



Land Use Planning Division
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**Significant
 Environmental
 Concern for Wildlife
 Habitat Worksheet
 (Type I)**

PROPERTY ID

Address: _____ Property ID#: R _____
 Township _____ Range _____ Section _____ Tax lot(s): _____

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. Also include a description of any land clearing you will be doing, including tree removal; area to be graded or excavated; and the slope of the development area.

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.

The planner assigned to your case may need to conduct a site visit prior to the permit being issued. 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:

This form provides an optional Type 1 procedure and reduced processing fee for development that meets the clear and objective development standards listed herein. If your proposal does not meet one or more of the standards, a Type II Significant Environmental Concern permit for Wildlife Habitat is required. The questionnaire on the following pages asks you to provide information needed to review your proposal under the development 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 TYPE I SEC-h PERMIT

The check list below lists all of the information needed on drawings that are required when making an SEC-h application. You will need to provide two (2) copies of each of the drawings listed below, preferably on 8 ½ x 11" or 11 x 17" paper. All drawings must be drawn to an even scale such, as 1 inch = 20 feet, 1 inch = 40 ft. or ¼ inch = 1 foot.

- 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 all existing, proposed structures, septic system and repair area.
 - 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.
 - Predominant species of existing vegetation and their location 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.

- A scaled drawing of the **building design and elevations** (side views) that show the relationship between the building and existing and finished grades, and existing or proposed vegetation.

- An **area map** showing all properties which are adjacent to, or entirely or partially within 200 feet of the proposed development, with the following information, when such information can be gathered without trespass:
 - Location of all existing **forested areas** (including areas cleared pursuant to an approved forest management plan) and non-forested "cleared" areas.

For the purposes of this section, *a forested area* is defined as an area that has:

 - At least 75 percent crown closure, or
 - 80 square feet of basal area per acre, of trees 11 inches DBH and larger, or
 - An area which is being reforested pursuant to Forest Practice Rules of the Department of Forestry.

A *non-forested "cleared" area* is defined as an area which does not meet the description of a forested area, and which is not being reforested pursuant to a forest management plan.
 - Location and width of **existing driveways** within 200 feet of the subject parcel's boundaries on all adjacent parcels.
 - Existing and proposed **type and location of all fencing** on the subject property and on adjacent properties and on properties entirely or partially within 200 feet of the subject property.

DEVELOPMENT STANDARDS FOR APPROVAL FOR TYPE I SEC-h PERMIT

For a Type I SEC-h permit you must meet all of the standards in this section. The objective of the development standards is to retain forested wildlife habitat in undisturbed swaths. As such, the SEC-h overlay requires clustering development near existing roads and existing development to minimize the amount of land clearing and habitat impact needed to establish the proposed development. It also requires new buildings to be built in close proximity to existing buildings in order to keep habitat from becoming fragmented. The entries in bold text are the standards for approval. The questions below each

standard are intended to allow staff to determine whether or not your proposal meets each specific standard. Please answer each question as fully as you can. Attach additional sheets if necessary.

(1) Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.

A non-forested "cleared" area is an area that does not have at least 75 percent crown closure, 80 square feet of basal area per acre, of trees 11 inches DBH and larger, or an area which is being reforested pursuant to Forest Practice Rules of the Department of Forestry. Areas cleared pursuant to a Forest Practice permit are not considered "cleared" areas, as they need to be reforested.

Does your property contain any non-forested "cleared" areas? Yes No

If yes above, will your proposed development be contained in the existing cleared area? Yes No

If your development will not be contained in the existing cleared area, explain what portions of your development will be outside the existing cleared area.

Explain why any new land clearing is the minimum needed to site the proposed buildings, provide access, and meet fire safety standards.

(2) Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.

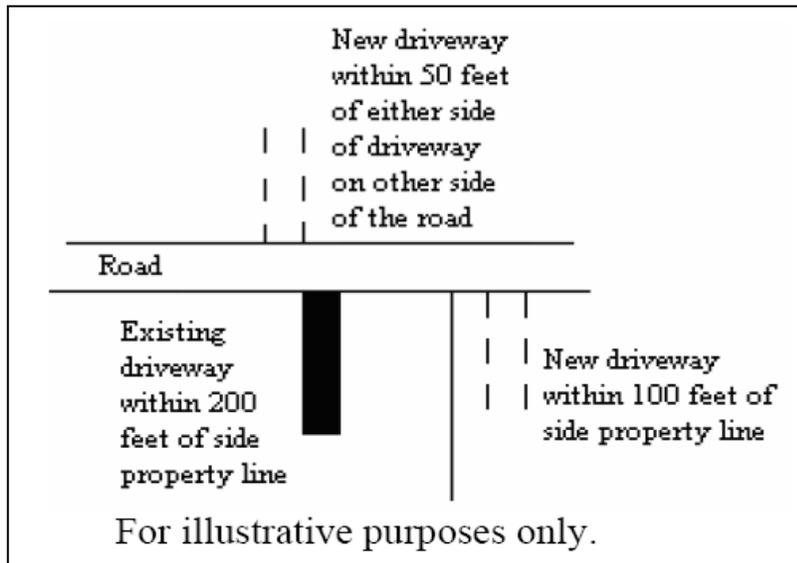
What is the distance between your proposed development and the nearest public road? _____ feet

(3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.

What is the length of the driveway serving your development? _____ feet (all areas of travel)

(4) For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:

- (a) The access road/driveway approach onto a public road shall be located within 100 feet of a side property line, if adjacent property on the same side of the road has an existing access road or driveway approach within 200 feet of that side property line; or**
- (b) The access road/driveway approach onto a public road shall be located within 50 feet of either side of an existing driveway on the opposite side of the road.**
- (c) Diagram showing the standards in (a) and (b) above.**



Is there an existing access road/driveway on the same side of a public road on the neighboring properties within 200 feet of the common side property lines? Yes No

If you answered yes to the above question, is your existing/proposed driveway within 100 feet of the side property line adjacent to your neighbors? Yes No

Is there an existing access road/driveway on the opposite side of a public road within 50 feet of any point on the property? Yes No

If you answered yes to the above question, is your existing /proposed driveway located within 50 feet of either side of an existing driveway on the opposite side of the road? Yes No

(5) The development shall be within 300 feet of a side property line if adjacent property has structures and developed areas within 200 feet of that common side property line.

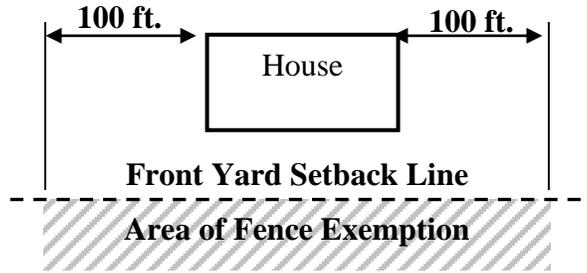
Are there structures and developed areas on the neighboring properties within 200 feet of the common side property lines? Yes No

If you answered yes to the above question, is your proposed development within 300 feet of the common side property line? Yes No

Please note the purpose of the fencing standards is to allow for wildlife passage so that animals are not trapped on the road. These standards only apply in the front setback from a public road.

(6) (e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the front yard setback line parallel to the public road serving the development.

FENCE EXEMPTION AREA



(f) Fencing standards do not apply where needed for security of utility facilities.

*The **Front Yard Setback** for the EFU, MUA-20, RR, RC, OR, OCI, SRC, and BRC zones is 30 feet from the front lot line. For the Front Forest Practice Setback in all CFU zones, please ask a planner for your particular situation.*

Is the existing/proposed use of the property a utility facility? Yes No

Does your property have existing fencing within the front yard setback? Yes No

If yes, indicate the location of the proposed fencing on your site plan.

Does your proposal include the installation of any fencing? Yes No

If yes, indicate the location of the proposed fencing on your site plan.

Is the proposed fencing within the required front setback? Yes No

If yes, then answer the following questions. If no, go to standard (7).

Please refer to the above illustrated fence exemption area drawing.

Is your proposed fencing limited to the fence exemption area? Yes No

If yes, to go standard (7). If no, answer the following questions.

(6) Fencing within a required setback from a public road shall meet the following criteria:

(a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.

(b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.

(c) Cyclone, woven wire, and chain link fences are prohibited.

(d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.

How tall is your proposed fence? _____ inches

Between the bottom of the fence and the ground, what size is the gap? _____ inches

What materials are used/proposed for the fence in the front yard setback? _____

Please provide a fence detail showing what the fence will look like.

(7) The nuisance plants listed in the table attached to the end of this form shall not be planted on the subject property and shall be removed from cleared areas of the subject property.

Are any of the listed nuisance plants present on your property? Yes No

If yes, list the species which are present:

Show the location of the nuisance species on your site plan.

Do you acknowledge that you cannot plant any of the listed nuisance species on your property as landscaping or for any other reason? Yes No

Describe how the listed nuisance plant species will be controlled in the cleared areas on your property.

Have you answered **YES** to **ALL** of the above criteria? Yes No

If **Yes**, then your application package is complete. Please submit the work sheet and applicable fee to Land Use Planning along with any other materials requested for your project.

If you answered **NO** to any of the above standards, you will either need to revise your project to meet the standards, or apply for a Type II Significant Environmental Concern permit for Wildlife Habitat. The first step for filing a Type II application is a Pre-Filing meeting where the approval criteria and procedure will be discussed.

Nuisance Plant List

<i>Scientific Name</i>	Common Name
<i>Chelidonium majus</i>	Lesser celandine
<i>Cirsium arvense</i>	Canada Thistle
<i>Cirsium vulgare</i>	Common Thistle
<i>Clematis ligusticifolia</i>	Western Clematis
<i>Clematis vitalba</i>	Traveler's Joy
<i>Conium maculatum</i>	Poison hemlock
<i>Convolvulus arvensis</i>	Field Morning-glory
<i>Convolvulus nyctagineus</i>	Night-blooming Morning-glory
<i>Convolvulus seppium</i>	Lady's nightcap
<i>Cortaderia selloana</i>	Pampas grass
<i>Crataegus sp. except C. douglasii</i>	hawthorn, except native species
<i>Cytisus scoparius</i>	Scotch broom
<i>Daucus carota</i>	Queen Ann's Lace
<i>Elodea densa</i>	South American Water-weed
<i>Equisetum arvense</i>	Common Horsetail
<i>Equisetum telemateia</i>	Giant Horsetail
<i>Erodium cicutarium</i>	Crane's Bill
<i>Geranium roberianum</i>	Robert Geranium
<i>Hedera helix</i>	English Ivy
<i>Hypericum perforatum</i>	St. John's Wort
<i>Ilex aquafolium</i>	English Holly
<i>Laburnum watereri</i>	Golden Chain Tree
<i>Lemna minor</i>	Duckweed, Water Lentil

<i>Scientific Name</i>	Common Name
<i>Loentodon autumnalis</i>	Fall Dandelion
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
<i>Phalaris arundinacea</i>	Reed Canary grass
<i>Poa annua</i>	Annual Bluegrass
<i>Polygonum coccineum</i>	Swamp Smartweed
<i>Polygonum convolvulus</i>	Climbing Binaweed
<i>Polygonum sachalinense</i>	Giant Knotweed
<i>Prunus laurocerasus</i>	English, Portugese Laurel
<i>Rhus diversiloba</i>	Poison Oak
<i>Rubus discolor</i>	Himalayan Blackberry
<i>Rubus laciniatus</i>	Evergreen Blackberry
<i>Senecio jacobaea</i>	Tansy Ragwort
<i>Solanum dulcamara</i>	Blue Bindweed
<i>Solanum nigrum</i>	Garden Nightshade
<i>Solanum sarrachoides</i>	Hairy Nightshade
<i>Taraxacum officinale</i>	Common Dandelion
<i>Utricularia vuigaris</i>	Common Bladderwort
<i>Utica dioica</i>	Stinging Nettle
<i>Vinca major</i>	Periwinkle (large leaf)
<i>Vinca minor</i>	Periwinkle (small leaf)
<i>Xanthium spinoseum</i>	Spiny Cocklebur
<i>various genera</i>	Bamboo sp.