



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

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www.clackamas.us/planning

CLACKAMAS COUNTY BOARD OF COMMISSIONERS

LAND USE HEARING

10/14/2025

11:00 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.: Z0169-25-CP and Z0170-25-ZAP, Comprehensive Plan Map Amendment and Zone Change

Applicants: Clackamas County

Proposal: File nos. Z0169-25 and Z0170-25 include a request for a Comprehensive Plan map amendment and corresponding zone change for an approx. 6.63-acre property to allow for future development of a park and a recovery center campus, including a substance abuse disorder treatment facility, medical offices, housing, and other related uses

Staff Contact: Martha Fritzie, Principal Planner, MFritzie@clackamas.us

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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WWW.CLACKAMAS.US

Z0169-25 & Z0170-25

PROPOSED COMP. PLAN MAP
AMENDMENT & ZONE CHANGE



Public Hearing, Board of County Commissioners
October 14, 2025; 11:00 AM

PROPOSAL OVERVIEW

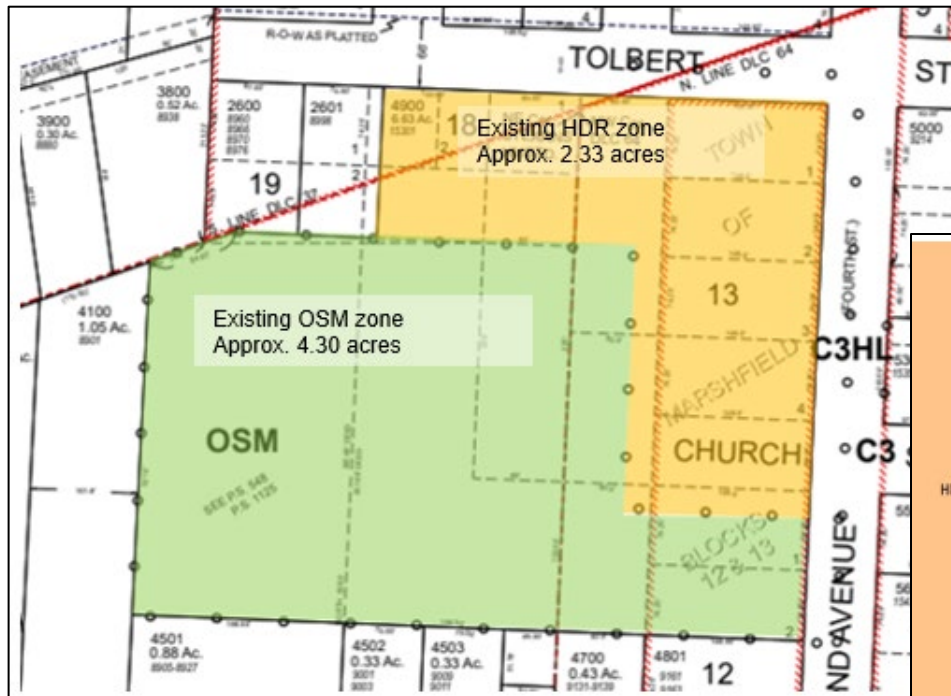
- Comprehensive Plan map amendment with corresponding zone change

	Approximate Area	Comprehensive Plan designation/ Zoning designation
Current	2.33 acres	High Density Residential (HDR)/ High Density Residential (HDR)
	4.30 acres	Public and Community Use Open Space (PCU)/ Open Space Management (OSM)
Proposed	5.48 acres	General Commercial (GC)/ General Commercial (C-3)
	1.15 acres	Public and Community Use Open Space (PCU)/ Open Space Management (OSM)

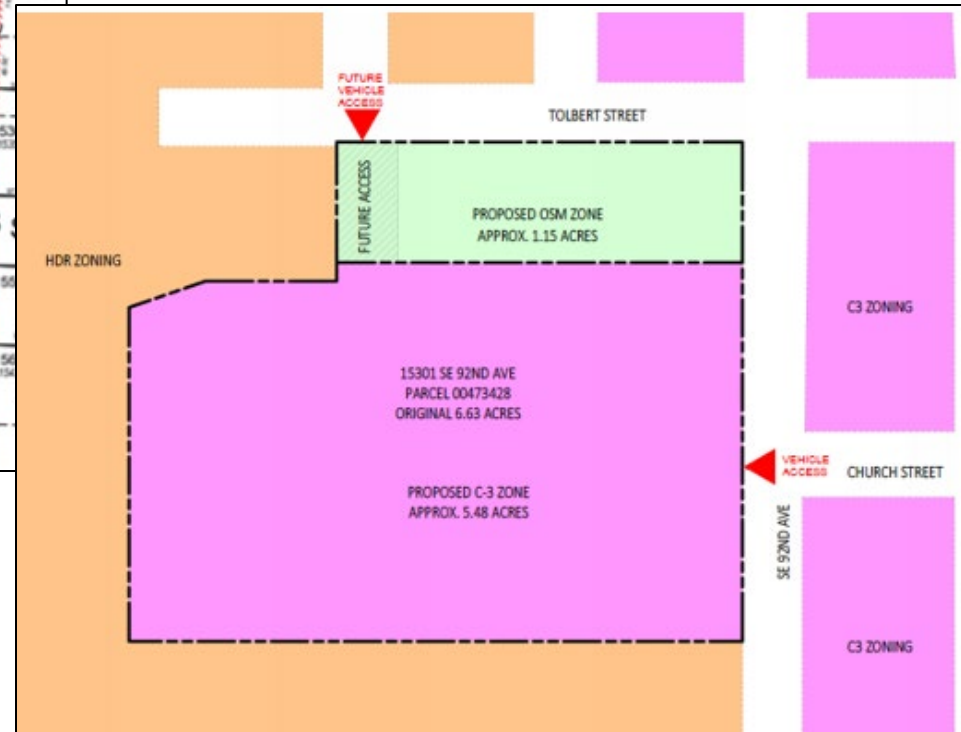
- Comp Plan/zone change would not authorize any development
- Proposed to enable development of Recovery Campus
- Future development would be subject to design review, HCAD review, OSM review

PROPOSAL - AREAS FOR ZONE CHANGE

Existing

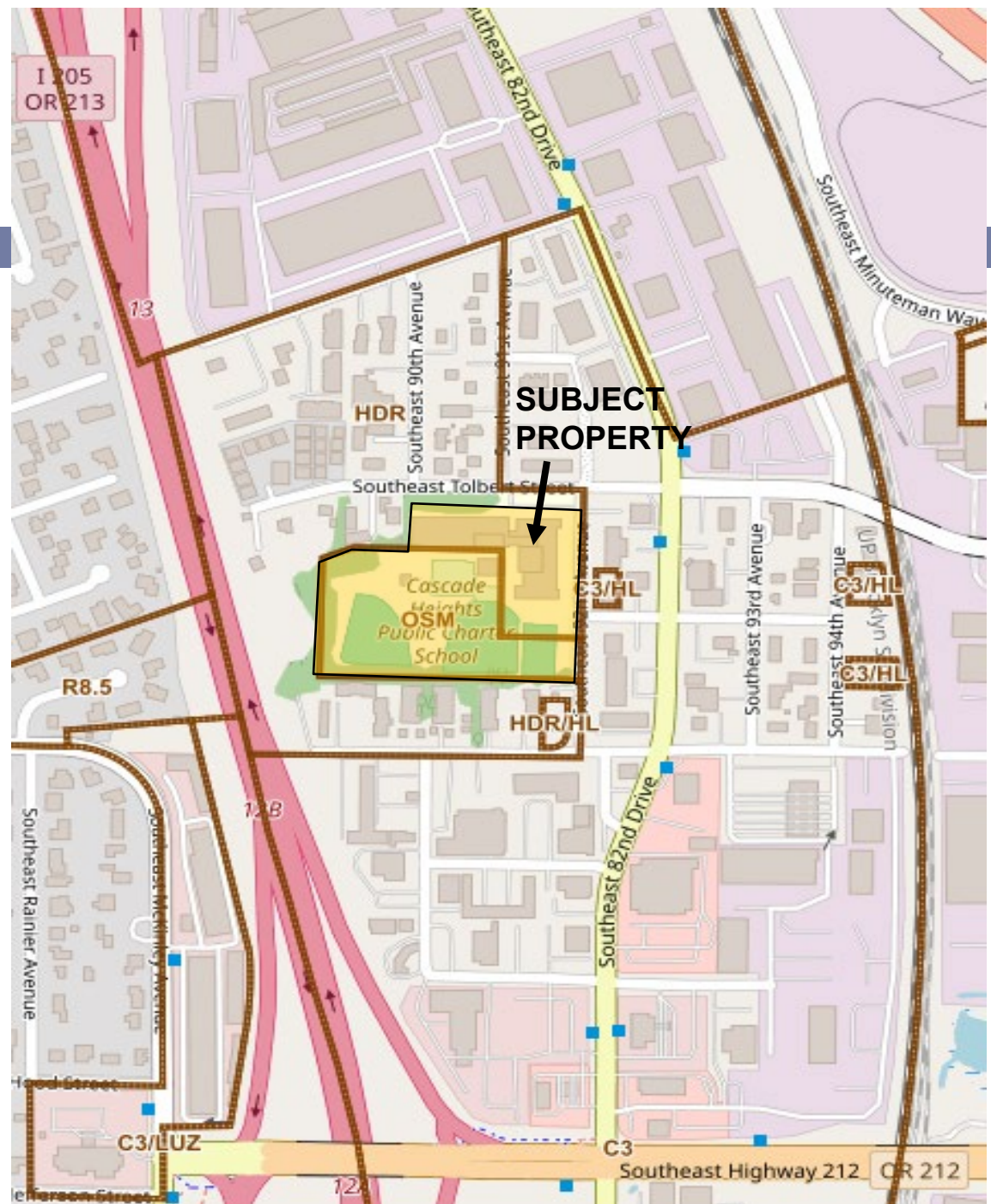


Proposed



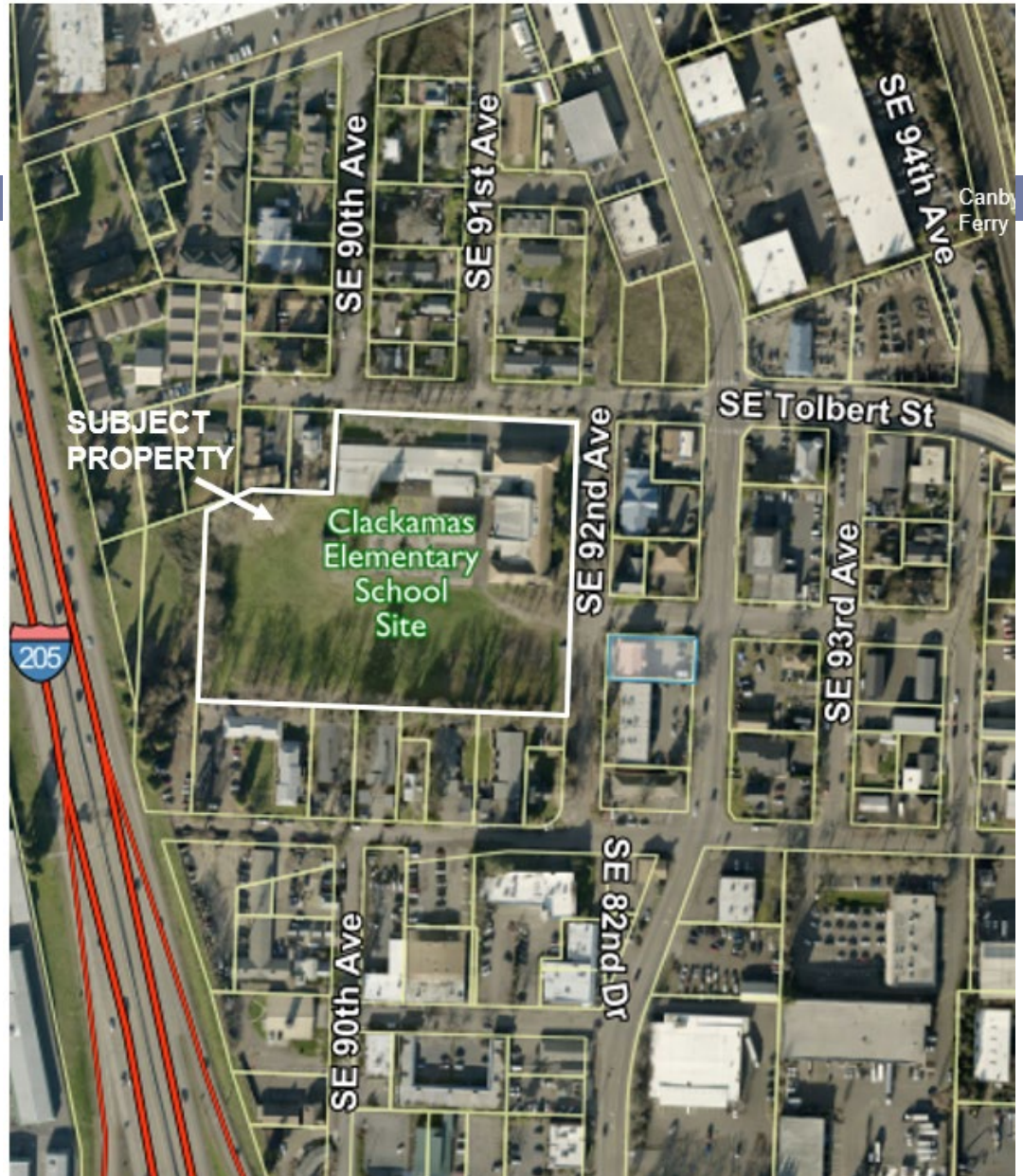
SUBJECT SITE

- 15301 SE 92nd Ave
- 22E09BD, taxlot 04900
- 6.63 acres
- Between I-205, Hwy 212 and SE 82nd Dr
- Split-zoned
 - ▣ HDR
 - ▣ OSM



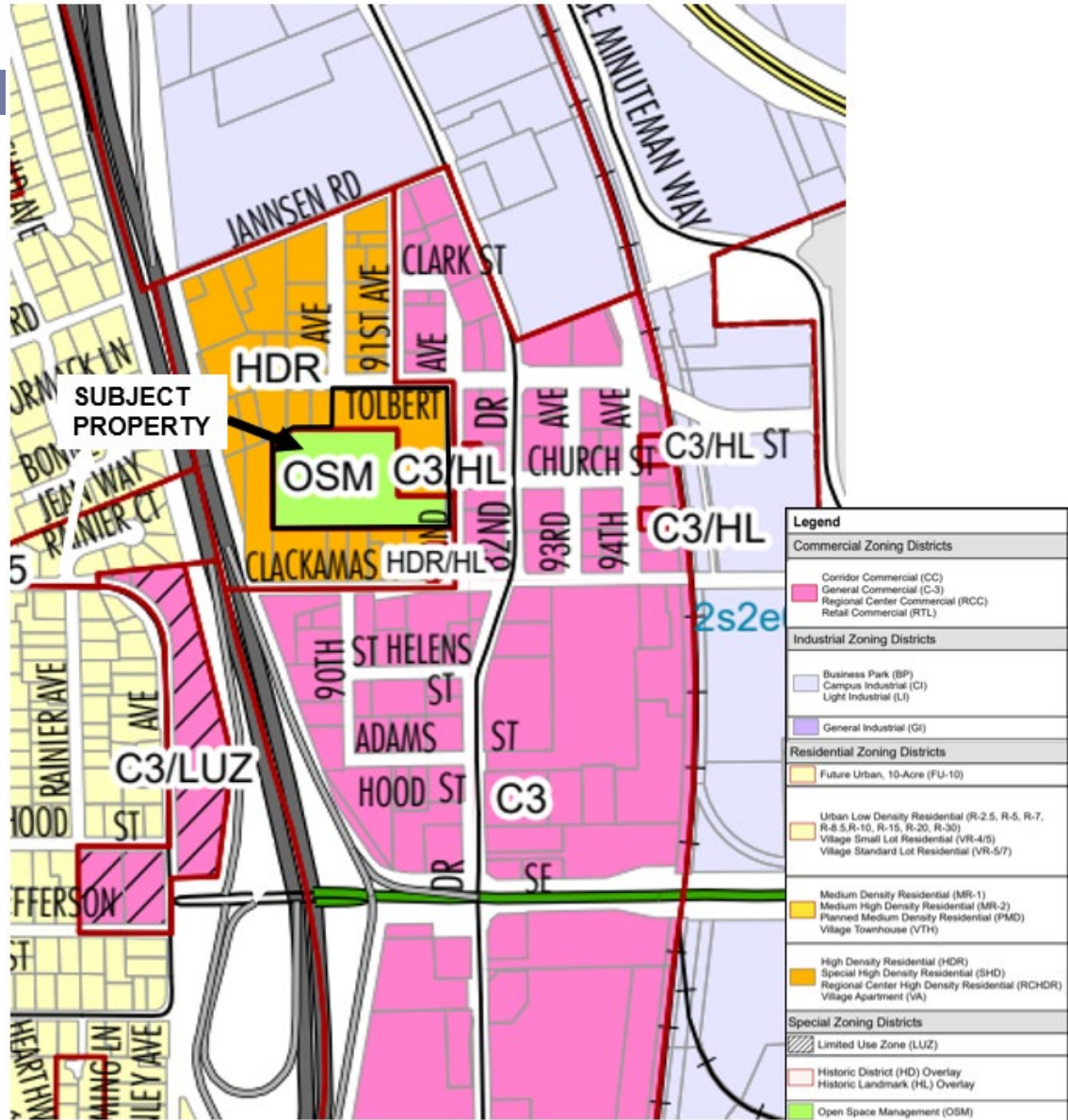
SUBJECT SITE

- Relatively flat
- Developed with a school (former Clackamas Elementary), built circa 1939
- Fenced playground, sport courts, fields
- Habitat Conservation Area (HCA) overlay on a small portion
- No other overlays



SURROUNDING AREA

- High Density Residential (HDR)
 - Older single-family residences and small multi-family developments
- General Commercial (C-3)
 - Older single-family dwellings, small multi-family developments, commercial strip malls, restaurants, small office buildings, and a DEQ testing station
- Historic Landmark (HL) overlay,
 - Single-family homes
- Business Park (BP) & Light Industrial (LI).
 - Mixed industrial uses, connect with the Clackamas Industrial Area



NOTICE AND COMMENTS

- Notice sent Aug. 25, 2025
- Five comments:
 - Four in support of application and proposed recovery campus use
 - Good Neighbor Group
 - Local fire district
 - One from County Engineering staff concurring with findings in applicant's traffic study
- Applicant added letter to record providing additional explanation about the proposed condition of approval limiting uses on the property
- CPO: Clackamas, inactive

RELEVANT POLICIES AND CRITERIA

Statewide Planning (SWP) Goals

County Comprehensive Plan Goals & Policies

Metro Urban Growth Management Functional Plan (UGMFP)

Zoning & Development Ordinance (ZDO)

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

STAFF FINDINGS

- With conditions, proposal meets all applicable criteria for
 - ▣ Comprehensive Plan map amendment from High Density Residential (HDR) and Public and Community Use Open Space (PCU) to General Commercial (GC) and Public and Community Use Open Space (PCU)
 - ▣ Zone change from High Density Residential (HDR) and Open Space Management (OSM) to General Commercial (C-3) and Open Space Management (OSM)

PLANNING COMMISSION (PC) HEARING

- ▣ Sept. 29, 2025
- ▣ No public testimony received
- ▣ Recommend **approval**, as proposed by staff
 - Vote: 6-3
 - General support for zone change and recovery campus
 - Some disagreement on scope of conditions of approval
- ▣ Two significant issues discussed
 1. Limited uses condition of approval
 2. Timing of park development

1. LIMITED USES

- Would apply to General Commercial portion of property
 - Approx 5.5 acres
 - Includes maximum expected development for all phases on that portion of site
 - Permanent and transitional housing
 - Treatment facility
 - Medical office (including outpatient)
 - Proposed by applicant to reduce impacts to transportation system

1. LIMITED USES

- Transportation Planning Rule (TPR), Comp Plan Chapter 5, ZDO Section 1202
- The transportation system is adequate and will remain adequate with approval of the proposed zone change...
 - Traffic study submitted by applicant
 - *A rezone to C3 with no trip limitations has the potential to result in a significant impact...*
 - *Adequate facilities to accommodate the proposed changes, assuming a limitation is placed on the future use of the C-3 zoned lands*

2. TIMING OF PARK DEVELOPMENT

- Would apply to PCU/OSM portion of property
 - Approx 1.1 acres
 - PC discussed concern around timing and certainty of park development
 - Did not propose condition of approval in motion
 - Planning staff finds that an additional condition addressing park timing warranted

2. TIMING OF PARK DEVELOPMENT

- Chapter 4: land use policies
- Policy 4.GG.10: Conversion of PCU lands to different use may occur if “an alternate use proposal is accompanied by suitable retention or replacement of open space, developed recreation or other suitable compensating actions”
 - Proposal retains some open space
 - Committed to work with community to ensure park space developed meets community needs

STAFF RECOMMENDATION

- Staff recommends approval of Z0169-25 & Z0170-25, with revised conditions
 - Uses limited
 - Dwellings: 150 multifamily/middle housing and 80 transitional housing
 - Residential treatment facility: 16 detox beds and 50 residential treatment beds
 - Medical office/clinic space: 10,000 sq.ft.
 - Customarily permitted accessory uses
 - (new) Timing of park development
 - Within two years of final occupancy of use developed as allowed by CP/ZC



QUESTIONS?



Martha Fritzie, (503) 742-4529, mfritzie@clackamas.us

Z0169-25 & Z0170-25

Revised Conditions of Approval (10/14/2025):

1. Uses permitted within the General Commercial (C-3) Designation on the subject site are limited to only the following:
 - A. Dwellings:
 - a. Multifamily, quadplex, triplex, duplex, or townhouse units: maximum of 150 units
 - b. Transitional housing/single room occupancy units: maximum 80 beds
 - B. Residential treatment facility:
 - a. Medical withdrawal management (detox); maximum 16 beds
 - b. Substance use disorder (SUD) residential treatment services: maximum 50 beds
 - C. Medical office and outpatient clinics:
 - a. Maximum of 10,000 square feet
 - D. Customarily permitted accessory uses, including but not limited to offices and childcare facilities, provided the childcare facility is not open to the public.
2. ~~A public park~~Community use open space shall be developed on the approximately one-acre portion of the property zoned OSM shall be developed within ~~one~~two years of issuance of the final certificate of occupancy for any uses developed allowed by this zone change.
3. The Clackamas County Comprehensive Plan Map 4-6, *North Urban Area Land Use Plan*, and all other maps of the Comprehensive Plan that include the subject property (tax lot 22E09BD04900, with situs address 15301 SE 92 Ave) shall be amended to show the subject property as having Comprehensive Plan land use designations of General Commercial (GC) and Public and Community Use Open Space (PCU), as approved herein.
4. The Clackamas County *North Urban Area Zoning* map shall be amended to show the subject property as being in the General Commercial (C-3) and Open Space Management (OSM) zoning districts, as approved herein.