



SUPPLEMENTAL APPLICATION
WILLAMETTE RIVER GREENWAY CONDITIONAL USE – DOCK ONLY
(February - 2011)

APPLICANT INFORMATION

Name _____ File _____

Date _____

WHAT IS A GREENWAY CONDITIONAL USE PERMIT?

The County Zoning & Development Ordinance (ZDO) allows development or change in use within the Willamette River Greenway through a conditional use permit.

WHAT IS NEEDED FOR APPROVAL?

All greenway conditional use 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 greenway conditional use request, according to ZDO Section 705.

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. 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

Greenway conditional use permits are subject to the Administrative Action process and public notice. Public comments received from the Community Planning Organization (CPO), property owners, 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 party.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:

_____	Land Use Application	_____	Supplemental Application
_____	Sample Plot Plan	_____	ZDO Section 705

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

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 – 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 Application Fee: _____ (*Fee is nonrefundable upon decision or staff report; partial refund if withdrawn after notice; full refund if withdrawn prior to notice.*)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 11” or 8.5” x 14” paper, showing the dock and the edge of your property the gangway (ramp) is attached to. Also indicate the following:

IMPORTANT

- A. Show the dock, gangway and any cover/boathouse if allowed in this section of the river.
- 5. To Scale Drawings: To scale elevation drawings of the proposed dock to include scaled building heights (*for cover/boathouse only if allowed*) from the water elevation.
- 6. Include a Materials List for any proposed dock, gangway (ramp), including types and colors of each. If a cover/boathouse is allowed in this section of the Willamette River, include colors for it as well.

JUSTIFICATION CRITERIA: Review ZDO Section 705 for specific requirements. Then answer the following questions:

A. What section of the Willamette River will your dock be within?

From the Oregon City Fall to the Multnomah County Line

From the Oregon City Falls to the Marion County Line

B. What color will the dock, gangway (ramp) and/or cover/boathouse be? Natural wood or painted dark green or brown earth tones are the only acceptable colors.

Dock: _____

Gangway (Ramp) _____

Cover/Boathouse (If applicable) _____

C. What is the square footage of the dock when measured length times width? _____ Sq. Ft.

D. Is the length to width ratio less than or equal to a 3:1 ratio? (Example: If the dock is 30 feet in length, then the width cannot be less than 10 feet).

Yes

No, if not, why?

E. If a cover/boathouse is allowed, what is the size in square footage? _____ Sq. Ft.

What is the height in feet? _____ Feet

F. Has an application been submitted to the Division of State Lands for a lease/registration?

Yes

No, if not, why not?

G. Has an application been submitted to the U.S. Army Corps of Engineers?

Yes

No, if not, why not?

Questions: Contact Gary Hewitt – Sr. Planner at 503-742-4519 or garyh@co.clackamas.or.us