



---

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

**Date of Mailing of this Notice:** August 11, 2021

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

**HEARING DATE:** September 16, 2021

**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:** Z0328-21- D (Design Review), Z0330-21-M (Partition), Z0331-21-ZAP (Zone Change)

**Applicant:** D. Ben Henzel, Vineyard Road, LLC

**Property Owner:** Same as Applicant

**Proposal** 1) Z0328-21-D-Design Review of a new small townhome development. 2) Z0330-21-M- A three-lot Partition in conjunction with a Design Review application for townhomes. 3) Z0331-21-ZAP- A Zone Change request to change the westerly 2/3 of the property from Urban Low Density residential "R-10" to Medium Density Residential "MR-1" . The easterly 1/3 of the property is already zoned MR-1.

Parcel 1 is designed at 8,802 sq. ft. and proposes a three-family dwelling (aka "triplex"). Parcel 2 is designed at 5,913 sq. ft. and has an existing single family home, which the applicant proposes to convert to a two-family residence (aka "Duplex"). Parcel 3 is designed at 12,337 sq. ft. and proposes a three-family dwelling (Triplex). Applicant requests that all of the noted applications be reviewed concurrently by the Hearings Officer as a Type III land use permit

**Applicable Zoning and Development Ordinance Criteria:** Sections: 202, 315, 1000s series, 1102, 1005, 1307 and Chapter 4 of the Comprehensive Plan.

These criteria may be viewed online at <http://www.clackamas.us/planning/zdo.html> or ([comp plan](#))

**Site Address and/or Location:** 3421 SE VINEYARD RD (Oak Grove area)

**Assessor's Map:** T2S, R1E, Section 12DC, Tax Lot(s) 02900, W.M. (21E12DC02900)

**Property Size:** 0.63 Acres

**Zoning:** Urban Low Density Residential (R-10)/ Medium Density Residential (MR-1)

**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) and Anthony Riederer for Design Review: 503-742-4528 or [ARiederer@co.clackamas.or.us](mailto:ARiederer@co.clackamas.or.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; Contact:**

**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 **September 2, 2021**, 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?