



SUPPLEMENTAL APPLICATION
Willamette River Greenway Conditional Use – Dock Only

May 2018

Applicant information

Name _____ File _____ Date _____

What is a greenway conditional use permit?

The County Zoning & Development Ordinance (ZDO) allows development or change in use within the Willamette River Greenway through a conditional use permit.

What is needed for approval?

All greenway conditional use 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 greenway conditional use request according to ZDO Section 705.

What are the 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. This includes review of citizen and agency comments. 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:

Greenway conditional use permits are subject to the administrative action process and public notice. Public comments received from the Community Planning Organization (CPO), property owners, agencies, and other interested parties may affect the decision on the application. 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 party.

Staff will attach the following pertinent information:

_____ Land Use Application _____ Supplemental Application
_____ Sample Plot Plan _____ ZDO Section 705

How long will it take to get a final decision on an application?

Approximately 6 to 8 weeks for administrative action 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 (attached).
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 Application fee: \$_____ (*Fee is nonrefundable upon decision or staff report; partial refund if withdrawn after notice but prior to decision or staff report; full refund if withdrawn prior to notice.*)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 dock and the edge of your property the gangway (ramp) is attached to. Also show the dock, gangway and any cover/boathouse (if allowed in this section of the river). A sample plot plan is attached.
5. To-scale drawings: To scale elevation drawings of the proposed dock to include scaled building heights (*for cover/boathouse only if allowed*) from the water elevation.
6. Include a Materials List for any proposed dock, gangway (ramp), including types and colors of each. If a cover/boathouse is allowed in this section of the Willamette River, include colors for it as well.

Justification criteria: Review ZDO Section 705 for specific requirements. Then answer the following questions:

- A. What section of the Willamette River will your dock be in?
- From the Oregon City Fall to the Multnomah County Line
- From the Oregon City Falls to the Marion County Line
- B. What color will the dock, gangway (ramp) and/or cover/boathouse be? Natural wood or painted dark green or brown earth tones are the only acceptable colors.

Dock: _____

Cover / Boathouse (if applicable): _____
(circle one)

- C. What is the proposed length and width of the dock? _____ ft. x _____ ft.
- What is the square footage of the proposed dock, measured length times width? _____ sq. ft.
- D. Is the length to width ratio less than or equal to a 3:1 ratio? (*Example: If the dock is 30 feet in length, then the width cannot be less than 10 feet*). Yes No

If no, explain why:

E. If a cover/boathouse is allowed, what is the proposed size in square footage? _____ Sq. ft.

If a cover, is it to be used as a temporary cover (removed every 6 months)? _____

What is the proposed length and width of the cover / boathouse? _____ ft. x _____ ft.
(circle one)

What is the height of the proposed cover / boathouse? _____ feet
(circle one)

F. Has an application been submitted to the Division of State Lands for a lease/registration?

Yes No

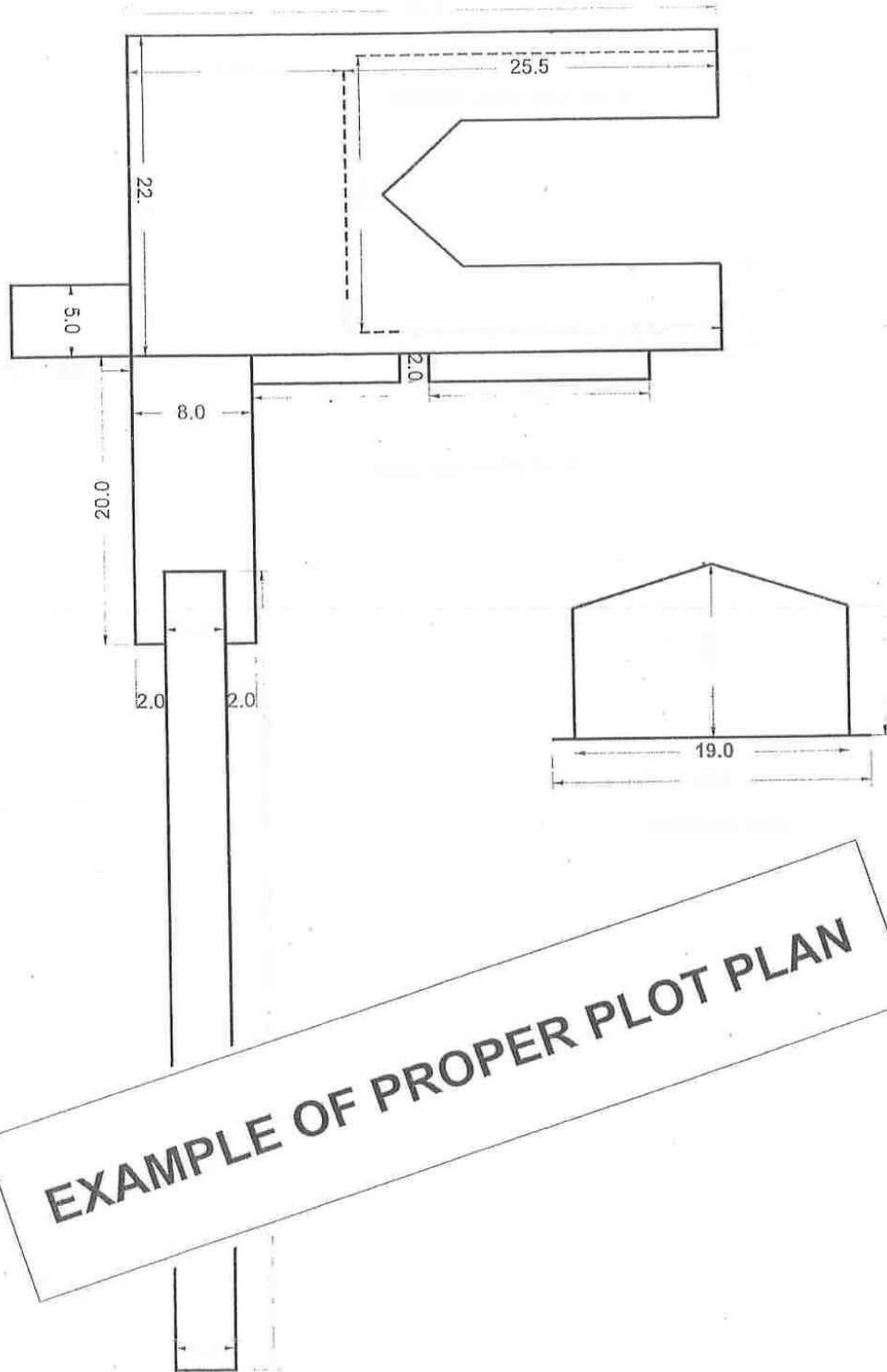
If not, please explain why not:

G. Has an application been submitted to the U.S. Army Corps of Engineers?

Yes No

If not, please explain why not:

Questions: Contact Ben Blessing, Planner II at 503-742-4521 or BBlessing@clackamas.us.



EXAMPLE OF PROPER PLOT PLAN



Agencies Involved with Docks in Clackamas County

(March 2015)

It is very important to obtain all approvals *prior* to beginning an installation of or change to a dock. By doing this, the property owner can be assured that they are in compliance with the requirements of each agency, and not have to undo aspects of the installation or make changes later which could increase the cost of the project.

1. The FIRST agency to contact about a proposed boat dock, cover, or ramp is the Clackamas County Planning & Zoning Division. Once the application is approved, the **Conditions of Approval** within the land use decision direct the property owner to the U.S. Army Corps of Engineers and the Department of State Lands.
2. The Corps of Engineers will require a consultation with the National Marine Fisheries Agency, which could take up to one year to complete. The Corps is in charge of dock construction and piling installation, as well as other waterway related reviews.
3. The Department of State Lands (DSL) owns the bed, banks, and water of the Willamette River. All private docks located on the river require authorization from DSL. A Waterway Structure Registration Application needs to be completed and submitted for approval. This must be signed off by the County.
4. Installation of a ramp to a dock (or replacement of a ramp to a dock) requires a Building Permit. An electronic copy of the Building Permit is available at: http://www.clackamas.us/building/documents/forms/permits/build_app.pdf.

Any new dock installation and/or any change, addition, or cover for a dock must have the following agency approvals:

<p>Clackamas County Planning & Zoning (Dock land use approval) Ben Blessing, Planner II 150 Beaver Creek Road Oregon City, OR 97045 503-742-4521 or BBlessing@clackamas.us</p>	<p>U.S. Army Corps of Engineers (Docks, cover/boathouse & piling installations) Steve Gagnon, Regulatory Project Manager 503-808-4379 or steven.k.gagnon@usace.army.mil</p>
<p>Department of State Lands (Waterway structure registration) Christina Leas, Waterway Technician Willamette Metropolitan Region Aquatic Resources Management 503-986-5274 or Christina.leas@dsl.state.or.us Fax: 503-378-4844</p>	