



SUPPLEMENTAL APPLICATION
HABITAT CONSERVATION AREA (HCA) DEVELOPMENT PERMIT

(May 2017)

APPLICANT INFORMATION

Name _____ File _____

Date _____

WHAT IS AN HCA DEVELOPMENT PERMIT?

The County Zoning & Development Ordinance (ZDO) requires a Habitat Conservation Area (HCA) Development Permit for:

1. Development within an HCA.
2. A parcel that contains an HCA, and is the subject of a partition or subdivision.

WHAT IS NEEDED FOR APPROVAL?

All HCA Development 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 Development Permit request, according to ZDO Section 706.

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

HCA Development permits are subject to the Type II application process and public notice — where public comments received from the Community Planning Organization (CPO), nearby property owners, agencies and other interested parties may affect the decision — unless the application is filed concurrently with another land-use application that requires review by the Land Use Hearings Officer, in which case the application will be consolidated and reviewed pursuant to the Type III application process.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:

_____ Land Use Application _____ Sample Plot Plan
_____ ZDO Section 706

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

Approximately 6 to 8 weeks for an initial Planning Director decision or 120 to 150 days if the initial decision is appealed to the Land Use Hearings Officer; and approximately 10 to 12 weeks for applications that are initially scheduled before the Hearings Officer.

COMPLETE APPLICATIONS REQUIRE THE FOLLOWING:

1. A completed land use application on a form provided by the County Planning and Zoning Division.
2. An application for an HCA Development Permit under ZDO Subsection 706.10(A) shall include the items listed under Subsection 706.07(C).
3. An application for an HCA Development Permit under ZDO Subsection 706.10(B) shall include the items listed under Subsection 706.07(D).

APPROVAL CRITERIA: Address the applicable standards of ZDO Subsection 706.10 through a combination of plans, supporting information and written responses. Only those standards that apply specifically to the proposed development need be addressed. See Section 706 for specific requirements.

QUESTIONS? Contact either of the following staff people in the Planning Division:

1. Steve Hanschka: (503) 742-4512
2. Ben Blessing (503) 742-4521