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LAND USE COMPATIBILITY STATEMENT (LUCS) PROCEDURES AND FORMS

WHAT IS A LUCS? The Land Use Compatibility Statement (LUCS) is the process the Department of Environmental Quality (DEQ) uses to determine whether DEQ permits and other approvals that affect land use are consistent with the local comprehensive plan.

WHY IS LUCS REQUIRED? Oregon law requires activities that impact land use be consistent with local comprehensive plans. Permit and service applications for on-site sewage disposal systems cannot be issued until a favorable statement of LUCS is provided from the responsible local planning authorities.

WHEN IS A LUCS REQUIRED? A LUCS is required for most DEQ On-Site Sewage Disposal construction-installation permits for new construction, alterations to existing systems, and for authorizations to connect to existing septic systems.

HOW TO COMPLETE A LUCS:

1. Applicant completes Section 1 of the LUCS and submits it to the appropriate city or county planning office.
2. Applicable Planning Agency completes Section 2 of the LUCS by determining if the activity or use meets all local planning requirements, and returns to the applicant the signed and dated LUCS form **with findings of fact for any local reviews or necessary planning approvals.**
3. Completed LUCS form is required before Clackamas County can accept an application for a septic permit (excluding repairs) or authorization notice.
4. If the sanitarian or agent at the public counter notes some type of problem with the form, it will be returned to the applicant to be corrected.

CULTURAL RESOURCES PROTECTION LAWS: Applicants involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction or alteration of an archeological site or object, or removal of archeological objects from public and private lands without an archeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking, to take into account the effect of the undertaking that is included on or eligible for inclusion in the National Register. For further information, contact the State Historic Preservation Office at 503-378-4168, ext. 232.

If the property is in unincorporated Clackamas County, send completed applications to zoninginfo@clackamas.us for review by Planning and Zoning.

****NOTE: PLANNING and ZONING WILL NOT REVIEW OR SIGN A LUCS FORM THAT IS NOT ACCOMPANIED BY A SITE PLAN**

WHERE TO GET HELP: Questions about this LUCS process can be directed to:

Clackamas County—Septic and Onsite Wastewater Systems Program
150 Beaver Creek Rd
Oregon City, OR 97045
(503) 742-4740
septicinfo@clackamas.us



LAND USE COMPATIBILITY STATEMENT (LUCS) FOR ON-SITE SEWAGE SYSTEMS

DATE: _____

SECTION 1 – APPLICANT INFORMATION

1. Property Address: _____
 Property City: _____
 Township: _____ Range: _____ Section: _____ Tax Lot #: _____
2. Name of Applicant: _____ Telephone #: _____
 Mailing Address: _____
 Email Address: _____
3. Describe type of facility the on-site sewage system will serve:
 Single Family Residence Business Other (describe): _____
4. Type of on-site sewage system permit application being proposed for this property:
 New Installation Permit Repair Permit Alteration Permit
 Authorization Notice for: Replacement Dwelling Bedroom(s) addition Hardship Dwelling
 Other changes in land use involving potential sewage flow increase
 Non water-carried facility requests (pit privy, vault toilets for campgrounds)

SECTION 2 - TO BE FILLED OUT BY CITY OR COUNTY PLANNING OFFICIAL

5. Property zoning: _____
6. The facility proposal is located: Inside City limits Inside UGB Outside UGB
7. The proposed land use to be served by the proposed system has been reviewed and **is prohibited**.

The proposed land use to be served by the proposed system has been reviewed and **is not prohibited**

If the proposed use is not prohibited, list the zoning code section that allows the use outright or the file number and application type that authorizes the use. Attach any such prior land use decisions.

Planning Official Signature: _____

Print Name: _____ Title: _____

Telephone: _____ Date: _____