

LAND MANAGEMENT DIVISION



LAND USE APPLICATION
Validation of a Unit of Land

PUBLIC WORKS DEPARTMENT 125 E 8th AVENUE, EUGENE OR 97401 Planning: 682-3807

For Office Use Only. FILE #

CODE: DAVULRN

FEE:

Applicant (print name):

Mailing address:

Phone: Email:

Applicant Signature:

Land Owner (print name):

Mailing address:

Phone: Email:

Land Owner Signature:

Zone: . Was this property used to qualify a tract for a dwelling? Yes/No

PROPERTY LOCATION

TownshipRange Section Taxlot Subdivision/partition lot/parcel block

Site address

REQUIRED SUBMITTALS

- The property description card. This is available in the Assessment and Taxation Department.
Submit every deed listed on the description card. Deeds are available at the Deeds & Records Office.
The tax map for the subject property. This is available in the Assessment and Taxation Department.
The applicable fee. The fee for the validation of a unit of land research is based on the number of deeds on the description card.
This application form.
Please make all copies single sided on 8 1/2" x 11" paper and DO NOT STAPLE.

PROPOSAL: Request for Director Approval of a Validation of a Unit of Land with notice, pursuant to Lane Code 13.030.

**APPROVAL CRITERIA for a Validation of a Unit of Land**

The provisions of Lane Code 13.030 allow Lane County to validate a unit of land that was not lawfully created under two options:

- (1) Is not a lawfully established unit of land; and
- (2) Could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.

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**Option #1: The unit of land is undeveloped:**

- (1) Lane County may approve an application to validate a unit of land that was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land:
  - (a) Is not a lawfully established unit of land; and
  - (b) Could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.

**Provide all of the following information:**

- [ ] Attach a copy of the first deed or land sales contract that established the subject property as a unit of land. \_\_\_\_\_  
*(Recording Information)*
- [ ] Sales date of the deed or land sales contract that segregated the subject property from the parent parcel. \_\_\_\_\_  
*(Date of signing)*

**Answer the following questions to the best of your knowledge:**

- [ ] A. The zoning designation for the unit of land at the time of original sale was \_\_\_\_\_ and the minimum lot size for creation of a new lot or parcel was \_\_\_\_\_ acres.
- [ ] B. The subject unit of land that was created by the sale was \_\_\_\_\_ acres in size. The "parent" unit of land from which it was divided was reduced to \_\_\_\_\_ acres in size as a result of the sale.
- [ ] C. At the time of the first sales date, was the subject property sold to increase the size of an adjacent property? (yes or no) \_\_\_\_\_

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**Option #2: The unit of land was developed with County approved building permits:**

- (2) Notwithstanding subsection (1)(b) above, Lane County may approve an application to validate a unit of land under this section if the County approved a permit, as defined in ORS 215.402, for the construction or placement of a dwelling or other building on the unit of land after the sale. If the permit was approved for a dwelling, Lane County must determine that the dwelling qualifies for replacement under the criteria set forth in ORS 215.755(1)(a) to (e).

The replacement standards of "ORS 215.755(1)(a) to (e)" require compliance with the following:

- (1) *Alteration, restoration or replacement of a lawfully established dwelling that:*
  - (a) *Has intact exterior walls and roof structure;*
  - (b) *Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;*
  - (c) *Has interior wiring for interior lights;*
  - (d) *Has a heating system; and*
  - (e) *In the case of replacement, is removed, demolished or converted to an allowable nonresidential use within three months of completion of the replacement dwelling.*

**Provide all of the following information:**

**[ ]** Attach documentation as evidence that the existing "dwelling" was lawfully built or placed:

- (a) A copy of the Lane County issued construction or placement permit BP \_\_\_\_\_; and a copy of the final inspection or confirmation from the Lane County Building Official that the final inspection was approved. Date of final inspection: \_\_\_\_\_.
- (b) Photographs of the exterior of the existing dwelling depicting all exposures (sides) and roof from ground level.
- (c) Photographs of the kitchen sink, bathroom toilet, and shower or tub.
- (d) A copy of the Lane County sewage disposal system installation permit SI \_\_\_\_\_, or confirmation from the Lane County Sanitarian of the existence of an approved system.
- (e) Photographs of interior lighting fixtures and a recent billing receipt or correspondence from the electrical service provider attesting to electrical service to the dwelling within the prior twelve-month period.
- (f) Photograph of the heating system (furnace, wood stove, solar, etc.).

**[ ] OR,** Attach documentation as evidence that the existing "accessory building" was lawfully constructed:

- (a) A copy of the Lane County issued construction permit BP \_\_\_\_\_; and a copy of the final inspection or confirmation from the Lane County Building Official that the final inspection was approved. Date of final inspection: \_\_\_\_\_.
- (b) Written description of the current use or uses of the existing building, e.g. shop, storage, etc.

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