



# Residential Athletic Court Application

## City Decision

File Number: \_\_\_\_\_

Planning Division Approval?  Yes  No Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Engineering Division Approval?  Yes  No Date: \_\_\_\_\_ Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*This application is intended to be submitted to the Planning Division prior to construction of an athletic court. Athletic courts or facilities, take many forms, including tennis, basketball, volleyball, pickleball, etc. The Planning (P) and Engineering (P) Divisions may be reached at 503.783.3800, Monday-Friday from 8am-5pm. Though the City does not regulate Covenants, Conditions, and Restrictions (CC&Rs) or other private restrictions, we encourage you to review any restrictions identified on your property title.*

Applicant Name: \_\_\_\_\_

Builder/Contractor Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Site Address or Clackamas County Map and Tax Lot: \_\_\_\_\_

Subdivision/PUD Name: \_\_\_\_\_

## 1. Conditions of Approval/Plat Restrictions (P/E)

*Some lots have limitations or special requirements that must be considered when building occurs onsite. Examples include special setbacks, design requirements, or avoiding sloped portions of the lot/environmentally sensitive areas/easements. Contact the Planning Division at 783.3800 to receive a copy of prior approvals and identify any site-specific limitations, requirements, or conditions of approval.*

Are there any Site Specific Limitations or Requirements from Previous Land Use Reviews?  Yes  No

Please Identify all Requirements:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 2. Applicable Overlay Zones (P)

*Please identify all overlay districts identified on your property by calling the Planning Division at 503.783.3800. If an overlay district is present, additional review may be needed.*

Steep Slopes Development Overlay (P)  Historic Properties Overlay (P)  Natural Resources Overlay (P)

Flood Management Overlay (P)  Major Utility Corridor (E)  None

Exemptions: \_\_\_\_\_

### 3. Minimum Landscaping Area (P)

Twenty percent of the gross developable lot area must be landscaped with any combination of living plants such as trees, shrubs, plants, vegetative groundcover or turf grasses, and may include structural features such as fences, benches, works of art, reflective pools, or fountains. Barkdust or rock gardens without plantings do not qualify as landscaping. The following assures that installation of the new structure will not reduce the landscaping below the minimum requirement.

1. Square Footage of Site..... \_\_\_\_\_
2. Square Footage of Landscaping..... \_\_\_\_\_
3. Line 2 Divided by Line 1 and Multiply by 100.. \_\_\_\_\_ *Must be ≥20%*

### 4. Landscaping in Front of the Dwelling (P)

A minimum of 50 square feet of landscaping is required in front of the home on private property (excludes planter strip area between the sidewalk and the street). Barkdust or rock gardens without plantings do not qualify as landscaping.

Square Feet of Landscaping Located in Front of the Dwelling: \_\_\_\_\_ *Must be ≥50 Sq. Ft.*  
Please Indicate the Type of Landscaping Proposed:  Grass/Groundcover  Shrubs  Trees  Other: \_\_\_\_\_

### 5. Tree Removal (P)

Approval from the Planning Division is required prior to removal of trees in the right-of-way or onsite.

Is Tree Removal Proposed that has not been Approved?  Yes  No

### 6. Screening (P)

Facilities over 2,000 square feet in size must provide a 10' wide landscaped buffer between the facility and abutting residential properties. All facilities must install landscaping and a minimum 6' tall solid wood fence, cyclone fence with slats, or a solid vegetative screen on property lines surrounding the facility that abut residential development. Please draw in the existing and proposed landscaping and fencing on the associated site plan.

Size of Facility (Square Feet): \_\_\_\_\_  
If Over 2,000 Square Feet, is a 10' Wide Landscaped Buffer between the Facility and Abutting Residential Properties Provided?  Yes  No  N/A

For all Facilities, is there Landscaping on the Property Lines Surrounding the Athletic Court or Facility abutting Residential Homes or Apartments?  Yes  No  
What Type of Landscaping is Provided?  Existing  Proposed  
*If any landscaping is proposed the landscaping cannot include prohibited or nuisance plants found in [Appendix A](#) of the Municipal Code.*

For all Facilities, is there Fencing a Minimum of 6' in Height on the Property Lines Surrounding the Athletic Court or Facility abutting Residential Homes or Apartments?  Yes  No  
Is the Fencing Existing or Proposed?  Existing  Proposed

Proposed Fence Height (Maximum): \_\_\_\_\_

Proposed Fencing Material: \_\_\_\_\_

*If any fencing is proposed please contact the Planning Division for additional information.*

### 7. Lighting (P)

*If lighting is proposed, it should be designed to limit the impact on neighboring properties. Consider the strategic placement of lighting and the angle of the lights. If lighting is proposed, a photometric plan is required to demonstrate the effects of the lighting on nearby properties. Please contact the Clackamas County Building Division to determine if an electrical permit is needed.*

Is Lighting Associated with the Facility Proposed?  Yes  No

Has a Photometric Lighting Plan Delineating the Relationship between the Exterior Lighting and Surrounding Residential Properties within 200' been Submitted?  Yes  No

## 8. Parking (P)

Generally, a minimum of two parking spaces are required onsite in a garage, in a driveway, etc. Please verify the athletic court did not displace the minimum parking onsite.

Did the Proposal Reduce Parking Onsite?  Yes  No If so, How Many Spaces are Remaining Onsite? \_\_\_\_\_

## 9. Associated Accessory Building (P)

The construction or expansion of a building associated with an athletic court may require additional planning review. For additional questions please contact the Planning Division.

Is a Building Proposed with the Athletic Court?  Yes  No

If the structure is 200 square feet or larger, a separate permit is required.

If the structure is less than 200 square feet, a separate permit is not required, but compliance with Land Development Code (LDC) Section [16.44.055.E](#) is required.

## 10. Retaining Walls and Fences (P)

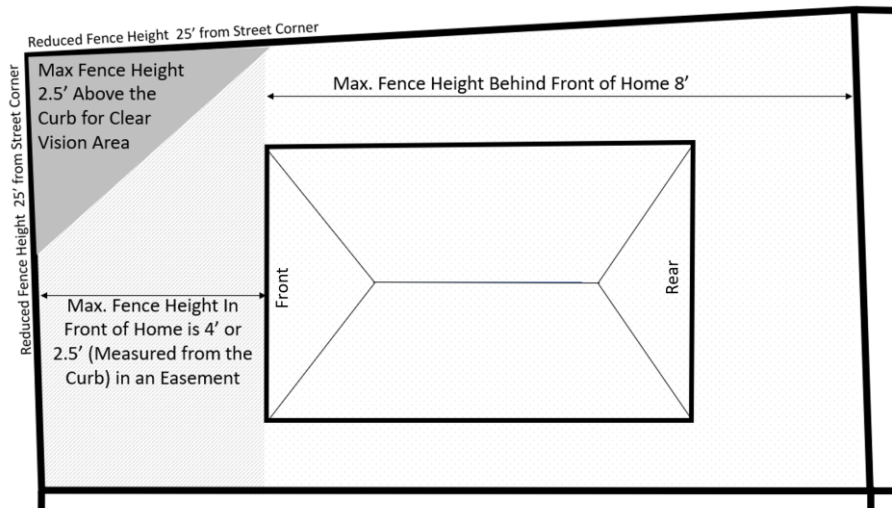
The construction or expansion of a retaining wall associated with the development may require additional permitting. Note that walls are not allowed in utility or access easements.

Is a New or Modified Retaining Wall Over 4' in Height Proposed?  Yes  No

If so, a separate building permit from the Building Division and design review permit from the Planning Division is required.

Is Fencing Proposed?  Yes  No

If so, please contact the Planning Division to learn more about fence requirements. Generally, fences may be up to 4' in front of a home and 8' alongside and behind a home (measured at the highest point of the fence). To allow for visibility at intersections, the height is limited to a maximum of 2.5' above the curb within 25' of the intersection. Building permits are needed for fences  $\geq 7'$ .



## 11. Stormwater (E)

Stormwater flow control and/or water quality requirements exist for projects that create  $\geq 5,000$  square feet of new or replaced impervious surface. Contact WES at 503.742.4567 for additional information.

Square Footage of all New or Replaced Impervious Surface (Asphalt, Concrete, Buildings/Structures): \_\_\_\_\_

Does the Proposal use Fuel Dispensing, Major Material Storage, a Washing Facility, Heavy Chemical Use, or Land with Known Contamination?  Yes  No



*City of Happy Valley*

## ***Submittal Requirements Checklist***

- Photometric Plan**
- Site Plan Drawn (Birds Eyes View) at 1" = 20' or 1" = 30' Scale with All of the Following:**
  - North Arrow and Scale
  - Property Line Dimensions as Shown on Recorded Plat or Survey
  - Footprint of Existing and Proposed Structures and Athletic Facility (Measured from the Foundations)
  - Dimensions Proposed Structure is Setback from Each Property Line
  - Location of all Required Landscaping
  - Retaining Wall Locations and Top/Toe Elevations
  - Proposed and Existing Contours at 1' Intervals. Please Indicate if no Grading is Proposed.
  - Label and Dimension the Locations of all Easements, Sidewalks, & Curbs
  - Locations of Wells, Septic Systems and Other Utilities including Water Services, Storm and Sanitary Laterals, Catch Basins, & Utility Vaults
  - Square Footage of New Impervious Surfaces including Roof (and Overhangs), Driveway, Sidewalks, Patios, other Hardscape (such as Pavers)