

# ATTACHMENT 5

## Phase 1 Site Investigation Report

Myrtle Glen Subdivision  
Preliminary PUD Application to City of Florence  
December 2, 2022

**CITY OF FLORENCE  
PHASE I SITE INVESTIGATION REPORT**

Mike Johnson  
Applicant

11/12/2022  
Date

Myrtle Glen PUD Subdivision  
Proposal or Project

18S 12W 22                      1200, 200  
Map No.                                      Tax Lot

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

High Density  
Comprehensive Plan Designation

37th & Oak  
Street Address

High Density  
Zoning District


N/A  
Overlay District

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

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

This investigation was done by:

Hailey Sheldon  
Print

  
Signature

Planner  
Title

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

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

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

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

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

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

Rev. 4/09