

**PLANNING COMMISSION
MINUTES**

November 14, 2022

Meeting held via Zoom meeting online

Commissioners present: Tammy Stevens, Gerald Murphy, Brian Pasko, Louise Lopes, Michael Wilson, Kevin Moss.
Commissioners absent: Tom Peterson, Carrie Pak, Steven Schroedl
Staff present: Martha Fritzie, Jennifer Hughes, Darcy Renhard,

Commission Chair Murphy called the meeting to order at 6:32 pm.

General public testimony not related to agenda items: none.

Martha Fritzie presented staff's report for file numbers Z0354-22-CP and Z0356-22-ZAP. This is for a change in Comprehensive Plan designation from Agriculture (AG) to Forest (F), and a corresponding change to the zoning designation from Exclusive Farm Use (EFU) to Timber (TBR) or Ag/Forest (AGF). Neither of the proposed changes would authorize any development to the property in question.

The property is 14.85 acres in size and is located approximately 1 mile northeast of the unincorporated community of Mulino. Surrounding zoning consists of TBR to the east, AG/F to the south, and EFU to the west and north. There are no structures on the property, but there are two "spring-fed" streams. These are the only protected resource areas on the property. A small part of the property has already been logged, but the rest remains a forested area with steep slopes and rough terrain. The soils are classified as low value agricultural, but have relatively high wood production capabilities. Aerial photographs indicate that the property has been forested for at least several decades and does not appear to have ever been used for farming.

Notice was provided in accordance with State law. The only comment received was from DSL. There were no comments from the Hamlet of Mulino or from the public.

Staff finds that these applications meet all of the relevant Statewide Planning Goals, Oregon Administrative Rules Chapter 660, all ZDO criteria, and all County Comprehensive Plan Goals and Policies. Staff has also determined that the site meets the criteria for TBR zoning designation rather than AG/F since it appears primarily forested and has not been put to an agricultural use.

Any future development would be served by the onsite septic system and well. Clackamas County Transportation Engineering concurs that the transportation system is adequate to serve the development anticipated by the zone change.

The applicant, Ms. Joni Schaber, explained that they do in fact plan to build a single family dwelling on the property in the future. The home would be sited away from the two streams in order to protect and preserve them. Water and sewage services would be addressed by an onsite septic system and well.

Commissioner Pasko moved to recommend approval of Z0354-22-CP and Z0356-22-ZAP subject to the conditions of approval in the staff report. Commissioner Moss seconded. (*Ayes=6; Nays=0. Motion is passed.*)

Commissioner Pasko moved to approve the minutes from the August 22nd hearing. Commissioner Stevens seconded. (*Ayes=5: Pasko, Stevens, Murphy, Wilson, Lopes; Abstain=1 :Moss; Nays=0.*)

There being no further business, the meeting was adjourned at 7:25 pm.