



**ONSITE SEPTIC** City of Portland – Bureau of Development Services  
 1900 SW 4<sup>th</sup> Avenue, Portland, Oregon 97201 – 503-823-6892 – TTY 503-823-6868 – [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

# SEPTIC Land Use Compatibility Statement (LUCS)

## REPLACEMENT DRAINFIELD APPLICATIONS ONLY

<b>STEP 1 – Completed by Applicant</b>	
Name: Erin M. Coffey	E-mail: erco1@mac.com
Mailing Address (include city, state, zip) 9750 NW Skyline Blvd Portland, OR 97231	
Phone: (503) 804-8063	Fax:
<b>LEGAL PROPERTY DESCRIPTION</b>	
Site Address: 9750 NW Skyline Blvd Portland, OR 97231	
SECTION 04 1 N 1 W; TL 300 1.01 ACRES	Tax Lot #: R 323853 & R323868
State ID SECTION 04 1N 1W, TL 400 0.64 ACRES	
Acreage/Lot Size: 1.65 Acres	Water Supply <input type="checkbox"/> Private <input checked="" type="checkbox"/> Public
<b>REPLACEMENT DRAINFIELD</b> proposed for:	
<input checked="" type="checkbox"/> An individual or single family dwelling <input type="checkbox"/> Other – Describe _____	
<b>STEP 2 – To be Completed by City or County Planning Office - (see "Where to Get Help" below for location)</b>	
RFc in the Northwest Hills Plan District/ Forest Park/ Millers Creek Property Zoning:	52,000sf per Zoning Code Table 610-2 Zoning Minimum Parcel Size:
Proposed site is located <input checked="" type="checkbox"/> Inside City Limits <input type="checkbox"/> Inside UGB <input type="checkbox"/> Outside UGB	
If inside UGB, site is subject to: <input type="checkbox"/> City Jurisdiction <input type="checkbox"/> County Jurisdiction	
The proposed septic installation complies with all applicable local land use requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comments/Conditions: <u>Based on the attached site plan, installation of the proposed septic system doesn't require an Environmental Land Use Review as long as a Zoning Permit is obtained demonstrating the standards in 33.430.140 D-S (minus L) are met. The Zoning Permit must be final before the Septic Permit can be final. Emergency work exempt from 33.563.200.</u>	
<b>Planning Official Signature:</b> 	
Print Name: Suzan Poisner	Date: 10-29-2020
Title: City Planner	Phone: 503-865-6442
E-mail: <a href="mailto:suzan.poisner@portlandoregon.gov">suzan.poisner@portlandoregon.gov</a>	
<b>STEP 3– Include with Septic Installation Application submittal packet</b>	

**Where to get help?**

If you have questions regarding the Septic LUCS, contact the City of Portland Environmental Soils Program or the appropriate Land Use Planning jurisdiction

Where	Land Use Authority	Address	Phone
City of Portland, BDS Environmental Soils/Septic Program	Septic Regulations (ONLY)	Septic@portlandoregon.gov	503-823-6892
Rural Multnomah County	Multnomah County Land Use Planning	1600 SE 190 <sup>th</sup> Ave Portland OR 97233	503-988-3043
City of Maywood Park	City of Maywood Park	office@cityofmaywoodpark.com	503-255-9805
within City of Portland & Urban Pockets	City of Portland, Planning & Zoning	Permit Center 1900 SW 4 <sup>th</sup> Ave., Suite 5000, Portland, OR 97201	503-823-7526

# LAND USE COMPATIBILITY STATEMENT (LUCS), continued

## Onsite Wastewater Treatment System (Septic) Permits

### FOR REPLACEMENT DRAINFIELDS ONLY

#### What is LUCS?

Land Use Compatibility Statement is the process used by the Environmental Soils (Septic) Program to determine whether the proposed septic permit is consistent with local land use ordinances.

#### Why is LUCS required?

Oregon Law requires that state agency activities which impact land use be consistent with local comprehensive plans and land use regulations. Oregon Administrative Rules (OAR) 0340-071-0160(2)(b) and Chapter 340 Division 18 identifies when a LUCS is required in detail.

#### When is LUCS required?

Land Use Approval is required for all new drainfields in Multnomah County. However, a separate LUCS form is required only when a replacement drainfield is proposed. This is because all other permits such as new construction, pole barns, additions, already have a Land Use Review process. When it is only a replacement drainfield there isn't a process to ensure Land Use requirements are met, except for the separate Septic LUCS form.

#### How to complete a LUCS:

Step	Who Does It	What Happens
1	Applicant	Completes Section 1 of the LUCS and submits it to the appropriate city or county planning office.
2	City or County Planning Office	Completes Section 2 of the LUCS by determining if the activity or use meets all local planning requirements, and returns to the applicant the signed and dated LUCS form <b>with findings of fact for any local reviews or necessary planning approvals.</b>
3	Applicant	Includes the completed LUCS with <b>findings of fact</b> with the Septic Installation permit application submittal package.

A permit cannot be issued if the business or facility does not comply with all applicable local land use requirements. The applicant is responsible for working with the local planning office to comply with land use requirements.

---

**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.

0.64 Ac  
1"=40'  
Public Water



20-197443-SE  
Erin Coffey  
9750 NW Skyline Blvd.  
Portland OR

1N1W04D 400  
SER 25-20

No Trees Will Be Removed

