

**\*\*\*CORRECTED\*\*\***

**MARCH 15, 2012 CLACKAMAS COUNTY HEARINGS OFFICER AGENDA**

Department of Transportation and Development, Development Services Building; 150 Beaver Creek Road; Oregon City, OR 97045.

Items will not begin before time noted, but may begin later depending on the length of preceding items. Interested parties may appear and be heard at the hearing at the above address. Applications may be inspected at, and calls or correspondence directed to, the Planning Division office at the above address.

**9:30 AM:** File No.: Z0288-11-NCU Appeal Continued from January 19<sup>th</sup>, 2012 Hearing.

**Proposal:** An appeal of Planning Director's decision finding that a legal nonconforming use status has not been established for a rock and landscaping materials business

**Location:** Between SE 82<sup>nd</sup> Drive and SE Evelyn Street and west of the Union Pacific railway line; Clackamas area

**Legal Description:** T2S, R2E, Section 16A, Tax Lot(s) 2200, W.M.

**Zoning:** General Commercial C-3

**Staff Contact:** Rick McIntire; 503-742-4516; **Email:** [rickmci@co.clackamas.or.us](mailto:rickmci@co.clackamas.or.us)

**11:00 AM:** File No: Z0263-11-C; Conditional Use; Tony Deis

**Proposal:** A Conditional Use Permit to authorize a private park and campground. The youth and adult students stay in units by age bracket for usually a week during the summer, fall and/or spring sessions learning archery, fishing, botany, animal tracking, homesteading and sustenance gardening, conservation and restoration, invasive species removal/trapping, wilderness, survival, and leadership skills, and outdoor safety, etc.. Typically camp holds from 40-60 campers and eight staff. Campers arrive Sundays and leave Fridays. Access is proposed off an existing driveway from East Marmot Road.

**Location:** Access road to East Marmot Road

**Legal Description:** T2S, R6E, Section 18, Tax Lot 00100, W.M.

**Zoning:** TBR, Timber 80 acre size

**Staff Contact:** Sandy Ingalls; 503-742-4532; email: [SandyIng@co.clackamas.or.us](mailto:SandyIng@co.clackamas.or.us)

**1:00 PM** ~~**9:30 AM:**~~ File No.: Z0354-11-M Appeal Continued from February 16, 2012 Hearing.

**Proposal:** An appeal of County approval of a Partition application to divide the subject property into three (3) parcels for new home sites authorized by an approved Ballot Measure 49 (2007, ORS 195.300 - 195.336) claim permitting a modification of the EFU and AG/F zoning district minimum parcel size and dwelling establishment criteria.. The applicant proposes one parcel of 1.99 ac.; one of 4.86 ac. and one of 16.4 ac.

**Location:** East of S Casto Road, and North of 13000 S Casto Road, Oregon City, OR

**Legal Description:** T3S, R2E, Section 31, Tax Lots 1401, 1402, W.M.

T3S, R2E, Section 32, Tax Lots 1100, 1001, W.M.

**Zoning:** Exclusive Farm Use – EFU

**Staff Contact:** Rick McIntire; 503-742-4516 **Email:** [rickmci@co.clackamas.or.us](mailto:rickmci@co.clackamas.or.us)