



**WATER
ENVIRONMENT
SERVICES**

Water Quality Protection
Surface Water Management
Waste Water Collection & Treatment
Michael S. Kuenzi, P.E.
Director

LAND USE COMPATIBILITY STATEMENT (LUCS) PROCEDURES AND FORMS

WHAT IS A LUCS? The Land Use Compatibility Statement (LUCS) is the process the Department of Environmental Quality (DEQ) uses to determine whether DEQ permits and other approvals that affect land use are consistent with the local comprehensive plan.

WHY IS LUCS REQUIRED? Oregon law requires activities that impact land use be consistent with local comprehensive plans. Permit and service applications for on-site sewage disposal systems cannot be issued until a favorable statement of LUCS is provided from the responsible local planning authorities.

WHEN IS A LUCS REQUIRED? A LUCS is required for all DEQ On-Site Sewage Disposal construction-installation permits for new, altered or repaired systems, and for authorizations to connect to existing systems inside city limits or cities urban growth boundary (UGB). It is not needed for an Existing System Review. OAR: 340-071-0150, 340-071-0160, 340-071-0160, 340-071-0160, and 340-071-0205. Water Pollution Control Facility (WPCF) applicants must complete DEQ's General LUCS form.

HOW TO COMPLETE A LUCS:

1. Customer completes Section 1.
2. Applicable Planning Agency completes Section 2.
3. Completed LUCS form is required before Clackamas County can accept any application for septic services in any county area inside a UGB or city limits.
4. If the sanitarian or agent at the public counter notes some type of problem with the form, it will be returned to the property owner or property owner's representative to be corrected.

CULTURAL RESOURCES PROTECTION LAWS: Applicants involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction or alteration of an archeological site or object, or removal of archeological objects from public and private lands without an archeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking, to take into account the effect of the undertaking that is included on or eligible for inclusion in the National Register. For further information, contact the State Historic Preservation Office at 503-378-4168, ext. 232.

WHERE TO GET HELP: Questions about this LUCS process should be directed to:

**Clackamas County--Water Environment Services
150 Beaver Creek Rd
Oregon City, OR 97045
(503) 742-4740
soilsconcern@co.clackamas.or.us**



**WATER
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Beyond clean water

**CLACKAMAS COUNTY
WATER ENVIRONMENT SERVICES
150 Beaver Creek Rd
Oregon City, OR 97045
(503) 742-4740**

**LAND USE COMPATIBILITY STATEMENT (LUCS)
FOR ON-SITE SEWAGE SYSTEMS**

DATE: _____ **PERMIT/SERVICE NO.:** _____

SECTION 1 – APPLICANT INFORMATION

1. Property Address: _____

Property City, Zip: _____

Township: _____ Range: _____ Section: _____ Tax Lot #: _____

2. Name of Applicant: _____ Telephone #: _____

Mailing Address: _____

3. Describe type of facility the on-site sewage system will serve (business, residence or other):

Single Family Residence Business Other: _____

4. Type of on-site sewage system permit application being proposed for this property:

New Installation Permit Repair Permit Alteration Permit

Authorization Notice for: Replacement Dwelling Bedroom(s) addition

Other changes in land use involving potential sewage flow increase

Non water-carried facility requests (pit privy, vault toilets for campgrounds)

SECTION 2 - TO BE FILLED OUT BY CITY OR COUNTY PLANNING OFFICIAL

5. The facility proposal is located:

Inside City limits Inside UGB Outside UGB

6. If inside the UGB, the proposed facility is subject to:

City jurisdiction County jurisdiction Shared city/county jurisdiction

7. Does the business or facility comply with all local land use requirements? YES NO

If, YES, provide reason for affirmative compliance decision or attach findings of fact:

8. Is a public notice and hearing required? YES NO If, YES--DATE: _____

9. Property zoning: _____ Minimum Parcel Size: _____

SANITARY SEWER AVAILABILITY

OAR 340-071-0160 requires a permit application for onsite sewage disposal be denied if:
A sewerage system which can serve the proposed sewage flow is both legally and physically available.

** Physical Availability:* A sewerage system shall be deemed physically available if its nearest connection point from the property to be served is:

- For a single family dwelling, or other establishment with a maximum projected daily sewage flow of not more than 450 gallons, within 300 feet;
- For a proposed subdivision or group of two to five single family dwellings, or equivalent projected daily sewage flow, not further than 200 feet multiplied by the number of dwellings or dwelling equivalents;
- For proposed subdivisions or other developments with more than five single family dwellings, or equivalents, the county agent shall make a case-by-case determination of sewerage availability.

EXCEPTION: A sewerage system shall not be considered available if topographic or man-made features make connection physically impractical.

** Legal Availability:* A sewerage system shall be deemed legally available if the system is not under a DEQ connection permit moratorium, and the sewerage system owner is willing or obligated to provide sewer service.

10. Is a sewerage system physically available and legally available to serve this property?

Physically available: YES NO Legally available: YES NO

Distance from property to nearest service line in feet: _____

PLANNING OFFICIAL SIGNATURE

CITYOF PLANNING OFFICIAL: _____

(Print Name)

PLANNING OFFICIAL (Signature)

DATE

ADDRESS

TELEPHONE #