

LAND MANAGEMENT DIVISION



APPLICATION STANDARDS for Land Use Applications

PUBLIC WORKS DEPARTMENT 3050 NORTH DELTA HIGHWAY, EUGENE OR 97408
PLANNING: 541-682-3577 BUILDING: 541-682-4651 SANITATION: 541-682-3754

The following standards are in effect to ensure that we can process your land use application promptly. **ALL** requirements described below must be met when a land use application is submitted. If not, it will be considered unacceptable for processing. Please refer to the Planner on duty if you have questions about these standards. You can reach the Planner on duty by calling the number above or by visiting our office.

The application form, statement, and exhibits must take the following form*:

1. **Supply one master copy**, typed, *single sided*. The other copies mentioned below can be double-sided. We will not accept handwritten documents except for those submitted as exhibits (such as letters of support). Be sure to use ink (no pencil) for exhibits.
2. **Electronic copy**. When application materials submitted in hard copy format are over five pages in length, an applicant must provide an identical electronic version (PDF) of the submitted materials in addition to a hard copy. See LC 14.020(3)(b). Email is preferred:
lcpwecopy@co.lane.or.us (20 MB maximum)
3. **All documents including drawings are to be on 8-1/2" by 11" or 11" by 17" paper only**. Larger drawings or maps may be submitted on the side for display exhibits, but the appropriate number of reduced-sized copies must accompany them within the application statements.
4. **Do not use light colored markers to highlight maps**. Light colors will not photocopy. Bear in mind that dark colors may not differentiate items as would the color original. Consider using dashed lines, etc. for this function.
5. **Do not bind application documents**. Provide stapled or clipped copies only.
6. **Number the pages of the submittal**, to ensure that they can be reassembled if they should get out of order.
7. **Date all revisions and supplements**, and include the planning application file number as a reference on the document. Provide multiple

paper copies and an electronic copy per #2 above and #8 below.

8. **Electronic Submittals**. Electronic submittals can be convenient and time saving. When electronic materials are submitted, such as an email or material on a CD/DVD, at least one hard copy of the materials must also be submitted on the same day as when the electronic submission is made. Either method is subject to submittal deadlines established by the Approval Authority. PDF format is preferred.

Each application shall be accompanied by the following graphic exhibits:

9. **Current Assessor's Map** clearly showing entire ownership of the applicant, and neighboring (directly adjacent) properties. This can be obtained from Lane County Assessment and Taxation website or their counter. Outline the subject property ownership with dark marker.
10. **A Site Plan drawn to LMD standards** showing proposed development on the site. The site plan must be drawn to a standard engineer's scale. Refer to the handout entitled "How to Prepare Your Site Plan." This requirement can be waived if actual site development is not presently being proposed (such as in a Plan Amendment).

ALSO: Complete applications must include all materials required by LC 14.040(1) unless waived by the Director per LC 14.040(3).

The following are mandatory for applications to the Planning Commission, and advisory for all other types of applications:

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11. **One or more “landscape” photos of property**, in the form of enlarged laser reprints or original photos mounted on 8-1/2” by 11” sheets of paper. An applicant or agent may take and provide the photographs. Provide a written index if appropriate.

12. **Air photo excerpt** clearly showing the ownership and surrounding area. Outline the ownership with dark marker.

***Exceptions to the above standards can be made if waived by the Planner assigned to your application.**

For all Plan Amendment and Rezoning requests, supply written evidence of adequate water supply as set forth in Lane Code 13.050(13) -- this may require well testing and/or a report by a hydrologist or geologist. On a case by case basis, well testing may also be required of other types of applications (e.g., RV parks).

For complex applications which may increase traffic (e.g., plan amendment, rezoning, land division), a Traffic Impact Analysis report may be required. The Applicant should contact Lane County Transportation Planning prior to submittal of your land use application to determine if their proposal requires this type of report, at 541-682-6996.

Additional written submittals for certain other applications, such as dwellings in the County’s forest (F-2) zone, may be required. This includes cases where state law may differ from Lane Code requirements. Contact staff for more information on this issue.

Beyond explaining submittal and approval standards at a Pre-Application conference, and processing the application once received, LMD staff resources are not sufficient to support the provision of continuing in-depth assistance to persons making applications for land use approvals. By law, the “burden of proof” is upon the applicant in providing documentation sufficient to warrant approval of the proposal.

Although not a requirement, it is *strongly advised* that for complex proposals such as Plan Amendments or Rezoning, or proposals likely to be contested, applicants obtain the services of a private land use professional (planning consultant or land use attorney) in preparing and managing the application.

Most of the required maps can be created on the Lane County Zone and Plan Map Viewer:

<http://lcmapping.lanecounty.org/LaneCountyMaps/ZoneAndPlanMapsApp/index.html>