

LAND MANAGEMENT DIVISION



Building at the Coast in the Florence UGB

PUBLIC WORKS DEPARTMENT 3050 NORTH DELTA HIGHWAY, EUGENE OR 97408
PLANNING: 541-682-3577 BUILDING: 541-682-4651 SANITATION: 541-682-3754

The oceanfront and coastal lakes of Lane County have long been recognized for their unique environmental qualities. As such, these areas are afforded extra protection through “Combining Zones” which are in addition to the requirements found in the base zone of a specific piece of property. These combining zones preserve the topographic integrity of the land, protect critical wildlife and plant species, water quality and quantity, and indigenous vegetation, and to ensure soil stability during and after development. Coastal soils, lakes, and associated natural features are subject to rapid erosion, degradation, and instability. Development must be evaluated on a site specific basis to ensure it is consistent with the limitations of these resources, to prevent economic loss, promote diverse shoreland uses, and provide for recreation.

WHAT ARE THE COASTAL COMBINING ZONES WITHIN THE FLORENCE URBAN GROWTH BOUNDARY? Is your property within the Florence Urban Growth Boundary (UGB) and outside of City Limits? Check on the Lane County Easy Property Lookup website (you will need your tax parcel number): <https://lcmaps.lanecounty.org/PropertySearch>

Five combining zones are found in the coastal areas. More than one may apply to a particular piece of property. The combining zones include:

- Prime Wildlife Shorelands (/PW) Combining Zone (Lane Code 10.245)
- Natural Resources Conservation (/NRC) Combining Zone (Lane Code 10.250)
- Residential Development Shorelands (/RD) Combining Zone (Lane Code 10.255)
- Dredge Material/Mitigation Site (/DMS) Combining Zone (Lane Code 10.260)
- Beaches and Dunes (/BD) Combining Zone (Lane Code 10.270)

DOES A COMBINING ZONE APPLY TO YOUR DEVELOPMENT PROPOSAL? The combining zones are shown on the coastal zoning maps. These maps are on the Lane County website (<https://lcmaps.lanecounty.org/PropertySearch>). You will need your tax parcel number to locate the correct zoning map. If you determine your property is subject to a combining zone, you will want to review the Lane Code Criteria. Specific sections are listed above. The website for Lane Code is: http://lanecounty.org/government/county_departments/county_counsel/lane_code/

PHASE 1 SITE INVESTIGATION REPORT (SIR) APPLICATION

A Phase I Site Investigation Report application could be required by the Special Development Standards section or as required by the Beaches and Dunes (/BD) Combining Zone. See more information on soil types below. The purpose for the Site Investigation Report is intended to provide a systematic process for the developer and Lane County to review of the following types of information:

- 1) The identification of possible negative impacts caused by geologic hazard accentuated by or impacting the proposed development, adjoining property, and overall dune sheet;
- 2) To suggest solutions or remedies to identified problems to overcome geological hazard or to accommodate other environmental considerations; and
- 3) To identify consistency or conflict with local, state, and federal regulations.

Land use application forms are available in the LMD office or the Lane County website (www.lanecounty.org/planning). Phase I SIR's are reviewed administratively through a Type I procedure.

HOW DO I KNOW IF A PHASE I SIR APPLICATION IS REQUIRED? A Phase 1 SIR application may be required due to three factors: 1) soil types, 2) potential problem areas, and/or 3) mapping of the Beaches and Dunes Overlay Zone.

1) Soil Types. Depending on your soil type(s), your property may be subject to Special Development Standards pursuant to Lane Code 10.261. Search for soil types on the Lane County Zone and Plan Map viewer: <http://lcmaps.lanecounty.org/LaneCountyMaps/ZoneAndPlanMapsApp/index.html>. Once you determine what your soil type(s) are, the key below will determine if the Special Development Standards of Lane Code 10.261 are applicable to development on the subject lot or parcel. If they are applicable, then a Phase I Site Investigation Report application is required prior to development on the property.

Soil Type	Map Symbol	Phase I Site Investigation Report Required
Brallier variant muck	18	X
Brallier muck, drained	17	X
Heceta fine sand	53	X
Waldport fine sand, 0-12% slopes	131C	
Waldport-Urban land complex, 0-12% slopes	133C	
Waldport fine sand, 12-30% slopes	131E	X
Waldport fine sand, thin surface, 0-30% slopes	132E	X
Waldport fine sand, 30-70% slopes	131G	X
Yaquina loamy find sand	140	X
Yaquina-Urban land complex	141	X
Netarts fine sand, 3-12% slopes	94C	
Netarts fine sand, 12-30% slopes	94E	X
Bohannon gravelly loam, 3-25% slopes	16D	X
Bohannon gravelly loam, 25-50% slopes	16F	X
Preacher-Bohannon-Slickrock complex, 50-75% slopes	112G	X
Lint silt loam, 7-12% slopes	74C	
Lint silt loam, 12-20% slopes	74D	X
Slickrock gravelly loam, 3-25% slopes	124D	X

2) Potential Problem Areas. A Site Investigation Report may also be required if the subject property has one or more of these identified potential problem areas pursuant to the Special Development Standards of LC 10.261:

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| 1) Special Flood Hazard area | 5) Slopes Greater than 12% |
| 2) Munsel Creek and Other Drainageways | 6) Active Dune Sands |
| 3) Active Dune Advancing Edge | 7) Yaquina Soils and Wet Areas |
| 4) Ocean Flooding, Tital Flooding, Tsunami | |

3) Beaches & Dunes Combining Zone. A Site Investigation Report will be required if your property is within the Beaches & Dunes Combining Zone. Check here to see if your property is within the Beaches & Dunes Combining Zone:

<http://lcmaps.lanecounty.org/LaneCountyMaps/ZoneAndPlanMapsApp/index.html>

PHASE 2 SITE INVESTIGATION REPORT (SIR) APPLICATION

If hazards are identified on the subject property for the proposed development during the Phase I SIR review, a Phase II SIR will be required to specifically address and mitigate those hazards. A Phase II SIR is a Type II (Director) Review and includes notice to the neighbors and an opportunity to appeal the County's decision.