



**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: 12/26/2024

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

File Number: Z0515-24

Application Type: Land Use Permit--Type II, Not Otherwise Listed

Proposal: LAND USE PERMIT - TYPE II The applicant requests approval of a landscape contracting businesses in conjunction with the growing and marketing of nursery stock 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: NAVARRO MUNOZ, JOSE

Property Owner: MUNOZ JOSE DE JESUS NAVARRO

Site Address: 20948 S CHARRIERE RD
OREGON CITY, OR 97045

Location: Property is located off of S Charriere Rd, and approximately 0.2 miles east of S Strowbridge Rd

Assessor's Map and Tax Lot: 33E04 00100

Zoning: EFU - EXCLUSIVE FARM USE DISTRICT

Staff Contact: Roman Sierra 503-742-4516

E-mail: rsierra@clackamas.us

File Number: Z0515-24

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
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://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:

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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TYPE II OR III LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:	<input type="text" value="12/19/2024"/>
FILE NUMBER:	<input type="text" value="Z0515-24"/>
APPLICATION TYPE:	<input type="text" value="LANDSCAPE CONTRACTING BUSINESS"/>

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

RECEIVED

Dec 19 2024

Clackamas County
 Planning & Zoning Division

Staff Initials: *[Signature]* File Number: Z0515-24

GENERAL LAND USE APPLICATION

Application Fee: \$ 1,065

APPLICANT INFORMATION			
Applicant name: Jose Navarro Munoz	Applicant email: Royalworks24@gmail.com	Applicant phone: 5037586735	
Applicant mailing address: 20948 S Charriere Rd	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant): Christian Navarro Munoz	Contact person email: crnavarro98@gmail.com	Contact person phone: 9713378046	
Contact person mailing address: 20948 S Charriere Rd	City: Oregon City	State: OR	ZIP: 97045

PROPOSAL
Brief description of proposal: To operate a landscape contracting business in conjunction with growing and marketing nursery stock. In which it will not incur significant change in accepted farm practices nor will it significantly increase the cost of farm practices on surrounding lands devoted to farm or forest use.

SITE INFORMATION		
Site address: 20948 S Charriere Rd Oregon City, OR 97045	Comprehensive Plan designation:	Zoning district: EFU
Map and tax lot #: Township: <u>02 south</u> Range: <u>03</u> Section: <u>33</u> Tax Lot: <u>33E0400100</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 19.63	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Jose Navarro Munoz	Signatures of all property owners: <i>[Signature]</i>	Date(s): 12/18/2024
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>[Signature]</i>	Date: 12/18/2024	

Address: 20948 S Charriere Rd, Oregon City, OR 97045
Township: 02 South Section: 33 Range: 03 Tax Lot: 33E04 00100

SITE PLAN

For Permit Number (if known): _____

