



Planning/Engineering Review for Retaining Walls

This application is intended to be submitted with a building permit application for retaining walls over four feet in height to twelve feet in height of exposed wall. The Planning (P) and Engineering (E) 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: _____

Phone: _____ Email Address: _____

Site Address or Clackamas County Map and Tax Lot: _____

1. Details of Proposed Retaining Wall(s) (P)

Please list details of the retaining wall(s) proposed. Retaining walls over twelve feet in height require a separate Type II Design Review process with the Planning Division. If multiple retaining walls are proposed, number each of the walls on the site plan.

Retaining Wall	General Location	Max. Height of Exposed Wall
Retaining Wall #1		
Retaining Wall #2		
Retaining Wall #3		
Retaining Wall #4		
Retaining Wall #5		

2. Conditions of Approval/Plat Restrictions (P)

Some lots have limitations or special requirements onsite. Contact the Planning Division at 503.783.3800 to receive a copy of prior approvals and identify any site-specific limitations.

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

If so, please describe:

3. Applicable Overlay Zones (P)

Some properties have environmentally sensitive or other limitations that must be addressed with development. Identify all overlay districts on your property by calling the Planning Division or checking the [online map](#). 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

3. Right of Way and Public Easements (E)

Approval from the City is required if any portion of the retaining wall is located within the right-of-way or within a public easement.

Is any Portion of a Retaining Wall Proposed in the Right-of-way? Yes No

Is any Portion of a Retaining Wall Proposed in an Easement? Yes No

4. Design Requirements (P)

The Land Development Code includes some design limitations on retaining walls.

The height of a retaining wall abutting an existing residence or residential zoning districts is limited to eight feet (measured from the visible downslope face of the retaining wall and must provide solid vegetative screening along the entire linear face of the lowest retaining wall. Retaining walls necessary for public or private infrastructure such as streets, drive-aisles, parking lots, stormwater detention facilities, driveways, etc. are exempt from the height limitation. Zoning districts may be verified using the City's [online map](#) and clicking on "Happy Valley Zoning".

Retaining Wall	Abutting Use?	Abutting Zone?	Height Exemption?	Vegetative Screening Required?	Vegetation Proposed?
Retaining Wall #1				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Retaining Wall #2				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Retaining Wall #3				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Retaining Wall #4				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Retaining Wall #5				<input type="checkbox"/> Yes <input type="checkbox"/> No	

All terraced retaining walls must have a minimum visible distance between walls equal to the visible height of the downslope retaining wall.

Are Multiple Retaining Walls Proposed on the Same Slope Above Each Other? Yes No

If so, identify the separation between the walls.

_____ Feet Between Retaining Wall # _____ and Retaining Wall # _____

_____ Feet Between Retaining Wall # _____ and Retaining Wall # _____

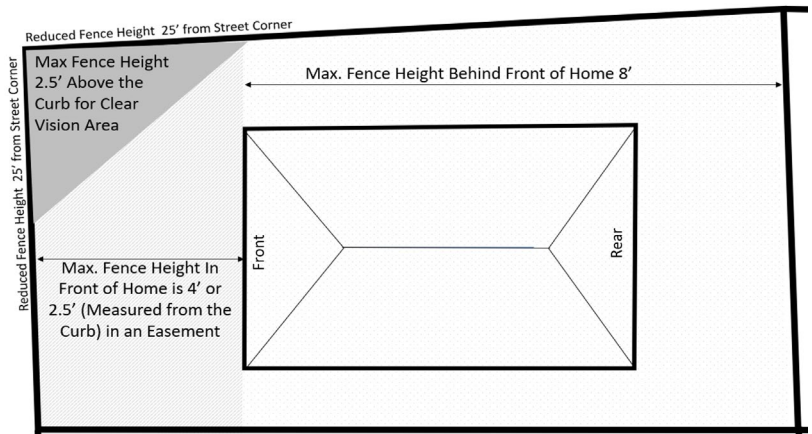
_____ Feet Between Retaining Wall # _____ and Retaining Wall # _____

5. Fences (P)

Is Fencing Proposed? Yes No

If so, contact the Planning Division. Generally, fences may be up to 4ft in front of a home and 8ft alongside and behind a home (measured at the highest point of the fence). The fence may be up to 8ft in height 30ft from the front property line regardless of the home location. To allow for visibility at intersections, the height is limited to a maximum of 2.5ft above the curb within 25ft of the intersection. Building permits are needed for fences 7ft or higher.

If the retaining wall is adjacent to pedestrian or vehicular access, and it has a drop-off of 30-inches or more, fall protection fencing may be required.



6. 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 Previously Approved? Yes No

Submittal Requirements Checklist

Site Plan Drawn to Scale (Birds Eye View) with All of the Following:

- Property Line Dimensions as Shown on Recorded Plat or Survey
- Location of All Retaining Walls (Numbered if Multiple are Proposed)
- Height of Each Retaining Wall (Top/Toe Elevations Over the Wall)