



Planning and Zoning
Department of Transportation and Development
 Development Services Building
 150 Beaver Creek Road | Oregon City, OR 97045
 503-742-4500 | zoninginfo@clackamas.us
 www.clackamas.us/planning

STAFF USE ONLY	
Staff Initials:	File Number:

Land use application for:

MASS MOVEMENT HAZARD AREA DEVELOPMENT

Application Fee: \$1,065

APPLICANT INFORMATION			
Applicant name:	Applicant email:	Applicant phone:	
Applicant mailing address:	City:	State:	ZIP:
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL
Brief description of proposal:

SITE INFORMATION		
Site address:	Comprehensive Plan designation:	Zoning district:
Map and tax lot #: <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i>	Land area:	
Adjacent properties under same ownership: <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i>		

Printed names of all property owners:	Signatures of all property owners:	Date(s):
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<i>I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.</i>	
Applicant signature:	Date:

A. Review applicable land use rules:

This application is subject to the provisions of [Subsection 1003.02, Standards and Criteria for Mass Movement Hazard Area Development](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$1,065**. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - Areas of land movement, slump or earth flow, and mud or debris flow (*Note: The principal source of information for determining mass movement hazards is the State Department of Geology and Mineral Industries (DOGAMI) Bulletin 99 and accompanying maps. Approved site specific engineering geologic studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the mass movement hazard area data base.*);
 - Elevation contour lines, with identification of their source of the information (e.g., an engineer, surveyor);
 - All existing and proposed structures, fences, retaining walls, roads, driveways, parking areas, other impervious surfaces, vegetation, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Areas of grading and vegetation stripping;
 - Significant natural features (rivers, streams, wetlands, geologic hazards, drainage areas, etc.); and
 - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- In certain cases, an engineering geologic study:** You must provide an engineering geologic study if development is proposed on slopes of 20 percent or greater in a mass movement hazard area (i.e., an area of land movement, slump or earth flow, and mud or debris flow). You must also provide an engineering geologic study for development in a mass movement hazard area, *regardless of the slope*, unless there is stabilization of the identified mass movement hazard condition based on established and proven engineering techniques which ensure protection of public and private property. When required, the engineering geologic study must establish that the site is stable for the proposed development, and must include the following:
 - An index map;
 - Project description, to include: location; topography; drainage; vegetation; discussion of previous work; and discussion of field exploration methods;

- Site geology, to include: site geologic map; description of bedrock and surficial materials including artificial fill; location of any faults, folds, etc.; and structural data including bedding, jointing, and shear zones;
- Discussion and analysis of any slope stability problems;
- Discussion of any offsite geologic conditions that may pose a potential hazard to the site or that may be affected by onsite development;
- Suitability of the site for proposed development from a geologic standpoint;
- Specific recommendations for cut slope stability, seepage, and drainage control, or other design criteria to mitigate geologic hazards;
- If deemed necessary by the engineering geologist to establish whether an area to be affected by the proposed development is stable, additional studies and supportive data shall include: cross sections showing subsurface structure; graphic logs of subsurface explorations; results of laboratory tests; and references;
- The signature and certification number of an engineer or engineering geologist registered in the State of Oregon; and
- Additional information analyses as necessary to evaluate the site.

C. Answer the following questions:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Is development or grading proposed on a slope of 20 percent or greater?

- YES, and an attached engineering geologic study establishes that the site is stable for the proposed use and development.
- NO, and even with the site's identified hazardous condition, an attached engineering geologic study establishes that the site is stable for the proposed use and development.
- NO, and the identified hazardous condition will be stabilized based on established and proven engineering techniques which ensure protection of public and private property, as explained in the box below:

2. Explain how vegetative cover will be maintained or established for stability and erosion control purposes:

3. Per ZDO Subsection 1003.02(D), diversion of storm water into areas of land movement, slump or earth flow, and mud or debris flow is *prohibited*. Does your proposal include diversion of storm water into these areas?

YES

NO, as demonstrated in the attached site plan.

FAQs

When is a Mass Movement Hazard Area Development permit required?

Per Zoning and Development Ordinance (ZDO) [Subsection 1003.02, Standards and Criteria for Mass Movement Hazard Area Development](#), no development or grading is allowed in areas of land movement, slump or earth flow, or mud or debris flow without approval of an application for a Mass Movement Hazard Area Development permit. The principal source of information for determining mass movement hazards is the State Department of Geology and Mineral Industries (DOGAMI) Bulletin 99 and accompanying maps.

What is the permit application process?

Mass Movement Hazard Area Development permits are subject to a "Type II" land use application process, as provided for in [Section 1307](#) of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director's decision can be appealed to the County Land Use Hearings Officer.

What is needed for the County to approve a land use permit?

Development in mass movement hazard areas on slopes 20 percent or greater *may* be permitted after an evaluation by the County of applicable standards of the ZDO. The applicant is responsible for providing evidence that their proposal does or can meet those standards. In order to address the standards, the information requested in this application should be as thorough and complete as possible. A permit will only be approved or denied after a complete application is received and reviewed. The County approves an application only if it finds that the proposal meets the standards or can meet the standards with conditions.

How long will it take the County to make a decision about an application?

The County makes every effort to issue a decision on a Type II land use application within 45 days of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

If an application is submitted and then withdrawn, will a refund be given?

If a submitted Type II application is withdrawn before it is publicly noticed, 75% of the application fee paid, or the fee paid minus \$250, whichever is less, will be refunded. If a submitted application is withdrawn after it is publicly noticed, but before a decision is issued, 50% of the application fee paid, or the fee paid minus \$500, whichever is less, will be refunded. No refund will be given after a decision is issued.

Who can help answer additional questions?

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?