

LAND MANAGEMENT DIVISION



LAND USE APPLICATION
Preliminary Investigation
Beaches and Dunes Combining Zone

PUBLIC WORKS DEPARTMENT 125 E 8th AVENUE, EUGENE OR 97401 PLANNING: 682-3807

For Office Use Only: FILE #

CODE: AHCL

FEE:

Applicant (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Applicant Signature: _____

Agent (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Agent Signature: _____

Land Owner (print name): _____

Mailing address: _____

Phone: _____ Email: _____

Land Owner Signature: _____

LOCATION

Township Range Section Taxlot

Site address

PROPOSAL: A request for a Preliminary Investigation in accordance with Lane Code 10.270 (for land inside an Urban Growth Boundary) or Lane Code 16.243 (for land outside an Urban Growth Boundary).

This application is based on objective evidence and is not a land use decision; therefore, the decision is not subject to public notice and may only be appealed by the applicant.

INSTRUCTIONS: Completely fill out this application form. Attach additional pages if necessary. Failure to submit a complete application or answer every question will result in a delay or rejection of your application.

The Preliminary Investigation will determine the presence of any hazards to the proposed development. If a significant hazard is found that requires further review, a Site Investigation Report will be required. Details regarding a Site Investigation Report are contained in Lane Code 10.270-55 to 10.270-80 and Lane Code 16.243(12) to 16.243(16).

PROJECT DESCRIPTION What are you proposing? What are you going to build?

SITE PLAN A site plan must be included. Refer to the handout entitled "How to prepare your site plan".

ZONING: _____

ACREAGE: _____

LOCATION Describe how to find the property. Is the address visible? Are there any identifying features?

EXISTING IMPROVEMENTS Does the property contain any roads, structures, etc.?

STAKE OUT THE DEVELOPMENT AREA. The location of the structure(s) must be staked out on the site and identified with colored ribbon or a similar item.

PHYSICAL FEATURES: Describe the site. Generally describe the vegetation. Identify any steep slopes, water bodies (creeks, ponds, etc.) or other significant features.

APPROVAL CRITERIA

LC 10.270 Beaches and Dunes Combining Zone: Applicable to land inside a UGB.

LC 16.243 Beaches and Dunes Combining Zone: Applicable to land outside a UGB.

These two sections from the Lane Code contain identical review and approval criteria for development in the Beaches and Dunes Combining Zone. The approval criteria are listed below.

Additional Site and Development Requirements. The following requirements apply to all development, except the harvesting of timber as allowed by the Zone with which the /BD-RCP Zone is combined. Timber harvesting activities shall conform to Oregon Forest Practices Act rules regulating logging practices in dune areas:

(a) Development shall not result in the clearance of natural vegetation in excess of that which is necessary for the structures, required access, fire safety requirements and the required septic and sewage disposal system.

Footprint of the proposed structure(s): _____ sf

Total area of vegetation clearance: _____ sf

Explain why your proposed vegetation clearance is not excessive: _____

(b) Vegetation free areas which are suitable for development shall be used instead of sites which must be artificially cleared.

Does the property contain any vegetation-free areas? Yes No

If you are not using the vegetation-free area, explain why: _____

(c) Areas cleared of vegetation during construction in excess of those indicated in LC 16.243(7)(a) above shall be replanted within nine months of the termination of major construction activity.

This will be a condition of approval.

(d) Sand stabilization shall be required during all phases of construction and post-construction as specified by standards set forth in the Lane Manual.

If the site is comprised of sandy soil, you will be required to stabilize the soil during construction, and permanently stabilize the soil within 90 days after construction. Acceptable stabilization methods are listed in Lane Manual 10.056. If applicable, this will be included in the packet mailed to you.

(e) Development shall result in the least topographic modification of the site as is possible.

Does your plan comply with this requirement? Explain: _____

(f) Slopes in excess of 25 percent shall be prohibited from development.

Do you plan to disturb any slopes greater than 25%? If yes, explain: _____

(g) Significant structural loads or structural fills to be placed on dune areas where, based on the Development Hazards Checklist, compressible subsurface areas are suspected, shall be allowed only after a thorough foundation check and positive findings are reported.

If applicable, an engineer may be required to prove the site can support the proposed structure. If so, this will be a condition of approval.

(h) The requirements for yards, setback, area, vision clearance and parking spaces shall be as provided in the respective zone with which the /BD-RCP Zone is combined, unless specifically provided otherwise by the provision of the /BD-RCP zone.

What is the property zoned: _____

What are the setbacks: _____

These setbacks and zoning will be verified by planning staff.