



SUPPLEMENTAL APPLICATION
WATER QUALITY RESOURCE AREA (WQRA) DEVELOPMENT PERMIT

(February 2009)

APPLICANT INFORMATION

Name _____ File _____

Date _____

WHAT IS A WQRA DEVELOPMENT PERMIT?

The County Zoning & Development Ordinance (ZDO) requires a Water Quality Resource Area (WQRA) Development Permit for development within a WQRA.

NOTE: If the proposed development is also in a Habitat Conservation Area (HCA) regulated pursuant to Section 706, the development permit shall comply with either Subsection 706.10(B) or 709.10.

WHAT IS NEEDED FOR APPROVAL?

All WQRA Development 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 Development Permit request, according to ZDO Section 709.

WHAT ARE 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. 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

WQRA Development permits are subject to the Administrative Action process and public notice — where public comments received from the Community Planning Organizations (CPO), property owners, agencies and other interested parties may affect the decision — unless the application is filed concurrently with another land-use application that requires review by the Hearings Officer, in which case the application will be consolidated and reviewed pursuant to the Hearings Officer review provisions of Section 1300.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:

_____	Land Use Application	_____	Supplemental Application
_____	Sample Plot Plan	_____	CPO Information
_____	ZDO Section 709	_____	Application Process

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

Approximately 50 days for Administrative Action applications or 120 days if the initial decision is appealed; and approximately 80 days for applications that are scheduled before the Hearings Officer.

COMPLETE APPLICATIONS REQUIRE THE FOLLOWING:

1. A completed land use application on a form provided by the County Planning Division.
2. Provide the items listed under Subsection 709.07(C).

APPROVAL CRITERIA: Address the applicable standards of ZDO Subsection 709.10 through a combination of plans, supporting information and written responses. Only those standards that apply specifically to the proposed development need be addressed. See Section 709 for specific requirements.

QUESTIONS? Contact any of the following staff people in the Planning Division:

1. Carol Dawson: (503) 742-4504
2. Steve Hanschka: (503) 742-4512
3. Scott Hoelscher: (503) 742-4524
4. Steve Koper: (503) 742-4551