



City of Florence

250 Hwy 101, Florence, OR 97439

www.ci.florence.or.us

November 14, 2016

Dear Florence Citizen,

Enclosed is information regarding free native riparian plants being offered by the Siuslaw Watershed Council to help reduce erosion, filter nutrients, and keep water cool for salmon and trout. Your property is located along a creek or riparian area and is eligible to receive these free riparian plants being offered by the Siuslaw Watershed Council. In order to protect the Florence area's valuable natural resources, all areas along Munsel Creek as well as the Munsel Creek Side Channel have setbacks and regulations associated with them.

A 50-foot buffer from the edge of the riparian corridor is required for stormwater quality so altering it through the placement of structures or impervious surfaces; by the removal of native vegetation; by grading, excavation, placement of fill; or by vegetation removal (other than perimeter mowing and other cutting necessary for hazard prevention) is not permitted. In Coast Village, for the Munsel Creek Side Channel, that distance is reduced to 25 feet with an Administrative Review, provided that disturbed native plants are replaced elsewhere on the property.

An existing lawfully constructed structure can be replaced within a riparian area or wetland buffer zone with only a building permit (and no land-use approval) as long as no additional riparian surface is disturbed. If you are unable to build a 27' X 50' home within your property setbacks, you may do so through an Administrative Review if your build site is further than 20 feet from the riparian corridor. For structures closer than 20 feet from the corridor, a hardship variance is required, but for residents of Coast Village, the variance fee is waived.

FCC Title 10 – Zoning Regulations can be found at the City website at:

<http://www.ci.florence.or.us/council/title-10-zoning-regulations>

Please feel free to contact the Planning Department if you have any questions about your property, the significant riparian area, or Florence City Code. We are happy to provide any consultation needed. You may reach me at (541) 997-8237 or at Florence City Hall, 250 Hwy 101, Florence, OR 97439.

Best Regards,

Glen Southerland
Assistant Planner

Public Works
989 Spruce St.
(541) 997-4106

**City Manager/
City Recorder**
(541) 997-3437

**Community Development:
Planning & Building**
(541) 997-8237

**Finance/
Utility Billing**
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

Florence Events Center
715 Quince St.
(541) 997-1994



