

NOTICE OF PUBLIC HEARING
CLACKAMAS COUNTY HEARINGS OFFICER

HEARING DATE: October 22, 2009

TIME: This item will not begin before 9:00 AM. However, it may begin later depending on the length of preceding items.

HEARING LOCATION: Development Services Building; Auditorium; 150 Beaver Creek Road; Oregon City, OR 97045

TO: Property owners within 750 feet

Subject: Conditional Use

File No: Z0522-09-C

Applicant: Clackamas County Parks; Katie Dunham; 150 Beaver Creek Road; Oregon City OR 97045.

Owner of Property: Clackamas County

Proposal: A Conditional Use permit to establish a new County park – Hardscrabble Quarry / Madrone Wall Park, on 43.99 acres in the Timber zone. The proposal includes; parking spaces for 20 vehicles, bike parking, one vault toilet, trails for all levels of visitors from ADA to advanced hikers, Madrone Wall for climbing, interpretive signs, trailhead kiosk and an improved overlook above Madrone Wall. The park will be open from 6 a.m. to 9 p.m., April through October and from 6 a.m. to 6 p.m., November through March. The park will be open for day use only. Access to the property is from Highway 224.

Ordinance Criteria: ZDO Sections 406, 1002, 1007, 1008, 1010, 1021, 1022, 1203 and Chapter 4 – Land Use – Forest, IV 58-59 and Chapter 9 – Parks and Recreation, IX 7-13 of the Comprehensive Plan

Location: Approximately 0.25 miles south of the intersection of Highway 224 and Marna Road. The site is located on the east side of Highway 224.

Site Address: 19485 SE Highway 224; Damascus OR 97089

Legal Description: T2S, R3E, Section 17, Tax Lot 3400, W.M.

Total Area Involved: 43.99 Acres

Zoning: TBR, Timber 80 acre size

Community Planning Organization For Area: Grant Park CPO

This organization is currently inactive. If you are interested in becoming involved in land use planning in your area, call Citizen Involvement at 503-655-8751

Planning Division Staff Contact: Sandy Ingalls; 503-742-4532; email; SandyIng@co.clackamas.or.us

All interested citizens are invited to attend the hearing. An agenda will be provided at the hearing. Testimony and evidence should address those criteria identified above and any other criteria relevant to the application. Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Hearings Officer an opportunity to respond to an issue precludes appeal to the Land Use Board of Appeals based on that issue. 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. Only specifically relevant testimony to the item being considered will be allowed.
4. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony; the Hearings Officer will either continue the hearing or leave the record open.

A staff report for the application will be available seven (7) days prior to the hearing. In the case of an appeal no additional staff report will be prepared. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning Division, Development Services Building; 150 Beavercreek Road; Oregon City, OR 97045, (503-742-4500). Direct all calls and written correspondence to the Planning Division. Anyone may request, at the hearing, that the record be kept open for at least seven (7) days.

To receive written notification of the Hearings Officer's decision, provide the Planning Division with a written request indicating the application file number.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.