

For May 19, 2016 Public Hearing on the Clark County Comprehensive Update
From Margaret Tweet, Citizen, Camas, WA - *written comments only*
reserve right to speak @ May 21st hearing

1. **A grandfather clause** Please provide for longtime property owners the use options they had when they purchased the property, as other counties have done. Many rural landowners lost the full use of their land in 1994 in process that did not respect property rights.
2. **Predominate Parcel Size** in the area must be considered, as it is in most counties. The county should allow rural landowners to use and sell their land without undue burden. Other counties in WA state have more flexible zoning and allow more variation in lot size, and are still compliant with the GMA. Affordable housing requires available land, and that includes rural lands.

Family caring for family- Proximity is important when caring for children or aging family members. Allowing for dividing lots allows families to care for one another through various phases of life, and build their own homes for their children at the same time. A permit to place a mobile home has to wait for a disability to occur. What if a mobile home isn't suitable or desired for housing? It is much harder to accomplish anything if a medical hardship occurs. Under this plan, family could move in to help out, or move into a guest house, and be left with no home of their own. Large families require more lots. The plan needs to be flexible. **Medical and/or economic hardship** may require selling a portion of a property to save the rest, or to salvage a family business. Family gardens are a valuable source of natural food fostered in rural areas that should be encouraged, not just commercial gardens.

An Accessory Dwelling Unit is helpful, and does not equal a separate parcel. An ADU cannot be sold or passed on as needed. It is accessory to the main building and cannot be divided.

Accurate Data The county's own data shows a consistent urban rural ratio of 85/15, yet the planners have selected a 90/10 urban to rural ratio. The plan should reflect accurate data, and allow for growth in rural as well as urban areas. Actual truth on the ground should be reflected in the plan.

Small businesses often require space- Smaller lot sizes allow for more and varied small businesses to start in Clark County, supporting residents with jobs. Whether it is a repair shop, a small farm or garden, or another sort of small home based business, the county should allow for such start up efforts, not prevent it. Small farms can either support a family or have enough to share. It needn't be commercial to be a farm that is feeding the community healthy produce. Small farms can be commercially viable.

Please keep Clark County rules **no stricter than state requirements**. Over-regulation stifles growth and jobs. Opportunity fosters creative growth. If the state and the courts do not require 5-acre minimum lot sizes, neither should the county.

Support Alt. 4



THIS IS TO NOTIFY YOU THAT CLACKAMAS COUNTY HAS PROPOSED A CHANGE IN LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

On **Monday, June 23, 2014, at 6:30PM**, the Clackamas County Planning Commission will hold a public hearing at 150 Beaver Creek Road, Oregon City, OR 97045, regarding the adoption of Planning File #ZDO-249. The Board of County Commissioners will hold a public hearing on the matter **on Wednesday, July 30, 2014, 9:30AM**, at 2051 Kaen Road, Oregon City, OR 97045. ORS Chapter 215 requires the following statement to be included in this notice: "Clackamas County has determined that adoption of Planning File #ZDO-249 may affect the permissible uses of your property, and other properties in the affected zones, and may change the value of your property." Despite this cautionary language, Clackamas County has not determined that this action will change the value of any property.

Clackamas County is in the second year of a five-year program to audit the county's Zoning and Development Ordinance. The audit is focused on repealing redundant or conflicting regulations, streamlining, clarifying, and reorganizing. In some cases, however, policy changes may be implemented, or the audit process may result in some changes to what is permitted in a particular zone. A key task this year is to review the urban residential zones. **Planning File #ZDO-249 contains proposed changes to the county's urban residential zones**, and you are receiving this notice because you are the owner of property in one or more of these zones.

A summary of the proposed changes to each zone, as well as a copy of all the proposed text amendments, can be viewed online at <http://www.clackamas.us/planning/zdoproposed.html> or at the Clackamas County Planning & Zoning Division offices at 150 Beaver Creek Road, Oregon City, OR 97045. A copy of Planning File #ZDO-249 also is available for purchase at a cost of \$1.00 for the first page, plus \$0.10 for each additional page.

You can find the zoning designation for your property using the county's online mapping system (CMap) at <http://cmap.clackamas.us/>. For additional information concerning Planning File #ZDO-249 or your property's zoning, you may call the Clackamas County Planning & Zoning Division at (503) 742-4500 or email zoninginfo@clackamas.us.

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.

Example of postcard notification re zoning changes/updates.

THIS IS TO NOTIFY YOU THAT CLACKAMAS COUNTY HAS PROPOSED A CHANGE IN LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTY.

The Clackamas County Board of Commissioners is considering amending the county Zoning and Development Ordinance (ZDO) to add land use regulations for growing, processing, wholesaling or retailing of recreational or medical marijuana. The draft regulations – Planning File ZDO-254 – contain proposed changes to many urban and rural zones in unincorporated Clackamas County. You are receiving this notice because you are the owner of property in one or more of these zones.

NOTE: The regulations do NOT apply to personal use of recreational or medical marijuana, as defined in State law.

Public Hearing Dates and Times for Planning File ZDO-254, Marijuana-Related Land Uses

- **Planning Commission:** Mon, Oct. 26, 2015; 6 p.m. – Abernethy Center, 606 15th St., Oregon City
- **Board of County Commissioners:** Mon., Nov. 23, 2015; 9:30 a.m. – Public Services Bldg 4th floor, 2051 Kaen Rd, Oregon City

For More Information . . .

- Why did I receive this notice? <http://www.clackamas.us/planning/>
- Overview of draft amendments: <http://www.clackamas.us/planning/marijuanaregulations.html>
- What zone is my property in? <http://cmap.clackamas.us/> and type in your address or tax lot number
- Draft amendments: <http://www.clackamas.us/planning/marijuanalanduse.html>
- General information on marijuana land use issues in the County: <http://www.clackamas.us/planning/marijuana.html>
- Planning & Zoning Division: <http://www.clackamas.us/planning/>, 503-742-4500 or zoninginfo@clackamas.us

Draft amendments and related information are also available for viewing in the Planning & Zoning Division, Development Services Building 2nd Floor, 150 Beaver Creek Rd., Oregon City, from 8am-4pm, Monday-Thursday, and 8am-3pm, Friday, or may be purchased by calling 503-742-4500 or emailing zoninginfo@clackamas.us.

State law (ORS 215) requires that the following statement be included in this notice:

Clackamas County has determined that adoption of Planning File ZDO-254 may affect the permissible uses of your property and other properties in the affected zones, and may change the value of your property.

However, Clackamas County **has not determined** that this action will change the value of any property.

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