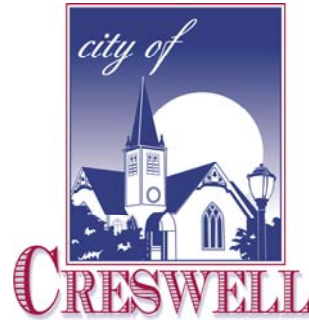


Supplemental Form: Riparian Restoration & Enhancement Exception (TYPE III)

All applicable requirements below must be filled out, checking the appropriate box as you include it in your application packet. A complete application includes the Type III Development Application Form; this Supplemental Form; and (5) copies drawn on a sheet not less than 18 inches by 24 inches plus and one (1) 8-1/2" x 11" or 11" x 17" scaled reduction for any map requested below, and a narrative statement addressing how the proposal meets all applicable review criteria. Once the application is deemed complete, an additional 15 copies of materials will be needed for distribution to the Planning Commission. Thank you for your cooperation.



Submittal Requirements:

Section 2.10.400:

- 1. Professional Quality Map showing:
 - Precise location of the top-of-bank
 - 100-year flood elevation
 - Wetlands
 - Wetland edge (if present)
 - Riparian setback
 - Significant vegetation
 - Soil types
 - Site improvements or other relevant primary features.1.

- 2. Grading Site Plan. The grading plan shall include information on terrain, drainage, location of proposed and existing structures, and finished elevations. 2.

- 3. Vegetation Report. This report shall consist of a survey of existing native vegetation and proposed alterations (planting plan). Where the removal of native vegetation is proposed, measures for re-vegetation and enhancement with native plant species shall be included. A list of native plants is available at City Hall. Any hazardous trees as described in Section 2.10.300.A.5 proposed for removal shall be surveyed. 3.

- 4. Copies of application materials submitted to all state and federal agencies (such as but not limited to DSL and ACE) for permitting must be included in the application to the City in order for the application to be deemed complete. Or statement explaining why no permits from any state or federal agency is required. 4.

- 5. Narrative statement summarizing proposed development, need for development, and proposed restoration. The narrative shall also include statements addressing how the proposal meets all applicable approval criteria and purpose of the Riparian Protection and Wetland Overlay Zone. The narrative shall also demonstrate that equal or better protection for the remaining Riparian Protection Overlay area will be ensured by the proposal. 5.

Information on the Review Criteria for Restoration and Enhancement Exception

When your application is reviewed, staff will check to make sure that all relevant criteria listed in the Creswell Development Code have been met. The following review criteria will be used in making the final determination regarding the approval of your application.

Section 2.10.100 Purpose

- A.** The primary purposes of the Riparian Protection and Wetlands (RPW) Overlay are to:
1. Protect and enhance water quality;
 2. Achieve and maintain compliance with State and Federal laws and water quality standards;
 3. Prevent property damage during floods and storms;
 4. Limit development activity in designated riparian corridors and wetlands;
 5. Protect native plant species;
 6. Maintain and enhance fish and wildlife habitats; and
 7. Conserve scenic and recreational values of riparian areas and wetlands.

2.10.400 Procedures and Approval

- A.** The procedure for reviewing any development within the RPW overlay is as follows:
1. Any development or vegetation removal proposal within the RPW overlay shall be submitted to the City Administrator. The proposal will be reviewed through a Type III procedure as defined in Chapter 4.1.400 of this Code.
 2. Copies of application materials submitted to all state and federal agencies (such as but not limited to DSL and ACE) for permitting must be included in the application to the City in order for it to be deemed complete.
 3. The applicant shall be responsible for the preparation of a professional quality map showing the precise location of the top-of-bank, 100-year flood elevation, wetlands, wetland edge (if present), riparian setback, significant vegetation, soil types, site improvements or other relevant primary features. The application also shall include:
 - a. Grading Site Plan. The grading plan shall include information on terrain, drainage, location of proposed and existing structures, and finished elevations.
 - b. Vegetation Report. This report shall consist of a survey of existing native vegetation and proposed alterations. Where the removal of native vegetation is proposed, measures for re-vegetation and enhancement with native plant species shall be included. A list of native plants is available at City Hall. Any hazardous trees as described in Section 2.10.300.A.5 proposed for removal shall be surveyed.
 4. Approval of any development activity within the RPW overlay shall be contingent upon demonstration by the applicant that:
 - a. DSL/ACE has issued a permit before any physical alteration takes place within the wetlands; or
 - b. Notice from DSL/ACE has been provided that states no permit is required; or
 - c. Activities are as noted in Sections 2.10.300.A.2 or 2.10.300.A.4 above, and are possible exceptions to the RWP overlay restrictions; or
 - d. Activities are shown to meet the criteria in Section 2.10.500, Hardship Variances, or Section 2.10.600, Restoration and Enhancement Exceptions, that follow.

2.10.600 Restoration and Enhancement Exceptions

Permanent alteration of the riparian area by placement of structures or impervious surfaces may be permitted upon demonstration that equal or better protection for the remaining on-site Riparian Protection Overlay area will be ensured through restoration of riparian areas, enhanced buffer treatment or similar measures, subject to the requirements of Section 2.10.400, Procedures and Approval. In no case shall such alterations occupy more than 50% of the width of the riparian area measured from the upland edge of the corridor.