

Must be submitted with all new residential, accessory and minor commercial construction qualified for Development Review process.



### CITY OF PHILOMATH

980 Applegate Street  
PO Box 400  
Philomath, OR 97370  
541-929-6148; 541-929-3044 FAX  
www.ci.philomath.or.us

## DEVELOPMENT REVIEW APPLICATION

Fee: \$45

Owner/Contractor: \_\_\_\_\_

Address or Tax Map/Lot #: \_\_\_\_\_

Use of Structure: \_\_\_\_\_ Date: \_\_\_\_\_

Zone: \_\_\_\_\_ Lot Size: \_\_\_\_\_ s.f. (Minimum: \_\_\_\_\_ s.f.)

Corner Lot  Interior Lot

Driveway width: \_\_\_\_\_ ft. Driveway grade: \_\_\_\_\_ %  
*(Driveways in excess of 12% grade must show additional building construction compliance with Oregon Fire Code.)*

Is any portion of building located more than 150 ft. from a public right-of-way or approved access drive?  No  Yes → Indicate Fire Marshal approved fire turnaround on site plan.

Building height: \_\_\_\_\_ ft. (Zone Max.: \_\_\_\_\_ ft.) Lot Coverage: \_\_\_\_\_ % (Zone Max.: \_\_\_\_\_ %)

Paved off-street parking: In garage: \_\_\_\_\_ Outside: \_\_\_\_\_ (Minimum req'd. \_\_\_\_\_)

Property Line Setbacks:	<u>Proposed</u>	<u>Required</u>
Front	_____	_____
Garage	_____	_____
Side (L/R)	_____/_____	_____/_____
Rear	_____	_____
Deck	_____	_____

Is the proposed structure within 50 ft. of FEMA floodplain?

No  Yes → Attach site plan showing flood zone and structure location and complete the following:

- Special Flood Hazard Zone: \_\_\_\_\_ *(Zone X requires no further action.)*
- Zone A or AE: Attach Floodplain Development Permit (FDP)
- Attach Pre-Construction Elevation Certificate (if required)
- Do not begin site preparation (grading) until after FDP approval

Are there wetlands on the property as shown on the city's Local Wetlands Inventory (LWI)?

No  Yes → *The Oregon Dept. of State Lands will be notified of this application. Any land disturbance prior to DSL approval is at the owner's risk. DSL may require a wetland delineation. If one has already been prepared, attach it to the application.*

Historic Resource?  No  Yes →  On Inventory  On Register

Geologic Hazard?  No  Yes → \_\_\_\_\_

## **CRITERIA FOR USE OF DEVELOPMENT REVIEW PROCESS:**

B. Development Review. Development review is a nondiscretionary or ministerial review conducted by the planning official without a public hearing. (See Chapter 18.105 PMC for review procedure.) It is for less complex developments and land uses that do not require site design review approval. Development review is based on clear and objective standards and ensures compliance with the basic development standards of the land use district, such as building setbacks, lot coverage, maximum building height, and similar provisions of Division 2. Development review is required for all of the types of development listed in subsections (B)(1) through (B)(8) of this section, except that all developments in sensitive land areas and historic districts shall also use the development review procedures for those districts:

1. Single-family detached dwelling (including manufactured homes), when required by a condition of land division approval;

2. A single duplex, up to two single-family attached (townhome) units, or a single triplex that is not being reviewed as part of any other development, and accessory parking on the same lot;

3. Building additions of not more than 500 square feet, and minor modifications to development approvals as defined by Chapter 18.130 PMC;

4. Any proposed development that has a valid conditional use permit and is less than 25 percent of the approved floor area. Major modifications exceeding 25 percent of the gross floor area to a development with a conditional use permit shall require review and approval in accordance with Chapter 18.120 PMC, Conditional Use Permits;

5. Home occupation, subject to review under Chapter 18.145 PMC;

6. Temporary use, except that temporary uses shall comply with the procedures and standards for temporary uses as contained in Chapter 18.145 PMC;

7. Accessory structures with less than 1,000 square feet of floor area, including accessory dwellings; and

8. Other developments, when required by a condition of approval. [Ord. 720 § 7[4.2.2], 2003.]