

CLACKAMAS COUNTY
PLANNING COMMISSION
REGULAR MEETING

MAY 29, 1973
COUNTY COURTHOUSE
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CONTINUED: MGDP-6-73: FRED W. HARTNELL:

ACTION #2:

Motion was made by Mr. Rothenfluch and seconded by Mr. Perking to TABLE for decision until a study can be conducted for the area indicating multi-family areas, development, vacancy rates, impact, etc., for a one and one-half (1½) mile diameter within a reasonable period of time.
AYES: 5 NAYES: 0

3. ZC-21-73: REQUEST FOR A ZONE CHANGE:

APPLICANT: HARTNELL, Fred W.
PROPOSAL: To change the zoning to MR-1, Multi-Family Residential for Lot 3000, excluding that portion fronting on Johnson Road.
LOCATION: On the N. E. corner of Johnson Road and Clackamas Road; Clackamas Area.
PRESENT ZONE: R-10, Single Family Residential
PROPOSERS: Mr. Paul Schultz, Attorney
OPPONENTS: Wendell Stanley; Mrs. Riddle; Mr. Stark; Donald Helwig; Doloris Maynary; Richard Perigol; Mrs. Aldens
REBUTTAL:
Proponents: Mr. Schultz
Opponents: Mr. Stanley; Donald Helwig; Mrs. Riddle

ACTION:

Motion was made by Mr. Rothenfluch and seconded by Mr. Perkins to TABLE this request pending a development pattern decision on the matter.
AYES: 5 NAYES: 0

4. CU-27-73: REQUEST FOR A CONDITIONAL USE PERMIT:

APPLICANT: N. CLACKAMAS CHRISTIAN SCHOOL
PROPOSAL: To develop the property as a school site to include an elementary school as Phase I and a high school as Phase II.
LOCATION: On the west side of Highway 213, approximately one-half (½) mile north of Glen Oaks Road; Oregon City Area.
PRESENT ZONE: R-20, Single Family Residential

Continued

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CONTINUED: CU-27-73: N. CLACKAMAS CHRISTIAN SCHOOL:

PROPOSERS: John Sherman

OPPOSERS: Rick Cooper; Shirley Betcher

REBUTTAL:

Proponents: Mr. Sherman

Opponents: Mr. Cooper, Mrs. Betcher

ACTION:

Motion was made by Mr. Rothenfluch and seconded by Dr. Baer to APPROVE this request as submitted as the public need and benefit has been demonstrated. This approval is subject to the following conditions: (1) Compliance to all recommendations of the Public Works Department relative to access and drainage. (2) Compliance at all times to the recommendations of the County Sanitarians. (3) Compliance to all local and state regulations as they may be applicable to such a facility. (4) Approval of site layout by the County Design Review Board prior to issuance of a building permit. Such considerations shall include, but not be limited to, landscaping, signing, access, parking, fencing and hard surface of the drive-ways and parking areas. (5) If construction of this facility does not occur within three (3) years of this conditional use approval, approval granted herein shall become void. (6) The County District Attorney may take whatever action is deemed appropriate for non-compliance to any conditions of approval. (7) All access to the site be limited to Highway 213.

AYES: 5 NAYES: 0 ABSTAINED: 1
Mr. Benson John Dodd

(John Dodd abstained from all discussion and voting on this matter.)

May 30, 1973

North Clackamas Christian School
P. O. Box 528
Oregon City, Oregon 97045

Gentlemen:

RE: File No. CU-27-73

This is to advise you that at the regular meeting of the County Planning Commission, Tuesday, May 29, 1973, your application for a Conditional Use Permit to develop the property as a school site to include an elementary school as Phase I and a high school as Phase II, on property described as Tax Lot 300, Section 8D, T3S, R2E, was presented and carefully studied.

The Commission, upon considering all the facts and evidence presented, felt that your request should be granted subject to the following conditions:

1. Compliance to all recommendations of the Public Works Department relative to access and drainage.
2. Compliance at all times to the recommendations of the County Sanitarians.
3. Compliance to all local and state regulations as they may be applicable to such a facility.
4. Approval of site layout by the County Design Review Board prior to issuance of a building permit. Such considerations shall include, but not be limited to, landscaping, signing, access, parking, fencing and hard surface of the driveways and parking areas.
5. If construction of this facility does not occur within three (3) years of this conditional use approval, approval granted herein shall become void.
6. The County District Attorney may take whatever action is deemed appropriate for non-compliance to any conditions of approval.

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7. All access to the site be limited to Highway 213.

There is a fifteen (15) day waiting period provided by the Zoning Ordinance as an "appeal period" which must be satisfied before any other action can be taken; therefore, after June 13, 1973, you may proceed with your plans, unless an appeal is filed opposing the decision. You will be notified if an appeal is filed.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely yours,

JAMES E. HALL
Planning Director

DOMINIC MANCINI
Zoning Administrator

DM:cb
cc: Board of County Commissioners