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PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

**REVISED NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS  
ON A PROPOSAL IN YOUR AREA**

**Date of Mailing of this Notice: February 28, 2019**

**Notice Sent To:** Agencies, Community Planning Organizations and property owners within 300 feet of the subject property.

**BOARD OF COUNTY COMMISSIONERS HEARING DATE & TIME:** ~~Wednesday, February 27, 2019; 9:30AM~~  
~~Wednesday, March 20, 2019; 9:30AM~~ **Wednesday, March 27, 2019; 9:30AM**  
**HEARING LOCATION:** Clackamas County Public Services Building, BCC Hearing Room, 4<sup>th</sup> Floor  
2051 Kaen Road  
Oregon City, OR 97045

**Planning File Number(s):** Z0375-18-CP & Z0376-18-ZAP

**Applicant(s):** Mark Hanna & David Tarlow, Washman LLC

**Property Owner(s):** Washman LLC

**Proposal:** Comprehensive Plan Map Amendment from Low Density Residential (LDR) to Corridor Commercial (COR) with a corresponding Zone Change from Low Density Residential (R-5) to Corridor Commercial (CC) for a 10,000 square-foot parcel located on SE Cornwell, approximately 100 feet east of SE 82nd Avenue. The primary uses allowed in the proposed CC zoning district are identified in Section 510 of the Clackamas County Zoning and Development Ordinance and include service commercial uses; professional offices and outpatient offices; recreational facilities; retail uses; restaurants; hotels and motels; and multifamily dwellings. If approved, the subject parcel is proposed to be developed with a car wash, in conjunction with adjacent parcels along SE 82nd Avenue that are currently zoned Corridor Commercial (CC).

**Applicable Zoning and Development Ordinance and Comprehensive Plan Criteria:** The Comprehensive Plan Map Amendment is subject to compliance with the applicable Statewide Planning Goals, Oregon Administrative Rules (including OAR 660, Division 12) and applicable policies in the Clackamas County Comprehensive Plan, including the Residential Policies in Chapter 4 and policies found in the Clackamas Regional Center Area Design Plan section of Chapter 10 (Community Plans & Design Plans). The zone change application is subject to the criteria in Section 1202 of the Clackamas County Zoning and Development Ordinance. These criteria may be viewed online at <http://www.clackamas.us/planning/zdo.html> and <http://www.clackamas.us/planning/comprehensive.html>

**Site Address and/or Location:** 8220 SE Cornwell Ave.

**Assessor's Map:** T1S, R2E, Section 28BB, Tax Lot(s) 12500, W.M.

**Property Size:** Approx. 10,000 square feet

**Zoning:** Low Density Residential (R-5)

***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.***

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#### HOW TO OBTAIN ADDITIONAL INFORMATION

**Staff Contact:** Martha Fritzie; 503-742-4529; [mfritzie@clackamas.us](mailto:mfritzie@clackamas.us).

A copy of the entire application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost at the Planning Division offices. 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 reasonable cost. You may inspect or obtain these materials by:

1. Emailing or calling the staff contact;
2. Visiting the Planning & Zoning Division at the address shown at the top of this notice during regular business hours, which are Monday through Thursday, 8AM to 4PM and Friday, 8AM to 3PM; or
3. Going to the Clackamas County website page: <http://www.clackamas.us/planning/zdoproposed.html>

**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 Citizen Involvement Office at 503-655-8552. **CPO: Southgate Planning Association (not active).**

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#### HOW TO SUBMIT TESTIMONY ON THIS APPLICATION

- All interested citizens are invited to attend the hearings and will be provided with an opportunity to testify orally, if they so choose.
- Written testimony received by ~~January 14, 2019~~ ~~March 5, 2019~~ **March 12, 2019** will be considered by staff prior to the issuance of the staff summary 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 Board of County Commissioners' hearing.
- Written testimony may be submitted by email, fax, regular mail, or hand delivery. Please include the case file number on all correspondence and address written testimony to the staff contact who is handling this matter.
- Testimony, arguments, 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 Board of County Commissioners and the parties involved 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 Board of County Commissioners' decision will be mailed to you if you submit a written request **and provide a valid mailing address.**

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#### PROCEDURE FOR THE CONDUCT OF THE HEARING

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 Chair presiding over the hearing 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, arguments, or testimony regarding the application. The Board of County Commissioners may either continue the hearing or leave the record open for additional written evidence, arguments, or testimony.
4. The Planning Commission will make a recommendation to the Board of County Commissioners on the application. The Board of County Commissioners is the final decision maker for Clackamas County on this matter.

