



SUPPLEMENTAL APPLICATION

STEEP SLOPE REVIEW

(March - 2009)

APPLICANT INFORMATION:

Name: _____ File Number _____

Name; _____

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 of the Zoning and Development Ordinance. The County must make written findings to support the decision. The applicant is responsible for providing evidence to support the request.

APPLICATION PROCESS

Preliminary approval of a complete application takes between 4 and 6 weeks. Development on slopes greater than 35% is subject to the Administrative Action process of Subsection 1305 which includes public notice, and can add an additional 4 to 6 weeks. Public comments received from the Community Planning Organizations (CPO), property owners, agencies and other interested parties may affect the decision. 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. 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 1002 |
| _____ Plot Plan Template | _____ ZDO Section for Property Zoning District(s) |
| _____ Variance Supplemental* | _____ ZDO Section 1205* |

**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 application (*property owner must sign*).
2. Supplemental Application – Information requested on this form. Please be as complete and thorough as possible. Use additional sheets as necessary.
3. Application Fee – _____ for development on slopes between 20% and 35% or; _____ for development on slopes greater than 35%, by check payable to “Clackamas County” or cash. (*Fee is nonrefundable upon decision or staff report; partial refund if withdrawn after notice; full refund if withdrawn prior to notice.*)
4. Zoning – _____
5. Site Plan (*see example on Page 4*) on 8-1/2” x 11” paper or 8-1/2” x 14” drawn to scale. The site plan must include the following information (if applicable):
 - a. Site plan to scale with readable contours, showing all development (including grading, stripping of vegetation, retaining walls, structures, driveways and other impervious surfaces) and; identify the source of this information (i.e., 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%, go to “C.” below].
 - c. Calculation of percentage of slopes 20% or greater to be graded, have vegetation stripped, or covered by structures or impervious surfaces. [If more than 30% of slopes 20% or greater, go to “D.” 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 wet season.
6. Landslide Hazard Area – yes ___ or no ___ [If yes, go to “B” below].

B. The information requested below is required for development on property located in a landslide hazard area in addition to the information required by A.

- a. Geo-Tech Report

C. The information requested below is required for development on slopes greater than 35% in addition to the information required by A.

- a. Geo-Tech Report.

D. A variance to the standard prohibiting grading, stripping of vegetation, or coverage by structures or impervious surfaces on more than 30% of slopes greater than 20% may be granted pursuant to ZDO Section 1205. The following information below is required in addition to the information required in this supplemental application.

- a. A completed variance supplemental application.
- b. Information demonstrating that:

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

- (1) The additional lot coverage, grading, or stripping will not:
 - a. Decrease the stability of the slope;
 - b. Appreciably increase erosion, sedimentation, or drainage flow from the property; or
 - c. Adversely impact high priority open space as defined in Section 1011;
- (2) Measures shall be employed to minimize grading or filling to accomplish the development; and
- (3) Disturbed areas shall be compacted if necessary and re-vegetated as soon as practical and before the annual wet season.

QUESTIONS: Contact Steve Koper at 503 742-4551 or stevekop@co.clackamas.or.us