



SUPPLEMENTAL APPLICATION
Steep Slope Review
(March 2016)

APPLICANT INFORMATION

Name _____ File No. _____

Date _____

WHAT IS NEEDED FOR APPROVAL?

Development on slopes 20% or greater may be permitted after evaluation according to the applicable standards in the zoning district and the criteria in Subsection 1002.02 of the Zoning and Development Ordinance (ZDO). The County must make written findings to support the decision. The applicant is responsible for providing evidence to support the request.

APPLICATION PROCESS

Development on slopes greater than or equal to 20 percent and less than or equal to 35 percent is subject to the Type I review procedure of Section 1307 of the ZDO. A Type 1 review takes approximately four weeks.

Development on slopes greater than 35% is subject to the Type 2 review procedure of Section 1307 of the ZDO, which includes public notice. A Type II review takes approximately six weeks, assuming no appeal is filed. Public comments received from the Community Planning Organizations, nearby property owners, agencies, and other interested parties may affect the decision. Any decision on a Type II application can be appealed to the Clackamas County Land Use Hearings Officer, and then to the Oregon Land Use Board of Appeals (LUBA) by the applicant or any other interested person. If the application receives preliminary approval, the applicant must meet all specified conditions of approval prior to development.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION

_____	Land Use Application	_____	ZDO Section 1205 *
_____	ZDO Section 1002	_____	Variance supplemental *
_____	Sample Plot Plan		
_____	ZDO Section for property zoning district(s)		

* *If applicable*

A. THE INFORMATION REQUESTED BELOW WILL BE USED IN CONSIDERING YOUR REQUEST AND IS REQUIRED FOR ALL STEEP SLOPE REVIEWS.

Please type or print in black ink.

1. Land Use Application – Information on applicant and land involved in the application (ALL property owners MUST sign this form!)
2. Supplemental Application – Information requested on this form. Please be as complete and thorough as possible. Use additional paper as necessary.
3. Application fee - _____ for development on slopes between 20% and 35%; or _____ for development on slopes greater than 35%. (*Fee is nonrefundable upon decision or staff report; partial refund if withdrawn after notice; full refund if withdrawn prior to notice.*)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 on 8-1/2 “ x 11” or 8-1/2 “ x 14” paper. The plot plan must include the following information (if applicable):
 - a. Plot plan to scale with readable contours, showing all development (including grading, stripping of vegetation, retaining walls, structures, driveways and other impervious surfaces) as well as information identifying the source of this information (engineer, surveyor, etc.).
 - b. Calculation of total area of property with slopes between 20% and 35% **and** calculation of total area of property with slopes greater than 35%. If development is covering slopes greater than 35%, see **#B** below.
 - c. Calculation of percentage of slopes 20% or greater to be graded, to have vegetation stripped, or to be covered by structures or impervious surfaces. If more than 30% of slopes 20% or greater are to be developed, see **#C** below.
 - d. A letter from the applicant stating that they will re-vegetate disturbed slopes as soon as practical after site work is complete and before annual wet season.
5. Landslide hazard area? yes ____ no ____ (If yes, see **#B** below)

B. A geo-tech report is required for development on property located in a landslide hazard area and/or for development on slopes greater than 35%.

C. A variance to the standard that prohibits grading, stripping of vegetation, or coverage by structures or impervious surfaces on more than 30% of slopes that are greater than 20% may be granted pursuant to ZDO Section 1205. If a variance is requested, provide the following:

1. A completed Variance Supplemental Application.
2. Information demonstrating that:
 - a. The lot coverage (i.e. structures) of slopes 20% or greater shall not exceed the maximum lot coverage standard of the underlying zoning district; and
 - b. The additional lot coverage, grading, or stripping will not:
 - (1) Decrease the stability of the slope;
 - (2) Appreciably increase erosion, sedimentation, or drainage flow from the property; or
 - (3) Adversely impact high priority open space as defined in ZDO Section 1011.
 - c. Measures shall be employed to minimize grading or filling to accomplish the development; and
 - d. Disturbed areas shall be compacted if necessary and re-vegetated as soon as practical and before the annual wet season.

Questions? Contact Clay Glasgow, Senior Planner at 503-742-4520 or clayg@clackamas.us.