



MULTNOMAH COUNTY
LAND USE &
TRANSPORTATION PROGRAM
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**CFU Zone
Development
Standards Permit
Application
Form B, Type 2**

PROPERTY

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

APPLICANT

Name _____ Phone _____
Mailing Address _____ Fax _____
City _____ State _____ Zipcode _____ E-mail _____

OWNER

Name _____ Phone _____
Mailing Address _____ Fax _____
City _____ State _____ Zipcode _____ E-mail _____

I authorize the applicant to make this application.

Property Owner Signature _____ Date _____

If no owner signature above, a letter of authorization from the owner is required. ☐

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

Instructions for applicants:

This form is for use in permitting development that requires a land use decision which is processed under the County's provisions for Type II decisions. These kinds of decisions provide a way for an applicant to demonstrate that discretionary approval standards have been met.

The questionnaire on the following pages asks you to provide information needed to review your proposal under the Commercial Forest Use Development Standards that apply to new dwellings, and to replacement dwellings and other structures that are more than 100 feet from an existing dwelling. 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.

For Staff Use

CASE
NUMBER

Alt Acct. #

DATE
SUBMITTED

DATE DEEMED
COMPLETE

Related Case No.

Zoning

Open UR/ZV

rev. 9-2006

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

PART 1: CFU DEVELOPMENT STANDARDS –REQUIRED DRAWINGS

The check list below lists all of the drawings that are required for the development described in Part II below. This information should also be shown on your building permit plans, along with any other site and building plan information required for a building permit. Note that all required drawings must be drawn to an even scale such as 1 inch = 20 feet or ¼ inch = 1 foot.

_____ A map of the property drawn to scale showing;

- ☐ Boundaries, dimensions, and size of the subject parcel;
- ☐ Location and size of existing and proposed structures and additions;
- ☐ Contour lines and topographic features such as ravines or ridges;
- ☐ Location of natural 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, culverts or bridges, parking and maneuvering areas, and service corridors and utilities.
- ☐ The location and size of any required Fire Safety Zone, see Part III of this form.

PART II: DESCRIPTION OF PROPOSED DEVELOPMENT

The purpose of the CFU Development Standards is to reduce fire hazard associated with dwellings and other structures in a forest environment, and to limit potential conflict between nonforest uses and forest management. Your project is of a type that has the potential for impacts to the forest zone and must meet the requirements of Sections 1 through 4 below. Provide written responses to the approval criteria in Section 1. Show the information listed in Sections 2, 3, and 4 on your building plan and site plan, and show the Forest Practice Setbacks and Fire Safety Zones as listed in Table 1 of Part III on your site plan.

Section 1. Development Site Location Standards (MCC __.2061(B), .2261(B), .2461(B))

1) Explain why the structure location has the least impact on nearby or adjoining forest or agricultural lands and satisfies the Forest Practices Setback and Fire Safety Zones in Part III.

[illegible][illegible]

-
-
-
-
-
-
- (5) Is the proposed dwelling located upon a tract within a fire protection district?
☐ Yes ☐ No

If no, then is the dwelling provided with residential fire protection by contract?
☐ Yes ☐ No
(attach copy of contract)

Access for a pumping fire truck to within 15 feet of any perennial water source of 4,000 gallons or more within 100 feet of the driveway or road on the lot is required. The access shall meet the driveway standards of Section 4 below, with permanent signs posted along the access route to indicate the location of the emergency water source. A perennial water source meeting these requirements is ☐ or is not ☐ located on the property.

Section 2. Building Code and Fire Protection Standards (MCC__.2061(C), .2261(C), .2461(C))

The standards of this section include special requirements for mobile homes. Those structures must meet all four listed requirements. Site built structures must meet 1, 3, and 4.

- (1) Comply with the standards of the applicable building code or as prescribed in ORS 446.002 through 446.200 relating to mobile homes;
- (2) If a mobile home, have a minimum floor area of 600 square feet and be attached to a foundation for which a building permit has been obtained;
- (3) Have a fire retardant roof; and
- (4) Have a spark arrester on each chimney.

Number 1 will be satisfied when a building permit is issued for your project. Show the area of the structure on your building plan if it is a mobile home, and indicate the type of roofing material and spark arrester on any chimney for all structures.

Section 3. Water Supply Standards (MCC__.2061(D), .2261(D), .2461(D))

The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20) and not from a Class 1 stream as defined in the Forest Practices Rules.

- (1) If the water supply is unavailable from public sources, or sources located entirely on the property, the applicant shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners.

(2) Evidence of a domestic water supply means:

- (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or
- (b) A water use permit issued by the Water Resources Department for the use described in the application; or
- (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

If the water source is from a domestic well, you can complete the Water Certification Form yourself and attach the well constructor's report. If water is provided by a water district, ask the district to complete the form and submit it along with your other information. Provide a copy of an easement if the water line is on another property.

Section 4. Private Road and Driveway Standards (MCC__2061(E), .2261(E), 2461(E))

Check all of the standards that apply to your project. A private road (including approved easements) accessing two or more dwellings, a driveway accessing a single dwelling, a Forest Practices road that is utilized as a private road/driveway accessing a dwelling(s), or a new driveway constructed to access a replacement/restored dwelling, shall be designed, built, and maintained to:

- ☐ (1) Support a minimum gross vehicle weight (GVW) of 52,000 lbs. ☐ Written verification of compliance with the 52,000 lb. GVW standard from an Oregon Professional Engineer shall be provided for all bridges or culverts;
- (2) Provide an all-weather surface of at least 20 feet in width for a ☐ private road and 12 feet in width for a ☐ driveway;
- ☐ (3) Provide minimum curve radii of 48 feet or greater;
- ☐ (4) Provide an unobstructed vertical clearance of at least 13 feet 6 inches;
- (5) Provide grades not exceeding 8 percent, with a maximum of 12 percent on short segments, except as provided below (check (a) or (b) if applicable):
 - (a) Rural Fire Protection District No. 14 requires approval from the Fire Chief for grades exceeding 6 percent; ☐ and the Fire Chief has given approval;
 - (b) The maximum grade may be exceeded upon written approval from the fire protection service provider having responsibility, ☐ and the provider has given approval;
- ☐ (6) Provide a turnaround with a radius of 48 feet or greater at the end of any access exceeding 150 feet in length;
- (7) Provide for the safe and convenient passage of vehicles by the placement of (check one of the following):

- ☐ Additional turnarounds at a maximum spacing of 500 feet along a private road; or
 - ☐ Turnouts measuring 20 feet by 40 feet along a driveway in excess of 200 feet in length at a maximum spacing of 1/2 the driveway length or 400 feet whichever is less.
- ☐ (8) An existing driveway currently being utilized by the habitable dwelling may be extended to a replacement dwelling without compliance with the roadway standards above. However, nothing in this exemption removes the requirements under the county's Fire Apparatus means of Approach Standards contained in MCC 29.012.

Show the design of the access road on your site plan. Include with your building permit submittal, a written GVW verification by an engineer if required under # 1, and approval from the Fire District under # 5 if needed. The Fire District Access Review form must be included for projects that qualify under # 8.

PART III. FOREST PRACTICES SETBACKS & FIRE SAFETY ZONES

The **Forest Practices Setback** that is required for the project is shown in Table 1 below. Reductions to a Forest Practices Setback dimension shall only be allowed pursuant to approval of an adjustment or variance through a Type 2 process. Also note that the minimum forest practices setback requirement shall be increased where the setback abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county "Design and Construction Manual" and the Planning Director shall determine any additional setback requirements in consultation with the Road Official.

The **Fire Safety Zone** consists of two areas; a Primary and a Secondary safety zone. The development projects where the safety zone is required to be established and maintained by the property owner are listed in Table 1.

(1) Primary Fire Safety Zone:

- (a) A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.
- (b) On lands with 10 percent or greater slope the primary fire safety zone shall be extended down the slope from a dwelling or structure as follows:

Percent Slope	Distance In Feet
Less than 10	No additional required
Less than 20	50 additional
Less than 25	75 additional
Less than 40	100 additional

- (c) The building site must have a slope less than 40 percent.

(2) Secondary Fire Safety Zone

A secondary fire safety zone is a fire break extending a minimum of 100 feet in all directions around the primary safety zone. The goal of this safety zone is to reduce fuels so that the overall intensity of any wildfire is lessened. Vegetation should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent the spread of fire up into the crowns of the larger trees. Assistance with planning forestry practices which meet these objectives may be obtained from the State of Oregon Department of Forestry or the local Rural Fire Protection District. The secondary fire safety zone required for any dwelling or structure may only be reduced through a Type 2 process under the provisions for an Exception.

Draw the Primary and Secondary Fire Safety Zones that meet the requirements of this section on your site plan. You will need to show the % slope in the Fire Safety Zone area of your plan. The zones must be drawn at the same scale as the site plan. As a condition of your permit, you are required to maintain the vegetation within the zones as described in this section. Indicate the distance between proposed structures and the property line. This distance must meet or exceed the Forest Practice Setback in Table 1.

Table 1

Use		Forest Practice Setbacks		Fire Safety Zones
Description of use and location	Nonconforming Setbacks	Front Property Line Adjacent to County Maintained Road (feet)	All Other Setbacks (feet)	Fire Safety Zone Requirements (FSZ)
Replaced or restored dwelling in same location &/or less than 400 sq. ft. additional ground coverage; Alteration and maintenance of dwelling	May maintain current nonconforming setback(s) if less than 30 ft. to property line	30	30	Property owner is encouraged to establish Primary to the extent possible
Replaced or restored dwelling in same location & greater than 400 sq. ft. additional ground coverage; Alteration and maintenance of dwelling	May maintain current nonconforming setback(s) if less than 30 ft. to property line	30	30	Primary is required to the extent possible within the existing setbacks
At least a portion of the replaced or restored dwelling is within 100 ft. of existing dwelling	May maintain current nonconforming setback but shall increase to 30 ft. if less than 30 ft.	30	30	Primary required; Maintenance of vegetation in the Secondary is required to the extent possible
Replaced or restored dwelling over 100 ft. from existing dwelling	Meet current setback standards	30	130	Primary & Secondary required
At least a portion of the Temporary Health Hardship Dwelling is within 100 ft. of existing dwelling	N/A	30	30	Primary required

Use		Forest Practice Setbacks		Fire Safety Zones
Description of use and location	Nonconforming Setbacks	Front Property Line Adjacent to County Maintained Road (feet)	All Other Setbacks (feet)	Fire Safety Zone Requirements (FSZ)
Temporary Heath Hardship farther than 100 ft. from existing dwelling	N/A	30	130	Primary and Secondary required
At least a portion of the mobile home during construction or reconstruction of a residence is within 100 ft. of dwelling	N/A	30	30	Primary required
Mobile home during construction or reconstruction of a residence farther than 100 ft. of dwelling	N/A	30	130	Primary and Secondary required
Template Dwelling	N/A	30	130	Primary & Secondary required
Heritage Tract Dwelling	N/A	30	130	Primary & Secondary required
Large Acreage Dwelling	N/A	30	130	Primary & Secondary required
Accessory structures within 100 ft. of dwelling	N/A	30	30	Primary required
Other Accessory structures	N/A	30	130	Primary & Secondary required
Other Structures	N/A	30	130	Primary & Secondary required
Property Line Adjustment; Lot of Exception; Land Divisions.	May maintain current nonconforming setback to existing structures	30	30	On tracts with required Primary & Secondary FSZ as part of a land use decision, both shall be maintained.

FOR STAFF USE ONLY

Date the application was submitted: _____

Staff member who accepted application:

Is the application complete except for the site visit and lot of record aggregation research?

_____ Yes. _____ No.

Date of site visit: _____

Staff member conducting site

visit: _____

Violations found on-site? _____ Yes _____ No