



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

DWELLING IN THE FOREST CONSERVATION ZONE (Template Test)

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.

Required Application Information

An application for a dwelling in the Forest Conservation Zone must comply with the review criteria in Benton County Code (BCC) Section 60.108 and the siting standards in BCC 60.405 through 60.410 and BCC Chapter 99. Copies of these sections of the Code are available at the Community Development Department. **The information listed below must be submitted with the application and will be used to determine if the application complies with Code requirements for a dwelling.**

1. A copy of deed(s) covering the subject property and contiguous property in the same ownership.
2. A copy of the easement granting access to any parcel that does not have frontage on a public road.
3. 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).
4. 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).
5. Identify by Assessor’s Map and Tax Lot number any contiguous properties in the same ownership as the subject property. Is there currently a dwelling on any of these properties? A dwelling on any of these properties will preclude approval of a dwelling for the subject property.
6. 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.]
7. List the types of soil on the property and the amount of each soil type. This information can be obtained from the Soil Survey of Benton County, available at the Community Development Department.
8. 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: _____

Required Minimum Conditions of Approval

The conditions of development listed below will apply to all dwelling approvals. Additional conditions may be imposed as required by County Code or state law in specific cases.

1. The property owner shall sign a declaratory statement recognizing the rights of adjacent and nearby land owners to conduct forestry and farming operations. This statement will be provided by the Development Department and will be recorded into the County Deed Records for the subject property.
2. The dwelling shall be at least 50 feet from the ordinary high water line of any river or major stream. In the case of a creek or minor stream, the dwelling shall be at least 25 feet from the ordinary high water line.

3. The dwelling shall be at least 30 feet from a property line and at least 45 feet from a roadway. The dwelling shall be at least 300 feet from contiguous resource lands (land zoned EFU or FC), or shall conform to this standard to the greatest extent possible. This requirement shall not be applied to a road setback.
4. A minimum 30-foot firebreak shall be maintained around all structures. A firebreak may contain ornamental shrubbery, single specimen trees or similar plants used as ground cover. These plants, however, should not provide means for rapidly transmitting fire from native growth to structures.
5. Creation of a secondary fuel break. This fuel break shall extend a minimum of 100 feet in all directions around the primary safety zone. The goal within this safety zone is to reduce fuels so that the overall intensity of any wildfire is decreased and the likelihood of crown fires or crowning is reduce.
6. All dwellings shall have roofs constructed of materials defined under the Uniform Building Code as either Class A or Class B (such as but not limited to composite mineral shingles or sheets, exposed concrete slab, ferrous or copper sheets, slate shingles, clay tiles or cement tiles).
7. The dwelling shall not be sited on a slope of greater than 40%.
8. Each chimney shall have a spark arrester.
9. The dwelling shall be sited on the property's least valuable wildlife habitat, or clustered near dwellings on other parcels. This will lessen impacts on wildlife habitat and help maintain an overall density that is compatible with wildlife habitat management.

Signature(s)

<p><i>Assessed Property Value Notice</i></p> <p><i>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.</i></p> <p style="text-align: center;"><input type="checkbox"/> I understand</p>

I hereby certify that the information contained in this application for a dwelling in the Forest Conservation Zone is accurate to the best of my knowledge; and the proposed use would not violate any deed restrictions attached to the property. This application must be signed by all owners of the property.

Owner/Contract Purchaser Signature	Date
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Owner/Contract Purchaser Signature	Date
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For Office Use Only

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

File Number Assigned: _____ Planner Assigned: _____

Date Application Deemed Complete: _____