



**Benton
County**

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Office: Kalapuya Building
4500 SW Research Way
Corvallis, OR 97333
(541) 766-6819
www.co.benton.or.us/cd

APPLICATION

LOT OF RECORD DWELLING IN THE FOREST CONSERVATION ZONE

File #

Fee: \$
(SEE CURRENT FEE SCHEDULE)

*ALL SECTIONS MUST BE COMPLETED. ATTACH ADDITIONAL SHEETS IF NECESSARY.
REVIEW WILL BEGIN ONLY WHEN THE APPLICATION IS DETERMINED TO BE COMPLETE*

I. Property Owner(s) Information

Name(s): Phone #1:

Mailing Address: Phone #2:

City: State: Zip: Email:

II. Applicant Information

Name(s): Phone #1:

Mailing Address: Phone #2:

City: State: Zip: Email:

Other individuals to be notified of this application: Name, Address, City & Zip, or Email

III. Property Information

Site Address:

Assessor's Map & Tax Lot Number: T S, R W, Section(s) , Tax Lot(s)

Acreage: Zoning: Fire District:

Water Supplied By: Sewage Disposal Type:

Existing Structures:

Current use(s) of the property:

IV. Request Summary (Example: "Conditional Use approval to operate a commercial kennel in the RR Zone.")

V. Attached Documentation: With all land use applications, the "burden of proof" is on the applicant. It is important that you provide **ALL** the information listed on the following pages at the time you submit your

application. The processing of your application does not begin until the application is determined to be complete.

Please submit the following information:

1. Recorded documents verifying that the lot or parcel on which the dwelling will be sited was lawfully created and was acquired by the present owner prior to January 1, 1985, or by devise or by intestate succession from a person who acquired the lot or parcel prior to January 1, 1985.
2. Identify by Assessor's Map and Tax Lot number any contiguous properties in the same ownership as the subject property. Also identify any contiguous properties that were in the same ownership as the subject property on November 4, 1993.
3. Is there currently a dwelling on any of the following: the subject property; contiguous property in the same ownership as the subject property; contiguous property that was in the same ownership as the subject property on November 4, 1993? A dwelling on any of these properties will preclude approval of a dwelling for the subject property.
4. For the entire tract (all contiguous properties in the same ownership), identify all of the soil types and the acreage in each soil type. For each soil type, determine the productivity rating (cubic feet per acre per year of wood fiber production), and multiply the productivity rating by the number of acres in the soil type; the result is the total timber production capability of the tract. If this number exceeds 5000 cubic feet per year, a lot-of-record dwelling cannot be approved. [The soil type is determined from the US Soil Conservation Service "Soil Survey of Benton County"; the productivity rating is determined from tables prepared by the Oregon Department of Forestry. Both sources are available at the Community Development Department]
5. Is the subject tract located within 1,500 feet of a public road that provides or will provide access to the tract? ["Public road" means a road over which the public has a right of use that is a matter of public record.] Please include the road name and County road number. Identify the road surface (paved, oil mat, gravel, dirt, etc.), width, and who is responsible for the maintenance of the road. To qualify, the road must be maintained and either paved or surfaced with rock. It cannot be a US Bureau of Land Management road, and it cannot be a US Forest Service road unless the road is paved to a minimum width of 18 feet, there is at least one defined lane in each direction and a maintenance agreement exists between the US Forest Service and landowners adjacent to the road, a local government or a state agency.
6. Attach a copy of the easement granting access to any proposed parcel that does not have frontage on a public road.
7. Attach an accurate scale drawing of the property, showing the locations of existing structures, roads, water supply, subsurface sewage system, easements, driveways, etc., and the tentative location of all proposed structures and improvements. Show setback distances to property lines for all improvements. Label all tax lot(s). The proposed dwelling and all other structures shall be sited in compliance with BCC Sections 60.405 and 60.410.
8. Is the lot or parcel on which the dwelling will be sited within an area designated as a big game habitat area?

If yes, how many dwellings are in the big game habitat in this 640-acre Section?

Explain how the siting of the dwelling is consistent with the limitations on density in the Big Game Policies of the Natural Resources and Hazards element of the Benton County Comprehensive Plan.

9. Is the subject property in a fire protection district? _____ Name of district: _____

If no, submit a plan for fire protection that complies with BCC 60.405(4) and 60.410(8).

10. Discuss how the dwelling will be sited on the least valuable wildlife habitat on the property, or clustered near dwellings on other parcels or lots in order to lessen the impact on wildlife habitat and help to maintain an overall density that is compatible with wildlife habitat management. In cases where dwellings are clustered, the 300-foot setback from adjacent property zoned for resource use may not be feasible. A dwelling shall also be sited to avoid intruding unnecessarily on areas free from existing roads and dwellings. [The Planning Official shall balance these standards with the required siting and permit standards elsewhere in this code to minimize adverse impacts.]

11. Is the only access or proposed access to the property via a road that crosses a railroad? _____ If yes, please draw the location on your map and explain here: _____

Note: Compliance with the Siting Standards of BCC 60.405 and 60.410 will be required prior to the issuance of a building permit. Please review these standards to ensure you can meet them.

Signature(s)

<p>Assessed Property Value Notice</p> <p>This action or any future related action(s), if approved, may result in a change to my property valuation, and therefore the tax amount I pay annually. I will contact the Assessor's Office at 541-766-6855 to discuss and understand potential property tax impacts.</p> <p style="text-align: center;"><input type="checkbox"/> <i>I understand</i></p>

I hereby certify that I am the legal owners(s) or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the requested conditional use permit would not violate any deed restrictions attached to the property.

Owner/Contract Purchaser Signature	Date
Owner/Contract Purchaser Signature	Date

For Office Use Only

Date Application Received: _____ Receipt Number: _____ By: _____

File Number Assigned: _____ Planner Assigned: _____

Date Application Deemed Complete: _____