

# Natural Resources Development Variance Application

THIS IS PUBLIC RECORD

**PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):**

*Copy of purchase contract must be included with submittal for application to be accepted.*

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):**

*Copy of purchase must be included with submittal for application to be accepted.*

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**SITE INFORMATION:**

ZONING DISTRICT: \_\_\_\_\_

TAX MAP AND LOT: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

**REQUESTED VARIANCE and WHY:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LCMC 17.46.060 – *A natural resources development variance must be granted per the provisions of LCMC 17.77.112 for all permitted uses not specified in LCMC 17.46.040 prior to any development occurring within the natural resource overlay zone.*

**THE PLANNING COMMISSION MUST BE PROVIDED ENOUGH EVIDENCE AND PROOF IN THIS APPLICATION THAT FINDINGS OF FACT CAN BE MADE THAT ALL OF THE FOLLOWING CIRCUMSTANCES EXIST:**



LCMC 17.77.112(C) – *Approval Criteria. To approve a natural resources development variance, the planning commission shall make findings of fact, based on evidence provided, that all of the following circumstances exist:*

LCMC 17.77.112(C)(1) – *Strict adherence to the natural resource overlay zone standards of Chapter 17.46 LCMC would effectively preclude a use of the property that reasonably could be expected to occur in the zone, and that the property owner would be precluded a property right which is substantially the same as owners of other property in the same zone or vicinity;*

LCMC 17.77.112(C)(2) – *The proposed development can be accommodated, including actions to mitigate impacts to natural resource functions, without substantial negative impact to the property’s significant wetland, significant riparian, and/or significant wildlife habitat areas;*

LCMC 17.77.112(C)(3) – *The variance should not be materially detrimental to the purposes of this title, or to property in the zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city planning policy;*

LCMC 17.77.112(C)(4) – *The variance requested, of the possible variances necessary to create a buildable area outside of a significant wetland, significant riparian, and/or significant wildlife habitat area, has the least impact to the functions of any significant wetland, significant riparian, and/or significant wildlife habitat areas on the property.*

**A detailed narrative must be prepared and submitted, along with this completed application form, that provides detailed evidence and proof that each of the four circumstances listed above exist. Each circumstance must be discussed and thoroughly addressed.**

I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information, as well as the information provided in the attached narrative, is true, complete, and accurate. I (We) acknowledge that providing false information in the application shall be a violation and grounds to deny the application and void any approvals.

**SIGNATURES:**

\_\_\_\_\_  
Property Owner/Contract Purchaser (printed name and signature required)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner/Contract Purchaser (printed name and signature required)

\_\_\_\_\_  
Date

- *All property owners listed on the deed of each parcel/lot must sign the application.*
- *If contract purchasers are individuals other than the property owners shown on the deed, all property owners listed on the deed as well as all contract purchasers listed on the purchase contract must sign the application.*