



CLACKAMAS COUNTY PLANNING AND ZONING DIVISION
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

REVISED HEARING DATE

NOTICE OF A PUBLIC HEARING ON A LAND USE PROPOSAL IN YOUR AREA

Date of Mailing of this Notice: October 31, 2019

Notice Sent To: Agencies, Community Planning Organization(s) and property owners within 500 feet of the subject property.

HEARING DATE: ~~November 7, 2019~~ **November 21, 2019**

HEARING TIME: This hearing will not begin before 9:30 a.m. However, it may begin later depending on the length of any preceding items.

HEARING LOCATION: Clackamas County Development Services Building Auditorium
150 Beaver Creek Road, Room 115
Oregon City, OR 97045

Permit Number: Z0418-19 Conditional Use

Applicant: Stroupe Family Farms

Property Owner: Duane E Stroupe Trustee

Proposal: *This Hearing has been rescheduled from November 7th at the request of the applicant..*

Commercial activities in conjunction with a farm use to include sale of fresh commodities including produce and eggs from Stroupe Family Farms, along with products from other area farms. Beef, pork, lamb, and chickens raised by Stroupe Family Farms will be custom cut into halves, etc. New building is proposed, approximately 5,600 sq ft on site along with associated site improvements. Property is located at 20424 SW Stafford Road, east side of Stafford just north of the I-205 freeway.

Applicable Zoning and Development Ordinance and Comprehensive Plan Criteria: Sections 316, 813, 1002, 1005, 1006, 1007, 1015, 1021, and 1203 of the ZDO. These criteria may be viewed online at <http://www.clackamas.us/planning/zdo.html> and <http://www.clackamas.us/planning/comprehensive.html>.

Site Address and/or Location: 20424 SW Stafford Rd, Tualatin. East side of SW Stafford Rd at the I-205 freeway.

Assessor's Map: T2S, R1E, Section 29A, Tax Lot 01300, W.M.

Property Size: Approximately 6.52 Acres

Zoning: RRFF-5, Rural Residential Farm Forest

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; 503-7420 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 at the Planning Division offices. 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;
2. By visiting the Planning & Zoning Division at the address shown at the top of this notice during regular business hours, which are Monday through Thursday, 8 am to 4 pm; or Friday 8 am to 3 pm; or
3. Online at <https://acela.clackamas.us/citizenaccess/>. After selecting the "Planning" tab, enter the Permit Number to search. Then scroll down and select "Attachments," 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 Citizen Involvement Office at 503-655-8552. **CPO:** Stafford/Tualatin Valley CPO

HOW TO SUBMIT TESTIMONY ON THIS APPLICATION

- All interested citizens are invited to attend the hearing and will be provided with an opportunity to testify orally, if they so choose.
- Written testimony received by **October 31, 2019**, 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, regular mail, or hand delivery. 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 the Land Use Hearings Officer, who is 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

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?