



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

Land use application for:

STEEP SLOPE REVIEW

For development on slopes > 35% (> 25% for residential development in RR, MRR, and HR Districts)

Application Fee: \$1,099

Staff Initials:

File Number:

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 #: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		Land area:
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners:

Signatures of all property owners:

Date(s):

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.

Applicant signature:

Date:

A. Review applicable land use rules:

This application is subject to the provisions of [Subsection 1002.01, Hillsides](#) 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 **\$1,099**. 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;
 - 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).
- ☐ **Letter committing to re-vegetation:** Provide a letter signed by the developer committing to re-vegetate all graded areas as soon as feasible following the final grading, and acknowledging that maintenance of the slopes is the responsibility of the developer until the property ownership is transferred.
- ☐ **Engineering geologic study:** Provide an engineering geologic study. The 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.

☐ **Surface water management and erosion control plan:** Provide a plan for surface water management and erosion control satisfying the standards of [ZDO Subsection 1006.06](#).

☐ **Separate variance application (*optional*):** Grading, stripping of vegetation, and lot coverage by structures and impervious surfaces is limited to no more than 30 percent of slopes 20 percent or greater. If you are requesting a variance to this standard, you must also complete, pay **an additional \$1,151** for, and submit a separate Variance Permit application demonstrating compliance with the standards for a variance in ZDO [Subsection 1002.01\(A\)\(2\)](#) and [Section 1205, Variances](#).

C. Provide dimensional specifics:

Answer the following questions and complete the table below.

1. How much of the subject property (in square feet) has slopes of 20 percent or greater?

_____ square feet

2. Identify how much of the sloped area identified in Question 1 will be developed by completing the table below (when development area categories overlap, include the overlap area in just one category's row):

Development in areas with slope \geq 20%	Total Area (in square feet)
Areas proposed for grading	
Areas where vegetation will be stripped	
Lot coverage of all <i>existing</i> structures that will remain	
Lot coverage of all <i>proposed</i> new structures	
Existing and proposed impervious surfaces, including paved parking areas	
Cumulative Total Area:	

3. Does the cumulative total area identified in Question 2 exceed 30 percent of the area identified in Question 1?

☐ NO

☐ YES, but an application for a variance pursuant to [ZDO Section 1205, Variances](#) and [Subsection 1002.01\(A\)\(2\)](#) has been approved or is pending.

D. Answer the following questions:

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

1. Describe all of your proposed development, including any grading, vegetation removal, erosion control, utility improvements, and the installation of any roads, wells, driveways, fences, septic systems, dwellings, and accessory structures:

2. Does your development include a partition or subdivision?

☐ NO

- ☐ YES, but the land division will not create any new lot or parcel which cannot be developed under the provisions of ZDO Subsection 1002.01 for the following reasons:

3. Explain how buildings will be clustered to reduce alteration of terrain and provide for preservation of natural features:

4. Explain how the creation of buildings sites through mass pad grading and successive padding or terracing of buildings sites will be avoided:

5. Does your development include a new road section?

☐ NO

- ☐ YES. The road will be _____ feet wide and its maximum grade will be _____ percent. How the road is of minimum width, and with grades consistent with County specifications, is explained in the box below:

6. Will you construct any access?

- ☐ NO
- ☐ YES, but construction of the access will not require cut and fill, blasting, tree cutting, retaining walls, or other terrain alterations.
- ☐ YES, but the terrain alterations made for construction of the access, which are detailed in the box below, will not detract from the natural scenic quality of the site for the following reasons:

7. Explain how the design of structures and re-vegetation plans will ensure preservation or rapid reestablishment of the scenic quality of the site:

8. Is a building proposed?

☐ NO (*No additional questions to answer*)

☐ YES (*Answer Questions 9 and 10*)

9. If a building is proposed, is it feasible to either transfer the density (in the case of residential development) or to develop on a portion of the subject property that is less sloped?

☐ YES

☐ NO, for the following reasons:

10. If a building is proposed, could unique characteristics of the subject property, such as, but not limited to, vistas or solar exposure, be better utilized by the proposed siting of structures with less or equal overall disturbance of the subject property than would occur otherwise under the provisions of the Zoning and Development Ordinance?

☐ NO

☐ YES, for the following reasons:

FAQs

When is a “Type II” Steep Slope Review permit required?

Per Zoning and Development Ordinance (ZDO) [Section 1002, Protection of Natural Features](#), all residential development in the Recreational Residential (RR), Mountain Recreational Resort (MRR), and Hoodland Residential (HR) Districts on slopes greater than 25 percent, and development listed in [ZDO Subsections 1001.02\(A\) or \(B\)](#) in any zoning district on slopes greater than 35 percent, requires a “Type II” land use permit from the County.

What is the Type II permit application process?

The process for review of a “Type II” land use application is outlined 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 on slopes greater than 35 percent *may* be permitted after an evaluation by the County of applicable standards of the ZDO. The permit 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. The \$5 Technology Fee is non-refundable.

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?