



**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: 12/18/2025

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

File Number: Z0440-25

Application Type: Property Line Adjustment

Proposal: Property Line Adjustment adjusting approximately 10-acres from one lot to another.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 401, 1107, and 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: FISCHER, DEAN

Property Owner: FISCHER DEAN E TRUSTEE

Site Address: 17850 S SPRINGWATER RD
OREGON CITY, OR 97045

Location: the properties at the junction of S Charriere Rd and S Springwater Rd

Assessor's Map and Tax Lot: 33E03 01200
23E34 00901

Zoning: EFU - EXCLUSIVE FARM USE DISTRICT

Staff Contact: Mya Ganzer 503-742-4520

E-mail: MGanzer@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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 www.clackamas.us/planning

STAFF USE ONLY

RECEIVED

Oct 22 2025

Clackamas County
 Planning & Zoning Division

Z0440-25

Staff Initials: _____ File Number: _____

Land use application for:

PROPERTY LINE ADJUSTMENT

(Relocation/elimination of all or a portion of the common property line between two abutting lots of record, without creating an additional lot of record)

Application Fee:

\$1,160 (Type I) or \$1,530 in AG/F, EFU, or TBR Districts (Type II)

APPLICANT INFORMATION			
Applicant name: Dean Fischer	Applicant email: info@fischermill.com	Applicant phone: 503-786-0846	
Applicant mailing address: 18425 S. Stowbridge Road	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

SITE INFORMATION			
LOT OF RECORD 1	Site address: 21120 S. Charriere Road, Oregon City, 97045	Comprehensive Plan designation: AG	Zoning district: EFU
	Map and tax lot #: Township: 02S Range: 03E Section: 34 Tax Lots: 23E34 00901 Township: _____ Range: _____ Section: _____ Tax Lots: _____		
	Lot of Record 1's current land area: 0.48 acres	Lot of Record 1's proposed land area after adjustment: 10.18 acres	
LOT OF RECORD 2	Site address: 17850 S. Springwater Road, Oregon City, 97045	Comprehensive Plan designation: AG	Zoning district: EFU
	Map and tax lot #: Township: 03S Range: 03E Section: 3 Tax Lots: 33E03 01200 Township: _____ Range: _____ Section: _____ Tax Lots: _____		
	Lot of Record 2's current land area: 76.16 acres	Lot of Record 2's proposed land area after adjustment: 66.46 acres	

Printed names of all property owners: Dean Fischer Sheryl Fischer	Signatures of all property owners: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Date(s):
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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: <div style="border: 1px solid black; width: 400px; height: 20px;"></div>	Date:
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A. Review applicable land use rules:

This application is subject to the provisions of [Section 1107, Property Line Adjustments](#) 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 properties' zoning district(s) and applicable development standards, as outlined in the ZDO.

Note that a property line adjustment is subject to the lot size standards of the applicable zone unless an exception applies as outlined in ZDO 1107.03(A) or 1107.04. In addition, a property line adjustment is prohibited if the two lots are separated by certain types of boundaries. See ZDO 1107.03(D) and (E). There are also limits on property line adjustments for a lot in an AG/F, EFU or TBR zone if the lot was created through a Ballot Measure 49 (2007) waiver. See ZDO 1107.04(C)(4).

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 **\$1,160, unless the property line adjustment is in the AG/F, EFU, or TBR Districts, in which case the cost is \$1,530** (see FAQs at the end of this application for more information). 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.
- Tentative plan:** A tentative plan for the proposed property line adjustment must be provided. The plan must be drawn to scale of not less than one inch equals 20 feet and not more than one inch equals 200 feet and shall include the following information:
 - Lot line dimensions and size in square feet or acres of the two lots of record that are the subject of the application; [See Attachments](#)
 - Identification of the area(s) proposed to be adjusted from one lot of record to the other; [See Attachments](#)
 - North arrow; [See Attachments](#)
 - Adjacent roads (noting whether public or private), including road names and road rights-of-way or easement widths; [See Attachments - developed from Clackamas County cMap overlay](#)
 - Locations and dimensions of existing and proposed driveways; [See Attachments](#)
 - Location of wells or name of water district; [See Attachments](#)
 - Location of on-site wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells) or name of sanitary sewer district; [\(No on-site wastewater treatment facilities are affected. A future Replacement Dwelling application will address.\)](#)
 - Easements, including widths and types, labeled as existing or proposed, specifically noting whom they serve; and [There are no known easements affected. The easement between the subject properties \(lots of record\) was recently vacated \(2024-020456\).](#)
 - Existing structures and the distance from each structure to existing and proposed lot lines. [See Attachments](#)
- Evidence that the two properties proposed for a property line adjustment are each lots of record:** Lot of record is defined by [Section 202 of the ZDO](#). Evidence may include prior research conducted by Planning and Zoning, deeds, ownership logs from the Office of Assessment and Taxation, or a map demonstrating that the property is a lot or parcel in a recorded plat. *If you would like Planning & Zoning staff to conduct this research for you, complete a [Research Request Form](#) and submit it with the required \$480 research fee.* [See Attachments](#)

C. Answer the following questions:

- 1. A property line adjustment is subject to the minimum setback standards of the applicable zoning district, except that if a lawfully established nonconforming setback exists, the property line adjustment may be approved if it does not further reduce the setback.

Will the property line adjustment result in a setback depth for a structure that is less than the minimum setback standards for any applicable zoning district?

- NO, all existing and proposed structures will continue to meet the minimum setback standards for their zoning district.
- YES, the adjustment will result in a setback depth for (an) existing or proposed structure(s) that is less than the minimum standards for their zoning district, **as shown on the tentative plan**. The structure(s) was/were lawfully established in their current location, as demonstrated in attached evidence (e.g. building permits, tax records, dated photographs, dated aerial images, signed affidavits, and previous land use approvals). **Existing structures, pre-adjustment, have setbacks less than the minimum standards.**

- 2. A property line adjustment shall not result in the adjustment of a dwelling from one lot of record to the other unless the lot of record receiving the dwelling otherwise complies with all applicable standards of the ZDO for the siting of a dwelling. Do you proposed such an adjustment?

- NO.
- YES, but the receiving lot otherwise complies with all applicable standards of the ZDO for the siting of a dwelling as explained below or supported by attached evidence (e.g., previous land use approvals).

D. Answer the following, if in the AG/F, EFU, or TBR District

If the property line adjustment is in the AG/F, EFU, or TBR District, answer all of the following questions. Attach additional pages, if necessary.

- 1. Would the property line adjustment **decrease** the size of a lot of record that, before the adjustment, is smaller than 80 acres *and* contains an existing dwelling or is approved for the construction of a dwelling?

- NO
- YES, but the other lot of record will not be increased to a size as large or larger than the minimum lot or parcel size required to qualify the lot for a dwelling as explained below or attached.

The lot of record where the size of the lot is decreased is 76.16 acres before the adjustment and 66.46 acres after the adjustment.
The lot of record where the size of the lot is increased is 0.48 acres before the adjustment and 10.18 acres after the adjustment. The area proposed area to be adjusted is 9.70 acres.

- 2. Would the property line adjustment **decrease** the size of a lot of record that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres?

- NO
- YES, but the other lot of record will not be increased to a size as large or larger than the minimum lot or parcel size required to qualify the lot for a dwelling as explained below or attached.

3. ZDO Subsections 1107.04(C)(5) and (6) **prohibit** property line adjustments in a natural resource zone that would separate:
- A temporary dwelling for care, home occupation, relative farm help dwelling, or processing facility from the lot of record on which the primary residential use or other primary use exists; or
 - An accessory dwelling in conjunction with a farm use approved pursuant to Subsection 401.05(C)(12), except as provided in OAR 660-033-0130(24)(B).

In the box below, explain how the proposed property line adjustment will comply with these subsections. For example, if there is no temporary dwelling for care, home occupation, relative farm help dwelling, processing facility, or accessory dwelling on either property affected by the adjustment, say so.

There is no temporary dwelling for care, home occupation, relative farm help dwelling, processing facility, or accessory dwelling on either property that would be affected by the adjustment.

FAQs

When is a Property Line Adjustment permit required?

The County's Zoning and Development Ordinance (ZDO) allows relocation or elimination of all or a portion of the common property line between two abutting lots of record under specified conditions. Relocation or elimination of all or a portion of the common property line between two abutting lots of record, without creating an additional lot of record, must be requested using this application form for a Property Line Adjustment permit.

What is the permit application process?

Property Line Adjustment permits are subject to a "Type I" land use application process, as provided for in [Section 1307](#) of the ZDO, unless the property line adjustment is in the Ag/Forest (AG/F), Exclusive Farm Use (EFU), or Timber (TBR) zoning district and filed pursuant to Subsection 1107.04, in which case it is subject to a "Type II" process. Public notice of Type I applications and decisions is not provided. A written decision on a Type I application is made by the Planning and Zoning staff, and there is no County-level process to appeal that decision. 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. The Planning Director's decision on a Type II application can be appealed to the County Land Use Hearings Officer. If the Type I or Type II application is approved, the applicant must comply with any conditions of approval identified in the decision.

What is needed for the County to approve a land use permit?

Property line adjustments *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.

If approved, how long would the Property Line Adjustment permit be valid?

The permit would be valid for two years from the date of the final decision. During this two-year period, all applicable conditions must be met, or the approval will become void.

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 I land use application within 30 days, and for a Type II application within 45 days, **of when we deem the application to be complete**. State law generally requires a final County decision on a Type II 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 \$257, whichever is less, will be refunded. No refund will be given after a decision is issued. The \$5 Technology Fee is non-refundable.

If a submitted Type II application is withdrawn before it is publicly noticed, 75% of the application fee paid, or the fee paid minus \$257, 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 \$514, 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?
翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

Property Line Adjustment
Layout - Lines

2025-10-04

North



23E34 00901

(see Detail)

(0.48 ac)

S Charriere Rd

20' W
Road

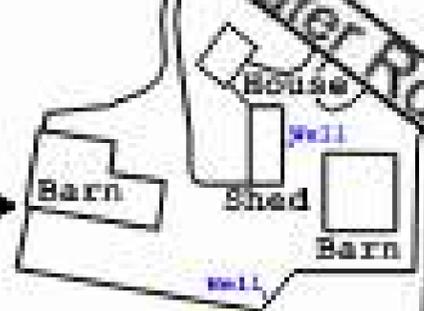
1321.5'
Overall

(-4.9 ac)

(-61.6 ac)

S Sprinowater Rd

870'



33E03 01200

1575' L
Road
(0.72 ac)

76.16 ac
- 8.98 ac
- 0.72 ac

= 66.46 ac

3200'

2626.5'
Overall

2307.0'
Overall

Area Proposed
to be Adjusted
(9.70 ac)

20' W 440'
Road

(8.98 ac)

850'

0.48 ac
+ 0.72 ac
+ 8.98 ac

= 10.18 ac

460'

154.5'

200' W

494.5'

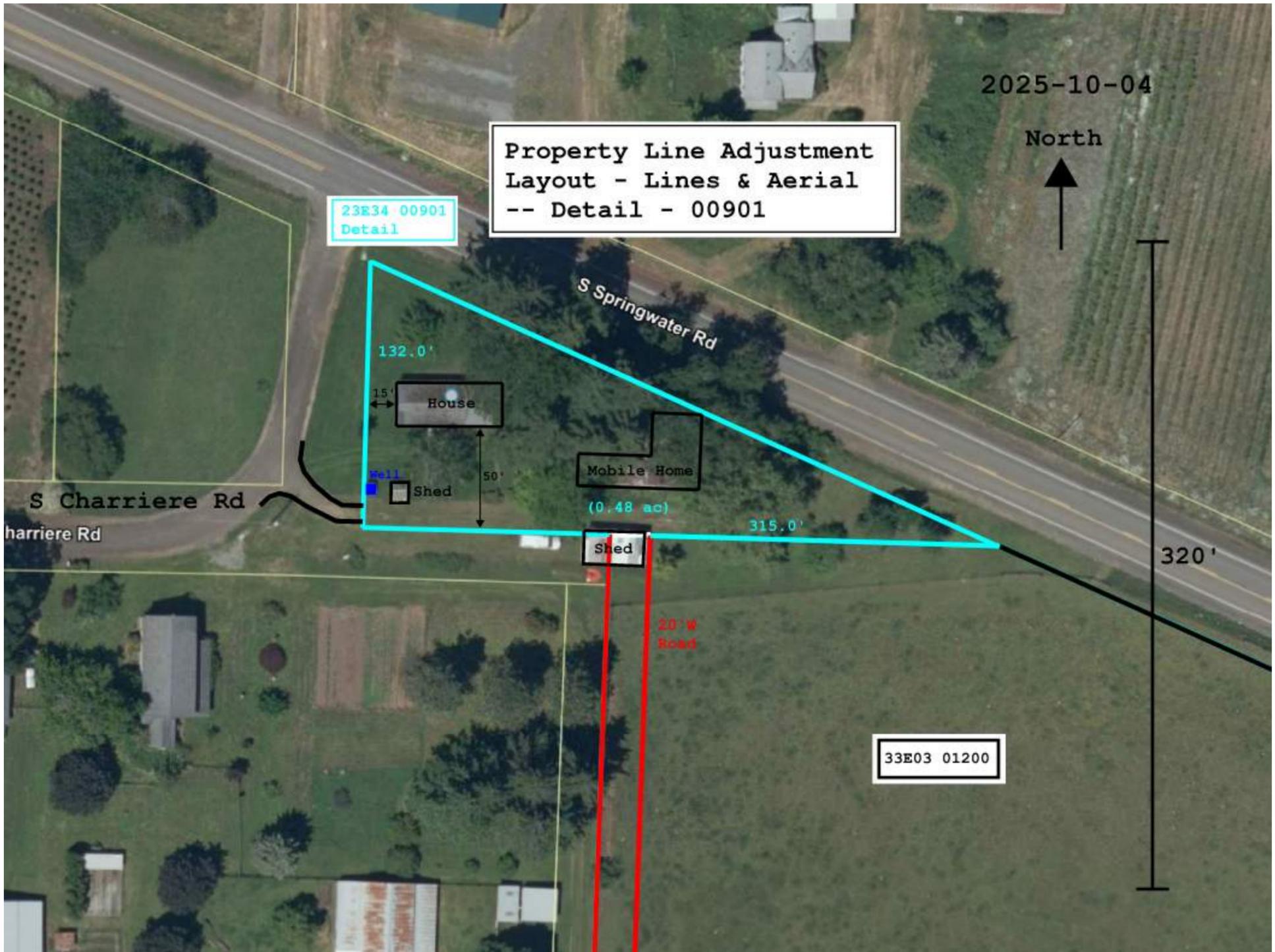
758.5'

2025-10-04

North

Property Line Adjustment
Layout - Lines & Aerial
-- Detail - 00901

23E34 00901
Detail



33E03 01200

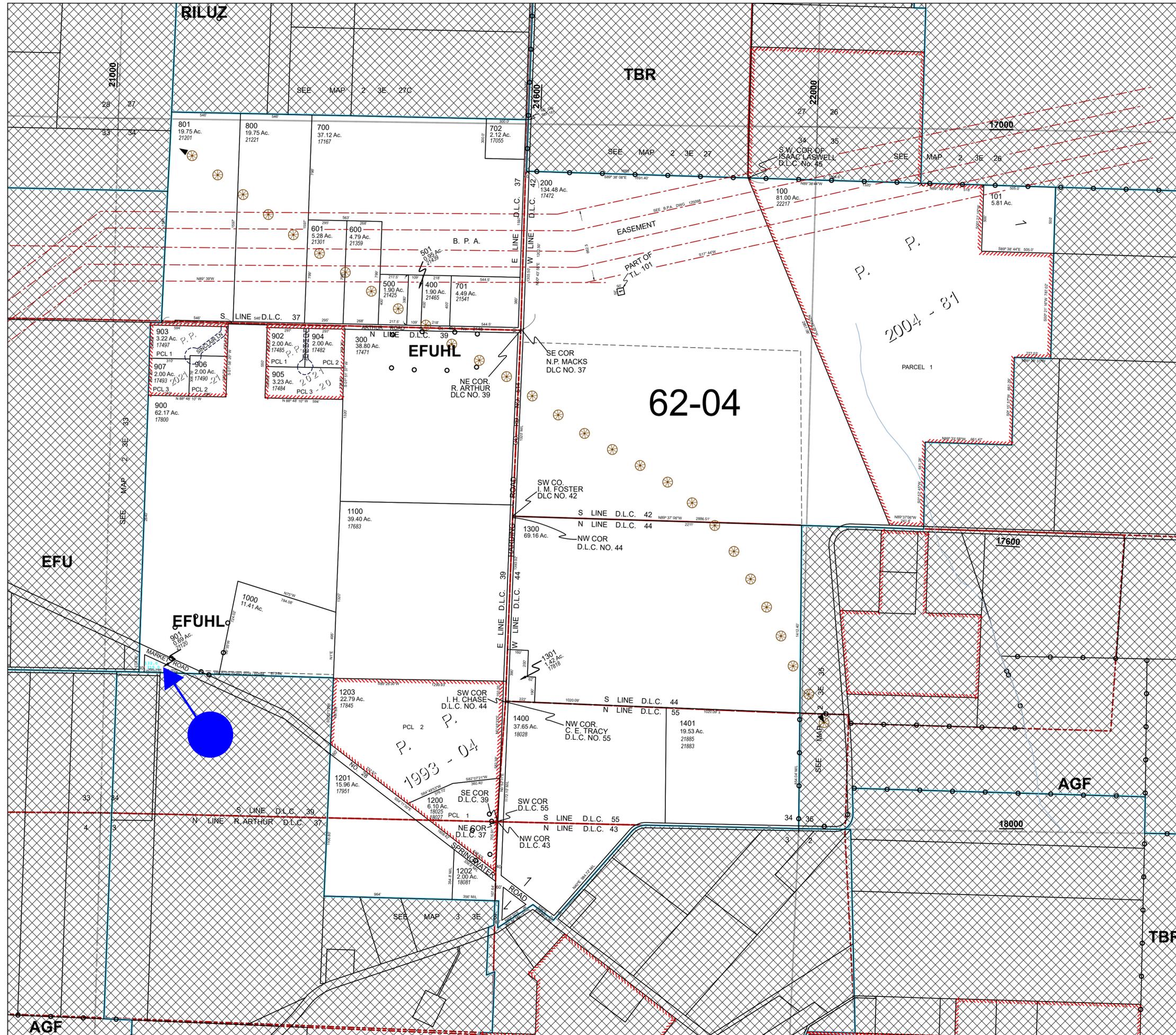
SEC. 34 T.02 S. R.03 E. W.M.
CLACKAMAS COUNTY

1" = 400'

D.L.C.
ISAAC M FOSTER NO. 42
ROBERT ARTHUR NO. 39 & 37
ISAAC H. CHASE NO. 44
C.E. TRACY NO. 55 & 43
N. P. MACKS NO. 37

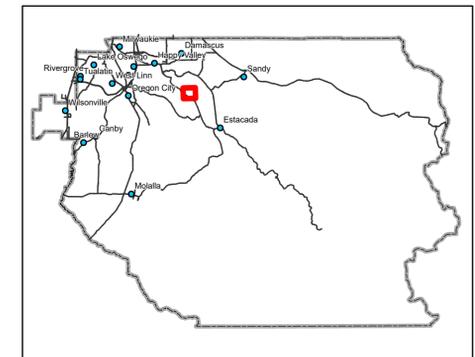
Cancelled Numbers

- 1200H1
- 102
- 980
- 993



Legend:

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



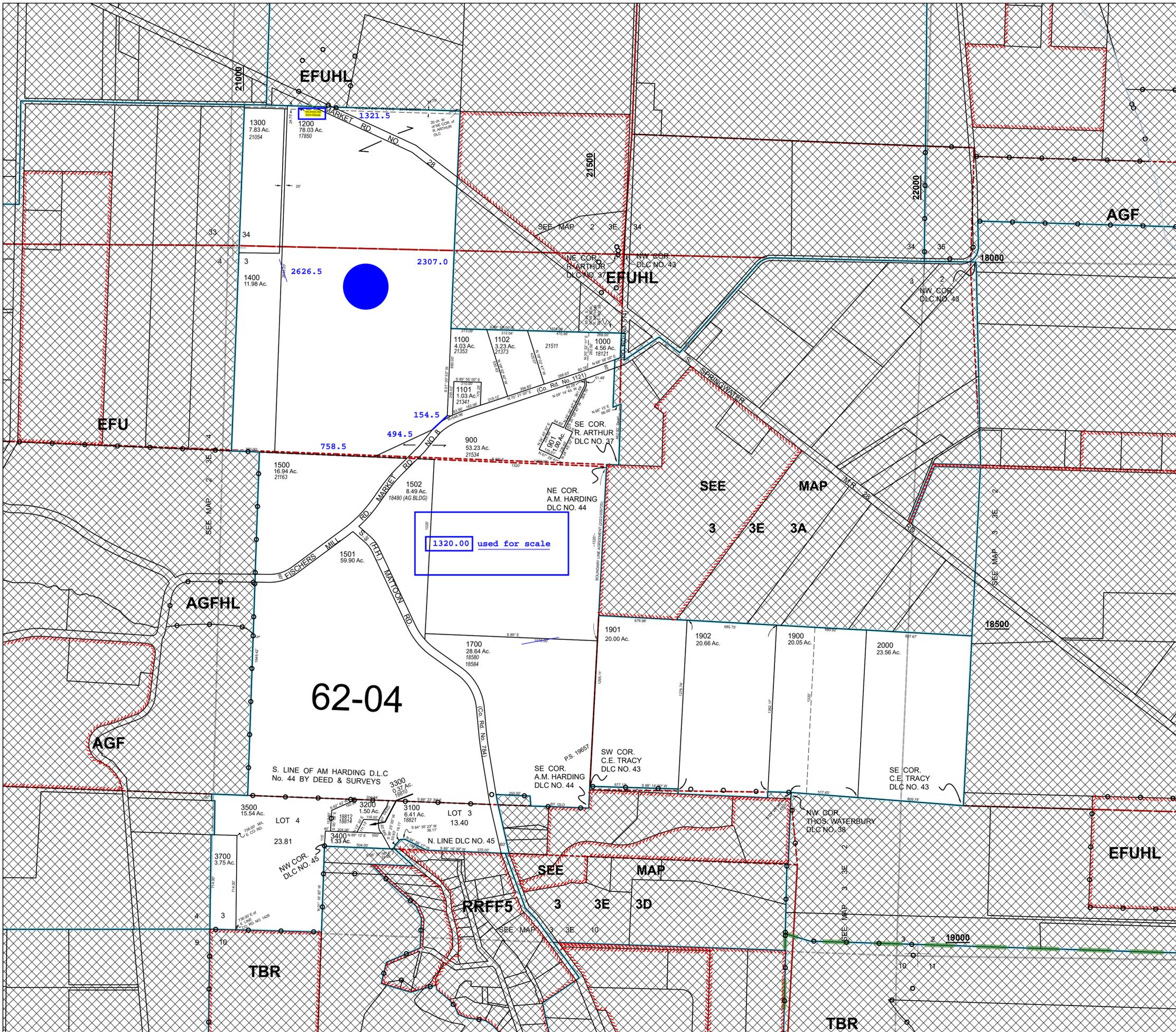
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

SEC. 03 T.03 S. R.03 E. W.M.
CLACKAMAS COUNTY

1" = 100'

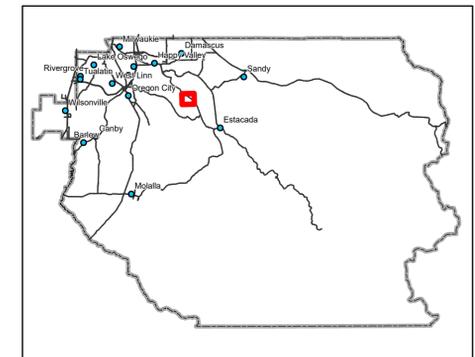
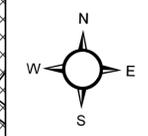
D. L. C.
ROBERT ARTHUR NO 37 & 39
A. M. HARDING NO. 44
C. E. TRACY NO. 43
ORAN MATTOON NO. 45

Cancelled Numbers	Cancelled Numbers
800	501
3100	102
3501	201
1600	202
100	1800
200	2100
300	2190
400	2200
401	2300
402	2400
403	2500
404	2600
405	2700
406	2800
407	2900
408	3000
500	3001
4600	3600
700	1590
890	3700
101	90151

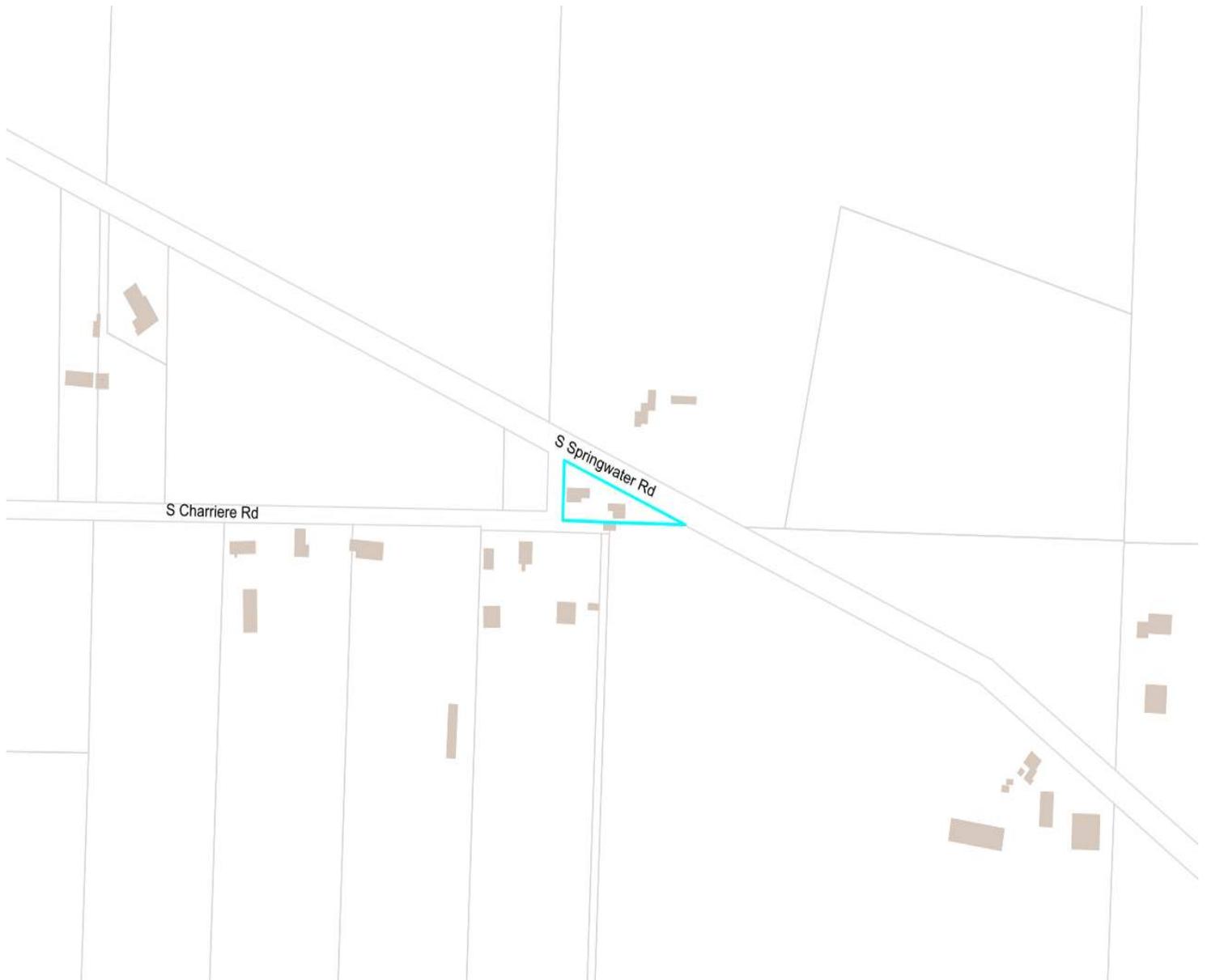


Legend:

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



Objectid: 30959
Primary Address: 21120 S Charriere Rd, Oregon City, 97045
Jurisdiction: Clackamas County (<http://www.clackamas.us/>)
Map Number: 23E34
Taxlot Number: 23E34 00901
Parcel Number: 00640532
Document Number: 2024-023913
Census Tract: 023100
Landclass: 101

Assessment

Estimated Acres: 0.48
Current Year Assessed Value: \$199,884.00
Market Building Value: \$116,040.00
Market Land Value: \$241,570.00

Market Total Value: \$357,610.00

Sq Ft: 1328

Bedrooms: 3

Baths: 1

Year Built: 1970

Sale Price: \$220,000.00

Doc Date: 06/27/2024

Doc Type: S

Taxcode: 062004

Schools

Elementary School

Redland Elementary (<https://www.redlandschool.org/>)

Oregon City

18131 S Redland Rd, Oregon City, 97045

503-785-8500

Middle School

Tumwata Middle (<https://www.tumwatamiddleschool.org/>)

Oregon City

14133 S Donovan Rd, Oregon City, 97045

503-785-8300

High School

Oregon City High (<https://www.ochspioneers.org/>)

Oregon City

19761 S Beaver Creek Rd, Oregon City, 97045

503-785-8900

Public Safety

Nearest Police Station

Clackamas County Sheriff

Nearest Fire Station

Redland Station #11

18265 S Redland Rd, Oregon City 97045

Clackamas RFPD #1

Zoning & Development

Designation: EFU
Urban Growth Boundary: OUTSIDE

Voting

Voting Precincts: 514
State House District: 51
State Senate District: 26
Congressional District: 5

Utilities & Districts

Community Planning Organization

Redland - Fischers Mill - Viola

Sanitary Hauler

Waste Management of Oregon (<https://clackamas.us/recycling/garbage/company.html>)
Rural Fee Zone

School District

Oregon City (<http://www.orecity.k12.or.us>)

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

Your risk may be the lowest.

Earthquake Hazard

You may be at a lower risk.

Soils

8B - Bornstedt Silt Loam, 0 To 8 Percent Slopes

Approximate Elevation

463.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Barton Park (<http://www.clackamas.us/parks/barton.html>)

19009 SE Barton Park Rd

2.74 miles

Bonnie Lure State Recreation Area ([http://oregonstateparks.org/index.cfm?](http://oregonstateparks.org/index.cfm?do=parkPage.dsp_parkPage&parkId=100)

[do=parkPage.dsp_parkPage&parkId=100](http://oregonstateparks.org/index.cfm?do=parkPage.dsp_parkPage&parkId=100))

SE Dowty Rd

2.54 miles

Carver Park (<http://www.clackamas.us/parks/carver.html>)

14888 S Springwater Rd

4.17 miles

Madrone Wall (<http://www.clackamas.us/parks/madronewall.html>)

3.15 miles

Milo McIver State Park (http://oregonstateparks.org/index.cfm?do=parkPage.dsp_parkPage&parkId=102)

24101 S Entrance Rd

3.99 miles

Documents

Assessor Documents

Taxmap - 2S3E34 (https://maps.clackamas.us/taxmap/03_2s3e34.pdf)

District Maps

State House District

Disclaimer & Liability

The information and maps accessed through this web site provide a visual display for your convenience using data from Clackamas County's Geographic Information System. Every reasonable effort has been made to assure the accuracy of the maps and associated data from several sources. Clackamas County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Clackamas County explicitly disclaims any representations and warranties, including, without

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Liability Statement (<http://www.clackamas.us/liability.html>)



CLACKAMAS COUNTY

Department of Transportation & Development

WINSTON KURTZ
EXECUTIVE DIRECTOR

RICHARD DOFF
DIRECTOR
OPERATIONS & ADMINISTRATION

TOM VANDERZANDEN
DIRECTOR
PLANNING & DEVELOPMENT

Legal: T 2, R 36, Section 34

Tax Lot(s) 901

Date: 8-10-95

By: REP

RESEARCH REQUEST

Applicant's Name: Cecil O. Tallman Phone: 631-2624

Address: 21120 S. CHARVERIE TWP.

City: OREGON CITY State: OR Zip: 97085

Request: Of a this legal lot
+ Does the MH + SFR legal?

PLANNING DEPARTMENT RESPONSE

Current Zone: EF4-20 Comprehensive Plan: Ag.

Prior Zone: RA-1 11/21/73

Staff Member: Jack McArthur Date: 8/17/95

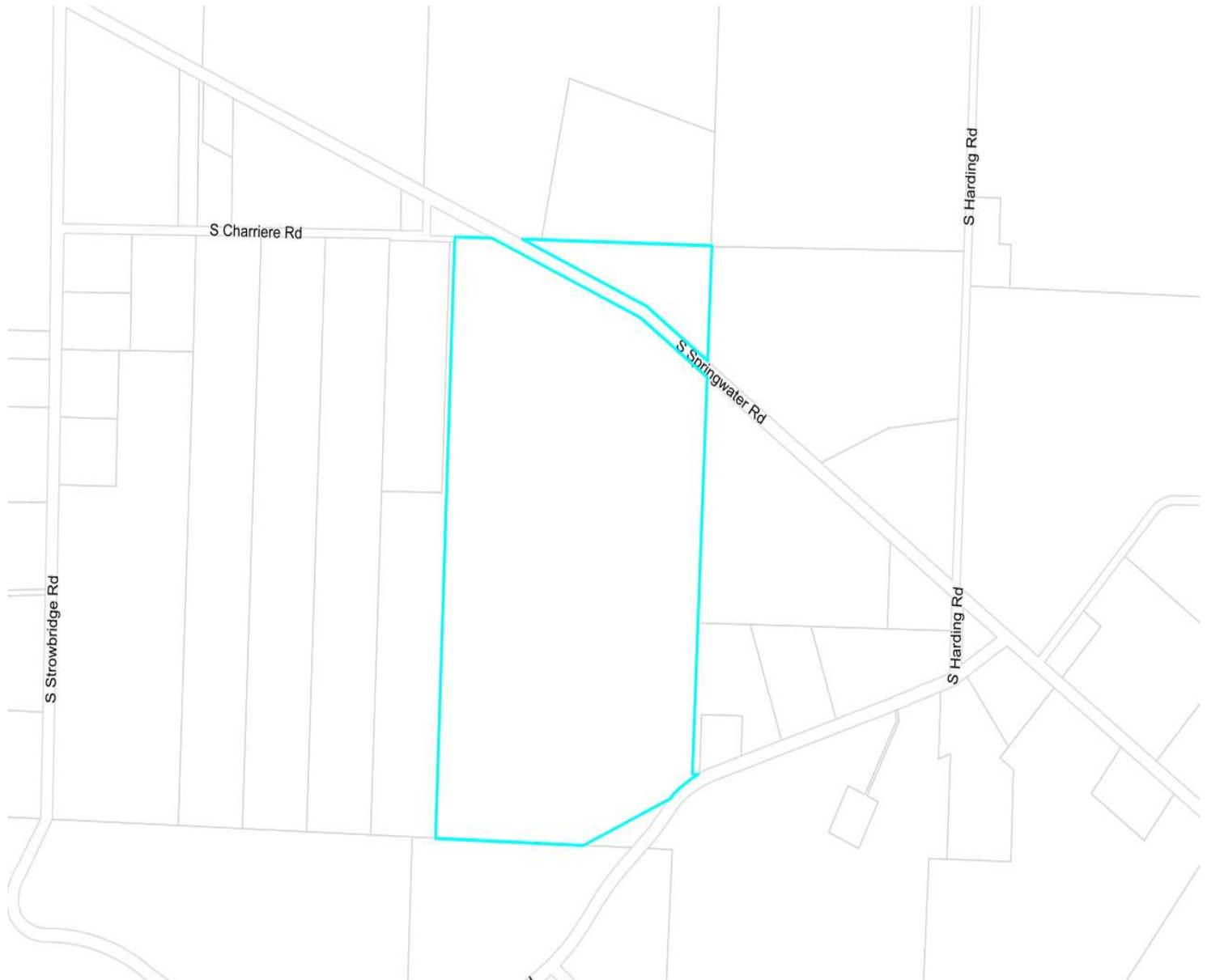
COMMENTS ① Tax Lot 901 is a legal lot of record.

② The existing SFR + MH are each legal dwellings that pre-date adoption of initial zoning in '73.

A legal lot is buildable for one single family dwelling pending septic approval.

These comments pertain to land use regulations in effect on the date of this response, to the specific piece of property and to the specific question asked. Land use regulations are subject to change. Building permit applications are reviewed within regulations in effect at the time of permit application.

Building +
- septic permit
records
indicate MH
placed 169
House 170.



Objectid: 102413

Primary Address: 17850 S Springwater Rd, Oregon City, 97045

Jurisdiction: Clackamas County (<http://www.clackamas.us/>)

Map Number: 33E03

Taxlot Number: 33E03 01200

Parcel Number: 00904597

Document Number: 2017-083601

Census Tract: 023100

Landclass: 551

Assessment

Estimated Acres: 76.16

Current Year Assessed Value: \$208,909.00

Market Building Value: \$225,110.00

Market Land Value: \$1,032,236.00

Market Total Value: \$1,257,346.00

Sq Ft: 1152

Bedrooms: 2

Baths: 1

Year Built: 1945

Sale Price: \$0.00

Doc Date: 09/24/2015

Doc Type: X

Taxcode: 062004

Schools

Elementary School

Redland Elementary (<https://www.redlandschool.org/>)

Oregon City

18131 S Redland Rd, Oregon City, 97045

503-785-8500

Middle School

Tumwata Middle (<https://www.tumwatamiddle.org/>)

Oregon City

14133 S Donovan Rd, Oregon City, 97045

503-785-8300

High School

Oregon City High (<https://www.ochspioneers.org/>)

Oregon City

19761 S Beaver Creek Rd, Oregon City, 97045

503-785-8900

Public Safety

Nearest Police Station

Clackamas County Sheriff

Nearest Fire Station

Redland Station #11

18265 S Redland Rd, Oregon City 97045

Clackamas RFPD #1

Zoning & Development

Designation: EFU
Designation: EFU/HL
Urban Growth Boundary: OUTSIDE

Voting

Voting Precincts: 514
State House District: 51
State Senate District: 26
Congressional District: 5

Utilities & Districts

Community Planning Organization

Redland - Fischers Mill - Viola

Sanitary Hauler

Waste Management of Oregon (<https://clackamas.us/recycling/garbage/company.html>)
Distant Rural Fee Zone

School District

Oregon City (<http://www.orecity.k12.or.us>)

Environmental & Hazards

Flood

Likely not in a flood zone.

Wildfire

You may be at moderate risk.

Earthquake Hazard

You may be at a higher risk.

Soils

8B - Bornstedt Silt Loam, 0 To 8 Percent Slopes
78C - Saum Silt Loam, 8 To 15 Percent Slopes
92F - Xerochrepts And Haploxerolls, Very Steep
78C - Saum Silt Loam, 8 To 15 Percent Slopes

Approximate Elevation

457.00 ft

North Folk Dam Failure

Most likely not at risk of flooding due to dam failure

River Mill Dam Failure

Most likely not at risk of flooding due to dam failure

Timothy Dam Failure

Most likely not at risk of flooding due to dam failure

Parks

Nearby

Barton Park (<http://www.clackamas.us/parks/barton.html>)

19009 SE Barton Park Rd

2.93 miles

Bonnie Lure State Recreation Area (http://oregonstateparks.org/index.cfm?do=parkPage.dsp_parkPage&parkId=100)

SE Dowty Rd

2.45 miles

Carver Park (<http://www.clackamas.us/parks/carver.html>)

14888 S Springwater Rd

4.44 miles

Madrone Wall (<http://www.clackamas.us/parks/madronewall.html>)

3.45 miles

Milo McIver State Park (http://oregonstateparks.org/index.cfm?do=parkPage.dsp_parkPage&parkId=102)

24101 S Entrance Rd

3.71 miles

Documents

Assessor Documents

Taxmap - 3S3E03 (https://maps.clackamas.us/taxmap/03_3s3e03.pdf)

District Maps

State House District

Disclaimer & Liability

The information and maps accessed through this web site provide a visual display for your convenience using data from Clackamas County's Geographic Information System. Every reasonable effort has been made to assure the accuracy of the maps and associated data from several sources. Clackamas County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Clackamas County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Clackamas County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Clackamas County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder. Users are strongly advised to verify from authoritative sources any information displayed in this application before making decisions.

Liability Statement (<http://www.clackamas.us/liability.html>)



Planning and Zoning
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

STAFF USE ONLY

RECEIVED

Oct 22 2025

Clackamas County
 Planning & Zoning Division

Z0440-25

Staff Initials: _____ File Number: _____

Land use application for:

PROPERTY LINE ADJUSTMENT

(Relocation/elimination of all or a portion of the common property line between two abutting lots of record, without creating an additional lot of record)

Application Fee:

\$1,160 (Type I) or \$1,530 in AG/F, EFU, or TBR Districts (Type II)

APPLICANT INFORMATION			
Applicant name: Dean Fischer	Applicant email: info@fischermill.com	Applicant phone: 503-786-0846	
Applicant mailing address: 18425 S. Strowbridge Road	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

SITE INFORMATION			
LOT OF RECORD 1	Site address: 21120 S. Charriere Road, Oregon City, 97045	Comprehensive Plan designation: AG	Zoning district: EFU
	Map and tax lot #: Township: <u>02S</u> Range: <u>03E</u> Section: <u>34</u> Tax Lots: <u>23E34 00901</u> Township: _____ Range: _____ Section: _____ Tax Lots: _____		
	Lot of Record 1's current land area: 0.48 acres	Lot of Record 1's proposed land area after adjustment: 10.18 acres	
LOT OF RECORD 2	Site address: 17850 S. Springwater Road, Oregon City, 97045	Comprehensive Plan designation: AG	Zoning district: EFU
	Map and tax lot #: Township: <u>03S</u> Range: <u>03E</u> Section: <u>3</u> Tax Lots: <u>33E03 01200</u> Township: _____ Range: _____ Section: _____ Tax Lots: _____		
	Lot of Record 2's current land area: 76.16 acres	Lot of Record 2's proposed land area after adjustment: 66.46 acres	

Printed names of all property owners: Dean Fischer Sheryl Fischer	Signatures of all property owners: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Date(s):
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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: Date: 12/10/25

This can be done by providing deeds demonstrating that both properties were in their existing configuration prior to initial zoning on 1970, and/or would've complied with all relevant zoning regulations at its time of creation. The County can also perform this research for you through submitting a Lot of Record research request. Form attached.

- ✓ C. Site plan includes a shed that has an existing non-conforming setback, that will continue to be non-conforming after the PLA. You will need to demonstrate the shed was established prior to setback regulations or was permitted in that location.

See Attachment



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LOT OF RECORD RESEARCH REQUEST RESPONSE

File No. ZINFO-0604-25

Response Date: 12/16/25

Response Author: Mya Ganzer, Planner 1, mganzer@clackamas.us

RESEARCH REQUESTED

Are each of the following tax lots their own separate “lot of record”, as that term is defined in Clackamas County Zoning and Development Ordinance (ZDO) Section 202, *Definitions*?

Assessor’s Map	Tax Lot	Approx. Acres	Lot of Record?
Township 03S Range 03E Section 03	1200	78.03	Yes
Township 02S Range 03E Section 34	0901	0.46	Yes

DEFINITION

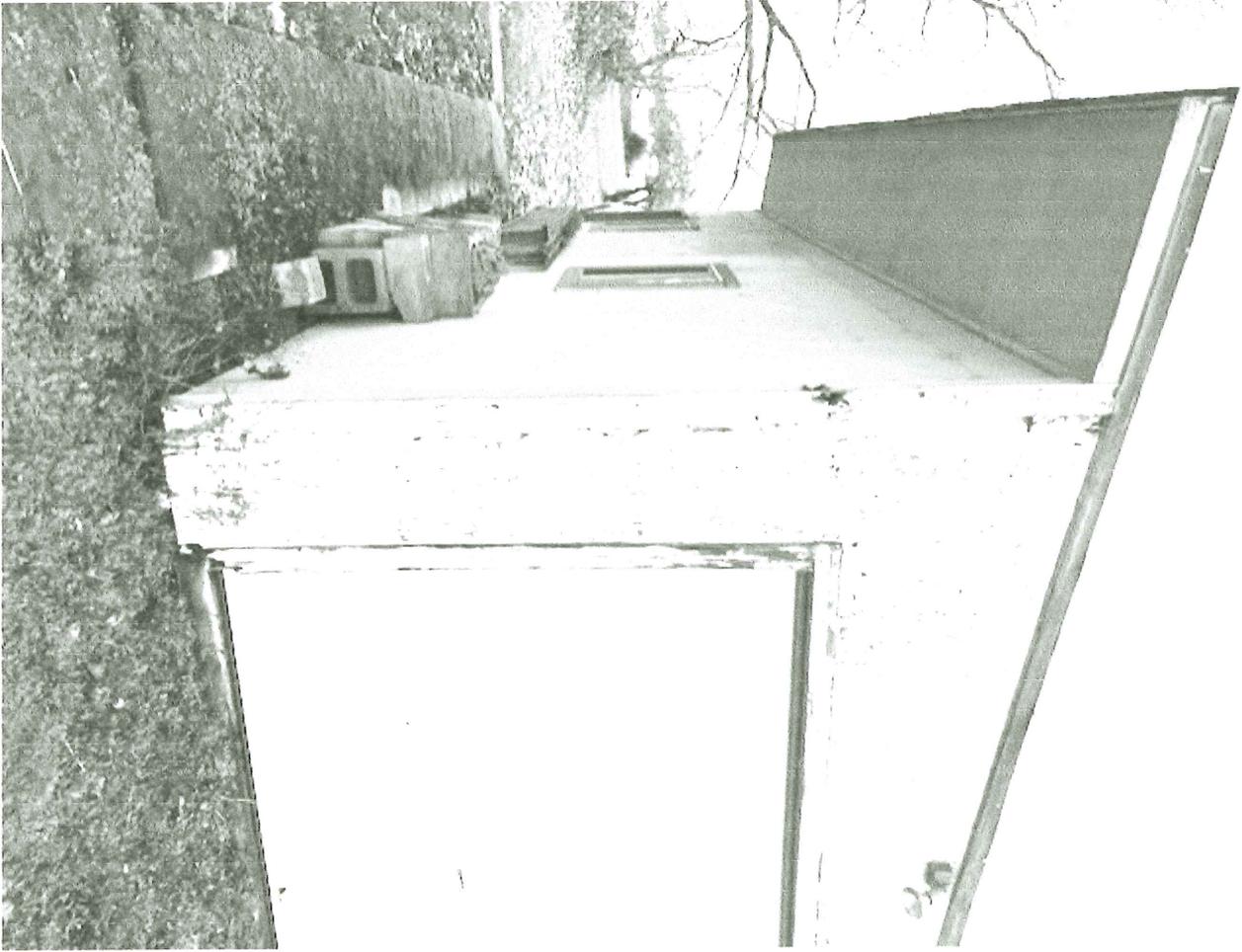
ZDO Section 202 defines a “lot of record” as:

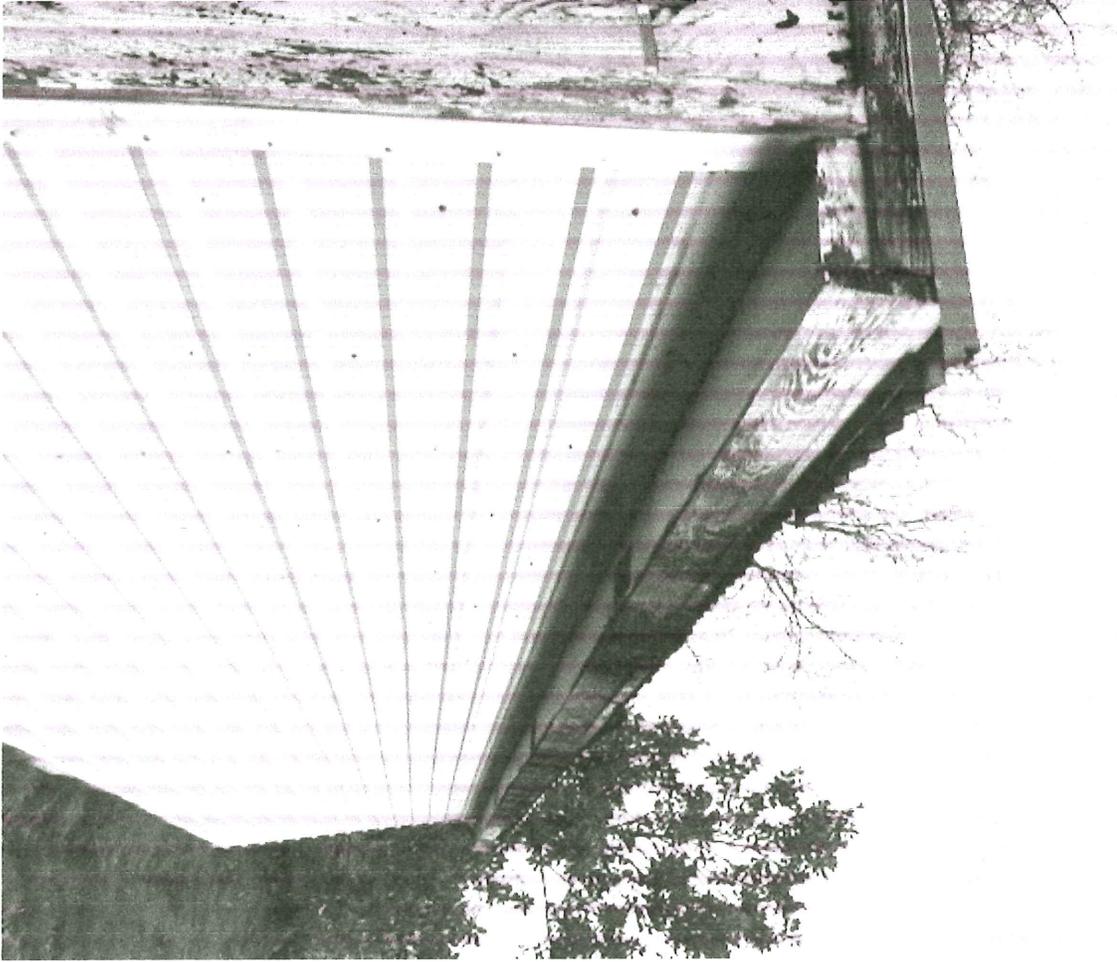
1. *A lot or parcel created by a subdivision or partition plat, as defined in ORS chapter 92, filed with the Clackamas County Surveyor and recorded with the Clackamas County Clerk;*
2. *A unit of land created by a recorded deed or recorded land sales contract and in compliance with all applicable planning, zoning, and subdivision or partition ordinances and regulations, if any, in effect on the date the deed or land sales contract was signed by the parties to the deed or contract; or*
3. *A unit of land created solely to establish a separate tax account or for mortgage purposes; that did not conform to all planning, zoning, or subdivision or partition ordinances or regulations in effect on the date it was created; and that was sold prior to September 5, 2023, under the foreclosure provisions of ORS chapter 88.*

Attachment Memo:

The 10ft x 30ft shed is being dismantled to make way for a driveway. The materials will be repurposed.

North
West





South wall



Top inside

South

IMPORTANT

Your application will be deemed complete, if, within 180 days of the date the application was first submitted, Planning and Zoning receives one of the following:

1. All of the missing information; or
2. Some of the missing information and written notice from you (the applicant) that no other information will be provided; or
3. Written notice from you (the applicant) that none of the missing information will be provided.

If any one of these options is chosen within 180 days of the date of the initial submittal, approval or denial of your application will be subject to the relevant criteria in effect on the date the application was first submitted.

Your application will be considered if, on the 181st day after the date the application was first submitted, you have been mailed this notice and have not provided the information requested in Options 1-3 above. In this case, no further action will be taken on your application.

Applicant or authorized representative, please check one of the following and return this notice to: **Clackamas County Planning and Zoning, 150 Beaver Creek Road, Oregon City, OR, 97045** or the staff contact email on page 1 of this notice

- I am submitting the required information (attached); or
- I am submitting some of the information requested (attached) and no other information will be submitted; or
- I will not be submitting the requested information. Please accept the application as submitted for review and decision.


Signed

12/17/25
Date

DEAN E Fischer Sheryl L Fischer
Print Name