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## Notice of a Public Hearing on a Land Use Proposal in Your Area

**Date of Mailing of this Notice:** April 18, 2024

**Notice Sent To:** Agencies, Community Planning Organization(s) and property owners within 300 feet of the subject property.

**HEARING DATE:** May 23, 2024

**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](http://www.clackamas.us/meetings/planning/hearingsofficer)

**File Number:** Z0489-23-SL

**Applicant:** Portland Leeds Living, LLC

**Property Owner:** Joe Koida Florist, Inc./Meiko Koida

**Proposal:** A 169-lot subdivision for future townhouses and one detached single family dwelling. The subject property is commonly known as the Joe Koida Florist, and contains approximately 19.55 acres of land historically engaged in nursery and agriculture production. The site is split in two general sectors: The north sector consists of tax lots 12E32BA00400 and 12E32AB04400, and is located between SE Monroe Street and SE King Street. The south sector consists of tax lot 12E32BA04900 and is located south of SE Monroe Street and west of SE 72<sup>nd</sup> Ave. The north sector will primarily take access off of SE Monroe Street and will include new public and private streets. In addition, lots 78-86 will take access off SE King Road, via a new private street. The south sector will take access off of SE Monroe Street and SE 72<sup>nd</sup> Ave. For lots 144-155, two access options are proposed: Option 1 calls for individual driveways for each townhouse onto SE 72<sup>nd</sup> Ave. Option 2 calls for an alley behind lots 144-155 and avoids individual driveways onto SE 72<sup>nd</sup> Ave. Public and private roads will have sidewalks for pedestrian connectivity including a dedicated pathway to SE Jack Road. Direct vehicular access between SE King Road and SE Monroe Street is not proposed, but a public pathway will connect the lower and upper part of development, providing a pedestrian connection. A planned bike lane is also proposed along Monroe Street and SE 72<sup>nd</sup> Ave. Lastly, four nonresidential tracts are proposed: Tracts "A" and "C" are reserved for stormwater facilities. Tracts "B" and "D" are open space tracts designed to protect hillsides and the large pond in the south sector of the subject property.

**Applicable Zoning and Development Ordinance Criteria:** Sections: 202, 315, 1001, 1002, 1003, 1006, 1007, 1012, 1017, 1105, and 1307

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

**Site Address and/or Location:** 10750 SE 70TH AVE and 7290 SE KING RD

**Assessor's Map:** T1S, R2E, Section 32BA, Tax Lot(s) 400 and 4900 , W.M.  
T1S, R2E, Section 32AB, Tax Lot(s) 4400 , W.M.

**Property Size:** Approximately 19.55 acres

**Zoning:** Urban Low Density Residential: (R-7 and R-10)

**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:** Ben Blessing; 503-742-4521 or [bblessing@clackamas.us](mailto:bblessing@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**. 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, or you may view 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 Clackamas County Community Engagement at [communityinvolvement@clackamas.us](mailto:communityinvolvement@clackamas.us). **CPO:** Southgate 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](http://www.clackamas.us/meetings/planning/hearingsofficer)
- Written testimony received by **May 9, 2024**, 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 [DRehhard@clackamas.us](mailto:DRehhard@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?