



**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:** 03/06/2024

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

**File Number:** Z0496-23

**Application Type:** Ag - Dwelling in conjunction with Farm Use

**Proposal:** The applicant is requesting authorization to develop one single-family home due to them having earned income from farming. This application is called a "dwelling in conjunction with farm use" which can authorize a farm operator earning income from farming to establish a dwelling on the property.

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

**Applicant:** FRANICH, JASON & CASSANDRA

**Property Owner:** FRANICH JASON M

**Site Address:** 17683 S HARDING RD  
OREGON CITY, OR 97045

**Location:** The property is located on the west side of Harding Rd, approximately 1,800 feet north of the intersection of Springwater Rd and Harding Rd.

**Assessor's Map and Tax Lot:** 23E34 01100

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

**Staff Contact:** Melissa Lord

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

\_\_\_\_\_  
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="12/20/23"/>
FILE NUMBER:	<input type="text" value="Z0496-23-AD"/>
APPLICATION TYPE:	<input type="text" value="DWELLING IN CONJUNCTION WITH A FARM USE"/>

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**

DEC 20 2023

Clackamas County  
 Planning & Zoning Division

Staff Initials: *KS* File Number: **Z0496-23-AD**

Land use application for:  
**DWELLING IN CONJUNCTION WITH A FARM USE**  
 On High or Low Value Farmland in AG/F or EFU Districts  
 Application Fee: \$1,670

APPLICANT INFORMATION			
Applicant name: <b>Jason &amp; Cassandra Franich</b>	Applicant email: <b>Jason@jimpainting.com</b>	Applicant phone: <b>(503) 490-4232</b>	
Applicant mailing address: <b>17683 S. Harding Rd</b>	City: <b>Oregon City, OR</b>	State: <b>OR</b>	ZIP: <b>97045</b>
Contact person name (if other than applicant): <b>Cassie Franich</b>	Contact person email: <b>CLG Real Estate@gmail.com</b>	Contact person phone: <b>(503) 860-7041</b>	
Contact person mailing address: <b>5699 SE International Way - B</b>	City: <b>Milwaukie</b>	State: <b>OR</b>	ZIP: <b>97222</b>

PROPOSAL
Brief description of proposal: <b>Applying to build one single family detached Residence.</b>

SITE INFORMATION		
Site address: <b>17683 S. Harding Rd.</b>	Comprehensive Plan designation:	Zoning district: <b>EFU</b>
Map and tax lot #: Township: _____ Range: _____ Section: _____ Tax Lot: <b>23E34</b>		Land area: <b>40 acres</b>
Township: _____ Range: _____ Section: _____ Tax Lot: <b>01100</b>		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Adjacent properties under same ownership:		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: <b>FRANICH, JASON M.</b> <b>FRANICH, CASSANDRA L.</b>	Signatures of all property owners: <i>Cassandra Franich</i>	Date(s): <b>Nov. 21, 2023</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.		
Applicant signature: <i>A. [Signature]</i>	<i>Cassandra Franich</i>	Date: <b>Nov 21, 2023</b>

## A. Review applicable land use rules:

This application is subject to the provisions of Section 401, Exclusive Farm Use District (EFU) of the Clackamas County Zoning and Development Ordinance (ZDO) if the subject property is zoned EFU, or to the provisions of Section 407, AG/Forest District (AG/F) and the provisions of Section 401 cited in Section 407 if the subject property is zoned AG/F. It is also subject to the ZDO's definitions, procedures, and other general provisions outlined in the ZDO.

If the subject property is zoned AG/F, the property must have been predominantly agriculture on January 1, 1993, to qualify for this permit.

## 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 \$1,670. 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, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
  - Setbacks of all structures from lot lines and easements;
  - Location of all *current* farm uses (e.g., fields, grazing areas, orchards), and location of all former farm uses that you are demonstrating income from in this application, with dimensions and with labels distinguishing between current and former farm use areas;
  - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, 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).
- Farm land value information:** Provide information, such as a soils map, identifying the soil types of the subject property and identifying whether the subject property is predominantly High Value Farm Land or Low Value Farm Land, as defined in ORS 215.710 and OAR 660-033-0020(8). Soils information can be obtained from Planning and Zoning.
- Evidence of earnings:** Include tax forms, farm receipts, or other appropriate documentation demonstrating that \$80,000 in gross annual income for High Value Farm Land, or \$40,000 in gross annual income for Low Value Farm Land, was earned from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years. The documentation may include completed IRS "Schedule F" forms and signed statements from certified accountants, but the documentation *must* show all of the following for each relevant year: what farm uses generated the income being claimed; where the farm uses occurred; who conducted the farm uses that generated the income; who purchased the farm products; how much in gross annual income was made from the farm uses; and, if the farm uses include the sale of livestock, the cost of purchased livestock (i.e., the original cost to purchase the livestock, before being resold).

- Lot of record creation information:** You must provide proof (deed records, Planning and Zoning research records, etc.) that the proposed dwelling will be sited on a lot that was lawfully created.
- Evidence of agricultural use:** If the subject property is zoned AG/F, include evidence, such as dated aerial photos and tax records, demonstrating that the property was predominantly agriculture on January 1, 1993.

**C. Answer the following questions:**

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

1. Describe the farm uses the subject tract is *currently* employed in (a "tract" is one or more contiguous lots of record under the same ownership). Be sure to identify the types of any crops and livestock currently being farmed on the tract:

Established Douglas Fir Christmas Tree sales/  
Commercial Farming and Farm Equipment  
Storage.

2. The subject tract must currently be employed for the farm use on which the farm operator earned a certain amount in gross annual income (\$80,000 for High Value Farm Land or \$40,000 for Low Value Farm Land) from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years.

What is the name of the farm operator who earned this income?

Name of farm operator: JM Farms, LLC. Jason Franich  
owner

3. Is there already a dwelling on the farm or ranch operation that is the subject of this application?

NO

YES, but the only other dwelling(s) on the subject farm or ranch operation is/are seasonal farmworker housing approved prior to 2001, as shown in attached documentation.

4. Does the farm or ranch operator named in response to Question 2 own lands (other than the subject property) that are designated for exclusive farm use or for mixed farm/forest use and that already have a dwelling?

NO other EFU has Barns/outbuildings only.

YES, but the only other dwelling(s) on that other land is/are seasonal farmworker housing approved prior to 2001, as shown in attached documentation.

5. This application requires you to demonstrate that a certain amount of income was earned from the sale of qualifying farm products in one of three specific time periods.

As noted previously, for High Value Farm Land, at least \$80,000 in gross annual income needs to have been earned from the subject tract from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years; for Low Value Farm Land, at least \$40,000 in gross annual income needs to have been earned from the subject tract from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years.

Are you claiming (with attached financial records) that you meet the income requirement based on: each of the last two years; three of the last five years; or an average of three of the last five years?

Each of the last two years:

Year one start date (mm/dd/yyyy): 01 / 01 / 2021

Year two start date (mm/dd/yyyy): 01 / 01 / 2022

Three of the last five years:

Year one start date (mm/dd/yyyy): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Year two start date (mm/dd/yyyy): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Year three start date (mm/dd/yyyy): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

An average of three of the last five years:

Year one start date (mm/dd/yyyy): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Year two start date (mm/dd/yyyy): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Year three start date (mm/dd/yyyy): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

6. Complete the table below considering the years you listed in response to Question 5:

Year One	
Type(s) of farm product(s) from the subject tract that were sold in the year:	Douglas Fir Christmas Trees
Gross income from those sales for the year (only count gross income from land owned, not leased or rented):	\$87,200 <sup>00</sup> * see Sched F
If claimed farm products include livestock, the total cost to purchase the livestock that were sold:	N/A
Name(s) of person/persons who produced the commodities which earned the income:	JASON & CASSANDRA FRANCHI (OWNERS, JM FARM)
Year Two	
Type(s) of farm product(s) from the subject tract that were sold in the year:	Douglas Fir Christmas Trees
Gross income from those sales for the year (only count gross income from land owned, not leased or rented):	\$84,500-
If claimed farm products include livestock, the total cost to purchase the livestock that were sold:	N/A
Name(s) of person/persons who produced the commodities which earned the income:	JASON & CASSANDRA FRANCHI (OWNERS, JM FARM)
Year Three (if applicable)	
Type(s) of farm product(s) from the subject tract that were sold in the year:	
Gross income from those sales for the year (only count gross income from land owned, not leased or rented):	
If claimed farm products include livestock, the total cost to purchase the livestock that were sold:	
Name(s) of person/persons who produced the commodities which earned the income:	



7. Gross farm income earned from a lot of record which has been used previously to qualify another lot of record for the construction or siting of a primary farm dwelling may *not* be used to qualify for another primary farm dwelling.

Was any of the Income claimed in response to Question 6 used previously to qualify another lot of record for the construction or siting of a primary farm dwelling?

NO

YES, as explained in the box below:

8. The dwelling must be occupied by a person or persons who produced the commodities which generated the income from farm uses. Will the dwelling be occupied by a person or persons who produced the commodities which generated the income claimed in response to Question 6?

NO

YES, and the name(s) of the person or persons who both produced the commodities and will occupy the dwelling are listed in the box below:

JASON M. FRANICH  
CASSANDRA L. FRANICH

**SCHEDULE F**  
**(Form 1040)**

Department of the Treasury  
Internal Revenue Service (99)

**Profit or Loss From Farming**

▶ Attach to Form 1040, Form 1040-SR, Form 1040-NR, Form 1041, or Form 1065.  
▶ Go to [www.irs.gov/ScheduleF](http://www.irs.gov/ScheduleF) for instructions and the latest information.

OMB No. 1545-0074

**2021**

Attachment  
Sequence No. **14**

Name of proprietor

Social security number (SSN)

JASON M FRANICH

**A** Principal crop or activity

**B** Enter code from Part IV

**C** Accounting method:

**D** Employer ID number (EIN) (see instr.)

FRANICH FARM 40 ACRES

▶ 111900

Cash  Accrual

**E** Did you 'materially participate' in the operation of this business during 2021? If 'No,' see instructions for limit on passive losses  Yes  No

**F** Did you make any payments in 2021 that would require you to file Form(s) 1099? See instructions  Yes  No

**G** If 'Yes,' did you or will you file required Form(s) 1099?  Yes  No

**Part I Farm Income – Cash Method.** Complete Parts I and II. (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of purchased livestock and other resale items (see instructions) . . . . .	1a	85,000.	
b Cost or other basis of purchased livestock or other items reported on line 1a . . . . .	1b		
c Subtract line 1b from line 1a . . . . .	1c	85,000.	
2 Sales of livestock, produce, grains, and other products you raised . . . . .	2		
3 a Cooperative distributions (Form(s) 1099-PATR) . . . . .	3a		3b Taxable amount . . . . .
4 a Agricultural program payments (see instructions) . . . . .	4a		4b Taxable amount . . . . .
5 a Commodity Credit Corporation (CCC) loans reported under election . . . . .	5a		5c Taxable amount . . . . .
b CCC loans forfeited . . . . .	5b		5c Taxable amount . . . . .
6 Crop insurance proceeds and federal crop disaster payments (see instructions):			
a Amount received in 2021 . . . . .	6a		6b Taxable amount . . . . .
c If election to defer to 2022 is attached, check here . . . ▶ <input type="checkbox"/>			6d Amount deferred from 2020 . . . . .
7 Custom hire (machine work) income . . . . .	7		
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions) . . . . .	8	2,200.	
9 <b>Gross income.</b> Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50. See instructions . . . . . ▶	9	87,200.	

**Part II Farm Expenses – Cash and Accrual Method.** Do not include personal or living expenses. See instructions.

10 Car and truck expenses (see instructions). Also attach Form 4562 . . . . .	10		23 Pension and profit-sharing plans . . . . .	23	
11 Chemicals . . . . .	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions) . . . . .	12		a Vehicles, machinery, equipment . . . . .	24a	
13 Custom hire (machine work) . . . . .	13		b Other (land, animals, etc.) . . . . .	24b	
14 Depreciation and section 179 expense (see instructions) . . . . .	14	359,250.	25 Repairs and maintenance . . . . .	25	
15 Employee benefit programs other than on line 23 . . . . .	15		26 Seeds and plants . . . . .	26	
16 Feed . . . . .	16		27 Storage and warehousing . . . . .	27	
17 Fertilizers and lime . . . . .	17		28 Supplies . . . . .	28	
18 Freight and trucking . . . . .	18		29 Taxes . . . . .	29	899.
19 Gasoline, fuel, and oil . . . . .	19		30 Utilities . . . . .	30	
20 Insurance (other than health) . . . . .	20		31 Veterinary, breeding, and medicine . . . . .	31	
21 Interest (see instructions):			32 Other expenses (specify):		
a Mortgage (paid to banks, etc.) . . . . .	21a		a TIMBER COST . . . . .	32a	44,000.
b Other . . . . .	21b		b . . . . .	32b	
22 Labor hired (less employment credits) . . . . .	22		c . . . . .	32c	
			d . . . . .	32d	
			e . . . . .	32e	
			f . . . . .	32f	
33 <b>Total expenses.</b> Add lines 10 through 32f. If line 32f is negative, see instructions . . . . . ▶	33	404,149.			
34 <b>Net farm profit or (loss).</b> Subtract line 33 from line 9. . . . .	34	-316,949.			

35 Reserved for future use.

36 Check the box that describes your investment in this activity and see instructions for where to report your loss:

a  All investment is at risk. b  Some investment is not at risk.

**SCHEDULE F**  
**(Form 1040)**

Department of the Treasury  
Internal Revenue Service

**Profit or Loss From Farming**

Attach to Form 1040, Form 1040-SR, Form 1040-NR, Form 1041, or Form 1065.  
Go to [www.irs.gov/ScheduleF](http://www.irs.gov/ScheduleF) for instructions and the latest information.

OMB No. 1545-0074

**2022**

Attachment  
Sequence No. **14**

Name of proprietor

Social security number (SSN)

JASON M FRANICH

**A** Principal crop or activity

**B** Enter code from Part IV

**C** Accounting method:

**D** Employer ID number (EIN) (see instr.)

FRANICH FARM

111900

Cash  Accrual

**E** Did you 'materially participate' in the operation of this business during 2022? If 'No,' see instructions for limit on passive losses  Yes  No

**F** Did you make any payments in 2022 that would require you to file Form(s) 1099? See instructions  Yes  No

**G** If 'Yes,' did you or will you file required Form(s) 1099?  Yes  No

**Part I Farm Income – Cash Method.** Complete Parts I and II. (Accrual method. Complete Parts II and III, and Part I, line 9.)

<b>1a</b> Sales of purchased livestock and other resale items (see instructions).....	<b>1a</b>	77,300.	
<b>b</b> Cost or other basis of purchased livestock or other items reported on line 1a....	<b>1b</b>		
<b>c</b> Subtract line 1b from line 1a.....			<b>1c</b> 77,300.
<b>2</b> Sales of livestock, produce, grains, and other products you raised.....			<b>2</b>
<b>3a</b> Cooperative distributions (Form(s) 1099-PATR).....	<b>3a</b>		<b>3b</b> Taxable amount.....
<b>4a</b> Agricultural program payments (see instructions).....	<b>4a</b>		<b>4b</b> Taxable amount.....
<b>5a</b> Commodity Credit Corporation (CCC) loans reported under election.....			<b>5a</b>
<b>b</b> CCC loans forfeited.....	<b>5b</b>		<b>5c</b> Taxable amount.....
<b>6</b> Crop insurance proceeds and federal crop disaster payments (see instructions):			
<b>a</b> Amount received in 2022.....	<b>6a</b>		<b>6b</b> Taxable amount.....
<b>c</b> If election to defer to 2023 is attached, check here..... <input type="checkbox"/>			<b>6d</b> Amount deferred from 2021.....
<b>7</b> Custom hire (machine work) income.....			<b>7</b>
<b>8</b> Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....			<b>8</b> 7,200.
<b>9</b> <b>Gross income.</b> Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50. See instructions.....			<b>9</b> 84,500.

**Part II Farm Expenses – Cash and Accrual Method.** Do not include personal or living expenses. See instructions.

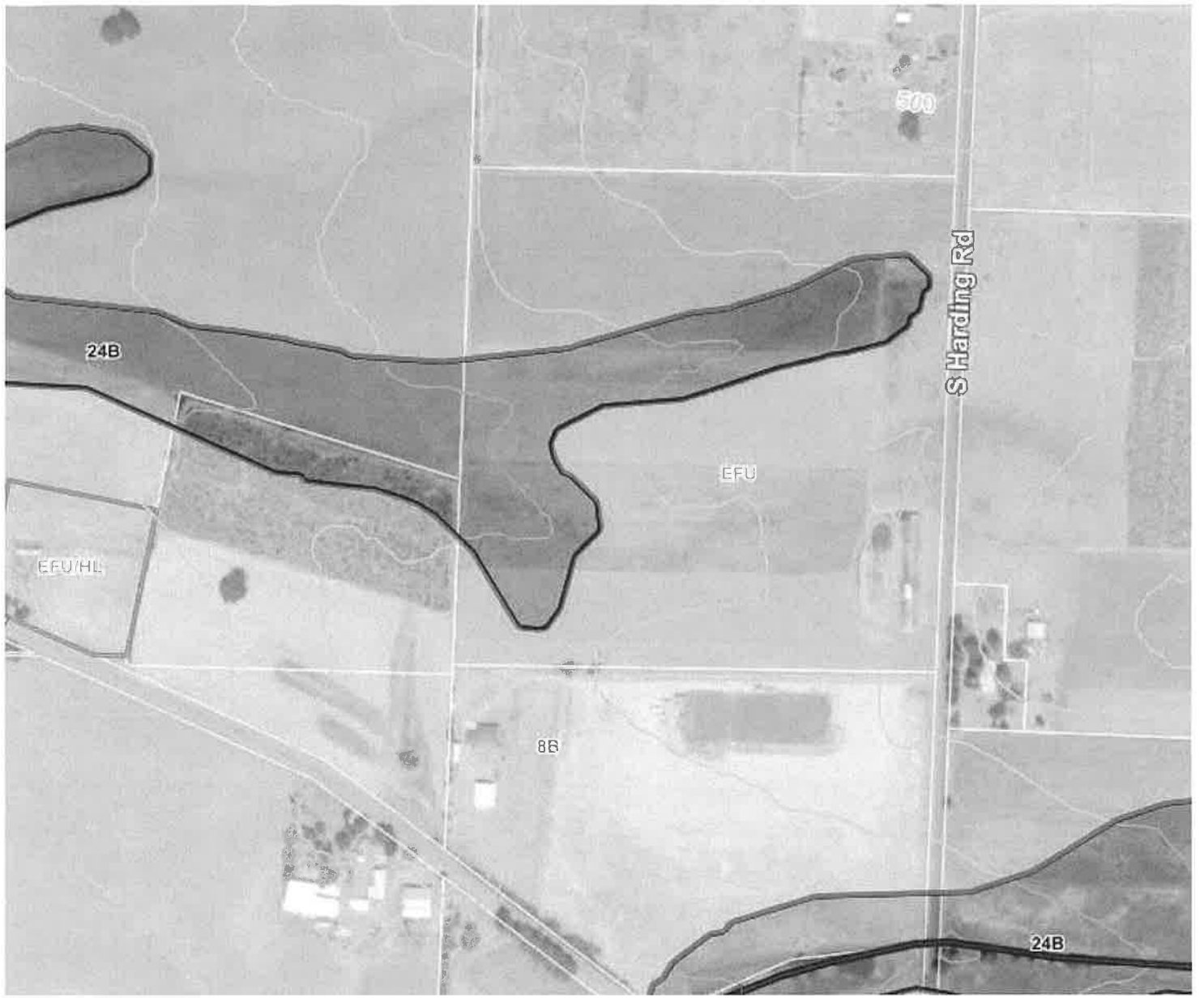
<b>10</b> Car and truck expenses (see instructions). Also attach Form 4562.....	<b>10</b>		<b>23</b> Pension and profit-sharing plans.....	<b>23</b>
<b>11</b> Chemicals.....	<b>11</b>		<b>24</b> Rent or lease (see instructions):	
<b>12</b> Conservation expenses (see instructions).....	<b>12</b>		<b>a</b> Vehicles, machinery, equipment.....	<b>24a</b>
<b>13</b> Custom hire (machine work).....	<b>13</b>		<b>b</b> Other (land, animals, etc.).....	<b>24b</b>
<b>14</b> Depreciation and section 179 expense (see instructions).....	<b>14</b>	103,426.	<b>25</b> Repairs and maintenance.....	<b>25</b>
<b>15</b> Employee benefit programs other than on line 23.....	<b>15</b>		<b>26</b> Seeds and plants.....	<b>26</b>
<b>16</b> Feed.....	<b>16</b>	5,341.	<b>27</b> Storage and warehousing.....	<b>27</b>
<b>17</b> Fertilizers and lime.....	<b>17</b>		<b>28</b> Supplies.....	<b>28</b> 3,002.
<b>18</b> Freight and trucking.....	<b>18</b>		<b>29</b> Taxes.....	<b>29</b> 1,353.
<b>19</b> Gasoline, fuel, and oil.....	<b>19</b>		<b>30</b> Utilities.....	<b>30</b>
<b>20</b> Insurance (other than health).....	<b>20</b>		<b>31</b> Veterinary, breeding, and medicine.....	<b>31</b>
<b>21</b> Interest (see instructions):			<b>32</b> Other expenses (specify):	
<b>a</b> Mortgage (paid to banks, etc.)...	<b>21a</b>		<b>a</b> .....	<b>32a</b>
<b>b</b> Other.....	<b>21b</b>		<b>b</b> .....	<b>32b</b>
<b>22</b> Labor hired (less employment credits)....	<b>22</b>		<b>c</b> .....	<b>32c</b>
			<b>d</b> .....	<b>32d</b>
			<b>e</b> .....	<b>32e</b>
			<b>f</b> .....	<b>32f</b>
<b>33</b> <b>Total expenses.</b> Add lines 10 through 32f. If line 32f is negative, see instructions.....				<b>33</b> 113,122.
<b>34</b> <b>Net farm profit or (loss).</b> Subtract line 33 from line 9.....				<b>34</b> -28,622.

If a profit, stop here and see instructions for where to report. If a loss, complete line 36.

**35** Reserved for future use.

**36** Check the box that describes your investment in this activity and see instructions for where to report your loss:

**a**  All investment is at risk. **b**  Some investment is not at risk.



Soil

**March 2004**

# **CLACKAMAS COUNTY**

## **HIGH VALUE FARMLAND**

### **SOILS LIST**

**This list was developed by the Clackamas County Planning Division as a tool for identifying high value soils in agriculture zoning districts. The list was developed based on information in ORS 215 and OAR 660, Division 33. Final determination regarding high value farmland soils will be made pursuant to ORS 215 and OAR 66, Division 33.**

MAP SYMBOL	SOIL NAME	PRIME (P) UNIQUE (U) SOIL	PRIME CODE*	SCS SOILS CLASS
1A	Aloha silt loam, 0 to 3 percent slopes	P	2	II
1B	Aloha silt loam, 3 to 6 percent slopes	P	2	II
2B	Alsbaugh clay loam, 2 to 8 percent slopes	P	1	III
3	Amity silt loam	P	2	II
8B	Bornstedt silt loam, 0 to 8 percent slopes	P	1	II
8C	Bornstedt silt loam, 8 to 15 percent slopes			III
12A	Canderly sandy loam, 0 to 3 percent slopes	P	4	II
12B	Canderly sandy loam, 3 to 8 percent slopes	P	4	II
13B	Cascade silt loam, 3 to 8 percent slopes	P	2	III
13C	Cascade silt loam, 8 to 15 percent slopes			III
15B	Cazadero silty clay loam, 0 to 7 percent slopes			II
16	Chehalis silt loam	P	1	II
17	Clackamas silt loam	P	2	II
18	Clackamas gravelly loam	P	2	III
19	Cloquato silt loam	P	1	II
20	Coburg silty clay loam	P	1	II
21	Concord silt loam			III
22	Conser silty clay loam			III
23B	Cornelius silt loam, 3 to 8 percent slopes	P	1	II
23C	Cornelius silt loam, 8 to 15 percent slopes			III
23D	Cornelius silt loam, 15 to 30 percent slopes			IV
24B	Cottrell silty clay loam, 2 to 8 percent slopes	P	1	III
29	Dayton silt loam			IV
37B	Helvetia silt loam, 3 to 8 percent slopes	P	1	II
37C	Helvetia silt loam, 8 to 15 percent slopes			III
41	Huberly silt loam	P	2	III
42	Humaquepts, ponded	U		III
45B	Jory silty clay loam, 2 to 8 percent slopes	P	1	II
45C	Jory silty clay loam, 8 to 15 percent slopes			II
45D	Jory silty clay loam, 15 to 30 percent slopes			IV
48B	Kinton silt loam, 3 to 8 percent slopes	P	1	II
48C	Kinton silt loam, 8 to 15 percent slopes			III
48D	Kinton silt loam, 15 to 30 percent slopes			IV
53A	Latourell loam, 0 to 3 percent slopes	P	1	I
53B	Latourell loam, 3 to 8 percent slopes	P	1	II
53C	Latourell loam, 8 to 15 percent slopes			III
53D	Latourell loam, 15 to 30 percent slopes			IV

54B	Laurelwood silt loam, 3 to 8 percent slopes	P	1	II
54C	Laurelwood silt loam, 8 to 15 percent slopes			II
54D	Laurelwood silt loam, 15 to 30 percent slopes			IV
55	Malabon silty clay loam	P	1	I
56	McBee silty clay loam	P	1	II
57	McBee Variant loam	P	2	III
61A	Multnomah silt loam, 0 to 3 percent slopes	P	1	III
64B	Nekia silty clay loam, 2 to 8 percent slopes	P	1	II
64C	Nekia silty clay loam, 8 to 15 percent slopes			III
67	Newberg fine sandy loam	P	4	II
68	Newberg loam	P	4	II
70B	Powell silt loam, 0 to 8 percent slopes	P	2	III
70C	Powell silt loam, 8 to 15 percent slopes			III
70D	Powell silt loam, 15 to 30 percent slopes			IV
71A	Quatama loam, 0 to 3 percent slopes	P	1	II
71B	Quatama loam, 3 to 8 percent slopes	P	1	II
71C	Quatama loam, 8 to 15 percent slopes			III
76B	Salem silt loam, 0 to 7 percent slopes	P	1	II
77B	Salem gravelly silt loam, 0 to 7 percent slopes	P	1	II
78B	Saum silt loam, 3 to 8 percent slopes	P	1	II
78C	Saum silt loam, 8 to 15 percent slopes			II
79B	Sawtell silt loam, 0 to 8 percent slopes	P	1	II
79C	Sawtell silt loam, 8 to 15 percent slopes			III
80B	Springwater loam, 2 to 8 percent slopes	P	1	III
80C	Springwater loam, 8 to 15 percent slopes			IV
83	Wapato silt loam	P	5	III
84	Wapato silty clay loam	P	5	III
86A	Willamette silt loam, 0 to 3 percent slopes	P	1	I
86B	Willamette silt loam, 3 to 8 percent slopes	P	1	II
86C	Willamette silt loam, 8 to 15 percent slopes			II
87A	Willamette silt loam, gravelly substratum, 0 to 3 percent slopes	P	1	II
88A	Willamette silt loam, wet, 0 to 3 percent slopes	P	1	II
88B	Willamette silt loam, wet, 3 to 7 percent slopes	P	1	II
91A	Woodburn silt loam, 0 to 3 percent slopes	P	1	II
91B	Woodburn silt loam, 3 to 8 percent slopes	P	1	II
91C	Woodburn silt loam, 8 to 15 percent slopes			II

**Prime Farmland Code Explanation:**

- 1** - All areas are prime farmland.
- 2** - Only drained areas are prime farmland.
- 3** - Only areas protected from flooding or not frequently flooded during the growing season are prime farmland.
- 4** - Only irrigated areas are prime farmland.
- 5** - Only drained areas that are either protected from flooding or not frequently flooded during the growing season are prime farmland.





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

Development Services Building  
150 Beaver Creek Road | Oregon City, OR 97045  
503-742-4500 | zoninginfo@clackamas.us  
www.clackamas.us/planning

RESEARCH REQUEST FORM			
DATE:	1/29/2021	STAFF:	Lizbeth Dance
ZONING:	EFU	PRIOR ZONING:	Initially zoned RA-1 11/21/1973, GAD 6/18/1979
LEGAL/MAP NO.	T 2 S, R 3E SEC. 34	TAXLOT(S):	01100
LEGAL/MAP NO.	T 2 S, R 3E SEC. 34	TAXLOT(S):	01300
REQUEST BY:	Anne		
ADDRESS:		CITY, STATE, ZIP:	
PHONE:		EMAIL:	annemarie.skinner@pbsusa.com
REQUESTED INFORMATION: Is Lot 1100 a lot of record?			
<p>RESPONSE:</p> <p>Though Lot 1100 was in the same ownership as lot 1300 at the time of initial zoning, and remained in the same ownership through the recording of the GAD zoning in 1979, Lot 1300 and 1301 were created as separate lots of record by Homestead Land Division approval (123-88-H). Lot 1100 is a lot of record.</p>			
STAFF: N. Cross / J. Hughes		DATE: 5/12/21	

**NOTE: These comments pertain to land use designations and regulation in effect on the date of this response, to the specific parcel(s) of property and to the specific question asked. Regulations are subject to periodic change. A LEGAL LOT OF RECORD IS/MAY BE BUILDABLE SUBJECT TO THE REQUIREMENTS OF THE ZONE IN WHICH IT IS LOCATED. DWELLINGS ARE NOT ALLOWED OUTRIGHT IN SOME ZONING DISTRICTS. PLEASE CONSULT WITH THE PLANNING DIVISION, THE SOILS SECTION AND/OR OTHER APPROPRIATE DEPARTMENTS PRIOR TO CONSTRUCTION.**

Tax Assessor Ownership Books <input checked="" type="checkbox"/>	Tax Assessor Microfilm Ledger <input checked="" type="checkbox"/>	Tax Assessor Appraisal Jacket <input type="checkbox"/>
Building Permits <input type="checkbox"/>	MH Books <input type="checkbox"/>	Rolodex <input checked="" type="checkbox"/>
Deed References noted on attached map <input checked="" type="checkbox"/>		Microfilm <input checked="" type="checkbox"/>





I, the undersigned, do hereby certify that **HARRY BARKER and ALVA LOUISE BARKER, his wife,**

of the County of **Clackamas** and State of **Oregon**, do hereby grant, bargain, sell and convey unto said **FRED H. COCKELL and DORIS M. COCKELL, his wife,**

all the following real estate, together with the tenements, hereditaments and appurtenances, situated in the County of **Clackamas** and State of **Oregon**, and described as follows, to-wit:

A part of Claim No. 39, being the D. L. C. of Robert Arthur and wife in T. 2 S. R. 3 E. of the W. M., beginning at a point 20 chains south of a point in the north boundary of said claim No. 39, 61.07 chains east from the northwest corner of said claim; running thence south 20 chains; thence east to the east boundary line of said D. L. C.; thence north along said east boundary line of said claim 20 chains; thence west 20 chains to the place of beginning. EXCEPT a strip of land 1 1/2 rods wide off the south side of said described land which is supposed to be opened for a public road.

Also a part of D. L. C. No. 44 and lying in Section 34, T. 2 S. R. 3 E. of the W. M., and more particularly described as follows: Beginning at the northwest corner of the said L. H. Chugo claim No. 44; thence north 1° east 21.12 chains to the northwest corner of said claim; thence east 21.40 chains tracing the north line of said claim; thence south 1° west 21.40 chains to the south line of said claim; thence west 53.50 chains tracing the south line of said claim to the place of beginning.

Reservation is hereby reserved in the Grantors until December 1, 1943, of

36846

and to hold the above described granted premises unto the said **FRED H. COCKELL and DORIS M. COCKELL, his wife,** their heirs and assigns forever

They do grant and convey unto the above named grantees with all the rights and appurtenances that they are lawfully seized in fee simple of the above described premises free from all incumbrances, except 1943-44 taxes, which are not yet levied.

**MERCER B. MCGLOTHLIN** and their heirs, executors and administrators, shall warrant and forever defend the above described premises, and every part and parcel thereof, against the lawful claims and demands of all persons claiming or to claim by, through or under them.

MERCER B. MCGLOTHLIN CO. 1111 CHURCH ST. PORTLAND, OREGON

Witness our hand and seal this 30 day of June 1945 Executed in the presence of

*Harry Barker* (Seal)  
*Alva Louise Barker* (Seal)







KNOW ALL MEN BY THESE PRESENTS, That Fred H. Cockell and Doris M. Cockell, husband and wife

in consideration of \$1000.00 and no/100 Dollars,

do hereby grant, bargain, sell and convey unto said Leon Swenson and Dorothy Swenson, husband and wife

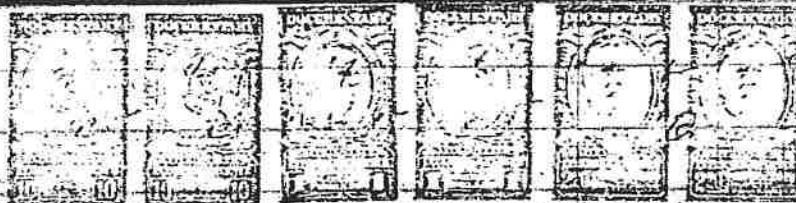
as tenants by the entirety, their heirs and assigns, all the following real property, with the taments, hereditaments and appurtenances, situated in the County of Clackamas and State of Oregon,

bounded and described as follows, to-wit:

A part of Claim No. 39, being the D. L. C. of Robert Arthur and wife in T. 2 S. R. 3 E. of the W. M., beginning at a point 20 chains south of a point in the north boundary of said claim No. 39, 61.07 chains east from the northwest corner of said claim, running thence south 20 chains; thence east 20 chains to the east boundary line of said D. L. C.; thence north along said east boundary line of said claim 20 chains; thence west 20 chains to the place of beginning, EXCEPT a strip of land 1 1/2 rods wide off the south end of said described land which is supposed to be opened for a public road in case of necessity.

also a part of the I. H. Chase D. L. C. No. 44 and lying in Section 34, T. 2 S. R. 3 E. of the W. M., and more particularly described as follows: Beginning at the southwest corner of the said I. H. Chase Claim No. 44; thence north 1° east 21.12 chains to the northwest corner of said claim; thence south 1° west 21.40 chains to the south line of said claim; thence west 33.50 chains tracing the south line of said claim to the place of beginning.

\* Thence East 33.50 chains tracing the north line of said claim;



76 1/2

To Have and to Hold the above described and granted premises unto the said Leon Swenson and Dorothy Swenson, husband and wife

their heirs and assigns forever.

And Fred H. Cockell and Doris M. Cockell, husband and wife

do hereby covenant to and with the above named grantees, their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances.

WITNESSETH FRED H. COCKELL AND DORIS M. COCKELL

and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever.

Witness our hand and seal on this 5th day of July, 1952.

Executed in the Presence of

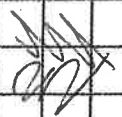
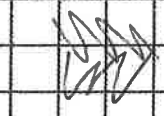
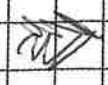
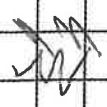
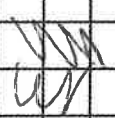
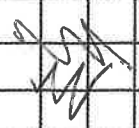
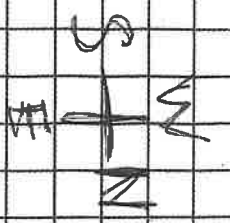
Fred H. Cockell (SEAL)

Doris M. Cockell (SEAL)

(SEAL)

(SEAL)

Backs up to other farmer's land w/ farm house



proposed drainfield

proposed septic

Level 1  
Rows of trees  
most of land  
covered  
in Douglas  
fir trees  
other than  
pines  
(cedars)

proposed  
structure  
(home,  
single  
story)

Farm  
fenced

gravel on  
edge of  
street  
side  
(in gravel  
pit)

farming dirt access rd

FARM DIRT ACCESS RD

existing  
garage  
&  
driveway

275'

existing driveway (gravel)

proposed electric



SCALE: 1" =

25'



S Strowbridge Rd

S Charter Rd

S Springwater Rd

FRONT

FRONT

ing Rd

S Harding Rd

FRONT



**Lord, Melissa**

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**From:** Cassie Franich <clgrealestate@gmail.com>  
**Sent:** Wednesday, February 14, 2024 11:25 AM  
**To:** Lord, Melissa  
**Subject:** Z0496-23 Incomplete application

**Warning: External email. Be cautious opening attachments and links.**

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Hi there,

Following up from re-submitting additional detail and information in the county office Monday. I took photos of the farming and of the thinned out area where the proposed build is, as requested. I have attached them to this email, please let me know if there's anything else you need.

Thank you,



NE corner of Lot







**Lord, Melissa**

---

**From:** Cassie Franich <clgrealestate@gmail.com>  
**Sent:** Wednesday, February 14, 2024 11:32 AM  
**To:** Lord, Melissa  
**Subject:** 2nd set of photos: Z0496-23 Incomplete application

**Warning: External email. Be cautious opening attachments and links.**

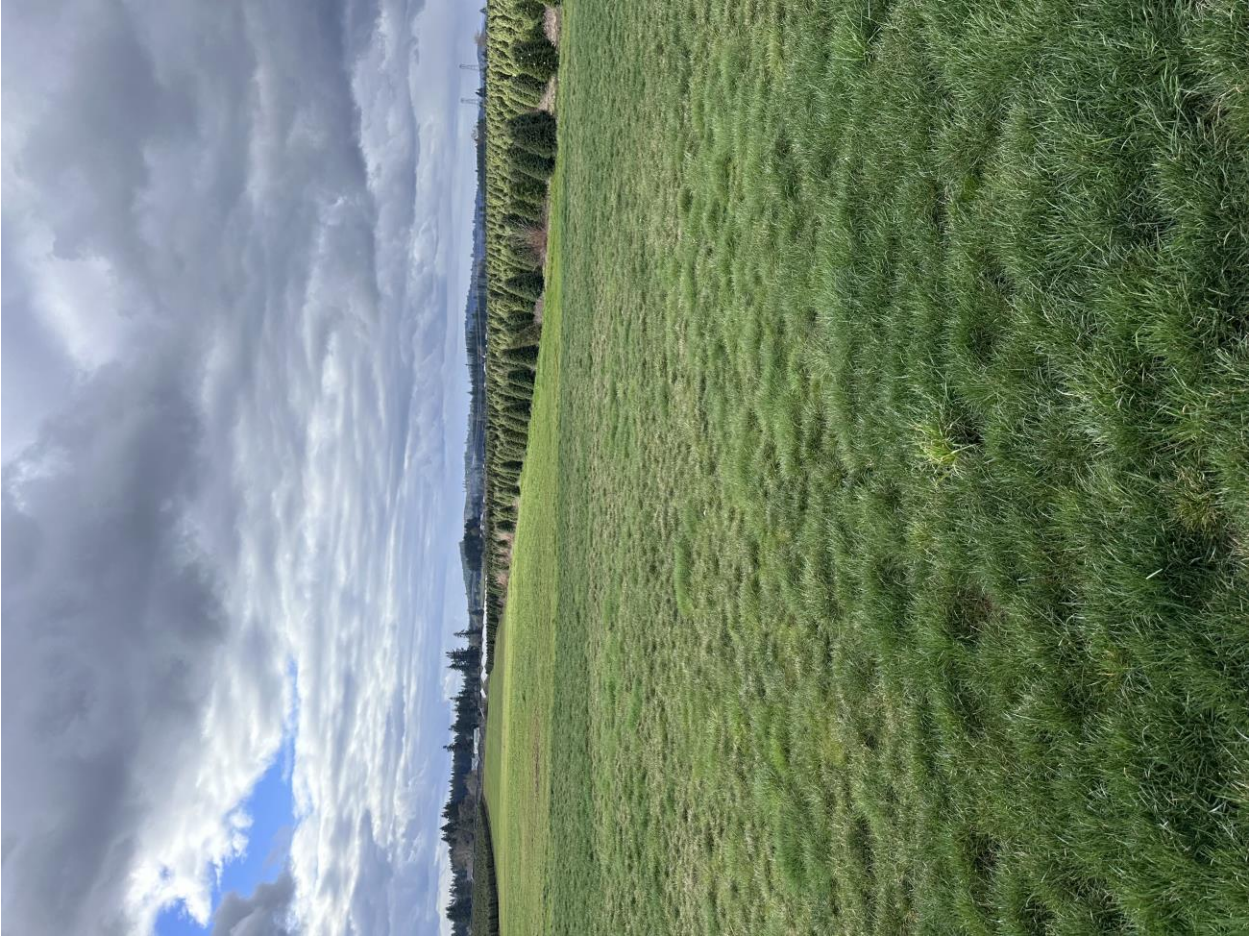
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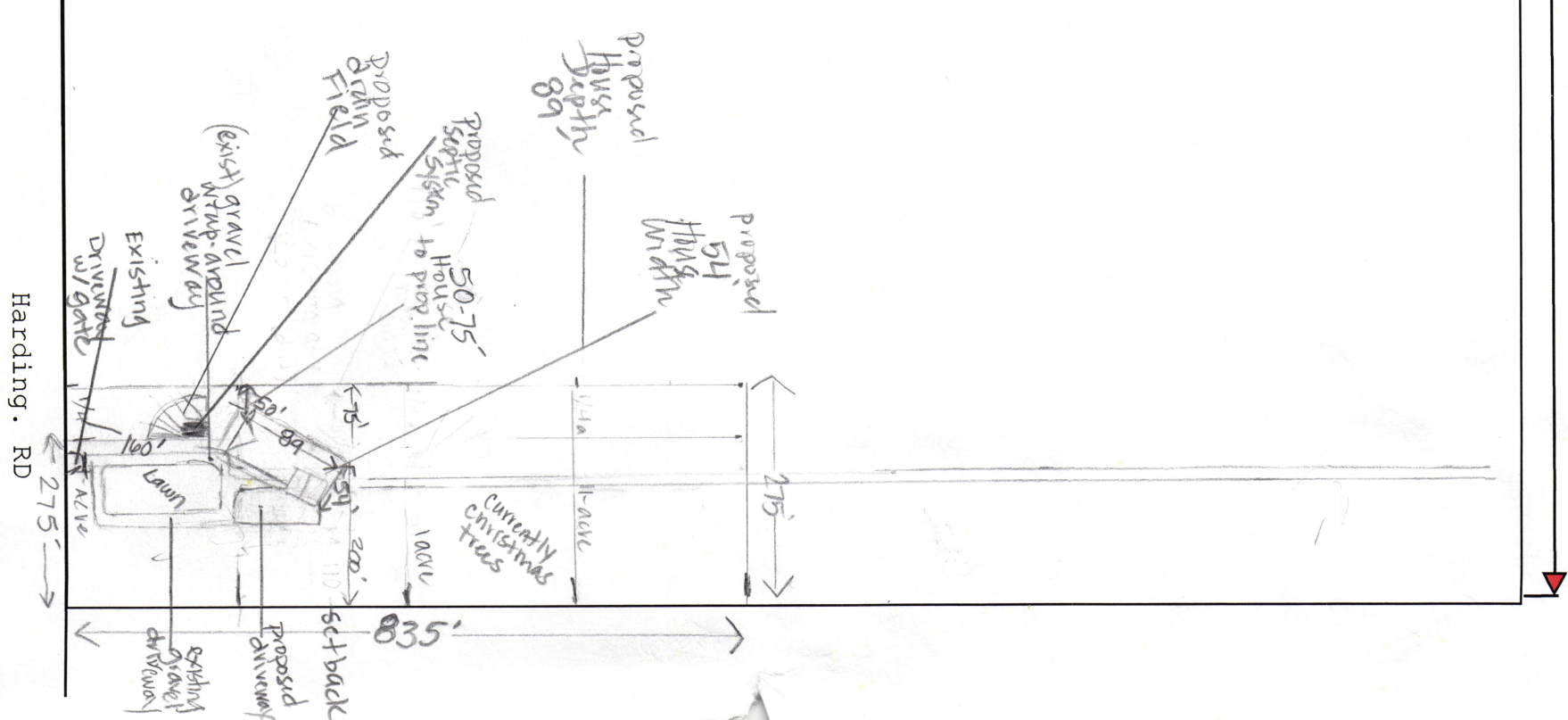
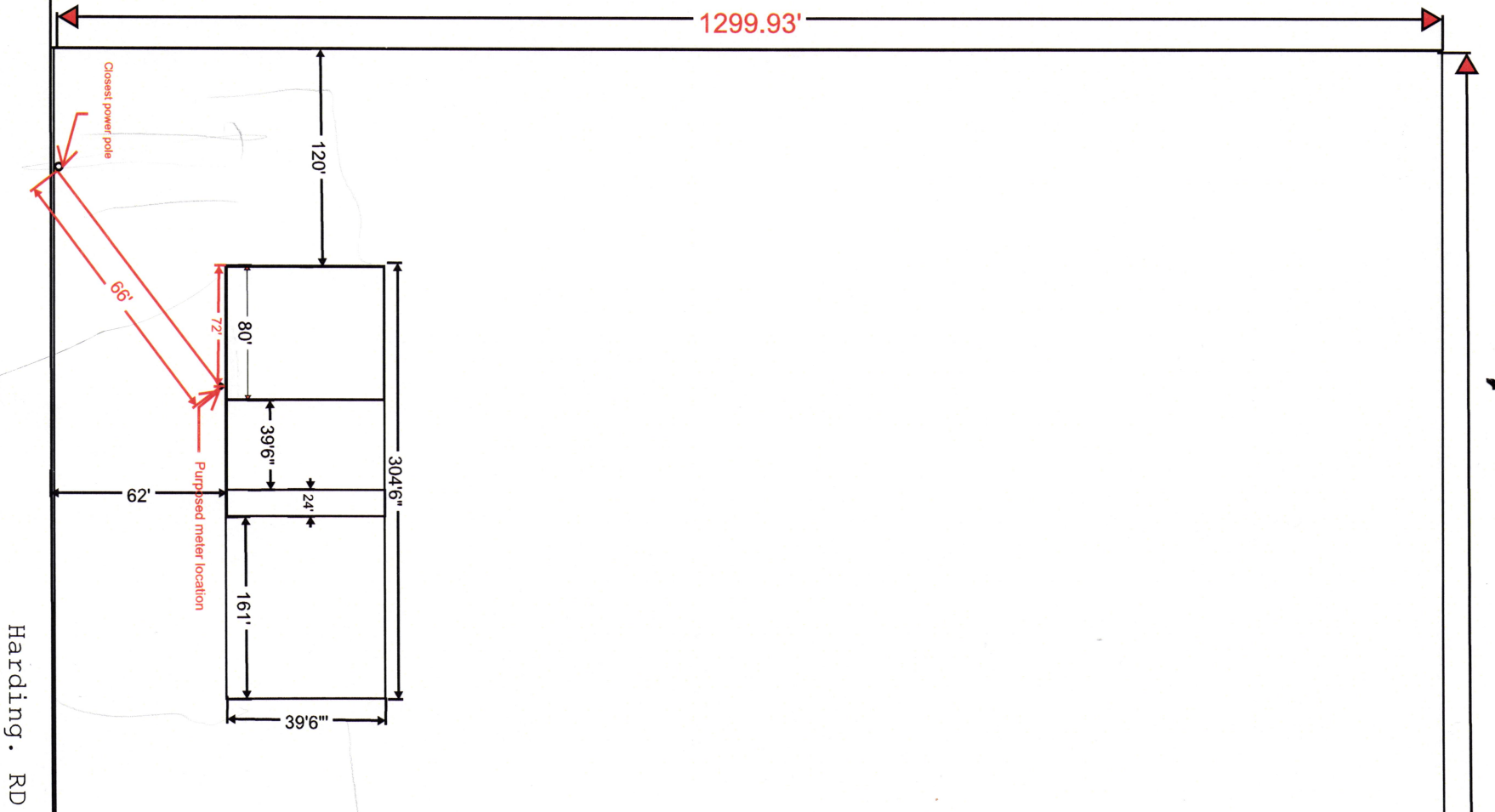
These are additional current pictures throughout the harvesting phases of the 40 acres.



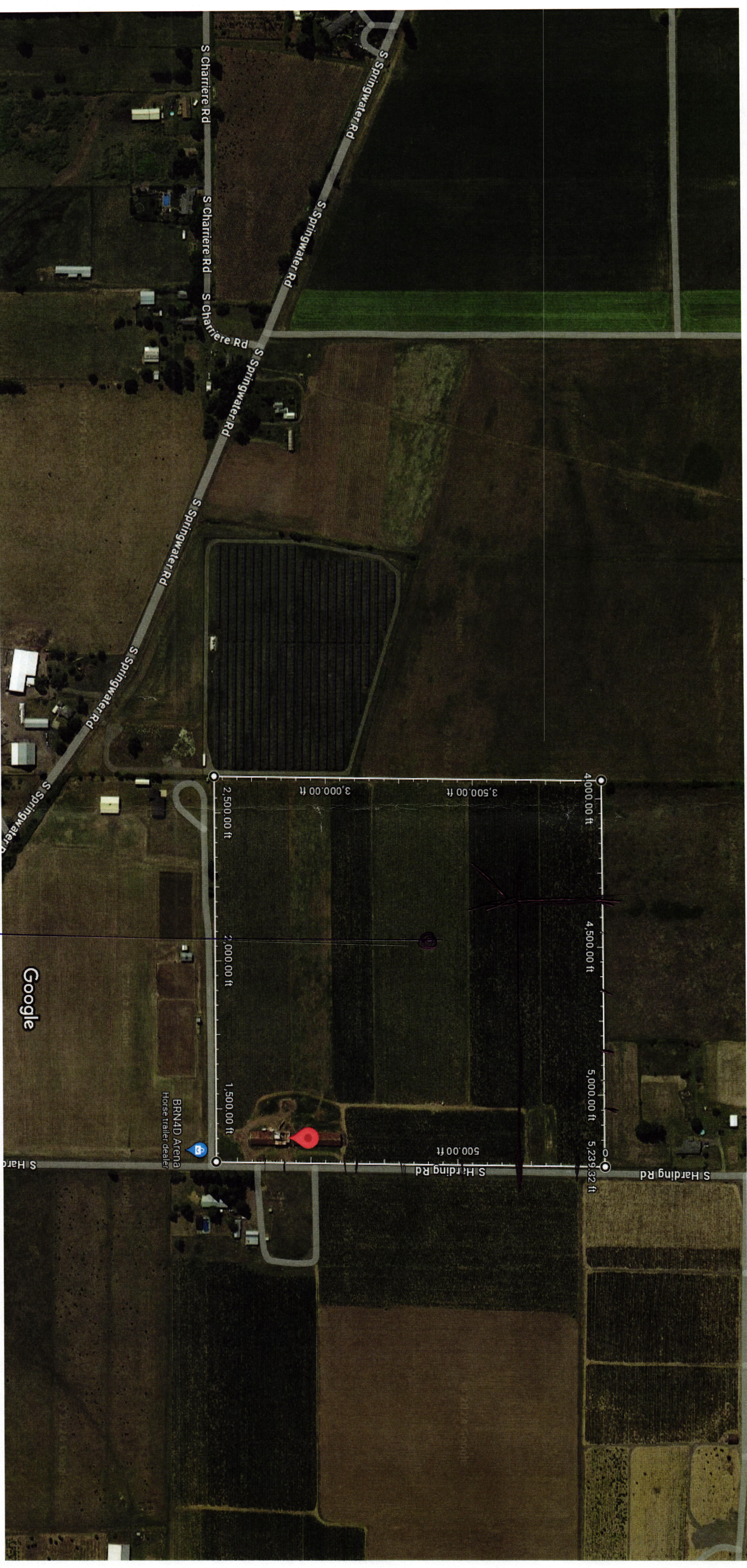








5 ACRES  
TOTAL



Imagery ©2024 Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, Map data ©2024 200 ft

17683, S. Harding Rd.

This is the subject property where the farming income has been generated through the farming/harvesting & sales of Douglas fir Christmas trees. Different sections are planted/grown/sold based on harvesting rotations throughout this 40 acres of land.