

City of Rainier Land Use Application

P.O. Box 100, Rainier, Oregon 97048

Ph: 503.556.7301 Fax: 503.556.3200

<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Text Amendment: Section(s): _____
<input type="checkbox"/> Variance Permit <input type="checkbox"/> Administrative Variance	<input type="checkbox"/> Similar Use Determination	<input type="checkbox"/> Map Amendment: _____ Single Parcel _____ Multiple-# _____ Parcels _____ Zoning Map _____ Comprehensive Plan Map
<input type="checkbox"/> Design Review/Site Review <input checked="" type="checkbox"/> GeoHazard / Flood Review	<input type="checkbox"/> Non-Conforming Use _____ Permit _____ Modification/Expansion	

Property Address: _____

Access Road(s): _____

Tax Lot Number(s): _____

Site Size: acres _____ sq/ft _____ Zoning: Current _____ Proposed _____

Present Use: _____ Proposed Use: _____

Water: City Well Sewer: City or Septic

Development Restrictions: Flood Area Slide Area Slopes > 20% Creek Other _____

Applicant / Consultant: _____ Phone: _____

Address: _____ Fax: _____

Signature: _____ Date: _____

Property Owner(s) of Record: (Attach separate sheet with signatures of all additional property owners.)

1. Name: _____ Phone: _____

Address: _____ Fax: _____

Signature: _____ Date: _____

2. Name: _____ Phone: _____

Address: _____ Fax: _____

Signature: _____ Date: _____

Does and owner of this site own any adjacent property? (if so, give tax lot number(s))

Direct Communications To: Owner _____ Applicant/Consultant _____

Received by:	Receipt No.:	Fee: \$100.00	Date:
Other Land Use Reviews/Approvals Required?		Hearing Date & Status:	
Public Hearing: <input type="checkbox"/> Required <input type="checkbox"/> Recommended by:		<input type="checkbox"/> Requested by:	

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Rainier Zoning Ordinance

SECTION 4.3 GEOLOGIC HAZARD OVERLAY.

Development Permit. A Development Permit shall be obtained before development begins on any land designated with the Geologic Hazard Overlay (slide hazards and slopes greater than 20%). Development shall be defined as set forth in Section 4.2.

Decision Process. Development Permits shall be reviewed and determined by Planning and Public Works as a Type II Decision. Where, in the opinion of Planning or Public Works, the conceptual plan raises substantial questions as to its ability to be accomplished within the standards of this Ordinance, or, because of its size, location or complexity is likely to raise concern from a substantial portion of nearby property owners or citizens or from governing public agencies, Staff shall take one or both of the following actions:

- A. Submit the proposal and geotechnical report to the City Engineer for review and comment. When the proposal is submitted for engineering review and comment, Staff shall rely on the opinion of engineering in requiring further information and in making its final decision, and shall impose all recommended mitigation measures and conditions of approval on the proposal.
- B. Deem the request a Type III Decision and request review and determination at a public hearing by the Planning Commission.

Fees. Additional costs and fees incurred for engineering review and/or the public hearing process must be paid by the applicant before a Type III Decision process can be initiated.

Application. The applicant shall submit evidence from a registered professional civil engineer to demonstrate that the project can be accomplished safely and without adverse off-site impacts. Special building construction techniques and management practices may be attached to approval of a building permit to minimize the potential of slides or slope failure. The applicant may also be required to sign a waiver to hold the city harmless in the event of future damages associated with construction in the hazard overlay.

Conceptual Plan. A conceptual plan must be submitted to initiate either the Type II or the Type III Decision process. The plan must be to approximate scale and must include:

- A. A title page with the property owner's name and address, the applicant's name and address, and the subject property address and tax lot number;
- B. A general layout of the site and all proposed development at a scale which is appropriate for the level of development;
- C. The general location of all utilities, roads and easements; and
- D. All relevant physical features of the land, such as site contours, significant vegetation, creekbeds and other natural features.

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Geotechnical Report.

- A. A geotechnical report must also be submitted to initiate either the Type II or Type III Decision process. The report must be prepared within three years of the date of application for review by the City and must be signed and dated by a civil engineer.
- B. The geotechnical report must demonstrate that the proposed project can be accomplished without adverse impact outside the boundary lines of the subject property. Adverse impact is any impact which will:
 - 1. Cause, aggravate, or increase runoff, erosion, landslides, or sinkholes;
 - 2. Decrease safety (such as in the creation of steep drop-offs or walls without barriers);
 - 3. Destabilize the ground; or
 - 4. Require improvements to be made by others in order to avoid impact.
- C. The geotechnical report must specifically address:
 - 1. Underlying geologic conditions;
 - 2. Water table;
 - 3. Slope stability;
 - 4. Soil strength;
 - 5. Engineered cut, fill and compaction;
 - 6. Drainage design and placement;
 - 7. Foundation design and placement; and
 - 8. Mitigation measures which will minimize the potential of slide or slope failure.

Hold Harmless Waiver. As a condition imposed through the public hearing process, the applicant may be required to sign a waiver to hold the City harmless in the event of future damages associated with the development.