



Notice of Land Use Public Hearings for Community Planning Organizations, Hamlets, and Other Interested Parties

Subject: **Ordinance ZDO-286**, Local Park Master Plan Adoption Framework -
Amendments to the Clackamas County Comprehensive Plan and Zoning and
Development Ordinance (ZDO)

Notice Date: August 7, 2023

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At the request of the City of Lake Oswego, ZDO-286 was selected as a project for inclusion in the Long-Range Planning Work Program for 2021-2023 with the intent of considering adoption of the city's Luscher Farm Park Master Plan. However, in the course of staff's research, it became clear that the first step should be Comprehensive Plan and ZDO amendments necessary to provide a procedural framework for the county to consider the adoption of local park master plans. If such a framework is enacted, a public local park provider (including, but not limited to, the City of Lake Oswego) may in the future file a land use application requesting adoption by the county of a specific master plan. The required application would be a Comprehensive Plan amendment and zone change and would include public notice and public hearings before the Planning Commission and Board of County Commissioners.

Local park master plans are an option available under the Oregon Administrative Rules. In the Exclusive Farm Use, Timber and Ag/Forest zoning districts, adoption of a master plan provides a pathway to allow additional park uses beyond those otherwise allowed. As a mechanism for implementing an approved master plan, ZDO-286 proposes to establish an overlay zone, the Special Use Overlay District (SUOD), which would be applied at the time of approval of a local park master plan and signify that the property may qualify to be developed with park uses not otherwise permitted in the base zoning district.

The Planning Commission and Board of County Commissioners have scheduled hearings to receive testimony from the public and other interested parties on the proposed amendments. Because the amendments may affect your community or area of interest, we are giving you and your organization advance notice of the opportunity to review and comment on them before or at the public hearings.

Additional background information and the full text of the proposed amendments is available online at www.clackamas.us/planning/zdo286 by contacting Joy Fields directly at the number or email listed above, or by contacting Planning & Zoning at 503-742-4500 or zoninginfo@clackamas.us.

Public Hearings and Testimony

Interested parties are welcome to provide testimony in advance of or at the hearings listed below. Planning Commission public hearings are held virtually using the Zoom platform. Board of County Commissioners public hearings are held both virtually using the Zoom platform and in person. One week before the hearing dates, a Zoom link to the public hearing and details on how to observe and testify will be posted at the hearing web address.

Public Hearing Dates and Times:

Planning Commission: 6:30 p.m., Monday, September 11, 2023

www.clackamas.us/planning/planning-commission

Board of County Commissioners: 10:00 a.m., Wednesday, September 27, 2023
Public Services Building, 4th Floor Board Hearing Room, 2051 Kaen Rd, Oregon City, OR 97045

www.clackamas.us/meetings/bcc/landuse

Written testimony may be submitted before the hearings to Joy Fields at jfields@clackamas.us or 150 Beaver Creek Road, Oregon City, OR 97045.

- Written testimony received by 4 p.m., Wednesday, August 30, 2023, will be included in the information packet provided to the Planning Commission one week before its scheduled hearing; written testimony received after that time and before 8 a.m., Monday, September 11, 2023, will be emailed to the Planning Commission before the hearing.
- Written testimony received by 4 p.m., Monday, September 18, 2023, will be included in the information packet provided to the Board of County Commissioners one week before its scheduled hearing; written testimony received after that time and before 4 p.m., Tuesday, September 26, 2023, will be emailed to the BCC before the hearing.

Interested parties who want to present **verbal testimony** at either hearing will be asked to sign up and/or indicate their interest in testifying at the beginning of the hearing.

Proposed Amendments

Ordinance ZDO-286 proposes the following.

1. Amend Comprehensive Plan Chapter 9 to create a framework for local park master plan adoption:

Amendments to Chapter 9 will explicitly allow the county to consider the adoption of a local park master plan.

Oregon Administrative Rules (OAR) 660-034-0035 and 660-034-0040 are applicable to local parks on agricultural and forest land and provide a pathway, through local adoption of a park master plan, to allow more park uses than are otherwise permitted outside of a state park. The ZDO currently includes provisions for public parks in the Exclusive Farm Use (EFU), Timber (TBR), and Ag/Forest (AG/F) zoning districts. However, the existing provisions do not clearly address the master plan option that may allow a broader range of park uses.

With the adoption of a local park master plan, the uses allowed in a local public park on agricultural and forest lands can include the uses allowed in state parks pursuant to OAR 660-034-0035(2)(a) to (g), including:

- a. Campground areas: recreational vehicle sites; tent sites; camper cabins; yurts; teepees; covered wagons; group shelters; campfire program areas; camp stores;
- b. Day use areas: picnic shelters, barbecue areas, swimming areas (not swimming pools), open play fields, play structures;
- c. Recreational trails: walking, hiking, biking, horse, or motorized off-road vehicle trails; trail staging areas;
- d. Boating and fishing facilities: launch ramps and landings, docks, moorage facilities, small boat storage, boating fuel stations, fish cleaning stations, boat sewage pumpout stations;
- e. Amenities related to park use intended only for park visitors and employees: laundry facilities; recreation shops; snack shops not exceeding 1500 square feet of floor area;
- f. Support facilities serving only the park lands wherein the facility is located: water supply facilities, sewage collection and treatment facilities, storm water management facilities, electrical and communication facilities, restrooms and showers, recycling and trash collection facilities, registration buildings, roads and bridges, parking areas and walkways;
- g. Park Maintenance and Management Facilities located within a park: maintenance shops and yards, fuel stations for park vehicles, storage for park equipment and supplies, administrative offices, staff lodging;

It's important to note that approval of a local park master plan is not guaranteed, is dependent on compliance with applicable approval criteria, and may not necessarily include all of the above uses.

In addition, minor housekeeping amendments are proposed to Chapter 9 to reformat/reorganize the goals to match the recently amended Chapter 6 and to remove some outdated references.

2. Amend Chapter 4 of the Comprehensive Plan to recognize the Special Use Overlay District:

Amendments to Chapter 4 would recognize the new Special Use Overlay District as the zone that implements a local park master plan adopted in the Comprehensive Plan for a local public park in the EFU, TBR or AG/F zoning district.

3. Amend the ZDO to align with OAR 660-034-0040 by:

- Adopting a new Section 714, *Special Use Overlay District*, which would apply to public parks in the EFU, TBR and AG/F zoning districts that have an adopted local park master plan
- Amending Sections 401, 406, and 407 to specify that the Special Use Overlay District standards apply to development of park uses on sites where a local parks master plan has been adopted

Additional Information and Staff Report

For general Planning & Zoning information:

www.clackamas.us/planning

For additional information about ZDO-286 and its public hearings (and for a copy of the staff report available August 31, 2023):

www.clackamas.us/planning/zdo286

or

Joy Fields, 503-742-4510, jfields@clackamas.us

or

Planning & Zoning Customer Service, 503-742-4500, zoninginfo@clackamas.us

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.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?