



Campbell M. Gilmour
Director

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

MEMORANDUM

TO: Community Planning Organizations, Planning Commission and Interested Parties

FROM: Lorraine Gonzales and Martha Nix, Planning Division

DATE: January 26, 2010

SUBJECT: File No. ZDO-222

The Clackamas County Planning Division staff is proposing amendments to the text of the Clackamas County Comprehensive Plan and Zoning and Development Ordinance (ZDO). These amendments may affect your community or area of interest. As a result, we want to extend an opportunity for you to review and comment on the proposed changes.

The proposed amendments to Chapter 3 of the Clackamas County Comprehensive Plan and to Section 1006 of the Clackamas County Zoning Development Ordinance (ZDO) will provide new language with the purpose to preserve and protect the groundwater resources in rural, unincorporated Clackamas County. Properties located in areas identified by the State of Oregon as Sensitive Groundwater Areas will be subject to different regulations than properties outside these areas. These regulations are intended to provide adequate information that a proposed well or wells otherwise exempt by state regulations in a Sensitive Groundwater Area can affirmatively demonstrate that adequate water supply to a proposed development is available, and that the subject aquifer is not unduly impacted by the additional well(s). The regulations will require documented information to include specification of water source, a notation on all final plats of 11 or more parcels indicating that the availability of groundwater may be limited, evidence that the subject aquifer is capable of sustaining the proposed development, and a hydrogeologic review document of the subject area where development is to occur. The project will include revisions to Section 1022 of the ZDO and conforming amendments to other sections as needed.

The Clackamas County Planning Commission will hold a public hearing at 6:30 p.m., Monday, March 8, 2010, at the Development Services Building Auditorium, 150 Beaver Creek Road, Oregon City, Oregon, to consider these amendments. **You are invited to attend the hearing and present oral comments to the Planning Commission. Typically, written correspondence received at least one week prior to the hearing will be included in the**

Planning Commission packets. Written testimony received after that time will be provided to the Planning Commission on the evening of the hearing.

The Board of County Commissioners will consider the Planning Commission's recommendation on the proposed amendments beginning at 6:30 p.m., Monday, April 26, 2010, at the Board of County Commissioners Hearing Room, 2051 Kaen Rd., Oregon City. **Once again, you are invited to attend the hearing and present oral comments to the Commissioners. The Board will consider all written testimony submitted to the Planning Commission. Also, the Board will accept additional written testimony up to, and on the day of, the hearing.**

An agenda will be provided at the hearings because there may be other items considered in addition to File ZDO-222. If you would like additional information regarding this proposal, please contact Lorraine Gonzales at (503) 742-4541 or lorrainego@co.clackamas.or.us or Martha Nix at (503) 742-4529 or marthanix@co.clackamas.or.us. The draft amendments are also available on the county web site at www.clackamas.us/transportation/planning/zdo.jsp#proposed