



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

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CLACKAMAS COUNTY BOARD OF COMMISSIONERS

LAND USE HEARING

8/5/2025

11:30 AM

This public hearing will be conducted in person *and* virtually using the Zoom platform. If you wish to attend in person, the address is:

2051 Kaen Rd, BCC Hearing Room—4th Floor, Oregon City

The Zoom link to the public hearing and details on how to observe and testify online or by telephone are available on our website: <https://www.clackamas.us/meetings/bcc/landuse>.

All interested parties are invited to attend the hearing in person, online or by telephone and will be provided with an opportunity to testify orally, if they so choose. The staff report and drafts of the proposed amendments are available on our website at <https://www.clackamas.us/meetings/bcc/landuse>. Please direct all calls and correspondence to the staff member listed below.

LAND USE HEARING

File No.: Z0109-25 and Z0110-25, Comprehensive Plan Map Amendment and Zone Change

Applicants: Mark Wright

Proposal: File nos. Z0109-25 and Z0110-25 include request that Clackamas County's Comprehensive Plan land use plan designation, as identified in Comprehensive Plan maps, be changed from Rural (R) to Rural Commercial (RC), and for the zoning designation be changed concurrently from Rural Residential Farm Forest, 5-Acre (RRFF-5) to Rural Commercial (RC) on the subject property. The application does not, itself, propose, nor would its approval authorize, any new development.

Staff Contact: Martha Fritzie, MFritzie@clackamas.us, 503-742-4529

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or email Drenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

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Z0109-25 & Z0110-25

PROPOSED COMP. PLAN MAP
AMENDMENT & ZONE CHANGE



Public Hearing, Board of County Commissioners
August 5, 2025 @ 11:30AM

PROPOSAL OVERVIEW

- Comprehensive Plan map amendment from Rural (R) to Rural Commercial (RC)
- Corresponding zone change from Rural Residential Farm Forest, 5-acre (RRFF-5) to Rural Commercial (RC)
- Comp Plan/zone change would not authorize any development
- Future development would be subject to design review

SUBJECT SITE

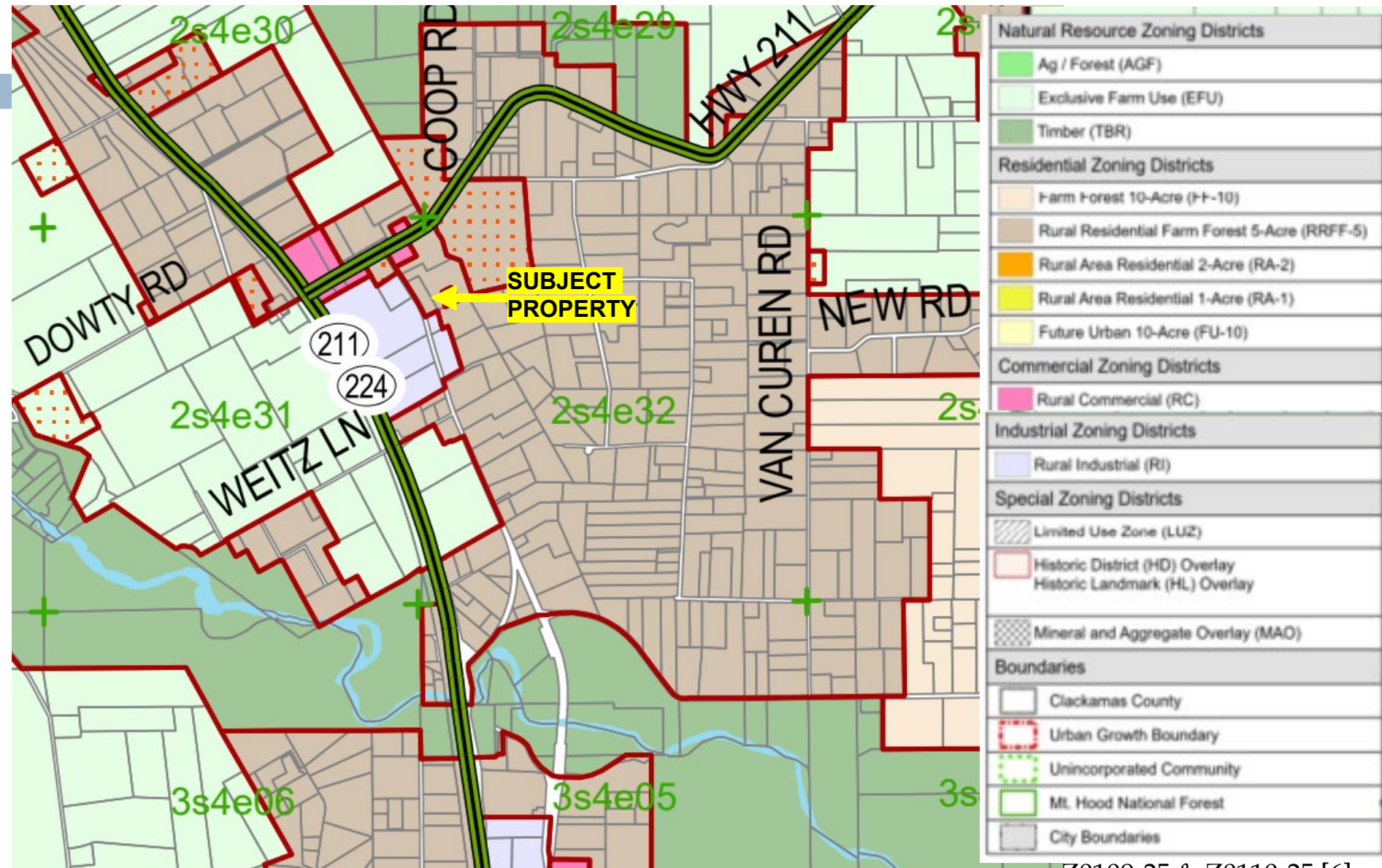
- ▣ Relatively flat
- ▣ Developed with office and several storage structures; graveled lot
- ▣ No water resource, hazard, or other overlays



SURROUNDING AREA & ZONING

- Mixed commercial, industrial and residential development nearby
- Mixed zoning nearby:
 - West, south:
 - *Rural Industrial (RI)*
 - *Exclusive Farm Use (EFU)*
 - East, north:
 - *Rural Residential Farm Forest, 5-acre (RRFF5)*, a few with *Historic Landmark Overlay (HL)*
 - *Rural Commercial (RC)*

ZONING MAP



PUBLIC COMMENT

- Notice sent April 10, 2025
- Only substantive comment: County Engineering
 - ▣ Agree with findings in traffic study and supplemental safety analysis
- CPO: Eagle Creek-Barton
 - ▣ No testimony

RELEVANT POLICIES AND CRITERIA

Statewide Planning (SWP) Goals

- Goal 12, *Transportation*
- Goal 14, *Urbanization*

County Comprehensive Plan Goals & Policies

- Chapter 2, *Citizen Involvement*
- Chapter 4, *Land Use*
- Chapter 5, *Transportation*
- Chapter 11, *The Planning Process*

Zoning & Development Ordinance (ZDO)

- Section 1202, *Zone Changes*
- Section 1307, *Procedures*

ZDO FINDINGS, 1202.03(A)

- Section 1202.03(A): *The proposed zone change is consistent with the applicable goals and policies of the Comprehensive Plan.*
 - ▣ **Chapters 2 & 11**: procedural and coordination policies and requirements
 - ▣ **Chapter 4**: land use policies
 - ▣ **Chapter 5**: zone change must comply with the Transportation Planning Rule (TPR), SWP Goal 12

ZDO FINDINGS, 1202.03(A)

- **Chapter 4: land use policies**
 - Policy 4.KK, can be zoned RC if
 - In non-urban area, provide necessary rural commercial services
 - “Area” has an historical commitment to commercial uses
 - Historical commitment
 - Established non-conforming uses since 1974
 - Land use history – various nonconforming uses
 - Commercial vs. industrial

ZDO FINDINGS, 1202.03(B)

- Section 1202.03(B): requires demonstration that any needed public services are available and sufficient for development under new zoning designation
 - ▣ Statement of Feasibility – storm water management

ZDO FINDINGS, 1202.03(C) & (D)

- Section 1202.03(C): *The transportation system is adequate and will remain adequate with approval of the proposed zone change...*
- Section 1202.03(D): *Safety of the transportation system is adequate to serve the level of development anticipated by the zone change.*
 - Traffic study and supplemental safety analysis submitted by applicant
 - Will not have a significant effect on adequacy or on safety of the transportation system
 - County Engineering concurs

PLANNING COMMISSION (PC) HEARING

- Public hearing July 14, 2025
- No public testimony
- No significant issues
- Recommends approval of Z0109-25 & Z0110-25
 - Unanimous vote (9-0)

CONCLUSION

- Proposal meets all applicable criteria for a Comprehensive Plan map amendment and zone change to Rural Commercial (RC)
- Staff also recommends approval of Z0109-25 & Z0110-25
- Conditions of approval – directive to county to amend maps



THANK YOU



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