



ACTIONS TAKEN AT LAND USE PUBLIC HEARING
HELD April 24, 2025

Please direct all calls and correspondence to the staff contact indicated below.

Hearing Time: 1:00 p.m.
File Number: Z0054-24 and Z0055-24
Proposal: This notice pertains to a remanded decision regarding a Conditional Use Permit for the establishment of a dog kennel that will accommodate up to sixteen (16) dogs.

On July 15, 2024 the Clackamas County Hearings Officer approved the applications subject to conditions of approval. Neighboring residents appealed the county's decision to the Land Use Board of Appeals (LUBA). On December 12, 2024, LUBA affirmed the majority of the hearings officer's decision approving the nonconforming use and a CUP for the proposed dog training facility, but remanded on the single issue of whether the proposed use complies with ZDO 401.05(A)(1) and ORS 215.296(1).

The applicant has now requested that the County proceed with the remand of the CUP application pursuant to ORS 215.435(2)(a); the scope of the remand is limited to that issue. The hearings officer will not accept or consider testimony or evidence regarding other issues that were affirmed by LUBA or were not raised in the prior proceeding.

Staff contact: Melissa Lord; 503-742-4504 or MLord@clackamas.us

Hearings Officer Actions:
[] Continued Hearing Until Click or tap to enter a date. at _____
[X] Closed Hearing:
[X] Left the Record Open:
- Record left open 1 week(s), until 4:00 p.m. on May 1, 2025 for anyone to submit additional written evidence, argument, or testimony;
- Record left open an additional 1 week(s), until 4:00 p.m. on May 8, 2025 for any participant to respond to new evidence submitted during the prior open-record period; and
- Record left open an additional 1 week(s), until 4:00 p.m. on May 15, 2025 for the applicant to submit final written argument in support of the application.
- Decision expected within 5 weeks.

