

CITY OF HAPPY VALLEY

REQUIRED ATTACHMENTS FOR HABITAT CONSERVATION AREA APPLICATIONS

Basic Map Verification

It is the policy of the Planning Department to review all applications at the time of submittal. If all of the required attachments (as applicable) are not included with the application, **the application will not be accepted for processing.**

Please check the below list prior to submitting your application.

Upon acceptance of the application, a completeness review will be completed within 30 days.

*FOR AN ELECTRONIC COPY OF THESE CRITERIA
SEE THE CITY'S WEBSITE AT happyvalleyor.gov*

The basic verification approaches described below are available for applicants who believe either:

- The HCA map is accurate,
- There is a simple incongruity between the HCA map and the boundary lot lines of a property
- The property was developed prior to January 5, 2009.

REQUIRED SUBMITAL:

1. An applicant who believes that the HCA map is accurate may comply with section 16.34.060.C.1, of the City's LDC. The applicant shall submit the following Information regarding the real property lot or parcel:
 - a. A detailed property description;
 - b. A copy of the applicable HCA map;
 - c. A summer 2005 aerial photograph of the property, with lot lines shown, at a scale of at least one map inch equal to 50 feet for lots of 20,000 or fewer square feet, and a scale of one map inch equal to 100 feet for larger lots. Said information is available from the Metro Data Resource Center;
 - d. The information required to be submitted under Section 16.34.070 or 16.34.075 if the applicant proposes development within any HCA under those provisions; and

- e. Any other factual information that the applicant wishes to provide to support map verification
2. Obvious Misalignment between Mapped Habitat and Property Lot Lines. In some cases, the mapped vegetative cover data might not align precisely with the tax lot layer that shows property lines, resulting in a HCA map that is also misaligned with tax lot lines. An applicant who believes that the HCA map is inaccurate based on such an obvious misalignment may comply with Section 16.34.060.C.2. The applicant shall submit the following information regarding the real property lot or parcel:
 - a. All submittal requirements listed in number one.
 - b. A documented demonstration of the misalignment between the HCA map and the property's tax lot boundary lines. For example, an applicant could compare the boundary lot lines shown for roads within 500 feet of a property with the location of such roads as viewed on the aerial photograph of the area surrounding a property to provide evidence of the scale and amount of incongruity between the HCA maps and the property lot lines, and the amount of adjustment that would be appropriate to accurately depict habitat on the property.
 3. Property Developed Between Summer 2002 and September 29, 2005. Where a property was developed between the summer of 2002 (when the aerial photo used to determine the regional habitat inventory was taken) and September 29, 2005, the applicant shall submit the following information regarding the real property lot or parcel:
 - a. All submittal requirements listed in number one.
 - b. A summer 2002 aerial photograph of the property, with lot lines shown, at a scale of at least one map inch equal to 50 feet for lots of 20,000 or fewer square feet, and a scale of one map inch equal to 100 feet for larger lots, said information is available from the Metro Data Resource Center;
 - c. Any approved building permits or other development plans and drawings related to the development of the property that took place between summer 2002 and September 29, 2005; and
 - d. A clear explanation and documentation, such as supporting maps or drawings or an more recent aerial photograph, indicating the new development that has occurred and where previously identified habitat no longer exists because it is now part of a developed area.

