



SUPPLEMENTAL APPLICATION
WATER QUALITY RESOURCE AREA (WQRA) BOUNDARY VERIFICATION

(May 2017)

APPLICANT INFORMATION

Name _____ File _____

Date _____

WHAT IS A WQRA BOUNDARY VERIFICATION?

The County Zoning & Development Ordinance (ZDO) requires a Water Quality Resource Area (WQRA) Boundary Verification for:

1. Development within the Water Quality Resource Area District (WQRAD).
2. A parcel that is in the WQRAD, and is the subject of a partition, subdivision or any other land-use application that would authorize new development on the subject parcel.

WHAT IS NEEDED FOR APPROVAL?

All WQRA Boundary Verification 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 Boundary Verification request, according to ZDO Section 709.

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

WQRA Boundary Verification permits are subject to the Type I 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 709		

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 Division;
2. A site plan that complies with the following requirements:
 - A. The site plan shall be drawn at a scale of no less than one inch equaling 20 feet.
 - B. The site plan shall show the location of the proposed development and the lot lines of the property on which development is proposed.
 - C. The site plan shall show the location of the protected water resource. If the protected water resource is a wetland, the delineation shall be made by a qualified wetlands specialist pursuant to the Division of State Lands' recommended wetlands delineation process. For all other protected water resources, the location shall be established by a registered professional engineer or surveyor licensed by the State of Oregon.
 - D. The site plan shall show the location of the WQRA, including slope and drainage information sufficient to classify the protected water resource under Table 1.

APPROVAL CRITERIA: Address the standards of ZDO Subsection 709.09 through a combination of plans, supporting information and written responses, as outlined in Subsection 709.02. Only those standards that apply specifically to the proposed development need be addressed. See Section 709 for specific requirements.

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

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