Revegetation of the site shall incorporate native species in a density approximate to that prior to the clearing using specimens and planting sizes listed in the Tree and Plant List for the City of Florence which will create 80% plant coverage within three years of planting.

Informational

1. Vegetation clearing is subject to the penalties of this section. Each requirement stated above and not followed will warrant a \$500 per day penalty in addition to a hearing before the Planning Commission for assignment of additional mitigation actions.
2. A “Work in the Right of Way” permit will need to be obtained from the Public Works Department for the improving of alleyway from area of present improvements to the property line of Tax Lot 4100, until developing Tax Lot 4200,

at that time the improvements will need to be completed to the northern property line of Tax Lot 4200.

3. When submitting building construction plans, either for a manufactured home or a stick-built home, please include plans for either a carport or a garage along with a site plan.

VIII. EXHIBITS

- “A” Findings of Fact
- “B” Land Use Application
- “C” Clearing Plan Detail
- “C-1” Clearing Plan ROW trees
- “D” SIR

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, this
22 day of February, 2024.



Sharon Barker
Planning Technician

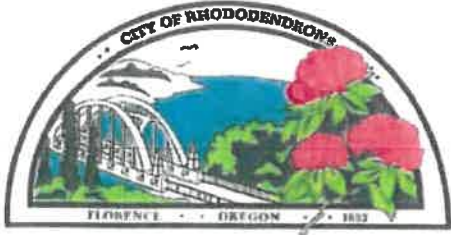


EXHIBIT B

APPROVED
City of Florence
Community Development
Department

B
Exhibit

AR 231716L-08 +
File Number
SR 23 4451206

City of Florence

Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

Landscape Modification

Vegetation Clearing Permit

Applicant Information

Name: Carol Heer

Phone 1: 541-501-8524

E-mail Address: caheer13@hotmail.com

Phone 2: _____

Address: 29610 Aubrey Lane Eugene, OR 97402

Signature: Carol Heer

Date: 9-28-2023

Applicant's Representative (if any): _____

Property Owner Information

Name: _____

Phone 1: _____

E-mail Address: _____

Phone 2: _____

Address: _____

Signature: _____

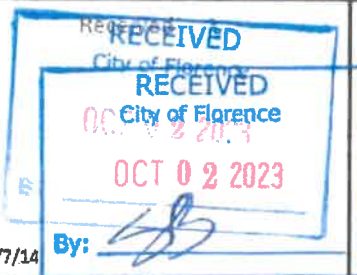
Date: _____

Applicant's Representative (if any): _____

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

A vegetation clearing permit shall expire six months following approval.

For Office Use Only:



Approved

Exhibit

Property Description

Property Address: _____

General Location (example: City Hall is at the SE corner of 2nd and Highway 101):
off Rhododendron Drive near City treatment plant

Assessor's Map and Tax Lot: 18-12-27-34-04100 and 18-12-27-34-04200

Lot Size: _____ Zoning District: _____

Describe the conditions and land uses of all land within 600 feet from the proposed site that is one acre or larger and within 100 feet the site that is less than an acre OR attach a map:
see attached

Additional Information Required

The below is check list of the required information to determine an application complete. Florence City Code (FCC) references are provided for your convenience. FCC is available at City Hall or on-line at www.ci.florence.or.us under "City Government", click on "City Code".

FCC Title 10, Chapter 1 states that staff has 30 days to review the application for completion. A written notice explaining application deficiencies or acknowledging a complete application will be provided to the applicant and/or representative. Please be aware that the applicant has the burden of proof to show how the project meets the applicable criteria as (refer to FCC 2-10-6). If you have questions, contact the Planning Department at 541-997-8237.

Plot Plan (per FCC 10-6-6-A) – drawn to scale showing dimensions, trees and native vegetation to be removed or placed, property boundaries, existing and/or proposed buildings, existing and/or proposed roads and sidewalks, easements, parking lot, locations of entrances and exits, significant grade changes, and natural features (such as streams, wetlands, sand dunes)

Stormwater: (only one applies) meeting design requirements outlined in FCC 9-5-3:

Preliminary Development Plan (per FCC 9-5-2-A-4): (projects which are clearing 10,000 square feet or greater and under 1 acre per FCC 9-5-2-2-C) Shall include a general description of the proposed project property and description of existing structures, buildings, and other fixed improvements located on the property and surrounding properties. The plan shall also include natural water flow of the existing property, soils, storm water drainage, flooding from high groundwater table. The Plan also shall identify the features outlined in FCC 9-5-2-A-4.

See attached

A Stormwater Management Plan (per FCC 9-5-2-3): Stormwater Management Plan is required for projects over 1 acre is required, please refer to FCC 9-5-2-3 for submittal requirements.

Paid

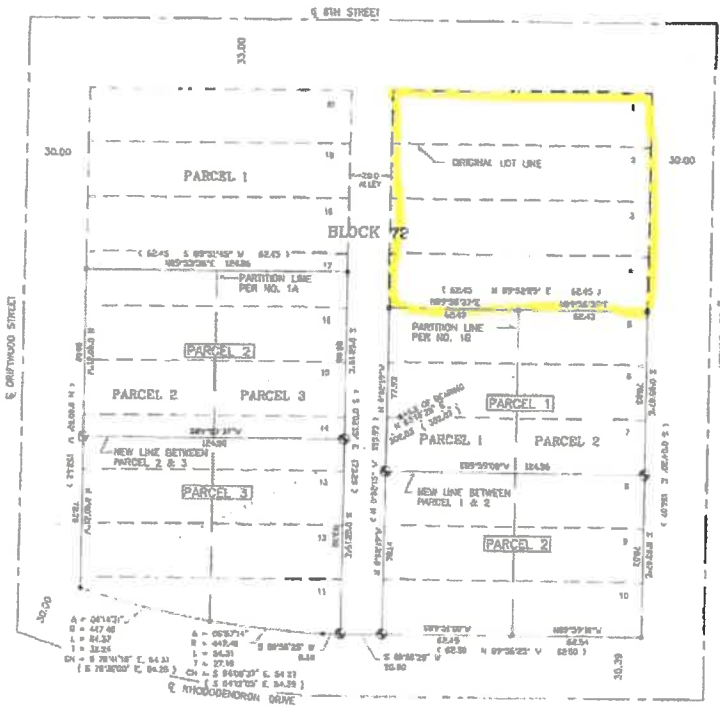
Date Submitted: _____ Fee: _____

Received by: _____

**RECORD OF SURVEY
FOR: SUSAN HINKLE
BOUNDARY LINE ADJUSTMENT
BLOCK 72, MILLER'S PART OF THE CITY OF FLORENCE
SE1/4, SW1/4, SEC. 27, T 18 S, R 12 W, W.M.
CITY OF FLORENCE, LANE COUNTY, OREGON
10/12/92**

LANE COUNTY SURVEYORS OFFICE
S.B. FILE NO. 20787
FILED DATE 12-1-92

SCALE 1" = 30'



LEGEND

- FOUND 5/8" REBAR
- CORNER SET THIS SURVEY
5/8" X 30" REBAR WITH CAP
STAMPED "DOWNHAM PLS 2583"

[PARCEL 1]

PARCEL NUMBER AFTER BOUNDARY LINE ADJUSTMENT

() DATA OF RECORD, REFERENCE PARTITION FOR RECORD NO. 1A, RECORDING NO. 9824466 AND NO. 1B, RECORDING NO. 9824487.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SET NEW CORNERS BETWEEN EXISTING PARCELS TO REFLECT A BOUNDARY LINE ADJUSTMENT AS DIRECTED BY THE LANDOWNER.

THIS PROPERTY WAS ORIGINALLY SUBDIVIDED AS PART OF MILLER'S PART OF THE CITY OF FLORENCE, IN 1888. THE PROPERTY WAS PARTITIONED AS NOTED ON THE SURVEY MAP.

THE BASIS OF BEARING FOR THIS SURVEY IS THE BEARING OF THE LINE NOTED HEREON AS ESTABLISHED BY REFERENCED PARTITIONS AND DSF 26337.

THIS SURVEY WAS PERFORMED WITH A PENTAR PTS II TOTAL STATION.

REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID R. JORDAN
CROSS
217 N. 10th
WYKE B. JORDAN
DND

My Expiration Date is: 12-31-98

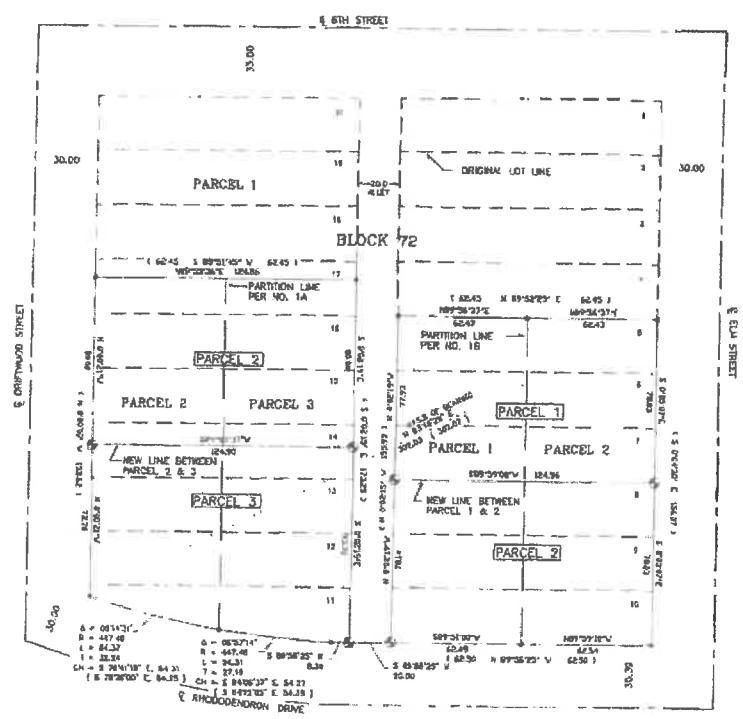
WARD NORTHWEST INC. P.O. BOX 105 FLORENCE, OREGON 97439 PH: 997-9201

33215

RECORD OF SURVEY
 FOR SUSAN HINKLE
 BOUNDARY LINE ADJUSTMENT
 BLOCK 72, MILLER'S PART OF THE CITY OF FLORENCE
 SE1/4, SW1/4, SEC. 27, T 18 S, R 12 W, W.M.
 CITY OF FLORENCE, LANE COUNTY, OREGON
 10/12/92

LANE COUNTY SURVEYORS OFFICE
 P.O. BOX NO. 20224
 FILING DATE 12-22-92

SCALE 1" = 30'



LEGEND

- FOUND 5/8" REBAR
- ⊙ CORNER SET THIS SURVEY 5/8" X 30" REBAR WITH CAP STAMPED "DONOVAN PLS 2633"

- PARCEL 1 PARCEL NUMBER AFTER BOUNDARY LINE ADJUSTMENT
- () DATA OF RECORD, REFERENCE PARTITION FOR ABSEMER NO. 1A, RECORDING NO. 0624486 AND NO. 18, RECORDING NO. 0624487.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SET NEW CORNERS BETWEEN EXISTING PARCELS TO REFLECT A BOUNDARY LINE ADJUSTMENT AS DIRECTED BY THE LANDOWNER.

THIS PROPERTY WAS ORIGINALLY SUBDIVIDED AS PART OF MILLER'S PART OF THE CITY OF FLORENCE, IN 1888. THE PROPERTY WAS PARTITIONED AS NOTED ON THE SURVEY MAP.

THE BASIS OF BEARING FOR THIS SURVEY IS THE BEARING OF THE LINE NOTED HEREON AS ESTABLISHED BY REFERENCED PARTITIONS AND CS# 26337.

THIS SURVEY WAS PERFORMED WITH A PENTAX PTS II TOTAL STATION.

REGISTERED PROFESSIONAL LAND SURVEYOR

ALLEN H. DONOVAN
 L.S. 10000

My Expiration Date is: 12-31-93

WARD NORTHWEST INC. P.O. BOX 105 FLORENCE, OREGON 97439 PH: 997-9201

33215



Peer Street
Hospital

with
each

TAX LOT 18-12-27-34-04100
" " 18-12-27-34-04200

APPROVED
City of Florence
Community Development
Department

C
Exhibit

AR 2317 VEG 08; SR 2344 SIR 06
File Number

Phil & Carol Heer
29610 Awbrey Lane
Eugene, OR 97402

City of Florence
Community Development Department
250 Highway 101
Florence, Or 97439

City Planner,

This letter is intended to identify current objectives for Tax Lot: 18-12-27-04100 & 18-12-27-34-04200. Our intention is to conduct a survey on these two lots to monument the lot boundaries first with ETR & Associates on October 5th, 2023. During this survey, they may need to clear a path for travel by cutting the understory for navigational purposes. The second objective is to clear the understory on both lots using a Skid Steer with masticator to grind and clear both lots to identify possible development on both properties. The conifers on both lots and any hardwoods over 35 feet will remain on this initial phase as to identify lot development, only the understory will be chipped and to remain on site for soil stabilization until which time a development plan will be introduced.

The understory species on property include but not limited to rhododendron, salal, ferns, etc... Again, the overstory will remain unharmed. The west side of the two lots is fairly steep and if necessary, a silt fence will be placed on the Southwest corner of the property to the Southeast lot line if necessary.

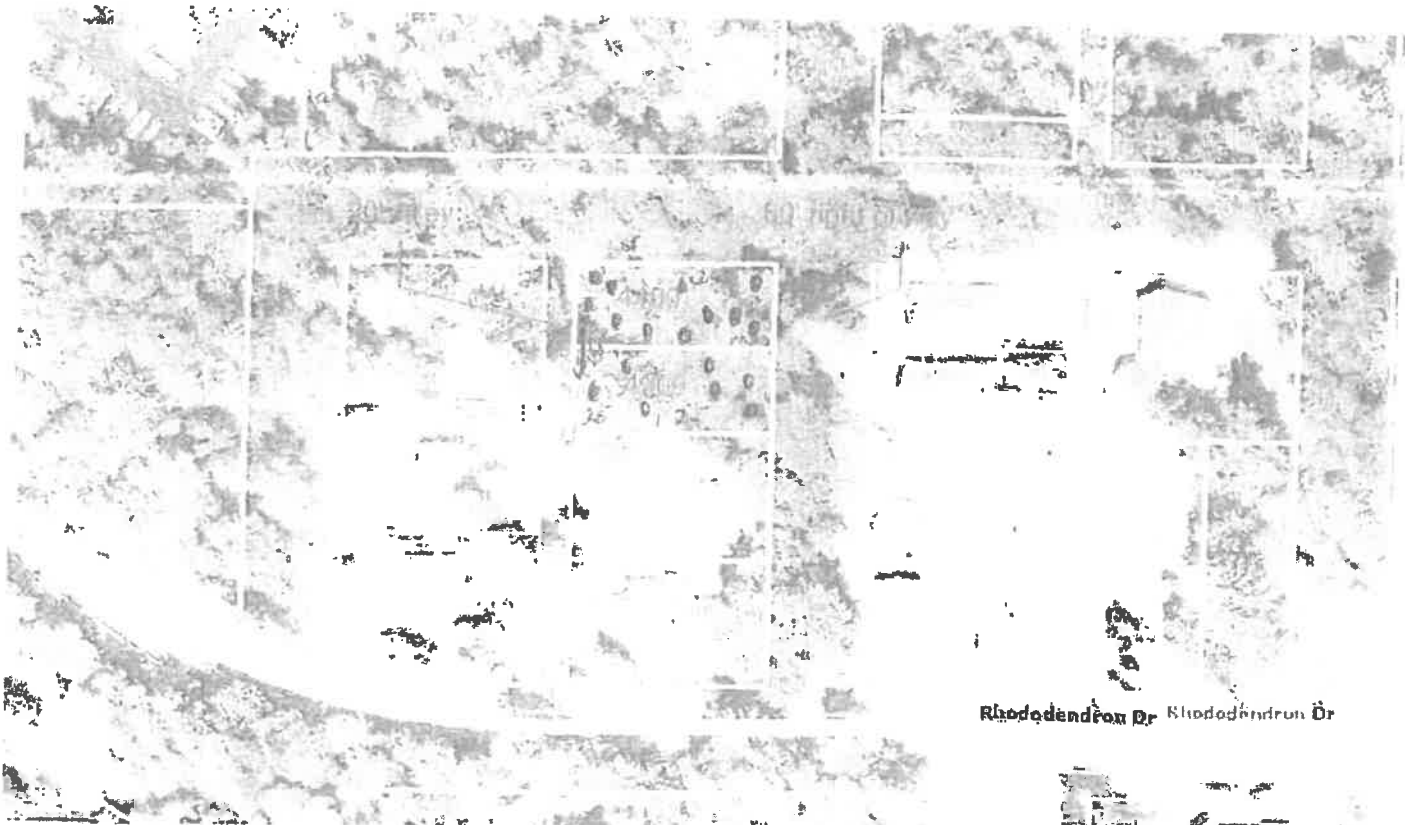
Attached is a lot line aerial view of the property that shows our intentions for this first phase of development.

If there are any questions, please do not hesitate to contact me at (541) 501-8524 for further information.

Thanks,

Carol Heer
29610 Awbrey Lane
Eugene, OR 97402

731d
2000



Rhododendron Dr Rhododendron Dr

● = CONIFER HARVESTED OVER 35' TO 20M IN HGT

attention: Sharon Baker
 Property in Florence tax lot 18-12-27-34-4200

1-7-2024

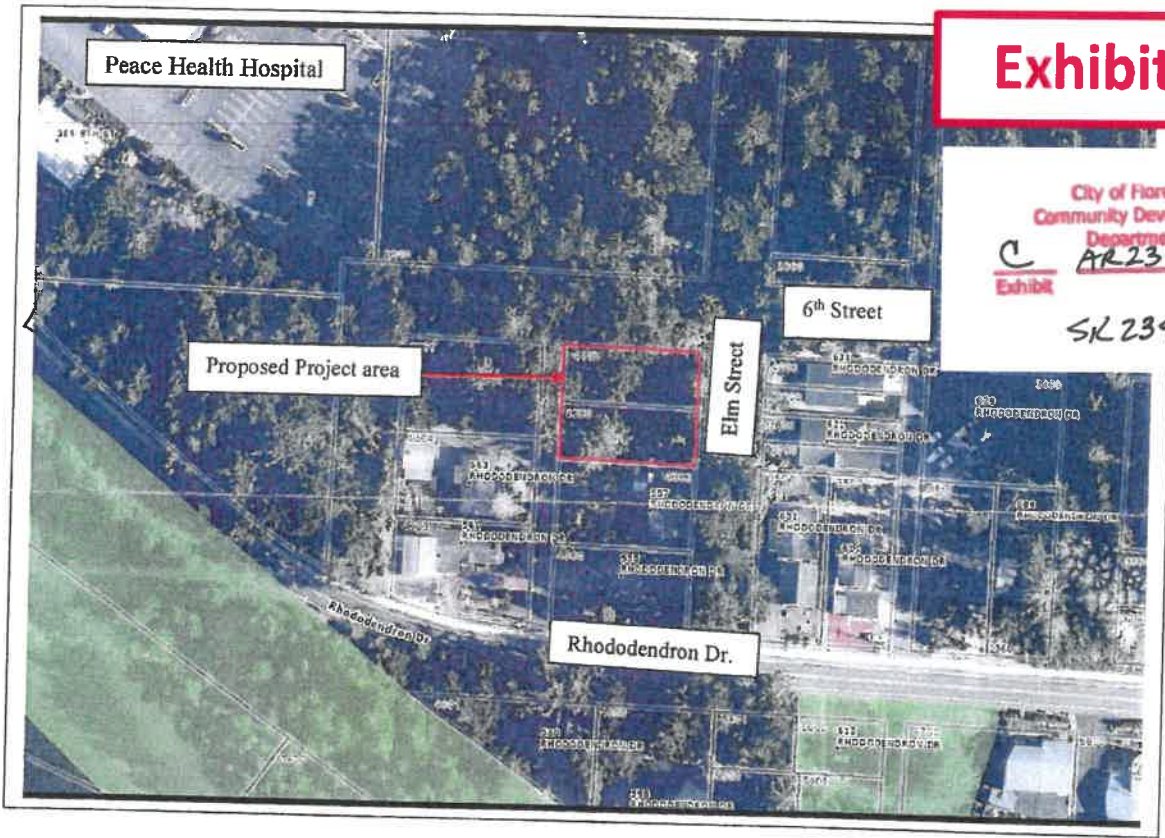
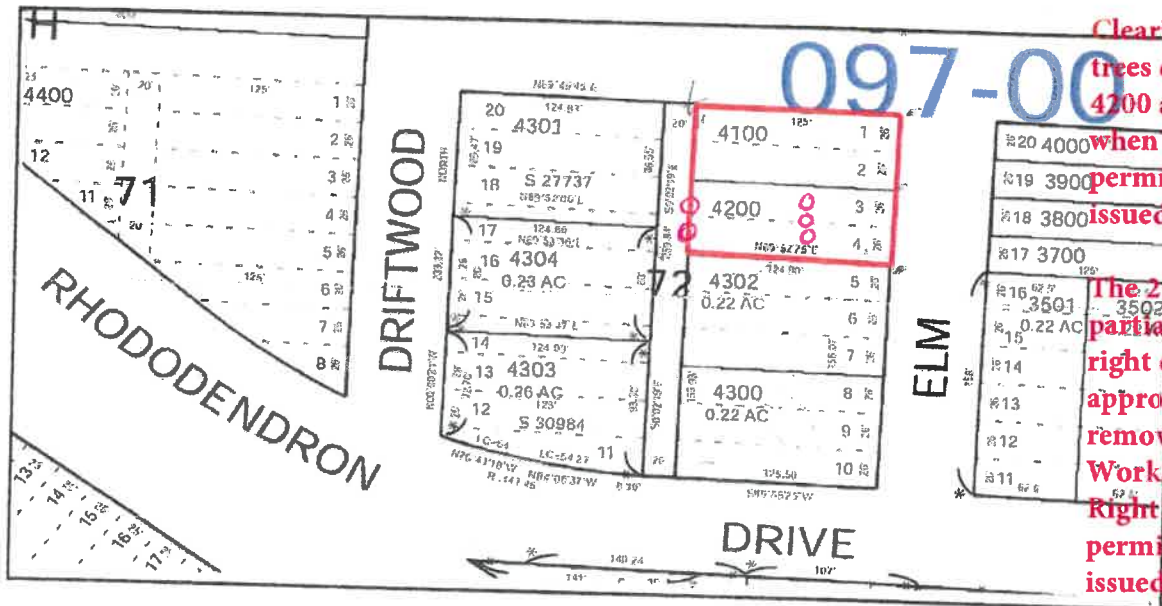


Exhibit C1

City of Florence
 Community Development
 Department
 AR2317VEG-084
 Exhibit File Number
 SK2344SIR DL



Clearing of the trees on tax lot 4200 are approved when a building permit has been issued.

The 2 trees partially in the right of way are approved to be removed when a Working In the Right of Way permit has been issued.

There are 2 large trees part in the alley and part on the lower property. Also there are 3 large trees almost in the middle of the bottom lot they make it so you couldn't access the other half of that lot.

D AR2317 VEG DB
Exhibit **File Number**
CITY OF FLORENCE SR 234451R06

PHASE I SITE INVESTIGATION REPORT

Carol Heer 10-16-2023
 Applicant Date

Clearing vegetation so we can 18-12-27-34 tax lot 4100-4200
put a mobile home on property.
 Proposal or Project Map No. Tax Lot

 Comprehensive Plan Designation

 Zoning District

 Overlay District

 Purpose of Proposal or Project (attach additional sheets, as needed)

Off Rhododendron Dr. near treatment
plant
 Street Address

Based on submitted information, zoning and comprehensive plan requirements, and the completed Site Investigation Report, this proposal does / does not comply with Title 10 of the City Code and the Comprehensive Plan. The proposal will / will not achieve the stated purpose. The site and/or building design will / will not have adverse impacts and will / will not mitigate any adverse impacts.

The completed Site Investigation Report is available at the Planning Department.

This investigation was done by:

Philip Heer
 Print

Philip Heer
 Signature

Owner
 Title

PHASE I SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST

- | YES | NO | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. LOCAL ZONING REGULATIONS
Does the proposed development site plan conform to City, or County Zoning Regulations regarding setback lines and other code provisions? (Contact the City or County Engineer for details.) |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. COMPREHENSIVE PLAN SETBACK LINE OR DESIGNATION |
| <input type="checkbox"/> | <input type="checkbox"/> | a. Has a Coastal Construction Setback line (CCSBL) been adopted for this County or city? (Inquire from the County or City Engineer.) |
| <input type="checkbox"/> | <input type="checkbox"/> | b. If a CCSBL has been adopted for this County or City is the proposed site seaward of the CCSBL? |
| <input type="checkbox"/> | <input type="checkbox"/> | c. If the proposed site is seaward of the adopted CCSBL, has application for a variance or exception been made to the Planning Commission having jurisdiction? |

**PHASE I SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
		3. <u>DUNAL FORMS</u>
<u> </u>	<u> X </u>	a. Does the property contain any of the following dune formations?
<u> </u>	<u> X </u>	1. Active Dune
<u> </u>	<u> X </u>	2. Newer Stablized Dune
<u> </u>	<u> X </u>	3. Older Stablized Dune
<u> </u>	<u> X </u>	4. Deflation Plan
<u> </u>	<u> X </u>	5. leading Edge of Sand dune
<u> </u>	<u> X </u>	6. Foredune
<u> </u>	<u> X </u>	3. <u>IDENTIFIED HAZARDOUS CONDITIONS</u>
		a. Has any portion of the property been identified as being affected by any potential or existing geological hazard? (Contact County or City Planning Departments for information published by the State Department of Geology and Mineral Industries, US Department of Agriculture-Soil Conservation Service, US Geological Survey, US Army Corps of Engineers and other government agencies.)
<u> </u>	<u> X </u>	b. Are any of the following identified hazards present?
<u> </u>	<u> X </u>	1. foredune
<u> </u>	<u> X </u>	2. Active Dunes
<u> </u>	<u> X </u>	3. Water erosion
<u> </u>	<u> X </u>	4. Flooding
<u> </u>	<u> X </u>	5. Wind erosion
<u> </u>	<u> X </u>	6. Landslide or sluff activity
		7. leading edge of active Sand Dune
		c. Are there records of these hazards ever being present of the site? Describe:
<u> X </u>	<u> </u>	4. <u>EXISTING SITE VEGETATION</u>
		a. Does the vegetation on the site, afford adequate protection against soil erosion from wind and surface water runoff?
<u> </u>	<u> X </u>	b. Does the condition of vegetation present constitute a possible fire hazard or contributing factor to slide potential? (If answer is Yes, full details and possible remedies will be required.)
<u> </u>	<u> X </u>	5. <u>FISH AND WILDLIFE HABITAT</u>
		a. Does the site contain any identified rare or endangered species or unique habitat (feeding, nesting or resting)?
<u> </u>	<u> X </u>	b. Will any significant habitat be adversely affected by the development? (Contact Oregon Department of Fish and Wildlife,)
<u> </u>	<u> X </u>	6. <u>HISTORICAL AND ARCHEEOLOGICAL SITES</u> Are there any identified historical or archaeological sites within the area proposed for development? (Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians.)
<u> X </u>	<u> </u>	7. <u>FLOOD PLAIN ELEVATION</u>
		a. If the elevation of the 100 year flood plain or storm tide has been determined, does it exceed the existing ground elevation at the proposed building site? (Contact the Federal Insurance Administration, City or County Planning

**PHASE I SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Departments for information on 100 year flood plain. Existing site elevations can be identified by local registered surveyor.)
<input type="checkbox"/>	<input type="checkbox"/>	b. If elevations of the proposed development is subject to flooding during the 100 year flood or storm tide, will the lowest habitable floor be raised above the top of the highest predicted storm-wave cresting on the 100 year flood or storm tide?
		8. <u>CONDITION OF ADJOINING AND NEARBY AREAS</u>
		Are any of the following natural hazards present on the adjoining or nearby properties that would pose a threat to this site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Active dunes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. foredune
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Storm runoff erosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Wave undercutting or wave overtopping
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Slide areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Combustible vegetative cover
		(Contact County and City Planning staffs for local hazard information.)
		9. <u>DEVELOPMENT IMPACTS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Will there be adverse off-site impacts as a result of this development?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Identify possible problem type
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Increased wind exposure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Open sand movement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Vegetative destruction
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Increased water erosion (storm runoff, driftwood removal, reduction of foredune, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Increased slide potential
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affect on aquifer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. Has landform capability (density, slope failure, groundwater, vegetation, etc) been a consideration in preparing the development proposal?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Will there be social and economic benefits from the proposed development?
<input type="checkbox"/>	<input type="checkbox"/>	e. Identified benefits
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. New jobs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Increased tax valuation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Improved fish and wildlife habitat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Public access
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Housing needs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Recreation potential
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Dune stabilization (protection of other features)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Other _____
		10. <u>PROPOSED DESIGN</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Has a site map been submitted showing in detail exact location of proposed structures?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Have detailed plans showing structure foundations been submitted?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Have detailed plans and specifications for the placement of protective structures been submitted if need is indicated?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Has a plan for interim stabilization, permanent revegetation and continuing vegetative maintenance been submitted?
<input type="checkbox"/>	<input type="checkbox"/>	e. Is the area currently being used by the following?

**PHASE 1 SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
<u> </u>	<u> X </u>	1. Off-road vehicles
<u> </u>	<u> X </u>	2. motorcycles
<u> </u>	<u> X </u>	3. horses
<u> </u>	<u> X </u>	f. Has a plan been developed to control or prohibit the uses of off-road vehicles, motorcycles and horses?
<u> X </u>	<u> </u>	11. <u>LCDC COASTAL GOAL REQUIREMENTS</u>
<u> </u>	<u> X </u>	a. Have you read the LCDC Goals affecting the site? (contact LCDC, City or County office for copies of Goals.)
<u> </u>	<u> X </u>	b. Have you identified any possible conflicts between the proposed development and the Goals or acknowledged comprehensive plans? (If so, list them and contact local planning staff for possible resolution.)
<u> </u>	<u> X </u>	c. Have all federal and state agency consistency requirements been met? (Contact local planning office.)
<u> X </u>	<u> </u>	d. Has applicant or investigator determined that the development proposal is compatible with the LCDD Beaches and Dunes Goal and other appropriate statewide land use planning laws?

Rev. 4/09