

**BEFORE THE LAND USE HEARINGS OFFICER
OF CLACKAMAS COUNTY, OREGON**

Regarding an Application for a Conditional)	Case File No.
Use Permit to Construct a Pump House and)	Z0291-20-C
Water Treatment Building.)	(Salmon Valley Water)

A. SUMMARY

1. The applicant is the Salmon Valley Water Company and the land owner is Stanford Oregon Hotels, LLC.
2. The subject property is located on the Three Nines Golf Course, south of Highway 26 between East Arrah Wanna Boulevard and East Welches Road. The legal description is T3S, R7E, Section 05AB, Tax Lot 5700, W.M. The subject property is located on the golf course and is zoned OSM – Open Space Management and HR – Hoodland Residential.
3. On September 3, 2020, the Hearings Officer conducted a public hearing to receive testimony and evidence about the application.

B. HEARING AND RECORD HIGHLIGHTS

1. The Hearings Officer received testimony at the public hearing about this application on September 3, 2020. All exhibits and records of testimony are filed with the Planning Division, Clackamas County Department of Transportation and Development. The public hearing was conducted virtually on the Zoom platform due to the corona virus. At the beginning of the hearing, the Hearings Officer made the declaration required by ORS 197.763. The Hearings Officer disclaimed any *ex parte* contacts, bias, or conflicts of interest. The Hearings Officer stated that the only relevant criteria were those identified in the staff report, that participants should direct their comments to those criteria, and failure to raise all arguments may result in waiver of arguments at subsequent appeal forums.
2. At the hearing, county planner Clay Glasgow discussed the staff report and recommended approval of the application.
3. Robert Peacock and Sarah Hartung testified in support of the application.

4. No one testified in opposition to the application.
5. At the conclusion of the public hearing, the Hearings Officer left the record open one week for the submission of new evidence, testimony, and argument; one additional week for responses to the new evidence, testimony, and argument; and one additional week for the applicant's final legal argument.

C. FACTS

The subject property is located on the Three Nines Golf Course, south of Highway 26 between East Arrah Wanna Boulevard and East Welches Road. The golf course is located within the Rural Community (Resort Community) of Wemme-Welches. Adjacent properties are generally in residential use within the HR one. Although the golf course is a large parcel, the proposed area for development is approximately 500 square feet. The area proposed for development is split zoned between OSM and HR. The proposed use involves tapping into an existing water production well and adding a pump house and treatment facility. The proposed development involves two small unoccupied buildings that would be designed to blend into the golf course.

D. DISCUSSION

The staff report does a thorough job of explaining how all of the applicable approval criteria are satisfied. The findings in the staff report are not challenged. It would be a waste of the County's money and resources to review and repeat all of the findings in the staff report. I have reviewed the findings in the staff report and I agree with those findings.¹ Therefore, I adopt and incorporate the findings in the staff report in this decision.

All of the applicable approval criteria are satisfied.

E. DECISION

Based on the findings, discussion and conclusions provided or incorporated herein and the public record in this case, the Hearings Officer hereby **APPROVES** application Z0291-20-D, with the following conditions of approval.

F. CONDITIONS OF APPROVAL

¹ The applicant submitted a revised site plan that slightly moves the proposed development in order to keep it out of a 50-foot buffer of by a nearby stream.

I. General Conditions:

- 1) Approval of this land use permit is based on the submitted written narrative and plan(s), dated July 9, 2020 and deemed complete July 15th. (Updated site plan submitted August 6th.) No work shall occur under this permit other than which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with this document(s) and the limitation of approval described herein.
- 2) The applicant is advised to take part in a Post Land Use Transition meeting. County staff would like to offer you an opportunity to meet and discuss this decision and the conditions of approval necessary to finalize the project. The purpose of the meeting is to ensure you understand all the conditions and to identify other permits necessary to complete the project. If you like to take advantage of this meeting please contact Wendi Coryell, Clackamas County at (503) 742-4657.
- 3) **Prior to the issuance of building permits,** the applicant shall submit a statement of use to Wendi Coryell in the Clackamas County Engineering Division. Wendi Coryell may be contacted at (503) 742-4657 or wendicor@co.clackamas.or.us. The statement of use is used to calculate the Transportation System Development charge. A Transportation System Development Charge (TSDC) is included in the final calculation of the building permit fees for new instructional projects; this includes additions and tenant improvements that increase the number of daily trips to the site.
- 4) **Prior to issuance of building permits,** County Septic and Onsite Wastewater Program shall approve septic for the facility, including the caretaker's residence.
- 4) If approved, the conditional use is valid for ten (10) years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision. During this period, the approval shall be implemented, or the approval will become void. "Implemented" means all major development permits shall be obtained and maintained for the approved conditional use, or if no major development permits

are required to complete the development contemplated by the approved conditional use, “implemented” means all other necessary County development permits (e.g. grading permit, building permit for an accessory structure) shall be obtained and maintained. A “major development permit” is:

- a. A building permit for a new primary structure that was part of the conditional use approval; or
 - b. A permit issued by the County Engineering Division for parking lot or road improvements required by the conditional use approval.
- 5) This Conditional Use approval is granted subject to the above and below stated conditions. Failure to comply with any of the conditions of approval constitutes a violation of this permit and may be cause for revocation of this approval.

II. Planning and Zoning Conditions: Clay Glasgow, (503) 742-4520, clayg@clackamas.us

- 1) Development of the subject property is subject to the provisions of ZDO Sec.1203 and those other relevant codes and ordinances adopted by the Board of County Commissioners pursuant to subsec. 1001.03 of the ZDO, including, but not limited to, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.
- 2) **Prior to issuance of building permits** lighting plan shall be submitted to and approved by the Planning Department. Outdoor lighting shall be located and designed, hooded and screened so that it does not shine up, or onto adjacent properties or right-of-ways.
- 3) Applicant to submit information into this record from Steve Hanshka, Planning Staff, indicating satisfaction of WES buffers along the watercourse and wetland in the vicinity of the project, and satisfy any requirements thereof.

III. Building Code Division Conditions: Richard Carlson, (503) 742-4769, richardcar@co.clackamas.or.us

- 1) All construction shall comply with current Oregon Structural Specialty Code and any other relevant codes. All required building permits shall be obtained and received final occupancy approval.
- 2) All required development permits (grading and erosion control, etc.) shall be obtained prior to any construction.

DATED this 16th day of September, 2020.



Fred Wilson
Clackamas County Hearings Officer

APPEAL RIGHTS

ZDO 1307.10(F) provides that, with the exception of an application for an Interpretation, the Land Use Hearings Officer's decision constitutes the County's final decision for purposes of any appeal to the Land Use Board of Appeals (LUBA). State law and associated administrative rules promulgated by LUBA prescribe the period within which any appeal must be filed and the manner in which such an appeal must be commenced. Presently, ORS 197.830(9) requires that any appeal to LUBA "shall be filed not later than 21 days after the date the decision sought to be reviewed becomes final." This decision will be "final" for purposes of a LUBA appeal as of the date of the decision (which date appears above my signature).