

**Current applicable riparian and wetland code for Project:**

Rural Residential

(6) A structure which is not related to a water dependent use shall be placed at least fifty **(50) feet** from

the ordinary high water line of river or major stream. In the case of a creek or minor stream, a structure

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which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line.

**Urban Residential**

(A) To qualify the property for creation of this parcel, the property owner shall establish

permanent protection for the portion of the subject lot or parcel that has been designated

as Highly Protected Natural Resource on the Corvallis Urban Fringe Riparian Corridors

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and Wetlands Map, and the Highly Protected area equals or exceeds the larger of the

following: two acres, or 30% of the total acreage of the subject property.

Permanent

protection shall be by one of the following means:

(i) A conservation easement benefiting, or a gift to, a governmental land management

agency or nonprofit corporation organized for the purpose of land or environmental

conservation. The applicant shall provide a letter from the benefiting entity demonstrating intent to accept the proposed easement or gift and to manage the land to preserve and/or enhance the natural feature functions identified on the Corvallis Riparian Corridors and Wetlands Map, contingent on approval of the development proposal;

(ii) Dedication to Benton County. The applicant shall provide a letter from the Board

of Commissioners demonstrating intent to accept the proposed dedication, contingent on approval of the development proposal. Benton County will place priority on accepting lands consistent with the mission of the Benton County Parks

System Comprehensive Plan or other adopted plans; or

(iii) Dedication, or reservation for dedication, to the City of Corvallis. The applicant

shall provide a letter from the City of Corvallis stating intent to accept the proposed

reservation, contingent on approval of the development proposal. A reservation for

dedication shall include use restrictions to ensure the natural features are preserved prior to dedication;

(B) The proposed bonus parcel is approved through the criteria and procedures for a

conditional use permit (BCC 53.205 through 53.235). The specific location and dimensions of the proposed parcel shall be presented by the applicant.

(C) The new parcel shall share access with the existing parcel if doing so would reduce

impact to mapped natural features shown on the Corvallis Urban Fringe Natural Hazards Map and/or Riparian Corridors and Wetlands Map.

(8) A maximum of twenty-five percent (25%) of existing natural riparian vegetation within twenty-five

(25) feet of the ordinary high water line of the Marys River outside of the Corvallis urban growth

boundary, by area, may be removed for any reason within the riparian setback area. Additional land may

be cleared of riparian vegetation in order to:

(a) Remove dead or diseased vegetation, or vegetation which constitutes a hazard to public safety or a

threat to existing healthy indigenous vegetation;

(b) Construct pedestrian access (pathways) to the waterway;

(c) Install or maintain an artificial or structural shoreline stabilization, provided that natural erosion

control measures or other non-structural solutions are not feasible and applicable state and federal

standards are met; or

(d) Remove blackberry vines, Scotch Broom, or other noxious vegetation as defined by the Oregon

Department of Agriculture, provided that such vegetation is replaced with other more suitable

vegetation.

## **Chapter 87**

Goal 5 resources applicable areas or countywide?