



**Benton  
County**

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

Community Development Department

Office: (541) 766-6819  
360 SW Avery Avenue  
Corvallis, OR 97333

co.benton.or.us/cd

**APPLICATION**

**MODIFICATION TO NATURAL FEATURES STANDARDS**

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: "Non-discretionary modification to natural features standards.")**

**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.

**Natural Features**

List all Natural Features identified by the Benton County Zoning Map within the area in which you propose any vegetation removal, ground disturbance or construction:

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**Applicant’s Statement**

1. When was your property created or last modified? \_\_\_\_\_ (date) (**Note:** *Modification to Natural Features Standards cannot be granted for a lot or parcel created or modified after October 6, 2005.*)
2. What is the total area of your property? \_\_\_\_\_ acre(s) or square feet (circle one)
3. What is the total area of your property that is not encumbered by Natural Features regulations? \_\_\_\_\_ acre(s) or square feet (circle one)
4. What is the total area proposed for vegetation removal, ground disturbance or construction? \_\_\_\_\_ acre(s) or square feet (circle one).
5. On a separate sheet of paper, please describe how you will meet the review criteria of Benton County Code (BCC) Section 88.800(1) or (2), *and* Section 88.800(3) through (9). Your answers will be used to evaluate this request. It is to your benefit to be thorough and to provide as much additional information in support of the application as possible.
6. Is the proposed on-site septic system within a Natural Feature area? Yes / No (circle one) If yes: I understand that the system shall be a sand filter system that provides the least disruption and occupation of surface area and vegetation. \_\_\_\_\_ (initial here)
7. I understand that I am responsible for developing, with professional assistance, a mitigation/restoration plan to offset impacts of my proposed activities on natural resources, and that I am responsible for establishing and maintaining the mitigation/restoration described in the plan. \_\_\_\_\_ (initial here)
8. Is any portion of the proposed development (including the septic system) within a Natural Hazard area as defined by BCC Section 88.010(6)? Yes / No (circle one) If yes, attach a geotechnical site assessment or geotechnical report as required by Section 88.100 and/or 88.200.

**Attachments**

1. A scale-drawn site development plan showing the Natural Features, the proposed Minimum Constraint-Free Area, all areas proposed for vegetation removal, ground disturbance or construction, the proposed septic drainfield and repair areas, as well as existing and proposed locations of building(s), driveway(s), parking, and water supply.
2. A mitigation/restoration plan to restore natural resource areas similar to those impacted by the proposed development activities at a ratio of 2:1 (restored area: impacted area) either on the affected property or off-site on land within the same watershed.
3. If required above, a geotechnical site assessment or geotechnical report for the proposed development area.
4. A copy of deed(s) covering the subject property and contiguous property, in the same ownership.
5. A copy of the easement granting access to any proposed parcel that does not have frontage on a public road.
6. If the applicant for this request is not the property owner, then authorization from the owner must be submitted with the application.

**Signature(s)**

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 proposed use would not violate any deed restrictions attached to the property.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant or Property Owner Signature

\_\_\_\_\_  
Date

*For Office Use Only*

Date Application Received: \_\_\_\_\_ Receipt Number: \_\_\_\_\_ By: \_\_\_\_\_

File Number Assigned: \_\_\_\_\_ Planner Assigned: \_\_\_\_\_