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 a Public Hearing on a Land Use Proposal in Your Area

Date of Mailing of this Notice: February 9, 2022

Notice Sent To: Agencies, Community Planning Organization(s) and property owners within 2,640 feet of the subject property.

HEARING DATE: March 17, 2022

HEARING TIME: This hearing will not begin before 9:30 a.m.**.** However, it may begin later depending on the length of any preceding items.

HEARING LOCATION: The public hearing will be conducted virtually using the Zoom platform. One week prior to the hearing, a Zoom link to the public hearing and details on how to observe and testify online or by telephone will be available on our website: www.clackamas.us/meetings/planning/hearingsofficer

File Number: **Z0031-22-Conditional Use**

Applicant: Jeremy Tower / Sleepy Hollow Water District

Property Owner: Michael Mezner

Proposal: Sleepy Hollow Water; this proposal is for new back-up well on site for Water District, to include adding small building: 8'X10' to contain well preliminary filtration equipment and electrical panel. New back-up generator (outside). Site is approximately 1.50 acres in size and vacant. Zone designation is RRFF-5, Rural Residential Farm Forest. Total property size is approximately one-acre though work to occur within 3,000 square foot easement on TL 11201 of TS, R6E, Sec 22BD.

Applicable Zoning and Development Ordinance Criteria: Section 316, 1005, 1006, 1007, 1009, 1015, and 1203 of the Clackamas County Zoning and Development Ordinance

These criteria may be viewed online at http://www.clackamas.us/planning/zdo.html

Site Address and/or Location: Between E. Sleepy Hollow Drive and E. Cabin Lane, west of E. Clubhouse Road.

Assessor's Map: T2S, R6E, Section 22BD, Tax Lot(s) 07300, W.M.

Property Size: 0.22 Acres

Zoning: RRFF-5 – Rural Residential Farm Forest

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

HOW TO OBTAIN ADDITIONAL INFORMATION

Staff Contact: Clay Glasgow; 503-742-4520 or claygla@clackamas.us

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. In addition, a staff report on the application will be available for inspection at no cost at least **seven days prior to the hearing**. Hard copies of documents will be provided at a cost of $1 for the first page and 10 cents for each additional page or you may view or obtain these materials:

1. By emailing or calling the staff contact; or
2. Online at https://accela.clackamas.us/citizenaccess/. After selecting the "Planning" tab, enter the File Number to search. Select Record Info and then select "Attachments" from the dropdown list, where you will find the submitted application.

Community Planning Organization for Your Area: The following recognized Community Planning Organization (CPO) has been notified of this application and may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact the Community Involvement Office at 503-655-8552. **CPO:** Mt Hood Corridor CPO (Inactive)

HOW TO SUBMIT TESTIMONY ON THIS APPLICATION

- All interested parties are invited to "attend" the hearing remotely online or by telephone and will be provided with an opportunity to testify orally, if they so choose. One week prior to the hearing, specific instructions will be available online at www.clackamas.us/meetings/planning/hearingsofficer
- Written testimony received by **March 3, 2022**, will be considered by staff prior to the issuance of the staff report and recommendation on this application. However, written testimony will continue to be accepted until the record closes, which may occur as soon as the conclusion of the public hearing.
- Written testimony may be submitted by email, fax, or regular mail. Please include the permit number on all correspondence and address written testimony to the staff contact who is handling this matter.
- Testimony, argument, and evidence must be directed toward the criteria identified above, or other criteria in the Zoning and Development Ordinance or Comprehensive Plan that you believe apply to the decision. Failure to raise an issue in person at the hearing or by letter prior to the close of the record, or failure to provide statements or evidence sufficient to afford the Hearings Officer an opportunity to respond to the issue, precludes an appeal to the Oregon Land Use Board of Appeals based on that issue.
- Written notice of the Hearing Officer's decision will be mailed to you if you submit oral or written testimony or make written request for notice of decision **and provide a valid mailing address**.

PROCEDURE FOR THE CONDUCT OF THE HEARING

The hearing will be conducted by one of the Land Use Hearings Officers, who are appointed by the Board of County Commissioners to conduct public hearings and issue decisions on certain land use permit applications. The following procedural rules have been established to allow an orderly hearing:

1. The length of time given to individuals speaking for or against an item will be determined by the Hearings Officer prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, argument, or testimony regarding the application. The Hearings Officer will either continue the hearing or leave the record open for additional written evidence, argument, or testimony.

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 503-742-4545 or email DRenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? |Требуется ли вам устный или письменный перевод?
翻译或口译？| Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?