

CITY OF HAPPY VALLEY

REQUIRED ATTACHMENTS FOR HABITAT CONSERVATION AREA APPLICATIONS

Detailed 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 applicant shall submit a report prepared and signed by either

- A knowledgeable and qualified natural resource professional, such as a wildlife biologist, botanist, or hydrologist
- A civil or environmental engineer registered in Oregon to design public sanitary or storm systems, storm water facilities, or other similar facilities.

Information To Be Included In Report:

- a. A description of the qualifications and experience of all persons that contributed to the report, and, for each person that contributed, a description of the elements of the analysis to which the person contributed;
- b. A detailed property description
- c. A copy of the applicable HCA map
- d. 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
- e. The information required to be submitted under Section 16.34.070 or 16.34.075 of the City's LDC, if the applicant proposes development within any HCA under those provisions
- f. Any other factual information that the applicant wishes to provide to support map verification

- g. The information described in Sections 16.34.060(C)(2)(b) and 16.34.060(C)(3)(b) through (d) of the City's LDC, if the applicant believes such information is relevant to the verification of habitat location on the subject lot or parcel
- h. Additional aerial photographs if the applicant believes they provide better information regarding the property, including documentation of the date and process used to take the photos and an expert's interpretation of the additional information they provide
- i. A map showing the topography of the property shown by two-foot vertical contours in areas of slopes less than 15 percent, and at five-foot vertical contours of slopes 15 percent or greater
- j. Any additional information necessary to address each of the verification criteria in Section 16.34.060.D.2 of the City's LDC, a description of where any HCAs are located on the property based on the application of the verification criteria in Section 16.34.060.D.2, and factual documentation to support the analysis