



**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:** 09/05/2024

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

**File Number:** Z0303-24

**Application Type:** River and Stream Conservation Area

**Proposal:** Replacement of three existing culverts on the access road, relocation of an existing fence within the RSCA setback, installation of a backup power generator, replacement of existing gravel road, and construction of new animal pens.

**Applicable Zoning and Development Ordinance (ZDO) Criteria:** In order to be approved, this proposal must comply with ZDO Sections 704. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

**Applicant:** SOLOMON, KRISTIN

**Property Owner:** METRO

**Site Address:** 17255 S MCCUBBIN RD  
OREGON CITY, OR 97045

**Location:** 17255 S McCubbin Road

**Assessor's Map and Tax Lot:** 23E32 01601  
23E32 00600  
23E32 01600

**Zoning:** EFU-EXCLUSIVE FARM USE DISTRICT

**Staff Contact:** Taylor Campi 503-742-4512

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

**File Number:** Z0303-24

**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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www.clackamas.us/planning

**TYPE II OR III LAND USE APPLICATION**

**DEEMED COMPLETE**

ORIGINAL DATE SUBMITTED:	<input type="text" value="7/24/2024"/>
FILE NUMBER:	<input type="text" value="Z0303-24"/>
APPLICATION TYPE:	<input type="text" value="STREAM CONSERVATION AREA REVIEW"/>

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:



**Planning and Zoning**  
**Department of Transportation and Development**  
 Development Services Building  
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 503-742-4500 | zoninginfo@clackamas.us  
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STAFF USE ONLY	
RECEIVED	
July 24 2024	
Clackamas County Planning & Zoning Division	Z0303-24
Staff Initials:	File Number:

Land use application for:

# STREAM CONSERVATION AREA REVIEW

**Application Fee: \$960**

APPLICANT INFORMATION			
Applicant name: Kristin Solomon (Metro)	Applicant email: kristin.solomon@oregonmetro.gov	Applicant phone: 503-914-6025	
Applicant mailing address: 600 NE Grand Avenue	City: Portland	State: OR	ZIP: 97232
Contact person name (if other than applicant): Christopher Green (Otak)	Contact person email: christopher.green@otak.com	Contact person phone: 503-415-2394	
Contact person mailing address: 808 SW Third Ave, Suite 800	City: Portland	State: OR	ZIP: 97204

PROPOSAL
Brief description of proposal: Replacement of the three existing culverts on the access road, relocation of a fence within the RSCA setback, installation of a backup power generation, replace existing gravel road, and construct new animal pens.

SITE INFORMATION		
Site address: 17255 S McCubbin Road	Comprehensive Plan designation: Agriculture	Zoning district: EFU
Map and tax lot #: Township: 2S Range: 3E Section: 32 Tax Lot: 1600 Township: 2S Range: 3E Section: 32 Tax Lot: 1601 Township: 2S Range: 3E Section: 32 Tax Lot: 600	Land area: 71.63 acres (combined)	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Heidi Rahn	Signatures of all property owners: <i>Heidi Rahn</i>	Date(s): 7/19/2024
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<b>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.</b>	
Applicant signature: <i>Kristin Solomon</i>	Date: 7/19/24



## A. Review applicable land use rules:

This application is subject to the provisions of [Section 704, River and Stream Conservation Area \(RSCA\)](#) 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 **\$960**. 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.
- Site plan:** Provide a 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, fences, retaining walls, roads, driveways, parking areas, other impervious surfaces, and easements, each with identifying labels and dimensions;
  - Setbacks of all structures from lot lines, easements, and the mean high water line of streams;
  - Existing vegetation and locations of proposed tree-cutting and grading activity;
  - Other significant natural features (steep slopes, wetlands, geologic hazards, drainage areas, etc.); and
  - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Elevations of proposed structures:** Attach to-scale drawings of each side of all proposed structures that include all measurements (height, length, width, and area).
- Cross-sections:** Provide cross-section drawings of any area within the vegetative buffer or filter strip where grading, filling, or excavating will occur.
- Buffer restoration plan:** Provide a stream buffer restoration plan showing the location, number, and species of native trees and vegetation to be planted.
- Evidence of required vegetation removal:** If any proposed vegetation removal within a stream's required setback area is required by the Oregon Department of Fish and Wildlife, provide a copy of written notification that such removal is required as part of a river or stream enhancement project.

## C. Answer the following questions:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Provide a detailed description of all of your proposed development, repair work, and site preparation activities *and* identify the purpose of all proposed structures:

Relocation of a fence in the southern portion of the site, as shown on the site plan and fence detail sheets included in the plan set (Sheet C1.10, Construction Notes 1 and 4; Sheet C2.0). Approximately 16,015 feet of this segment of fence is currently located within the southern RSCA. The new proposed fence location would shift all but approximately 351 feet of this fence outside of the southern RSCA.

Both the generator and tank are proposed to be replaced, with the footprint of the generator and concrete slab being expanded from approximately 40 square feet to approximately 80 square feet and the footprint of the propane tank area increasing from approximately 26 square feet to approximately 52 square feet.

Approximately 735 square feet of existing gravel road will be resurfaced within the RSCA.

2. ZDO [Subsection 704.05](#) allows exceptions to the minimum setback from a "Type F" stream. Explain how the use(s) described in your response to Question 1 is allowed within the setback because of an exception listed in Subsection 704.05:

ZDO 704.05.A.2 allows the following exception:

"2. Repairs, additions, alterations to, or replacement of structures, roadways, driveways, or other development, which is located closer to a river or stream than permitted by the setback requirements of Subsection 704.04, provided that such development does not encroach into the setback any more than the existing structures, roadways, driveways, or other development;"

Each of the site enhancements proposed within the RSCA involve alteration, addition, or replacement of roadways, trails, and other development located closer than allowed by the 100-foot RSCA setback. As shown on the site plan (Sheet C1.10), none of these elements will encroach into the setback more than existing structures, and the relocation of the southern fence will remove the majority of an existing encroachment.

3. Are you proposing any commercial or industrial facility, such as a structure, parking area, or storage area?

NO

YES, but the commercial or industrial facility will comply with the setbacks required by ZDO Subsection 704.04, and signs will be screened from view of the principal river by an opaque vegetation buffer, as shown in the attached plans. I understand that commercial and industrial facilities are subject to design review, pursuant to Section 1102.

4. What percentage of the required setback area (distance) that will be preserved with native vegetation with *all* of the uses you've proposed in response to Question 1?

99 %

5. Will your proposal include tree cutting or grading?

NO

YES. Trees that endanger life or structures will be removed. Those trees are identified on the attached site plan and evidence (e.g., a report from a licensed arborist) that they endanger life or structures has been provided.

YES. The tree cutting and/or grading is necessary to accommodate the proposal, as described in the box below *and* disturbed areas that are outside the footprint of structures and other improvements will be restored with native vegetation, as also described in the box below:

N/A

YES. Vegetation removal has been approved by the Oregon Department of Fish and Wildlife, as part of a stream enhancement project and as described in the box below:

N/A

6. How will you restore disturbed areas of the stream buffer with native vegetation following your proposed development, repair work, and/or site preparation with native trees and vegetation? When will the restoration work be completed?

Work within the RSCA will involve minimal disturbance of vegetation. The fence replacement will remove a chain-link fence that already has clearance of approximately 4" above the ground, and will be replaced by a fence with similar clearance above the ground. Therefore, removal of the existing fence will only expose previous locations of fence posts, around 3" each in diameter. The ground-level footprint of the new fence will likewise involve only fence posts, about 3" in diameter. The ground clearance and permeable nature of the chain link fencing will allow existing vegetation to grow up to and under the fence.

Trail and road resurfacing within the RSCA and replacement of the propane tank and generator will take place within already disturbed areas and not involve removal of trees or vegetation.

## FAQs

### When is a Stream Conservation Area Review permit required?

Per Zoning and Development Ordinance (ZDO) [Section 704, River and Stream Conservation Area \(RSCA\)](#), no tree cutting or grading can occur within a specified distance of County-regulated streams, unless explicitly allowed by an exception listed in Section 704, and no structure exceeding 120 square feet or 10 feet in height is allowed within that buffer unless also listed as an exception. Determination of whether any tree cutting, grading, or structure is allowed within the buffer, and of the conditions that will apply to an approval, requires a Stream Conservation Area Review permit.

### What is the permit application process?

Stream Conservation Area Review permits 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?

A Stream Conservation Area Review permit *may* be approved 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 I application is withdrawn before a decision on the application is issued, 75% of the application fee paid, or the fee paid minus \$250, 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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# **Jonsson Center for Wildlife Conservation Improvement Project**

## **Clackamas County, Oregon**

### **Land Use Application Narrative**

**Prepared for:**  
Metro  
600 NE Grand Ave.  
Portland, OR 97232

**August 8, 2024**

**Prepared By:**  
Otak, Inc.  
808 SW Third Ave, Suite 800  
Portland, OR 97204

**Project No. 20913A**



## Site Information

SUBJECT PROPERTY: 17255 S McCubbin Road  
TLID 23E32 01600, 1601, 600

SITE AREA: 71.63 acres (Combined)

ZONING DESIGNATION: EFU

### Applicant/Property Owner

APPLICANT & OWNER: Metro  
600 NE Grand Avenue  
Portland, OR 97232

Contact: Kristin Solomon  
503.914.6025  
[kristin.solomon@oregonmetro.gov](mailto:kristin.solomon@oregonmetro.gov)

### Project Development Team

APPLICANT'S REPRESENTATIVE/  
PLANNER: Otak, Inc.  
808 SW Third Avenue, Suite 800  
Portland, OR 97204

Contact: Christopher Green, AICP  
503.415.2394  
[christopher.green@otak.com](mailto:christopher.green@otak.com)

CIVIL ENGINEER &  
PROJECT MANAGER: Contact: Rose Horton, PE  
503.415.2374  
[rose.horton@otak.com](mailto:rose.horton@otak.com)

ARCHITECT: Contact: Gabe Greiner, RA  
503.415.2738  
[gabe.greiner@otak.com](mailto:gabe.greiner@otak.com)

WILDLIFE BIOLOGIST: Beaver State Wildlife Solutions  
Contact: Jakob Shockey  
541.761.3312  
[contact@beaverstatewildlife.com](mailto:contact@beaverstatewildlife.com)

ELECTRICAL ENGINEER: Interface Engineering, Inc.  
Contact: Jeffrey Glanville  
503.382.2680  
[jeffreyg@interfaceeng.com](mailto:jeffreyg@interfaceeng.com)

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## Exhibits

Exhibit 1	Jonsson Center Conservation Improvement Project – excerpts from 30% design plans
Exhibit 2	Clackamas County Pre-Application Conference Summary, File No. ZPAC0006-24, issued March 4, 2024.



# I. Introduction

Applicant Metro, operator of the Oregon Zoo, proposes a program of site enhancements at the Jonsson Center for Wildlife Conservation, an existing farm use facility in unincorporated Clackamas County near Clear Creek. This narrative addresses the proposal's compliance with applicable standards for development within the Exclusive Farm Use (EFU) District as set forth in Clackamas County Code Chapter 401 and the approval criteria for a River and Stream Conservation Area (RSCA) permit.

# II. Project Description

## ***Existing Conditions***

The site is located at 17255 S McCubbin Road and is comprised of Tax Lots 600, 1600, and 1601 in unincorporated Clackamas County. The total size is 71.63 acres and is located south of S Springwater Road, east of S Hull Road, north of S Fischers Mill Road, and west of S Gerber Road. The site's existing use is Farm Use and is located within the Exclusive Farm Use (EFU) zoning district. The proposed changes do not change the use. Clackamas County Comprehensive Plan Map 4-7a: Non-Urban Area Land Use Plan applies a land use designation of Agriculture (AG) to the site. The site is not within any small area plans or overlay districts.

The Oregon Zoo, a service of Metro, has used the site since 2003 as the Jonsson Center for Wildlife Conservation, as a facility for animal husbandry. In 2017, successful wetland restoration efforts led to the return of beavers to the area, but the site floods on average three to four times a year. This project will construct new holding pens and reduce the impact of beaver-caused flooding on existing pens by replacement of the pond leveler and existing culverts which will protect the health of the animals and improve water quality.

There are several structures on the site including a single-family house, animal pens, access road, fencing, and accessory structures, and utility structures.

There is an existing 100 ft. wide Bonneville Power Administration (BPA) Easement which crosses Tax Lot 600 and 1600, and the driveway of 1601 from NE to SW.

***Natural Resources:*** A wetland delineation was performed by Pacific Habitat Services in December 2022 on Tax Lots 600 and 1600. Findings show that no wetlands are present on the upper (northern) portions of either tax lot, but that portions of Tax Lot 600, including lower areas of the site adjacent to the existing pens, contain wetlands. The revegetation plan can be found on Sheet C1.60, which shows 12,040 SF of seeding applied to disturbed areas.

***Utilities:*** There are two water wells on the site, one on the upper site, serving the house and adjacent accessory structures and another on the lower site serving the pens. The site is served by septic. The site uses Waste Management of Oregon, Inc. for waste services.

***Transportation and Access:*** An existing private road will be upgraded with gravel and three new fish-passable structures at water crossings. An aggregate maintenance path from the existing house down to the pond leveler will be added.

## ***Proposed Development***

The overall program of enhancements to the site will include construction of a new holding pens in an upland location outside of the RSCA boundary, new uninterrupted power supply (UPS) system to the existing pens, replacement of the existing emergency power generator on site, replacement of the potable water supply line to the house, replacement of undersized crossings with fish-passable structures under an existing access road, implementation of water surface elevation controls in the wetlands where beaver have historically made dams, relocate the perimeter fence at the southern edge of the Center, and replace the existing gravel road serving the interior of the site, and upgrade the existing access path with aggregate.

### ***Jonsson Center Land Use Narrative***

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Clear Creek has been identified as a large Type F Stream. River Stream Conservation Area (RSCA) standards set forth in CCC Chapter 704 apply within a stream setback of 100 feet from the mean high water line of Clear Creek. This application addresses the following activities within the RSCA setback:

- Relocation of a fence in the southern portion of the site, as shown on the site plan and fence detail sheets included in the plan set (Sheet C1.10, Construction Notes 1 and 4; Sheet C2.0). Approximately 16,015 feet of this segment of fence is currently located within the southern RSCA. The new proposed fence location would shift all but approximately 351 feet of this fence outside of the southern RSCA. The remaining fence provides the required perimeter protection for the existing pen that is remaining within RSCA.
- Both the generator and tank are proposed to be replaced, with the footprint of the generator and concrete slab being expanded from approximately 40 square feet to approximately 80 square feet and the footprint of the propane tank area increasing from approximately 26 square feet to approximately 52 square feet.
- Approximately 735 square feet of existing gravel road will be resurfaced within the RSCA.
- The existing trail will be improved for access with about 300 square feet of gravel surfacing material within the RSCA.

In addition, the proposal includes construction of new holding pens outside of the RSCA area. The area enclosed by these pens is approximately 10,800 square feet.

### **III. Clackamas County Zoning and Development Ordinance – 401 – Exclusive Farm Use District (EFU)**

#### **401.04 USES PERMITTED**

- A. *Uses permitted in the EFU District are listed in Table 401-1, Permitted Uses in the EFU District.*

*Table 401-1: Permitted Uses in the EFU District:*

*Farm use as defined in Oregon Revised Statutes (ORS) 215.203. Marijuana production is subject to Section 841.*

*Other buildings customarily provided in conjunction with farm use.*

#### **Response:**

For the purpose of EFU zoning, “farm use” is defined at ORS 215.203(2)(a), and includes “propagation, cultivation, maintenance and harvesting of aquatic, bird and animal species that are under the jurisdiction of the State Fish and Wildlife Commission, to the extent allowed by the rules adopted by the commission.” The Oregon Department of Fish and Wildlife has issued a Letter of Authorization to Oregon Zoo pursuant to OAR 635-044. The proposed site enhancements, including the new holding pens, are all customarily provided in conjunction with the existing farm use practiced on the site. Therefore, the proposal continues the existing farm use and complies with permitted uses in the underlying EFU zoning district.

#### **401.05 APPROVAL CRITERIA FOR SPECIFIC USES**

*The following criteria apply to some of the uses listed in Table 401-1, Permitted Uses in the EFU District. The applicability of a specific criterion to a listed use is established by Table 401-1.*

##### **A. General Criteria**

1. *Uses may be approved only where such uses:*

#### **Jonsson Center Land Use Narrative**

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- a. *Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and*
- b. *Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.*

**Response:** The scope of the proposed development is to refurbish, move, or upgrade existing elements of an existing farm use. The project will not change the existing use of the property. Adjacent properties are of similar size and contain a mix of forested areas, fields under varying degrees of cultivation, and residences and accessory improvements. The proposed updates take place near the interior of a wooded site over 70 acres in size, of which the new holding pen will use less than one half of one percent. The pen is located near the center of the overall site and is buffered from surrounding properties on all sides by stands of trees. The holding pen allows movement of animals or other activities associated with the use to be focused in this area at the interior of the site. The proposal does not increase the capacity for human users of the site or generate additional traffic on surrounding roads. The use of the site is not seen by, or evident to adjacent or nearby properties and the proposed updates will not change this. This standard is met.

- 2. *The Natural Resources Conservation Service (NRCS) Web Soil Survey for Clackamas County shall be used to determine the soil classification and soil rating for a specific lot of record for a dwelling, with the following exception:*
  - a. *For purposes of evaluating a lot of record dwelling application on high value farmland, the applicant may submit a report from a professional soils classifier whose credentials are acceptable to the Oregon Department of Agriculture that the soil class, soil rating or other soil designation should be changed; and submits a statement from the Oregon Department of Agriculture that the Director of Agriculture or the director's designee has reviewed the report and finds the analysis in the report to be soundly and scientifically based.*
- 3. *The landowner for the dwelling shall sign and record in the deed records for the County a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under Oregon Revised Statutes (ORS) 30.936 or 30.937.*
- 4. *An approval to construct a dwelling may be transferred to any other person after the effective date of the land use decision.*

**Response:** A new dwelling is not proposed as part of this project. Subsections 2, 3, and 4 are not applicable.

- 5. *No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and Oregon Administrative Rules (OAR) chapter 660, division 4, or unless the structure is described in a master plan adopted under the provisions of OAR chapter 660, division 34.*
  - a. *Any enclosed structures or group of enclosed structures described in Subsection 401.05(A)(5) within a tract must be separated by at least one-half mile. For purposes of Subsection 401.05(A)(5), "tract" means a tract as defined by Subsection 401.03(O) that was in existence as of June 17, 2010.*
  - b. *Existing facilities wholly within a farm use zone may be maintained, enhanced, or expanded on the same tract, subject to other requirements of law, but enclosed existing structures within a*

*farm use zone within three miles of an urban growth boundary may not be expanded beyond the requirements of Subsection 401.05(A)(5).*

**Response:** No existing or proposed enclosed structure or group of structures has a design capacity of 100 people, and the use of the site as a wildlife conservation facility inherently limits the number of users on the site. Therefore, the standards set forth in Subsection 5 do not apply.

[...]

#### *B. Farm and Forest Uses*

##### *1. A facility for the processing of farm products shall:*

- a. Use less than 10,000 square feet for its processing area and comply with all applicable siting standards, but the siting standards may not be applied in a manner that prohibits the siting of the processing facility; or*
- b. Notwithstanding any applicable siting standard, use less than 2,500 square feet for its processing area. However, applicable standards and criteria pertaining to floodplains, geologic hazards, airport safety, and fire siting standards shall apply.*
- c. "Facility for the processing of farm products" means a facility for:*
  - i. Processing farm crops, including the production of biofuel as defined in ORS 315.141, if at least one-quarter of the farm crops come from the farm operation containing the facility; or*
  - ii. Slaughtering, processing, or selling poultry or poultry products from the farm operation containing the facility and consistent with the licensing exemption for a person under ORS 603.038(2).*
- d. "Processing area" means the floor area of a building dedicated to farm product processing. "Processing area" does not include the floor area designated for preparation, storage, or other farm use.*

**Response:** The Jonsson Center is a unique farm use facility in that it does not process agricultural farm crops or biofuel, or animal products as described in Subsection B. The facility serves animals for conservation purposes. As such, the proposed site improvements meet the requirements of this section.

- 2. Any division of a lot of record that separates a facility for the processing of farm products from the farm operation on which it is located is prohibited.*

**Response:** A land division is not proposed. This standard is not applicable.

- 3. A facility for the primary processing of forest products shall not seriously interfere with accepted farm practices and shall be compatible with farm uses described in ORS 215.203(2). Such facility may be approved for a one-year period that is renewable and is intended to be only portable or temporary in nature. The primary processing of a forest product, as used in Subsection 401.05(B)(3), means the use of a portable chipper or stud mill or other similar methods of initial treatment of a forest product in order to enable its shipment to market. Forest products as used in Subsection 401.05(B)(3) means timber grown upon a tract where the primary processing facility is located.*

**Response:** The Jonsson Center is not a forestry operation. This standard is not applicable.

[...]

#### **401.07 DIMENSIONAL STANDARDS**

- A. Minimum Lot Size: New lots of record shall be a minimum of 80 acres in size, except as provided in Subsection 401.08. For the purpose of complying with the minimum lot size standard, lots of record with street frontage on County or public road rights-of-way may include the land area between the front lot line and the centerline of the County or public road right-of-way.

**Response:** No land division or other changes to lot size or configuration are proposed with this application. Therefore, this standard does not apply.

- B. Minimum Front Setback: 30 feet.
- C. Minimum Side Setback: 10 feet.
- D. Minimum Rear Setback: 30 feet; however, accessory buildings shall have a minimum rear setback of 10 feet.
- E. Modifications: Modifications to the dimensional standards are established by Sections 800, Special Uses; 903, Setback Exceptions; 1107, Property Line Adjustments; and 1205, Variances.

**Response:** As shown on the site plan (Sheet C1.10), the proposed holding pens are located near the boundary of Tax Lot 1600, an irregularly shaped lot which almost completely encompasses Tax Lot 1601, a flag lot under common ownership and part of the project site. CCC Chapter 202 defines a side lot line as “any boundary line that is not a front or rear lot line. The property line adjacent to the holding pens does not meet the definition of a either a front lot line or rear lot line provided in Chapter 2. Therefore, the minimum setback from this lot line is 10 feet, which the pens exceed.

[...]

## **IV. Clackamas County Zoning and Development Ordinance – 704 – River and Stream Conservation Area (RSCA)**

#### **704.04 RIVER AND STREAM SETBACKS**

The following minimum setbacks shall apply to structures exceeding 120 square feet or 10 feet in height:

1. [...]
- B. Structures shall be located a minimum of 100 feet from the mean high water line of a large stream.

**Response:** None of the proposed site enhancements located within the RSCA exceed 120 square feet or 10 feet in height. This section describes the proposed fence relocation, replacement of the existing generator and propane tank serving the house building and resurfacing of the gravel road and trails with respect to segments of these site enhancements within the RSCA. No proposed site improvements will further the nonconformity of existing structures.

#### **704.05 SETBACK EXCEPTIONS**

- A. The following uses are exempt from the minimum setback standards of Subsection 704.04:

#### **Jonsson Center Land Use Narrative**

O:\PROJECT\20900\20913.A00\03 Communications\Outgoing\Clackamas County\2024.07.24 Land Use SCA Application\Upload Documents\Jonsson Center RSCA Written Narrative\_2024-08-06.docx

2. *Repairs, additions, alterations to, or replacement of structures, roadways, driveways, or other development, which is located closer to a river or stream than permitted by the setback requirements of Subsection 704.04, provided that such development does not encroach into the setback any more than the existing structures, roadways, driveways, or other development;*

**Response:** Each of the site enhancements proposed within the RSCA involve alteration, addition, or replacement of roadways, trails, and other development located closer than allowed by the 100-foot RSCA setback. As shown on the site plan (Sheet C1.10), none of these elements will encroach into the setback more than existing structures, and the relocation of the southern fence will remove the majority of an existing encroachment.

[...]

4. *Uses such as roads, bridges, culverts, pipes, and power lines that are necessary for crossing streams, provided they do not create barriers to fish movement and that adverse impacts are mitigated.*

**Response:** Proposed culverts are outside of the RSCA boundary. Therefore, this standard does not apply.

[...]

#### **704.06 DEVELOPMENT STANDARDS**

- A. *The maximum height of a dwelling or a structure accessory to a dwelling shall be 35 feet, if the dwelling or accessory structure can be seen from a principal river.*

**Response:** The project site is several miles from the nearest principal river, and no structures on the site are visible from a principal river. Therefore, this standard does not apply.

- B. *Commercial or industrial facilities, such as structures, parking areas, and storage areas shall comply with Subsection 704.04, and signs shall be screened from view of the Principal River or Stream Conservation Area by an opaque vegetation buffer. These facilities shall be subject to design review, pursuant to Section 1102.*

**Response:** The proposed site enhancements do not include construction of new structures, parking areas, storage areas, or signs within the RSCA. Therefore, the proposal meets this standard.

- C. *Subdivisions and partitions shall be designed, where possible, to allow compliance with Section 704.*

**Response:** The proposal does not include a subdivision or partition of the existing units of land. Therefore, this standard does not apply.

#### **704.07 VEGETATION PRESERVATION REQUIREMENTS**

- A. *A minimum of 75 percent of the setback area (distance) shall be preserved with native vegetation.*
- B. *Tree cutting and grading shall be prohibited within the buffer or filter strip, with the following exceptions:*
  1. *Trees that endanger life or structures may be removed.*
  2. *Tree cutting and grading may be permitted in conjunction with those uses listed in Subsections 704.05 and 704.06, to the extent necessary to accommodate those uses. Disturbed areas that are outside the footprint of structures and other improvements shall be restored with native vegetation.*
  3. *Vegetation removal may occur when approved by the Oregon Department of Fish and Wildlife, upon written notification that such removal is required as part of a river or stream enhancement project.*

**Response:** Disturbed or potentially disturbed areas constitute only about 350 square feet out of many acres of RSCA setback area. In addition, existing native vegetation will be maintained in the undisturbed areas,

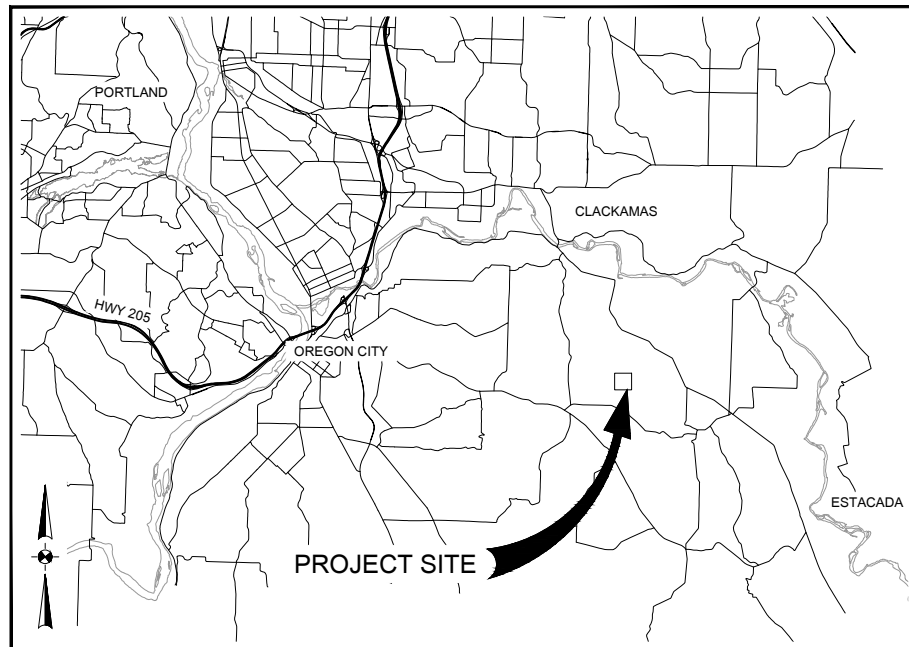
exceeding the 75 percent minimum set forth in this standard. No tree or vegetation removal is proposed with any of the site enhancements within the RSCA. Therefore, the proposal meets this standard.

- C. *Commercial forest activities and harvesting practices outside an urban growth boundary shall be subject to the Oregon Forest Practices Act. Commercial forest harvesting activities inside an urban growth boundary shall be reviewed pursuant to the Forest Policies of the Comprehensive Plan.*

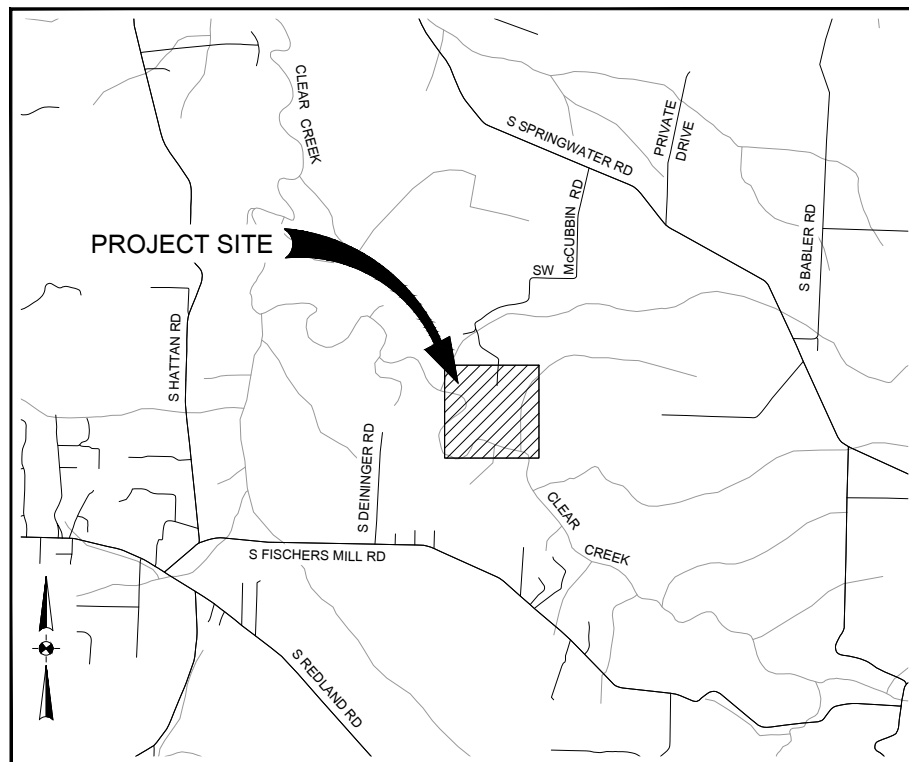
**Response:** There are no commercial forest activities or tree harvesting associated with the proposed development. Therefore, this standard does not apply.

# JONSSON CENTER FOR WILDLIFE CONSERVATION IMPROVEMENT PROJECT

## 30% DESIGN PLANS CLACKAMAS COUNTY, OREGON



VICINITY MAP  
N.T.S.



PROJECT MAP  
N.T.S.

### OWNER

NAME: METRO  
ADDRESS: 600 NE GRAND AVE.  
PORTLAND, OR 97232-2736  
CONTACT: KRISTIN SOLOMON  
PHONE: (503) 914-6025  
EMAIL: KRISTIN.SOLOMON@OREGONMETRO.GOV

### CIVIL ENGINEER

NAME: OTAK, INC.  
ADDRESS: 808 SW THIRD AVENUE, SUITE 800  
PORTLAND, OR 97204  
CIVIL ENGINEER: ROSE HORTON, PE  
PHONE: (503) 415-2354  
EMAIL: ROSE.HORTON@OTAK.COM  
SURVEYOR: JON YAMASHITA, PLS  
PHONE: (503) 415-2321  
EMAIL: JON.YAMASHITA@OTAK.COM

### ARCHITECT

NAME: OTAK, INC.  
CONTACT: GABE GREINER, RA  
ADDRESS: 808 SW THIRD AVENUE, SUITE 800  
PORTLAND, OR 97230  
PHONE: (503) 415-2378  
EMAIL:

### WILDLIFE BIOLOGIST

NAME: BEAVER STATE WILDLIFE SOLUTIONS  
CONTACT: JAKOB SHOCKEY  
ADDRESS: PO BOX 193  
JACKSONVILLE, OR 97530  
PHONE: (541) 761-3312  
EMAIL: CONTACT@BEAVERSTATEWILDLIFE.COM

### ELECTRICAL

NAME: INTERFACE ENGINEERING, INC.  
CONTACT: JEFFREY GLANVILLE  
ADDRESS: 100 SW MAIN STREET, SUITE 1600  
PORTLAND, OR 97204  
PHONE: (503) 382-2680  
EMAIL: JEFFREY@INTERFACEENG.COM

### GOVERNING JURISDICTION

LAND USE: CLACKAMAS COUNTY  
SANITARY/STORM: N/A  
WATER: --  
GRADING: CLACKAMAS COUNTY  
EROSION CONTROL: CLACKAMAS COUNTY

### SITE INFORMATION

SUBJECT PROPERTY: 17255 S McCUBBIN RD,  
OREGON CITY, OR 97045  
ZONING DESIGNATION: EXCLUSIVE FARM USE (EFU)

### BENCHMARK

HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH: 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001084746 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT STATE PLANE GRID COORDINATES N621228.3890 E7696010.4740. STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

VERTICAL DATUM: ELEVATIONS ARE BASED ON TRIMBLE VRS NOW NETWORK; OBSERVATIONS ARE NAVD 88.

### SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.01	CIVIL NOTES AND LEGEND
C1.00	INDEX PLAN
C1.10	SITE PLAN
C1.20	POND LEVELER AND ACCESS PATH PLAN
C1.30	CULVERT A PLAN
C1.31	CULVERT A PROFILE & SECTION
C1.40	CULVERT B PLAN
C1.41	CULVERT B SECTION
C1.42	CULVERT B PROFILE
C1.50	CULVERT C AND BRIDGE PLAN
C1.51	CULVERT C AND BRIDGE SECTION
C1.52	CULVERT C AND BRIDGE PROFILE
C1.60	REVEGETATION PLAN
C2.00	FENCE DETAILS
S1.01	DESENSITIZE PEN PLAN
S2.01	FLOOR & ROOF PLAN
A0.01	DESENS PENS SITE PLAN
A2.01	FLOOR PLANS, ELEVATIONS, SECTIONS
P1.00	OVERALL SITE PLAN - PLUMBING
P2.01	ENLARGED SITE PLAN - PLUMBING
P2.02	ENLARGED SITE PLAN - PLUMBING
E1.00	OVERALL SITE PLAN - ELECTRICAL
E2.01	ENLARGED SITE PLAN - ELECTRICAL
E2.02	ENLARGED SITE PLAN - ELECTRICAL
E2.03	ENLARGED SITE PLAN - ELECTRICAL



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EXPIRES: 6/30/2025

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CONSULTANT

**JONSSON CENTER FOR WILDLIFE  
CONSERVATION IMPROVEMENT PROJECT**  
**COVER SHEET**

TITLE	#	DATE	DESCRIPTION

REVISIONS

DATUM

CJB PTK

DRAWN BY CHECKED BY

30% PLANS

STATUS

Jan 19, 2024

DATE

20913.A00

PROJECT NUMBER

**C0.00**

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NOT FOR CONSTRUCTION



Know what's below.  
Call before you dig.



GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE APPLICABLE PROVISIONS OF THE CLACKAMAS COUNTY ROADWAY STANDARDS. IMPROVEMENTS DEPICTED ON THESE PLANS ARE IN CONFORMANCE WITH COUNTY LAND USE ACTION CASEFILE (INSERT PLANNING FILE NUMBER, EXAMPLE- 20123-03-D).

Table with 4 columns: REVISION, DATE, BY, and description. Includes Clackamas County logo and approval information.

STREET & STORM DRAINAGE NOTES

- 1. STREET AND STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CLACKAMAS COUNTY ROADWAY STANDARDS AND THE APPROPRIATE SURFACE WATER DISTRICT. ALL STORM SEWER PIPES SHALL HAVE RUBBER GASKETS, WHICH SHALL PROVIDE A WATER TIGHT CONNECTION.

UTILITY NOTES

- 1. TRENCHES WITHIN THE RIGHTS-OF-WAY SHALL BE BACKFILLED WITH LOW STRENGTH CONTROLLED DENSITY FILL (CDF) WHEN:
• TRENCHES LESS THAN 100' WITHIN THE ROADWAY OF ALL ARTERIALS AND COLLECTOR CLASSIFIED ROADS;

Table with 4 columns: REVISION, DATE, BY, and description. Includes Clackamas County logo and approval information.

GENERAL NOTES

- 1. UTILITIES AND SERVICE LATERALS AS SHOWN IN THE CONTRACT DOCUMENTS ARE AT APPROXIMATE LOCATIONS. VERIFY ALL LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.

PRIVATE WATER NOTES

- 1. ALL PRIVATE WATER LINES SHALL CONFORM TO OREGON PLUMBING SPECIALTY CODE (2021).

EXISTING TOPOGRAPHIC LEGEND

- 197 --- EXISTING 1' CONTOUR
--- 200 --- EXISTING 5' CONTOUR
- - - - - PROPERTY LINE
- - - - - SETBACK LINE

PROPOSED LEGEND

- 194 --- PROPOSED 1' CONTOUR
--- 200 --- PROPOSED 5' CONTOUR
- - - - - POND LEVELER

GENERAL NOTES (CONTINUED)

- 7. AT THE PRECONSTRUCTION MEETING, PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL PRESENT A LIST OF SUBCONTRACTORS, A PROJECT SCHEDULE, A TRAFFIC CONTROL PLAN AND A LIST OF AT LEAST THREE PEOPLE WITH PHONE NUMBERS, RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL DURING NON-WORK PERIODS.

Table with 4 columns: REVISION, DATE, BY, and description. Includes Clackamas County logo and approval information.



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JONSSON CENTER FOR WILDLIFE
CONSERVATION IMPROVEMENT PROJECT
CIVIL NOTES AND LEGEND

Table with 3 columns: #, DATE, DESCRIPTION. Includes REVISIONS, DATUM, CJB, PTK, DRAWN BY, CHECKED BY, 30% SCHEMATIC DESIGN STATUS, MAY 16, 2024 DATE, 20913.A00 PROJECT NUMBER.

C0.01

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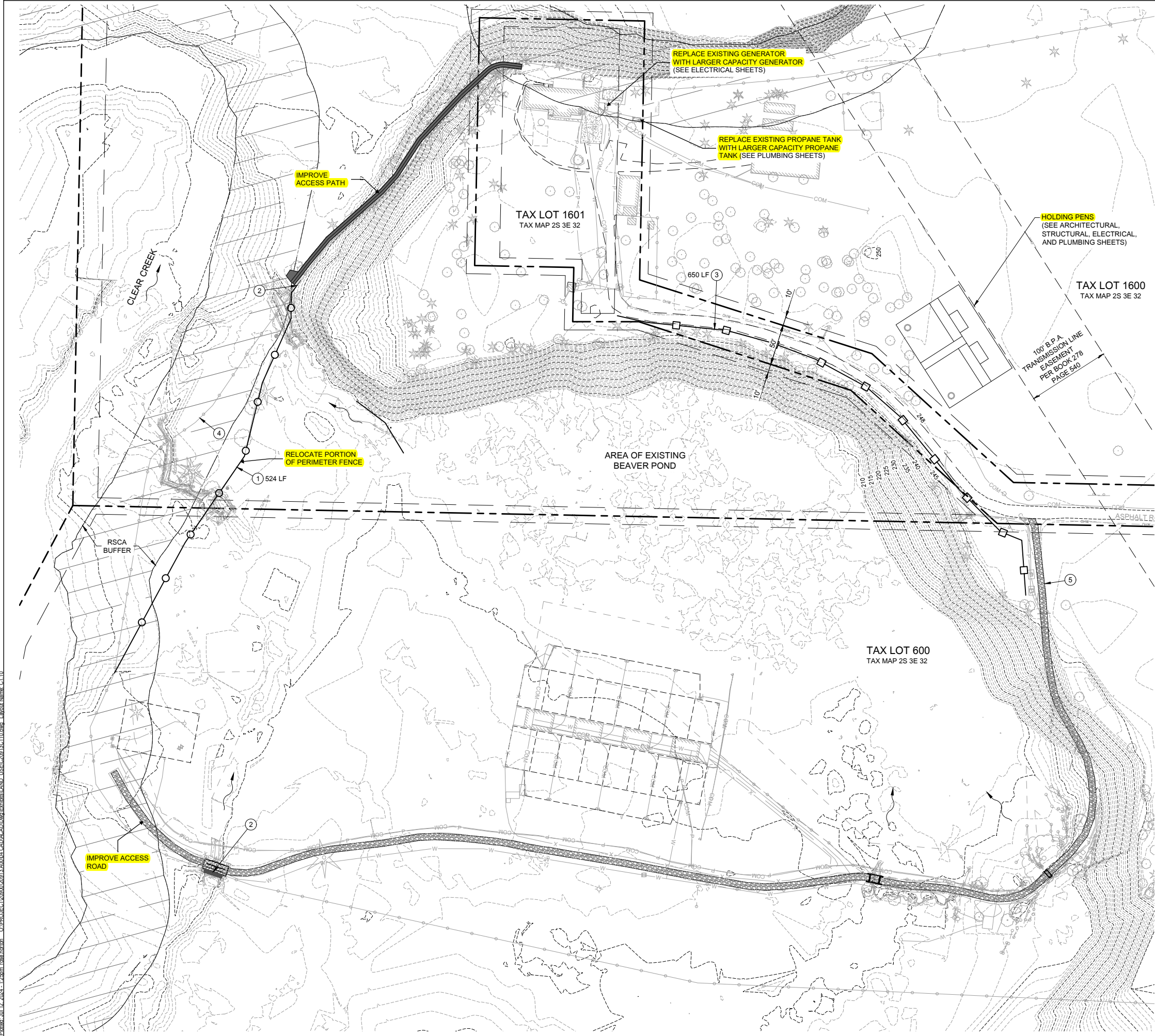
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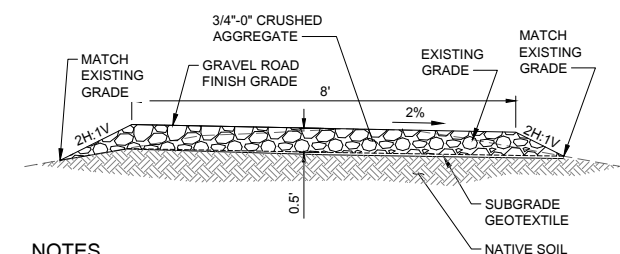






**CONSTRUCTION NOTES**

- ① INSTALL PERIMETER FENCE PER DETAILS ON SHEET C2.00. FENCE TO BE INSTALLED WITHOUT USE OF MOTORIZED VEHICLES AND CEMENT TO BE MIXED ON SITE.
- ② INSTALL DOUBLE GATE PER DETAIL ON SHEET C2.00.
- ③ INSTALL SCREENING FENCE. SEE FENCESCREEN COMMERCIAL BLOCK CLOSED MESH POLYPROPYLENE DETAIL ON SHEET C2.00 OR EQUAL.
- ④ REMOVE EXISTING PERIMETER FENCE.
- ⑤ IMPROVE EXISTING GRAVEL ACCESS ROAD PER NOTE AND DETAIL THIS SHEET.



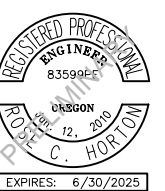
**NOTES**

1. ENHANCE THE EXISTING GRAVEL ACCESS ROAD AS FOLLOWS:
  - 1.1. REMOVE APPROXIMATELY SIX INCHES OF EXISTING AGGREGATE AND VEGETATION TO AN EVEN SURFACE
  - 1.2. LAY SUBGRADE GEOTEXTILE
  - 1.3. PLACE AND COMPACT 3/4"-0" CRUSHED AGGREGATE TO CREATE A SIX-INCH THICK LAYER MATCHING EXISTING ROAD PROFILE.
2. PLACE ADDITIONAL 3/4"-0" CRUSHED AGGREGATE TO THE PROPOSED ROADWAY PROFILES AND BETWEEN THE ACCESS GRAVEL ROAD STATIONS SHOWN ON THIS SHEET.
3. THE CULVERTS AND BRIDGE WILL BE WEARING SURFACES AT THE PROPOSED PROFILES SHOWN. SEE SHEETS C1.30, C1.40, AND C1.50 FOR CROSSING PLANS.

**GRAVEL ACCESS ROAD TYPICAL SECTION**  
SCALE: N.T.S.



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**JONSSON CENTER FOR WILDLIFE CONSERVATION IMPROVEMENT PROJECT**

**SITE PLAN**

#	DATE	DESCRIPTION

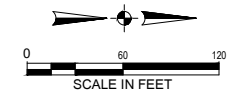
REVISIONS

DATUM	PTK
CJB	
DRAWN BY	CHECKED BY
30% SCHEMATIC DESIGN	
STATUS	
MAY 16, 2024	
DATE	
20913.A00	
PROJECT NUMBER	

**C1.10**

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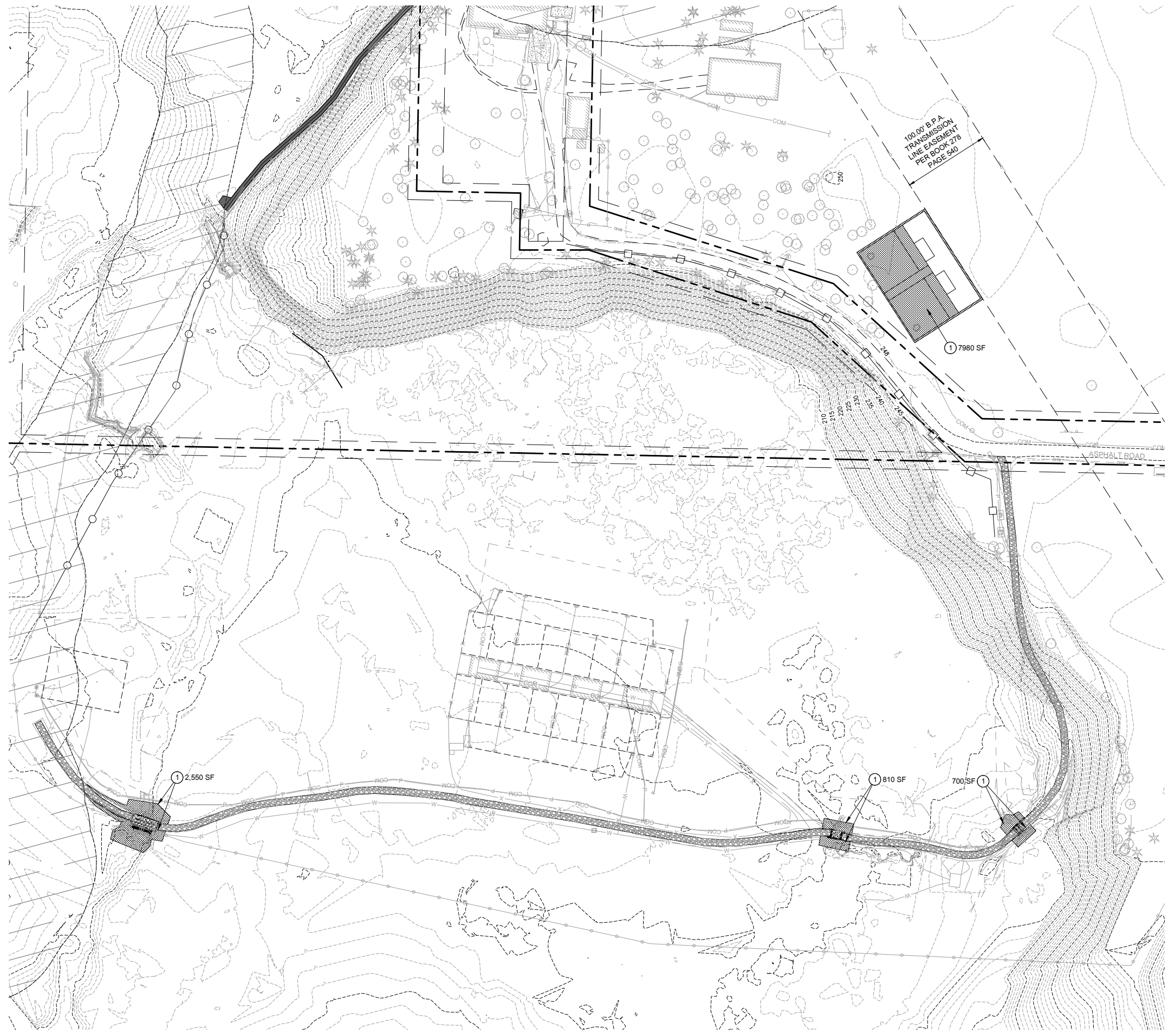
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Project: Jul 12, 2024 - 12:26pm, c:\p\p\PROJECTS\2024\20913.A00\CAD\ACAD\Drawings\Exhibit\AND\_LISE\C20913\C1.10.dwg, Layout Name: C1.10

NOT FOR CONSTRUCTION





**GENERAL NOTES**

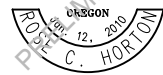
1. --

**CONSTRUCTION NOTES**

- ① APPLY SEEDING TO DISTURBED AREAS.



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EXPIRES: 6/30/2025

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**JONSSON CENTER FOR WILDLIFE  
CONSERVATION IMPROVEMENT PROJECT**

**REVEGETATION PLAN**

#	DATE	DESCRIPTION

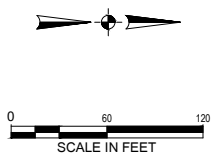
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STATUS	
MAY 16, 2024	
DATE	
20913.A00	
PROJECT NUMBER	

**C1.60**

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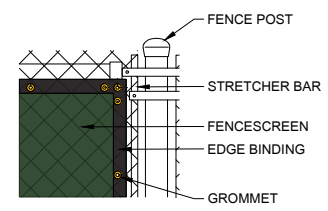
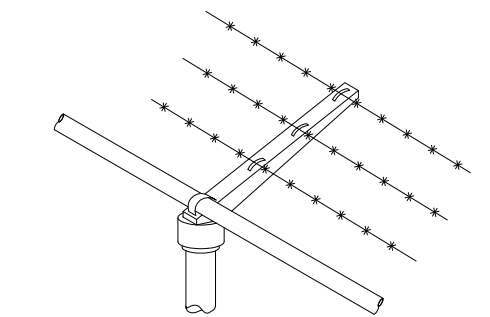
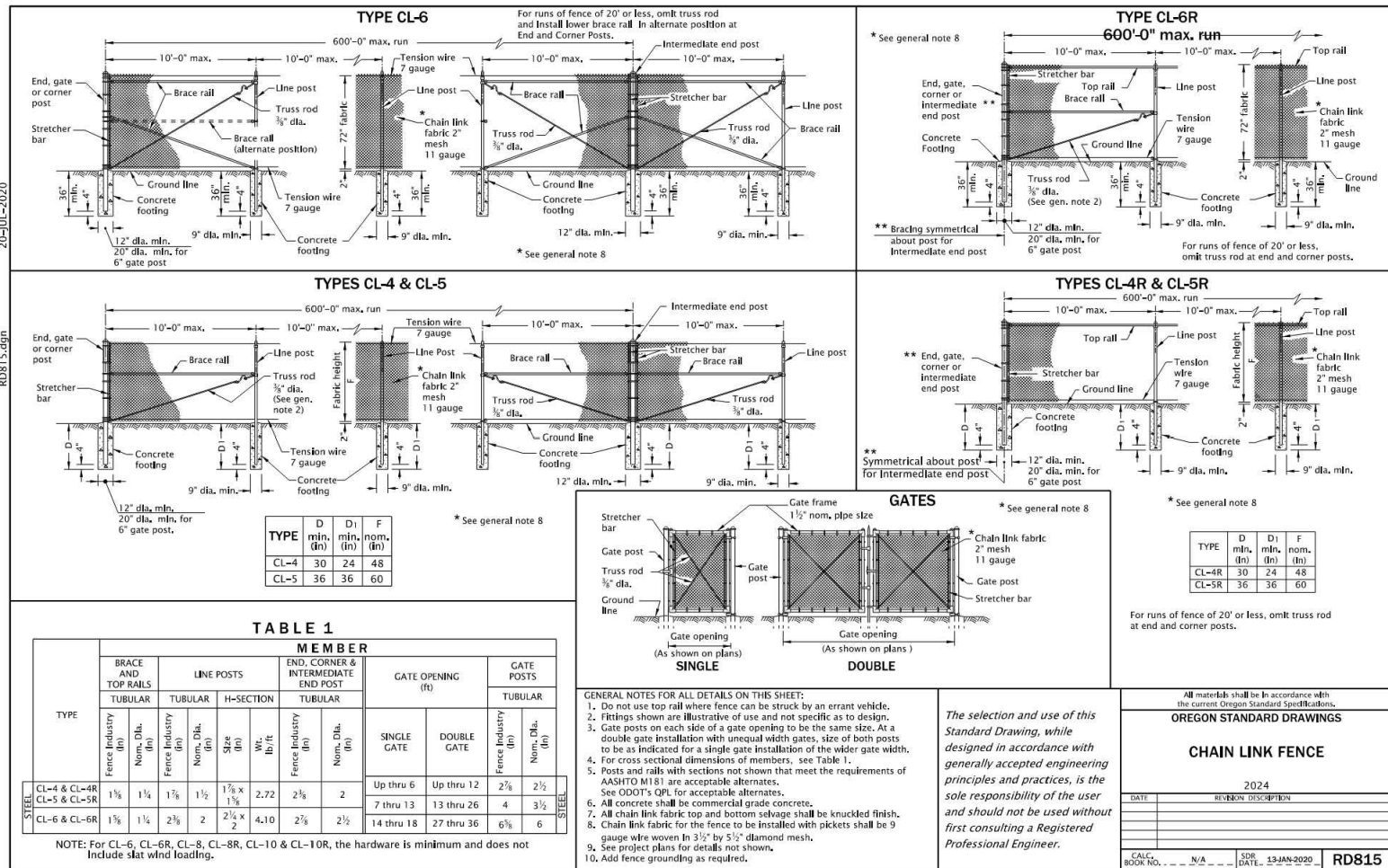
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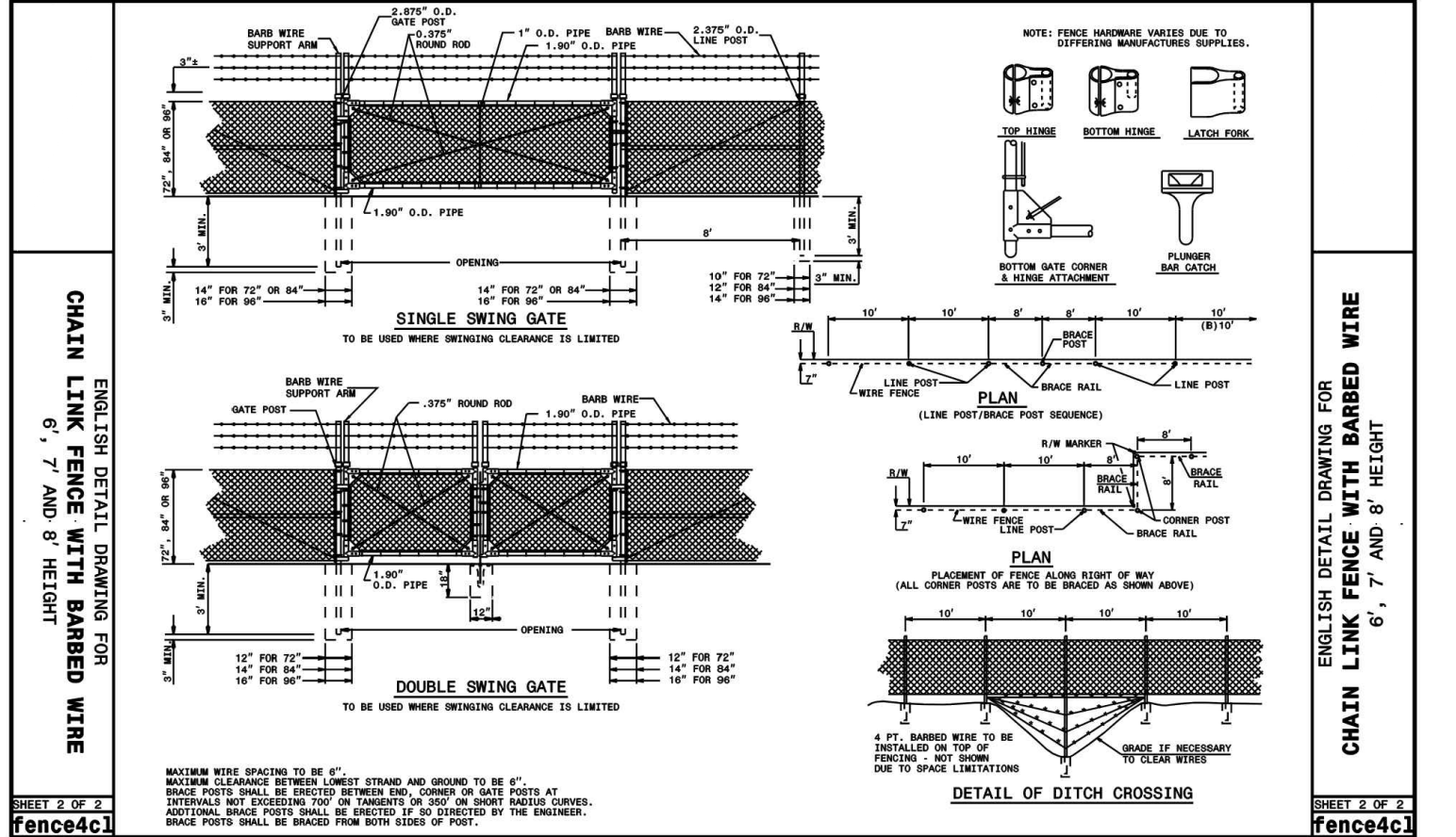
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- NOTES:
- INSTALL PER MANUFACTURER RECOMMENDATION
  - REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZE
  - FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT
  - 3/8" BRASS GROMMETS AT 24" ON CENTER ATTACH TO FENCE WITH GALVANIZED HOG RINGS

- NOTES:
- ALL FENCE TO BE 8' HIGH.
  - SCREENING FENCE CHAINLINK AND FENCESCREEN PANELS TO BE SET 9" ABOVE GROUND SURFACE.



#	DATE	DESCRIPTION

REVISIONS

DATUM	PTK
CJB	
DRAWN BY	CHECKED BY
30% PLANS STATUS	
DATE	
20240119	
PROJECT NUMBER	

20-JUL-2020 RD815.dgn RD815.dgn



**Planning and Zoning  
Department of Transportation and Development**

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

503-742-4500 | zoninginfo@clackamas.us  
www.clackamas.us/planning

## **PRE-APPLICATION CONFERENCE SUMMARY**

**Permit Type:** Stream Conservation Area (SCA)

**File No.:** ZPAC0006-24

**Proposal:** reconstruct existing development within the SCA and other site development

**Staff Contact:** Ben Blessing, Sr. Planner, BBlessing@clackamas.us, 503-742-4521

**Applicant:** Steven McAtee

**Assessor's Map and Tax Lot No.:** 23E32 01601

**Site Address:** 17255 S MCCUBBIN RD, Oregon City

**Zoning:** Exclusive Farm Use

**Pre-Application Conference Date:** 2/27/2024 via Zoom.

**Date of this Summary:** 3/4/2024

*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 503-742-4545 or drenhard@clackamas.us.*

**503-742-4545:** ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?

翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

**I. APPLICABLE ZDO AND COMPREHENSIVE PLAN STANDARDS**

a. ZDO Section 401:

- i. The subject property is located in the EFU zoning district. The proposed use is a wildlife rescue which has been determined to be a primary use in the zoning district.
- ii. Section 401, Table 401-1 Dimensional Standards:

	Standard	Proposed	Compliant
Minimum Lot Size			n/A
Minimum Front Setback	30'		yes
Maximum Front Setback	N/A		
Minimum Rear Setback	30'		yes
Minimum Side Setback	10'		yes
Maximum Building Height	N/A		

All setbacks can be met. As discussed, the definition of “Lot, Zoning” allows you to aggregate lots in common ownership so long as individual lots are not transferred to new owners, in which case the above standards would apply.

- b. ZDO Section 704 - Special Districts (if needed): Stream Conservation Area (SCA): You will need a SCA Development permit for the generator, small amount of gravel replacement, and fence relocation. You will choose an appropriate Setback Exception per ZDO Sec. 704.05. Please follow instructions in the attached land use application.
- c. Address any other relevant State requirements (e.g. DSL notice, well permits, etc.): Culvert replacement appears to be outside the SCA. However, the County is required to notice the Dept. of State Lands (DSL) for any disturbances to waters on state wetland inventory (SWI). This is our only roll, we don’t need to do anything else, but DSL may have separate permitting requirements. Oregon Dept. of Fish and Wildlife (ODFW) may have design standards for your culverts, particularly if fish bearing.

**II. LAND USE PERMITTING PROCESS**

- a. Land use applications are not conceptual. At the time of submittal, the applicant is expected to be at final design stage for all of the following that apply to the particular proposal: site plan, building elevations/materials, access location/width and frontage improvements. **This is important because most changes after land use approval, except as necessary to comply with conditions of approval, will require a new land use application.**
- b. The recommended land use application(s) is/are:

**A SCA Development Permit** is 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.

- Application form: <https://dochub.clackamas.us/documents/drupal/34bcb0c0-11a1-4922-9fd1-040ebfcd0e44>
- Fee: \$960
  - Payable by cash, credit card, or check payable to Clackamas County
    - Credit card payment subject to a 2.75% service fee and must be accompanied by the [Credit Card Authorization Form](#)
- Timeline:
  - Completeness review: 30 days; within the first 30 days of the application being submitted the Planning Division will review the application materials to ensure that everything required has been turned in. In the event that there are items missing from the application packet, you will be notified of the specific items missing and information on how you can provide staff with the missing documents/information.
  - Notice period: 20 days, minimum; once an application is deemed complete the County will send a mailed notice to property owners within 750 feet of the subject property, the Community Planning Organizations (CPO), and various partner agencies. Staff cannot issue a final decision until the minimum 20-day notice period has passed.
  - Decision: Staff makes every effort to issue a decision within 60 days of being deemed complete; however, State law generally requires a final County

### III. QUESTIONS RAISED BY THE APPLICANT & COUNTY STAFF RESPONSES

Answered at pre-app. Let me know if you have additional questions. Please contact me after submittal so we can chat about the "proposal summary" language add to the public notice.

### IV. MINIMUM LAND USE APPLICATION SUBMITTAL REQUIREMENTS

The submittal requirements are provided in ZDO 1307.07(C) and 704.08. In addition, review the applicable criteria listed above while preparing your written narrative and other land use application items. It is the applicant's responsibility to clearly demonstrate how a proposal meets all applicable criteria.

### V. AGENCY/DEPARTMENT CONTACT INFORMATION: *\*This list is provided for the applicant to follow up with relevant service providers, agencies, Community Planning Organization and County staff as needed.*

1. Ben Blessing, Senior Planner, BBlessing@clackamas.us, 503-742-4521
2. Ken Kent, Development Engineering, KenKen@Clackamas.us, 503-742-4673
3. Richard Carlson, Clackamas County Building Codes, 503-742-4769, [richardcar@clackamas.us](mailto:richardcar@clackamas.us)
4. Community Planning Organization  
*Community Planning Organizations (CPOs) are part of the county's community involvement program. They are advisory to the Board of County Commissioners, Planning Commission and Planning and Zoning Division on land use matters affecting their communities. CPOs are notified of proposed land use actions and decisions on land within*



*their boundaries and may review these applications, provide recommendations or file appeals. You are encouraged to contact the CPO and attend any meeting they may hold to discuss your application.*

CPO-Redland/Viola/Fischer's Mill  
503.631.2550

Lance Ward

[lancecward@aol.com](mailto:lancecward@aol.com)

## **VI. LIST OF ATTACHMENTS**

- a. Development Engineering

## **VII. LIMITATIONS AND DISCLAIMERS**

Pre-application conferences are advisory and are intended to familiarize applicants with the requirements of the ZDO, provide applicants with an opportunity to meet with staff and discuss proposed projects in detail, and identify standards, criteria, and procedures prior to filing a land use permit application. The pre-application conference is a tool to orient applicants and to assist them in navigating the land use review process. It is not an exhaustive review that identifies or resolves all potential issues and does not bind or preclude the County from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

The information in this document is introductory and is designed to act as a guide to relevant Zoning and Development Ordinance (ZDO) and Comprehensive Plan standards. This is an initial review and is based on the information submitted by the applicant for the pre-application conference.

Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).