

**COMMUNITY DEVELOPMENT DEPARTMENT**

360 SW Avery Avenue  
Corvallis, OR 97333-1192  
(541) 766-6819  
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**APPLICATION**

**DWELLING IN THE FOREST CONSERVATION ZONE  
(Template Test)**

File # \_\_\_\_\_

**Fee: Staff \$1,135**

**Property Owner or Contract Purchaser Information**

Name: \_\_\_\_\_ Bus. Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City & Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Other individuals to be notified of this application:

<u>Name</u>	<u>Address</u>	<u>City &amp; Zip</u>
_____	_____	_____
_____	_____	_____

**General Property Information**

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

Acreage: \_\_\_\_\_ Existing Structures: \_\_\_\_\_

Current use(s) of the property: \_\_\_\_\_

When was the subject property first described in its current configuration in a separate recorded legal description? \_\_\_\_\_ Recorded Document Number: \_\_\_\_\_

Uses of adjacent property (not under the ownership of the applicant):

**North** of property: \_\_\_\_\_

**South** of property: \_\_\_\_\_

**East** of property: \_\_\_\_\_

**West** of property: \_\_\_\_\_

### **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.

