



**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
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 09/11/2025

Notice Mailed To: Property owners within 2640 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0340-25

Application Type: Time Extension

Proposal: TIME EXTENSION FOR Z0207-21 TO HOST EVENTS

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 401, 1310, and 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: RYGG, ADELE

Property Owner: REDLAND FAMILY FARM LLC

Site Address: 19400 S REDLAND RD
OREGON CITY, OR 97045

Location: At 19400 S REDLAND RD

Assessor's Map and Tax Lot: 33E08 01700

Zoning: EFU - EXCLUSIVE FARM USE DISTRICT

Staff Contact: Joy Fields 503-742-4510

E-mail: JFields@clackamas.us

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-FISCHERS MILL CPO
LANCE WARD 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. 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://aca-prod.accela.com/clackamas>. 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 notice of decision 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:

Your Name/Organization

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.

¿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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STAFF USE ONLY

RECEIVED

AUG 13 2025

Clackamas County
 Planning & Zoning
 Z0340-25

Staff Initials: *[Handwritten Signature]*

Land use application for:

TIME EXTENSION

Pursuant to ZDO Subsection 1310.01(A)

Application Fee: \$1,099

APPLICANT INFORMATION			
Applicant name: Redland Family Farm	Applicant email: hello@redlandfamilyfarm.com	Applicant phone: 541-602-2518	
Applicant mailing address: 19400 S Redland Rd	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant): Adele Rygg	Contact person email: SAME	Contact person phone: SAME	
Contact person mailing address: SAME	City:	State:	ZIP:

PROPOSAL
Brief description of proposal: We are requesting a time extension for Conditional Use Z0207-21-C to host events.

SITE INFORMATION		
Site address: 19400 S Redland Rd	Comprehensive Plan designation: Agriculture Forest, Farmland improved	Zoning district: EFU
Map and tax lot #: Township: <u>3S</u> Range: <u>3E</u> Section: <u>08</u> Tax Lot: <u>1700</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 50 Acres	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Tim Rygg Adele Rygg	Signatures of all property owners: <i>[Handwritten Signatures]</i>	Date(s): 8/9/25 8/9/25
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: <i>[Handwritten Signature]</i>	Date: 8/9/25	

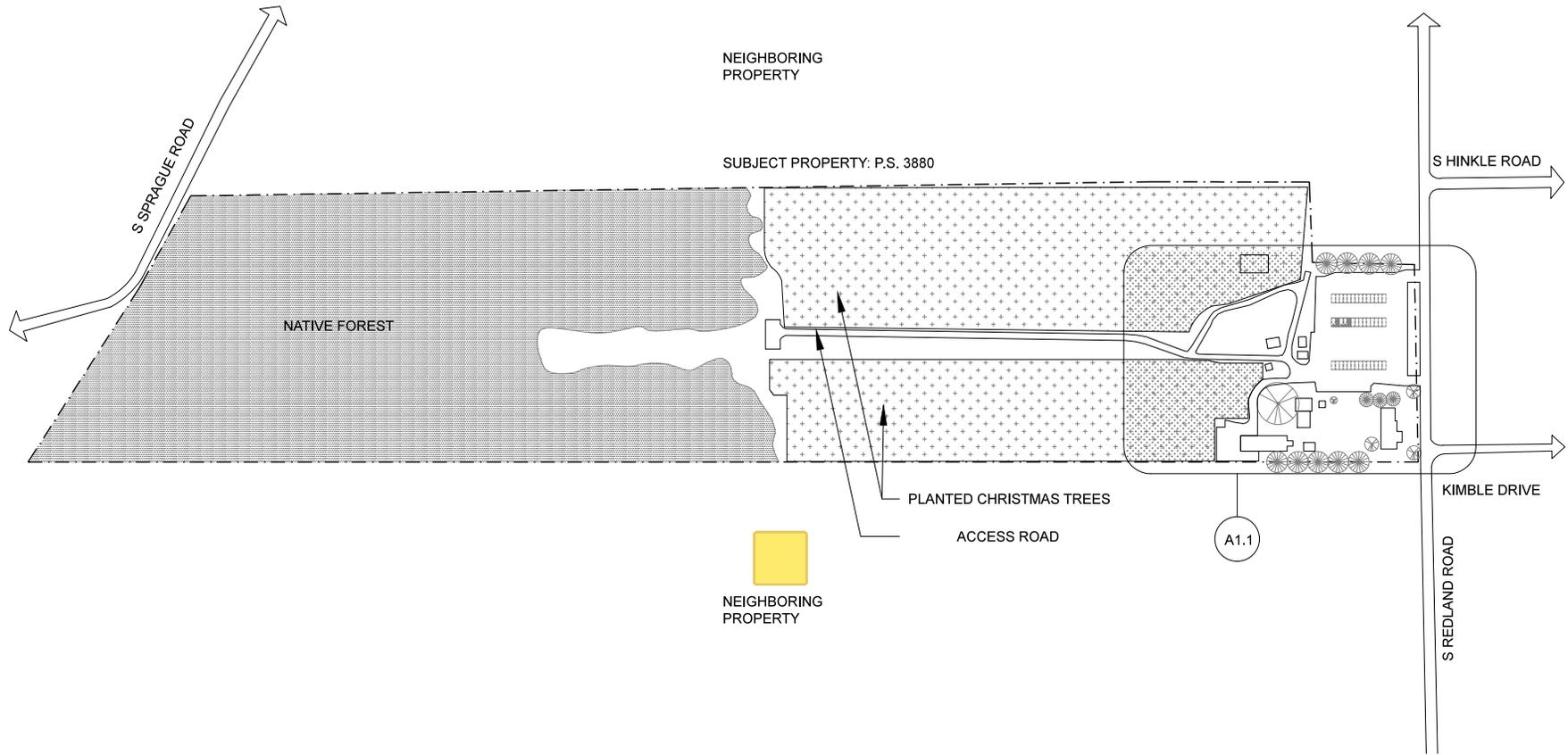
A. Review applicable land use rules:

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 **\$1,099**. 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:** *Questioning whether updated site plan is required. Will email asap to assigned planner*
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.



SITE PLAN 1
 SCALE: 1" = 250'-0" 