



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:

WILLAMETTE RIVER GREENWAY DOCK OR BOATHOUSE

Application Fee: \$785

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 [Section 705, Willamette River Greenway \(WRG\)](#) 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.

Per ZDO Subsection 705.04(G)(4), all docks located on state-owned submerged and/or submersible land must be leased or registered with the Oregon Division of State Lands, according to state law. Per ZDO Subsection 705.05(B), a dock or moorage in the limited use rural portions of the Willamette River Greenway (WRG) identified on Comprehensive Plan [Map III-1e, Willamette River Greenway Design Plan](#) is prohibited.

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 **\$785**, unless it is filed with a Willamette River Greenway permit application for other development, in which case there is one combined fee for both applications (\$630 if the other development is more than 150 feet from the mean low water level of the Willamette River or \$960 if it's 150 feet or closer to the river's mean low water level). 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;
 - All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions, and all proposed tree cutting/removal activity;
 - Setbacks of all proposed structures from lot lines and easements;
 - Identification and location of existing vegetation (Note: photos may be submitted, with notes on the site plan identifying where the photos were taken and the direction of view);
 - The Willamette River and other significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, 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).
- Design plans:** Provide accurate, to-scale plans of all proposed structures. The plans must label the length and width of all sections of the structure(s), as measured to outer edges and identify square footage.
- Color details:** Identify the proposed colors of all proposed docks, boathouses, and pilings with attached color samples and/or photos.

- Boathouse elevation drawings:** If you propose a boathouse, attach elevation drawings of the boathouse. The drawings must be to-scale and must show each side of the structure, and include scaled measurements of its height (as measured from the platform of the dock to the roof peak), length, and width.
- Evidence of leasing or registration:** If you propose to locate a dock on state-owned submerged and/or submersible land, provide evidence that the land is leased or registered with the Oregon Division of State Lands, according to state law.
- Buffer or filter strip cross-sections:** Provide a cross-section drawing of any area where grading, filing, or excavating will occur.

C. Answer the following questions:

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

1. Which of the following do you propose?

Private noncommercial dock

Private noncommercial boathouse

(Note: Boathouses are prohibited from the Oregon City Falls to the Multnomah County line.)

2. ZDO Section 705 has the following purposes:

- Protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River;
- Maintain the integrity of the Willamette River by minimizing erosion, promoting bank stability, and maintaining and enhancing water quality and fish and wildlife habitats; and
- Implement the Willamette River Design Plan set forth in [Chapter 3](#) of the County's [Comprehensive Plan](#).

Explain how your proposal is consistent with these purposes:

3. What will be the colors of any proposed dock, boathouse, and pilings, as shown in attached color samples?

- Dark natural wood colors
- Painted dark earth tones (dark brown or green)

4. What is the length and width of the proposed dock and/or boathouse, as measured to the *outer edges* of the structure and as shown in attached plans?

Length: _____ feet

Width: _____ feet

5. What is the total square footage of your proposed dock/boathouse, as measured by multiplying the length by the width you noted in Question 4?

Area: _____ square feet

6. How many docks and boathouses are already at the riverfront of the subject lot of record?

Current number of docks: _____

Current number of boathouses: _____

7. If you are proposing a boathouse, what will be the height of the boathouse, as measured from the platform of the dock to the roof peak and as shown in attached building elevation drawings?

Boathouse height: _____ feet

FAQs

When is a Willamette River Greenway permit required for a dock or boathouse?

Zoning and Development Ordinance (ZDO) [Section 705](#) allows private noncommercial docks and boathouses along portions of the Willamette River under certain conditions. Only one dock and boathouse is allowed per qualifying riverfront lot of record and a new or modified dock or boathouse along the river requires approval of a Willamette River Greenway land use permit.

What is the permit application process?

Willamette River Greenway 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?

Willamette River docks and boathouses *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 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 will be refunded. No refund will be given after a decision is issued.

Will other agency approvals be required?

Yes. After you have contacted the Clackamas County Planning and Zoning to see if your dock or boathouse could be permitted, you should contact the U.S. Army Corps of Engineers and the State of Oregon [Department of State Lands \(DSL\)](#) to get information on their requirements. The installation of a ramp to a dock (or replacement of a ramp to a dock) may also require a Building Permit from the [County’s Building Codes Division](#).

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?