

LAND MANAGEMENT DIVISION



LAND USE APPLICATION
Preliminary Investigation
Residential Development Shorelands
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 prior to development in the Residential Development Shorelands Combining Zone, pursuant to Lane Code 16.240.

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 and the appropriate mitigation measures.

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.

APPLICABILITY

16.240 RESIDENTIAL DEVELOPMENT SHORELANDS COMBINING ZONE (/RD-RCP).

(9) Preliminary Investigation. Any proposal for development within the /RD-RCP Zone shall require a Preliminary Investigation by the Planning Director to determine the specific area to which the requirements of the /RD-RCP Zone shall apply. The requirements of the /RD-RCP Zone shall apply in an area in which the Planning Director determines that one or more of the criteria specified below apply.

To the best of your knowledge, do any of the following conditions exist at the site? Check all that apply:

___ (a) Lands which limit control or are directly affected by the hydraulic action of the coastal waterways. These lands are composed of the following:

- (i) Floodways and the floodway fringe.
- (ii) Land lying between the mean high, high water and mean low watermark of coastal water bodies.
- (iii) Dikes, dams, levees or steep embankments which control the coastal water body.
- (iv) Lands along the ocean coast at or below the 26 foot elevation line.

___ (b) Adjacent areas of geologic instability which are composed of:

- (i) Areas of geologic instability in which the instability is attributable to the hydraulic action of the water body.
- (ii) Areas of geologic instability which have a direct impact on water quality, water temperature or on shoreline stability.
- (iii) Shorelands in dunal areas in which the enforcement of the use restrictions of the /BD-RCP Zone, LC 16.243, would be inadequate to protect water quality, water temperature or shoreline stability.

___ (c) Natural or human-made riparian resources. These lands are as follows:

- (i) Extend from 10 to 65 feet landward from the mean high water, within which area the existing vegetation serves one or more of the following functions:
 - (aa) Shading of coastal water body.
 - (bb) Stabilization of shoreline.
 - (cc) Habitat for rare or endangered wildlife species.
 - (dd) Significant riparian vegetation areas as identified in the Lane County Coastal Inventory.

___ (d) Areas of significant shoreland and wetland biological habitat composed of:

- (i) Freshwater marshes identified in the Lane County Rural Comprehensive Plan.
- (ii) Areas currently identified by Nature Conservancy and included in the Lane County Coastal Inventory as significant natural areas or other areas which the Lane County Board of Commissioners may deem significant natural areas based on new inventory information.
- (iii) Habitat, other than that listed in LC 16.240(9)(c)(i)(cc), which supports rare or endangered species.

___(e) Areas necessary for water dependent and water related uses, including areas of recreational importance which utilize coastal water or riparian resources, areas appropriate for navigation and port facilities and areas having characteristics suitable for aquaculture. These are as identified in the Lane County Rural Comprehensive Plan.

___(f) Areas identified in the Lane County Rural Comprehensive Plan as having exceptional aesthetic or scenic quality derived from or related to the association with coastal water areas.

___(g) Coastal headlands identified in the Lane County Coastal Inventory.

APPROVAL CRITERIA

(5) Prohibited Uses. The following uses or activities are expressly prohibited in the /RD-RCP Zone: Fills in coastal lakes adjacent to the /RD-RCP Zone.

Does your project include any fill in a coastal lake? Yes No

If yes, explain: _____

(6) Site and Development Requirements. If found subject to the requirements of the /RD-RCP Zone, based on the results of the Preliminary Investigation specified by LC 16.240(9), the below specified development requirements shall be in addition to those provided by the respective zone or zones with which the /RD-RCP Zone is combined. These requirements shall not apply to timber harvest activities where the underlying zone allows timber harvesting as a permitted use. In such areas, timber harvesting activities shall conform to Oregon Forest Practices Act rules.

(a) Development on shorelands within dune areas shall not result in clearance of a parcel's existing vegetation in excess of what is necessary for the construction of the structures, necessary access, septic requirements and fire safety requirements.

Footprint of the proposed structure(s): _____ sf

Total area of vegetation clearance: _____ sf

Explain why your proposed vegetation clearance is not excessive: _____

(b) In all cases vegetative cover shall be retained on lands within the shoreland area. Construction activities shall occur in such a manner as to avoid unnecessary excavation and removal of indigenous vegetation, unless cleared vegetation is to be replaced immediately following the construction activity. Interim soil stabilization methods shall be required during the construction phase of any project.

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

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

(c) Within the setback area specified under LC 16.240(7), all indigenous riparian vegetation, except that removed to provide paths to the water body, shall be retained within an area 30 feet in width measured at right angles from the mean high waterline of the water body. For the remainder of the required setback area, brush may be removed, but trees shall be retained.

Does your plan comply with this requirement? Explain: _____

(d) Where riparian vegetation does not exist along the shoreline of the estuary or coastal lakes, an area 30 feet in width, measured at right angles to the shoreline, shall be planted in indigenous vegetation or other vegetation which will aid in bank stabilization and prevent sedimentation of the water body. Areas necessary for access to the water body are exempted from this requirement. Continued maintenance of this vegetation shall be the responsibility of the landowner.

Does your plan comply with this requirement? Explain: _____

(e) Cornices, canopies and eaves may extend two feet into the setback area specified by LC 16.240(7).

Does your plan comply with this requirement? Explain: _____

(f) Decks, uncovered porches, stairways and fire escapes may extend a distance of 10 feet into the setback area specified by LC 16.240(7).

Does your plan comply with this requirement? Explain: _____

(g) The requirements for parking and vision clearance shall be as provided by the respective zone or zones with which the /RD-RCP Zone is combined.

Does your plan comply with this requirement? Explain: _____

(h) Where public ownerships in the form of existing rights-of-way which provide access to coastal waters are involved in development subject to the regulations of this section, those ownerships shall be retained where possible, or replaced where not possible, upon the sale or disposal of the rights-of-way. Rights-of-way may be vacated to permit redevelopment of shoreland areas provided public access across the affected site is retained.

Does your plan comply with this requirement? Explain: _____

(7) Additional Setback Requirements. Setbacks shall be as required in the zone or zones with which the /RD-RCP Zone is combined, except for the additional below-specified setback requirements.

(a) Structures shall be set back 50 feet from coastal lakes and the estuary measured at right angles to the high waterline. Use of this 50 feet shall be as specified in LC 16.240(6)(c)-(f).

Does your plan comply with this requirement? Explain: _____

(b) Building setbacks on oceanfront parcels are determined in accord with the rate of erosion in the area to provide reasonable protection to the site through the expected lifetime of the structure. Setback shall be determined by doubling the estimated average annual erosion rate and multiplying that by the expected life of the structure.

Does your plan comply with this requirement? Explain: _____

(8) Special Land Division Requirements. The following criteria shall be met for land divisions on property within the /RD-RCP Zone, based on the Preliminary Investigation in LC 16.240(9). These criteria are in addition to minimum area requirements of any zone combined with the /RD-RCP Zone.

(a) For lands within urban or urbanizable areas or lands developed or committed to development: Land divisions must be consistent with shoreland values as identified in the Coastal Resources Management Plan, not adversely impact water quality, and not increase hazard to life or property.

Does your plan comply with this requirement? Explain: _____

(b) For lands outside urban or urbanizable areas or lands developed or committed to development, the above criterion, plus the following:

(i) There is a need which cannot adequately be accommodated on non-shoreland locations.

(ii) There is a lack of suitable shoreland locations within urban or urbanizable areas or within areas developed or committed to development.

Does your plan comply with this requirement? Explain: _____
