



SUPPLEMENTAL APPLICATION

ZONE CHANGE
(November 2011)

APPLICANT INFORMATION

Name: _____ Date: _____

WHAT IS A ZONE CHANGE?

The County Zoning & Development Ordinance (ZDO) allows for a variety of zoning districts within individual Comprehensive Plan land use designations. A zone change is a proposal to change from one zoning district to another zoning district as allowed by the Comprehensive Plan.

WHAT IS NEEDED FOR APPROVAL?

All zone change 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 zone change request consistent with the criteria listed in Section 1202 of the ZDO and relevant chapters of the Comprehensive Plan.

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 on criteria appropriate 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 complete as possible.

APPLICATION PROCESS

Zone change permits are subject to the Administrative Action process and public notice. Public comments received from the Community Planning Organizations (CPO), property owners, agencies and other interested parties may affect the decision on the application. Special conditions may be attached to any approvals. All Zone Change applications are reviewed at a public hearing before the County Hearings Officer who is the final county decision maker. The Hearings Officer’s decision may be appealed to the State Land Use Board of Appeals. Applications which also require Comprehensive Plan Amendment will be processed by the Planning Commission and Board of Commissioners.

NOTE: A PRE-APPLICATION CONFERENCE is required prior to filing this application. For a copy of the Pre-Application Form, go to www.clackamas.us/transportation/permits.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:

- | | | | |
|-------|----------------------|-------|------------------------|
| _____ | Land Use Application | _____ | CPO Information |
| _____ | Sample Plot Plan | _____ | Application Process |
| _____ | ZDO Section 1202.01 | _____ | Plan Criteria for Zone |

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

- Approximately 80 days for applications scheduled before the Hearings Officer.

COMPLETE APPLICATIONS REQUIRE THE FOLLOWING:

1. Land Use Application – Information on applicant and land involved in application.
2. Supplemental Application – Information requested on this form. Please be as complete and thorough as possible. Use additional sheets 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 on 8.5” x 14” or 11” x 17” paper, showing the property and your proposal.
5. Alternative Zoning Designations: Section 1202.02 of the ZDO allows the Hearings Officer to approve an alternate zoning district designation if it is determined that the applicant’s preferred designation does not comply with the approval criteria but an alternate designation does. An alternate designation may be substituted only if the public notice required pursuant to Section 1302 includes all requested designations in its description of the applicant’s proposal. Any alternative zoning designations must be specifically identified on the Land Use Application form.

JUSTIFICATION CRITERIA: See Section 1202 and other relevant ZDO sections for specific requirements. Then answer the following questions:

- A. How is approval of the requested zone change consistent with the applicable goals and policies of the Comprehensive Plan?

- B. What public services (water, sanitary sewer, surface water management, etc.) are provided to the subject property, and are they adequate to support the level of development allowed if the zone change is approved, or are such services planned to be provided by the applicant concurrently with development?

- C. Explain why the transportation system is adequate to support the development possible if the zone change is approved. For the purposes of this standard, the following criteria are applicable:
1. The evaluation of transportation system adequacy shall include both the impact of the proposed zone change and growth in background traffic for a twenty-year period beginning with the year that a complete land use application is submitted.
 2. It shall be assumed that all improvements identified in the Clackamas County 20-Year Capital Improvement Plan, the Statewide Transportation Improvement Plan, and the capital improvement plans of other local jurisdictions are constructed.
 3. It shall be assumed that the subject property will be developed with permitted primary uses allowed in the proposed zoning district with the highest motor vehicle trip generation rate.
 4. Transportation facility capacity shall be calculated pursuant to Subsection 1007.09 of the ZDO.
 5. A determination regarding whether submittal of a transportation impact study is required shall be made based upon the *Clackamas County Roadway Standards*, which also establish the minimum standards to which a transportation impact study shall adhere.
 6. Does this proposal impact any State transportation facilities. Transportation facilities that are under the jurisdiction of the State of Oregon are exempt from this subsection. How does proposal, as it relates to transportation facilities under the jurisdiction of the State of Oregon, comply with the Oregon Highway Plan?

- D. Is the safety of the transportation system adequate to serve the level of development anticipated by the zone change?

Questions: Contact Planning & Zoning at 503-742-4500 or zoninginfo@co.clackamas.or.us.