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1 Nov 2022  
PLANNING

# Natural Resources Development Variance Application

**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: TAFT DEVELOPMENT LLC - REED KIRK AND JASON RUCKER  
ADDRESS: [REDACTED]  
PHONE: [REDACTED]  
E-MAIL: [REDACTED]

**CONSULTANT**

**~~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: NW LAND PLANNING - TRISHA CLARK  
ADDRESS: [REDACTED]  
PHONE: [REDACTED]  
E-MAIL: [REDACTED]

**SITE INFORMATION:**

ZONING DISTRICT: TAFT VILLAGE CORE  
TAX MAP AND LOT: 07S11W27DC 02800 - 03500  
SITE ADDRESS: NO SITE ADDRESS

**REQUESTED VARIANCE and WHY:**

The Variance is needed to determine the location of a wetland buffer based on site specific conditions.  
The applicant has hired Martin Schott to provide a Buffer Assessment and recommendations for the placement of a 5 foot buffer, trees, and a fence with signage to protect the buffer area. Additionally, the Buffer Assessment provides recommendations for protect of the wetland area during construction of the site and any buildings.

**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 AND CRITERION ARE MET:**

LCMC 17.46.060.A.1 – *Strict adherence to the natural resource overlay zone standards would effectively preclude a use of the lot or parcel that reasonably could be expected to occur in the zone, and that the property owner would be precluded a substantial property right enjoyed by the majority of the landowners in the vicinity; and*

LCMC 17.46.060.A.2 – *The variance requested, of the possible variances necessary to create a buildable area outside of the natural resource overlay zone, has the least impact to the natural resource functions; and*

LCMC 17.46.060.A.3 – *The proposed development, including actions to mitigate impacts to natural resource functions, can be accommodated without substantial negative impact to the applicable natural resource functions; and*

LCMC 17.77.140.C.1 – *Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape legally existing prior to the date of the ordinance codified in this chapter, topography, or other circumstances over which the property owner has no control; and*

LCMC 17.77.140.C.2 – *The variance is necessary for the preservation of a property right of the property owner which is substantially the same as owners of other property in the same zone or vicinity possess; and*

LCMC 17.77.140.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; and*

LCMC 17.77.140.C.4 – *The variance requested is the minimum variance which would alleviate the hardship.*

**A detailed narrative must be prepared and submitted, along with this completed application form, that provides detailed evidence and proof that each of the 7 circumstances/criterion listed above exist. Each of the 7 circumstances/criterion must be discussed and thoroughly addressed in the narrative.**

**The following items must be included in the submittal package and saved as separate pdfs, with pdfs titled as indicated:**

1. Site plan drawn to scale, including: (pdf titled SITE PLAN)
  - Date, north arrow, scale
  - Exterior and interior property lines and dimensions
  - Assessor map and tax lot numbers

- Location, dimensions, and type of each significant natural resource area
  - Location and direction of flow of all water courses
  - Locations of trees over 6” in diameter
  - Locations of native vegetation
  - Locations of existing and proposed structures, fences, retaining walls, and any other improvements with distances from the significant natural resource areas
2. Applicable delineations and/or environmental reports, if any (pdf titled REPORTS)
  3. Communications, letters, reports from Oregon Department of State Lands, if any (pdf titled DSL)
  4. Communications, letters, reports from any other state or federal agencies, if any (pdf titled AGENCIES)
  5. Online Direct Pay Authorization Agreement Form for Credit/Debit Cards (pdf titled ONLINE DIRECT PAY)
    - If payment by check is desired, mail to: Lincoln City Planning, PO Box 50, Lincoln City, OR 97367
    - If payment over the phone is desired, call 541.996.1232
  6. Completed application form with all signatures (pdf titled APPLICATION)

The application package shall be submitted via email to: [askinner@lincolncity.org](mailto:askinner@lincolncity.org)

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:**

	Reed Kirk, Member Taft Development LLC
Property Owner/Contract Purchaser (signature required)	10.20.2022
Property Owner/Contract Purchaser (signature required)	Date

- All property owners listed on the deed of each parcel/lot must sign the application.
- All contract purchasers listed on the purchase contract 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.