

## December 15, 2011 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.: Z0444-11-C, Z0445-11-D, Z0446-11-V

**Proposal:** Conditional Use Permit/Design Review to construct improvements to the existing water intake, treatment and distribution facilities of the Portland Water Bureau Bull Run Headworks facility. Improvements include a new operations building, UV light disinfection facility, chlorine building, on-site wastewater treatment facilities, emergency generator and emergency back-up power, along with conduit relocation and reuses the chlorine building as a maintenance building. The facility has been operating continuously for 115 years. The facility operates 24 hours a day, three shifts daily, seven days a week with 12 employees. The applicant is also applying for a variance to the parking standards of Section 1015. The site takes access off Rock Cut Road.

**Location:** On Rock Cut Road

**Legal Description:** T1S, R5E, Tax Lot 1400, W.M.  
T1S, R5E, Tax Lot 1400, W.M.

**Zoning:** Timber - TBR

**Staff Contact:**

Sandy Ingalls, 503-742-4532 **Email:** [SandyIng@co.clackamas.or.us](mailto:SandyIng@co.clackamas.or.us)

**11:00 AM:** File No.: Z0354-11-M Appeal

**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)

**12:15 PM:** File No.: Z0288-11-NCU Appeal Continued from October 27<sup>th</sup>, 2011 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)