



CITY OF OAK HARBOR
Development Services Department

**Critical Areas Reasonable
Use Exception Review**

Critical Area Reasonable Use Exception Review “Submittal Requirements”

1. An application for a critical areas reasonable use exception shall be made to the city and shall include a critical area identification form; critical areas report, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act. (OHMC 20.12.060)
2. Plot plan to scale clearly indicating the reason for the request of exception.
(5 copies 11” X 17”)
3. A narrative that clearly responds to the approval criteria of OHMC 21.12.060 (4):
 - a. The application of the normal standards of this chapter would deny all reasonable economic use of the property;
 - b. No other reasonable economic use of the property has less impact on the critical area, allowing for a building footprint of up to 1,500 square feet for single-family residential development and up to 4,000 square feet for multifamily and nonresidential development. The actual floor area of buildings may be larger. Associated impervious surface for driveways, parking and other purposes shall be the minimum necessary to meet the usual and customary needs of the land use;
 - c. The proposal protects and mitigates impacts to the functions and values of the critical area to the greatest extent feasible, consistent with the best available science, allowing for reductions in critical area buffers and setbacks of up to 50 percent, with mitigation;
 - d. The inability of the applicant to derive reasonable economic use of the property is not the result of subdivision or other actions by the applicant after the effective date of the ordinance codified in this chapter, or its predecessor;
 - e. The proposal does not pose a threat to the public health, safety, or welfare on or off the development proposal site; and
 - f. The proposal is consistent with other applicable regulations and standards.
4. Additional material as necessary.



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**Critical Areas Reasonable
 Use Exception Application Form**

Project Name:

Application Fee \$340.00

Description of Proposal:

APPLICANT NAME/CONTACT PERSON (or legal representative) :	Address:
E-mail Address:	Phone and Fax:
PROPERTY OWNER NAME (list multiple owners on a separate sheet) :	Address:
E-mail Address:	Phone and Fax:
ENGINEER/SURVEYOR:	Address:
E-mail Address:	Phone and Fax:
PROJECT SITE INFORMATION (address/location) :	Comp. Plan Designation:
Zoning:	Parcel Number(s):
Legal Description (attach separate sheet) :	Acreage of Original Parcel(s):
Section/Township/Range:	Total Square Footage of Proposed Building or Number of Units:

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Authorized Signature

Date