

BAKER CITY-COUNTY PLANNING DEPARTMENT



1995 Third Street, Suite 131
 Baker City, OR 97814
 Phone: (541) 523-8219
 Fax: (541) 523-5925



File No. _____
Received By: _____
Date Submitted: _____

PROPOSED USE: NEW DWELLING REPLACEMENT DWELLING

<u>APPLICANT</u>			<u>PROPERTY OWNER</u>		
Last Name	First		Last Name	First	
Mailing Address			Mailing Address		
Physical Address			Physical Address		
City	State	Zip	City	State	Zip
Telephone			Telephone		
Email			Email		

PROPERTY INFORMATION Township _____ Range _____ Section _____ Tax Lot _____ Ref _____

Physical Address: _____

Rural Fire District:	Flood Zone Map:
Overlay Zone:	Wetlands Map:
Legal Parcel:	Existing Development:
Power Supplier:	Water Supply: Public Spring Creek Well
<input type="checkbox"/> Site Evaluation <input type="checkbox"/> Auth. Notice	Road Approach: State Hwy: County Road: Pvt. Easement:

SIGNATURE AND CONSENT AGREEMENT

- I understand that this approval will not modify the maintenance of, or snow removal on, any County access road(s) to this parcel.
- I hereby certify that all work to be performed shall be in accordance with all governing laws and rules.
- I understand that the approval herein, if granted, represents only land use approval of my building permit and a building permit must be issued by the Building Department.
- I understand and agree that my land use approval may be revoked if I do not comply with the approved Site Plan and Conditions of Approval that may be contained herein.
- Planning approval is valid for a period of 1 year from the date of approval. I understand that any work must be completed within this time period. I understand that I may apply for an *Extension of Time* if I am unable to complete the Conditions of Approval within the allotted time frame. I understand that an *Extension of Time* application must be submitted prior to the expiration of the final approval.
- I am the property owner and I am doing my own work **or** I am an authorized agent of the property owner.
- I, the undersigned, understand that each applicable Condition of Approval must be met, and agree to meet these conditions for the single-family dwelling approved herein.

Signature: _____ Date: _____

Lien Holder(s) Signature: _____ Date: _____

Planning Official Signature: _____ Date: _____

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS

The proposed development must comply with applicable provisions of the Baker County Zoning and Subdivision Ordinance #2014-01 and the Baker County Comprehensive Plan. Generally, unless otherwise noted, if a use is found to be consistent with the Zoning and Subdivision Ordinance, the use is considered to be consistent with the Comprehensive Plan.

III. ANALYSIS

BAKER COUNTY ZONING AND SUBDIVISION ORDINANCE #2014-01

SECTION 510.03 – RECREATIONAL RESIDENTIAL ZONE (RR-2)

- A. Uses Permitted Through a Type I Procedure. In the RR-2 zone the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 205.04:
1. Single-family dwellings.

SECTION 510.04 – RURAL RESIDENTIAL (RR-5) ZONE

- A. Uses Permitted Through a Type I Procedure. In the RR-5 zone the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 205.04:
1. Single-family dwellings.

IV. SUMMARY CONCLUSIONS

The proposed development is a permitted use in the RR-2/RR-5 zone. Therefore, this request is approved administratively subject to the Conditions of Approval in Section V.

V. CONDITIONS OF APPROVAL

1. The applicants/property owners, or subsequent owners shall obtain all required permits for construction of any structures including, but not necessarily limited to, building permits, septic construction permits, well permits, and electrical and plumbing permits.
2. The applicant shall construct or improve the driveway or the private road for residential use to the new dwelling to the standards of Baker County Zoning Ordinance Chapter 340.05. Prior to the Baker County Planning Department issuing zoning clearance, the applicant shall provide a Road Inspection certificate for the new or existing driveway and/or private road from the Baker County Road Department that indicates Chapter 340.05 standards are met. The Road Inspection application may be obtained from the Baker County Planning Department.
3. Prior to obtaining zoning clearance, the applicant must submit a copy of an approved road approach permit from the County Road Department for access to the proposed development (if a new approach is required).
4. The applicant shall maintain all required setbacks from right-of-ways, property lines, structures, waterways and wetlands as established by Section 401 of the Baker County Zoning Ordinance. Prior to receiving zoning clearance, the applicant must submit a site plan showing that the following setbacks will be met.
 - 1) *The minimum land width at the front building lines shall be 220 feet.*
 - 2) *No part of a structure shall be constructed or maintained closer than 60 feet to the center line of a road or street, or 30 feet from any right-of-way in excess of 60 feet.*

- 3) *No part of a building or other structure, except for a sign, shall be constructed or maintained closer than 10 feet to any property line.*
- 4) *No part of a building or other structure requiring a building permit or farm use affidavit or a road to access such development, shall be constructed within 50 feet of a naturally occurring riparian area, bog, marsh or waterway.*
5. Prior to obtaining zoning clearance, the applicant must submit a copy of an approved DEQ Site Evaluation (new system) or Authorization Notice (alteration or repair to existing system) for the site. Approval must indicate the parcel is approved for an appropriate sewage system.
6. A domestic well, if used, must comply with the Water Resources Department requirements contained under OAR-690-200 to 240.
7. **If identified as including wetlands on the National Wetlands Inventory only:** Wetlands may be present on the parcel where development has been proposed. Because of this, state and federal permits may be required. The Oregon Department of State Lands provides information and regulates permits for wetlands in the State of Oregon. The applicant is responsible for inquiring about and obtaining any required permits.
8. **If identified as being within a flood zone:** All proposed development must conform to the requirements of the Baker County Zoning Ordinance Chapter 630. A Floodplain Development Permit must be obtained prior to development or construction in an area of special flood hazard.
9. **If the applicant is replacing an existing dwelling,** the applicant/property owner must remove, demolish, or convert the existing dwelling to an allowed use within 90 days of occupying the new dwelling.
10. **For Replacement Dwelling Approvals:** In the event the County must take legal action to ensure that the existing dwelling is removed, demolished, or converted to an allowed use, the applicant/property owner shall pay all legal costs incurred by the County.

DEPARTMENT CHECKLIST FOR RR5/RR2 DWELLING AUTHORIZATIONS

1. { } **FILE VERIFIES NO VIOLATIONS OR OTHER ISSUES**
2. { } **RR-5 / RR-2 DWELLING APPLICATION COMPLETED**
3. { } **ROAD INSPECTION FORM SIGNED BY ROAD DEPARTMENT**
4. { } **ROAD APPROACH PERMIT RECEIVED** (if a new approach is required)
5. { } **DEQ SITE EVALUATION OR AUTHORIZATION NOTICE RECEIVED**
6. { } **WETLANDS NOTIFICATION FORM SENT TO DSL** (If identified as including wetlands on the National Wetlands Inventory only)
7. { } **SITE PLAN RECEIVED FROM APPLICANT**
8. { } **FLOOD ZONE VERIFIED**