



MIKE McCALLISTER  
PLANNING AND ZONING DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

## MEMORANDUM

**TO:** Community Planning Organizations, Hamlets, Villages and Other Interested Parties

**FROM:** Jennifer Hughes, Principal Planner

**DATE:** April 8, 2013

**SUBJECT:** File ZDO-243; Proposed Comprehensive Plan and ZDO Amendments: Year One of the ZDO “Audit”—**Focus on Industrial Lands**

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**Clackamas County is proposing amendments to the text of the Clackamas County Comprehensive Plan (Plan) and Zoning and Development Ordinance (ZDO). Because this amendment may affect your community or area of interest, we want to give you and your organization the opportunity to review and comment on the proposed changes before or at public hearings scheduled in front of the Planning Commission on May 13, 2013, and in front of the Board of County Commissioners on June 5, 2013.**

The Planning and Zoning Division is in the first year of a five-year “audit” of the ZDO. The ZDO, adopted in 1980, has been amended nearly 250 times since. As a result, the document has become somewhat unwieldy, and could benefit from a comprehensive reorganization and update. Goals of the audit project include: eliminating redundant and obsolete provisions, resolving inconsistencies, standardizing formatting and terminology, and reorganizing the document to improve ease of use and implementation by the public and staff. In addition to these “housekeeping” tasks, policy considerations will be addressed.

Industrial lands are the focus of year one of the ZDO audit. Amendments are proposed for the five sections of the ZDO that implement the county’s industrial zones. Related amendments are proposed throughout the ZDO, and to the Plan, to ensure consistency. Although the emphasis is on industrial zones, the package includes an unrelated amendment regarding signs and amendments to the definitions section. The proposed Plan amendments are to Chapter 4 (Land Use) and Chapter 8 (Economics), and Map IV-8 (Urban Growth Concept). Substantial ZDO text amendments are proposed to Sections 602 (Light Industrial District), 603 (General Industrial District), 604 (Rural Industrial District) and 606 (Business Park District). Less substantive revisions are proposed to Section 601 (Campus Industrial District). Proposed changes to these sections have a ripple effect, requiring amendments to the following sections, due in some cases to proposals to consolidate related regulations in common locations: 503 (General Commercial District), 834 (Composting/Yard Debris Processing Facility), 1005 (Sustainable Site and Building Design), 1009 (Landscaping), 1010 (Signs), 1015 (Parking and Loading), 1016 (Multi-use Development), 1206 (Nonconforming Use), 1704 (Corridor Commercial District).

Finally, amendments are proposed to Section 202, Definitions, to repeal obsolete definitions and amend others that are out of sync with state law, and to Section 1010 to allow certain signs to locate in the front yard setback area. Throughout, housekeeping changes are proposed where warranted (correcting citations, formatting, etc.).

You are encouraged to review the draft amendments, posted on the county web site at <http://www.clackamas.us/planning/zdoproposed.html> However, highlights of the proposal are as follows:

- Consolidate Sections 602 (Light Industrial District), 603 (General Industrial District) and 606 (Business Park District) of the ZDO into one Section 602, regulating all three zones. No zone changes of individual properties are proposed.
- Expand the list of permitted uses in the Light Industrial, General Industrial and Business Park Districts and move some uses from the conditional use category to the primary use category. In particular: more uses are listed specifically, in lieu of the current allowance for “compatible use” determinations; most uses are proposed to be allowed in all three zones with limits or prohibitions on outdoor operations (display, storage, processing) that vary between the three zones as they do currently; retail and service uses catering to the general public are proposed to be primary uses (most are currently prohibited) within the square footage limits required by regional regulations and with prohibitions on drive-thrus and outdoor operations.
- Repeal land use regulations that restrict or prohibit certain hazardous uses in the Light Industrial, General Industrial and Business Park Districts because these uses are regulated in other ways (e.g., building code, fire code, Department of Environmental Quality regulations).
- Prohibit schools and limit parks and places of assembly in Regionally Significant Industrial Areas (RSIAs) in the Light Industrial, General Industrial and Business Park zones, as required by new regional regulations. (Currently the RSIA designation does not apply to any land zoned Business Park, however.)
- Modify dimensional standards (e.g., repeal the requirement to consolidate existing lots in the BP zone to achieve a minimum three-acre development site, reduce setbacks in some cases)
- Expand the permitted uses in the Rural Industrial District to allow all manufacturing, warehousing and distribution, and wholesale trade, rather than limiting these to only specific products, as is done currently.
- Allow increased building square footage for some categories of industrial uses in unincorporated communities (e.g., Boring, Mulino) consistent with the limitations of state law.
- Allow freestanding signs for service, recreational, and institutional uses to locate within the front yard setback area, as is allowed for virtually all other freestanding signs.
- Amend Comprehensive Plan Map IV-8 to add Regionally Significant Industrial Areas, previously designated by the Metropolitan Service District (Metro).

The Planning Commission public hearing will begin at 6:30 p.m., Monday, May 13, 2013, at the Development Services Building Auditorium, Rm. 115, 150 Beaver Creek Rd., Oregon City, 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 emailed to the Planning Commission, or provided to the Planning Commission on the evening of the hearing.**

The Board of County Commissioners will consider the Planning Commission's recommendations on the proposed amendments beginning at 9:30 a.m., Wednesday, June 5, 2013, at the Public Services Building, 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 and will accept additional written testimony up to, and on the day of, the hearing.**

For additional information regarding these proposed amendments, please contact Jennifer Hughes at (503) 742-4518 or [jenniferh@co.clackamas.or.us](mailto:jenniferh@co.clackamas.or.us). The draft amendments are also available for review on the county web site at <http://www.clackamas.us/planning/zdoproposed.html>