



SUPPLEMENTAL APPLICATION
RIVER & STREAM CONSERVATION AREA REVIEW (RSCA)

(August - 2016)

APPLICANT INFORMATION

Name _____ File _____

Date _____

WHAT IS A STREAM CONSERVATION AREA REVIEW?

The County Zoning & Development Ordinance (ZDO) regulates buildings and other structures, mining, dredging, filling, grading, paving, excavation and tree cutting along mapped creeks and streams in Clackamas County.

WHAT IS NEEDED FOR APPROVAL?

River and stream conservation area permits are discretionary and MAY be permitted after evaluation according to criteria in the ZDO. The County must make written findings to support the decision. The applicant is responsible for providing evidence to support the principal river conservation request, according to ZDO Section 704.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on this or any application. A decision of approval or denial will only be made after the complete application is processed. The decision is based on criteria appropriate to this application as listed in the ordinance. In order to address the necessary criteria, the information requested in this supplemental application should be as thorough and complete as possible.

APPLICATION PROCESS

River and stream conservation permits are subject to the Planning Staff Review process. There is no public notification. Special conditions may be attached to any approvals. Any decision on this application can be appealed to the County Hearings Officer and to the State Land Use Board of Appeals (LUBA) by the applicant or any other interested person.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:

- | | | | |
|-------|----------------------|-------|--------------------------|
| _____ | Land Use Application | _____ | Supplemental Application |
| _____ | Sample Plot Plan | _____ | CPO Information |
| _____ | ZDO Section 704 | | |

HOW LONG WILL IT TAKE TO GET A FINAL DECISION ON AN APPLICATION?

Approximately 6 to 8 weeks for Planning staff review of applications, or 120 days if the initial decision is appealed.

COMPLETE APPLICATIONS REQUIRE THE FOLLOWING:

1. Land Use Application – Information on applicant and land involved in application.
2. Supplemental Application – Information requested on this form. Please be as complete and thorough as possible. Use additional sheets as necessary.
3. Application Fee: _____ (*Fee is nonrefundable upon decision or staff report; partial refund if withdrawn after notice; full refund if withdrawn prior to notice.*)
4. Plot Plan drawn to scale on 8.5” x 11” or 8.5” x 14” paper, showing the property and your proposal. Also indicate the following:
 - A. Existing vegetation and development, including the setbacks of existing improvements from the stream. (*Photos may be submitted marked on the plot plan by where it was taken and direction of view*)
 - B. Locations from the property lines of proposed development from the mean high water line of the creek or stream, including all tree-cutting/removal activity that is within or just outside the footprint of any proposed structure or within the protected buffer/filter.
5. To Scale Drawings of front, rear, and sides of any proposed structures to include scaled building heights and finished ground elevation at the foundation.
6. A stream buffer restoration plan showing the location and number and species of native trees and vegetation to be planted following completion of the new development.
7. List of Exterior Materials indicating colors and type of siding and roofing for any proposed structures.
8. Cross-Section Drawing of any area within the protected vegetative buffer/filter strip where grading, filling, or excavating will occur. Include water table, fill/excavation and development elevation drawings.

PLEASE NOTE:

1. **In-stream activities below the ordinary low water line of a stream, such as bridge supports, culverts, utility lines and bank stabilization are also regulated by the Oregon Department of State Lands (DSL).**
2. **Development activity is also regulated by specific Oregon State Water Quality Standards for turbidity (silt run-off) of excavated soils. Please contact DEQ, Storm Water at (503) 229-5937 with the Department of Environmental Quality for questions as to the standards to prevent discharges into waters of the state.**
3. **Many sites along streams are located within the 100-year floodplain. Development within the floodplain requires specific land use approval.**

JUSTIFICATION CRITERIA: See ZDO Section 704 for specific requirements. Then answer the following questions:

150 Beaver Creek Road, Oregon City, OR 97045; Phone: (503) 742-4500; Fax: 503-742-4550

- A. **Setback from River:** What is the setback of the proposed structure(s), including primary and accessory structures from the mean high water line of the creek or stream? Is the setback exempt as provided for in Subsection 704.05(A)? If the proposed structure(s) is closer to the stream than the minimum setback, please describe how the proposed structure meets one or more of the exceptions to the setback standard listed in Subsection 704.06 of the Zoning and Development Ordinance.

- B. **Vegetation Preservation:** How will the proposed use preserve a minimum of 75% of the protected buffer/filter strip with native trees, shrubs and groundcover either by protection of existing vegetation or restoration along the river bank upon completion of the development?

Please describe any plans for planting additional native vegetation and submit a landscape plan that shows where the additional vegetation will be planted. The intent of these plantings is to maintain and enhance fish and wildlife habitat within the protected stream buffer.

Questions? Contact Steve Hanschka, Senior Planner at 503-742-4512 or SteveHan@clackamas.us.