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 multco.us/landuse

**Significant  
 Environmental Concern  
 for Views (SEC-v)  
 Permit Worksheet**

**PROPERTY ID**

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Address:		Site Size:	
Township	Range	Section	Tax lot(s):

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**PROPOSED DEVELOPMENT.** Please provide a description of your proposal. This should at a minimum include the size and use of any structures you are proposing and a description of any land clearing you will be doing including tree removal.

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**EXISTING DEVELOPMENT.** Please list the existing buildings, structures and improvements on your property including a description of the use of these buildings, and identify them on your site plan.

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*Note: The planner assigned to your case will need to conduct a site visit prior to the application being deemed complete. The purpose of the visit is to verify the information in the site plan and to verify that no violations of the zoning code exist.*

**INSTRUCTIONS FOR APPLICANTS:**

The questionnaire on the following pages asks you to provide information needed to review your proposal under the standards for a Significant Environmental Concern permit. Please answer each question as fully as you are able. The responses and supporting documents you provide will be the basis for determining whether or not your application can be approved.

## REQUIRED DRAWINGS FOR SEC-V PERMIT

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The check list below lists all of the drawings that are required when making an SEC-v application. You will need to provide 2 copies of each of the drawings listed below, preferably on 8 ½ x 11 inch or 11 x 17 inch paper. Make sure the size of paper is appropriate to the scale of the drawing. All required drawings must be drawn to an even and measurable scale such as 1 inch = 20 feet or ¼ inch = 1 foot.

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- A map of the property drawn to scale showing;
  - Boundaries, dimensions, and size of the subject parcel (if zoned Farm or Forest use, include all contiguous properties in your ownership);
  - Location and size of existing and proposed structures;
  - Contour lines and topographic features such as ravines or ridges with the direction of the slope; or provide slope percent;
  - Location of natural streams, drainageways, springs, seeps, and wetlands on the site.
  - Proposed fill, grading, site contouring or other landform changes;
  - Location and predominant species of existing vegetation on the parcel, areas where vegetation will be removed, and location and species of vegetation to be planted, including landscaped areas;
  - Location and width of existing and proposed roads, driveways, parking and maneuvering areas, and service corridors and utilities such as wells, underground wires, septic, and stormwater systems; and
  - Septic system location.
- Elevation drawings (side views) showing the appearance of proposed structures when built and surrounding final ground grades;
- Details on the height, shape, colors, outdoor lighting, and exterior building materials of any proposed structure; and
- A landscape screening plan showing information on the type, height, and location of any vegetation or other materials which will be used to screen the development from the view from identified significant viewing areas.

## CRITERIA FOR APPROVAL OF SEC-V PERMIT

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The purpose of the SEC-v permit is to ensure that new development is “visually subordinate” to the landscape. *Visually subordinate* means development does not noticeably contrast with the surrounding landscape, as viewed from an Identified Viewing Area (see below). Development that is visually subordinate may be visible, but is not visually dominant in relation to its surroundings. In other words, your eyes are not drawn towards it. Please note that for most development, this means that you may have a view but that it will likely be through trees that provide screening for the building.

Guidelines to help you attain visual subordination for your project are presented below. In no case should the proposed structure be taller than the surrounding forest canopy level. You will need to provide detailed information about the height, shape, colors, outdoor lighting, and exterior building materials you are proposing to use. Chosen colors should be dark natural or earth-tone colors and building materials should be selected to minimize reflectivity. Topography and vegetation may be used to screen the building, but primary emphasis is placed on the building’s location, design and construction materials. Please be aware that many of your neighbors have buildings that were constructed before the current standards went into

effect. It may not be possible for the County to approve a house that is similar in size, color, visibility, and placement as other structures in the vicinity of your property.

The entries in bold text below are the standards for approval. The questions below each standard are intended to help you address the standards. Staff will use your responses to determine whether or not your proposal meets each specific standard. Please respond to each standard as fully as you can. When responding to the questions, remember to address the ‘how’ and ‘why’ each standard is met. Attach additional sheets if necessary.

**Any portion of a proposed development (including access roads, cleared areas and structures) that will be visible from an Identified Viewing Area shall be *visually subordinate*.**

Check all of the Identified Viewing Areas from which your property is visible. *Identified Viewing Areas* are public areas that provide important views of a significant scenic resource, and include both sites and linear corridors. Identified Viewing Areas are:

- |  |  |
|--|--|
| <input type="checkbox"/> Bybee-Howell House            | <input type="checkbox"/> Highway 30                    |
| <input type="checkbox"/> Virginia Lakes                | <input type="checkbox"/> The Multnomah Channel         |
| <input type="checkbox"/> Sauvie Island Wildlife Refuge | <input type="checkbox"/> The Willamette River          |
| <input type="checkbox"/> Kelley Point Park             | <input type="checkbox"/> Public Roads on Sauvie Island |
| <input type="checkbox"/> Smith and Bybee Lakes         |  |

If your property is topographically screened from view from all Identified Viewing Areas, then your proposal does not have to achieve visual subordination. “Topographically screened” means that a hill, ravine, or other natural land feature prevents your property from being seen from any of the listed Identified Viewing Areas. If you feel your property is not visible from any of the identified viewing areas, please explain why.

Keep in mind that screening from the tree canopy does not equate to topographic screening. It is possible that your property could be hidden from view by trees but would not be topographically screened from all Identified Viewing Areas if the trees were removed in the future through logging, fire, disease etc.

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Attach maps, drawings, and/or photos showing the land features (hills, ravines) that topographically screen the property such that it cannot be seen from any of the identified viewing areas.

If your property can be topographically seen from any identified viewing area, regardless of how remote the possibility, complete the remainder of this questionnaire. The questions below are intended to assist you in explaining why your proposal will be visually subordinate.

**Guidelines which may be used to attain visual subordination, and which shall be considered in making the determination of visual subordination include:**

- (1) The development must be sited on portions of the property where topography and existing vegetation will screen the development from the view of identified viewing areas.**

Explain how existing topography will block the development from view from identified viewing areas. (Topography means ground terrain only.)

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Explain how existing vegetation that is located **only on your property** will screen the development from view of identified viewing areas. You cannot include any vegetation that is not on your property since your neighbors could log their properties at any time. Please note that any vegetation you plan to use to screen the development must be permanently retained on the site to keep the new structure visually subordinate.

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Indicate the location of any existing vegetation you plan to use for screening on your site plan.

**(2) Nonreflective or low reflective building materials and dark natural or earthtone colors must be used.**

What materials are you proposing for the exterior of the structure including the roofing material? Examples of non-reflective or low reflective building materials include wood and composition shingles. An example of reflective material which will not meet this standard is metal roofing.

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What colors are you proposing to use on the exterior of the structure? This information should include the name of the manufacturer and the name or number of the color(s) you propose. Dark earth tone colors should be proposed. These are colors such as dark brown and forest green that will blend into the surrounding forest landscape.

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**Attach samples showing the colors and materials you propose to use on the exterior of the structure.**

**(3) Any exterior lighting must be directed downward and sited, hooded and shielded so that it is not highly visible from identified viewing areas. Shielding and hooding materials should be composed of nonreflective, opaque materials.**

Will there be any new exterior lighting installed as part of your project?  Yes.  No.  
If yes, explain where the lighting will be located on the structures and/or on the property

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**Attach elevation drawings showing the locations of the proposed exterior lights. Also attach pictures or drawings of the proposed light fixture(s).**

**(4) Screening vegetation or earth berms may be used to block and/or disrupt views of the development from Identified Viewing Areas. Priority should be given to retaining existing vegetation over other screening methods. Planting new trees or building new berms should only be considered if you cannot design a development that can be screened from view using existing topography and vegetation. Trees planted for screening purposes should be coniferous to provide winter screening. The applicant is responsible for the proper maintenance and survival of any vegetation used for screening.**

Will existing on-site vegetation provide screening for your project?  Yes.  No.  
If yes, describe how the vegetation will screen your project. This should include information on the size, height, species, and location of the vegetation. Please note that any vegetation you plan to use to screen the development must be permanently retained on site.

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**Include the location of any existing on-site vegetation that will provide screening on your site plan.**

Are you proposing to plant any new vegetation to screen your project?  Yes.  No.  
If yes, describe how the new vegetation will screen your project. This should include information on the number, size, height, species and location of the proposed vegetation as well as a timeline for planting that vegetation. Please note that any vegetation you plan to use to screen the development must be permanently retained on site.

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**Include a planting plan. This plan should show the number, location, species, and size of any vegetation you are proposing to plant for the purpose of providing screening.**

Will any earth berms provide screening for your project?  Yes.  No.  
If yes, describe how the berms will screen your project. This should include information on the size, height, and location of the berms.

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**Include the location of any earthen berm that will provide screening on your site plan.**

**(5) Proposed developments or land uses shall be aligned, designed and sited to fit the natural topography and to take advantage of vegetation and land form screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics.**

Examples of how to minimize grading and take advantage of existing topography are given on page 8 of this application.

Will your proposal require any grading? \_\_\_\_\_ Yes. \_\_\_\_\_ No.

If yes, describe how your proposed project is designed to fit with the natural topography. This should include a discussion of why any proposed grading is minimizing the amount of land modification needed to install your project.

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Describe what grading activities will be needed in order to construct your project. This should include information such as the location, size, and % slope of the grading area, and the length, width and depth of any cuts or fills.

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**Attach a grading plan that shows the information listed above.**

**(6) Limit structure height to remain below the surrounding forest canopy level.**

How tall is the forest canopy surrounding your project from existing grade on the downslope side?  
\_\_\_\_\_ Ft.

How tall is your proposed structure (grade to tallest part of the structure)?  
\_\_\_\_\_ Ft.

Your proposed structure must be shorter than the surrounding forest canopy measured from existing grade on the downslope side.

**(7) The silhouette of buildings and other structures must remain below the skyline of bluffs or ridges as seen from identified viewing areas. This may require modifying the building or structure height and design as well as location on the property. Some exemptions apply to new communications facilities as explained below.**

Will your proposed structure break the skyline or ridgeline as seen from any Identified Viewing Area?  
\_\_\_\_ Yes. \_\_\_\_\_ No.

If yes, you must modify your proposal so that the structure does not break the skyline or ridgeline unless your project is a new communications facility.

If no, explain why the structure will not break the skyline as seen from Identified Viewing Areas.

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**Complete this section only if your project is a new communications facility which will protrude above the skyline.**

New communications facilities include transmission lines, antennae, dishes, and similar communications equipment. If your proposal is for a communications facility that will break the skyline, you must demonstrate ALL of the following:

- 1. The new facility could not be located in an existing transmission corridor or built upon an existing facility.**
- 2. The facility is necessary for public service; and**
- 3. The break in the skyline is the minimum necessary to provide the service.**

Please explain how your project meets all three of the above criteria. Attach additional sheets and maps as necessary to fully respond to the criteria.

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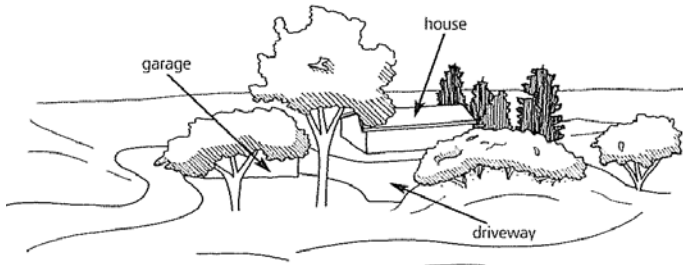
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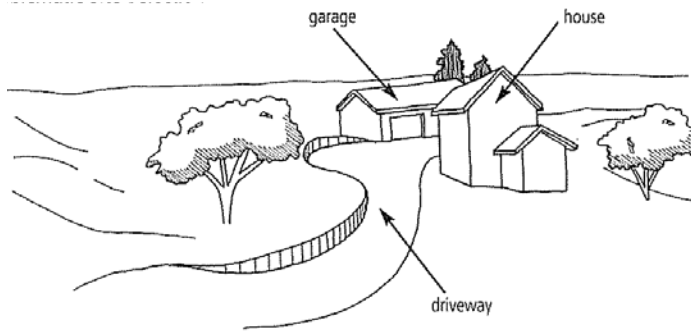
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**Design your project to fit with the natural grade and existing vegetation as much as possible.**



**Successful Site Selection:**

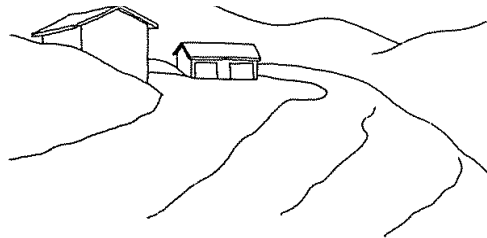
- Buildings are behind a knoll
- Existing vegetation is retained
- Rooflines are below tree canopy
- Buildings are partially screened by existing vegetation
- Access drive and turn around are screened and located so that cut slopes are not clearly visible



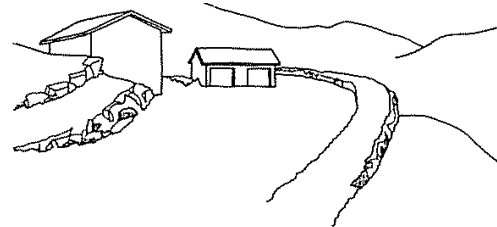
**Problematic Site Selection:**

- Buildings are on the knoll
- Existing vegetation was removed for house, garage, and driveway
- Rooflines are above tree canopy
- Buildings are fully visible
- Access drive and turn around are prominently visible, exposing most cut and fill slope

**Best approach to site design**



This example illustrates the gradual blending of site grading necessary for development. This is the most desirable approach.



This example illustrates the use of naturalistic retaining walls and the minimal use of terraces. This approach is less desirable than the “Best” approach, but may be necessary depending on site conditions.



**Worst approach to site design**

This example illustrates the use of unnecessary retaining walls and terraces. Massive modifications to slopes such as this are often highly visible and are not recommended.