

Land Use Application



REQUEST / PROPOSAL FOR:

FILE NO.	PA055885	
ACTION	ALUC	FEE # 48.40

LAND USE COMPATIBILITY STATEMENT

LOCATION (PLEASE PRINT)
 18 12 10 34 001
 18 12 10 40 100/401

TOWNSHIP RANGE SECTION 1/4 SECTION TAX LOT SUBDIVISION / PARTITION LOT / PARCEL BLOCK

ZONED RA/U/BD/MH TAX CODE 097-18 PLOT # 45.85 ACREAGE

LOCATION ADDRESS
CLOUDCROFT LN. & OCEANA DR., FLORENCE

STRUCTURES NOW ON PROPERTY
NONE

APPLICANT / AGENT
 JULIUS E. BENEDICK % HARRY A. TAYLOR 6-28-04
 NAME (PLEASE PRINT) DATE

P.O. BOX 1420 935-6202
 ADDRESS PHONE

VENETA, OR 97487
 CITY ZIP

OWNER
 JULIUS E. BENEDICK
 NAME (PLEASE PRINT) DATE

27962 WARD LANE 688-6402
 ADDRESS PHONE

EUGENE, OR 97402
 CITY ZIP

DO YOU OWN ADJACENT PROPERTY? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> MAP, PARCEL NUMBER <table border="1"> <tr><td>Township</td><td>Range</td><td>Section</td><td>1/4 Section</td><td>Tax Lot</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td>Township</td><td>Range</td><td>Section</td><td>1/4 Section</td><td>Tax Lot</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td>Township</td><td>Range</td><td>Section</td><td>1/4 Section</td><td>Tax Lot</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	Township	Range	Section	1/4 Section	Tax Lot						Township	Range	Section	1/4 Section	Tax Lot						Township	Range	Section	1/4 Section	Tax Lot						WATER PUBLIC <input checked="" type="checkbox"/> ON-SITE WELL <input type="checkbox"/> COMMUNITY SYSTEM _____ SEWAGE PUBLIC <input type="checkbox"/> ON-SITE SEPTIC <input checked="" type="checkbox"/> COMMUNITY SYSTEM _____ ROAD STATE <input type="checkbox"/> COUNTY <input type="checkbox"/> PUBLIC <input checked="" type="checkbox"/> EASEMENT <input type="checkbox"/>
	Township	Range	Section	1/4 Section	Tax Lot																										
Township	Range	Section	1/4 Section	Tax Lot																											
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FIRE DISTRICT SIUSLAW RFPD SCHOOL DISTRICT SIUSLAW #97J POWER COMPANY CENTRAL - LINCOLN PUD PHONE COMPANY QWEST																															

I (We) have completed all the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) so authorized to submit this application as evidenced by the signature of the owner below.

OWNER Signature: Harry A. Taylor Date: 6-28-05
 Date: _____ APPLICANT Signature: _____ Date: _____

An accurate Plot Plan must be attached. Ask for a sample Plot Plan

SPECIFIC SECTION OF LANE CODE REQUIRING THIS APPLICATION	RELATED PERMIT #
STAFF COMMENTS:	
Exhibit K58-A	

June 28, 2005

Gene Benedick
27962 Ward Lane
Eugene, OR 97402

Harry Taylor
P.O. Box 1420
Veneta, OR 97487

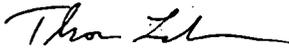
RE: Land Use Compatibility Statement PA 05-5885
Subject Property: Map 18-12-10-40 #400 & 401

Dear Mr. Benedick:

I have reviewed your proposed project for consistency with the Lane County Rural Comprehensive Plan. The proposal to conduct limited clearing, as described in the "Idylewood 5th Addition Limited Clearing Plan"¹, is consistent with the zoning provisions of the applicable Beaches and Dunes Combining District, Lane Code 10.270(1). Provided that no grading occurs, the removal of a limited amount of vegetation within the future road alignment area is not considered "development" as that term is defined in Lane Code 10.020. Sand stabilization techniques should be employed wherever vegetation is removed.

Please call if I can be of further assistance.

Sincerely,

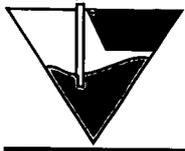


Thom Lanfear
Associate Planner
Land Management Division
(541) 682-4054
(541) 682-3947 (FAX)
Thom.Lanfear@co.lane.or.us

¹ prepared by EGR & Associates dated May 16, 2005



LAND MANAGEMENT DIVISION
http://www.LaneCounty.org/PW_LMD/



**IDYLEWOOD 5th ADDITION
LIMITED CLEARING PLAN**

Florence, Oregon

May 16th 2005

Prepared For: Gene Benedick
27962 Ward Lane
Eugene, OR 97402

Site Location: Kelsie Way Florence, Oregon
Assessor Map 18-12-10-40 Tax Lot 400 & 401

Prepared By: EGR and Associates, Inc.
2535 B Prairie Road
Eugene, OR 97402

Project Number: 2080-04-0044

BACKGROUND

The proposed fifth addition to Idylewood is located in Northern Florence in the Rhododendron Drive and Heceta Beach Road area (see Figure 1, Site Location Map). The property can be found on Tax Map 18 12 10 40 Tax Lots 400 and 401. There are three roads that are stubbed to the property. Kelsie way extends to the northern boundary and Oceana Drive and Sandrift extend to the western boundary.

The property is characterized by multiple well-stabilized in-active dune formations. Much of the eastern portion of the site is frequently inundated by ground water. Wetland areas are known to exist on the site but have not yet been delineated or mapped. Vegetation on the site is extremely dense, which has made site data collection nearly impossible and even field inspection very difficult.

The site is located within Lane County and outside of the Florence city limits. The current parcel zoning is RA/U. The site is also subject to the /BD (Beaches and Dunes) coastal overlay zone. Outside of the Lane Development Code, several Federal and State criteria apply, the most critical of which is wetland preservation.

WORK TO DATE

Effective subdivision design requires an accurate topographic survey and mapping of existing natural features such as wetlands and water bodies. In order to maintain compliance with the Beaches and Dunes overlay Zone and other development criteria while minimizing impact several non-invasive data collection methods have been employed to date.

Site Topography

Work began with accumulation of file material and several site reviews by senior engineering staff, planning and wetland consultants to gain an understanding of the site, to investigate the presence and extent of probable wetlands, to investigate the presence of water bodies and likely seasonal high ground water tables, to gauge the extent of steep slopes and to estimate subdivision design possibilities. The City of Florence has a topographic data base that includes the project area and aerial photographs were obtained and reviewed (refer to Figures 2 and 3).

Using information gained from the field investigations and the city of Florence topographic mapping approximate areas of possible development were determined and an effort made to verify the accuracy of the city mapping through the use of several transect lines that were hand cut through the site using hand equipment. The city topographic mapping and the transect lines are shown on Figure 3, Site Topography. It should be noted that hatched areas shown on Figure 3 are those areas that are shown on city topographic mapping to be enclosed areas that in many cases coincide with water bodies or wetland areas or both. A comparison of the field survey and profiles generated from the city mapping indicate a difference in elevation ranging from zero to twelve feet and discrepancies in the locations of other land features by as much as forty feet horizontally

and whose locations are critical to the project design. A comparison of the topographic mapping and surveyed ground profiles is shown on Figure 4, Alignment Profiles.

After determining that the preliminary field efforts to acquire sufficient data for a reasonable design of the development were not adequate for their intended purpose, an informal request was made to the County Planning Department to consider allowing a limited and controlled clearing effort aimed at acquiring adequate data while still minimizing impact to the site and avoiding impact to and protecting critical landforms such as wetland areas and water bodies. This proposed clearing plan is a consequence of that informal request and is intended to define the proposed level of impact during the investigative phase, the methods to be employed to acquire the additional data, and the controls to be implemented while obtaining the appropriate level of field data that will allow the project to be appropriately designed.

LIMITED CLEARING PLAN

Probable Subdivision Layout

While the site information available has shown many conflicts, the field data and the city mapping have proven to be in general agreement in predicting high areas, low areas and probable areas (especially large areas) of seasonal water inundation.

In order to avoid unnecessary removal of vegetation and to avoid conflicts with landforms that require protection, a preliminary subdivision layout using the city topographic information, the zoning criteria, connectivity standards, and the knowledge gained from filed review of the site was created. This layout was then examined in the field by walking the hand cut transect lines and other open areas of the site. Field notes were made to the proposed layout based on this field review and the proposed subdivision layout thus refined (see Figure 5, Probable Subdivision Layout).

While this layout is not intended to be final, it includes what appears to be the most probable site access layout that is capable of providing road connectivity and a reasonable level of development that avoids or minimizes most conflicts with natural landforms requiring protection.

The above described probable subdivision layout was developed to define probable road corridors so that limited clearing could occur within these corridors and enable a more accurate site investigation that minimizes disturbance of portions of the site that will not otherwise be impacted during the subsequent development. Therefore, this limited clearing plan to the extent possible with the information known at this time is limited to the removal of vegetation to only those areas which are viewed to be necessary for the required site access. An illustration of the area proposed to be cleared under this limited clearing plan can be viewed on Figure 6, Limited Clearing Plan.

Description of Clearing Activities

The clearing work will remove and mulch all vegetation within the proposed clearing limits that will restrict an accurate investigation of the proposed road alignment. Subsequent data obtained by ground surveying these cleared roadway alignments will be sufficient to develop a more refined subdivision proposal. Clearing activities will not remove trees greater than four inches in diameter at breast height. Cleared vegetation will be mulched and placed on the ground within the proposed road alignment areas to provide a ground cover that will minimize the potential for erosion.

In the first phase of the clearing activity the primary roadway alignments will be brushed to an approximate thirty (30) foot width. Any areas of standing water or potential jurisdictional wetlands that are encountered, will be avoided and given a minimum ten foot buffer from clearing activities.

After the primary roadways have been cleared and mulched and the alignments filed confirmed the second phase of clearing activity will commence. In the second phase the flag lot access ways will be brushed. Prior to initiation of the second phase of clearing, the proposed flag lot access alignments will be walked to verify the feasibility of the proposed lots and their position relative to the primary roadways. After the alignments have been field checked the alignments will be cleared to a ten to fifteen foot width.

Site Control

The clearing activity limits will be controlled in the field by a survey crew and consultants familiar with the objective of this limited clearing plan and the landforms to be protected during implementation of this limited clearing plan. In areas where access can be gained flagging will be placed ahead of the clearing team to define the limits. Where access proves to be impossible, the survey crew will direct the limits of the clearing concurrent with the clearing work.

If during the course of the clearing activity an unexpected site feature should be encountered that effects the feasibility of the proposed road or drive way alignment the clearing activity will be stopped and the design team consulted. Should this occur, a revised plan will be submitted to the county for approval prior to commencing with the clearing activity.

Equipment

The clearing will largely be performed using a Takeuchi Skid Steer, with a Fecon cutter head. The Takeuchi is sixty inches wide and will be able to maneuver into and around confined areas. It is propelled by rubberized tractor treads and can operate on slopes up to 25%. The Fecon brushing attachment head will clear small trees, brush and above ground stumps. Cleared vegetation will be ground up by the Fecon attachment and dropped in place as mulch. Downed logs encountered along the clearing alignment will be either ground down in place or bucked and removed depending on size. Limited areas that can not be reached by the Skid Steer will be cleared using hand tools, and then processed by the Fecon grinder.

Schedule

Proposed clearing activities will commence as soon after approval is obtained as is possible and will take approximately 2 to 5 days to complete. The County Planning Department will be notified of the proposed date clearing activities will commence and the date such activities cease so that they will be appropriately informed.

S:\Projects\2080\04-0044\04-0044-11X17 BRUSH PLAN REPORT.dwg May 10, 2005 - 11:31am LAYOUT=FIG 1

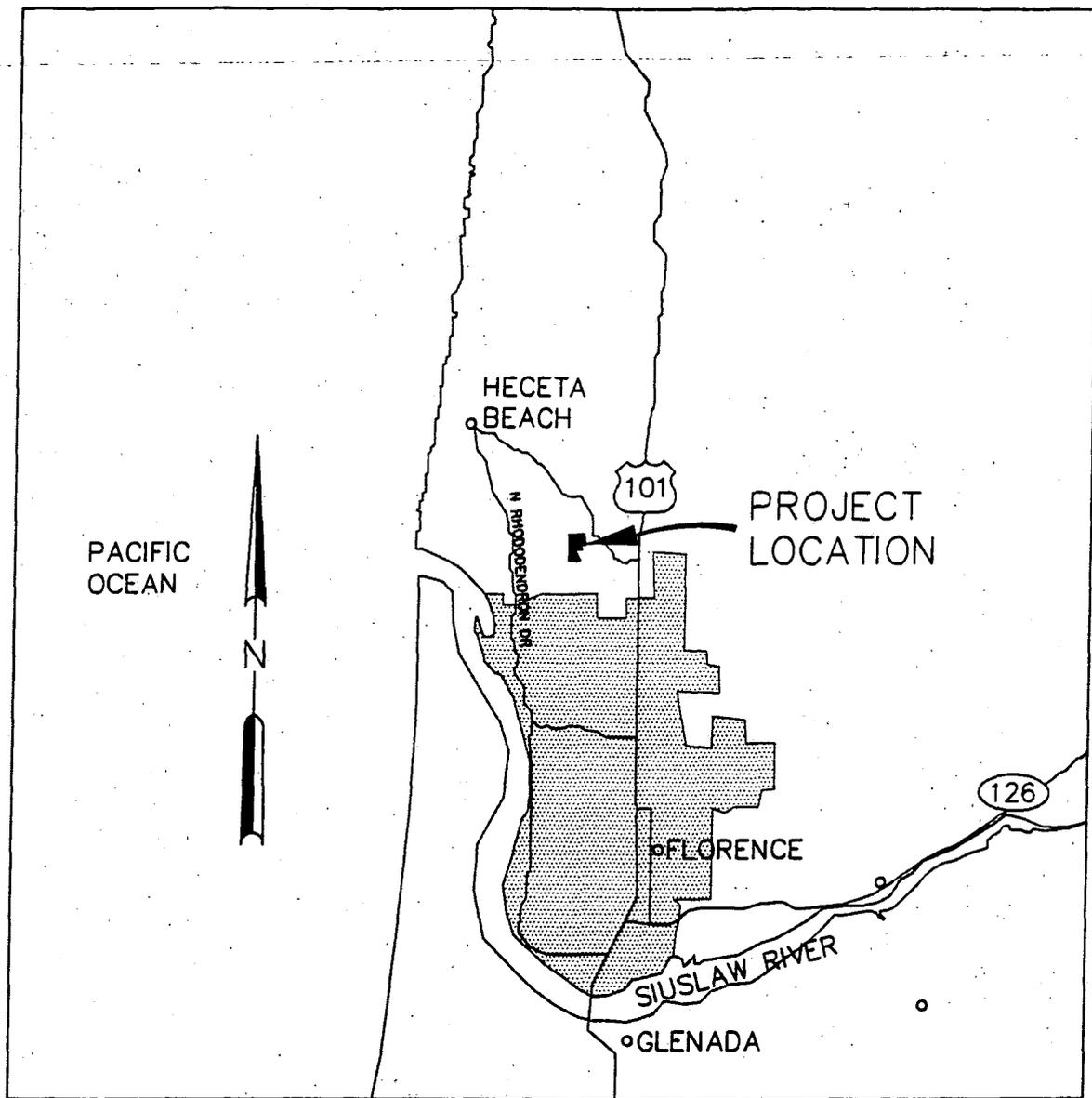


FIGURE 1
SITE VICINITY MAP
IDYLEWOOD
FLORANCE, OR



EGR & Associates, Inc.

Engineers and Geologists

2535B Prairie Road
Eugene, Oregon 97402

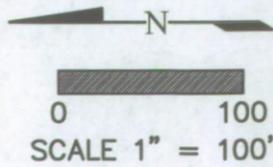
(541) 688-8322
Fax (541) 688-8087



S:\Projects\2080\04-0044\04-0044-11X17 BRUSH PLAN REPORT.dwg LAYOUT=Fig2 Aerial May 16, 2005 - 9:59am



FIGURE 2
AERIAL PHOTO
IDLEWOOD
FLORENCE, OR



 **EGR & Associates, Inc.**
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S:\Projects\2080\04-0044\04-0044-11X17 BRUSH PLAN REPORT.dwg LAYOUT=Fig3 Site Topo May 16, 2005 - 9:59am

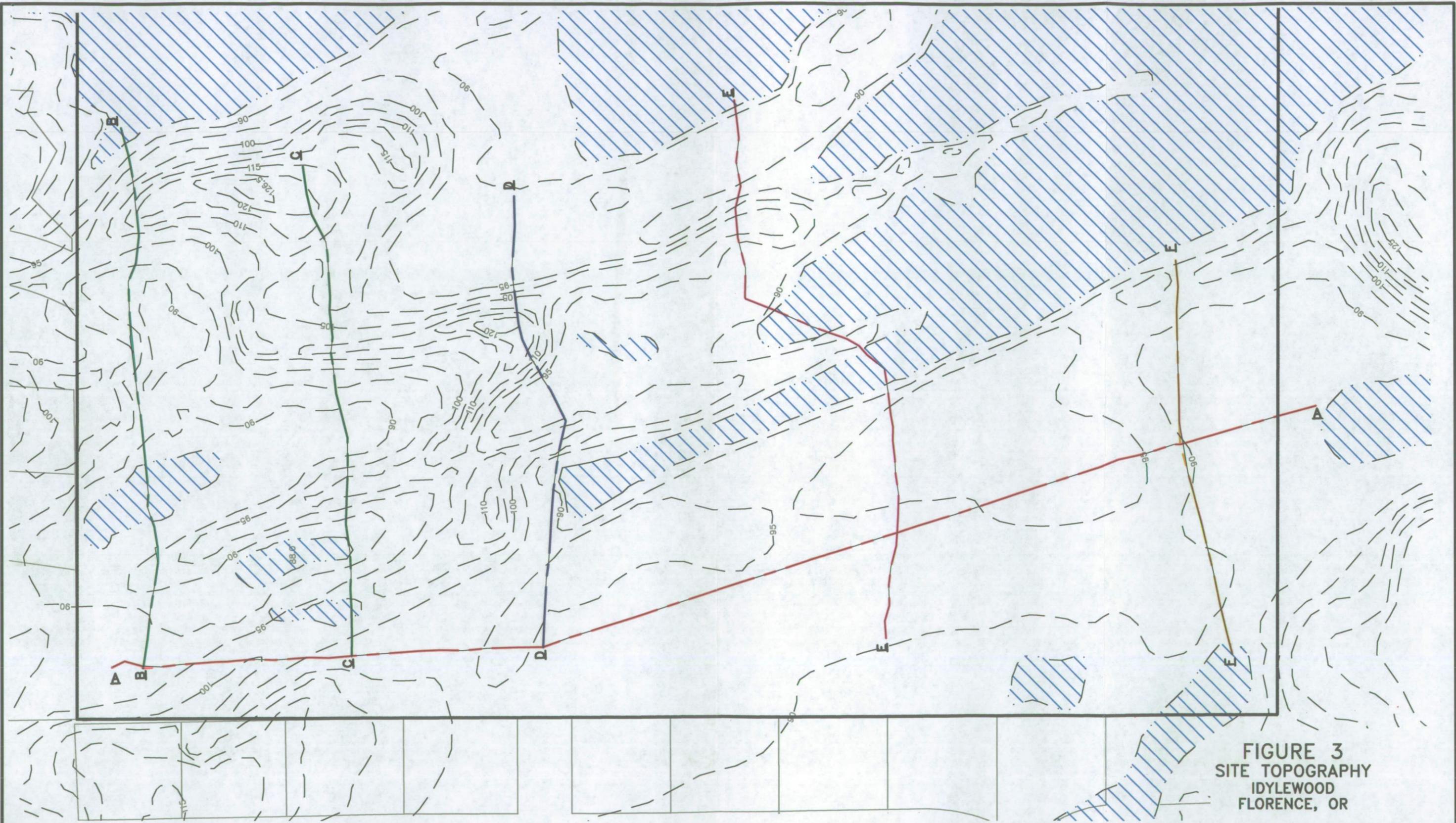
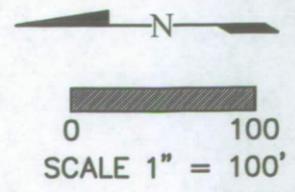


FIGURE 3
SITE TOPOGRAPHY
IDYLEWOOD
FLORENCE, OR



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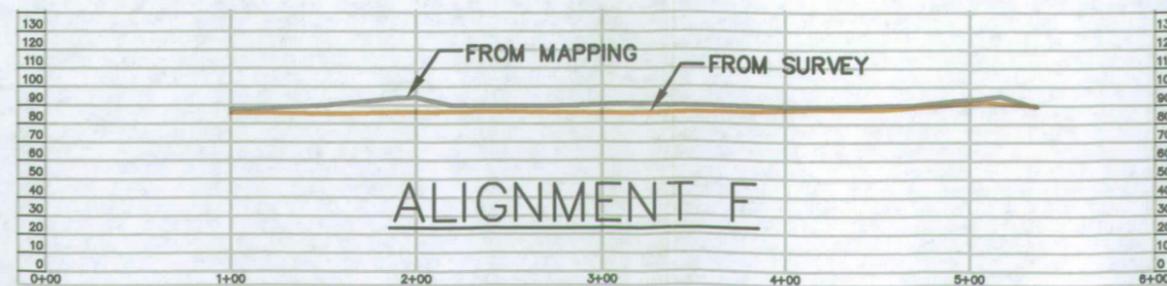
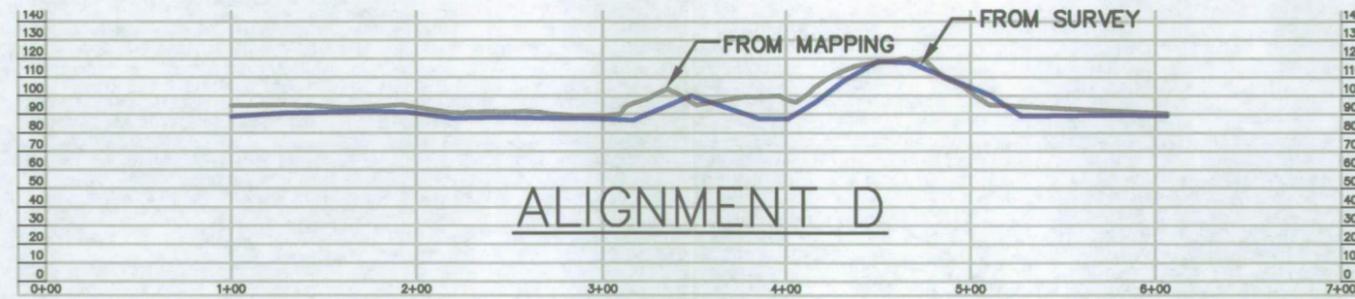
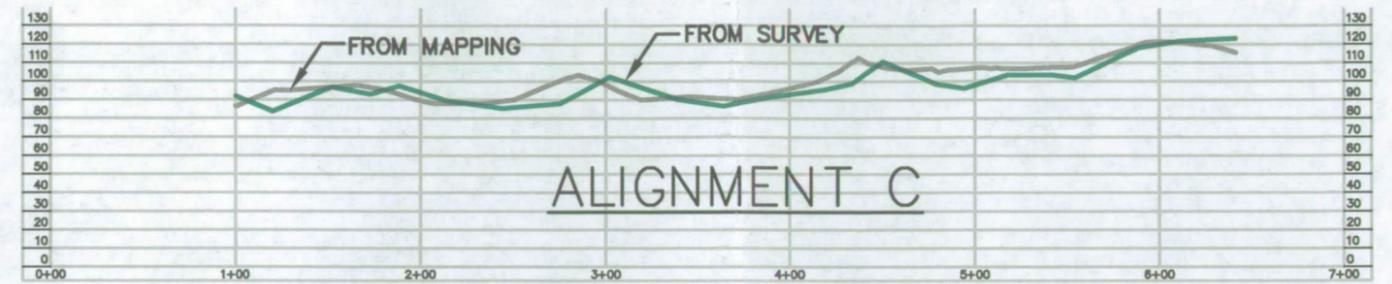
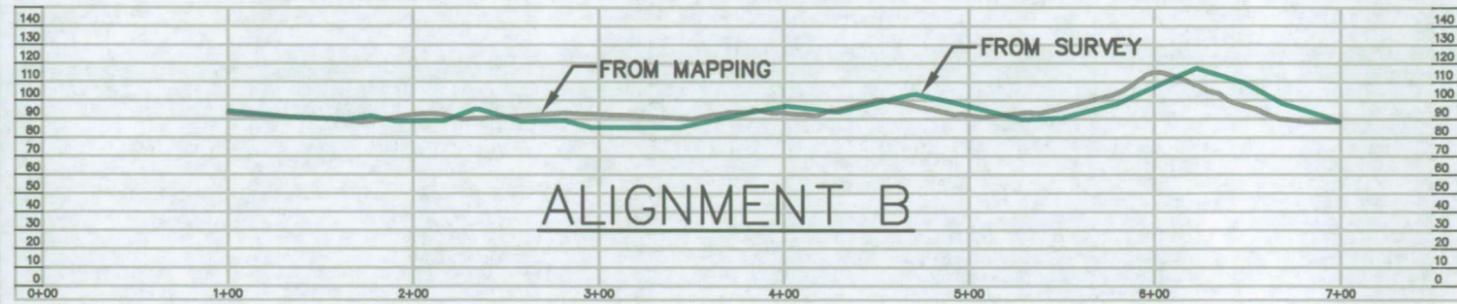
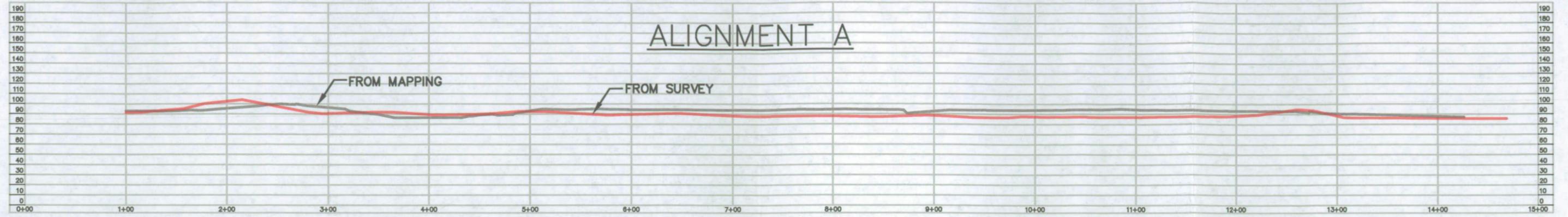


FIGURE 4
ALIGNMENT PROFILES
IDLEWOOD
FLORENCE, OR

S:\Projects\2080\04-0044\04-0044-11X17 BRUSH PLAN REPORT.dwg LAYOUT=Fig5 Subdivid Layout May 10, 2005 - 11:24am

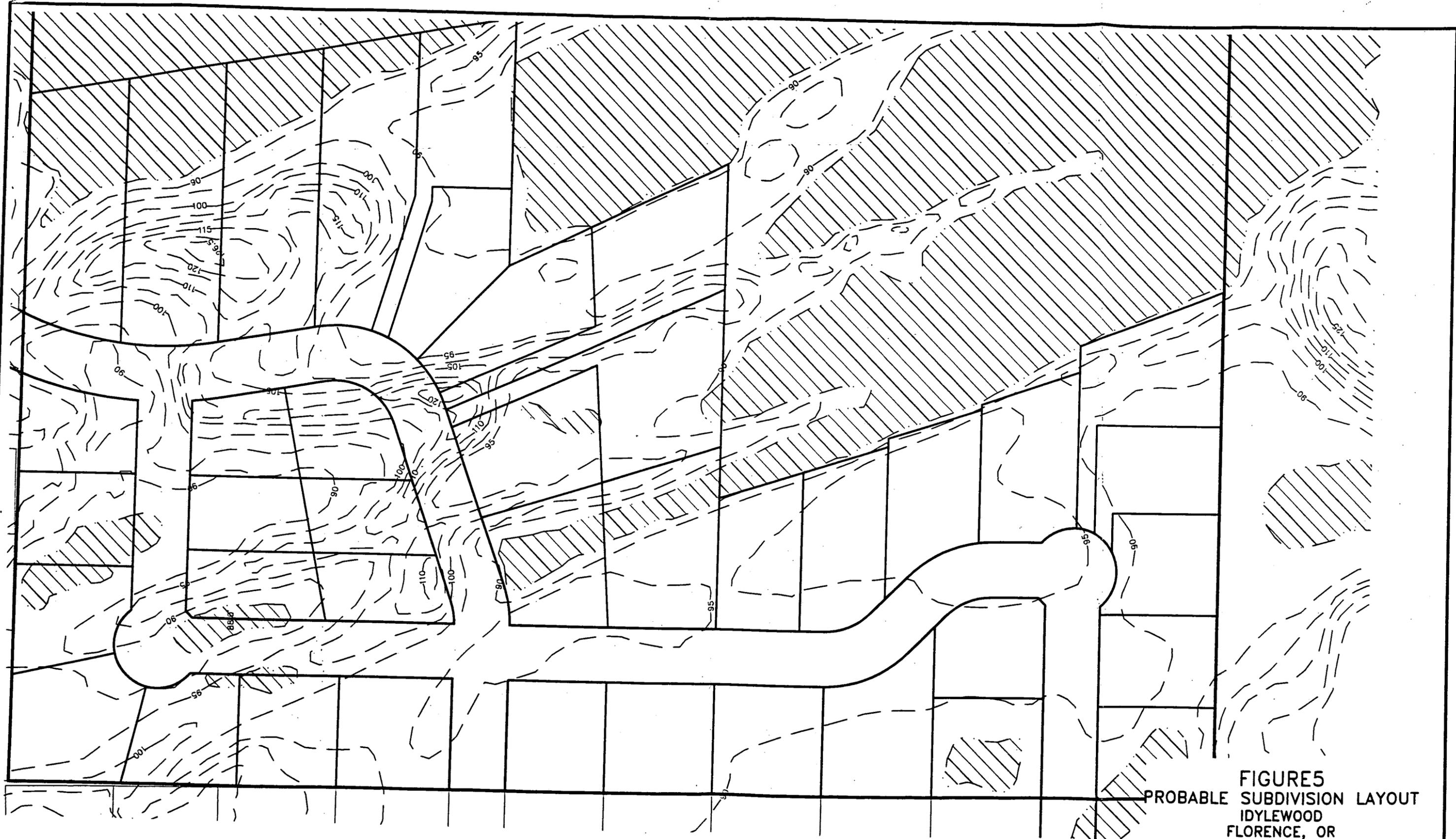
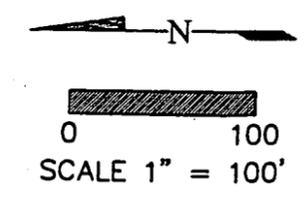


FIGURE 5
PROBABLE SUBDIVISION LAYOUT
IDLEWOOD
FLORENCE, OR



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S:\Projects\2080\04-0044\04-0044-BrushPlan.dwg LAYOUT=BRUSHING May 10, 2005 - 11:04am

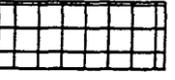
KELSIE WAY

OCEANA DR.

SANDRIFT ST.



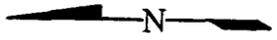
POSSIBLE WATER LOCATION



BRUSHING ZONE PHASE 1. 30' TYP.



BRUSHING ZONE PHASE 2. 10-15' TYP.



SCALE 1" = 100'

NOTES:

1. IN WETLAND AREAS ALLOW A MINIMUM 10' BUFFER. NARROW BRUSHING WIDTH AS REQUIRED.
2. SAVE ALL TREES GREATER THAN 4" IN DIAMETER.
3. CLEARED VEGETATION SHALL BE MULCHED AND DROPPED IN PLACE.

FIGURE 6
BRUSHING PLAN
 IDYLEWOOD 5TH ADDITION
 FLORENCE, OREGON

EGR & Associates, Inc.
 Engineers and Geologists

2535B Prairie Road
 Eugene, Oregon 97402

(541) 688-8322
 Fax (541) 688-8087



LANE COUNTY RECEIPT

06-28-2005

RECEIPT NUMBER: **R05005289**

PLANNING ACTION #: **PA055885**

TYPE: LAND USE COMPATIBILITY

SITE ADDRESS:

PARCEL: 18-12-10-34-00801

APPLICANT: TAYLOR HARRY
PO BOX 1420
VENETA OR

97487
541-935-6202

Type	Method	Description	Amount
Payment	Check	3131	48.40

	Description	Current Pymt
2000	New Technology Fee	10.00
2100	Administrative Fee	4.80
3060	Planning Admin Approvals	32.00
3065	Long Range Planning Surc	1.60

PAID BY: HARRY TAYLOR