

# Development Permit Submittal Requirements

- Plans: Submit plans that illustrate the work within the right of way and site access and circulation. Plans must comply with Section 140.1 of County [Roadway Standards](#).

- Erosion Control Plan:

If the project is inside either the Water Environment Services (WES) District or the Oak Lodge Water Services (OLWS) District, contact the district to prepare the erosion control plan.

If the project is outside of WES or OLWS districts, an erosion control plan that meets the requirements of Section 470 of the [Roadway Standards](#) is required when construction disturbs between 800 square feet and one acre (DEQ 1200-C permit required over 1 acre) and:

- The disturbance is located within the UGB; or
- The disturbance is located outside the UGB and occurs within:
  - 25 feet of a property line, drainage area, pond, or surface water management facility on slopes less than equal to 10%;
  - 50 feet of a property line, drainage area, pond, or surface water management facility on slopes exceeding 10%; or
  - 100 feet of a property line, drainage area, pond, or surface water management facility on slopes exceeding 25%;
- The disturbance is located within 100 feet of a stream, creek, wetland, or other sensitive area; or
- When the Department of Environmental Quality (DEQ) determines that a 1200-C permit is not required but the disturbance is over one acre.

If construction disturbs between 800 square feet and one acre but does not meet the thresholds listed above, the county will condition the project to comply with the general erosion control requirements.

If construction disturbs less than 800 square feet or if the disturbance is not construction-related, there are no erosion control requirements.

- Surface Water Management Plan:

If your project is inside either the WES or OLSD district, contact the district to coordinate your surface water management plan.

If your project is outside the WES and OLSD districts, a surface water management plan and report that meets the requirements of Chapter 4 of the County [Roadway Standards](#) is required when:

- The project is replacing or increasing impervious surface by 5,000 square feet or more within the urban growth boundary (UGB);
- The project is replacing or increasing impervious surface by 10,000 square feet or more outside the UGB. If replacing or increasing impervious

surface outside the UGB and acreage can be used as a best management practice (BMP) for surface water management per County Roadway Standards 420.2, staff will provide guidance to address stormwater impacts as part of receiving your permit.

- New or replaced impervious surface is proposed within 50 feet of a perennial stream, creek, wetland, or lake, and within 10 feet of a property line.

If none of the above criteria are met, there are no stormwater requirements to address.

As with all projects that may affect drainage, property owners are expected to be familiar with and are required to comply with Oregon Drainage law.

- [Design Modification form](#): Provide this form if you have been instructed to do so or if elements of your project are not in compliance with county standards.
- [ADA Exception form](#): Provide this form if your design does not comply with Americans with Disabilities Act (ADA) requirements.

Coordination with Utilities: When you apply for a Development Permit you should coordinate with utility providers as soon as possible, especially when your project involves the relocation of utility poles.

- You can contact PGE at <https://portlandgeneral.com/builders-new-construction> to obtain a list of communication companies that are attached to poles that require relocation for your project.
- The applicant is responsible for contacting communication companies to initiate work orders to transfer communication lines to ensure timely pole removals. The lack of timely pole relocations and removals can significantly slow a project and impact the applicant's pavement restoration requirements.