



MARION COUNTY BUILDING INSPECTION DIVISION
5155 Silverton Rd NE Salem OR 97305
(503) 588-5147
Fax: (503) 588-7948

**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 applied for 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.
2. The city planning office/official will complete Section 2 and sign.
3. If approved by the city, the LUCS form and complete application are then submitted to the Building Inspection for review.

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.



MARION COUNTY BUILDING INSPECTION DIVISION
5155 Silverton Rd NE Salem OR 97305
(503) 588-5147
Fax: (503) 588-7948

**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. Describe type of facility the on-site sewage system will serve (business, residence or other):
- 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 / 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 899 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 _____
OFFICIAL:

PLANNING

(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.*