

Lane Use Application



REQUEST / PROPOSAL FOR: SPECIAL USE PERMIT
 FOR A STORMWATER DRAINLINE IN A PW PRIME WILDLIFE

FILE NO. 4223-96
 ACTION PAID FEE 695.00

LOCATION (PLEASE PRINT)
 18 12 10 40 401
 TOWNSHIP RANGE SECTION 1/4 SECTION TAX LOT SUBDIVISION / PARTITION LOT / PARCEL BLOCK
 RA|U|BD|FLO|PW 097-18-10-40 A+T+U+UGR 30 acres
 ZONED TAX CODE PLOT # ACERAGE
 NA 97-1900 TAINIS
 LOCATION ADDRESS
 NONE
 STRUCTURES NOW ON PROPERTY
APPLICANT / AGENT
 GENE BENEDICK C/O HARRY A. TAYLOR 12|30|96
 NAME (PLEASE PRINT) DATE
 P.O. BOX 1420 (541) 935-6202
 ADDRESS PHONE
 VENETA, OR 97487
 CITY ZIP
OWNER
 GENE BENEDICK 12|30|96
 NAME (PLEASE PRINT) DATE
 27962 WARD LANE 688-6402
 ADDRESS PHONE
 Eugene, OR 97402
 CITY ZIP

DO YOU OWN ADJACENT PROPERTY? Yes No
MAP, PARCEL NUMBER

18	12	10	34	801
Township	Range	Section	1/4 Section	Tax Lot
18	12	10	40	400
Township	Range	Section	1/4 Section	Tax Lot
Township	Range	Section	1/4 Section	Tax Lot

WATER PUBLIC ON-SITE WELL COMMUNITY SYSTEM HECETA
SEWAGE PUBLIC ON-SITE SEPTIC COMMUNITY SYSTEM _____
ROAD STATE COUNTY PUBLIC EASEMENT
FIRE DISTRICT Siuslaw # 1 **SCHOOL DISTRICT** Siuslaw 97J
POWER COMPANY Central Lincoln **PHONE COMPANY** U.S. West

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 _____ Date _____ APPLICANT Signature Harry A. Taylor Date 12-30-96

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

SPECIFIC SECTION OF LANE CODE REQUIRING THIS APPLICATION

STAFF COMMENTS: SEE PRELIMINARY INVESTIGATION
 PA 3629-96

RELATED PERMIT #

FILE # PA _____
 EXHIBIT # A

Exhibit K58-H



CANCELLATION REFUND AUTHORIZATION

2-30

Name: GENE BENEDICK Permit #: PA 4223-96
 Address: P.O. Box 1420 VENETA, OR. 97487 TRS/TL # 18-12-10.4 # 400401
 APPLICANT CONTRACTOR OWNER

Reason for refund/cancellation: CANCELLED BY APPLICANT AFTER CHANGE IN PLANS. 1 1/2 STAFF HOURS SPENT (JK ALONE). RECOMMEND ZERO REFUND CANCELLED ONE WEEK AFTER FINAL DRAFT.

Signature: J. Kendall Date: 4-21-97

—The following will be completed by county staff—

Fees paid for waste disposal systems (site inspections and/or applications to install septic tank and drainfield) are ordinarily non refundable. Refund may be on building, plumbing, or planning portions according to the amount of the permit/application processed.

Account	Program	Fees Paid	Description	Refund
Building Official				
(Signature Waived)				
24-06740/42120	020	\$ _____	Building Permit	\$ _____
24-06740/42124	020	\$ _____	Mechanical Permit	\$ _____
24-06740/42135	020	\$ _____	Plumbing Permit	\$ _____
24-06740/46204	020	\$ _____	Plan Check Fee	\$ _____
24-06740/42123	020	\$ _____	State Surcharge	\$ _____
24-06740/42136	020	\$ _____	Mobile Home Fee	\$ _____
24-06740/42137	020	\$ _____	MH State Surcharge	\$ _____
24-06740/42128	020	\$ _____	MH Electrical Feeder	\$ _____
24-06740/42133	020	\$ _____	Rural Addressing	\$ _____
LMD Division Manager				
(Signature Waived)				
24-06740/42151	040	\$ <u>5.00</u>	New Technology Fee	\$ <u>0</u>
24-06740/42152	040	\$ <u>90.00</u>	Administrative Fee	\$ <u>0</u>
Planning Program Manager				
(Signature Waived) <i>no refund due to 1 1/2 hrs staff time @ \$0.00 per hr = 200.00</i>				
24-0674/42125	010	\$ _____	Planning Sign-off	\$ _____
24-0674/42150	010	\$ <u>600</u>	Planning Director	\$ <u>0</u>
24-0674/46202	010	\$ _____	Partitions	\$ _____
24-0674/46211	110	\$ _____	Recording Fee	\$ _____
Environmental Health Manager				
(Signature Waived)				
86-0427/42133	810	\$ _____	Sewage Disposal Fees	\$ _____
86-0427/42123	810	\$ _____	DEQ Surcharge	\$ _____
86-0427/42134	810	\$ _____	Site Inspection	\$ _____
86-0427/42132	810	\$ _____	Water Testing	\$ _____
Total Fees Paid:		\$ <u>695</u>	Less Processing Fee:	\$ <u>0</u>

Receipt # _____ **TOTAL AMOUNT TO BE REFUNDED:** \$ 0
 Authorizing Signature: Kent/Have Date: 4-24-97

PLEASE MAKE CHECKS PAYABLE TO:
 NAME: _____
 ADDR: _____

HARRY A. TAYLOR
LAND USE CONSULTANT

88275 TERRITORIAL ROAD
P.O. BOX 1420
VENETA, OR 97487
541-935-6202
541-935-4918 (FAX)

March 21, 1997

Mr. Jerry Kendall, Associate Planner
Lane County Land Management Division
125 East 8th Avenue
Eugene, OR 97401

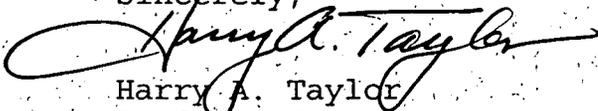
RE: Benedick Waiver PA 4223-96

Dear Jerry,

This letter, on behalf of the applicant Gene Benedick, constitutes the applicant's waiver of any county and state statutory time frames required for the processing of land use applications. The project engineer is evaluating an alternative on-site location for the outfall of storm water which would not require use of the seasonal lake, thus eliminating the need for this /PW application.

Please hold issuance of any county decision on the above referenced application for 30 days. Should 30 days elapse without further direction from the applicant or myself, please contact me for an extension to this request. Thank you.

Sincerely,



Harry A. Taylor
Land Use Consultant

cc: Gene Benedick

RECEIVED BY
LAND MANAGEMENT

MAR 21 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

PA 4223-96

Exhibit #40

HARRY A. TAYLOR
LAND USE CONSULTANT
P.O. BOX 1420
VENETA, OR 97487
(541) 935-6202
(541) 935-4918 FAX

December 30, 1996

Mr. Jerry Kendall, Associate Planner
Lane County Land Management Division
125 East 8th Avenue
Eugene, OR 97401

Re: Benedick Storm Water Drainage Plan

Dear Jerry,

Attached please find a Special Use Permit application for a storm water drainage plan to serve a portion of the Idylewood subdivision located north of Florence. A complete copy of this application has been forwarded to Doug Cottam, ODFW Wildlife Biologist, for his review and comment.

Given the current high-water condition that is again affecting part of the subdivision, your immediate attention to this matter is appreciated. Do not hesitate to contact me if you require additional information.

Sincerely,



Harry A. Taylor
Land Use Consultant

cc: Gene Benedick

FILE #	PA
EXHIBIT #	13

COPY

HARRY A. TAYLOR
LAND USE CONSULTANT
P.O. BOX 1420
VENETA, OR 97487
(541) 935-6202
(541) 935-4918 FAX

December 30, 1996

Mr. Doug Cottam, Wildlife Biologist
Oregon Department of Fish and Wildlife
7118 NE Vandenberg Avenue
Corvallis, OR 97330-9446

Re: Benedick Storm Water Drainage Plan, Florence, Oregon

Dear Doug,

Regarding the proposed storm water drainage plan for the Idylewood subdivision that we discussed on December 9, 1996, I am enclosing a set of the engineered plans prepared by Branch Engineering and a copy of the /PW Prime Wildlife Special Use Permit filed today with Lane County.

The plans incorporate your suggestion of adding an oil separator within the storage tank, on the off-chance of any road oil being discharged into the seasonal lake. I believe your other comments regarding sedimentation, erosion and lake side vegetation have also been addressed. On page 2 of my report, I attempted to summarize your initial comments. Let me know if I did not properly state your position.

Please review these materials and forward any comments or questions as soon as possible, as the affected part of the subdivision has started to experience some minor ponding. At this time it is not serious; however, with the apparent "unending" rains recently, it has the owner, Gene Benedick, and subdivision residents concerned. They hope to avoid a second flood in the same year.

Mr. Benedick is desirous of constructing the drainage system as soon as possible, thus your review and sign-off is necessary to expedite and satisfy county application requirements. If you find the proposed system is acceptable, please forward your response directly to Jerry Kendall, Associate Planner, Lane County Land Management Division, 125 East 8th Avenue, Eugene, OR 97401. Jerry can be reached at 541-687-4057. Please copy your response to me.

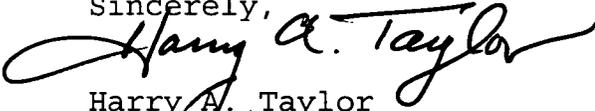
Given my discussions with Will Bidler and George Westfall at the Florence ODFW office, I did not forward these materials to

FILE #	PA _____
EXHIBIT #	16-288

Page 2
Cottam letter
December 30, 1996

them. Please do not hesitate to contact me if I can be of further assistance. Thanks for your comments and help.

Sincerely,

A handwritten signature in cursive script that reads "Harry A. Taylor". The signature is written in black ink and is positioned above the typed name.

Harry A. Taylor
Land Use Consultant.

Enclosure

cc: Gene Benedick (w/enc)
✓ Jerry Kendall (w/enc)

APPLICANT'S STATEMENT

**SPECIFIC APPLICATION FOR APPROVAL OF A
SPECIAL USE PERMIT BY THE DIRECTOR TO ALLOW A DRAINAGE
PIPELINE IN A /PW PRIME WILDLIFE SHORELANDS COMBINING DISTRICT**

DATE: December 28, 1996

I. PROPOSAL DESCRIPTION

- A. APPLICANT/OWNER:** Gene Benedick
27962 Ward Lane
Eugene, OR 97402
541-688-6402
- B. AGENT:** Harry A. Taylor
Land Use Consultant
P.O. Box 1420
Veneta, OR 97487
541-935-6202
- C. ENGINEER:** Branch Engineering
c/o Jay Bozievich, P.E.
310 5th Street
Springfield, OR 97477
541-746-0637

D. PROPOSAL: Approval of a Special Use Permit to allow installation of a storm water drainage pipeline in a /PW Prime Wildlife Shorelands Combining District to serve a portion of an adjacent residential subdivision, pursuant to the provisions of Lane Code 10.245-15(4)(a). See Exhibit "B", Idylewood Subdivision Storm Drainage Pump/Storm Pipe Plan and Profile, dated December 13, 1996.

II. GENERAL INFORMATION

A. LOCATION AND SITE DESCRIPTION:

The proposed storm drainage pump and pipeline encompasses the following contiguous parcels:

Assessor's Map No.: 18-12-10-34 tax lot 801 and
18-12-10-40 tax lots 400 and 401
Zoning: RA/U/BD/PW
Area: 45.97 acres (*all parcels)

The /PW parcel subject to this request, the subject property, (tax lot 401) is located approximately three fourths of a mile north of the corporate limits of Florence, 2300 feet east of Rhododendron Drive and 105 feet east of Sandrift Street. The subject property is located within the Florence Urban Growth Boundary.

FILE # PA _____
EXHIBIT # 1D--2288

The subject property is an unimproved 30 acre parcel. It consists of an older stabilized sand dune formation with generally level to gradual sloping topography with dense coastal vegetation that includes shorepine, native rhododendron, salal, huckleberry, wax myrtle and kinnikinnic, typical to the area. Portions of three small shallow coastal lakes, known as the South Heceta Junction Seasonal Lakes, occupy the eastern 20+- acres of the property. Each lake is separated by a narrow sand dune that effectively dams and separates each lake. See Plot Plan attached as Exhibit "A".

Wetlands: The National Wetlands Inventory, Mercer Lake 3, attached as Exhibit "C", identifies the seasonal lakes as a jurisdictional wetland classified as a PUBF (Palustrine/Unconsolidated Bottom/Sempermentently Flooded) wetland.

Wildlife: The Lane County Wildlife Inventory, attached as Exhibit "D", indicates the subject property is within an Impacted Big Game Range.

The Lane County Coastal Resources Management Plan, attached as Exhibit "E", identifies a 50 foot strip of vegetation surrounding the South Heceta Junction Seasonal Lakes as a Prime Wildlife Area. The general inventory is supplemented by a 1: 400 scale aerial photograph of the area, Exhibit "F", that identifies a significant wildlife area approximately 150 feet west of the shoreline.

The Applicant has contacted the Oregon Department of Fish Wildlife (ODFW) offices in Florence and Corvallis to explain the proposed use and solicit comments. ODFW specialists, Will Bidler and George Westfall (Florence) indicated the proposed use will have no affect on fish habitat. ODFW biologist, Doug Cottam, (Corvallis) indicated the seasonal lakes and surrounding area is a limited resource that supports a diverse wildlife habitat. The area is inhabited and/or used by numerous species including: amphibians, some reptiles, shorebirds, waterfowl, Great Blue Herons, osprey, hawks, bear and various small mammals. The isolated location and heavy vegetative cover of the area make it highly suited for foraging. Mr. Cottam identified possible concerns with: water quality, disruption of vegetation and erosion control. Provided these concerns are adequately addressed, Mr. Cottam suggested occasional use of the proposed drainage system use would not appear to impact the wildlife area.

B. SURROUNDING AREA AND ZONING:

The subject property is bounded to the north by Heceta South Subdivision, a developed residential subdivision zoned RA. To the east are a series of small residentially improved parcels zoned RA. To the west is the Idylewood Subdivision, a residentially developed

subdivision and the First and Second Additions to Idylewood, improved for residential development with asphalt streets and utilities, and zoned RA. To the south is a vacant 40 acre Lane County parcel that contains other seasonal lakes, zoned RA.

C. SERVICES:

Fire: Siuslaw Rural Fire Protection District #1
Police: Lane County Sheriff
School: Siuslaw School District #97J
Sewer: Individual sewage disposal systems
Water: Heceta Public Water District
Access: Sandrift Street (public)
Electricity: Central Lincoln Peoples Utility District
Telephone: U.S. West Communications

III. BACKGROUND

The proposed storm water drainage plan is intended to alleviate occasional seasonal ponding that floods up to 13 lots in the Idylewood Subdivision and First Addition to Idylewood and a 800 foot section of Sandrift Street, and portions of Sandrift Court and Gullsettle Court. It is anticipated the drainage system will operate, at most, only once or twice a year.

Prior to filing this application the Applicant, Gene Benedick, met April 17, 1996, on-site with representatives from the Oregon Division of State Lands, U.S. Army Corps of Engineers, Oregon Department of Land Conservation and Development, Oregon Department of Fish and Wildlife, City of Florence, Oregon Department of Water Resources and Lane County, and local residents. In summary, the group concluded: 1) there was little evidence suggesting the lakes are causing flooding, 2) an extremely complex wetland/drainage environment is present around the seasonal lakes, and 3) before lowering lake levels by control channels between lakes, other measures should be considered.

The proposed storm drainage pump and pipeline system was given conceptual approval by the various agencies subject to further evaluation. Subsequently, county staff conducted a Preliminary Investigation and concluded further analysis was necessary regarding possible affects on water quality and temperature, wildlife habitat area and destabilization of the shoreline surrounding the seasonal lake. This application addresses those issues.

The most significant flood event occurred in February 1996, when over two feet of water covered an approximate 4 acre area improved

with dwellings, sanitation drainfields and roads. This same area also flooded to a similar degree in 1981, and to a lesser extent in other years during periods of high winter rainfall. This situation creates more than an inconvenience. Ponded water for periods up to three weeks has damaged floor insulation, yards, landscaping, and rendered septic drainfields unusable. Flooded streets have been impassable for residents and emergency vehicles, isolating the area from normal use and services.

Flooding appears to be due to a combination of a high winter groundwater table, periods of extreme rainfall, saturated soils, runoff from impervious surfaces and a lack of a natural drainage outlet. As a result, this small depression retains water as opposed to higher elevations that properly drain. The blockage or lack of natural outlets between the seasonal lakes to the east suggests each individual lake basin retains run-off and precipitation which contributes to a higher groundwater table in the immediate area. During periods of normal rainfall, sandy soils and clean roadside ditches allow rapid water percolation and minimal ponding occurs. This proposal seeks to alleviate only occasional high-water events created by extreme amounts of rainfall combined with a high water table.

IV. PROPOSAL

The Applicant proposes to construct a storm pump and pipe system that will collect excess surface water from the affected area and pump it 850 feet east to outfall into a seasonal lake located on the subject property and partially on the county parcel to the south. The pipeline will follow the south property boundary of the subject property across relatively level terrain, except for the last 120 +/- feet that slopes at 3 to 5 percent.

Water will be collected at a grated infiltration inlet basin located at a low point in the roadside ditch at the southwest corner of the intersection of Sandrift Street and Gullsettle Court. The inlet will be connected to 110 feet of 12 inch PVC inlet pipe connected to a buried 3000 gallon concrete two chambered storm tank. Storm water will accumulate in the first chamber where silt is allowed to settle out and any oil or fluids are trapped. Preset mercury water level sensors in the second tank activate a 5 horsepower 200 gallon a minute pump. Storm water is then pumped 820 feet east through a 4 inch PVC pressure main that discharges at a 24 square foot (3 feet wide by 8 feet in length) rip-rapped area approximately one foot above a 86.2 foot lake elevation.

The storm storage tank will be buried except for a locked access and pump enclosure hatch. Manholes will be locked for security. All piping and mechanicals are proposed to be buried approximately

two feet below grade (except for an air release valve located near the outlet) for aesthetic and security purposes. An existing electrical vault within Sandrift Street will supply electrical power to the storm pump. An electrical meter pedestal will be located next to the storm tank. Only an air release valve, outfall pipe end and the rip-rapped area will be exposed within the wildlife area.

V. APPROVAL CRITERIA AND ANALYSIS

Uses and improvements allowed as permitted uses in the respective District or Districts with which the /PW is combined are subject to the following criteria of Lane Code 10.245-15(4) (b):

- (i) **Maintain the natural quality of surface and subsurface waters.**

The storm water drainage system is designed to function only during high-volume storms that pond the affected area. The system will not operate during periods of normal rainfall. During these periods run-off flows into roadside ditches and percolates through sandy soils with rapid permeability characteristics. Lane County Public Works recently cleaned the roadside ditches in the area which removed an accumulated "mat" of debris that contributed to reduced percolation.

During high-water periods it is expected potential contaminants (fertilizer, oil and fluids) will not be present or will be significantly diluted by large water volumes associated with major events. It is estimated over 90 percent of any surface contaminants are absorbed into the soil or flushed into roadside ditches during the first rains of the season. This "first flush" affect is credited with removing most surface oils prior to late season ponding caused by a combination of a high groundwater table and extended periods of high rainfall.

The infiltration basin or inlet is surrounded by sand and will provide a pre-treatment to the first storm water to enter the system. An oil separator has been designed into the first tank chamber to trap any oil. Water that flows into the second chamber will be drawn through a vertical siphon "T" 18 inches below the liquid surface level, trapping any oil on the surface of the first chamber.

The storage tank will be serviced yearly or as required to skim and remove oils and clean-out any sediment. All residue will be disposed of at the local sewage treatment plant or at an appropriate facility. After cleaning the first chamber will be

filled with clean water to provide oil separation at the next event.

These measures are expected to maintain the water quality of the seasonal lake. The system is expected to pump essentially clean storm water. The amount of oil that may escape the system is considered virtually inconsequential given the significant dilution provided by the volume of water pumped and lake surface size.

(ii) Maintain bank stability.

The outlet end of the 4 inch pipe will be back filled with clay to prevent erosion of the trench during high lake levels. Twenty-four (24) square feet of Class 100 rip-rap (3 feet wide by 8 feet long) approximately 2 feet in depth will be placed at the pipe outlet to dissipate water velocity and also act like a dry well. Rip-rap will be delivered by a backhoe bucket and set by hand for minimal disruption to the shoreline. As engineered, the proposed pipeline will maintain stability of the lake bank.

(iii) Avoid sedimentation of coastal waters.

As previously described, any sediment picked up at the inlet basin will settle out in the storage tank. Storm water will outlet across rip-rap to reduce water velocity and prevent erosion and sedimentation. The proposed storm drainage system is not expected to cause any sedimentation or affect water quality of the seasonal lake.

(iv) Maintain a shorefront zone of riparian vegetation at least comparable to that required in LC 10.245-30, -35, and -40 below or greater if necessary to provide flood control and preserve important riparian wildlife habitat.

The above Lane Code provisions are primarily oriented to residential uses, specifically, LC 10.245-35(1) which requires a 50 foot setback from coastal lakes for structures. The Preliminary Investigation did not identify maintenance of shoreline vegetation, as a condition or prohibit same; however, the Applicant intends to minimize any disruption of vegetation in wildlife zone near the lake. The amount of vegetation that will be disturbed is minimal and is not expected to have any significant impact on the wildlife habitat. The pipeline will be installed by a tractor mounted backhoe within an approximate 10 foot wide construction path. Native vegetation will be replanted in the disturbed area within 50 feet of the shoreline.

- (v) **Avoid disturbance of the remainder of the vegetation cover beyond a point where the disturbance would be a detriment to the wildlife community which utilizes this area.**

As previously indicated, only vegetation necessary to allow construction will be disturbed. The minimal amount of disruption required to construct the storm drainage system is not expected to be detrimental or significantly impact the wildlife area.

- (vi) **Any other applicable criteria provided within the respective District within which the /PW District is combined.**

Any other applicable criteria have been identified and are addressed herein.

- (vii) **All requirements set forth in LC 10.245-30, -35, and -40 below are met.**

The above referenced requirements are addressed below.

LC 10.245-30: SITE AND DEVELOPMENT REQUIREMENTS

If found subject to the requirements of the /PW District based on the results of the Preliminary Investigation specified by LC 10.245-45 below, the below-specified development requirements shall be in addition to those provided by the respective District or Districts with which the /PW District is combined.

The Preliminary Investigation did not identify any requirements of the parent RA Suburban Residential zone district or the /BD beaches and Dunes or /U Interim Urbanizing combining districts that are applicable to this request.

Staff letter by Thom Lanfear, dated September 17, 1996, and attached as Exhibit "G", states the proposed drainage pipeline to remove water from an existing subdivision represents an accessory use with minimal development and is a use permitted by the respective parent and combining zones.

A majority of the following criteria are oriented to above ground development (i.e: dwellings), thus the Applicant finds those criterion are not applicable to this request.

- (1) **No more of a parcel's existing vegetation shall be cleared than is necessary for the permitted use, accessory buildings, necessary access, septic requirements and fire safety requirements.**

Installation of the proposed pipeline will require clearing a strip of vegetation approximately 10 feet in width by 850 feet in length from the infiltration basin to outlet. Only vegetation necessary to install the storage tank and pipeline will be removed.

- (2) **To the maximum degree possible, building sites shall be located on portions of the site which exhibit the least vegetative cover.**

Not applicable. This application proposes no structures or building sites. The proposed pipeline alignment is the shortest most direct route to the outfall location.

- (3) **Construction activities occur in such a manner so as to avoid unnecessary excavation and/or removal of existing vegetation beyond that area required for the facilities indicated in LC 10.245-30(1) above. Where vegetation removal beyond that allowed in LC 10.245-30(1) above cannot be avoided, the site shall be replanted during the next replanting season to avoid sedimentation of coastal waters. the vegetation shall be of indigenous species in order to maintain there natural character of the area.**

As indicated by the Storm Drainage Plan Cross-Section Detail, the proposed pipeline will be trenched and buried an average of three feet below the surface. The plan indicates the amount of disruption necessary to accommodate this installation is minimal and will not substantially alter the surrounding topography or vegetation community. As previously identified, vegetation within 50 feet of the shoreline will be replanted with indigenous species.

- (4) **The requirements for parking and vision clearance shall be as provided by the respective District or Districts with which the /PW District is combined.**

Not applicable. No parking is proposed or required by this application.

- (5) **No topographic modification is permitted within the 50-foot setback area specified by LC 10.245-35 below.**

LC 10.245-35 requires special setbacks for structures. This application neither proposes or requires any structures and is therefore not applicable to this request. Except for construction necessary to trench and bury the 4 inch PVC line, install an air release valve and rip-rap the outlet, there will be minimal topographic modification of the site. Small depressions and hummocks will require crossing. Only the pipeline trench will affect these features.

- (6) **The shoreward half of the setback area specified by LC 10.245-35 below must be left in indigenous vegetation, except where unsurfaced trails are provided.**

As previously indicated, this application neither proposes nor requires any above ground structures. Replanting the 50 foot zone near the shoreline and will maintain the natural values of the area.

- (7) **Cornices, canopies and eaves may extend two feet into the setback area specified by LC 10.245-35 below.**

Not applicable. This application proposes no structures.

- (8) **Decks, uncovered porches, stairways and fire escapes may extend a distance of 10 feet into the setback area specified by LC 10.245-35 below.**

Not applicable. This application proposes no structures.

- (9) **All trees must be retained within the setback area specified by LC 10.245-35 below, except where removal is subject to requirements of the Oregon Forest Practices Act.**

The drainage pipeline will be constructed within a 20 foot wide easement across the subject property. Any trees within the 50 foot shoreline area will be maintained.

- (10) **Structures shall be sited and/or screened with natural vegetation so as not to impair the aesthetic quality of the site.**

Not applicable. This application proposes no structures.

- (11) The exterior building materials shall blend in color, hue, and texture to the maximum amount feasible with the surrounding vegetation and landscape.

Not applicable. This application proposes no structures.

LC 10.245-35: ADDITIONAL SETBACK REQUIREMENTS

This provision applies to the setback of structures from coastal lakes, estuary and ocean front parcels. The subject application does not propose any structure located near a coastal lake, estuary or ocean front parcel.

LC 10.245-40: SPECIAL LAND DIVISION REQUIREMENTS

This provision requires special standards for the division of land within an urbanizable area. The subject application neither proposes nor requires any land division, and is therefore not applicable to this request.

VI. OTHER FACTORS

The Preliminary Investigation identified the following factors that would impact the Prime Wildlife area: 1) Increased water flows will affect shoreline stability and drainage patterns of the seasonal lakes; 2) Run-off associated with residential development and infrastructure will have a significant impact on water quality and temperature of the seasonal lake; 3) Alteration of the drainage patterns could cause flooding on adjacent properties; 4) The size and seasonal duration of the lake would likely increase with significant water inputs; 5) Destabilization of the shoreline is likely from significant increases of water; 6) A decreased area for ranging wildlife and possible increase of human-wildlife conflicts would result, and 7) Residential/storm water run-off is likely to have a negative impact on habitat for wildlife.

Any proposed land use within a /PW Prime Wildlife Shorelands Combining District requires a Preliminary Investigation by staff to determine if specific requirements of the /PW are applicable and specifically which factors may require additional evaluation. When the PI was submitted the Applicant did not know if additional information would be required. Conversely, without these details, the Applicant believes some of the staff findings are premature and unsupported to support the conclusions reached.

The Applicant submits the following response to each of the above referenced impacts:

- 1) The amount of water pumped to the seasonal lake will vary with events. Shoreline stability has been identified and addressed by placement of rip-rap at the outlet. The seasonal lake is surrounded by vegetated banks approximately 3 to 5 feet higher than adjacent lands. The engineer indicates a major event, similar to February 1996, may increase the lake elevation approximately one foot. This increased volume is expected to be retained within the lake basin, similar to the existing topography that prevents drainage between lakes. Sandy soils allow lake water to naturally migrate southerly into adjacent lake basins. The proposed system will not change the drainage pattern of the area.
- 2) Water quality has been previously addressed. No increase or change of water temperature is expected. The ambient water temperature at the subdivision inlet will be the same at discharge.
- 3) As indicated in #1 above, water is expected to be retained within the seasonal lake basin. Any overflow will be dispersed throughout a large area containing other seasonal lakes and depressions located over 800 feet from the closest improved lots or parcels.
- 4) The attached topographic map indicates additional storm water can be retained in the seasonal lake basin. The lake is expected to increase in elevation and not spread out or flood adjacent lands.
- 5) Bank destabilization has been previously addressed.
- 6) For the reasons previously cited, the storm drainage system would appear to cause only a minimal decrease of wildlife habitat. The system is expected to be used sparingly and for relatively short periods. Any loss of wildlife range will be temporary.
- 7) As proposed, the storm drainage system is not expected to have any significant or substantial adverse impact to the wildlife area.

VII. CONCLUSION

The proposed storm water drainage system is proposed to alleviate flooding of a small portion of an existing subdivision. The system will operate only during major events when lots and streets are ponded. Storm water will be pumped 820 from a buried tank to a seasonal lake located on the subject property. The lake is surrounded by topography that will retain the increased volume. No significant change to the drainage pattern of the area is anticipated. The lake is located in a remote area, a considerable

distance from the closest development. The storm drainage system is not expected to adversely impact any residentially developed lots or parcels.

The system will employ an oil separator and will allow sediment to be collected before discharge to protect water quality. Rip-rap will be placed at the outlet to provide bank stabilization, reduce water velocity and prevent erosion or sedimentation of the lake. Vegetation will be replanted within 50 feet of the shoreline.

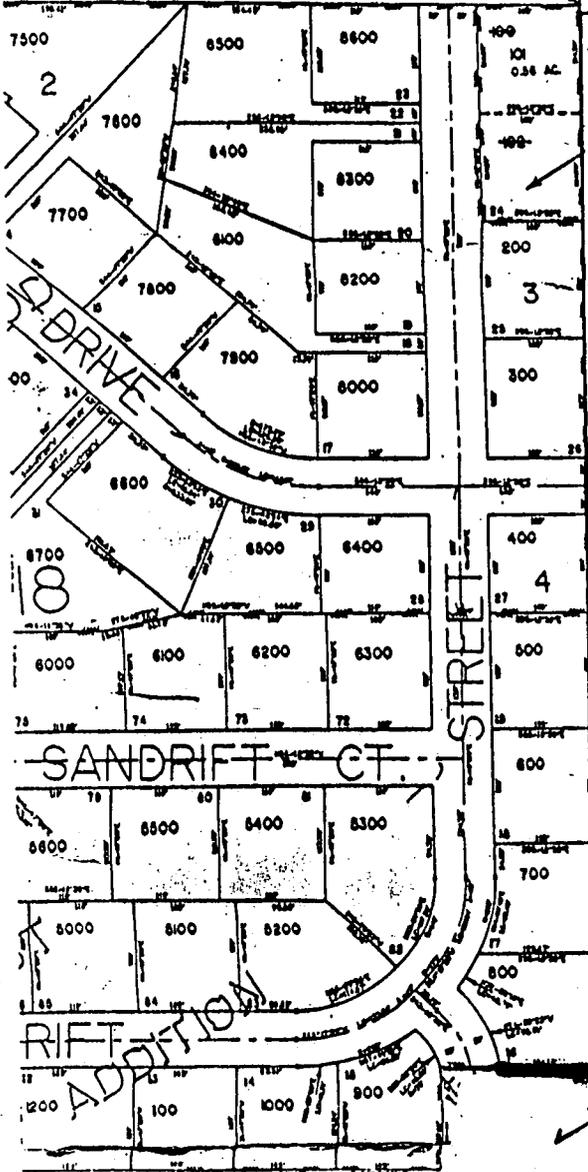
Any disruption to the wildlife area caused by construction of the outlet pipeline will be minimal. No significant conditions or natural features have been identified which would be adversely impacted by the proposed storm water drainage system.

The Building Official, Roger McGuckin, indicates the proposed system does not require any building permits. The Applicant will make application for a Facility Permit for any construction located within the public road right-of-way.

VIII. ATTACHMENTS

- Exhibit "A" Plot Plan
- Exhibit "B" Engineer's Storm Drainage Plan
- Exhibit "C" Wetlands Inventory, Mercer Lake 3
- Exhibit "D" Wildlife Inventory, Heceta Head
- Exhibit "E" Coastal Resource Management Plan Map and Text
- Exhibit "F" Supplemental Coastal Inventory
- Exhibit "G" Staff letter

CENTER SECTION



400

401

1" = 200'

SUBJECT PROPERTY

SEE DETAIL

PROPOSED STORM DRAIN LINE

SEASONAL LAKE

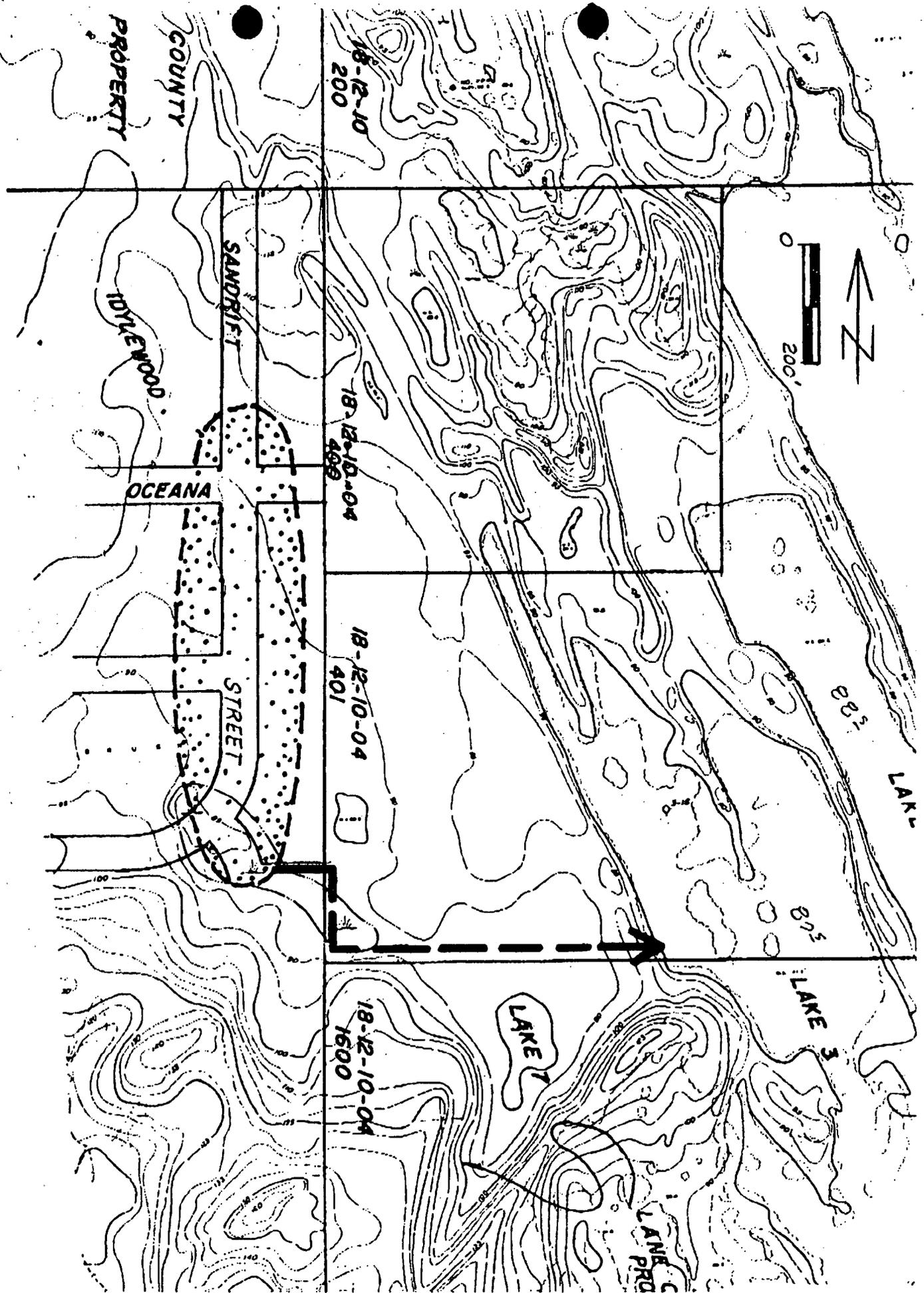
1600

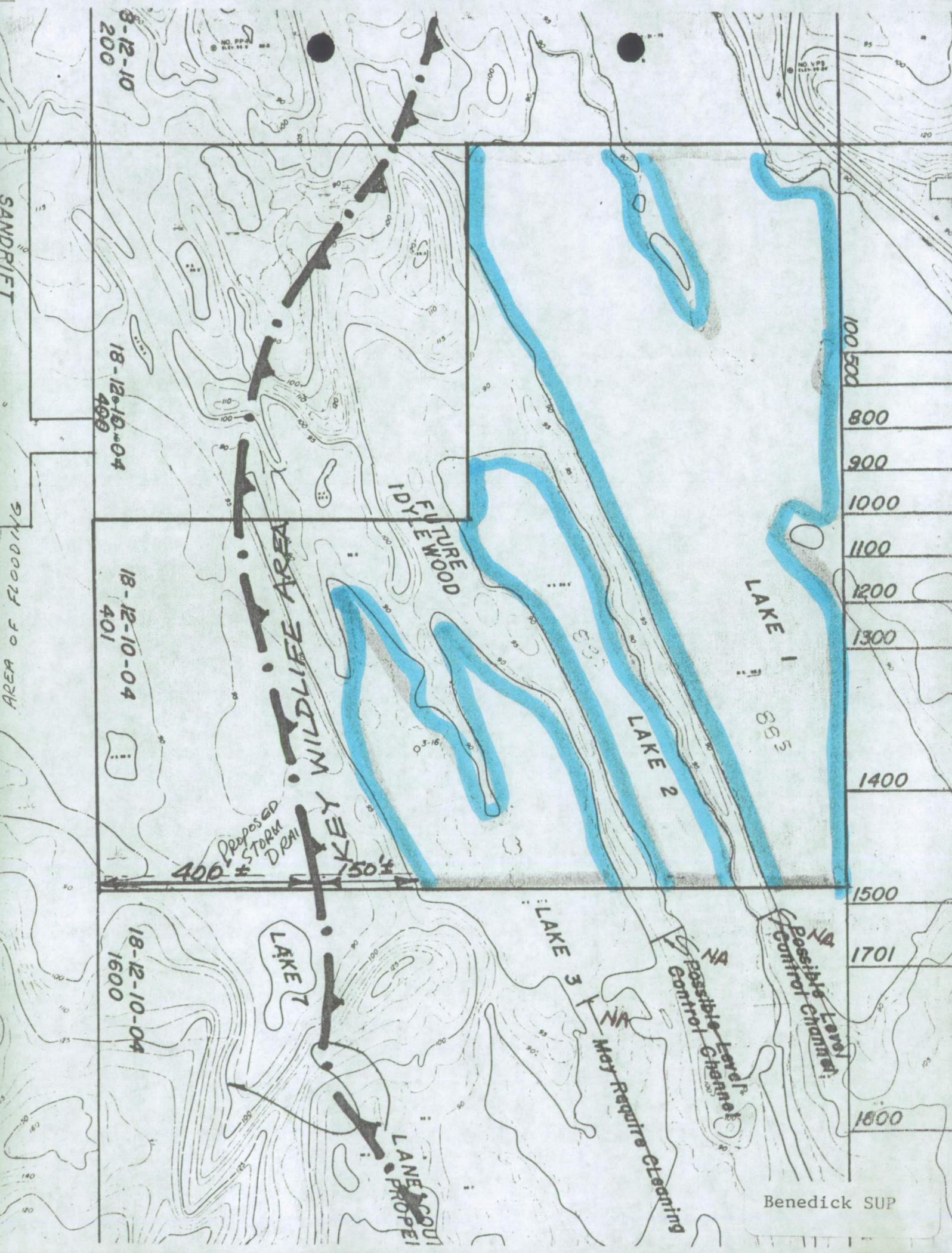
820'

097-18

PLOT PLAN
 FOR
 GENE BENEDICK
 MAP 18-12-10-40 TXL.401
 DECEMBER 30, 1996

Benedick SUP
 Exhibit 'A'
 Plot Plan





18-12-10-04
200

18-12-10-04
400

18-12-10-04
401

18-12-10-04
1600

SANDRIPT

AREA OF FLOODING

LAKE 7

FUTURE WOOD

LAKE 2

LAKE 1

LAKE 3

LANE PROPEI

Proposed
STORM
DRAIN
400#
150#

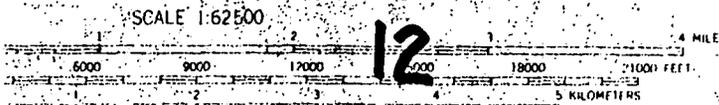
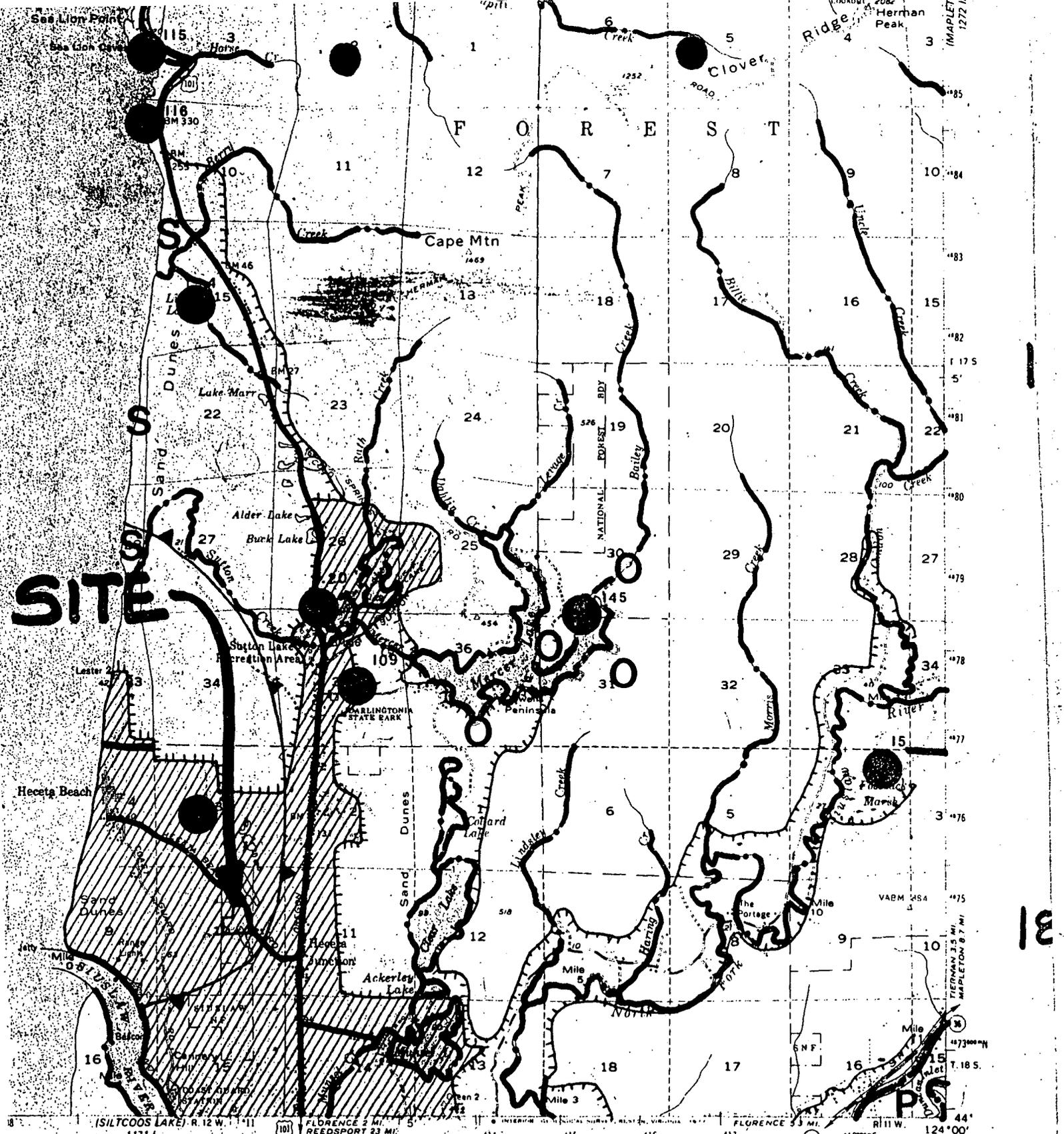
WILMIE AREA

Possible Level
Control Channel
May Require Cleaning

Possible Level
Control Channel

100
500
800
900
1000
1100
1200
1300
1400
1500
1701
1800

Benedick SUP



- ROAD CLASSIFICATION**
- Medium duty: Medium duty
 - Light duty: Light duty
 - Unimproved dirt: Unimproved dirt
 - U.S. Route: U.S. Route
 - State Route: State Route

CONTOUR INTERVAL 80 FEET.
 NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER.
 THE MEAN RANGE OF TIDE IS APPROXIMATELY 5 FEET.
 THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
 NATIONAL GEODETIC SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092.
 FOR MORE INFORMATION, CONTACT THE NATIONAL TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST.

HECETA HEAD, OREG.
 N4400-W12400/15
Benedick SUP
Exhibit 'D'
Wildlife, Heceta Head

~~B. Rationale:~~

- ~~1. Flood hazard;~~
- ~~2. Landslide hazard;~~
- ~~3. Riparian vegetation;~~
- ~~4. Designated significant natural area (Oregon Natural Peritage Program).~~

~~C. Discussion: Relative isolation, unique site and riparian vegetation are critical reasons for preservation.~~

Heceta Junction Lake (Hidden Lake, Heceta Lake)

(1) Natural Resources Conservation:

A. Extent: A band measured horizontally from the high water line of the lake 100 feet in width but extending only to Heceta Beach Road on the southwest.

B. Rationale:

1. Significant biological areas;
2. Recently stabilized dunes;
3. Occasionally Wet Interdune area.

C. Discussion: The Coastal Resource Inventory designates this as a key wildlife area and as it is developed in the future care must be taken to protect wildlife habitat.

→ South Heceta Junction Seasonal Lakes

(1) Prime Wildlife Area:

A. Extent: The exact location is shown on the 1,000 scale map. This management unit includes the area covered by seasonal standing water identified on soil conservation service maps or, if available, photogrammetric maps and a fifty (50) foot strip of surrounding vegetation.

B. Rationale:

1. Area is subject to considerable standing water in winter months;
2. Brush thickets, blueberry bushes, snags and seasonal water provide natural habitat.

C. Discussion: This area is identified in the Lane County Coastal Inventory as an area of brush thickets, blueberry bushes and snags. According to the Soil Conservation Service, this is an area which

floods during the winter. The majority of this management unit is on public land and is contained within a large open area. The northern portion is private property. In addition to the natural values present, the lack of adequate drainage in the area would pose problems for development. Any fill or other alteration of drainage patterns could cause flooding on adjacent properties.

~~North Jetty Lake~~

(1) Prime Wildlife Area:

- A. Extent: A band measured horizontally from the high water line of the lake 500 feet in width on the north, west and south shoreland areas but extending to the western boundary of the platted area of 18-12-9 on the east which corresponds to the ridge of a stabilized dune.
- B. Rationale:
1. Resting area for waterfowl;
 2. Frequent wildlife use including beaver, otter, mink and muskrat;
 3. Extensive freshwater bog area;
 4. Tule bog at north end;
 5. Recently stabilized dunes with dense shoreland vegetation;
 6. Old Siuslaw River channel;
 7. Traditional low intensity recreational use.
- C. Discussion: The nature of the surrounding shorelands (wet deflation plain to large extent) renders this land unsuitable for development. The traditional low-intensity recreational use of the area, and the value as wildlife habitat makes this land a valuable natural asset within the Florence Urban Growth Boundary.

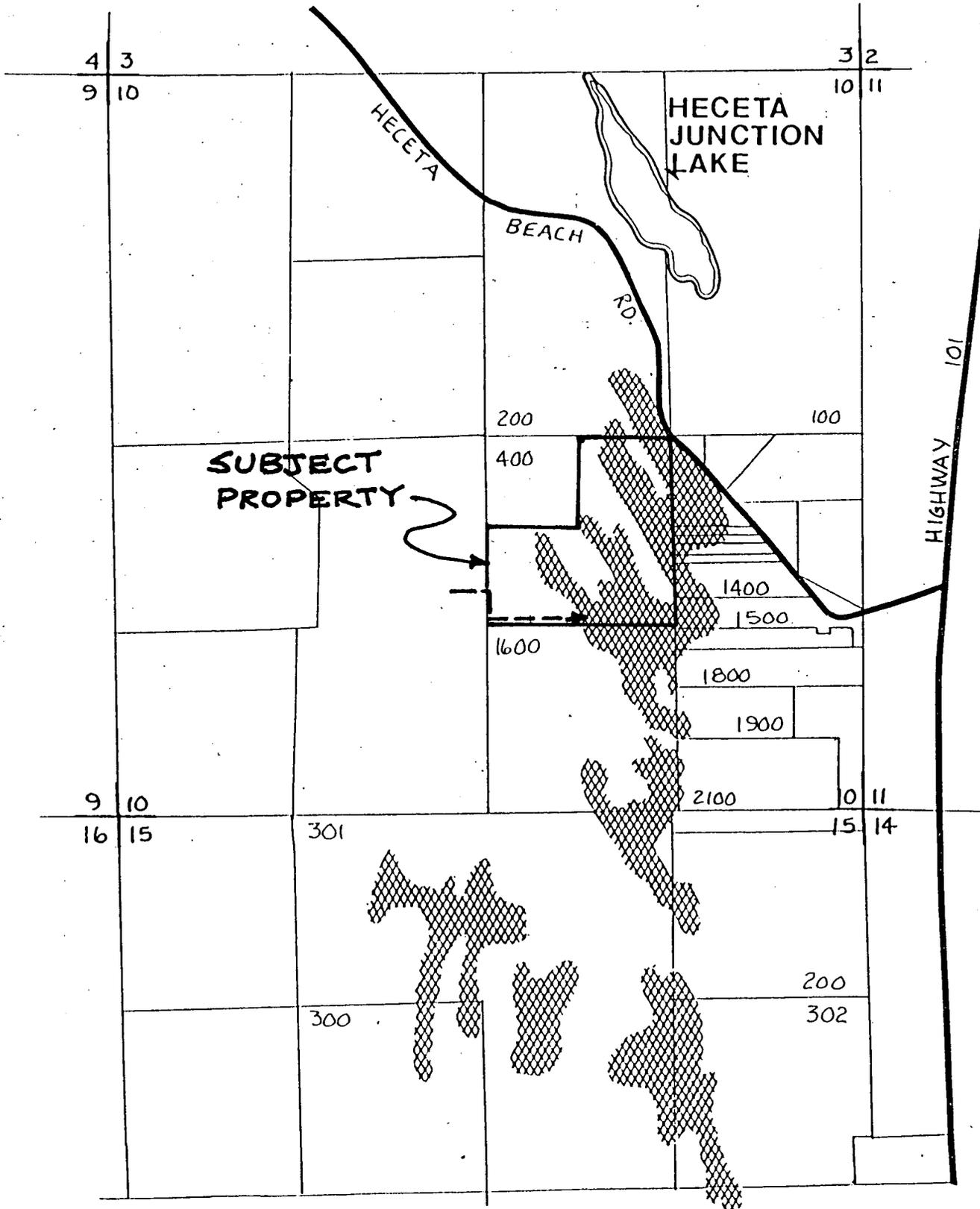
Bear Lake

(1) Natural Resources Conservation:

- A. Extent: A band measured horizontally 500 feet from the high water shoreline of the lake except on the east side where the management unit abuts Cleawox MU 1.
- B. Rationale:
1. Site Class III timber soils (Bullards-Fellero series) on eastern shorelands.
 2. Older stabilized dunes, recently stabilized dunes and active dune forms surround the lake, with associated erosion hazards.
 3. Within DNRA.

SOUTH HECETA JUNCTION SEASONAL LAKES

17





September 17, 1996

Gene Benedict
27962 Ward Lane
Eugene, Oregon 97402

Re: Idylewood Subdivision

I have reviewed the pipeline proposal (dated July 24, 1996) to drain excess surface water from Idylewood Subdivision to the nearby South Heceta Junction Seasonal Lakes. The subject properties are identified as Map 18-12-10-34 Taxlot 801 and Map 18-12-10-40 Taxlot 401. These properties are zoned RA/BD and RA/BD/PW respectively. The requirements for each applicable zone are as follows:

1. **RA - Suburban Residential Zone** - The installation of a drainage pipe to remove water from the existing subdivision is an accessory use permitted under Lane Code 10.135-10(3).
2. **/BD - Beaches and Dunes Combining District** - The Beaches and Dunes requirements do not apply to Minimal Development as defined under Lane Code 10.020. This use falls within the parameters of that definition as a use similar to a septic drainfield.
3. **/PW - Prime Wildlife Shorelands Combining District** - A Preliminary Investigation is required by Lane Code 10.245-45. The fee for this Investigation is \$189. An application form is enclosed for your convenience. It is likely that the Preliminary Investigation will require a Special Use Permit under Lane Code 10.245-15(4)(a). This permit is subject to Director Approval.
4. A facility permit is required for that part of the project that falls within the right-of-way of the public road.

I believe that a copy of the applicable zoning ordinances were provided to you in March of this year. If you did not receive them, or need additional copies, please let me know.

Sincerely,

Thom Lanfear
Associate Planner
(503) 687-4054

cc. John Cole

Benedick SUP
Exhibit 'G'
Staff Letter

Printed on Recycled Paper
Consumer Recycled Paper

W: 3 LANE COUNTY DEPT ENV MGT RECEIPT # 422396 DATE 123096
APPLICANT BENEDICK, GENE ADDR P/O BOX 1420, VENETA, OREGON

TL# 1812104000401 SUBDIV LOT BLK
NEW BLDG TYPE USE X BDRMS 0 UNITS 000 STORIES #BLDGS 001 PHONE 688 6402
OWNER NME BENEDICK, GENE ADDR P/O BOX 1420, VENETA, OREGON

CODE APPL NO ACTION DESCRIPTION SQ FT UNIT COST VALUATION FEE DAYS

BP
BP
BP
BP
BP
BP
PAD LC 422396 PADU SPEC USE PERMT 600.00
PL #FIX/BATH: SWR: FT. WTR: FT. RAIN: FT.
MECH MECHANICAL FEE
SUR STATE SURCHARGE 5%
PCK PLAN CHECK FEE 0%
TECH FEE 5.00
ADM FEE 90.00

CATG: PLN RA SDS ELE PCK ISS / SI
SEQU:
TAKEN BY RLH EST. COMPLETION DATE DEPOSIT ** 695.00 CK

FILE # PA _____
EXHIBIT # LE

AAAA

AAAA

MOORE 408
NCR 72
Printed on RESENESIS Post Consumer Recycled Paper

W: 3 LANE COUNTY DEPT ENV MGT RECEIPT # 422396 DATE 123096
APPLICANT BENEDICK, GENE ADDR P/O BOX 1420, VENETA, OREGON

TL# 1812104000401 SUBDIV LOT BLK
NEW BLDG TYPE USE X BDRMS 0 UNITS 000 STORIES #BLDGS 001 PHONE 688 6402
OWNER NME BENEDICK, GENE ADDR P/O BOX 1420, VENETA, OREGON

CODE APPL NO ACTION DESCRIPTION SQ FT UNIT COST VALUATION FEE DAYS

BP
BP
BP
BP
BP

PAD LC 422396 PADU SPEC USE PERMT 600.00
#FIX/BATH: SWR: FT. WTR: FT. RAIN: FT
MECH MECHANICAL FEE
SUR STATE SURCHARGE 5%
PCK PLAN CHECK FEE 0%

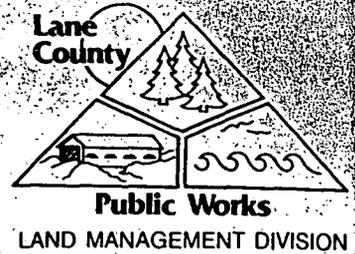
TECH FEE 5.00
ADM FEE 90.00

CATG: PLN RA SDS ELE PCK ISS / SI OTR
SEQU: P
TAKEN BY RLH EST. COMPLETION DATE DEPOSIT ** 695.00 CK

AAAA

MOORE 408
NCR 72
Printed on RESENESIS Post Consumer Recycled Paper

DEVELOPMENT PLAN CHECKLIST



TRS: 18 12 10.4/401 BP#: SUP

Your Plot Plan has been reviewed and found to lack the following items of information. This information is **REQUIRED** to process your permit application. Please revise your plot plan within one week and return it to our office. Your attention to these details will keep your permit moving through the processing steps.

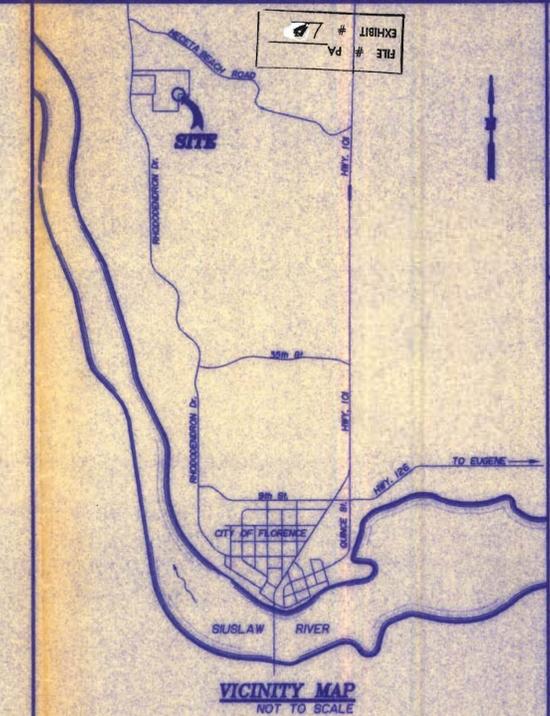
REQUIRED	RECEIVED OR N/A	INFORMATION
GENERAL INFORMATION		
1.	<input checked="" type="checkbox"/>	Owner's name, address and phone number
2.	<input checked="" type="checkbox"/>	Assessor's map and taxlot number
3.	<input checked="" type="checkbox"/>	North arrow
4.	<input checked="" type="checkbox"/>	Scale
5.	<input checked="" type="checkbox"/>	Accurate shape and dimensions of parcel or development site
6.	<input checked="" type="checkbox"/>	Lengths of all property lines
7.	<input checked="" type="checkbox"/>	Natural features: creeks, rivers, cliffs,...
8.	<input checked="" type="checkbox"/>	Label public roads
9.	<input checked="" type="checkbox"/>	Parking areas, driveway location and intersection to a public road
PROPOSED STRUCTURE		
10.	<input checked="" type="checkbox"/>	Distance of the proposed structure from two property lines
11.	<input checked="" type="checkbox"/>	Distance of the proposed structure from the septic system
12.	<input checked="" type="checkbox"/>	Distance of the proposed structure from nearby structures
13.	<input checked="" type="checkbox"/>	Distance of the proposed structure from natural features
14.	<input checked="" type="checkbox"/>	Utility access to new development (such as power lines)
EXISTING STRUCTURES		
15.	<input checked="" type="checkbox"/>	Label all existing structures
16.	<input checked="" type="checkbox"/>	Location and dimensions of all structures and distances of each to property lines
17.	<input checked="" type="checkbox"/>	Label any structures to be removed, replaced, or demolished
SEPTIC SYSTEM		
18.	<input checked="" type="checkbox"/>	Location of septic tank, drainfield and replacement drainfield
19.	<input checked="" type="checkbox"/>	Distances of septic tank, drainfield and replacement drainfield from structures and property lines
20.	<input checked="" type="checkbox"/>	Location of wells and distances to drainfield and dwellings

Reviewed by: Frédérique Date: 12-30-96

This Checklist is not a permit application and represents no express or implied approval for any anticipated development activity.

GENERAL CONSTRUCTION NOTES

- A. ALL MATERIALS AND WORKMANSHIP OF FACILITIES TO BE MAINTAINED BY LANE COUNTY OR MAINTAINED BY UTILITY COMPANIES WITHIN PUBLIC EASEMENTS OR PUBLIC STREET RIGHT-OF-WAY SHALL MEET THE 1990 OREGON APWA STANDARD SPECIFICATIONS AND DRAWINGS.
- B. ALL OTHER IMPROVEMENTS THAT WILL BE PRIVATELY OWNED AND MAINTAINED WILL BE BOUND BY THE CURRENT REQUIREMENTS OF THE 1990 STATE OF OREGON PLUMBING SPECIALTY CODE AND/OR LANE COUNTY BUILDING DIVISION REQUIREMENTS.
- C. THE LOCATION AND/OR DEPTH OF WATER LINES AND UTILITIES SHOWN ON THE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL CALL THE "ONE-CALL" UTILITY LOCATION NUMBER, 1-800-332-2344, FOR FIELD LOCATION AND DEPTH AT LEAST 48-HOURS BEFORE EXCAVATING.
- D. CONTRACTOR SHALL FIELD VERIFY UNDERGROUND FACILITIES DURING THE CONSTRUCTION PERIOD, AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE CORRECTION OF ANY UNDERGROUND UTILITY FACILITIES DAMAGED BY CONTRACTOR'S WORK.
- E. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES NECESSARY TO PROTECT AND SAFEGUARD THE PUBLIC AND WORKERS AGAINST INJURY AND PROTECT THE WORK FROM DAMAGE. ALL TRAFFIC CONTROL SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (M.U.T.C.D.), CURRENT EDITION, AS SUPPLEMENTED AND AMENDED BY THE OREGON SUPPLEMENTS AND AS SHOWN IN THE OREGON STATE HIGHWAY DIVISION HANDBOOK, "SIGNING AND FLAGGING STANDARDS FOR SHORT-TERM WORK ZONES" - 1990. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED TRAFFIC CONTROL AS FIELD CONDITIONS WARRANT.
- F. STORM SEWER PIPE MATERIAL SHALL BE PVC ASTM D-2241, CLASS 200, OR EQUAL AS APPROVED BY THE ENGINEER AND/OR THE MUNICIPAL AGENCY.



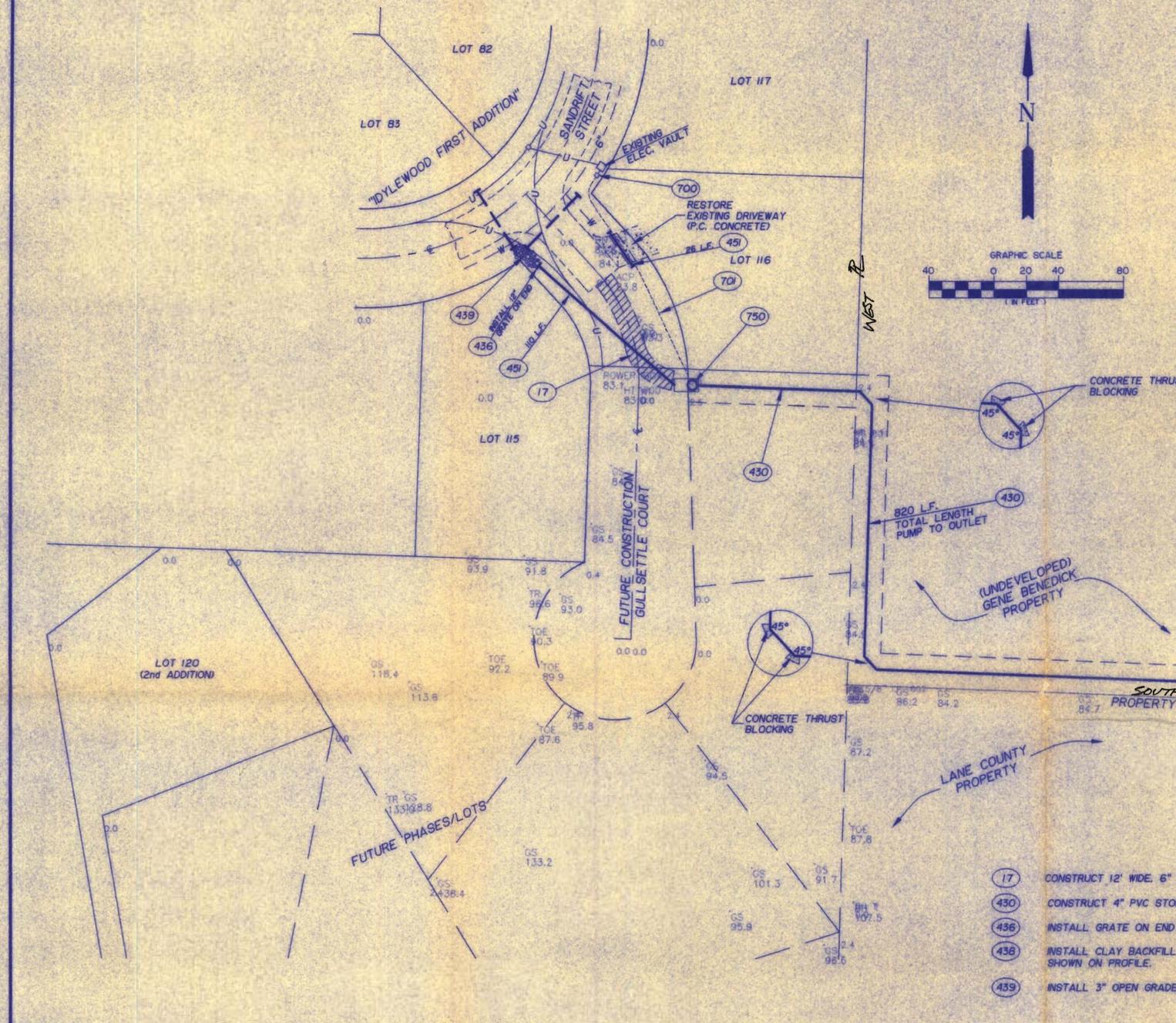
DATE:	REVISION DESCRIPTION:

CLIENT: **GENE BENEDICK**
 C/O Harry Taylor
 PO Box 1420
 Veneta OR 97487
 Ph.: 935-6202



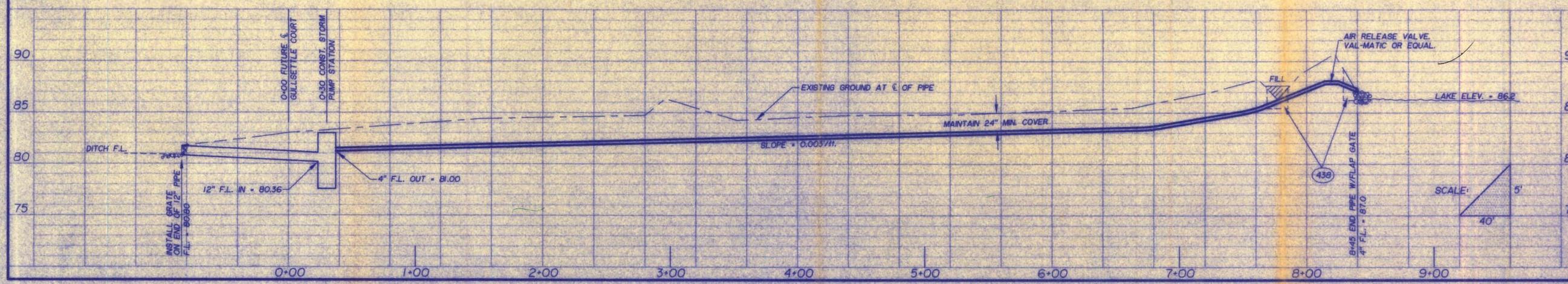
PROJECT TITLE: **"IDLEWOOD" SUBDIVISION STORM DRAINAGE PUMP**

DATE: **DECEMBER 13, 1996**
 SCALE: **1" = 40'**
 DRAWN BY: **W.E.J.**
 DESIGNED BY: **R.L.M.**
 BRANCH ENG. PROJ. NO.: **96-122**
 SHEET: **1**
 OF 2 SHEET(S)



CONSTRUCTION NOTES

- | | |
|---|--|
| (17) CONSTRUCT 12" WIDE 6" THICK 1"-Ø CRUSHED QUARRY ROCK ACCESS DRIVE. | (440) INSTALL 24 sq. ft. OF CLASS 100 RIP-RAP. |
| (430) CONSTRUCT 4" PVC STORM PRESSURE PIPE, CLASS 200, D-2241. | (451) CONSTRUCT 12" PVC STORM SEWER PIPE. |
| (436) INSTALL GRATE ON END OF NEW 12" STORM PIPE. | (521) INSTALL AIR-RELEASE VALVE, VAL-MATIC OR EQUAL. |
| (438) INSTALL CLAY BACKFILL TRENCH 'DAM' - LOCATION SHOWN ON PROFILE. | (700) CONSTRUCT PEDESTAL WITH ELECTRIC METER/ CONNECTION. |
| (439) INSTALL 3" OPEN GRADED ROUND ROCK 12" THICK FOR INFILTRATION BASIN. | (701) CONSTRUCT UNDERGROUND 1 1/2" CONDUIT WITH ELECTRIC CABLE. |
| | (750) CONST. STORM PUMP UNIT AND 3,000 gal. DOUBLE-COMPARTMENT TANK. |



E:\96\96-122\122-1_P11.DWG 13 14 31.06 1996 M.E.J.

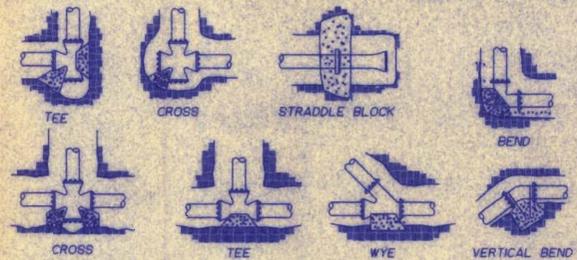
(HORIZONTAL)
BEARING AREA OF THRUST BLOCKS IN SQ. FT.

FITTING SIZE	TEE RYE AND HYDRANT	STRADDLE BLOCK	90 BEND PLUGGED CROSS TEE PLUGGED ON RUN	45 BEND	22 1/2 BEND	1 1/4 BEND
4	1.8	1.6	1.8	1.0		
6	2.8	3.7	4.0	2.3	1.1	
8	5.0	6.5	7.1	3.8	2.0	1.0
10	7.8	10.2	11.1	6.0	3.1	1.5

VOLUME OF THRUST BLOCK IN CU. YDS. (VERTICAL)

FITTING SIZE	BEND ANGLE
4	45
6	22.5
8	11.25
10	5.625

VALUES BASED ON 100 PSI WATER PRESSURE AND 1000 PSF SOIL BEARING CAPACITY.



NOTES:

- CONCRETE BLOCKING TO BE ROUSED AGAINST UNDISTURBED EARTH.
- ALL CONCRETE TO BE F_c 2500 PSI.
- INSTALL ISOLATION MATERIAL BETWEEN PIPE AND/OR FITTINGS BEFORE POURING BLOCKING.
- CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.

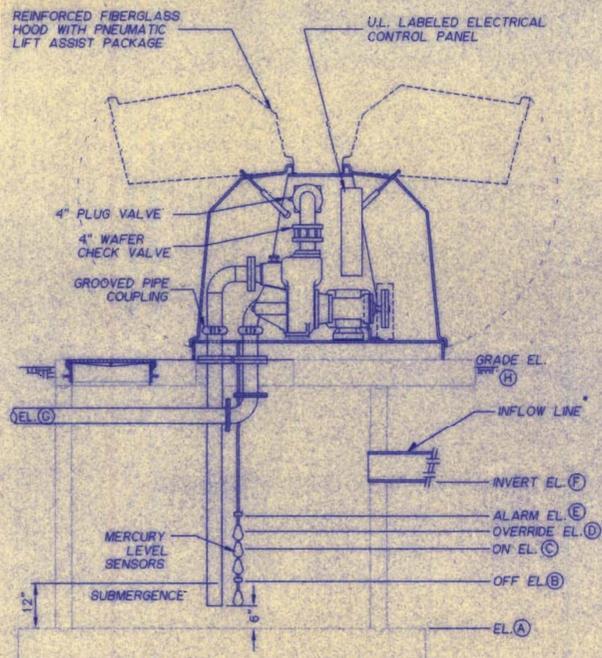
FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"

THRUST BLOCKING DETAILS

NOT TO SCALE

ACCESSORIES NOT SHOWN FOR CLARITY

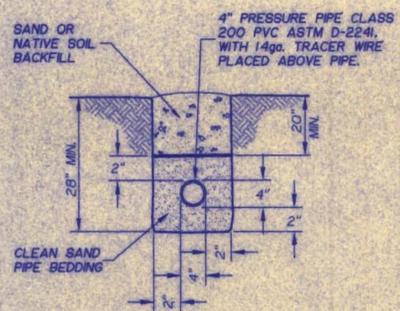
- KVA TRANSFORMER
- 4 CIRCUIT LIGHTING PANEL
- CONVENIENCE OUTLET
- 60 WATT DROP LIGHT
- 1300 WATT HEATER WITH THERMOSTAT
- BLOWER WITH THERMOSTAT



STATION	G.P.M.	T.D.H.	H.P.	R.P.M.	PHASE	VOLTS	ELEVATIONS							
							A	B	C	D	E	F	G	H
LOT#116	200	30	5	1000	1	220	77.5	78.5	79.5	79.85	80.5	80.36	81.0	83.0

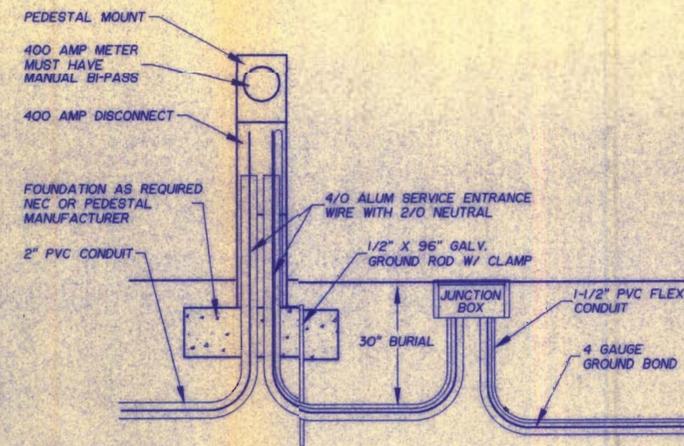
STORM DRAIN PUMP STATION DETAIL

NOT TO SCALE



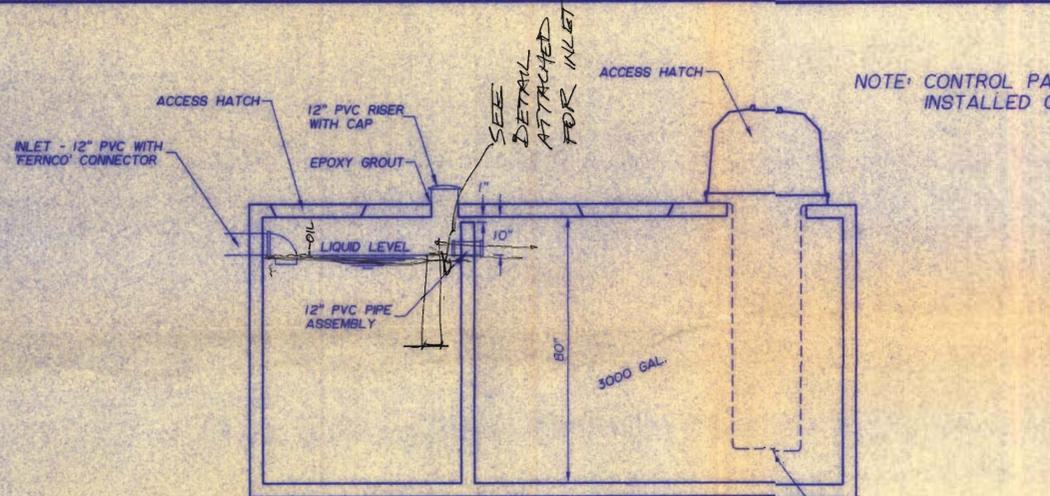
PRESSURE PIPE TRENCH CROSS SECTION

NOT TO SCALE

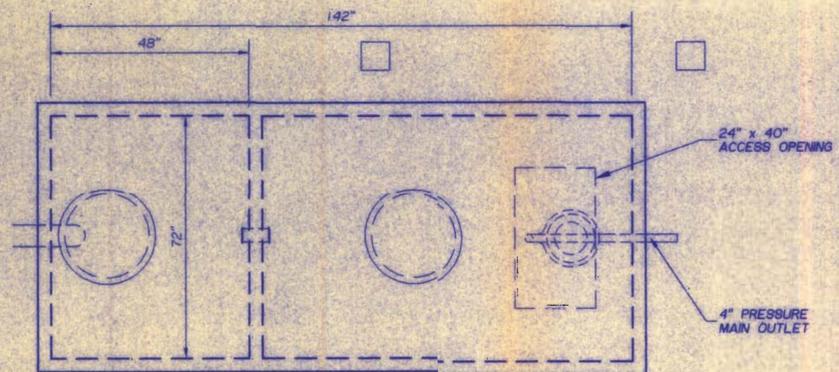


METER DISCONNECT

NOT TO SCALE



ELEVATION VIEW



TOP VIEW

NOTE: PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION OF TANK.

3000 GALLON STORM TANK DETAIL

NOT TO SCALE

REVISION DESCRIPTION	DATE

DESCRIPTION:
STORM PIPE AND PUMP
DETAIL SHEET

CLIENT:
GENE BENEDICK



PROJECT TITLE
"IDLEWOOD" SUBDIVISION
STORM DRAINAGE PUMP

Branch Engineering
310 N. 25th Street
Springfield, Oregon 97477
(503) 746-0007 FAX (503) 746-0089

DATE
DECEMBER 13, 1996

SCALE
N/A

DRAWN BY
W.E.J.

DESIGNED BY
R.L.M.

BRANCH ENG. PROJ. NO.
96-122

SHEET
2
OF 2 SHEET(S)

FILE RECORD CONTENT INDEX FOR PA 4223-96 (i:\forms\record\422396.doc)

(all exhibits 1p. unless stated otherwise.)

Date submitted	Exhibit # & Description
12-30-96	1. Applicant's submittal A. Gen. Land Use Application B. Cover letter C. Letter to ODFW--2pp. D. Main submittal, w/attach.--22pp. E. Receipt
1-8-97	2. Completeness letter
1-14-97	3. Staff memo to DSL
1-15-97	4. ODF& W response/D. Cottam
1-17-97	5. Letter to Taylor by JK--2pp.
1-23-97	6. Staff memo Re: ownership list
1-24-97	7. Letter/J. Burgess to 4 neighbors
1-24-97	8. Copy of letter to DSL by H. Taylor/2pp.
1-27-97	9. Letter, JK to H. Taylor on ownership list
2-3-97	10. File generated materials (notice lise/map, etc.)/9pp.
2-3-97	11. Referral Notice/3pp.
2-3-97	12. Flood response (not within)
2-6-97	13. Letter in favor/Borges
2-6-97	14. DSL response
2-10-97	15. Letter in favor/Silva
2-10-97	16. Letter opposed/Reinhard/2pp.
2-10-97	17. Staff letter to DSL
2-10-97	18. Letter in favor/L. Hix
2-11-97	19. Letter in favor/Bush
2-11-97	20. Letter in favor/McCreesh
2-11-97	21. Letter in favor/Pilcher
2-11-97	22. Letter in favor/Pearce
2-11-97	23. Letter in favor/Pishioneri
2-11-97	24. Letter in favor/Boutry
2-12-97	25. Letter in favor/Toro
2-12-97	26. Letter from Army Corps, t. Monical/2pp.

- 2-12-97 27. Letter in favor/Leger-Jeffrey
- 2-12-97 28. Letter in favor/Malagamba/2pp.
- 2-13-97 29. Letter opposed/Jeremiah
- 2-13-97 30. (FAX) Letter opposed/N.Hill
- 2-14-97 31. Exhibit #30, hard copy
- 2-14-97 32. Letter in favor/Ishii
- 2-14-97 33. Wetland referral (note:DSL responded per Exhibit#14 & #17)
- 2-18-97 34. Transportation Planning response
- 2-20-97 35. Staff FAX to N.Hill/3pp.
- 2-24-97 36. Letter in favor/Duke
- 3-1-97 37. Letter in favor/L.Hix
- 3-10-97 38. Letter in favor/Ishii/2pp.
- 3-21-97 39. *cancellation letter by H. Taylor.*

HARRY A. TAYLOR
LAND USE CONSULTANT

88275 TERRITORIAL ROAD
P.O. BOX 1420
VENETA, OR 97487
541-935-6202
541-935-4918 (FAX)

March 21, 1997

Mr. Jerry Kendall, Associate Planner
Lane County Land Management Division
125 East 8th Avenue
Eugene, OR 97401

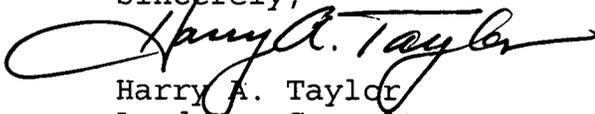
RE: Benedick Waiver PA 4223-96

Dear Jerry,

This letter, on behalf of the applicant Gene Benedick, constitutes the applicant's waiver of any county and state statutory time frames required for the processing of land use applications. The project engineer is evaluating an alternative on-site location for the outfall of storm water which would not require use of the seasonal lake, thus eliminating the need for this /PW application.

Please hold issuance of any county decision on the above referenced application for 30 days. Should 30 days elapse without further direction from the applicant or myself, please contact me for an extension to this request. Thank you.

Sincerely,



Harry A. Taylor
Land Use Consultant

cc: Gene Benedick

RECEIVED BY
LAND MANAGEMENT

MAR 21 1997
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

PA 4223-96
Exhibit # 4039

March 7, 1997

Dear Mr. Kendall,

We are anxiously awaiting the outcome of Permit # PA 4223-96 concerning the storm-water drainage in Hollywood Subdivision. It is so badly needed on the street where we live, Sandrift St. It has been necessary to pump water from the street and drainage ditches with small pumps all winter in order to keep us from flooding again as we did last year.

We hope you will give this permit issuance your immediate attention so our water problems can be relieved.

We returned our letter of comments to your office.

3-10-97/edd/LMO

3-10/38

FILE #	PA
EXHIBIT #	32-288

on Feb. 11th and are
hoping we will have an
affirmative answer on
this permit soon.

Thank you,

Mr & Mrs Richard Shie

P.O. Box 2383

Florence, Ore 97439

RECEIVED BY
LAND MANAGEMENT

MAR 10 1997

AM 8,9,10,11,12,1,2,3,4,5,6 PM

A

rec'd

3-1-97

2/27/97

Land Management Division
Dear Sir

You asked for my comments
to an asking for funds, concerning
the drainage problem in Idlawood,
my address corner of acaena
& Sandage a disgrace to
the neighborhood and
I may add real detriment to
Benedict's housing projects
he will be all of us who
reside in Idlawood &
in back & front of the
mess.

Why has not something
been done about this
drainage problem

Please, answer my
correspondence with some
positive information

Laura J. P. 9H17.
87797 Sandage
Flanagan or

3-1/97

FILE # PA

EXHIBIT # 38

Date: 2-8-97

From: KENT DUKE

RECEIVED BY
LAND MANAGEMENT

FEB 24 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

87827 SANDRIFT ST.

FLORENCE, ORE. 99439

Regarding Department File No.: PA 4223-96

Comments:

THIS PROJECT IS CRITICALLY NEEDED NOW!

APPROXIMATELY 20 HOMES IN IDYLEWOOD DEVELOPMENT

ARE IN IMMINENT DANGER OF BEING FLOODED DURING

THE WINTER RAIN PERIODS. THE OWNERS OF PROPERTY

AFFECTED HAVE BEEN PUMPING WATER FROM OUR

FLOODED STREET FOR THE PAST 2 MONTHS, 7 DAYS

A WEEK. MR. BENEDICT, THE DEVELOPER HAS RENTED

THE PUMPS AND PAID THE GASOLINE BILL FOR THIS

2 MONTHS AND LAST WINTERS FLOOD PROBLEM.

WITHOUT THIS PUMPING ACTIVITY OVER 2 MILLION DOLLARS

IN PRIVATE PROPERTY WOULD HAVE BEEN SERIOUSLY

DAMAGED OR LOST! THIS INSTALLATION IS ONLY A TEMPORARY

MITIGATION TO OUR PROBLEM AS WELL AS SEVERAL OTHERS

THE SOLUTION TO THIS MAJOR FLOODING PROBLEM LIES

IN DEVELOPING A DRAINAGE SYSTEM TO LOWER THE

THE ADJACENT WETLAND LAKE LEVEL DURING WINTER

MONTHS OF HEAVY RAINFALL. WHEN THE WETLAND AREA

LEVEL RISES ABOVE OUR LEVEL IN THE DEVELOPMENT WE

GET FLOODED!

Kent J. Duke

FILE # PA

EXHIBIT # 37



Land Management Division

Lane County Courthouse
125 East 8th Avenue
Eugene, OR 97401

FAX #: (503) 687-3947

FAX
Message To: NORMAN HILL

Work
Location: _____

Telephone
Number: _____

Message
Sent By: JEARY KENDALL

Location: Lane County PSB

Telephone
Number: 541-682-4057

Number
of Pages: 14 (including this cover sheet)

Return
Originals To: _____

Special
Instructions/
Message: per our phone

conversation.

written comments due

Friday.

Date: 2-20-97

Time: AM PM

Sent By: JH

FILE # _____
EXHIBIT # 36-3A1
2-20-97



DEPARTMENT OF THE ARMY
PORTLAND DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2946
PORTLAND, OREGON 97208-2946

February 11, 1997

REPLY TO
ATTENTION OF:

Operations, Construction,
and Readiness Division

RECEIVED BY
LAND MANAGEMENT

SUBJECT: Permit Application ID No: 97-163

FEB 12 1997

AM PM
7,8,9,10,11,12,1,2,3,4,5,6

Lane County - Land Management Division
Attn: Jerry Kendall
125 East 8th Avenue
Eugene, Oregon 97401-2926

Dear Jerry:

I have reviewed the land-use application submitted by Gene Benedict. Mr. Benedict is proposing to pipe storm water from the Idylewood subdivision into one of a series of lakes within this watershed. Based on the preliminary design it appears that there will be a discharge of material into a water of the United States, therefore a Corps of Engineers permit will be required. My concerns regarding the proposal are as follows:

1. Of primary concern are impacts to downstream developments. Although the applicant believes that there is no surface discharge from the lake there may be substantial movement of water through the porous, sandy soils. At least one residential development downstream, the Sandpines development, has experienced problems with flooding during storm events similar to those described in the application. The proposed scenario would place additional water into the system at this critical time.

2. Similarly, has the applicant evaluated how raising the elevation of the lake, even for a brief period, will effect water levels within the development?

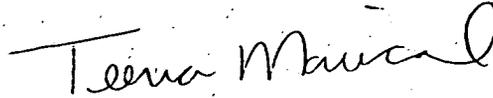
3. It is unclear how flows from typical storms will be prevented from entering the new collection system. Are they relying totally on infiltration? What is the maximum intensity storm that can be expected to generate no runoff into the collection system?

4. Although I did visit the site last spring, I do not recall if there was a wetland fringe surrounding the lake. If there is, the applicant would need to provide an assessment of the impacts of elevating the water levels on those wetlands. The assessment should include an estimate of the increase in the elevation of the water surface and its duration.

The Corps of Engineers' regulatory jurisdiction extends to the ordinary high water mark of the lake, and to any wetlands either around the lake fringe or along the route of the pipeline. We do not have a 50 cubic yard threshold for jurisdiction, therefore, as I indicated earlier it appears the work will require a Corps permit. Although we recognize the seriousness of the of the problem, we could not authorize a project which could exacerbate downstream flooding.

Thank you for the opportunity to comment on this proposal. Please feel free to contact me at the address shown above, or by telephone at (503) 326-6103.

Sincerely,

A handwritten signature in cursive script that reads "Teena Monical".

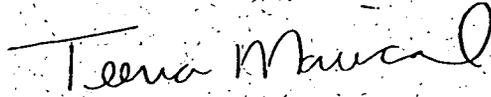
Teena Monical
Project Manager
Regulatory Branch

Copies Furnished:

ODSL (Leibowitz)
Harry Taylor

Thank you for the opportunity to comment on this proposal. Please feel free to contact me at the address shown above, or by telephone at (503) 326-6103.

Sincerely,

A handwritten signature in cursive script that reads "Teena Monical".

Teena Monical
Project Manager
Regulatory Branch

Copies Furnished:

ODSL (Leibowitz)
Harry Taylor

2-18-97

KENDALL Jerry

From: STEERS Jim
To: KENDALL Jerry
Subject: Heceta Beach Rd (4223-96)
Date: Tuesday, February 18, 1997 9:57AM

File No: PA 4223-96
Applicant: Gene Benedick
Location: West of Heceta Beach Rd
TRS: 18-12-10.34
18-12-10.40
Tax Lot: 801
400, 401

Proposal: Planning Director Review for stormwater drainage system within PWC Zone.

Comments: The proposed project will drain an area of the Idylewood Subdivision and an area adjacent to this subdivision. Specifically: (1) Sandrift St from a few hundred feet east of Saltaire St to just south of Oceanea Dr., (2) Gullsettle, and (3) an undeveloped area to the SE of the current end of Gullsettle. The stormwater will dump into a small lake which is identified as a Prime Wildlife Area.

The Prime Wildlife Area impacts several property owners which have property adjacent and within the wildlife area. These owners may have concern about the proposed drainage system.

Lane County is impacted in two ways:

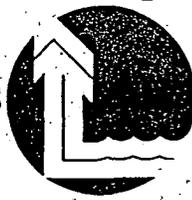
1. A portion of the wildlife area is within a parcel of land owned by Lane County, 18-12-10.40-TL 1600. Jeff Turk should be contacted regarding this proposal.
2. A portion of the wildlife area borders Heceta Beach Road. This is a County road that is classified as a Major Collector. The elevation of the small lake is approximately 6 feet below Heceta Beach Rd. There will not be any impacts to Heceta Beach Rd.

→ done on 2-18. Review until 2-21.

↓
NO comments rec'd
orig 3-13-97/2K

2-18/34

FILE #	PA
EXHIBIT #	35



NOTIFICATION OF MAPPED NATIONAL WETLANDS INVENTORY REFERRAL

APPLICANT: HARRY TAYLOR
P.O. BOX 1420
VENETA OR 97487

OWNER: GENE BENEDICT

OREGON DIVISION OF STATE LANDS (DSL)
775 SUMMER STREET NE,
SALEM OREGON 97310
(503) 378-3805

DATE: 2/14/97

APPLICATION NUMBER PA# 4223-90

NWI MAP MERCER LAKE 3

TRS 18-12-10-40 TRACOT 401
18-12-10-34 TL 801

This parcel contains mapped wetlands or waterways as indicated on the NATIONAL WETLANDS INVENTORY maps. The Oregon Revised Statutes (ORS) Chapter 215 requires the Land Management Division (LMD) to send notice of the application to the Division of State Lands (DSL). Issuance of the permit can not occur until we receive a response from the DSL or 30 days (whichever is less).

Enclosed is a copy of the notice sent to the DSL. DSL will contact you if any permits are required or further information is necessary.

D.G. NICKELL P.L.S.O.
ENGINEERING ASSOCIATE
LANE COUNTY PUBLIC WORKS
LMD/PLANNING
125 EAST 8th AVENUE
EUGENE, OREGON 97401-1337

This parcel has wetlands.
This permit will not be issued until 30 days from today March 24, 1997 or until DSL responds.

FILE # PA _____
EXHIBIT # 34-349

2-14/97

JK

WETLAND LAND USE NOTIFICATION FORM
DIVISION OF STATE LANDS WETLANDS PROGRAM
775 Summer Street NE, Salem, Oregon 97310 (503/378-3805)

1. County: LANE Local Case File No.: PA# 4223-94
City: _____ DSL File No.: _____
Responsible Jurisdiction: City County

2. APPLICANT: HARRY TAYLOR LANDOWNER: GENE BENEDICT
name name
P.O. BOX 1420 mailing address mailing address
VENETA OR 97487 city state zip city state zip
(9A1) 935 6202 phone (9A1) 688 6402 phone

3. LOCATION: 34 - - - - 801
T 139 R 12W S 10. 1/4 40 Tax Lot(s) 400 & 401
NW1 quad map name MERCUR LAKE 3 (attach copy with site indicated)
Attached: NWI map Parcel map Site plan Other

4. SITE INFORMATION:
NWI Wetland Classification Code(s) PUBF & PSSC
Adjacent Waterway (if any) _____ In Floodplain? Y N
Current Land Use VACATE Zoning RA/U

5. PROPOSED ACTIVITY:
 site plan approval subdivision
 grading permit planned unit development
 conditional use permit building permit (new structures)
 other STORM WATER DRAINAGE SYSTEM
Project Description: _____

Completed by/Contact: D.C. NICKELL Date 2/14/97
Address 127 E. SYDNEY EUGENE OR 97401 Phone 541 682 3989

(This form is to be completed only by planning department staff for mapped wetlands)

DSL RESPONSE

- A removal-fill permit is required from the Division of State Lands.
- A removal-fill permit will be required when the development project proceeds.
- A removal-fill permit may be required.
- A permit may be required by the Corps of Engineers (326-6995)
- Information needed includes:
 - A wetland determination/delineation report. (Consultant list available from DSL)
 - _____
- State permit _____ was issued has been applied for.
- No removal-fill permit is required for the described project if/because: _____

Comments: _____

Response completed by: _____ Date _____

* If the project is changed to involve fill or removal from the wetlands area, a state removal-fill permit will be required.

Date: 2/11/97

From: Richard + Rosemary Shii

87757 Sandrift (mailing address: P.O. Box 2383)
Florence, Ore., 97439

RECEIVED BY
LAND MANAGEMENT

FEB 14 1997
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Regarding Department File No.: PA 4223-96

Comments:

We are very much in favor
of the proposed stormwater drainage
system for Idylwood subdivision. We
live on Sandrift street where lack of
drainage and high water is an
ongoing problem and must be
corrected. We hope you will give
Mr. Benedict the necessary permits to
implement this storm drainage system.
It is imperative that we are given
relief from this situation as our property
is worthless until we do see relief.
(We just received your letter on Febr. 11th
and replied immediately to try to meet the
Febr. 13th deadline)

Mr. + Mrs. Richard Shii

FILE # PA
EXHIBIT # 33

2-14/32

Webb & Martinis

ATTORNEYS AT LAW

1114 TWELFTH ST. SE

SALEM, OREGON 97302-2897

NORMAN F. WEBB
MICHAEL J. MARTINIS

RECEIVED BY
LAND MANAGEMENT

NORMAN R. HILL
ASSOCIATE

February 13, 1997

FEB 14 1997
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

SENT BY FACSIMILE TRANSMISSION
AND REGULAR MAIL (541) 682-3947

Mr. Jerry Kendall
Lane County Public Works
Land Management Division
125 E. 8th Avenue
Eugene, OR 97401

Re: Dept. File No. PA 4223-96

Referral Notice and Opportunity to Comment
on a Proposed Development

Dear Mr. Kendall:

This office represents Susan Petrone, a homeowner in the vicinity of the above-referenced proposed development. I just recently received the Referral Notice. It is my understanding that the deadline for comments is 5:00 p.m. on February 13, 1997. I am currently in trial in Linn County and will not be able to fully evaluate the proposed development before the deadline.

My client is currently experiencing severe flooding problems on her property. It is unclear at this time whether the proposed drainage system will help or hinder her property. Accordingly, we respectfully request that you hold off making any decision until we have had an opportunity to review this matter and make a public comment.

I have spoken with your staff and informed them that I anticipate being in a position to make a more definitive comment by Friday, February 21, 1997. If that is not possible, please consider this our objection to the proposed development for the purposes of any appeal rights we may need to sustain.

I appreciate your courtesies and assistance in this matter.

Very truly yours,

WEBB & MARTINIS

Norman R. Hill
Norman R. Hill
NRH/dla
cc: Susan Petrone

(Dictated but not read)

2-14/31

FILE # PA _____
EXHIBIT # 32

Webb & Martinis

ATTORNEYS AT LAW

1114 TWELFTH ST. SE

SALEM, OREGON 97302-2897

NORMAN F. WEBB
MICHAEL J. MARTINIS

NORMAN R. HILL
ASSOCIATE

February 13, 1997

**SENT BY FACSIMILE TRANSMISSION
AND REGULAR MAIL (541) 682-3947**

Mr. Jerry Kendall
Lane County Public Works
Land Management Division
125 E. 8th Avenue
Eugene, OR 97401

Re: Dept. File No. PA 4223-96

Referral Notice and Opportunity to Comment
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I appreciate your courtesies and assistance in this matter.

Very truly yours,

WEBB & MARTINIS

Norman R. Hill

Norman R. Hill
NRH/dla

cc: Susan Petrone
(Dictated but not read)

2-13/30

FILE #	PA
EXHIBIT #	31

TELEPHONE (503) 363-9264
FAX (503) 363-2250

RECEIVED BY
LAND MANAGEMENT

Date: 2-6-97

From: Robert L Jeremiah

PO Box 543

College Grove, OR 97424

FEB 13 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Regarding Department File No.: PA 4223-96

Comments:

We have concerns over the potential change in ground water levels that may affect the septic systems and therefore the water quality in the surrounding areas.

Without having the answers to the ~~contamination~~ question we oppose the storm water drainage system change proposed in this development.



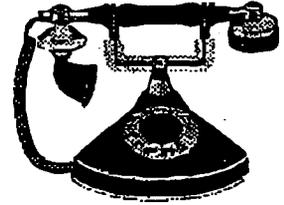
2-13/29

FILE #	PA
EXHIBIT #	30

(541)997-2242 FAX 997-9019



4465 Highway 101
Florence, Oregon, 97439



FAX Transmission Cover Sheet

TO: Jerry Kendall PHONE #: 541-682-4057

COMPANY: Lane Cty, Land Mgt DEPT: _____

FAX #: 541-685-3947

FROM: Don Malagamba DATE: Feb. 12, 1997

NUMBER OF PAGES (including this one): 2

DESCRIPTION / REMARKS: _____

**IF THIS TRANSMISSION IS INCOMPLETE OR ILLEGIBLE,
PLEASE CONTACT THE SENDER AT (541)997-2242.**

2-12/97

FILE #	PA
EXHIBIT #	<u>29-288</u>

DATE: February 12, 1997

FROM: Don & Pat Malagamba
87836 Sandrift Street
Florence, Or 97439

Regarding Department File No.: PA 4223-96

COMMENTS:

We would like to strongly urge the Lane County Planning Director's approval of the planned stormwater drainage system for the Idylewood Subdivision. This subdivision (along with several other Lane County developments), has had severe water drainage problems that have impacted a large number of homeowners. The livability of homes are at stake as well as the homeowner's real estate investments, which in turn can adversely affect County real estate tax revenues. The high water levels on County roads in Idylewood also present serious access problems in the event of an emergency situation.

Lane County has failed to carry out their governmental responsibilities regarding the issuance of building permits for land development in this area. By issuance of the original construction permits it is implied that no dangerous or seriously damaging conditions would occur, when in fact County records and files indicate that the County was aware of geologic hazards prior to homes being constructed.

Land use planning did not adequately provide for stormwater drainage in this area of the County. As a minimum, the County should be doing everything possible to help expedite a solution. Mr. Benedick's proposed solution represents a simple approach that can be implemented without cost to either the homeowner or governmental agencies.

Date: 2/9/97

From: Annette & David Leger-Jeffrey

RECEIVED BY
LAND MANAGEMENT

87760 Saltaire

FEB 12 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Florence, OR, 97439

Regarding Department File No.: PA 4223-96

Comments:

Mr. Kendall,

We're writing in support of the above proposed
drainage system.

Although we do not live on Sandrift, we
feel that this system may ^{help to} alleviate our
drainage problem on Saltaire. Our drainage
problem is a result of the water being
allowed to collect on Sandrift.

Thank you,

Annette Leger-Jeffrey

DAVID LEGER-JEFFREY

2-12/97

FILE #	PA
EXHIBIT #	28



DEPARTMENT OF THE ARMY
PORTLAND DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2946
PORTLAND, OREGON 97208-2946

February 11, 1997

REPLY TO
ATTENTION OF:

Operations, Construction,
and Readiness Division

RECEIVED BY
LAND MANAGEMENT

SUBJECT: Permit Application ID No: 97-163

FEB 12 1997

Lane County - Land Management Division
Attn: Jerry Kendall
125 East 8th Avenue
Eugene, Oregon 97401-2926

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Dear Jerry:

I have reviewed the land-use application submitted by Gene Benedict. Mr. Benedict is proposing to pipe storm water from the Idylewood subdivision into one of a series of lakes within this watershed. Based on the preliminary design it appears that there will be a discharge of material into a water of the United States, therefore a Corps of Engineers permit will be required. My concerns regarding the proposal are as follows:

1. Of primary concern are impacts to downstream developments. Although the applicant believes that there is no surface discharge from the lake there may be substantial movement of water through the porous, sandy soils. At least one residential development downstream, the Sandpines development, has experienced problems with flooding during storm events similar to those described in the application. The proposed scenario would place additional water into the system at this critical time.
2. Similarly, has the applicant evaluated how raising the elevation of the lake, even for a brief period, will effect water levels within the development?
3. It is unclear how flows from typical storms will be prevented from entering the new collection system. Are they relying totally on infiltration? What is the maximum intensity storm that can be expected to generate no runoff into the collection system?
4. Although I did visit the site last spring, I do not recall if there was a wetland fringe surrounding the lake. If there is, the applicant would need to provide an assessment of the impacts of elevating the water levels on those wetlands. The assessment should include an estimate of the increase in the elevation of the water surface and its duration.

The Corps of Engineers' regulatory jurisdiction extends to the ordinary high water mark of the lake, and to any wetlands either around the lake fringe or along the route of the pipeline. We do not have a 50 cubic yard threshold for jurisdiction, therefore, as I indicated earlier it appears the work will require a Corps permit. Although we recognize the seriousness of the of the problem, we could not authorize a project which could exacerbate downstream flooding.

2-12/26

FILE #	PA
EXHIBIT #	27-2pp.

Thank you for the opportunity to comment on this proposal. Please feel free to contact me at the address shown above, or by telephone at (503) 326-6103.

Sincerely,

A handwritten signature in cursive script that reads "Teena Monical".

Teena Monical
Project Manager
Regulatory Branch

Copies Furnished:

ODSL (Leibowitz)
Harry Taylor

Date: February 10, 1997

From: Julio L. Tono

87751 Sautaine

Florence OR, 97139

RECEIVED BY
LAND MANAGEMENT

FEB 12 1997

AM 7:8.9 10 11 12, 3, 4, 5, 6 PM

Regarding Department File No.: PA 4223-96

Comments:

Mr. Jerry Kendau, AS A Neighbor
of All those families affected by last
years flooding & this years heavy rain fall
I hope you find positive for this
project - since its needed for
their relief and all others who
build or move into our neighborhood,
into the future. Thank you

Sincerely
Julio L. Tono
(541) 997-3454

2-12/25

FILE #	PA
EXHIBIT #	25

2-11-97/UMD

Date: FEBRUARY 9, 1997

From: NORMAN BOUTRY

8775B SALTIRE ST.

FLORENCE OR, 97439

Regarding Department File No.: PA 4223-96

Comments:

OUR WHOLE SUBDIVISION IS IN FAVOR
OF THIS PROJECT.

WE REALLY NEED THIS. THIS WOULD RELIEVE
THE TREMENDOUS WATER PRESSURE WHICH
CAUSES OUR HOME TO FLOOD. AS THE WATER
IS REMOVED, THE GROUND WATER GOES
DOWN RIGHT AWAY AT OUR HOUSE

"PLEASE APPROVE THIS PERMIT"

2-11/24

FILE #	PA
EXHIBIT #	24

Date: Feb. 11, 1997

From: Mr. EARL F. PISHIONERI

87740 SALTAIRE ST.

FLORENCE, OR. 97439

Regarding Department File No.: _____

Comments: CONCERNING PROPOSED DEVELOPEMENT —
IF AND WHEN DRAINAGE PROBLEMS EXPERIENCED
by US AT ABOVE ADDRESS AND OTHERS, CLOSE BY
SAID ADDRESS, ARE ALIEVIATED BY A PUMP INSTALLATION
AT SPOT INDICATED ON ~~MAP~~ ^{MAP} ~~ARE~~ ~~ATTACHED~~, THEN
AND ONLY THEN COULD I POSSIBLY APPROVE OF
FURTHER DEVELOPEMENT!

2-11/23

FILE #	PA
EXHIBIT #	26

RECEIVED BY
LAND MANAGEMENT

Date: February 9, 1997

From: John K. & Celia E. Pearce

87746 Saltaire Street

Florence, OR 97439

FEB 11 1997
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Regarding Department File No.: PA 4223-96

Comments:

Our property is located on the west side of the Idylewood
development--it is not shown on your maps. We and our
neighbors do have a problem with rising ground water after
heavy rain. It is necessary to have a sump pump running
to prevent the water from flooding our lot.

Any steps that can be taken to drain the water away from
this development will be greatly appreciated.

2-11/1997
FILE # PA _____
EXHIBIT # 23

Date: 9 Feb 97

From: RANDY & SUSAN PILCHER

87842 SANORIFT ST.

FLORENCE, OR 97439

RECEIVED BY
LAND MANAGEMENT

FEB 11 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Regarding Department File No.: PA 4223-96

Comments:

AS OUR HOME IS AFFECTED BY STORM WATER,
WE FEEL THAT THE COUNTY SHOULD APPROVE
GENE BENEDICT'S APPLICATION FOR THE DRAINAGE
SYSTEM WITHIN THE PRIME WILDLIFE COMBINING
ZONE.

WE HOPE THAT THE COUNTY WILL APPROVE
THE REQUEST IN A TIMELY MANNER SO WE WON'T
HAVE CONTINUAL DRAINAGE PROBLEMS.

2-11/97

FILE #	PA	<u> </u>
EXHIBIT #		<u>22</u>

Date: 2.9.97

From: THOMAS + PATRICIA McCREECH

87762 Saffaire Ex.

Florence, OR 97439

RECEIVED BY
LAND MANAGEMENT

FEB 11 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Regarding Department File No.: PA 4223-96

Comments:

We have serious flooding in our cul-de-sac. Ground water is exposed on the surface in many areas. This kind of flooding seriously compromises the integrity of the grading on which our homes stand. We understood this area to be free of flooding when we purchased our home. Our home is our security. Please help us!

2-11/97
FILE # PA _____
EXHIBIT # 21

Date: FEBRUARY 9, 1997

From: LOUIS P. SUSH

87686 SALTIRE ST. (IN IDYLCWOOD)

FLORENCE, OR

RECEIVED BY
LAND MANAGEMENT

FEB 11 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Regarding Department File No.: PA 4223-96

Comments: TO: JERRY KENDALL

I HAVE BEEN ACTIVELY INVOLVED WITH OUR DRAINAGE
PROBLEM DURING THE LAST YEAR. THERE ARE BASICALLY TWO
PROBLEMS: 1 - EAST SIDE DESCRIBED IN THE PAPER AND
2 - WEST SIDE OF IDYLCWOOD (WHERE I RESIDE). MR. BENEDICT
HAS JUST COMPLETED THE INSTALLATION OF A 12" DRAIN OR
STORM PIPE TO THE WEST ALMOST TO RHODODENDROW. FIVE
OF US HAVE CONSTRUCTED A DRAINAGE DITCH WITH 6 MIL
LINER ALONG THE BOUNDRIES OF OUR PROPERTIES. THIS
DITCH RUNS CONSTANTLY FROM WATER SIPPING THRU THE
GROUND FROM THE EAST SIDE (AREA DEPINED IN THE PAPER).
WE CAN ASSURE YOU THAT A PUMP STATION IN THE
DESIGNATED AREA WILL BENEFIT MANY MORE PROPERTIES THAN
INDICATED WITHIN ENCLOSED MAP. WE SIMPLY ASK THAT
HIGH WATER TABLES FROM LARGE AMOUNTS OF RAINFALL BE
CONTROLLED WHEN THEY RISE ABOVE THE SURFACE OF OUR
LOTS AND UNDER OR INTO OUR HOUSES. WE TRUST THAT
YOU WILL ACTIVELY PURSUE THE PERMIT TO CONSTRUCT THIS
PUMPING STATION.

Louis P. Sush

2-11/19

FILE #	PA
EXHIBIT #	20

Date: 2/10/97

From: Louise Duf

87797 Sandrift

Flanagan, Ca

RECEIVED BY
LAND MANAGEMENT

FEB 11 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Regarding Department File No.: PA 4223-96

Comments:

I, Louise Duf, am an angry
home owner/homeowner residing
at the corner of Sandrift & Acaena
where the pumps have been working
off and on all day, & prior day & night.
When the ditches over flow, due to rains,
the street is flooded & leaves debris on my
driveway and in addition I have water
under my house, & soggy back yard w/
wall a lot of black mold.

The developer should take full responsibility
for this problem & correct the situation as this
has been going on for a year & at the
present time I was told my house is
unsalable.

Louise Duf
2 (HIX)

2-11/97

FILE #	PA
EXHIBIT #	19



February 10, 1997

Nancy Leibowitz
Natural Resource Coordinator
Oregon Division of State Lands
775 Summer St. NE
Salem, Or. 97310-1337

Re: PA 4223-96 (Idylewood Subdivision pipeline drainage proposal)

Dear Nancy:

I am in receipt of your letter dated 2-5-97. I note the cited ecological concerns, that is, timing and duration of inundation and potential downstream flooding impacts, but am uncertain as to exactly what type of response your agency is requiring of the applicant. Please clarify.

For your information, I have sent a full copy of the proposal to Teena Monical of the Army Corps for review.

Sincerely,

J. Kendall

Jerry Kendall/Associate Planner (541-682-4057)

c: Harry Taylor
P.O. Box 1420
Veneta, Or. 97487

V.L. Callahan
2-14-97. DSL has no
jurisdiction.
-JK
2-14-97

2-10-97
FILE # PA
EXHIBIT # 18

Feb 7 1997
RECEIVED BY
LAND MANAGEMENT

FEB 10 1997

1, 2, 3, 4, 5, 6 PM

Mr. Roy Burns
County Planner
Lane County Court House

Dear Sir,

The residents of Ocean Woodlands are having a water problem, primarily caused by the residents of Idlewood pumping water out of their area.

It is my understanding that the Idlewood developer was told that there would be problems with water after construction had progressed to a certain extent.

I have talked to people who have been in this area years longer than I have lived here and they cannot remember any high water problems previously, not even during the storms last winter (95-96).

I drove by the pumping operation and they were pumping water to the east,

2-10/16
FILE # PA
EXHIBIT # 17-2pp

toward the sand dunes. This has caused a raising of the water levels in Ocean Woodlands and as far north as Heeta Rd. There was water over the road in several places.

Is there any way that the developer of Idlewood can be forced to set up a system whereby the water can be pumped to the west where it could find its way to the ocean?

Sincerely

Walter F. Reinhard

WALTER F. REINHARD

04824 GLORIA GAYLE WAY

FLORENCE, OR 97439

THE SILVAS, CLAUDE & STELLA

*87740 SANDRIFT STREET
FLORENCE, OREGON 97439*

February 06, 1996

Jerry Kendall
Lane County Land Management Division
Public Service Building
125 E 8th Ave.
Eugene, OR. 97401

RECEIVED BY
LAND MANAGEMENT

FEB 10 1997

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

Refer: Department File No.: PA4223-96

Dear Planning Director:

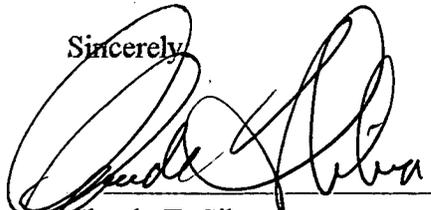
As a resident of the subdivision that will be effected by this "storm water drainage system" I urge you to expedite approval of this proposal so that we may have, at least this much of a solution to our problem before next winter. This flooding that we have experienced these last two winters has cause considerable hardship to the residents of this area. Some have suffered physical damage to their homes and vehicles (because they had to drive in and out of there property through water). Property values have declined. Because of this many of us have filed for relief on our tax bills.

Those of us that live here were not aware of this flooding when we bought. You in Land Management knew. I have documents from county employees dated in the early 80s that even name the affected lots.

This proposal will only "bandaid" the problem. We (you the county , me the citizen) have a much larger and potentially more serious problem. As we grow and develop in Florence drainage in the whole area is becoming a very serious problem. It is going to have to be addressed!

I have one other concern; the term "Prime Wildlife" is used. The area east of us (between Idylewood & 101) is a great green belt. I spend time hiking there. But we have more "wildlife" in the subdivision.

Sincerely



Claude T. Silva

2/10/15

FILE #	PA _____
EXHIBIT #	16

P.S. Why were not all of the home owners notified of this procedure so they could comment?

RECEIVED BY
LAND MANAGEMENT

Oregon

February 5, 1997

FEB 6 1997
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM



JERRY KENDALL
ASSOCIATE PLANNER
LANE COUNTY LAND MANAGEMENT DIVISION
125 EAST 8TH AVENUE
EUGENE OR 97401

DIVISION OF
STATE LANDS

RE: PA 4223-96

STATE LAND BOARD

JOHN A. KITZHABER
Governor

PHIL KEISLING
Secretary of State

JIM HILL
State Treasurer

Dear Jerry:

The Division of State Lands recently reviewed Gene Benedict's proposal to install a storm water drainage pipeline and drain storm water up to two times a year into a natural lake/wetland system in Lane County (Section 10 (3/4) and (4/0), Township 18S, Range 12W.

775 Summer Street NE
Salem, OR 97310-1337
(503) 378-3805
FAX (503) 378-4844
TTY (503) 378-4615

According to the proposal, the additional storm water would raise the elevation of the seasonal lake by one foot. Ecological concerns to the Division and to the U.S. Army Corps of Engineers include the a) duration and timing of inundation and effects on the wetland b) potential downstream flooding impacts to other subdivisions and the Sand Pines Golf Course. In addition, the U.S. Army Corps of Engineers would require a permit for installation of this pipe outfall and riprap into the seasonal lake.

Feel free to call me with questions at (503) 378-3805, extension 235.

Sincerely,

Nancy C. Leibowitz

Nancy C. Leibowitz
Natural Resource Coordinator
Field Operations - Western Region

- c: Harry Taylor, Land Use Consultant
- Teena Monical, Corps of Engineers
- Gene Benedict, Owner

NCL/djc
\\salem\fol\counties\lane\violat1\pa422396.doc

-2-6/14
FILE # PA _____
EXHIBIT # 15

Date: Feb 4, 1997

From: June Borges TE
P.O. Box 3186
Florence, OR 97439

RECEIVED BY
LAND MANAGEMENT

FEB 6 1997

PM
1 2,3,4,5,6

Regarding Department File No.: PA 4223-96

Comments:

My lot # 130 Woodmere East. I high lighted the lot on the two maps I am returning to you. On # 1 my lot is not included in the drainage plan. On # 2 it is included.

If the drainage plan will correct the problem of too much water, I agree that it should be installed.

2-4/13

FILE #	PA
EXHIBIT #	14

Date: 2/3/97

From: JOHN PETSCH

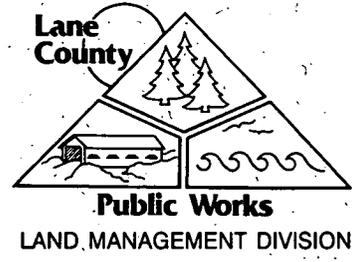
Regarding Department File No.: PA 4223-96

Comments:

PROPOSED PROJECT IS NOT LOCATED WITHIN 100 YEAR
FLOOD HAZARD AREA. NO FP SUP REQUIRED

2-3/12
FILE # PA
EXHIBIT # 13

Mailed 2-3-97



Referral Notice and Opportunity to Comment on a Proposed Development

Date: January 23, 1997

Department File No.: PA 4223-96

Property Owner: Gene Benedict

Applicant: Gene Benedict; c/o Harry Taylor

Agent: Harry Taylor

Location (Address): (None) Located east of Idylewood Subdivision

Tax Assessment Map: 18-12-10.4, lots 400 & 401; 18-12-10.3.4, lot 801

Nature of the pending development application: Planning Director Review for a stormwater drainage system within the Prime Wildlife Combining Zone per LC 10.245-15(4).

Lane County has received an application for the proposed development. This notice includes copies of relevant materials from the application file and has been mailed to nearby property owners and to service providers. If you are a nearby property owner, the proposed development may have some impacts on the use of your property. If you are a service provider, the proposed development is in your service area and may place demands on you for the services your agency provides.

The purpose of this notice is to provide you with an opportunity to review, ask questions and to comment on the proposed development and to submit your comments to Lane County prior to the Planning Director's decision to approve or deny the proposed development.

The application and related materials are available for inspection at the Lane County Land Management Division at no cost and copies will be provided at reasonable cost. The name of the Lane County Land Management Division representative to contact concerning this application is **Jerry Kendall** at **682-4057**.

You may write your comments in the spaces provided on the other side of this page and return this document to the attention of **Jerry Kendall**, Lane County Land Management Division, Public Service Building, 125 East 8th Ave., Eugene, OR. 97401. ... Fax 682-3947 ... Please submit any written comments regarding the proposed development by 5 P.M. on ~~January 13~~, 1997.
February

2-3-97

FILE #	PA
EXHIBIT #	2-3-97

Administrative Approval

Applicant: Gene Benedick

Location: West of Heceta Beach Rd., Florence

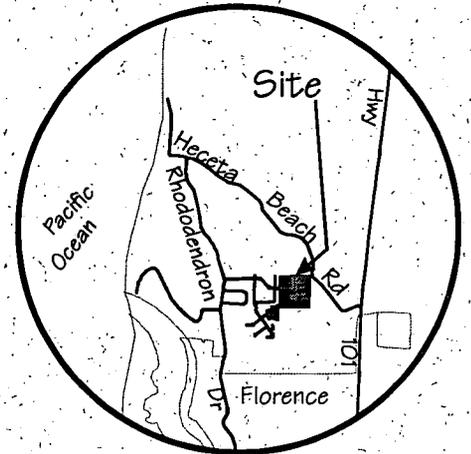
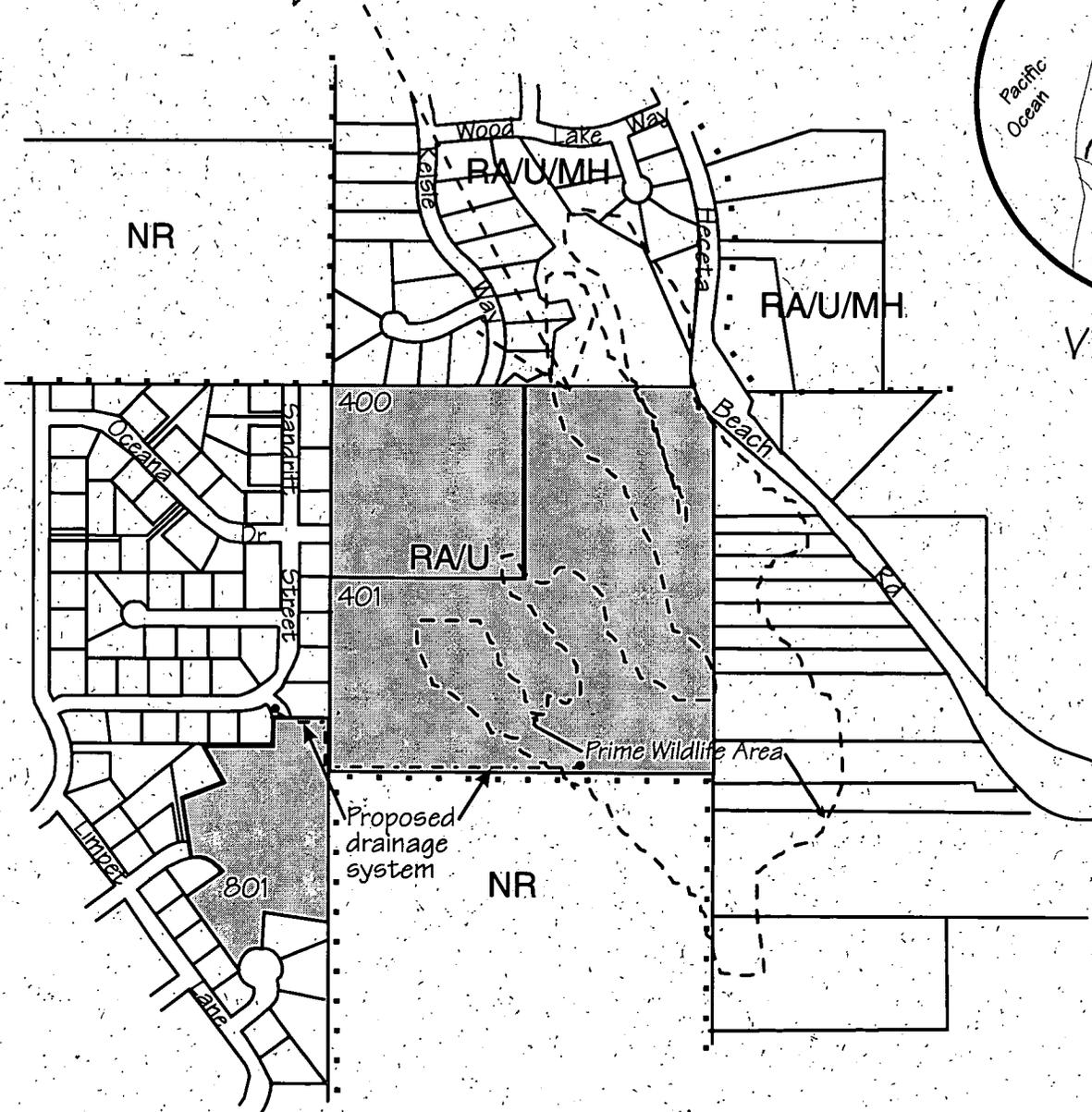
Map No: 18 12 10 3 4 #801/ 18 12 10.4 #400, 401

Proposal: Planning Director review for a Stormwater Drainage System within the Prime Wildlife
Combining zone per LC10.245.15(4)

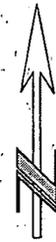
File No. PA4223-96

Plot No. UGB/Flo

Site of Request



Vicinity Map
No Scale



"NOTICE TO MORTGAGEE, LIEN HOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER."

FOR INFORMATION ON THE PROPOSAL CONTACT LAND MGT. DIVISION / COURTHOUSE PUBLIC SERVICE BUILDING / 125 E 8TH AVENUE EUGENE, OR 97401 / PHONE (541 687-3807)

Mailed 2-3-97 KKK

PA 4223-96 REFERRAL INSTRUCTIONS

MAP NO. 18 12 10 3 4 #801
18 12 10 4 #400, 401

PLOT NO. UGB - Flo

TAX CODE 97-18/97-19

- 1. GRAPHIC ARTIST: CHECK THE BOXES AND IDENTIFY THE AGENCIES IN WHOSE SERVICE AREA THE SUBJECT PROPERTY IS LOCATED.
- 2. PLANNER: HIGH-LIGHT THE AGENCIES TO WHOM YOU WANT REFERRALS SENT. IDENTIFY IN THE SPACES AT THE BOTTOM OF THIS FORM THE INFORMATION IN THE FILE WHICH YOU WOULD LIKE COPIED AND SENT WITH THE REFERRAL NOTICE. COMPLETE THE REFERRAL NOTICE AND ATTACH IT TO THIS FORM.
- 3. CLERICAL: SEND A COPY OF THE REFERRAL NOTICE AND MATERIALS TO THE AGENCIES AS INSTRUCTED BELOW.

REFERRAL AGENCIES

- BUILDING
- WATER QUANTITY/QUALITY
- TRANSPORTATION
- ENVIRONMENTAL HEALTH
- RURAL ADDRESSING
- FLOOD MANAGEMENT
- COASTAL OVERLAY
- FIRE DISTRICT Siuslaw RFPD#1
- POWER CO. Central Lincoln PUD
- NEIGHBORHOOD GROUP
- WETLANDS
- WATER MASTER
- METRO PLAN BOUNDARY
- URBAN GROWTH BOUNDARY Florence
- OTHER

- STATE FISH & WILDLIFE West
- STATE HIGHWAY
- STATE FORESTRY West
- STATE FORESTRY - SALEM
- DLCD
- LRAPA
- BOUNDARY COMMISSION
- PORT OF SIUSLAW
- N.W. NATURAL GAS
- PLAN. DEPT. Florence
- SCHOOL DIST. #97j-Siuslaw
- U.S. WEST
- SURVEYORS
- OTHER Heceta Water District
- OTHER

↳ GLEN LANFEAR
PUBLIC WORKS
CITY OF FLO.

INSTRUCTIONS FOR ATTACHED MATERIALS

COPY AND ATTACH TO ALL REFERRAL NOTICES:

- NOTICE MAP
- PLOT PLAN
- FLAGGED APPLICANT'S MATERIALS

COPY AND ATTACH MATERIALS TO REFERRAL NOTICES AS INSTRUCTED ABOVE AND ESPECIALLY INSTRUCTED BELOW:

SEND COPY TO HARRY TAYLOR.

2-31-10-918

FILE #	PA
EXHIBIT #	<u>8-877</u>

Administrative Approval

Applicant: Gene Benedick

File No. PA4223-96

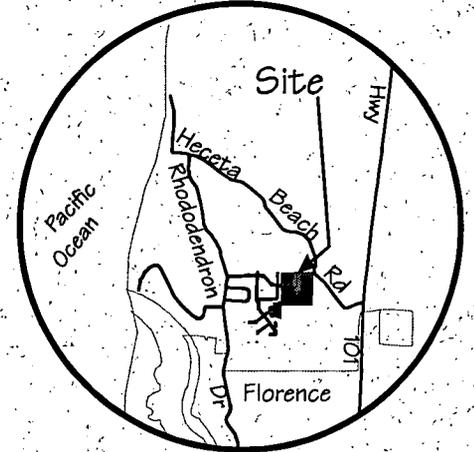
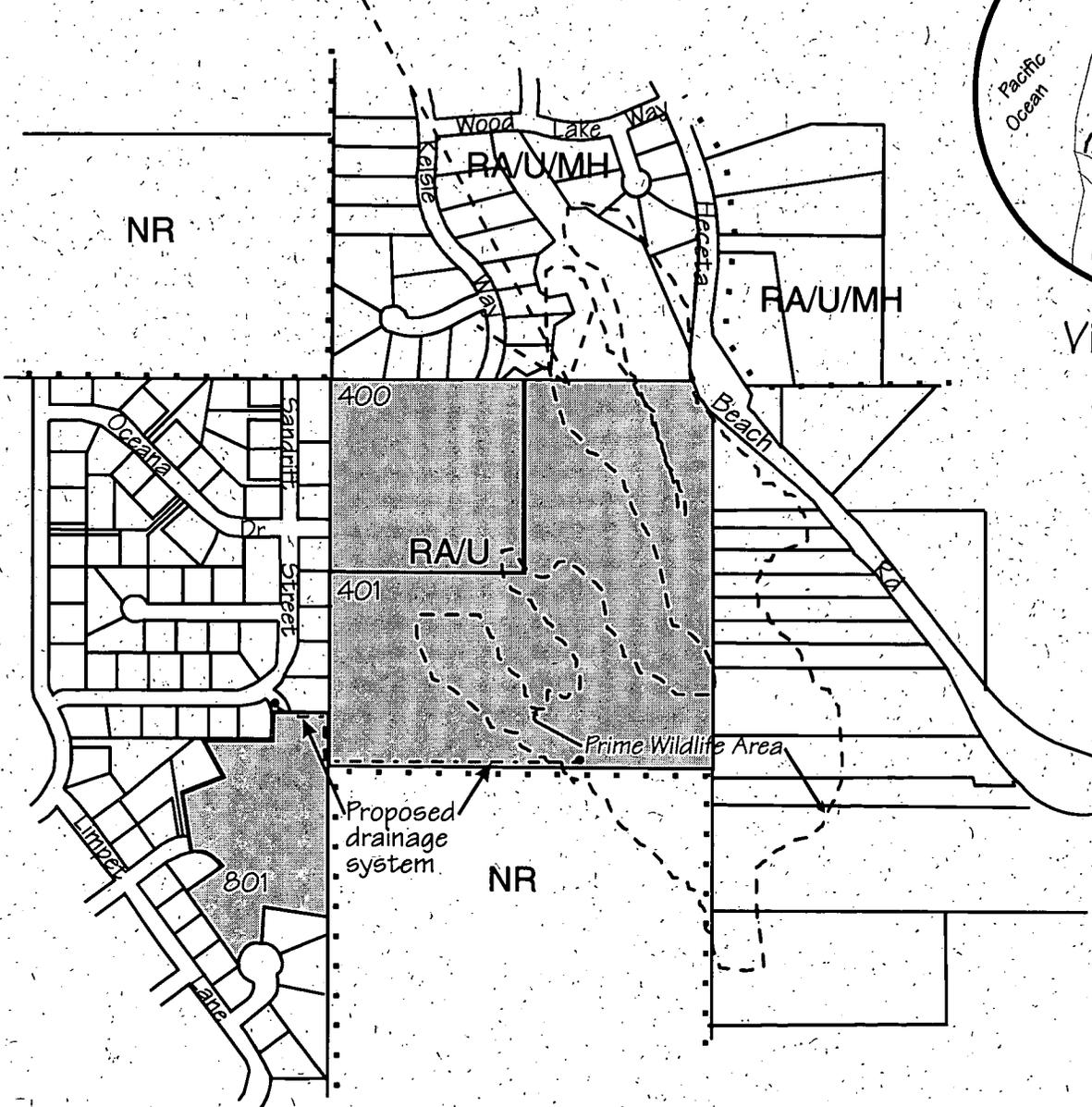
Location: West of Heceta Beach Rd., Florence

Map No: 18 12 10 3 4 #801/ 18 12 10 4 #400, 401

Plot No. UGB/Flo

Proposal: Planning Director review for a Stormwater Drainage System within the Prime Wildlife
Combining zone per LC10.245.15(4)

Site of Request



Vicinity Map
No Scale

"NOTICE TO MORTGAGEE, LIEN HOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER."

FOR INFORMATION ON THE PROPOSEL CONTACT LAND MGT. DIVISION / COURTHOUSE PUBLIC SERVICE BUILDING / 125 E 8TH AVENUE EUGENE, OR 97401 / PHONE (541 687-3807)

SLM'S DATE

REQUEST FORM FOR MAP, NOTIFICATION & REFERRALS

PD LDRC TIME
 HO LCPC DATE
 BCC WLPC PLACE

PLOT NO. UGB

FILE NO. PA 4223-96

TAX CODE 97-18 (map);
97-19 (TAIMS)

APPLICANT: Gene Benedick

AGENT: Harry Taylor

OWNER: Gene Bendick

SITE ADDRESS: (None)

MAP NO. 18-12-10.4

TAX LOT 401

MAP NO. 18-12-10.3.4

TAX LOT 801

MAP NO. 18-12-10.4

TAX LOT 400

PROPOSAL: Planning Director Review for a Stormwater Drainage System within the Prime Wildlife Combining Zone per LC 10.245-15(4).

STAFF: JK

SPECIAL INSTRUCTIONS See plot plan for layout of facility (Exhibit "A") on tax maps.

PA 4223-96
Benedick

Harry Taylor
P.O. Box 1420
Veneta OR 97487

Gene Benedick
27962 Ward Lane
Eugene OR 97402

Clark James M.
5180 Heceta Beach Rd
Florence OR 97439

Cox Oscar R
05176 Heceta Beach Rd
Florence Or 97439

Derrickson Thelma May TE
Ball May I TE
PO Box 1018
Florence OR 97439

Duke Kent & Carol
87827 Sandrift
Florence OR 97439

Ewing Robert & Jennifer
05143 Heceta Beach Rd
Florence OR 97439

Hawkins Frank & Rose
PO Box 2186
Florence OR 97439

Hix Lawrence TE ETAL
87797 Sandrift St
Florence OR 97439

Lane County Owned Lands
125 East 8th Ave
Eugene OR 97401

Shrader Peter & Sandra
PO Box 2324
Florence OR 97439

Smith Nancy J.
330 Crest Drive
Eugene OR 97405

Thompson Wayne & Betty
4354 Spruce Street
Florence OR 97439

Wilson Michell & Lucille
05190 Heceta Beach Road
Florence OR 97439

Head James F & Eileen
5139 Heceta Beach Rd
Florence Or 97439

Smith Gerald & Koto
PO Box 306
Phoenix OR 97535

Jeremiah Robert & Sandra
P.O. Box 543
Cottage Grove OR 97424

Heceta Inc.
PO Box 1180
Waldport OR 97394

Beckman Marvin & Darlene
PO Box 3516
Florence OR 97439

Burleson Robert & Janet
5043 Kelsie Ct
Florence OR 97439

Benson Bruce & Sheryll
1187 Sanborn Ave
Eugene OR 97404

Grainger Donald TE
Donald L Grainger Trust
1102 Pasadena Ave
Fillmore CA 93015

King Charles & Betty
5009 Kelsie Ct
Florence OR 97439

Willoughby Wayne Jr & L.A.
5011 Kelsie Ct
Florence OR 97439

Stoker C Robert TE ETAL
87849 Sandrift Street
Florence OR 97439

Larsen Richard & Doris
87791 Sandrift Street
Florence OR 97439

PA 4223-96
Benedick
Page 2

Geiss Lee & Diane
87767 Sandrift Street
Florence OR 97439

Ishii Richard & Rosemary
P.O Box 2383
Florence OR 97439

Linda Clark
87723 Saltaire Street
Florence OR 97439

Borges June TE
June Borges Trust
P O Box 3126
Florence Or 97439

Kinslow Cecil & Janice
PO Box 842
Florence OR 97439

Silva Calude TE ETAL
87740 Sandrift Street
Florence OR 97439

Takeyama Margery
Margery Takeyama Trust
87623 Sandrift Street
Florence OR 97439

Michael Keith & Teresa
Attn: OR Pacific Banking
PO Box 22000
Florence OR 97439

Clark Linda
87723 Saltaire Street
Florence OR 97439

Almquist Oscar & Amy
87719 Saltaire Street
Florence OR 97439

Lane County
County Owned Lands Dept
Lane County Court House
Eugene OR 97401

Weber George Glenn
087729 Sandrift St
Florence OR 97439

Hollinhurst John Wilfrid Te
Etal
87698 Saltaire St
Florence OR 97439

Lee Jack A Te
Etal
87591 Sandrift St
Florence OR 97439

Watkins William M & S A
87701 Sandrift St
Florence OR 97439

Takeyama Margery P Te
Margery P Takeyama Trust
87623 Sandrift St
Florence OR 97439

Spivey William F Iii & J A
87733 Sandrift St
Florence OR 97439

White John M Te
Etal
87764 Saltaire St
Florence OR 97439

IN RE MATTER OF:

E NO. PA 9223-96

GENE BENEDECK

PLOT NO. _____

ASSESSOR'S MAP & TAX LOT NUMBERS

18.12.10.3.1	
# 5300	Kinslow Cecil & Janice
5200	
18.12.10.	
1200	
18.12.10.3.4	
# 5700	Benedict
5600	Benedict
6100	↓
7100	↓
3300	Benedict
3200	
3100	
1500	
8000	
8100	↓
300	Michael
100	Clark
200	Almqvist
18.12.15	
# 1700	Lane County
18.12.10.3.4	
# 1400	benedick
400	Weber
1200	Hollin Hurst
1300	Benedick

PA4223-96

BENEDICK JULIUS E. & E. J.
BENEDICK E. JUSTINE 1-2
27962 WARD LN
EUGENE OR 97402

Taxlot: 1812104000401
Taxlot: 1812104000400

CLARK JAMES M
5180 HECETA BEACH RD
FLORENCE OR 97439

Taxlot: 1812104001000

COX OSCAR R
05176 HECETA BEACH RD
FLORENCE OR 97439

Taxlot: 1812104000800
Taxlot: 1812104000900

DERRICKSON THELMA MAY TE
BALL MAY I TE
P O BOX 1018
FLORENCE OR 97439

Taxlot: 1812104001300

DUKE KENT F & CAROL G
87827 SANDRIFT
FLORENCE OR 97439

Taxlot: 1812103100200

EWING ROBERT J & JENNIFER L
05143 HECETA BEACH RD
FLORENCE OR 97439

Taxlot: 1812104000300

HAWKINS FRANK L & ROSE E
P O BOX 2186
FLORENCE OR 97439

Taxlot: 1812104001400

HIX LAWRENCE TE ETAL
87797 SANDRIFT ST
FLORENCE OR 97439

Taxlot: 1812103100400

LANE COUNTY
COUNTY OWNED LANDS DEPT
LANE COUNTY COURT HOUSE
EUGENE OR 97401

Taxlot: 1812102000400
Taxlot: 1812104001600

SHRADER PETER F & SANDRA D
P O BOX 2324
FLORENCE OR 97439

Taxlot: 1812103100300

SMITH NANCY J
330 CREST DR
EUGENE OR 97405

Taxlot: 1812104000500

THOMPSON WAYNE R & BETTY A
4354 SPRUCE ST
FLORENCE OR 97439

Taxlot: 1812104001500

Taxlot: 1812104001701

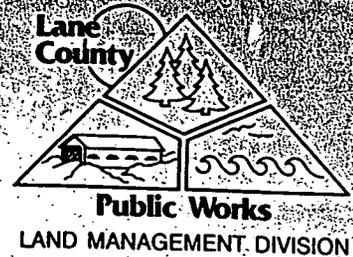
WILSON MITCHELL & LUCILLE
05190 HECETA BEACH RD
FLORENCE OR 97439

Taxlot: 1812104001100

Additional taxlots:

Taxlot: 1812100000101 ✓
1812104000100 ✓
1812104001800 ✓
1812101301400 ✓
1812101302200 ✓
1812101302300 ✓
1812101302400 ✓
1812101302500 ✓
1812101302600 ✓
1812101302700 ✓
1812103100101 ✓
1812103100500 ✓
1812103100600 ✓
1812103100700 ✓
1812103100800 ✓
1812103400100 ✓
1812103405800 ✓
1812103405900 ✓
1812103406000 ✓
1812103407200
1812103407300
1812103407400
1812103407500
1812103407600
1812103407700
1812103407800
1812103407900

*Add Harry Taylor
to notice list
-OK
1-17-97.*



January 27, 1997

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

Re: PA 4223-96 Need for ownership listing

Dear Mr. Taylor:

As discussed by phone today, please provide a list, by Map number, of all contiguous (as defined in LC 13.010) holdings of Mr. Benedick in relation to the subject property on which the project occurs. This information is required in order to give proper referral and decision notice per LC 14.050(3)(c) & 14.100(4).

The adjacent property list provided on the "Land Use Application" was in error. While that error would normally warrant an "incomplete" per LC 14.050(3)(b), it was not possible to detect that error until the office staff began compiling the notice list.

PA 4223-96 cannot proceed until the list is provided. This omission will further delay the expected processing timelines mentioned in my letter dated 1-17-97.

Both the County and your client are obligated to meet the requirements of LC 14. I appreciate your efforts in resolving these unforeseen items.

Sincerely,

A handwritten signature in cursive script that reads "J. Kendall".

Jerry Kendall/Associate Planner (541-682-4057)

c: Gene Benedick
27962 Ward Ln.
Eugene, Or. 97402

1-27-97

FILE #	PA
EXHIBIT #	7

HARRY A. TAYLOR
LAND USE CONSULTANT
P.O. BOX 1420
VENETA, OR 97487
(541) 935-6202
(541) 935-4918 FAX

COPY
RECEIVED BY
LAND MANAGEMENT

JAN 24 1997
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

January 22, 1997

~~Ms. Nancy Liebowitz
Division of State Lands
775 Summer Street NE
Salem, OR 97310-1337~~

Re: Benedick Storm Water Drainage Plan, Florence, Oregon

Dear Nancy,

The purpose of this letter is to request a response from DSL regarding a proposed storm water drainage plan to serve a portion of the Idylewood subdivision. Enclosed is a copy of a Special Use Permit recently filed with Lane County regarding Prime Wildlife Overlay Zone requirements, engineered plans, application narrative and a letter of response from Doug Cottam, ODFW Wildlife Biologist.

The Applicant, Gene Benedick is desirous of constructing a drainage system to alleviate occasional seasonal ponding that impacts up to 13 lots and local streets in the subdivision. It is important to note the system is expected to operate at most once or twice a year. The February 1996 floods caused the most damage and inconvenience; however, the November 1996 rainy period did not cause any appreciable flooding. Based on past events there are years the system may never be used.

In summary, storm water would be collected in a 3000 gallon storage tank and pumped about 850 feet to discharge in a seasonal lake on the Applicant's property. The system incorporates a siltation chamber, oil separator, and clay backfill and rip-rap at the discharge point to maintain water quality and prevent erosion, sedimentation.

It is my understanding that Mr. Benedick met on-site with DSL and a number of other agencies to consider alternatives that would correct this situation. Opening channels between the seasonal lakes was not allowed, but the proposed method was apparently given a conceptual approval, subject to preparing a specific plan. We believe the attached information provides that plan.

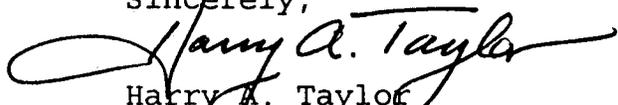
1-24/8

FILE #	PA
EXHIBIT #	12 -248

Page 2
Liebowitz letter
January 22, 1997

Jerry Kendall, Lane County Planner, (541-687-4057) has been assigned the prime wildlife review of this application. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Harry A. Taylor
Land Use Consultant

Enclosure

cc: Gene Benedick (w/o enc)
✓ Jerry Kendall, Lane County Land Management Division (w/o enc)



January 24, 1997

Mrs. Richard Ishii
P.O. Box 2383
Florence, OR 97439

Jack and Barbara Evans
87810 Sandrift Street
Florence, OR 97439

Lee and Diane Geiss
87767 Sandrift Street
Florence, OR 97439

Mr. Claude T. Silva
87740 Sandrift Street
Florence, OR 97439

Concerning: PA 4223-96 Stormwater Drainage System for Idlywood Subdivision

The Lane County Land Management Division received this application from Mr. Benedick and Harry Taylor on December 30, 1996. After the internal processing is completed, referrals to affected property owners and other agencies (i.e. Division of State Lands, Fish and Wildlife, City of Florence Public Works) as required by Lane Code will be sent. That mailing should take place next week. There is a 14-day comment period; and after that time, consideration will be given to any information received and a decision will be made by the Planner, Jerry Kendall.

Mr. Kendall is available by telephone at (800) 826-8978 extension 4057 or at the Florence Annex on Wednesdays, 997-3462 if you would like further information regarding this application.

Sincerely,

A handwritten signature in cursive script that reads "Jane Burgess".

Jane Burgess
Land Management Division

cc: Commissioner Dumdi
Gene Benedick

1-24/7

FILE #	PA
EXHIBIT #	11

PA 4223-96
file copy

KENDALL Jerry

From: KLINE Katherine
To: KENDALL Jerry
Subject: RE: PA 4223-96/Benedict
Date: Thursday, January 23, 1997 10:43AM

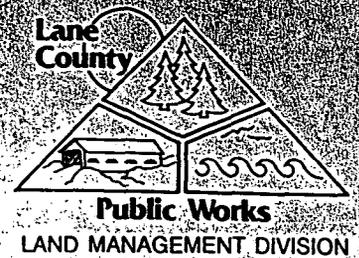
There was a problem with the mailing list on benedict. I had to give it back to Sandy. They owned a lot more property than what was listed on the application

From: CENTRAL Jerry
To: KLINE Katherine
Subject: PA 4223-96/Benedict
Date: Thursday, January 23, 1997 9:20AM

Please see if you can get the pending referrals out for this one soon.

Its for the flooding in Idlewood in Florence, and folks are pressuring for a quick turn around.

1-27/97
FILE # PA _____
EXHIBIT # 10



January 17, 1997

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

Re: PA 4223-96 Stormwater drainage system for Idylewood Subdivision

Dear Mr. Taylor:

This letter is to acknowledge your call requesting a status check on the above cited application. Here is a brief chronology:

- 12-30-96 Application submitted
- 1-7-97 Met with you for project background. Application deemed complete for processing per LC 14.
- 1-7-97 Application sent interoffice for graphics, compilation of notice list.
- 1-17-97 Graphics completed. Sent to Office Aide for referral mailings.

After the referrals are sent out early next week, LC 14 requires a 10 day wait period for responses.

I am aware of the flooding that occurred last February, and of the need for expedited handling of this request. I am also aware of 15 applications which are in my possession that were submitted earlier than the subject application. Normally, the write-up on the subject application would begin about February 17th. I have discussed this matter with the Planning Director. If your client wishes to have this application expedited, the expedited rate stated in Lane Manual will need to be paid. This equates to \$75/hour times # of hours + 15% + \$5. The total expedite fee is, of course dependent on the number of hours the assigned planner (myself) works on the project. I estimate 3-5 hours work required. With the 10 day waiting time for referral responses, I could begin the write-up on the application the week of February 1st. The expedite fee pays for my voluntary overtime spent on this application, so that the other 15 project applicants are not delayed.

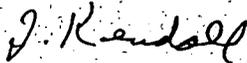
1-17/15

FILE #	PA
EXHIBIT #	2

If your client desires expedited processing time, please submit a fee for three hours, or \$263.75, payable to Lane County. You will be notified if additional hours are compiled. Since your client will want to know a ceiling limit, I will commit to a maximum of 6 hours at the overtime rate, the remainder will be covered under the already paid fee. If the process takes less than 3 hours, a proportionate amount will be refunded.

It is important to stress that the expedite fee simply pays for County planner staff time giving this application priority. I cannot ask referral agencies, such as the Division of State Lands, the City of Florence, etc. to expedite their review timelines. Although I am in receipt of a response from Mr. Cottom of ODF&W, DSL will play an important role in this project. It is timely here to note LC 10.245-70(2). From our meeting last week it is my understanding that no response has been solicited by you or your client from DSL. Such an action would have compressed the processing time.

Sincerely,



Jerry Kendall/Associate Planner

c: Gene Benedict
27962 Ward Lane
Eugene, Or. 97402

Jane Burgess/LMD