



**SUPPLEMENTAL APPLICATION  
HABITAT CONSERVATION AREA DISTRICT (HCAD) AND / OR WATER QUALITY  
RESOURCE AREA DISTRICT (WQRAD) CONSTRUCTION MANAGEMENT PLAN**

(May 2017)

**APPLICANT INFORMATION**

Name \_\_\_\_\_ File \_\_\_\_\_

Date \_\_\_\_\_

**WHAT IS AN HCAD OR WQRAD CONSTRUCTION MANAGEMENT PLAN?**

The County Zoning & Development Ordinance (ZDO) requires a Construction Management Plan for all development within the Habitat Conservation Area District (HCAD) or Water Quality Resource Area District (WQRAD).

**WHAT IS NEEDED FOR APPROVAL?**

All Construction Management Plan 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 Construction Management Plan request, according to ZDO Section 706 or 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**

Construction Management Plan permits are, by themselves, subject to the Type I application process, which does not include public notice. If they are filed concurrently with an application under ZDO Subsection 706.06(B) or 706.06(C), they will be consolidated and reviewed pursuant to the process required by ZDO Subsection 706.06(B)(4) or Subsection 706.06(C)(3), respectively. If they are filed concurrently with an application under ZDO Subsection 709.06(B), they will be consolidated and reviewed pursuant to the process required by ZDO Subsection 709.06(B).

**STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:**

\_\_\_\_\_ Land Use Application                      \_\_\_\_\_ Sample Plot Plan

\_\_\_\_\_ ZDO Section 706 and / or 709

\_\_\_\_\_ Applicable Erosion Prevention & Sediment Control (EPSC) Regulatory Authority:

Clackamas County Service District No. 1 — (503) 742-4567 or (503) 742-4400:

North Clackamas Service Area

Hoodland Service Area

Boring Service Area

Fischer's Forest Park

Surface Water Management Agency of Clackamas County (SWMACC) —  
(503) 742-4567 or (503) 742-4400

Oak Lodge Water Services — 503-653-1653

Clackamas County Engineering Division — (503) 742-4681 or (503) 742-4400

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

Approximately 3 weeks for Type I applications; approximately 6 to 8 weeks for Type II applications 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. 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 and provide additional plans, written responses and supporting information, as necessary.
3. Application Fee.
4. Plot Plan – Drawn to scale on 8.5” x 11,” or 8.5” x 14,” or 11” x 17” paper (an additional full-size site plan may also be provided), at a scale of no greater than 1” = 100’, that illustrates the following:
  - A. Location and type of existing and proposed development, including but not limited to, building footprints, roads, driveways, parking areas, utilities, onsite sewage disposal systems, wells, landscaping, and filling or grading in an amount greater than 10 cubic yards. Label each element as existing or proposed.
  - B. Location and width of existing adjacent roads and road rights-of-way.
  - C. Location of the HCA, as shown on the HCA Map or as identified pursuant to an approved HCA Map Verification.
  - D. Location of the WQRA, as identified pursuant to Subsection 709.09.

- E. Drip lines outside the HCA of trees that are inside the HCA.
  - F. Drip lines outside the WQRA of trees that are inside the WQRA.
  - G. Distance between the HCA boundary and proposed development outside the HCA.
  - H. Distance between the WQRA boundary and proposed development outside the WQRA.
  - I. The site ingress and egress proposed to be used by construction vehicles.
  - J. Proposed equipment and material staging and stockpile areas.
  - K. Proposed orange construction fencing required pursuant to Subsection 706.08(B).
5. Erosion Prevention & Sediment Control (EPSC) Plan. – This plan may be included on the site plan if acceptable to the EPSC regulatory authority.
  6. Narrative Demonstrating Compliance with Subsection 706.08(B)(1) or (2) – Only if a modification or waiver of the construction fencing requirement of Subsection 706.08(B) is proposed.

**APPROVAL CRITERIA:** The following standards shall be addressed through a combination of plans, supporting information and written responses. Only those standards that apply specifically to the proposed development need be addressed. See Sections 706 and / or 709 for specific requirements.

1. HCAD Construction Management Plan: Address Subsection 706.08 in a narrative that references applicable elements of the submittal materials.
2. WQRAD Construction Management Plan: Address Subsection 709.08 in a narrative that references applicable elements of the submittal materials.

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

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