



**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 LAND USE APPLICATION IN YOUR AREA

Date: 04/14/2021

Permit Number: Z0121-21

Application: Historic Landmark New Construction

From: Clackamas County Planning and Zoning

Notice Mailed To: Property owners within 500 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Application Proposal:

HISTORIC PROPERTY, NEW CONSTRUCTION - After-the-fact approval of the previous construction of an accessory structure (pavilion) at the Redland Grange site. This item will be presented to the Design Review Committee at their May meeting, on 5/13/2021. Please consult the Historic Review Board website (<https://www.clackamas.us/planning/reviewboard.html>) for the agenda, application materials, and Zoom login information.

Property Owner: REDLAND GRANGE #796

Applicant:

Address: 18131 S FISCHERS MILL RD
OREGON CITY, OR 97045

Location: Near the intersection of Fischers Mill Road and Redland Road.

Legal Description: 33E06B 01100

Acres: 0.46

Zone: RA1-RURAL AREA RESIDENTIAL

Staff: Anthony Riederer 503-742-4528 **E-mail:** ariederer@co.clackamas.or.us,

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

Permit Number: Z0121-21

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beaver Creek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently 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.

REDLAND-VIOLA-FISCHER'S CPO
WARD LANCE 503-631-2550
LANCECWARD@AOL.COM

Decision Process: In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

316, 707. 1307

The Ordinance criteria for evaluating this application can be viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/>.

A decision on this proposal will be made and a copy will be mailed to you. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250 appeal fee.

Comments:

Your Name/Organization

Telephone Number

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?



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LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 3/22/21

FILE NUMBER: Z0121-21-HR

APPLICATION TYPE: HISTORIC PROPERTY

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 4/13/2021

Anthony Riederer

Staff Name

Senior Planner

Title

Comments:

Check one:

☐

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

☒

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:

9/10/2021



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STAFF USE ONLY
RECEIVED

MAR 22 2021

Clackamas County
Planning & Zoning Division

Z0121-21-HR

Staff Initials: File Number:

Land use application for:

HISTORIC PROPERTY

ALTERATION, NEW CONSTRUCTION, MOVING, and/or
DEMOLITION

Application Fee: (None)

APPLICANT INFORMATION

Applicant name: Redland Grange #796	Applicant email: sterling@ccwebster.net	Applicant phone: 503-521-6749
Applicant mailing address: 19646 Leland Rd.	City: Oregon City	State: OR ZIP: 97045
Contact person name (if other than applicant): Timothy Foley	Contact person email: sterling@ccwebster.net	Contact person phone:
Contact person mailing address: 19799 S Redland Rd.	City: Oregon City	State: OR ZIP: 97045

PROPOSAL

Brief description of proposal: Construction of 14" X 18" outdoor open air accessory structure	Pre-application conference file number:
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SITE INFORMATION

Site address: 18131 S Fischers Mill Rd. Oregon City, OR 97045	Comprehensive Plan designation:	Zoning district:
Map and tax lot #: Township: T3S Range: R3E Section: 06B Tax Lot: 01100 Township: Range: Section: Tax Lot: Township: Range: Section: Tax Lot:	Land area:	
Adjacent properties under same ownership: Township: T3S Range: R3E Section: 06B Tax Lot: 01300 Township: Range: Section: Tax Lot:		

Printed names of all property owners: Redland Grange #796	Signatures of all property owners: EXECUTIVE COMMITTEE REPRESENTATIVE <i>Sandra L. Foley</i>	Date(s): 3-21-21
I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge. Applicant signature: <i>Timothy E. Foley</i>		Date: 3-21-21

D. Describe the proposal:

1. What Historic Landmark, Historic District, or Historic Corridor is being proposed for alteration, new construction, moving and/or demolition?

Name and description of historic property:

REDLAND GRANGE #796
18131 S. FISHERS MILL RD.
OREGON CITY, OR 97045

HISTORIC REDLAND GRANGE #796 IN REDLAND, OREGON

2. Describe all of the proposed alterations of, and/or development on, the subject historic property:

CONSTRUCTION OF 14'X18' ACCESSORY BUILDING WITH CONCRETE PAD FOUNDATION AND SMALL CONCRETE WALKWAY ADJOINING CURRENT WALKWAY TO CREATE A SMOOTH TRANSITION FROM MAIN GRANGE HALL. ACCESSORY BUILDING WILL BE SIDED WITH T111 AND PAINTED WHITE (SAME AS HALL) TO FALL WITHIN ACCEPTABLE HISTORICAL COLOR PARAMETERS. THE ROOF WILL BE A BLUE METAL ROOF.

3. Check the box next to the type(s) of alterations/development proposed, and complete the associated additional section(s) of this application that follow.

- ☐ **Minor alteration:** This is an alteration to restore portions of the exterior to the *original historic appearance* while performing repairs. Examples include: adding gutters and downspouts; repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation; a change in material to match the original type of material on a structure or grounds; a change in type of roof material in character with the original roofing material; and replacing storm windows or doors.
(No additional questions to answer)
- ☐ **Major alteration:** This is an alteration that exceeds the scope of a minor alteration but does not include the development of a new structure.
(Answer additional questions in Part E on Page 6)
- ☒ **New construction:** This is the development of any *new structure* on a lot with a historic designation or in a Historic District or Historic Corridor, including construction of a new detached garage, barn, shed, or other accessory building.
(Answer additional questions in Part F on Page 11)
- ☐ **Moving:** This is the relocation of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.
(Answer additional questions in Part G on Page 13)
- ☐ **Demolition:** This is the demolition of a primary, secondary, or contributing structure within a Historic District or Historic Corridor, or of a structure designated as, or contributing to, a Historic Landmark.
(Answer additional questions in Part H on Page 16)

F. For new construction:

If you are proposing new construction on a property with a Historic Landmark designation, in a Historic District, or in a Historic Corridor, accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. How is the design of the proposed structure compatible with the design of the Historic Landmark building(s) on the subject site, or in the subject Historic District or Historic Corridor, considering scale, style, height, and architectural detail, materials, and colors?

The construction of the accessory building will be an appropriate size to the main Grange building, it will be painted white to match the current main Grange building color as an approved historic site color and will have a blue metal roof.

2. How is the location and orientation of the new structure on the site consistent with the typical location and orientation of similar structures on the site or within the subject Historic District or Historic Corridor, considering setbacks, distances between structures, location of entrances, and similar siting considerations?

Besides the main Grange building, the accessory building is to be the only other structure on site. It will be a minimum of 10 feet from the main hall with a concrete walkway allowing easy access as well as wheel chair access from the main hall.

3. Does your proposal include changes to yard areas, including planters, fences, ponds, walkways, and landscape materials?

☐ NO

- ☒ YES, but those changes, which are described in the box below, will be compatible with the overall historic setting for the following reasons:

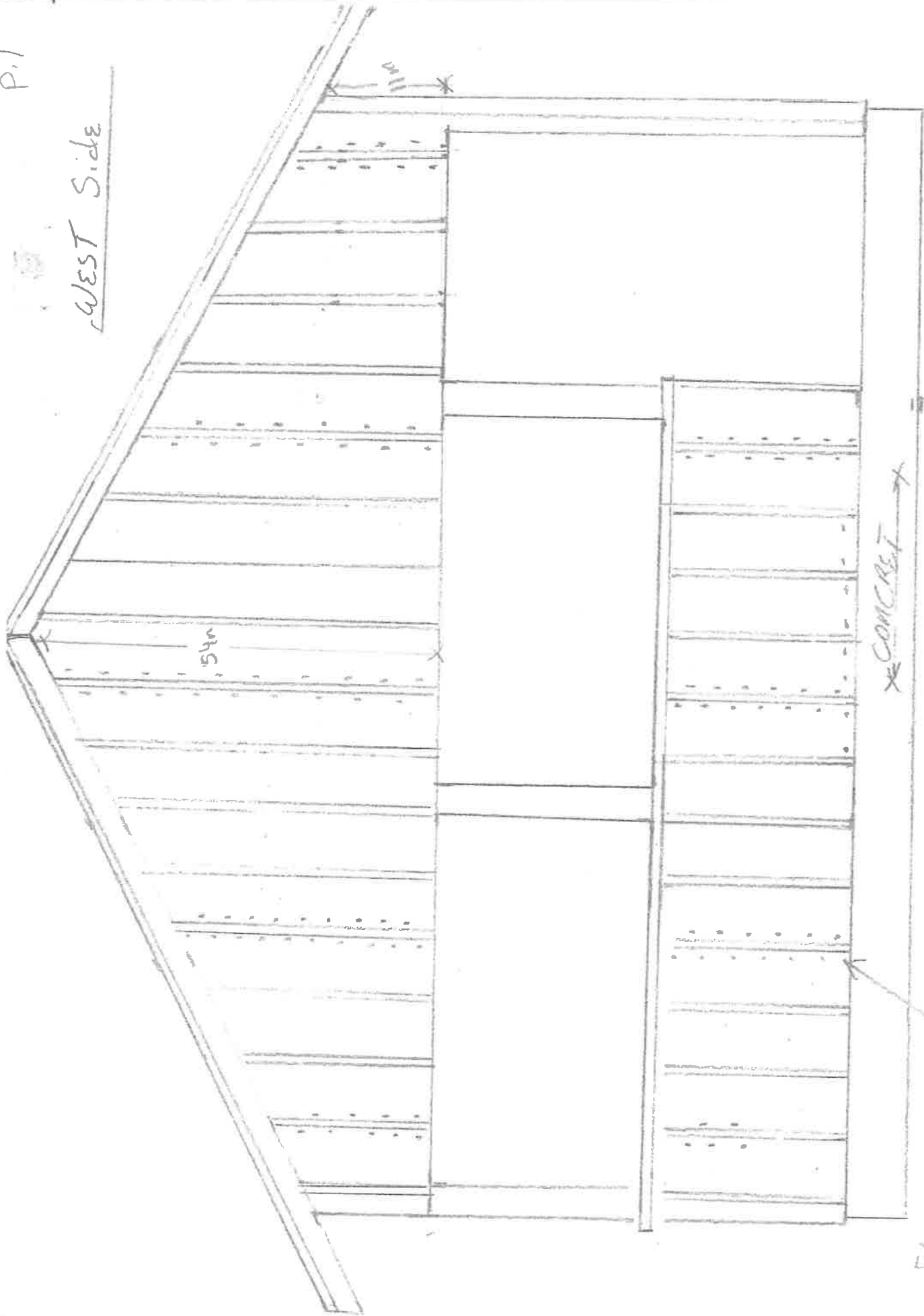
A small concrete walkway to abut the existing walkway allowing a smooth transition and easy access.

4. Explain how the new structure will be used and, if for a commercial use, how that use will be of a scale appropriate to serve properties surrounding the historic overlay:

The new structure will serve as a possible smoking area for renters of the hall. During our farmers market it will serve as a vendor space. During the Holidays it serves as a drop area for donations.

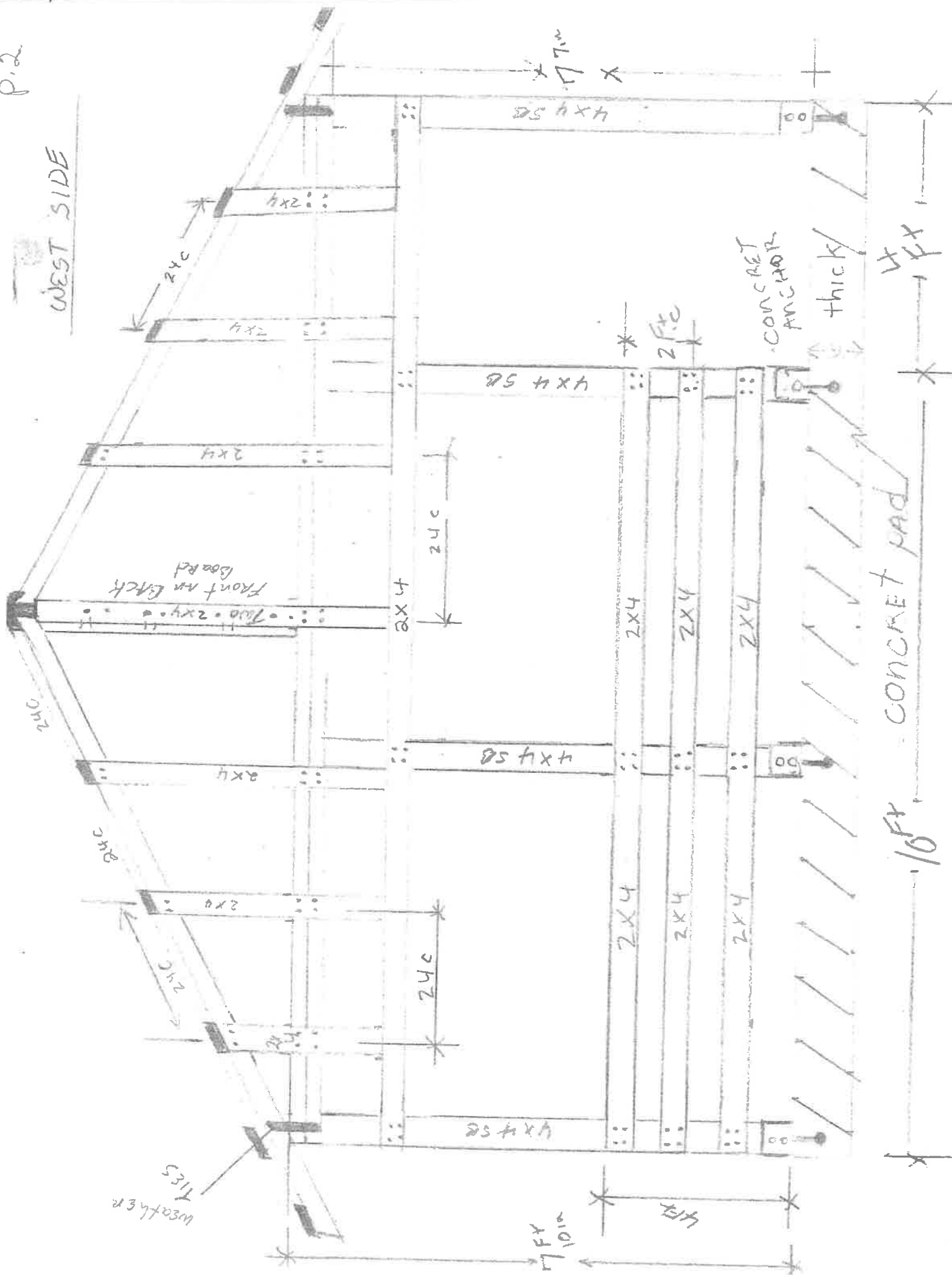
P.1

WEST SIDE



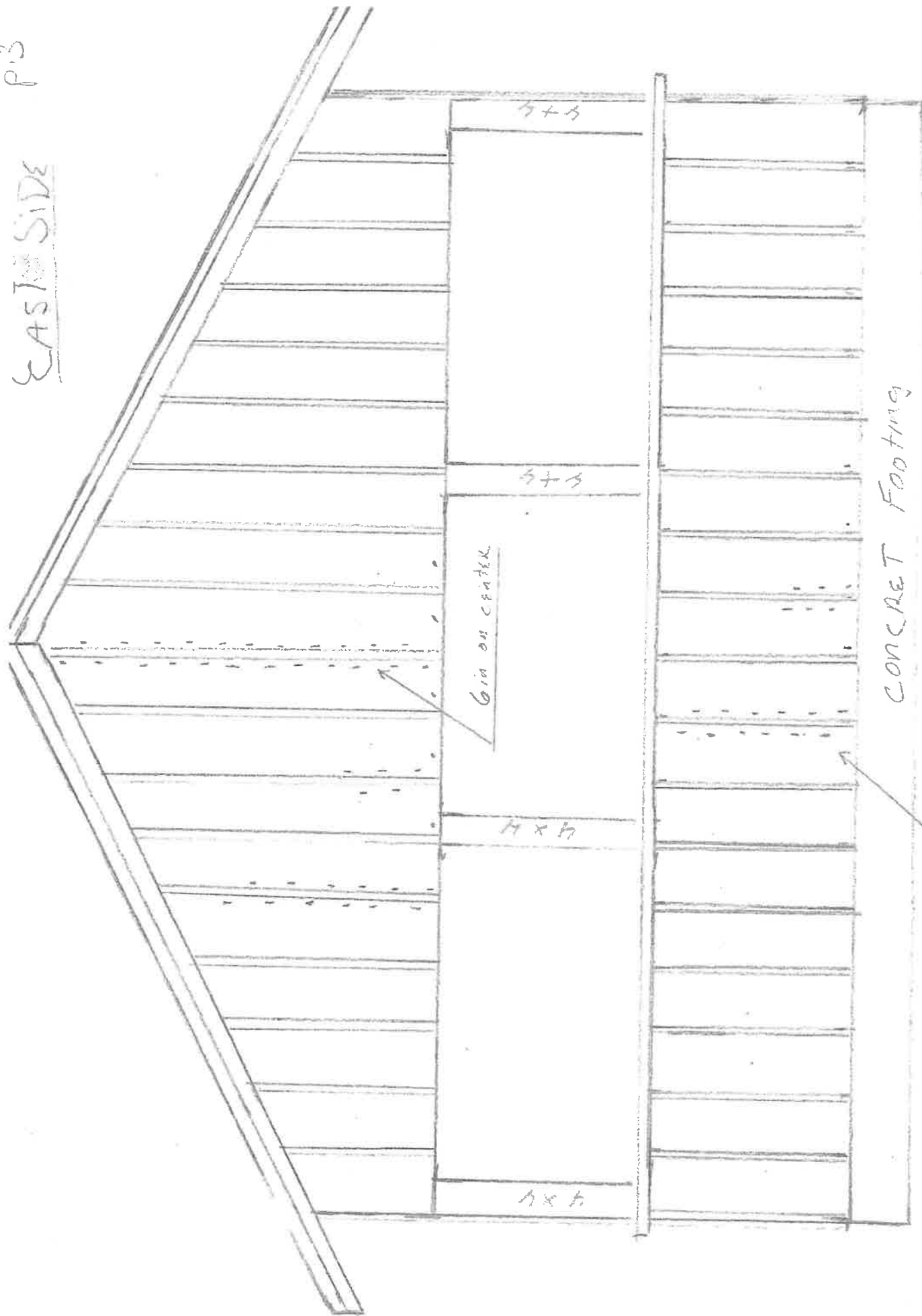
5/8 WAFER
11-8 in
NAILS 6" centers
ONE FOOT on outer edge

WEST SIDE



P.3

EAST SIDE

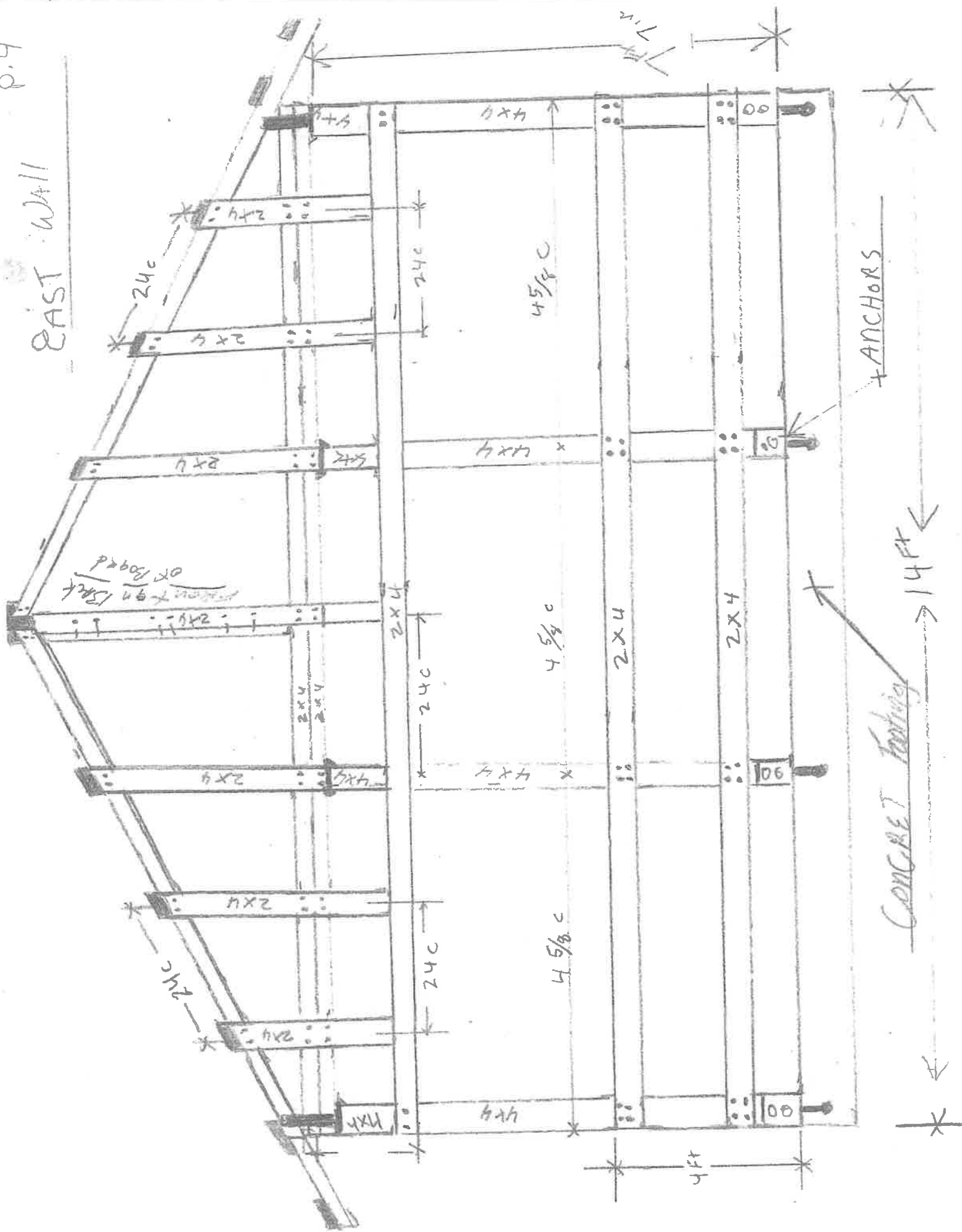


CONCRETE Footing

7-11-8 in
WAFFER Board

P.4

EAST Wall



P.5

North Side.

10' 10"

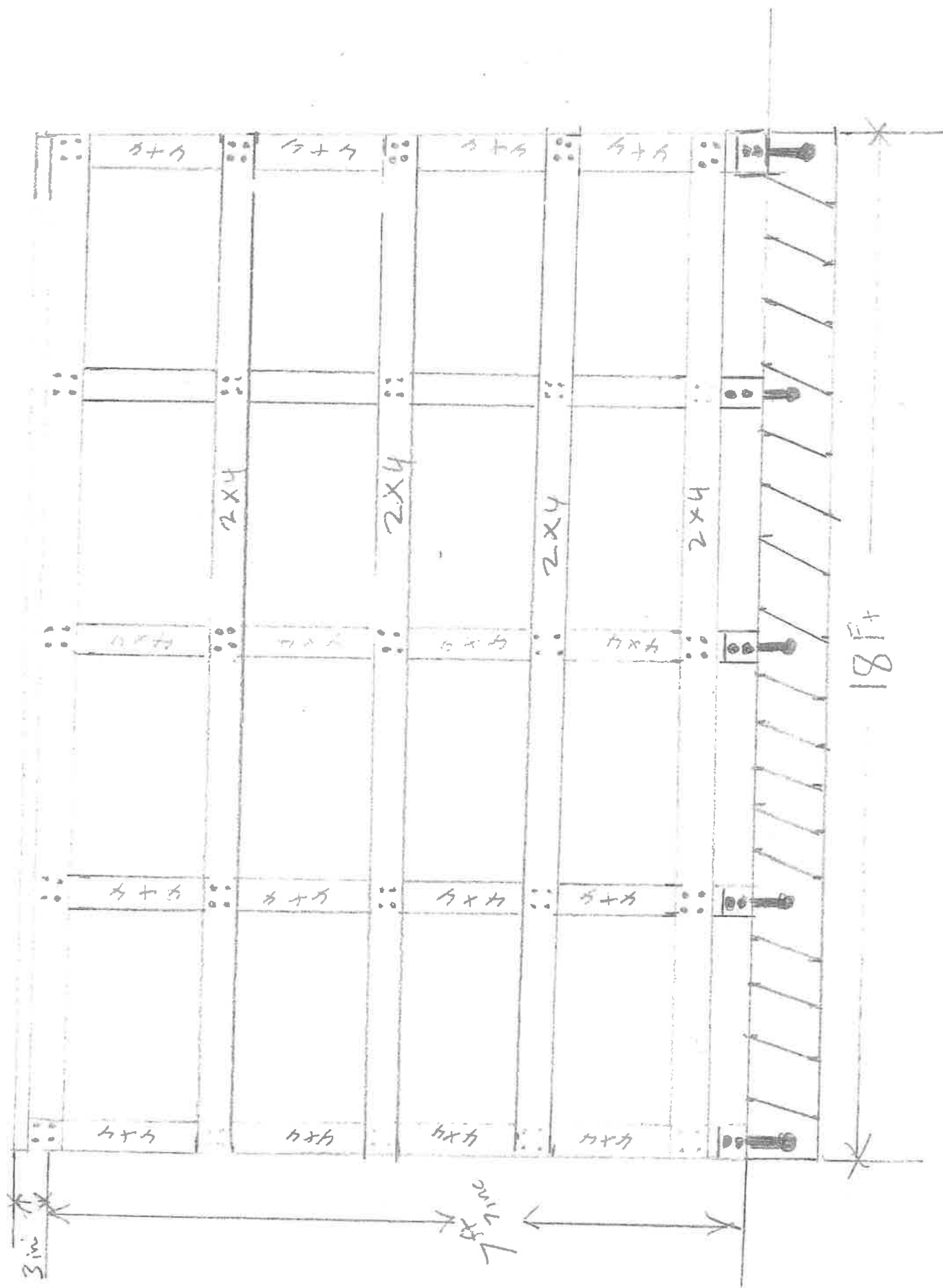
11'-8 1/2"
wafer Board

CONCRETE FOOTING

18 Ft

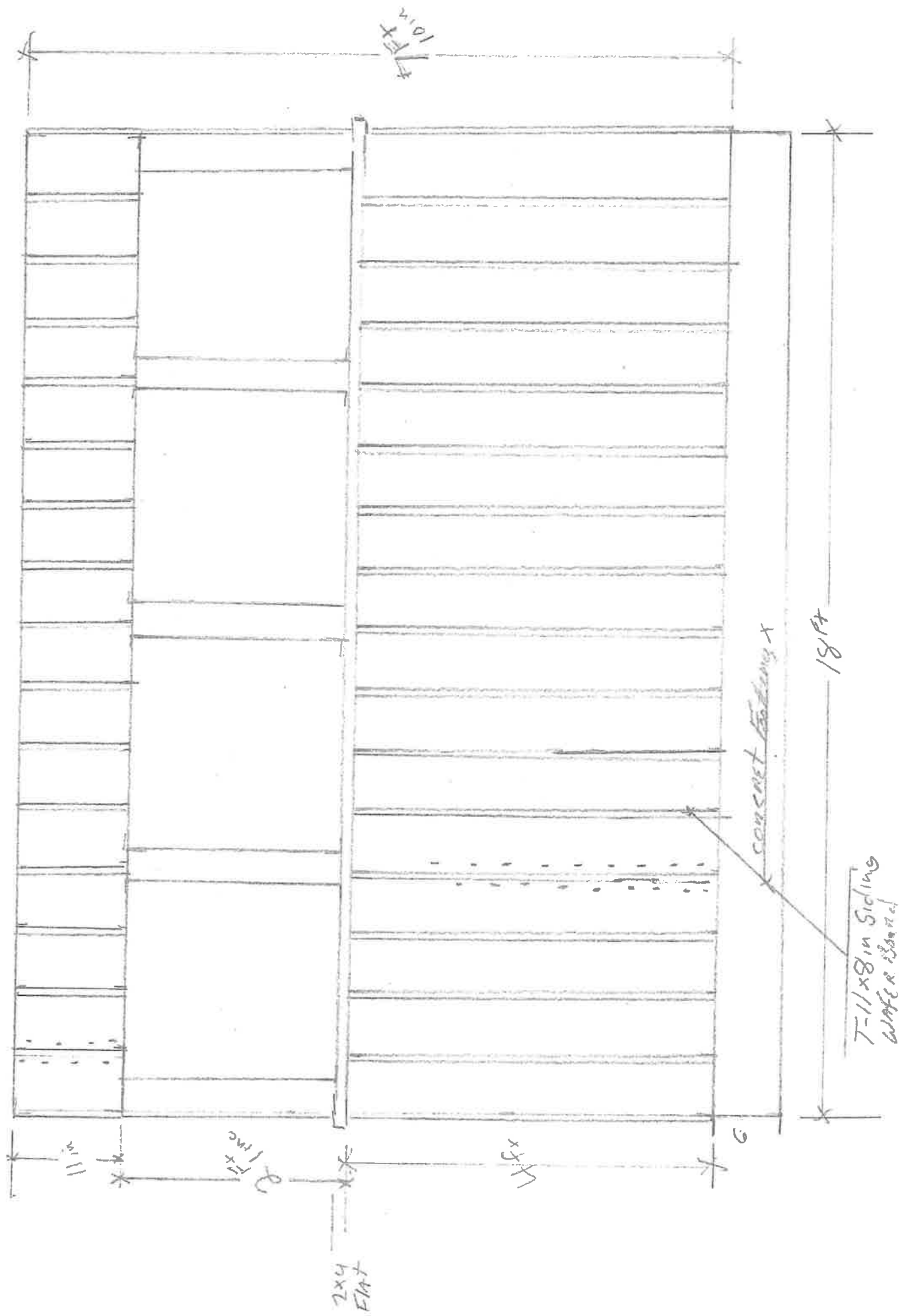
NORTH SIDE

OUT SIDE WALL



P.7

South side



South S. 35

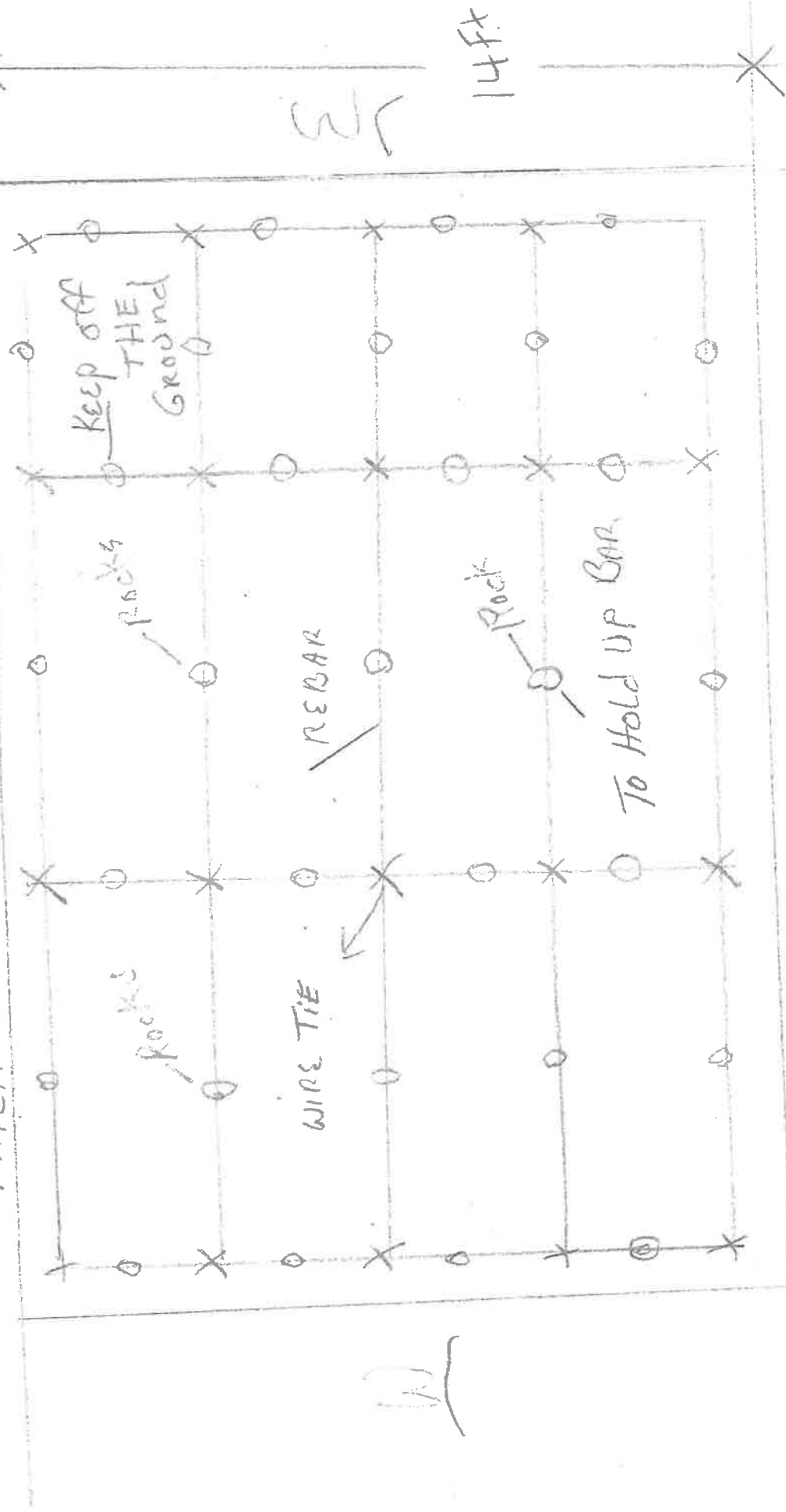
North Has e solid wall

ALL 3 SIDES TIE SAME
WEST, EAST, SOUTH



CONCRETE SLAB N

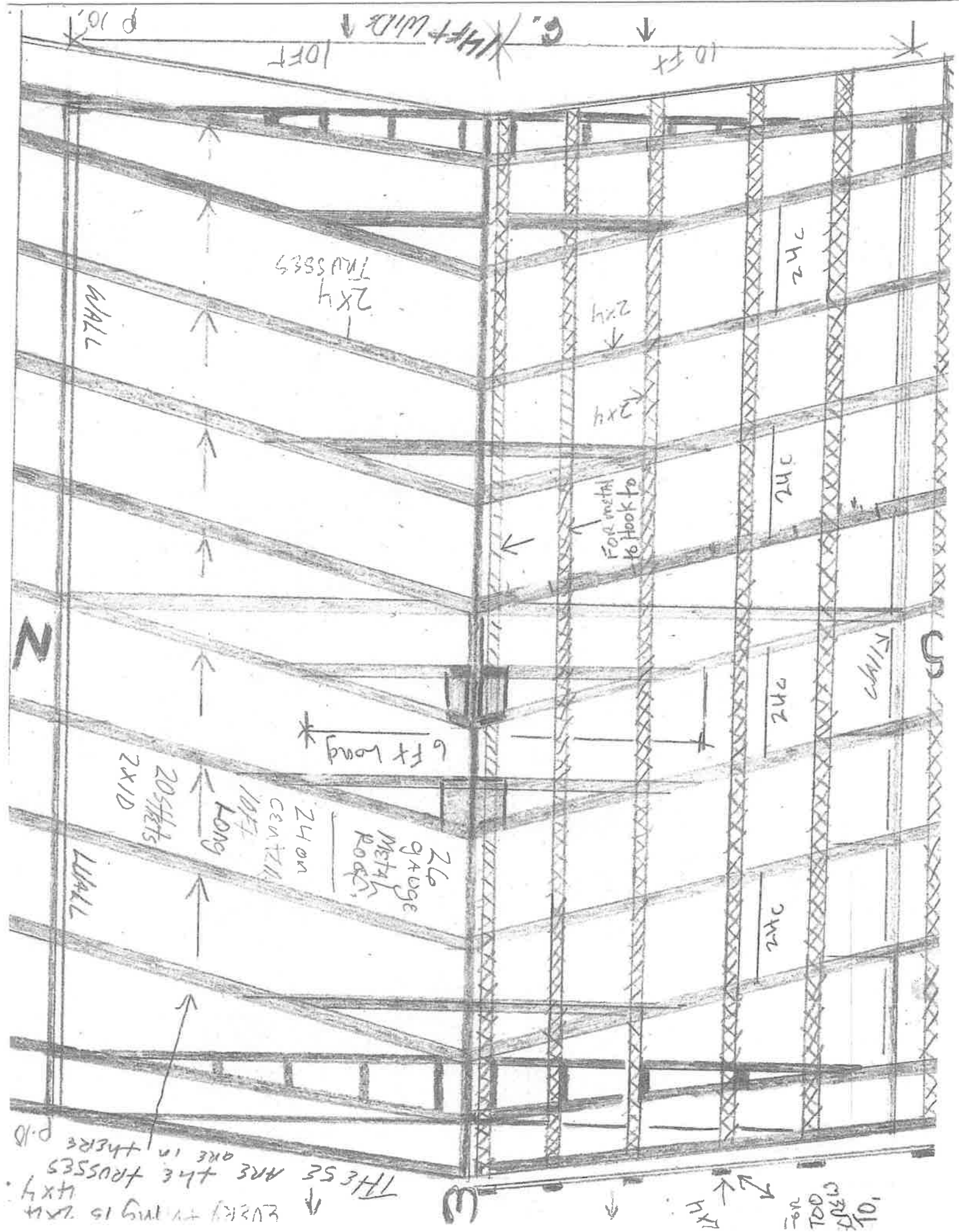
Thickness of concrete in with REBAR



18ft

S

SQUARE FT - 252





REDLAND GRANGE #796
18131 S FISHERS MILL RD.
OREGON CITY, OR 97045

T3S, R3E, SECTION 06B, TAX LOT 01100

SCALE; 1" = 50 ft

*CITY WATER

