



**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: 11/18/2025

Notice Mailed To: Property owners within 500 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0411-25

Application Type: Time Extension

Proposal: The application is a time extension request to an approved template test dwelling under case file Z0307-21

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 406, 1307, 1310. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: FRASIER, CHRISTOPHER

Property Owner: FRASIER CHRISTOPHER DOUGLAS TRUSTEE

Site Address: 19888 S MATTOON RD
ESTACADA, OR 97023

Location: 131 feet north from the corner of S. Mija Ln and S. Matton Rd.

Assessor's Map and Tax Lot: 33E11 00700

Zoning: TBR - TIMBER DISTRICT

Staff Contact: Aldo Rodriguez 503-742-4541

E-mail: ARodriguez@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	
Oct 2 2025	
Clackamas County Planning & Zoning Division	Z0411-25
Staff Initials:	File Number:

Land use application for:

TIME EXTENSION

Pursuant to ZDO Subsection 1310.01(A)

Application Fee: \$1,099

APPLICANT INFORMATION			
Applicant name:	Applicant email:	Applicant phone:	
Applicant mailing address:	City:	State:	ZIP:
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:

SITE INFORMATION		
Site address:	Comprehensive Plan designation:	Zoning district:
Map and tax lot #: <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i>	Land area:	
Adjacent properties under same ownership: <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i> <i>Township: _____ Range: _____ Section: _____ Tax Lot: _____</i>		

Printed names of all property owners:	Signatures of all property owners: <i>Christopher Frasier</i>	Date(s):
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<i>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.</i>	
Applicant signature: <i>Christopher Frasier</i>	Date:

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:** 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. The \$5 Technology Fee is non-refundable.

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. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

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503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
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Planning & Zoning Division

Z0411-25

Staff Initials: _____ File Number: _____

Land use application for:

TIME EXTENSION

Pursuant to ZDO Subsection 1310.01(A)

Application Fee: \$1,099

APPLICANT INFORMATION			
Applicant name: Christopher Frasier	Applicant email: chrisfrasier@gmail.com	Applicant phone: 619-876-3986	
Applicant mailing address: 1850 NW Front Ave #625	City: Portland	State: OR	ZIP: 97209
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: renewal/extension of current forest dwelling template Z0307-21

SITE INFORMATION		
Site address: 19888 S Mattoon Rd Estacada, OR 97023	Comprehensive Plan designation: <i>RR FF-5 TBR</i>	Zoning district:
Map and tax lot #: Township: _____ Range: <u>33</u> Section: <u>E11</u> Tax Lot: <u>00700</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: <i>15.81</i>	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Christopher Douglas Frasier Trustee	Signatures of all property owners: <i>Christopher Frasier</i>	Date(s): <i>10/2/25</i>
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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>Christopher Frasier</i>	Date: <i>10/2/25</i>
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