



OPS DEPT

APR 18 2019

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Jennifer Hughes, Manager
Lindsey Nesbitt, Manager
Planning & Zoning

Department of Transportation and Development

150 Beaver Creek Road Oregon City, OR 97045

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 04/15/2019
Permit Number: Z0175-19
Application: Nonconforming Use - Alteration/Verification
From: Clackamas County Planning and Zoning
Notice Mailed To: Property owners within 750 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Application Proposal:

This is an application for verification and alteration of a nonconforming use. Specifically, the applicant requests determination that an existing accessory structure on the subject property, while not meeting current required setbacks from the SW Advance Rd right-of-way, was nonetheless legally established. They also request approval to remove the structure and the existing dwelling, and replace them with a new single-family dwelling and a new detached accessory structure, both no closer than 10 feet from the SW Advance Rd right-of-way.

Property Owner: HAUSSERMAN ROBERT & CARI
28050 SW 60TH AVE
WILSONVILLE, OR 97070

Applicant: GEIGER, KELLY
16771 BOONES FERRY ROAD
LAKE OSWEGO, OR 97035

Address: 28050 SW 60TH AVE
WILSONVILLE, OR 97070

Location: On the south side of SW Advance Rd on the property at the southeast corner of the intersection with SW 60th Ave.

Legal Description: 31E18B 01000 **Acres:** 1.12

Zone: EFU-EXCLUSIVE FARM USE

Staff: Glen Hamburg 503 742 4523 **E-mail:** GHamburg@clackamas.us

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

Permit Number: Z0175-19

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beaver Creek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently 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.

FAR WEST CPO
SPARKLE ANDERSON (503) 682-1132
27480 SW STAFFORD ROAD
WILSONVILLE OR 97070

Decision Process: In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

202, 401, 1206, 1307

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/> within five days of the date of this notice, or at our office during weekday lobby hours, 8:00 am to 4:00 pm, Monday through Thursday and 8:00 am to 3:00 pm Friday.

A decision on this proposal will be made and a copy will be mailed to you. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250 appeal fee.

Comments:

Your Name/Organization

Telephone Number

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 503-742-4696 or email swilliams@clackamas.us.

503-742-4696: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?