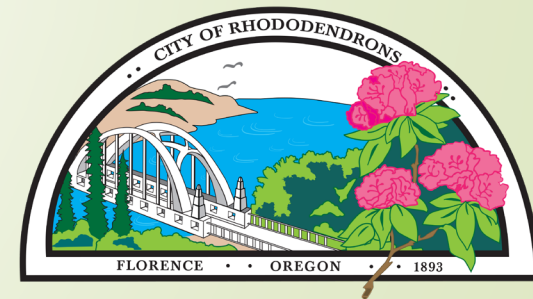


Lot 37
Shelter Cove, Phase 2,
Phase 2 Site Investigation
Report

PC 22 04 SIR2 01
September 27, 2022



City of Florence
A City in Motion



Process

Proposal: Phase 2 Site Investigation Report Review

- **September 6, 2022 —**
 - Public Hearing open, staff report & testimony
 - Continued to date certain September 27, 2022
- **September 27, 2022 —**
 - Resume public hearing, then continue or close
 - Deliberate, make changes, add or remove conditions
 - Vote

The city is not making an independent decision as to the SIR accuracy, mitigation effectiveness or risk abatement. The city is relying on the analysis conducted by the professional engineering firm. Planning Commission shall identify whether the engineer's reports contain the information required by the city code.

Site Aerial Image



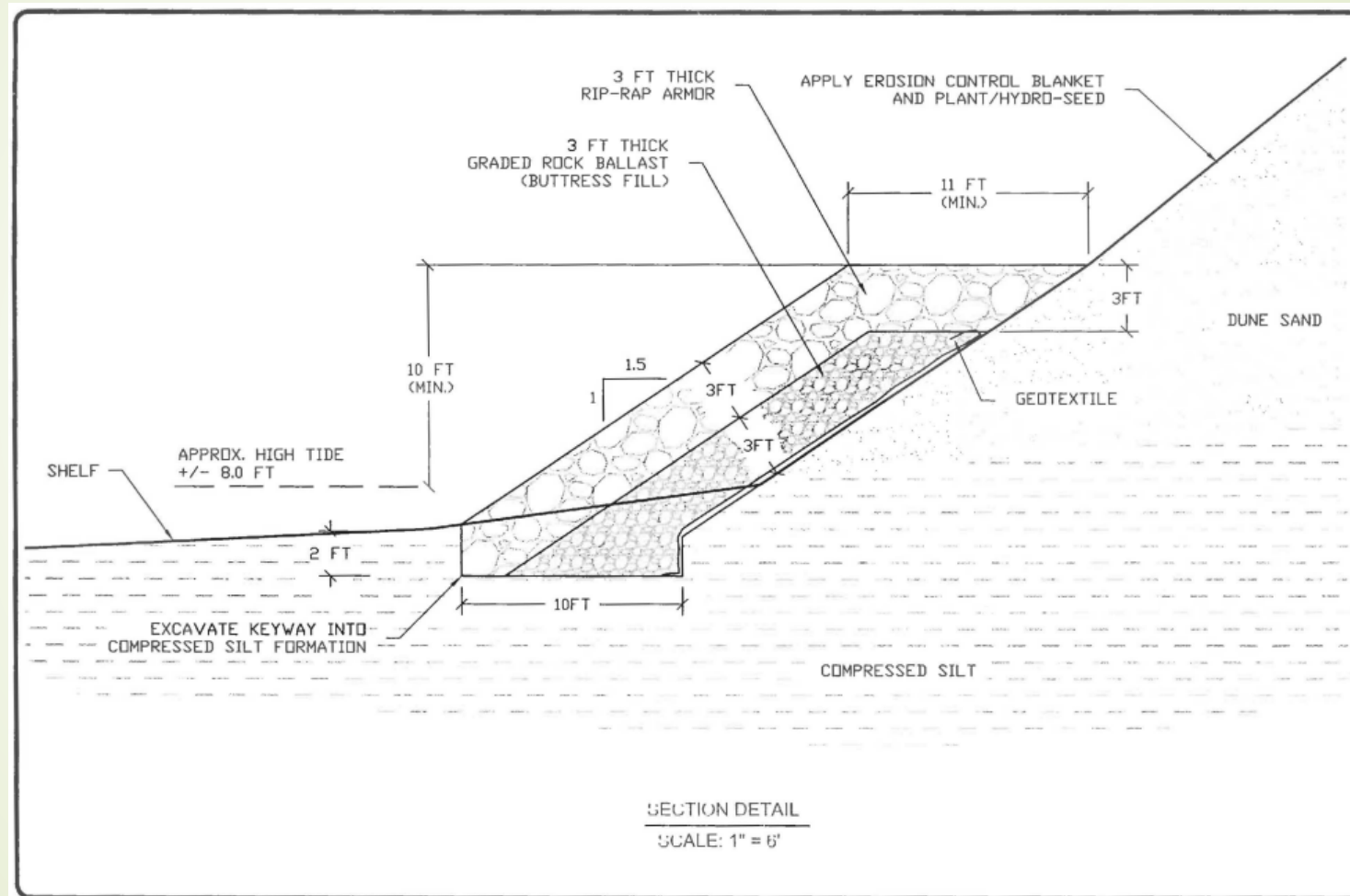
Drone Image: Lot 36-Looking Northeast



Branch Engineering Reports

- Exhibit F: Phase 1 Site Investigation Report
- Exhibit D: Phase 2 SIR—Erosion Recession Site Assessment Memo, July 8, 2022
- Exhibit D2: Recommended Setback & Slope Retreat Mitigation Measures, September 19, 2022
- Exhibit D3: Recommended Setback & Slope Retreat Mitigation Measures—Revised, September 26, 2022
- Exhibit G: Geotechnical Site Evaluation, June 18, 2022

RipRap Lot 37 2004, Boire Associates





Drone Image: Lots 36 & 37 -Looking East May/June 2022



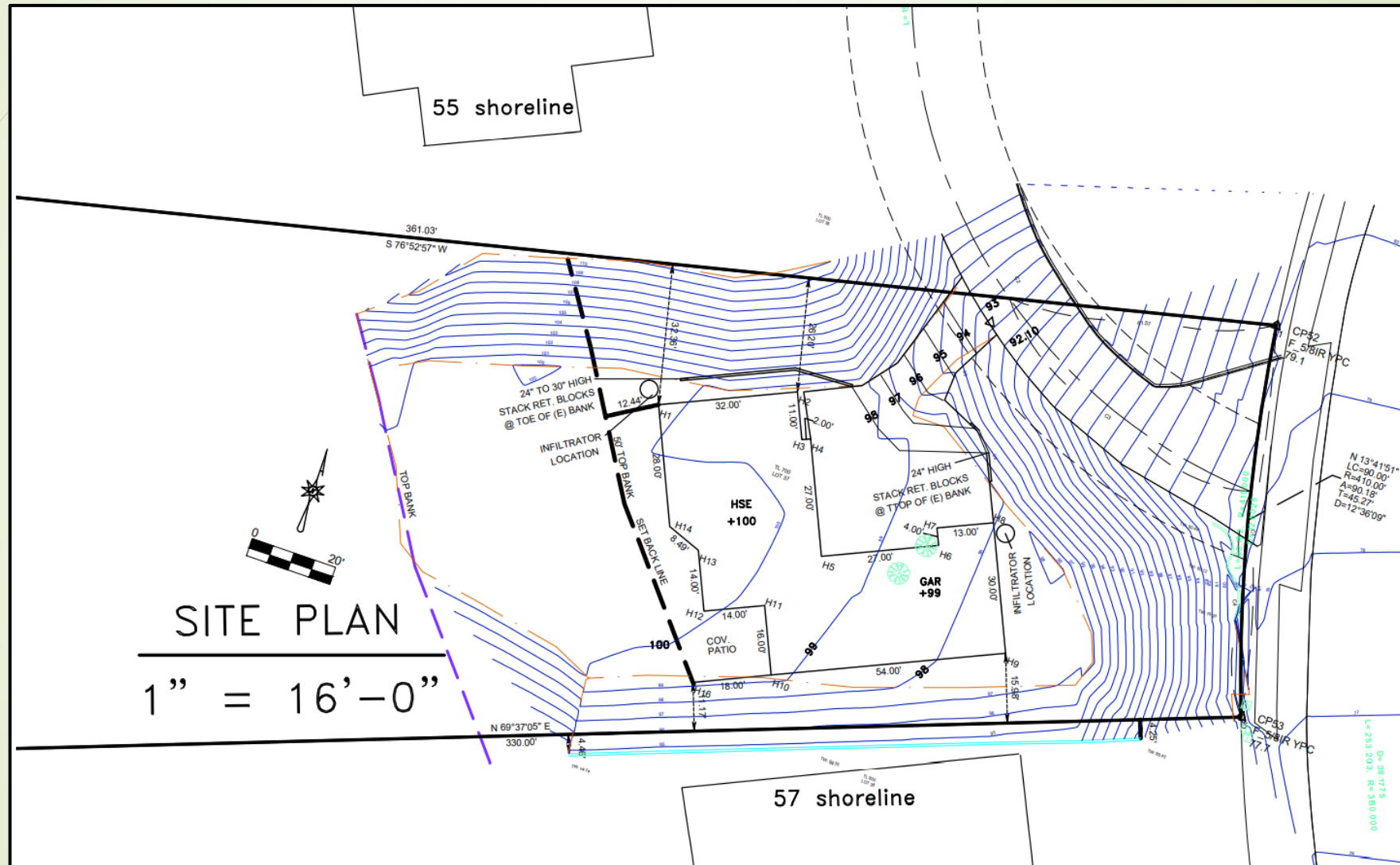
SIR Phase 2 Submittal Findings

Missing Information, provided via 9-19 & 26 & 6-18-21:

Data/Research

- *Identification of potential hazards, caused by the proposed development* ✓
- *Orientation of bedding planes where slopes exceed 25%* ✓
- *Angle and height of cutbank (undercut)* ✓
- *Percentage of slope* ✓

Proposed Site Plan



Drone Image: Lot 37-Looking East



SIR Phase 2 Submittal Findings

Missing Information, provided via 9-19 & 26 & 6-18-21:

Recommended Mitigation:

- ▶ Vegetation removal, retention and replacement ✓
- ▶ Placement of structures, driveway ✓
- ▶ Protecting surrounding area from adverse effects of development ✓
- ▶ Grading, erosion control, setbacks ✓
- ▶ Drainage for development ✓
- ▶ Engineering for home construction (foundation, retaining walls) ✓

Testimony/Referrals

➡ None



Conditions of Findings

- **4.** Certifications and inspections listed in FCC 10-7-7-B required for before, during and post construction reporting.
- **5.** Implement all recommendations made by the engineer in all reports for Lot 37 and part of this record (Modified).
- **6.** Record a covenant of release meeting FCC 10-7-7-D prior to site disturbance or application for building permits, whichever is to occur first.
- **7.** Replant all other areas (not slope) with native vegetation that are not occupied with the dwelling, driveway, retaining walls, and pedestrian access.
- **8.** Expiration one year from the date of adoption if foundation not inspected by Florence Building Official.



Staff Recommendation

Staff finds that the submitted materials contain the information required by code and recommends:

Alternatives

1. Adopt Resolution findings the Site Investigation Report, Phase 2 contains the applicable information in Florence City Code with the conditions of approval, amend the findings of fact and resolution to reflect that finding.
2. Continue the Public Hearing to a date certain to permit the engineer to provide additional information for the Phase 2 SIR report, or
3. Do not adopt Resolution for Phase 2 Site Investigation Report, amending the findings and directing staff to prepare a resolution to deny.

Questions?

