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**SUPPLEMENTAL APPLICATION**  
**Principal River Conservation Area**  
(March 2016)

**APPLICANT INFORMATION**

Name \_\_\_\_\_ File No. \_\_\_\_\_

Date \_\_\_\_\_

**WHAT IS A PRINCIPAL RIVER CONSERVATION AREA REVIEW?**

The County Zoning & Development Ordinance (ZDO) regulates principal river conservation buildings and other structures, mining, dredging, filling, grading, paving, excavation and tree cutting along six river corridors within Clackamas County.

**WHAT IS NEEDED FOR APPROVAL?**

All principal river conservation permits are discretionary and MAY be permitted after evaluation according to criteria in the ZDO. The County must make written findings to support the decision. The applicant is responsible for providing evidence to support the principal river conservation request, according to ZDO Section 704.

**WHAT ARE THE CHANCES FOR APPROVAL?**

Staff cannot predetermine the decision on this or any application. A decision of approval or denial will only be made after the complete application is processed. This includes review of citizen and agency comments. The decision is based upon ZDO, Comprehensive Plan, and County Roadway Standards criteria relevant to this application as listed in the ordinance. In order to address the necessary criteria, the information requested in this supplemental application should be as thorough and as complete as possible.

**APPLICATION PROCESS**

Principal river conservation permits are subject to the administrative action process and public notice. Public comments received from the Community Planning Organizations (CPOs), agencies, and other interested parties may affect the decision on the application. Special conditions may be attached to any approvals. Any decision on this application can be appealed to the County Hearings Officer and to the State Land Use Board of Appeals (LUBA) by the applicant or any other interested person.

## STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION

\_\_\_\_\_ Land Use Application  
\_\_\_\_\_ ZDO Section 704

\_\_\_\_\_ Sample Plot Plan

## HOW LONG WILL IT TAKE TO RECEIVE A FINAL DECISION ON AN APPLICATION?

Processing time usually takes approximately 6 to 8 weeks for administrative action applications, or 120 days if the initial decision is appealed.

## COMPLETE APPLICATIONS REQUIRE THE FOLLOWING:

1. Land Use Application Form: Information on applicant and land involved in the application. **Application must be signed by the property owner. (Attached)**
2. Supplemental Application: Information requested on this form. Please be as complete and thorough as possible. Use additional sheets of paper as necessary.
3. Application Fee: \$\_\_\_\_\_ (*Fee is nonrefundable upon decision or staff report; partial refund if withdrawn after notice; full refund if withdrawn prior to notice.*)
4. Plot Plan drawn to scale with all information required by Subsection 704.08 of the ZDO. The scale should not be less than 1" = 20' nor more than 1" = 200'. Please have the plan drawn on an 8.5" x 14" or 11" x 17" sheet of paper. Also indicate the following:
  - A. Existing vegetation and development. (*Photos may be submitted if they are marked on the plot plan as to where it was taken and direction of view.*)
  - B. Locations from the property lines of proposed development from the mean high water line of the river, including all tree-cutting/removal activity that is within or just outside the footprint of any proposed structure or within the protected buffer/filter strip, accompanied by a statement from a licensed arborist indicating why a need for removal exists.
5. To-scale drawings of front, rear, and sides of any proposed structures to include scaled building heights and finished ground elevation at the foundation.
6. List of exterior materials indicating colors and type of siding and roofing for any proposed structures.
7. Cross-section drawing of any area within the protected vegetative buffer/filter strip where grading, filling, or excavating will occur. Include water table, fill/excavation, and development elevation drawings.
8. Many sites along rivers are located within the 100-year floodplain. Development within the floodplain requires specific land use approval.

## **PLEASE NOTE:**

1. Development activity is also regulated by specific Oregon State Water Quality Standards for turbidity (silt run-off) of excavated soils. Please contact a Storm Water Engineer with the Department of Environmental Quality at (503)229-5696 for questions as to the standards to prevent discharges into waters of the State.

2. If your property is located between Carver and the River Mill Dam in Estacada or the Bull Run River north to the County line, it may be subject to the Scenic Waterways regulations through the Oregon State Parks & Recreation Department. For questions about specific regulation within the Scenic Waterways, please contact the Oregon Parks & Recreation Department at (503)986-0707.

**JUSTIFICATION CRITERIA:** See ZDO Section 704 for specific requirements and answer the following questions:

1. Setback from river: How will the location (distance from the river) of the building or other structures affect the visual impact from the river based on its' size, width of the river, topography, soils, density of existing vegetation, public access, and nearby recreational areas? Please explain how the design and color scheme of the proposed development will help to screen the development from the river (building height, orientation of the building, etc.).

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2. Vegetation preservation: How will the proposed use preserve or implement a minimum of 75% of the protected buffer/filter strip with native trees, shrubs, and groundcover (either existing or supplemented) along the river bank? Please describe any plans for planting additional native vegetation and submit a landscape plan that shows where the additional vegetation will be planted. The intent of these plantings is to enhance habitat and preserve scenic quality along the rivers throughout Clackamas County.

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3. On-site river access: Does the property have access by use of a pathway, wooden walkway, or other constructed way to the river? If so, how is it to be buffered from the river?

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Questions? Contact Steve Hanschka, Senior Planner at 503-742-4512 or [SteveHan@clackamas.us](mailto:SteveHan@clackamas.us).