



MIKE MCCALLISTER  
PLANNING AND ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date:** 08/06/2018

**Permit Number:** Z0369-18

**Application:** Time Extension

**From:** Clackamas County Planning and Zoning

**Notice Mailed To:** Property owners within 750 feet  
Community Planning Organizations (CPO)  
Interested Citizens and Agencies

**Application Proposal:**

Time Extension for approved permit Z0271-14-ALR - Lot of Record Dwelling on Low Value farm land.

**Property Owner:** PEASE A ROGER & VALERIE  
401 SW LONG FARM RD  
WEST LINN, OR 97068

**Applicant:** PEASE A ROGER & VALERIE  
401 LONG FARM RD  
WEST LINN, OR 97068

**Address:** NO SITUS

**Legal Description:** 21E21D 00902  
21E21D 00901

**Acres:** 10

**Zone:** EFU

**Staff:** Lizbeth Dance 503-742-4524

**E-mail:** LDance@co.clackamas.or.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:** Z0369-18

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 Beavercreek 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.

STAFFORD TUALATIN VALLEY CPO  
SCHABER 503-707-9792  
19919 SW SCHABER LN  
TUALATIN OR 97062

**Decision Process:** In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)  
401, 1307, 1310

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at [www.clackamas.us/planning/zdo.html](http://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:

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Your Name/Organization

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Telephone Number



**LAND USE APPLICATION**  
**DEEMED COMPLETE**

ORIGINAL DATE SUBMITTED: 7-30-18  
FILE NUMBER: 20369-18-TE  
APPLICATION TYPE: Time Extension

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: Aug 6, 2018

[Signature]  
Signature

Planner I  
Title

Lizbeth M Dance  
Print Name

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Check one:**

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

\_\_\_\_\_

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:

1-3-19



**Land Use Application**

**For Staff Use Only**

Date received: 7-30-18 File number: 20369-18-TE  
 Application type: Time Extension Fee: 650<sup>00</sup>  
 Zone: EFU CPO/Hamlet: Stafford CPO  
 Violation #:

**Applicant Information:**

What is proposed? TIME EXTENSION ON 09.25.14 LAND USE DECISION; FILE NO.: 20271-14-ALR  
 Name of applicant: ROGER PEASE (AND VALERIE PEASE)  
 Mailing address: 401 SW LONG FARM ROAD  
 City W. LINN State OR Zip 97068  
 Applicant is (select one):  Property owner  Contract purchaser  Agent of the property owner or contract purchaser  
 Name of contact person (if other than applicant):  
 Mailing address of contact person:

Applicant #s: Wk: 503-781-4602 Cell: 503-781-4602 Email: rogerpease@comcast.net  
 Contact person #s: Wk: Cell: Email:

Other persons (if any) to be mailed notices regarding this application:

Name	Address	Zip	Relationship
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Name	Address	Zip	Relationship
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SITE ADDRESS:

TAX LOT #: T 2S R 1E Section 21D Tax Lot(s) 901, 902

Adjacent properties under same ownership: Total land area: 10 ACRES

T	R	Section	Tax lot(s)

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

W. ROGER PEASE 07.29.18 Valerie A. Pease  
VALERIE A. PEASE 07.29.18

Property owner or contract purchaser's name (print) \_\_\_\_\_ Date \_\_\_\_\_ Owner or contract purchaser's signature \_\_\_\_\_

Applicant's name (print) \_\_\_\_\_ Date \_\_\_\_\_ Applicant's signature \_\_\_\_\_

2 IE 21D

CANCELLED TAX LOTS  
1001  
903

D. L. C.  
EDWARD A. WILSON NO. 72

SE.1/4 SEC.21 T2S. R.1E. WM.  
CLACKAMAS COUNTY

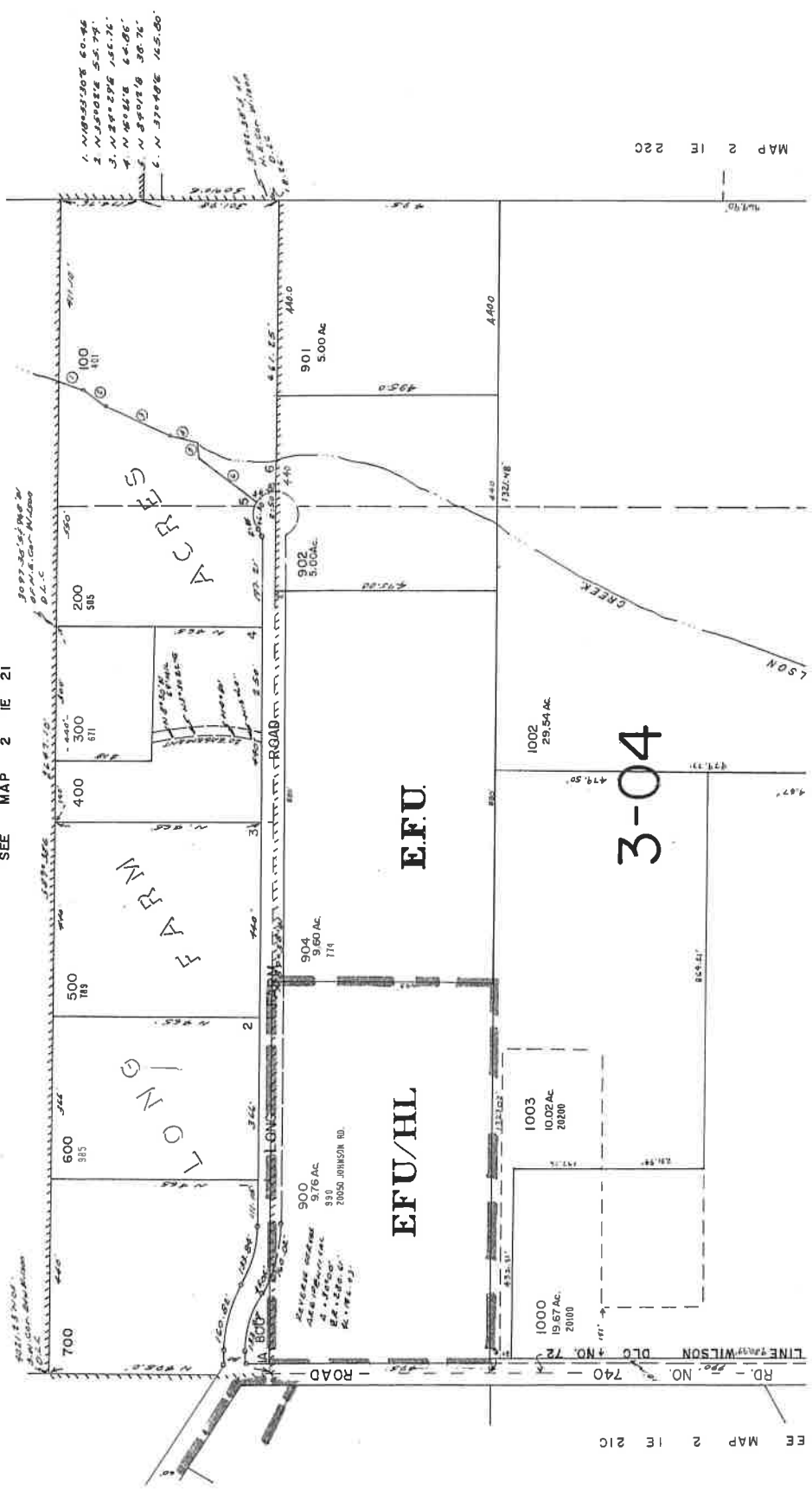
This map was prepared for  
assessment purpose only.

1" = 200'

SEE MAP 2 IE 21

300

1300



EE MAP 2 IE 21C

RD - NO. 740  
LINE EDWARD A. WILSON  
DLC + NO. 72

1000  
19.67 Ac.  
20100

1003  
10.02 Ac.  
20200

1002  
29.54 Ac.

EFU/HL

EFU

3-04

900  
9.76 Ac.  
890  
20050 JOHNSON RD.  
KENTON  
A. J. JONES  
E. J. JONES  
R. J. JONES

904  
9.60 Ac.  
171

902  
5.00 Ac.

901  
5.00 Ac.

WILSON

FARMS

ACRES

3097-35 5/16" W  
D.L.C.  
D.P.A. CAR. M. 1000

- 1. N. 10000000 E 60-76
- 2. N. 10000000 E 55-74
- 3. N. 10000000 E 10-76
- 4. N. 10000000 E 6-06
- 5. N. 10000000 E 36-76
- 6. N. 10000000 E 125-00

MAP 2 IE 22C