



MARION COUNTY BUILDING INSPECTION DIVISION
5155 Silverton Rd NE Salem OR 97305
PO Box 14500
Salem OR 97309-5036
(503) 588-5147

LAND USE COMPATIBILITY STATEMENT (LUCS)
PROCEDURES AND FORMS

WHEN IS A LUCS REQUIRED? A LUCS is required for all Marion County On-Site Sewage Disposal construction-installation permits for new or expanded systems, and for authorizations to connect to existing systems. It is not needed for a Record Review.

SEPTIC-RELATED PERMITS – NON URBAN (no UGB or UT Zoning):

1. Customer submits septic permit application. No LUCS form is needed – Work Flow is used instead.
2. Keep the route line open and the Zoning Coordinator will sign-off over in Planning. Do not send the customer over to Planning for zoning sign-off.

SEPTIC-RELATED PERMITS – URBAN (UGB, UT-zoned, or inside city limits)

None of these need Marion County Planning Division sign-off.

1. Customer submits septic permit application. While waiting, customer is given a LUCS form to complete Section 1.
2. After customer completes Section 1, Permit Specialist then:
 - a. Faxes the LUCS form, along with the “LUCS Fax Transmittal Cover Sheet” to the appropriate city upon completion of accepting the permit.
 - b. Enters “LUCS faxed to City of _____”. Waiting for reply” in routing line.
 - c. Acknowledgment form from fax machine is also put in the file.
3. Returned LUCS forms from the cities are put in the Septic Specialist’s in-basket.
4. Septic Specialist will note the returned form on the route line and file the form in the septic file.
5. If the returned LUCS form notes some type of problem, the form and file will be turned over to the appropriate Sanitarian.



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**DIRECTIONS FOR COMPLETING A “LUCS”
(LAND USE COMPATIBILITY STATEMENT)
FOR ON-SITE SEWAGE SYSTEMS**

WHAT IS A LUCS? The LUCS is the process Marion County uses to determine that Marion County 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. Permits for on-site sewage disposal systems cannot be issued until a favorable statement of land use compatibility is provided from the responsible local planning authorities. The LUCS cannot be approved until all requirements are met.

WHEN IS A LUCS REQUIRED? A LUCS is required for: Site Evaluations OAR 340-071-0150, Construction – Installation OAR 340-071-0160, Alterations OAR 340-071-0160, Repairs OAR 340-071-0160, and Authorizations OAR 340-071-0205. NOT REQUIRED ON: Existing System Evaluations and Record Reviews.

HOW TO COMPLETE A LUCS:

URBAN PERMIT: (property is in an Urban Growth Boundary, zoned UT, or inside city limits)

1. Complete Section 1 of the LUCS – this can be done at the same time you submit the on-site sewage disposal permit.
2. Submit the completed form to the Permit Specialist who will fax the completed LUCS form to the appropriate city planning office/official to determine if the business or facility meets all local planning requirements. **OR:**

The applicant can submit the completed LUCS form directly to the appropriate city planning office/official.

3. The city planning office/official will complete Section 2 and fax back to the Building Inspection Division.
If the applicant chooses to submit the LUCS to the city, once the city has completed Section 2 the applicant must return the completed form to the Building Inspection Division.
4. If approved by the city, the LUCS form, attachments, and on-site sewage permit application are then submitted to the Building Inspection sanitarians for review.

If the returned LUCS form notes some type of problem, the form and file will be turned over to the Sanitarian who will contact the applicant regarding the appropriate course of action.

A permit cannot be issued if the applicant does not comply with all applicable local land use requirements.

The local jurisdiction will need to provide a favorable land use statement before Marion County can proceed with a permit application.

ATTENTION: A LUCS CANNOT BE APPROVED AND SIGNED UNTIL ALL LOCAL REQUIREMENTS HAVE BEEN MET.

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.



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

DATE: _____

MCBI File #: _____

SECTION 1 – APPLICANT INFORMATION

1. Property Address: _____ Property ID #: _____

Section: _____ Township: _____ Range: _____ 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 for: Replacement Dwelling Bedroom(s) addition
 - Other changes in land use involving potential sewage flow increase:
- _____

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 local land use requirements? ? YES NO
Comments:

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

SANITARY SEWER AVAILABILITY

DEQ 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.

9a. Is a sewerage system physically available and legally available to serve this property?
Physically available: YES NO Legally available: YES NO

9b. If service is not available, please explain why, and when service may become available:

SIGNATURES

CITY OF _____ PLANNING OFFICIAL:

(Print Name)

PLANNING OFFICIAL (Signature)

DATE

ADDRESS

TELEPHONE #

* COUNTY PLANNING OFFICIAL

(Print Name)

PLANNING OFFICIAL (Signature)

DATE

ADDRESS

TELEPHONE #

* *If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB.*