



POSTPONED

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

Date of Mailing of this Notice: November 24, 2021

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

THIS HEARING HAS BEEN POSTPONED TO JANUARY 13, 2022, FROM DECEMBER 2, 2021 AT REQUEST OF APPLICANT. New schedule is as follows:

HEARING DATE: January 13, 2022

HEARING TIME: This hearing will begin at 9:30 a.m.

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: Z0424-21-Conditional Use

Applicant: John Childs

Property Owner: John Childs

Proposal: Home Occupation to host events; weddings, etc.

Applicable Zoning and Development Ordinance Criteria: Sections 401, 806, 1307, 1000 et al

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

Site Address and/or Location: 15201 S. Kirk Road

Assessor's Map: T3S, R2E, Section 27, Tax Lot(s) 00900

Property Size: approximately 70-acres

Zoning: Exclusive Farm Use, EFU

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:** Hamlet of Beavercreek, **Contact:** tsr@bctonline.com

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 [Click or tap to enter a date.](#), 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?



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

Date of Mailing of this Notice: October 27, 2021

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

HEARING DATE: December 2, 2021

HEARING TIME: This hearing will begin at 9:30 a.m.

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: Z0424-21-Conditional Use

Applicant: John Childs

Property Owner: John Childs

Proposal: Home Occupation to host events; weddings, etc.

Applicable Zoning and Development Ordinance Criteria: Sections 401, 806, 1307, 1000 et al

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

Site Address and/or Location: 15201 S. Kirk Road

Assessor's Map: T3S, R2E, Section 27, Tax Lot(s) 00900

Property Size: approximately 70-acres

Zoning: Exclusive Farm Use, EFU

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Planning and Zoning
Department of Transportation and Development
Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

STAFF USE ONLY

RECEIVED

Sep 9 2021

Clackamas County
Planning & Zoning Division

Z0424-21-C

Staff Initials:

File Number:

Land use application for:

CONDITIONAL USE

Application Fee: \$3,945, unless for mining, then \$11,450
(+ \$120 if an expanded notification area is required by ZDO Section 1307,
+ \$3,230 if Hydrogeologic Review is required)

APPLICANT INFORMATION

Applicant name: <input type="checkbox"/> Chateau de Lis LLC	Applicant email:	Applicant phone:	
Applicant mailing address: 15201 S Kirk Rd.	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant): John Childs	Contact person email: johnchilds503@gmail.com	Contact person phone: 503-422-5312	
Contact person mailing address: same	City:	State:	ZIP:

PROPOSAL

Brief description of proposal: Home occupation to host events under ZDO Section 806.	Pre-application conference file number: ZPAC0015-20
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SITE INFORMATION

Site address: 15201 S Kirk Rd., Oregon City, OR 97045	Comprehensive Plan designation: Agricultural	Zoning district: EFU
Map and tax lot #: Township: 3S Range: 2E Section: 27 Tax Lot: 0900 Township: Range: Section: Tax Lot: Township: Range: Section: Tax Lot:	Land area: 69.78 ac	
Adjacent properties under same ownership: Township: Range: Section: Tax Lot: Township: Range: Section: Tax Lot:		

Printed names of all property owners: John R Childs Chauncy L Childs	Signatures of all property owners: <i>John R Childs</i> <i>Chauncy L Childs</i>	Date(s): 9/8/2021 9/8/2021
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>John Childs</i>	Date: 9/8/2021	



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STAFF USE ONLY

Land use application for:

CONDITIONAL USE

Application Fee: \$3,945, unless for mining, then \$11,450
(+ \$120 if an expanded notification area is required by ZDO Section 1307,
+ \$3,230 if Hydrogeologic Review is required)

Staff Initials:

File Number:

APPLICANT INFORMATION			
Applicant name: Chateau de Lis LLC		Applicant email:	
Applicant mailing address: 15201 S Kirk Rd.		City: Oregon City	State: OR ZIP: 97045
Contact person name (if other than applicant): John Childs		Contact person email: johnchilds503@gmail.com	Contact person phone: 503-422-5312
Contact person mailing address: same		City:	State: ZIP:

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Map and tax lot #: Township: 3S Range: 2E Section: 27 Tax Lot: 0900		Land area: 63.78 ac	
Township: Range: Section: Tax Lot:			
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Adjacent properties under same ownership:			
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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>John Childs</i>		Date: 9/8/2021

Clackamas County

Page 1 of 3

Updated 01/01/2021

We authorize ingress/egress through our property for purposes related to this application. Printed names of owners of T.L. 3S2E270804:
Walter L Childs Jr. Revocable Trust

Roberta B. Childs Revocable Trust

Conditional Use (Type III)

Signatures:

Walter L Childs Jr., First Fee
Roberta B Childs

Dates:

10/14/21
10/14/21



Planning and Zoning
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

STAFF USE ONLY

Land use application for:

CONDITIONAL USE

Application Fee: \$3,945, unless for mining, then \$11,450
(+ \$120 if an expanded notification area is required by ZDO Section 1307,
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Staff Initials: _____ File Number: _____

APPLICANT INFORMATION

Applicant name: <input type="checkbox"/> Chateau de Lis LLC	Applicant email:	Applicant phone:	
Applicant mailing address: 15201 S Kirk Rd.	City: Oregon City	State: OR	ZIP: 97045
Contact person name (if other than applicant): John Childs	Contact person email: johnchilds503@gmail.com	Contact person phone: 503-422-5312	
Contact person mailing address: same	City:	State:	ZIP:

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Printed names of all property owners: John R Childs Chauncy L Childs	Signatures of all property owners:	Date(s):
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:		Date:

A. Complete a pre-application conference:

You must attend a pre-application conference with Planning and Zoning staff before filing this application. [Information about the pre-application conference](#) process and a request form are available from the Planning and Zoning website.

B. Review applicable land use rules:

This application is subject to the provisions of [Section 1203, Conditional Uses](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

C. Turn in all of the following:

- ☒ **Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- ☒ **Application fee:** The cost of this application is **\$3,945**, unless it is for mining, in which case the cost is **\$11,450**. A \$120 notification surcharge also applies if an expanded notification area is required by ZDO Section 1307. If Hydrogeologic Review is required, there is an additional \$3,230 fee. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies. [Will drop off check at county planning dept.](#)
- ☒ **Vicinity map:** Provide a map of the area around the property, drawn to scale, that shows the uses and location of improvements on adjacent properties and properties across any road.
- ☒ **Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Location of utilities, wells, septic drain fields, and replacement drain field areas.
- ☒ **Service Feasibility Determinations:** Request that the property's water provider, sanitary sewer provider, and surface water management authority, as applicable, each complete a [Preliminary Statement of Feasibility](#) and include those completed statements with your application. If the proposed development will be served by an onsite wastewater treatment system (e.g., a septic system), include an approved Site Evaluation or Authorization Notice from the [Septic & Onsite Wastewater Program](#) attesting to the feasibility of your proposal.
[Subject property is served by a private water well. Portable restrooms will be rented for each event hosted.](#)

- ☑ **Building elevation diagrams:** Attach drawings of all proposed new and remodeled structures. The drawings must be to-scale and must show each side of the building and any windows, doors, or other appurtenances. Include all measurements (height, length, width, and area). [See attached elevations of home, arboretum and meditation center.](#)
- ☑ **Hydrogeologic review report:** You must include a hydrogeologic review report if new industrial, commercial, or institutional development using exempt-use well or wells is proposed within a sensitive groundwater area outside of the Portland Metropolitan Urban Growth Boundary, Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, and Zigzag Village. The report must address applicable requirements of [ZDO Subsection 1006.03\(E\)](#). Additional guidance on completing the report is available from the Planning and Zoning [website](#). Your report will be peer-reviewed by qualified professionals contracted by the County. Evaluation of any required hydrogeologic review report costs an additional \$3,230. [N/A](#)
- ☑ **Any additional information or documents, such as a traffic impact study, advised of during the pre-application conference** [N/A](#)

D. Respond in a narrative:

[See attached.](#)

Your application submittal must include a narrative that fully responds to the following. Due to the technical nature of these requirements, guidance on how best to respond will be provided during the required pre-application conference.

1. How is the use listed as a conditional use in the Zoning and Development Ordinance (ZDO) section for the zoning district in which the subject property is located?
2. How are the characteristics of the subject property suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features?
3. How does the proposed use comply with [ZDO Subsection 1007.07, Transportation Facilities Concurrency](#)?
4. How is safety of the transportation system adequate to serve the proposed use.
5. Explain how the proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses allowed in the zoning district(s) in which surrounding properties are located.
6. How is the proposed use consistent with the applicable goals and policies of the [Comprehensive Plan](#)?
7. Explain how the proposed use complies with any applicable requirements of the zoning district and any overlay zoning district(s) in which the subject property is located, [ZDO Section 800, Special Use Requirements](#), and [Section 1000, Development Standards](#).

FAQs

What is a conditional use?

A conditional use is a land use that may be allowed by the Zoning Development Ordinance (ZDO) in certain zoning districts under specified conditions. Exercising a conditional use requires approval of a conditional use permit.

What is the permit application process?

Conditional use permits are subject to a "Type III" land use application process, as provided for in [Section 1307](#) of the ZDO. Type III decisions include notice to owners of nearby land, the Community Planning Organization (CPO) if active, service providers (sewer, water, fire, etc.) and affected government agencies, and are reviewed at a public hearing before the County Land Use Hearings Officer. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The County's decision can be appealed to the Oregon Land Use Board of Appeals (LUBA).

What is needed for the County to approve a land use permit?

Conditional uses *may* be permitted after an evaluation by the Hearings Officer of applicable standards. The applicant is responsible for providing evidence that their proposal does or can meet those standards. In order to address the standards, the information requested in this application should be as thorough and complete as possible. A permit will only be approved or denied after a complete application is received and reviewed. The County approves an application only if it finds that the proposal meets the standards or can meet the standards with conditions.

How long will it take the County to make a decision about an application?

The County makes every effort to issue a decision on a Type III land use application within 12 weeks (84 days) of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

If an application is submitted and then withdrawn, will a refund be given?

The fee for this application includes a \$1,050 fee for review by the Hearings Officer, which will be fully refunded if the application is withdrawn before the hearing occurs. If a submitted Type III application is withdrawn before it is publicly noticed, 75% of the portion of the application fee paid that is not the Hearings Officer review fee (i.e., the remainder) will be refunded. If a submitted application is withdrawn after it is publicly noticed, but before a staff recommendation is issued, 50% of the remainder will be refunded. No refund on the remainder will be given after a staff recommendation is issued.

The additional Hydrogeologic Review fee, if applicable, can be refunded in full, provided the application is withdrawn before any work has been done by the hydrogeologist; after any work has been done by the hydrogeologist, no portion of the Hydrogeologic Review fee will be refunded.

Who can help answer additional questions?

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

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Clackamas County Conditional Land Use Permit Application
ZDO Section 806 Home Occupation to Host Events
Chateau de Lis LLC
John and Chauncy Childs, members

Narrative

1. How is the use listed as a conditional use in the Zoning and Development Ordinance (ZDO) section for the zoning district in which the subject property is located?

The “Home Occupation to Host Events” is listed as a commercial conditional use under ZDO Section 401 for Exclusive Farm Use Zoning.

2. How are the characteristics of the subject property suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features?

The subject property includes 133 acres of pasture and forest land that is well suited for hosting events. The property is fairly flat and square-shaped, and the home and accessory buildings are situated at the center of the property and are surrounded by screening vegetation, thereby minimizing (or eliminating) visual or auditory impact on neighbors and their properties. Ingress and egress roads and parking areas within the subject property are adequate to handle guest traffic without requiring any parking along Kirk Rd.

3. How does the proposed use comply with ZDO Subsection 1007.07, Transportation Facilities Concurrency?

Home Occupation to Host Events is exempt from this requirement per 1007.07(B)(5).

4. How is safety of the transportation system adequate to serve the proposed use.

The subject property is located about a half mile down Kirk Road from Hwy. 213, and there are 12 other residences along this section of Kirk Rd. Kirk Rd. is a minor residential street that dead-ends about 1 mile east of Hwy. 213, so there is little traffic to contend with. The safety of Kirk Rd. is also evidenced by the occasional large burial services held at Carus Cemetery, located across Kirk Rd. from the subject property. Hwy 213 at Kirk Rd. handles approx. 15,900 vehicles per day (per 2019 ODOT traffic counts). The proposed use will not significantly add to this volume.

5. Explain how the proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses allowed in the zoning district(s) in which surrounding properties are located.

Six of the twelve adjacent properties (that are not commonly owned) are zoned either EFU, RRFF5 or RR10, and include single family residences on 5 acres or less with very minor farming operations (e.g. a household garden or small farm animals). Two of the adjacent properties (to the west) are zoned EFU

and contain single family residences along with indoor equestrian facilities. One adjacent property (to the north) is vacant (owned by an inactive HOA). Another adjacent property (to the east off of Beaver Glen Dr.) is a 20-acre parcel with a Christmas tree grow operation and a single family residence. One adjacent property (to the south) is a 19 acre hazelnut grow operation without a residence. Lastly, one adjacent property (to the south east) is operated as a church cemetery.

Although the proposed use will comply with noise, light and time-of-day restrictions required under Section 806.02 (F), (I) and (J), the events will be held no closer than 600 ft. from the western property boundary and 750 ft. from the northern property boundary, which will reduce (or eliminate) the impact upon adjacent properties and their allowed zoning uses. Additionally, the area immediately surrounding the house and accessory buildings will be screened by vegetation, to further prevent noise and light from affecting adjacent properties.

The applicant understands that the nearby residents chose to live in this area because of the quiet, scenic and peaceful environment that accompanies farm life, and does not wish to negatively affect this lifestyle.

6. How is the proposed use consistent with the applicable goals and policies of the Comprehensive Plan?

The proposed use of hosting events such as weddings, reunions, and company gatherings will further the County's Comprehensive Plan by exposing event guests to some of the benefits of a farming lifestyle in Clackamas County. Applicant may sell to, or provide samples to guests of vegetable, dairy and/or animal protein products grown or produced on site, as well as provide tours of the farming operations. Additionally, there are extensive trails throughout the subject property including a perimeter trail that may be available for guests to use. Guests may also enjoy the natural beauty of the gardens, including agricultural gardens, immediately surrounding the residence and accessory buildings. In short, the applicant proposes to provide a beautiful and scenic atmosphere for guests to strengthen familial and fraternal bonds while gaining a greater appreciation and education of the agricultural lifestyle in Clackamas County.

The County's Comprehensive Plan states the following in regards to Agricultural goals. The applicant proposes to assist in accomplishing each of the Agriculture Goals as follows:

AGRICULTURE GOALS

- **Preserve agricultural use of agricultural land.** Nothing proposed will adversely affect the use of agricultural land; in fact, the proposed use will enhance the agricultural use through education and greater appreciation of agricultural uses.
- **Protect agricultural land from conflicting uses, high taxation and the cost of public facilities unnecessary for agriculture.** The proposed hosting of events will not be an agriculturally conflicting use, nor will it result in increased cost of public facilities.
- **Maintain the agricultural economic base of the County and increase the County's share of the agricultural market.** The proposed use will enhance the agricultural use through education and greater appreciation of agricultural uses. Revenues from event hosting will also allow the applicant to maintain and expand the existing small farming operation.

- **Increase agricultural income and employment by creating conditions that further the growth and expansion of agriculture and attract agriculturally related industries.** Event guests represent an opportunity to expand the customer base of subject property agricultural revenues. Revenues from event hosting will also allow the applicant to maintain and expand the existing small farming operation.
- **Maintain and improve the quality of air, water, and land resources.** Surrounding landscaped grounds and gardens will help improve the quality of these resources.
- **Conserve scenic and open space.** Surrounding landscaped grounds and gardens, along with walking trails on site will help boost appreciation for these resources.
- **Protect wildlife habitats.** Use of the walking trails throughout the subject property, and vegetative screening and fencing immediately surrounding the residence and accessory buildings will assist in protecting and boosting appreciation for local wildlife habitats.

7. Explain how the proposed use complies with any applicable requirements of the zoning district and any overlay zoning district(s) in which the subject property is located, ZDO Section 800, Special Use Requirements, and Section 1000, Development Standards.

Regarding Section 806, Home Occupations to Host Events, the proposed use will comply with the following requirements in the following manner:

806.02 STANDARDS

A. Operator: The applicant resides full-time in the home on the subject property.

B. Employees: The applicant will employ no more than 5 employees in the home occupation, including photographers, florists etc.

C. Type of Buildings: The home occupation will be operated substantially in the operator's dwelling or other residential accessory buildings on site, in particular the arboretum and meditation center (not yet permitted or constructed as of the date of this conditional use permit application).

D. Tents: No tents are anticipated to be used; however, if it becomes necessary to utilize tents in the home occupation, applicant will comply with the requirements of this section.

E. Impacts on Dwellings: As stated in the answer to question #5 above, the proposed use will not interfere with the peaceful residency of neighbors.

F. Hours of Operation: Events will be restricted to the hours in this section.

G. Frequency of Events: Event frequency will be restricted to the limitations imposed by this section. Most events will consist of 25 to 100 guests, although some events, such as family or couple photo sessions, will consist of far fewer guests, and some infrequent events may host up to 300 guests. Refer to the TSDC Event Hosting Calculator for anticipated event frequency.

H. Guests: Number of guests will be limited to no more than 300 in any one event. Subject property capacity is adequate to handle 300 guests.

I. Lighting: The residence on the subject property was constructed to appear as if it were built several centuries ago; thus lighting is discreet and made to appear as lanterns and candles would have appeared centuries ago, and is therefore not offensive in any manner to neighboring properties, especially considering the vegetative screening surrounding the home and accessory buildings. Likewise, event lighting will be discreet, will not be directed skyward, and will generally consist of the minimum lighting acceptable for each event, safety being the primary consideration. All events will comply with the requirements of Section 1005.05(A).

J. Noise: The distance from neighboring properties and the vegetative screening surrounding the home and accessory buildings will allow the proposed use to comply with this section.

K. Parking: There are 70 parking spaces in the north parking lot, and an additional 23 spaces in the south parking lot. Additionally, the north and west motor courts adjacent to the house provide for parking of 27 vehicles, and parallel parking along the main driveway into the property and along the north parking access road will allow for 65 vehicles. The total parking available on hard surfaces is therefore 185 vehicles, more than enough to handle a 300-person event. Refer to the overall site plan that shows the paved ingress and egress loop that will be used, with signs directing guests to parking areas and exits. No parking will be allowed on Kirk Rd.

L. Portable Restrooms: Portable restrooms will be rented for each event, which comply with the requirements of this section.

M. Signs: A permanent sign indicating the street address and “Chateau de Lis” will be located at the main entrance on Kirk Rd., along with space for a temporary sign indicating the specific event being held. The temporary sign will comply with the requirements of this section.

N. Storage: Equipment, furniture, goods, and other amenities used for events will be stored indoors on non-event days.

O. Appearance: Even on event days (other than the presence of an event sign at the main entrance on Kirk Rd. and the presence of vehicles parked on site) the subject property will not appear to be hosting events, due to the physical distance between the event location at the home and accessory buildings and neighboring properties.

In EFU Zoning, a “Home Occupation to Host Events” is subject to the following specific criteria in Section 401. Applicant proposes to comply as follows:

401.05 APPROVAL CRITERIA FOR SPECIFIC USES

A. General Criteria

1. Uses may be approved only where such uses:

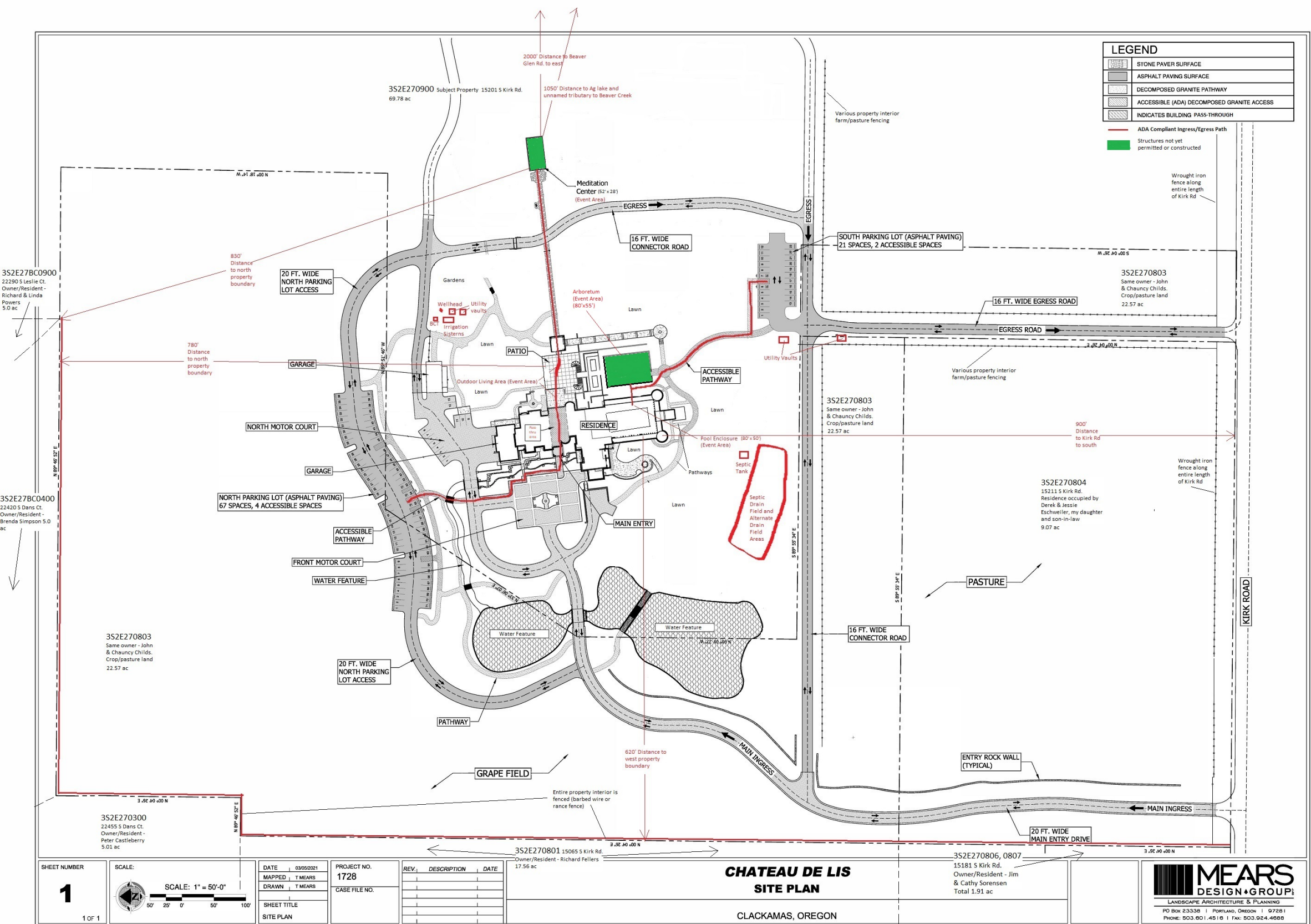
a. Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use. Please refer to the answer to question #5 above.

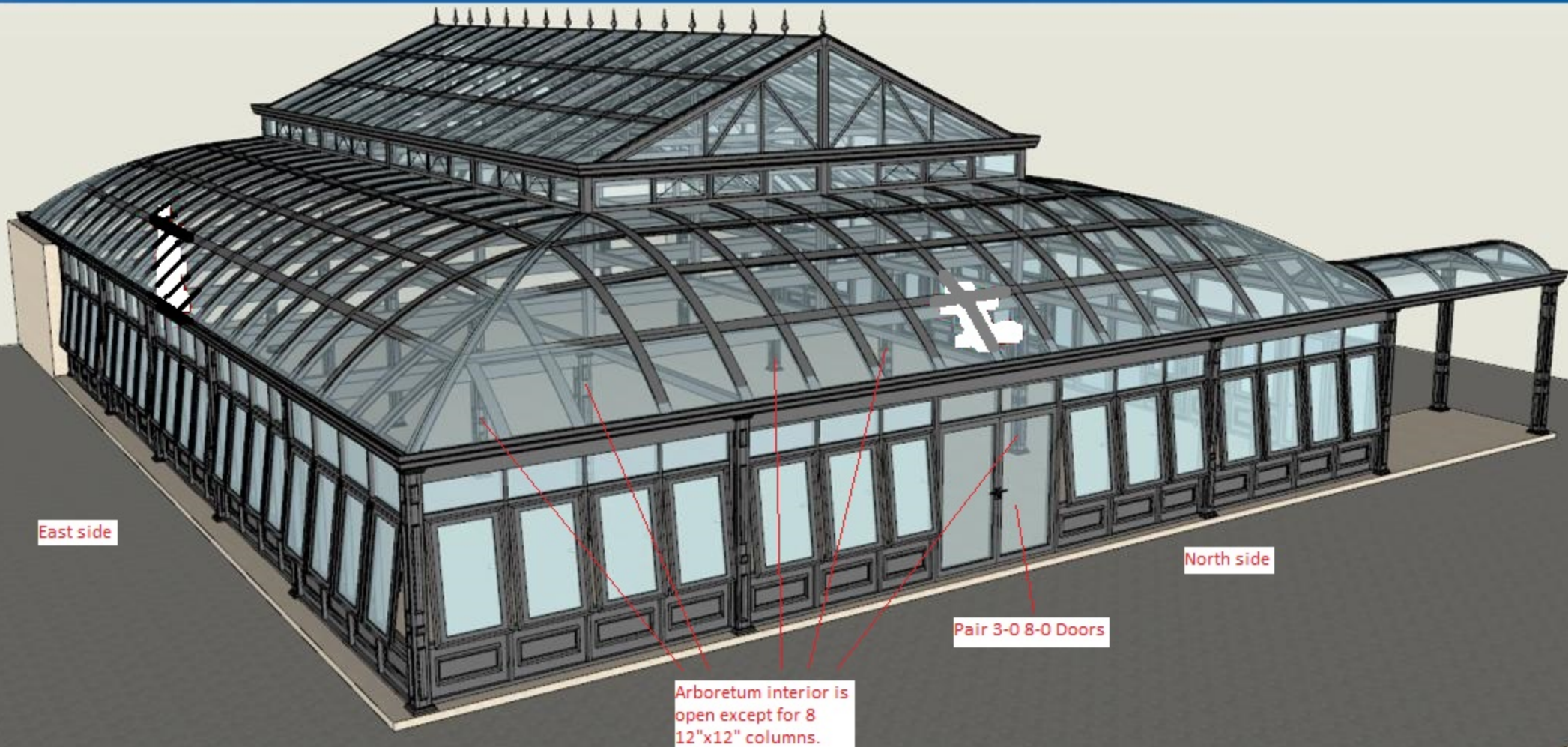
b. Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use. This will not occur with the proposed use.

D. Commercial Uses

1. The home occupation shall not unreasonably interfere with other uses permitted in the EFU zoning district and shall not be used as justification for a zone change. This will not occur with the proposed use.

The subject property is not subject to any overlay zoning districts. Compliance with ZDO Section 1005 is addressed above.





East side

North side

Pair 3-0 8-0 Doors

Arboretum interior is
open except for 8
12"x12" columns.

Breezeway connector
to pool enclosure

Pair 3-0 8-0 doors

80'

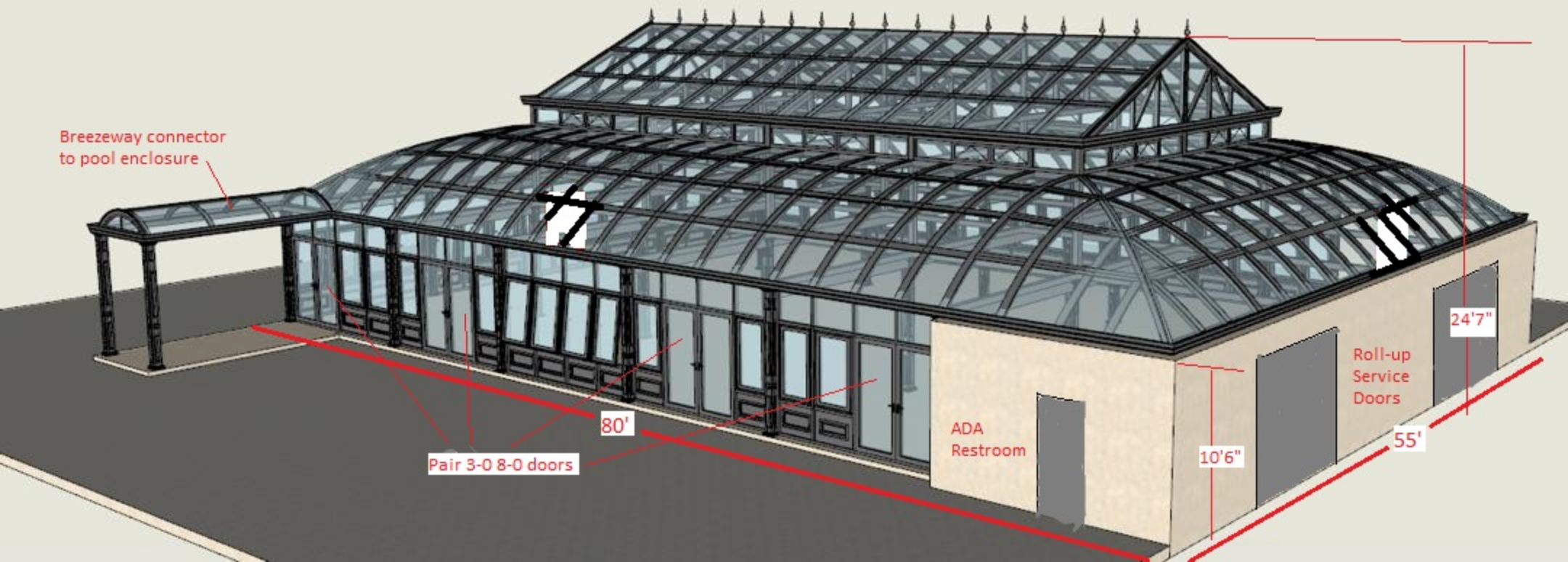
ADA
Restroom

10'6"

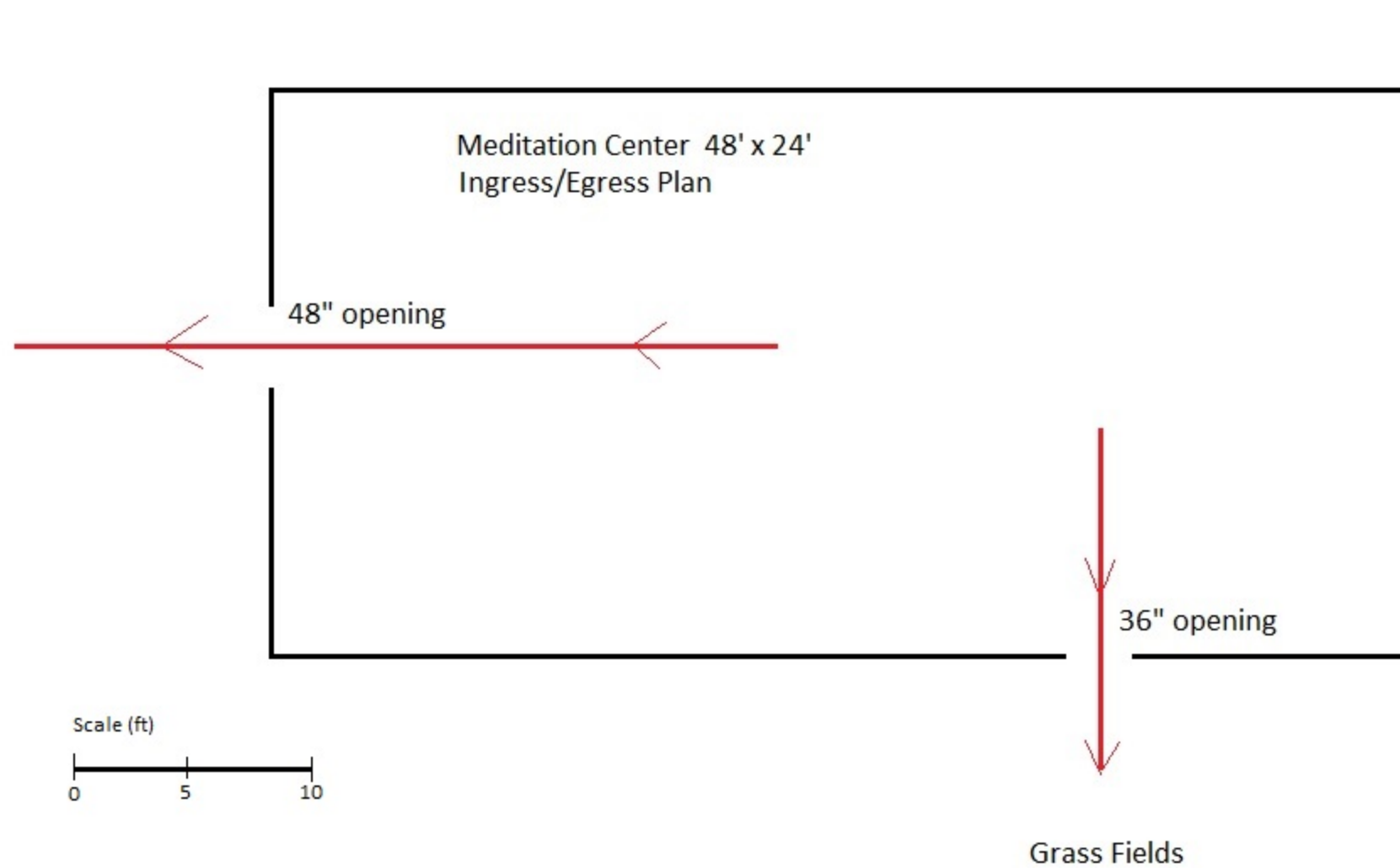
Roll-up
Service
Doors

55'

24'7"



Grass Fields







Planning and Zoning
Department of Transportation and Development
Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

Instructions for PRELIMINARY STATEMENTS OF FEASIBILITY

Instructions to Applicant:

The attached *Preliminary Statement of Feasibility* form is to be completed by the applicable sanitary sewer service provider, surface water management authority, and water service provider. Where there is no surface water management service district for the subject property, this form is to be provided to the Clackamas County Department of Transportation and Development, Transportation Engineering Division. *Preliminary Statements of Feasibility* are not required for onsite wastewater treatment facilities (e.g., septic tanks) or water service by private well.

Completed *Preliminary Statement of Feasibility* forms must be submitted with a land use application for design review, a partition, a subdivision, conditional use permit, or zone change.

It is the responsibility of the applicant for a land use application to provide a copy of this form to each service provider for the subject property. A service provider may require the submission of detailed plans and/or engineering data prior to determining whether a *Preliminary Statement of Feasibility* will be issued. Contact the service providers for details.

The forms must be dated no more than one year prior to submittal of a complete land use application.

Instructions to Reviewing Service Provider or Surface Water Management Authority:

A development is proposed within your service area. Please complete the attached *Preliminary Statement of Feasibility* to indicate whether adequate service can be provided to this development.

If adequate service can be provided only with the implementation of certain conditions of approval, you may attach such conditions to the completed form. Completion of the *Preliminary Statement of Feasibility* does not imply that additional requirements (e.g., plan submittals) may not be imposed by your agency once a land use application for the prospective development is filed.

Clackamas County Planning & Zoning will continue to provide notice to you of land use applications for property within your service area. This will allow you to determine whether the submitted development proposal differs from the plans reviewed by your agency in conjunction with the completion of this statement. This will also allow you to provide additional comments as necessary.

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 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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PRELIMINARY STATEMENT OF FEASIBILITY

TO BE COMPLETED BY APPLICANT		
Applicant name: Chateau de Lis LLC	Applicant email: johnchilds503@gmail.com	Applicant phone: 503-422-5312
Project engineer:	Project engineer email:	Project engineer phone:
Site address: 15201 S Kirk Rd., Oregon City, OR 97045		
Map and tax lot #: Township: <u>3S</u> Range: <u>2E</u> Section: <u>27</u> Tax Lot: <u>00900</u> Township: <u>3S</u> Range: <u>2E</u> Section: <u>27</u> Tax Lot: <u>00803</u> Township: <u>3S</u> Range: <u>2E</u> Section: <u>27</u> Tax Lot: <u>00804</u>		

TO BE COMPLETED BY SERVICE PROVIDER / SURFACE WATER MANAGEMENT AUTHORITY	
Name of service provider / surface water management authority:	Name and title of authorized representative:
Representative email:	Representative phone:
Check all that apply: Water Service <input type="checkbox"/> Water service, including fire flows, is available in levels appropriate for the development and adequate water system capacity is available in source, supply, treatment, transmission, storage, and distribution, or such levels and capacity can be made available through improvements completed by the developer or the system owner. <input type="checkbox"/> Water service is adequate with the exception of fire flows. The applicant shall provide a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or sprinkler system, is acceptable. <input type="checkbox"/> Adequate water service cannot be provided. Sanitary Sewer Service <input type="checkbox"/> Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner. <input type="checkbox"/> Adequate sanitary sewer service cannot be provided. Surface Water Management, Treatment, and Conveyance <input checked="" type="checkbox"/> Adequate surface water management, treatment, and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner. <input type="checkbox"/> Adequate surface water management, treatment, and conveyance cannot be provided.	
Is this statement issued subject to any conditions of approval? <input type="checkbox"/> YES, and those conditions are attached. <input type="checkbox"/> NO	
Signature of authorized representative: DEANA MULDER, DTD ENGINEERING	Date of signature: OCTOBER 1, 2021

Deana Mulder

10/01/2021