



MIKE McCALLISTER
PLANNING AND ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

NOTICE OF A PUBLIC HEARING ON A LAND USE PROPOSAL IN YOUR AREA

Date of Mailing of this Notice: December 18, 2017

Notice Sent To: Agencies, Community Planning Organization(s) and property owners within 500 feet of the subject property.

HEARING DATE: January 25, 2018

HEARING TIME: This hearing will not begin before 9:30 a.m

HEARING LOCATION: Clackamas County Development Services Building Auditorium
150 Beaver Creek Road, Room 115
Oregon City, OR 97045

Permit Number: Z0607-17 Conditional Use

Applicant/Owner: Clackamas County Soil & Water Conservation District, Tom Salzer, General Manager, 221 Molalla Ave, Suite 102, Oregon City OR 97045

Proposal: Clackamas Soil and Water Conservation District (CSWCD) proposes to develop their new headquarters along with agricultural and ranching community. Site is approximately 15 acres in size, and is shown to include 12,000 square foot, single-story building housing CSWCD offices, etc. Remainder of property will be used for demonstration projects promoting and educating the community on pond, stream and wetland management techniques

Applicable Zoning and Development Ordinance and Comprehensive Plan Criteria: . 316, 704, 1002, 1005, 1006, 1007, 1008, 1015, 1021 and 1203 These criteria may be viewed online at <http://www.clackamas.us/planning/zdo.html> and <http://www.clackamas.us/planning/comprehensive.html>.

Site Address: 22055 S Beaver Creek Rd, Oregon City, OR 97045

Assessor's Map: T3S, R2E, Section 26B, Tax Lot 100, W.M.

Property Size: Approximately 15.01 Acres

Zoning: Rural Area Residential (RA-2)

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

HOW TO OBTAIN ADDITIONAL INFORMATION

Staff Contact: Clay Glasgow; 503-742-4520 or clayg@clackamas.us

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost at the Planning Division offices. In addition, a staff report on the application will be available for inspection at no cost at least **seven days prior to the hearing**. Hard copies of documents will be provided at a cost of \$1 for the first page and 10 cents for each additional page or you may view or obtain these materials:

1. By emailing or calling the staff contact;
2. By visiting the Planning & Zoning Division at the address shown at the top of this notice during regular business hours, which are Monday through Thursday, 8 am to 4 pm; or Friday 8 am to 3 pm; or
3. Online at <https://acela.clackamas.us/citizenaccess/>. After selecting the "Planning" tab, enter the Permit Number to search. Then scroll down and select "Attachments," where you will find the submitted application.

Community Planning Organization for Your Area: The following recognized Community Planning Organization (CPO) has been notified of this application and may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact the Citizen Involvement Office at 503-655-8552. **CPO:** Hamlet of Beavercreek, Tammy Stevens, 503-632-3552, PO Box 587, Beavercreek OR 97004

HOW TO SUBMIT TESTIMONY ON THIS APPLICATION

- All interested citizens are invited to attend the hearing and will be provided with an opportunity to testify orally, if they so choose.
- Written testimony received by **January 9, 2018**, will be considered by staff prior to the issuance of the staff report and recommendation on this application. However, written testimony will continue to be accepted until the record closes, which may occur as soon as the conclusion of the public hearing.
- Written testimony may be submitted by email, fax, regular mail, or hand delivery. Please include the permit number on all correspondence and address written testimony to the staff contact who is handling this matter.
- Testimony, argument, and evidence must be directed toward the criteria identified above, or other criteria in the Zoning and Development Ordinance or Comprehensive Plan that you believe apply to the decision. Failure to raise an issue in person at the hearing or by letter prior to the close of the record, or failure to provide statements or evidence sufficient to afford the Hearings Officer an opportunity to respond to the issue, precludes an appeal to the Oregon Land Use Board of Appeals based on that issue.
- Written notice of the Hearing Officer's decision will be mailed to you if you submit oral or written testimony or make written request for notice of decision **and provide a valid mailing address**.

PROCEDURE FOR THE CONDUCT OF THE HEARING

The hearing will be conducted by the Land Use Hearings Officer, who is appointed by the Board of County Commissioners to conduct public hearings and issue decisions on certain land use permit applications. The following procedural rules have been established to allow an orderly hearing:

1. The length of time given to individuals speaking for or against an item will be determined by the Hearings Officer prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, argument, or testimony regarding the application. The Hearings Officer will either continue the hearing or leave the record open for additional written evidence, argument, or testimony.