

## LAND USE COMPATIBILITY STATEMENT (LUCS) PROCEDURES

**WHAT IS A LUCS?** The Land Use Compatibility Statement is the process that Clackamas County, acting as the agent of 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 A LUCS REQUIRED?** Oregon law requires state agency (including DEQ) activities that impact land use be consistent with local comprehensive plans and land use regulations.

**WHEN IS A LUCS REQUIRED?** A LUCS is required for most DEQ Onsite Wastewater Treatment System permits for new construction, alterations to existing systems, and authorizations to connect to existing 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. If the property is in unincorporated Clackamas County:
  - Email the LUCS and a site plan to [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) for review by Planning and Zoning.
  - **The review fee is \$282 and is charged regardless of whether the LUCS is ultimately approved or denied.** Payment can be made by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website or by telephone. To pay by cash or by check payable to "Clackamas County," submit in person during business hours, or mail a check to the Planning and Zoning Department at the address above. Payment is due when the application is submitted.
  - **The LUCS will not be reviewed unless it is accompanied by a site plan.**
  - **On average, review may take up to two weeks.**
2. Applicable planning agency completes Section 2 of the LUCS by determining if the proposal 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. To approve a LUCS, the planning agency must verify that the proposed construction/connection meets planning requirements and also that the use/structure to be served by the system complies with all local planning requirements.
3. Completed LUCS form is required before Clackamas County can accept an application for a septic permit (excluding most repairs) or authorization notice.

**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 consider 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.

**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](mailto: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. Does the proposed facility comply with all applicable local land use requirements: **Yes** ☐ **No** ☐  
If you answered “Yes” above, was this compliance based on:  
☐ Outright compliance with local comprehensive plans and land use requirements (provide a citation to the applicable provisions)  
☐ Conditional approval (provide findings and citation or attach a copy of the applicable land use decision)  
☐ Measure 49 waiver (provide Department of Land Conservation and Development approval number)

Either provide reasons for affirmative compliance decision or attach findings of fact:

Planning Official Signature:

Print Name:

Title:

Telephone:

Date: