



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

Development Services Building  
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)  
[www.clackamas.us/planning](http://www.clackamas.us/planning)

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**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date of Mailing of this Notice:** 06/14/2023

**Notice Mailed To:** Property owners within 750 feet of the subject property  
Community Planning Organizations (CPO)  
Interested Agencies

**File Number:** Z0188-23

**Application Type:** Time Extension

**Proposal:** Application for a time extension of land use file Z0110-19-C, a conditional use permit to host events such as weddings and family reunions. The conditional use permit was approved in 2019, but the approval has not yet been implemented. The applicant is requesting a 2-year time extension to implement the approval of land use file Z0110-19 and is not proposing any changes to the previously approved permit.

**Applicable Zoning and Development Ordinance (ZDO) Criteria:** In order to be approved, this proposal must comply with ZDO Sections 316, 1005, 1006, 1007, 1015, 1203, 1307, and 1309. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

**Applicant:** ALVES, LISA

**Property Owner:** ALVES GREGORY A

**Site Address:** 21977 S PATRICK WAY  
ESTACADA, OR 97023

**Location:** 21977 S. Patrick Way, off S. Mattoon Road between S. Redland and S. Fischers Mill Roads

**Assessor's Map and Tax Lot:** 33E15A 00600

**Zoning:** FF10-FARM FOREST

**Staff Contact:** Melissa Lord

**E-mail:** [MLord@clackamas.us](mailto:MLord@clackamas.us)

**File Number:** Z0188-23

**Community Planning Organization:** The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHER'S CPO  
WARD LANCE 503-631-2550  
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at [communityinvolvement@clackamas.us](mailto:communityinvolvement@clackamas.us). In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

**How to Review this Application:** 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. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

**Decision Process:** Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

**How to Comment on this Application:**

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

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Your Name/Organization

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Telephone Number

*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 [DRenhard@clackamas.us](mailto: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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**TYPE II OR III LAND USE APPLICATION**

**DEEMED COMPLETE**

ORIGINAL DATE SUBMITTED:	<input type="text" value="05/01/23"/>
FILE NUMBER:	<input type="text" value="Z0188-23-TE"/>
APPLICATION TYPE:	<input type="text" value="TIME EXTENSION"/>

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

**Comments:**

**Check one:**

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



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**STAFF USE ONLY**

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**RECEIVED**      Z0188-23

MAY - 1 2023

Clackamas County  
 Planning & Zoning Division

Staff Initials: ML      File Number:

Land use application for:

# TIME EXTENSION

Pursuant to ZDO Subsection 1310.01(A)

Application Fee: \$1,065

APPLICANT INFORMATION			
Applicant name: Lisa Alves	Applicant email: lisasuzannealves@gmail.com	Applicant phone: 503.407.9993	
Applicant mailing address: 21977 S Patrick Way	City: Estacada	State: OR	ZIP: 97023
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL
Brief description of proposal: Requesting an extension of our conditional land use approval due to unforeseen circumstances due to covid, death of a child and major job loss.

SITE INFORMATION		
Site address: 21977 S Patrick Way, Estacada, OR 97023	Comprehensive Plan designation: Home Occupation to Host Events	Zoning district: FF
Map and tax lot #: Township: <u>3S</u> Range: <u>3E</u> Section: <u>15A</u> Tax Lot: <u>00600</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area:  10 acres	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Gregory A. Alves Lisa S. Alves	Signatures of all property owners: 	Date(s):  5/1/23
I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.		
Applicant signature:		Date: 5/1/23

## A. Review applicable land use rules:

This application is subject to the provisions of [Section 1310, Time Extension](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

## B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$1,065**. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Updated site plan:** Only if the *existing* development on the subject property has changed since your prior approval, provide an updated site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
  - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
  - Contiguous properties under the same ownership;
  - All existing and proposed structures, signs, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
  - Setbacks of all structures from lot lines and easements;
  - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.);
  - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells); and
  - All other information required for the previously approved site plan.
- Updated preliminary statements of feasibility:** Only if [Preliminary Statements of Feasibility](#) were previously required for your application type, request that the property's water provider, sanitary sewer provider, and surface water management authority, as applicable, each complete an *updated* Preliminary Statement of Feasibility. Include those updated statements with your Time Extension application.

## FAQs

### **When is a Time Extension permit required?**

The County's Zoning and Development Ordinance (ZDO) allows a time extension to some previously approved land use permit types, subject to specific standards and criteria. A time extension requires approval of a Time Extension permit. The application must be submitted prior to the expiration of the initial approval period of the land use permit, or if a modification was approved, prior to the expiration of the modification's approval period.

Requests for time extensions pursuant to ZDO Subsection 1310.01(A) should use this "Type II" application form; if you are requesting a time extension pursuant to Subsection 1310.01(B), which applies to certain residential development in the AG/F, EFU and TBR Districts, you should *not* use this form and instead should use the [General Land Use Application](#) form and contact Planning and Zoning for assistance.

### **What is the permit application process?**

Permits for time extensions pursuant to ZDO Subsection 1310.01(A) are subject to a "Type II" land use application process, as provided for in [Section 1307](#) of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director's decision can be appealed to the County Land Use Hearings Officer.

### **What is needed for the County to approve a land use permit?**

Time extensions *may* be permitted after an evaluation by the County of applicable standards of the ZDO. The applicant is responsible for providing evidence that their proposal does or can meet those standards. In order to address the standards, the information requested in this application should be as thorough and complete as possible. A permit will only be approved or denied after a complete application is received and reviewed. The County approves an application only if it finds that the proposal meets the standards or can meet the standards with conditions.

### **How long will it take the County to make a decision about an application?**

The County makes every effort to issue a decision on a Type II land use application within 45 days of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

### **If an application is submitted and then withdrawn, will a refund be given?**

If a submitted Type II application is withdrawn before it is publicly noticed, 75% of the application fee paid, or the fee paid minus \$250, whichever is less, will be refunded. If a submitted application is withdrawn after it is publicly noticed, but before a decision is issued, 50% of the application fee paid, or the fee paid minus \$500, whichever is less, will be refunded. No refund will be given after a decision is issued.

### **Who can help answer additional questions?**

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at 503-742-4500 or [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us). You can also find information online at the Planning and Zoning website: [www.clackamas.us/planning](http://www.clackamas.us/planning).

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May 1, 2023

RE: Type II Time Extension

File Number: Z0110-19-C

Conditional Use for Home Occupation to Host Events

To Whom It May Concern:

I am requesting a Type II Time Extension on my conditional land use application to host events at my home. Since we received our land use application approval in July of 2019, we have been faced with many set backs personally that have caused us a delay in complying with the requirements of the county.

In the early spring of 2020, in the midst of the impending covid shutdowns, my husband was laid off from his job at PCC Structural. Obviously, we were taken aback by this, and had to step back and re-evaluate what we were doing financially. We did take the time to work on this process during this time, however it was very difficult to find people who were available for the work and support we were needing in the covid environment. With the covid rules we were all to comply with, we simply lost time we couldn't foresee and plan for.

Once the covid limitations were beginning to loosen up, we were faced with another tragedy. Our fourteen-year-old daughter Reagan Christine was killed in a car accident on 5/31/21. Gregg's dad passed away three weeks later. Then we lost my father six months later. To say that we are emotionally distraught is an understatement – keeping a clear head in order to do anything was and is, honestly, a challenge.

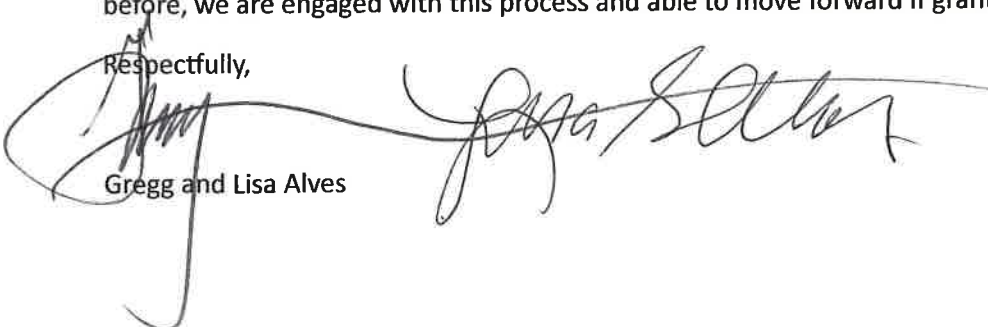
We realize that we are coming up on a date that is crucial to our project, and have reengaged the process. We have recently worked with a structural engineer to get drawings of our building – those have been uploaded and reviewed to which we now have a list of to do items. We have also hired Phil Sydnor, an architect here in Portland who will be helping us oversee our project and provide the requirements that need an architect.

I've looked through the code for which we have applied and there have not been any changes from my estimation. We are also NOT requesting any changes to our original plan. There have been no changes to our property either.

Please accept this request to extend. Our lives have been completely shattered and as mentioned before, we are engaged with this process and able to move forward if granted this request.

Respectfully,

Gregg and Lisa Alves

A large, handwritten signature in black ink, appearing to be written by two people, is positioned over the typed name 'Gregg and Lisa Alves'. The signature is fluid and cursive, with a long horizontal stroke extending across the page.





## PRELIMINARY STATEMENT OF FEASIBILITY

TO BE COMPLETED BY APPLICANT		
Applicant name:	Applicant email:	Applicant phone:
Project engineer:	Project engineer email:	Project engineer phone:
Site address:		
Map and tax lot #:		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		

TO BE COMPLETED BY SERVICE PROVIDER / SURFACE WATER MANAGEMENT AUTHORITY	
Name of service provider / surface water management authority:	Name and title of authorized representative:
Representative email:	Representative phone:
Check all that apply:	
<p><b>Water Service</b></p> <p><input type="checkbox"/> Water service, <i>including fire flows</i>, is available in levels appropriate for the development and adequate water system capacity is available in source, supply, treatment, transmission, storage, and distribution, or such levels and capacity can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Water service is adequate <i>with the exception of fire flows</i>. The applicant shall provide a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or sprinkler system, is acceptable.</p> <p><input type="checkbox"/> Adequate water service <i>cannot</i> be provided.</p> <p><b>Sanitary Sewer Service</b></p> <p><input type="checkbox"/> Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Adequate sanitary sewer service <i>cannot</i> be provided.</p> <p><b>Surface Water Management, Treatment, and Conveyance</b></p> <p><input type="checkbox"/> Adequate surface water management, treatment, and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.</p> <p><input type="checkbox"/> Adequate surface water management, treatment, and conveyance <i>cannot</i> be provided.</p>	
Is this statement issued subject to any conditions of approval?	
<input type="checkbox"/> YES, and those conditions are attached. <input type="checkbox"/> NO	The applicant shall demonstrate to Engineering that water quality, detention, and/or infiltration requirements in compliance with the acreage BMP per Chapter 4 of Roadway Standards are met.
Signature of authorized representative: <i>Ali Safayi</i>	Date of signature: <b>06/06/2023</b>





## IMPORTANT

Your application will be deemed complete, if, within 180 days of the date the application was first submitted, Planning and Zoning receives one of the following:

1. All of the missing information; or
2. Some of the missing information and written notice from you (the applicant) that no other information will be provided; or
3. Written notice from you (the applicant) that none of the missing information will be provided.

If any one of these options is chosen within 180 days of the date of the initial submittal, approval or denial of your application will be subject to the relevant criteria in effect on the date the application was first submitted.

Your application will be considered **void** if, on the 181<sup>st</sup> day after the date the application was first submitted, you have been mailed this notice and have not provided the information requested in Options 1-3 above. In this case, no further action will be taken on your application.

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Applicant or authorized representative, please check one of the following and return this notice to: **Clackamas County Planning and Zoning, 150 Beavercreek Road, Oregon City, OR, 97045**

- I am submitting the required information (attached); or
- I am submitting some of the information requested (attached) and no other information will be submitted; or
- I will not be submitting the requested information. Please accept the application as submitted for review and decision.

  
\_\_\_\_\_  
Signed

6/2/23  
Date

Lisa S. Alves  
Print Name