



LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Robert Wheeldon, Director

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WILLAMETTE RIVER GREENWAY
COMPATIBILITY REVIEW
Application Fee: \$750.00

Application Check List (for departmental use only)

Date Received: _____ Receipt number: _____ Fee paid: _____

Application accepted by: _____ Completeness reviewed by: _____

Proposed use of property _____

Other applications included: _____

Date deemed complete: _____ Review procedure type: II III

_____ Environmental Health Program approval.

New system ____ Existing system ____ Plan Review required: Yes ____ No ____

Signed: _____ Date: _____

Comments: _____

_____ Legal Properties

_____ Owner(s) signature _____ Applicant(s) signature

_____ Complete Site Plan

_____ Property contains: Sewage system and repair area _____ Access _____

_____ Property development standards can be met:

Property Size ____ Setbacks ____ Coverage ____ Width ____ Depth ____ Frontage _

_____ Proposal is located within:

Zoning District _____ Plan designation _____

UGB (identify) _____ Planning area _____

Airport notification area _____

I. BACKGROUND INFORMATION (to be completed by applicant in ink or typewritten)

- A. Applicant's name _____
Address _____
City _____ State _____ Zip code _____
Phone number (home) _____ (work) _____
- B. Property owner (if different than applicant) _____
Address _____
City _____ State _____ Zip code _____
Phone number (home) _____ (work) _____
- C. Applicant's representative (if any) _____
Address _____
City _____ State _____ Zip code _____
Phone number (home) _____ (work) _____
- D. Legal description of property
Township _____ Range _____ Section _____ Tax Lot(s) _____
Site address (if any) _____
- E. Zoning designation _____ Comp Plan _____
- F. Size of parcel _____
- G. Additional parcels in contiguous ownership:
Township _____ Range _____ Section _____ Tax Lot(s) _____
- H. Is the property located within a rural fire protection district? If so, what district?

II. Verification of Ownership

If the person submitting the application and the owner of the property are not the same, then only the owner of the property should complete this section.

A. The application does not violate any recorded codes, covenants or restrictions that are attached to the subject property.

B. I have the following legal interest in the property: owner of record ____, land sales contract purchaser ____, holder of a recorded exclusive option to purchase ____.

Owner/applicant signature _____

Owner/applicant signature _____

PLEASE NOTE: County ordinance does not allow an application to be reviewed unless the owner has first authorized it. The assessor's office records are used to verify the ownership. Please contact the assessor's office (Room 215, Linn County Courthouse) to complete this section.

The Linn County Assessor's Office verifies that
Township____, Range____, Section____, Tax Lot(s)_____, is owned or is being purchased by:_____

If more than one owner is included on your records, please list all persons involved.

Other owners:

_____ Date _____
Signature of Assessor's Representative

PLEASE NOTE: You, the applicant, need to answer the following questions. They ask the questions posed by the decision criteria for this application.

1. Please describe what is proposed.

2. One of the purposes of the greenway is to protect the agricultural qualities of the land. That is accomplished with Exclusive Farm Use zoning. Why will the application be consistent with the protection of land zoned Exclusive Farm Use?

3. One of the purposes of the greenway is to protect wildlife habitats.

a. Does the application affect a sensitive fish or wildlife habitat? YES___ or NO___

- b. Are fish spawning sites, fresh water marshes, or nest trees for great blue herons, ospreys, or eagles present on the property?
YES___ or NO___
- c. Does the property contain an area of trees adjacent to nest trees? YES___ or NO___
- d. Please elaborate on any "yes" answers in the space below. Discuss the impact on such areas, if any, of your application. It will be helpful to show any of these areas on your map.

4. Another greenway purpose is to preserve significant natural and scenic areas, viewpoints, and vistas.

- a. Do any of these resources exist on the property?
YES___ or NO___
- b. Please elaborate on a "yes" answer by describing what exists. Discuss your application's impact on such areas. It will be helpful to show the resource on your site map.

5. The natural vegetative fringe along the river must be enhanced and protected to the maximum extent possible. Please show the natural vegetative fringe, if any, on your site map. Will any portion of the natural vegetative fringe be disturbed by your proposal?
YES___ or NO___ If your answer is yes, please describe what will occur.

6. Are any areas of ecological, scientific, historical, or archaeological significance on the property?
YES___ or NO___ It will be helpful to show such areas on your site map.

Will your proposal significantly impair the significance of such resources? YES___ or NO___

7. Will your proposal require any environmental permits or authorizations for waste or process discharges? YES___ or NO___ This includes air pollution discharge permits, sewage disposal system permits, and etc. Please list what permits are needed.

8. Another requirement in the greenway is to retain, in their natural state, areas of annual flooding, floodplains, and wetlands.

a. Do any of these conditions affect your property?
YES___ or NO___

b. Please elaborate on a "yes" answer by discussing your application's impact on such an area. It will be helpful to shown such an area on your site map.

9. Are there any potentially erodible areas on your property or on an adjoining property?
YES___ or NO___

What impact will your application have on such areas?

10. In order to approve your application, Linn County must be able to show that the proposal has been directed away from the river to the greatest extent possible. Except for water dependent and water related uses, such as a boat dock or a bridge, structures must be set back from ordinary high water by 100 feet. Will your proposal be consistent with these requirements?

YES___ or NO___ Please elaborate if your proposal will not be consistent.

11. Is there natural vegetation, landscaping areas, or other open space between the river and the area where your proposal will occur?

YES___ or NO___ Please elaborate on a "yes" answer by describing what exists. It will be helpful to show such an area on your site map.

STANDARD SITE PLAN DRAWING

For a complete and accurate evaluation of your proposal by the planning and building department, it is necessary to include sufficient information and detail on a site plan drawing. An example is provided as a guide to the preparation of your plan. The site plan you submit will constitute the formal development plan upon which your request is based.

You may submit separate plans to show details of particular aspects of your proposal, landscaping, off-street parking, topography and drainage.

Any public or semi-public use or activity will require written detail and description of such use, i.e. number of employees, hours of operation, unusual equipment or activities that may produce noise, odor, glare, vibration, etc., equipment storage areas, guard or watchman requirements, aerial hazards and road access needs.

This site plan requirement is in addition to any other requirements for zoning, building, sanitation or other governmental permits or standards compliance.

SITE PLAN REQUIREMENTS:

- (1) Indicate scale (for example, 1" = 200').
- (2) North arrow--indicating direction of North on the map.
- (3) Completed information block at bottom of page, containing your name, and address.
- (4) Dimensions of the property. These may be taken from surveys, deeds and assessor's records.
- (5) Names of roads adjacent to property.
- (6) Approximate distance to nearest city or town.
- (7) Dimensions and distance from property lines to all structures, both existing and proposed, as well as fences, culverts, light standards and signs on the property and adjacent properties.
- (8) Location of existing and proposed access ways, parking and loading areas, approaches and barriers. Type of surfacing should be indicated.
- (9) Location of significant land features, such as streams or creeks, drainage areas and slope of land.
- (10) Location of existing and/or proposed septic tanks, repair areas and wells. If known, indicate any wells or septic systems on adjacent properties if they are within 10 feet of this property.
- (11) Indicate existing uses of land (cultivation, pasture, timber and brush). Indicate type of crops, pasture grass and timber species.