

# LAND USE APPLICATION

CLACKAMAS COUNTY PLANNING DIVISION

150 BEAVERCREEK ROAD, OREGON CITY, OREGON 97045 PHONE (503) 742-4500 FAX (503) 742-4550

www.clackamas.us EMAIL: zoninginfo@co.clackamas.or.us

## FOR STAFF USE ONLY

- TEMPORARY PERMIT \_\_\_\_\_  
NEW / RENEWAL
- HOME OCCUPATION (HO) \_\_\_\_\_  
NEW / RENEWAL
- ALTERATION OF NON-CONFORMING USE
- NON FARM USE (N)
- FARM DWELLING
- FOREST DWELLING
- FLOODPLAIN DEVELOPMENT

- COMP. PLAN AMENDMENT
- ZONE CHANGE
- CONDITIONAL USE (C)
- SUBDIVISION SHORT (1-10) (SS)
- SUBDIVISION LONG (11+) (SL)
- PARTITION (M)
- VARIANCE (V)
- PROPERTY LINE ADJUSTMENT
- PRINCIPAL RIVER
- OTHER \_\_\_\_\_

File No.: 20263-11-C  
Date Received: 6/20/11 Fee \_\_\_\_\_  
Hearing Date: 1  
Zone: TBR  
Comp. Plan: \_\_\_\_\_  
Violation #: V0448-11 KB  
CPO: \_\_\_\_\_  
Development No.: \_\_\_\_\_  
Project No.: PR075811

20061-11

## APPLICANT INFORMATION

WHAT IS PROPOSED Private Parks and camp grounds conditional use in TBR zone

NAME OF APPLICANT Tony Deis

MAILING ADDRESS 52815 East Marmot Rd CITY Sandy ST OR ZIP 97055

APPLICANT IS:  LEGAL OWNER  CONTRACT BUYER  OPTION BUYER  AGENT

NAME OF CONTACT PERSON (if other than applicant) Peter F Fry

MAILING ADDRESS OF CONTACT 2153 SW Main #105 PORTLAND, OR ZIP 97205

APPLICANT PHONE NUMBERS: Wk 503-453-3038 Home \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

CONTACT PERSON PHONE NUMBERS: Wk 503-703-8033 Home \_\_\_\_\_ E-Mail Address: phinfry@aol.com

SITE ADDRESS: 53305 E Marmot Rd TOTAL LAND AREA: 80 acres

LEGAL DESCRIPTION: T \_\_\_\_\_ R \_\_\_\_\_ SECTION 26E18 TAX LOT(S) #00100

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T \_\_\_\_\_ R \_\_\_\_\_ SECTION \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

PRESENT USE OF PROPERTY: Forest Practices

METHOD OF SEWAGE DISPOSAL: Septic

WATER SUPPLY: Well

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:  
C/O TRACKERS RANCH, INC. PORTLAND, OR  
NAME JAMES N. DEIS ADDRESS 1424 SE 76TH AVE ZIP 97215 RELATIONSHIP FATHER

NAME ADDRESS ZIP RELATIONSHIP

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

Tony (Anton) Deis 6/20/11 Tony (Anton) Deis 6/20/11  
PROPERTY OWNER'S NAME (PRINT) DATE APPLICANT'S NAME (PRINT) DATE

[Signature] [Signature]  
PROPERTY OWNER'S SIGNATURE APPLICANT'S SIGNATURE

# CLACKAMAS COUNTY

1" = 400'

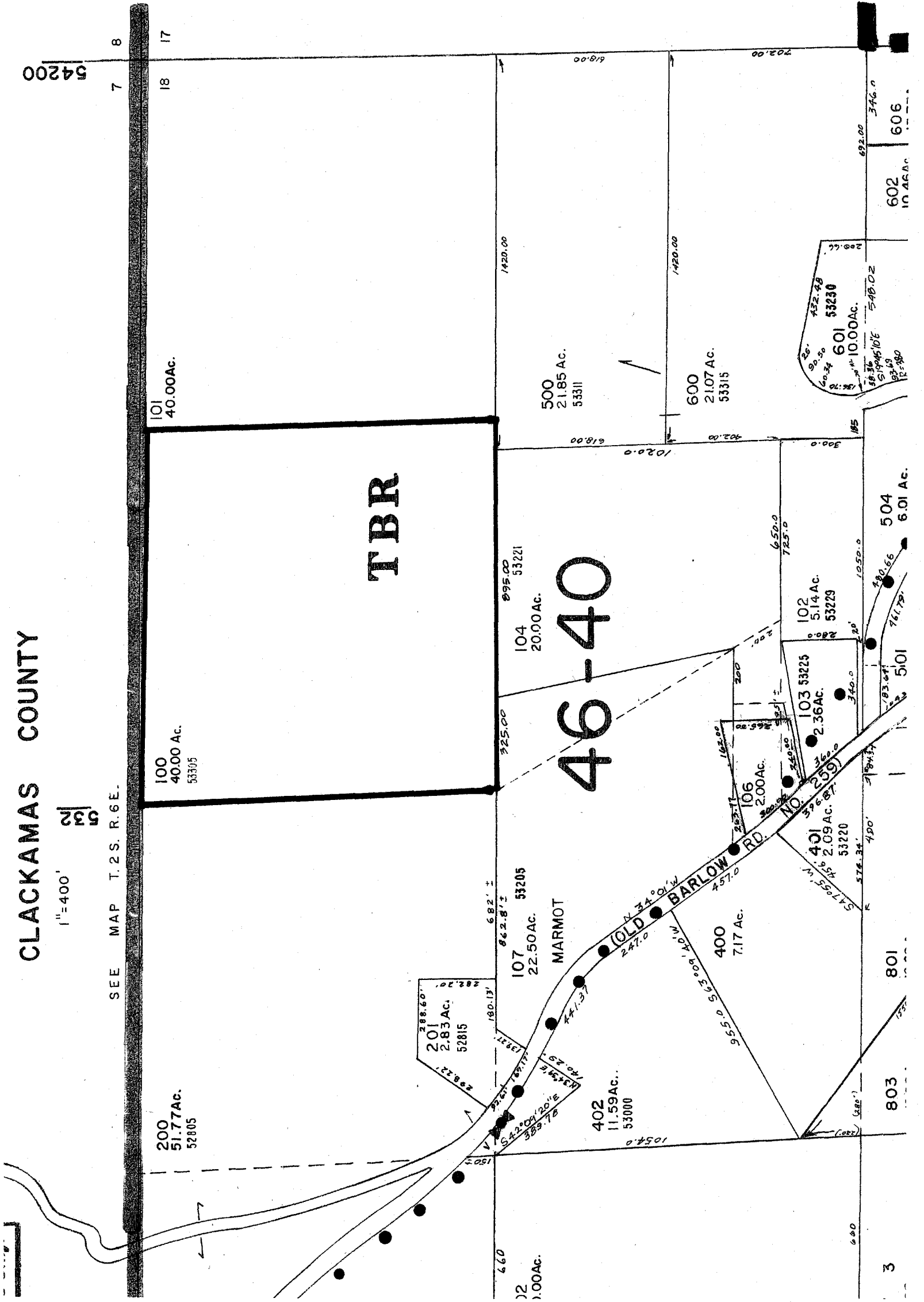
SEE MAP T.2S. R.6E.

16500

CANCELLED  
1104  
505  
506  
105  
403

T.2S. R.6E

17500



**AFFIDAVIT OF NOTICE**

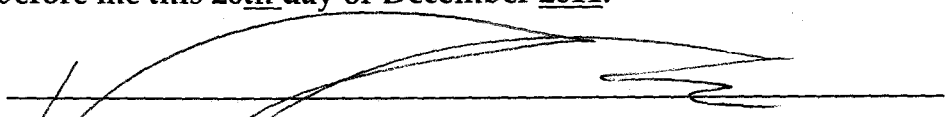
**STATE OF OREGON**

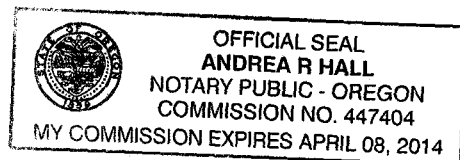
**COUNTY OF CLACKAMAS**

I, Linda May, Permits Specialist depose and say that I provided for mailing the attached Notice of Hearing for file number Z0263-11-C in accordance with ORS 197.763, and Sections 1302, 1303 and 1305 of the Clackamas County Zoning and Development Ordinance, to the parties listed in Exhibit A.

By Linda May Affiant

Subscribed and sworn to before me this 20th day of December 2011.

  
Notary Public for Oregon



**NOTICE OF PUBLIC HEARING**  
**CLACKAMAS COUNTY HEARINGS OFFICER**

HEARING DATE: February 2, 2012

TIME: This item will not begin before 9:30 a.m.

HEARING LOCATION: Development Services Building; Auditorium; 150 Beaver Creek Road; Oregon City, OR 97045

TO: Agencies, Community Planning Organizations and Property owners within 750 feet

Subject: Conditional Use

File No: Z0263-11-C

Applicant: Tony Deis; 52815 E Marmot Rd, Sandy, OR 97055

Owner: Trackers Ranch LLC; 1424 SE 76<sup>th</sup> Ave; Portland, OR 97215

Proposal: A Conditional Use Permit to authorize a private park and campground. The youth and adult students stay in units by age bracket for usually a week during the summer, fall and/or spring sessions learning archery, fishing, botany, animal tracking, homesteading and sustenance gardening, conservation and restoration, invasive species removal/trapping, wilderness, survival, and leadership skills, and outdoor safety, etc.. Typically camp holds from 40-60 campers and eight staff. Campers arrive Sundays and leave Fridays. Access is proposed off an existing driveway from East Marmot Road.

Ordinance Criteria: 406, 1007, 1008, 1010, 1015, 1021, 1203, and Comprehensive Plan

Location: Access road to East Marmot Road.

Site Address: 53305 E Marmot Rd, Sandy, OR 97055

Legal Description: T2S, R5E, Section 25D, Tax Lot 100, W.M.

Total Area Involved: Approximately 40.00 Acres

Zoning: TBR, Timber 80 acre size

Community Planning Organization For Area: Mt Hood Corridor CPO, Janine Bertram, 503-622-6387, PO Box 632, Welches, OR 97067

Planning and Zoning Staff Contact: Sandy Ingalls, 503-742-4532, Email: [SandyIng@co.clackamas.or.us](mailto:SandyIng@co.clackamas.or.us)

**How to Comment on this Application:**

1. Comments received by **January 17, 2012** will be included with the Planning and Zoning Division staff recommendations on this application.

2. You may use the space provided, mail a separate letter or e-mail the information. Please include the file number and address the information to the staff member handling this matter. In the event you choose e-mail, please limit your correspondence only to the issues of the application.

3. Return your mailed comments to: Clackamas County Land Use and Zoning Division, 150 Beaver Creek Rd, Oregon City, OR 97045

Comments:

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All interested citizens are invited to attend the hearing. An agenda will be provided at the hearing. Testimony and evidence should address those criteria identified above and any other criteria relevant to the application. Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Hearings Officer an opportunity to respond to an issue precludes appeal to the Planning Board of Appeals based on that issue. The following procedural rules have been established to allow an orderly hearing.

1. The length of time given to individuals speaking for or against an item will be determined by the Hearings Officer prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Only specifically relevant testimony to the item being considered will be allowed.
4. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony; the Hearings Officer will either continue the hearing or leave the record open.

A staff report for the application will be available seven (7) days prior to the hearing. In the case of an appeal no additional staff report will be prepared. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning and Zoning Division, Development Services Building; 150 Beaver Creek Road; Oregon City, OR 97045, (503-742-4500). Direct all calls and written correspondence to the Planning and Zoning Division. Anyone may request, at the hearing, that the record be kept open for at least seven (7) days.

To receive written notification of the Hearings Officer's decision, provide the Planning and Zoning Division with a written request indicating the application file number.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.**



MIKE McCALLISTER  
LAND USE AND ZONING MANAGER

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

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

### COUNTY ACCEPTANCE OF COMPLETE LAND USE APPLICATION

ORIGINAL DATE RECEIVED: 6-20-11

FILE NUMBER: Z0263-11-C

APPLICATION TYPE: Conditional Use

Planning Division Staff reviewed this application on

12/6/11

It was determined to be complete on

12/6/11

Comments:

Deemed incomplete 7/13/11. materials submitted 8/13/11, 10/24/11, 11/20/11, 11/22/11, + 12/6/11.

Sandy Fyalls  
Signed

Planner  
Title

120/150 DAY DEADLINE: 5-4-12

Z0263-11-C

**GROUP  
MACKENZIE**

DEC 12 2011

December 7, 2011

Peter Finley Fry, Planning Consultant  
2153 SW Main Street, #105  
Portland, OR 97205

Re: **Trackers Earth**  
*Technical Response #1 - Site/Bus Circulation and Sight Distance Evaluation*  
*Clackamas County File Number Z0263-11-C*  
Project Number 2110113.00

Dear Mr. Fry:

This technical response has been prepared to address the November 22, 2011 email comments provided by Robert Hixson of Clackamas County. Specifically, this letter provides additional information regarding bus turning maneuvers and sight distance. This letter further supplements materials contained in the June 1, 2011 letter to Clackamas County prepared by Group Mackenzie.

**BUS TURNING MANEUVERS**

Figure 1.0 (attached) has been prepared depicting the parking and drop-off area and the planned/anticipated bus turning maneuvers. The figure depicts the bus size anticipated to be used, bus turning characteristics (turning radii with off-tracking), inside and outside radii of the parking and maneuvering areas, ingress and egress, length of parking spaces, etc., and all features are dimensioned.

**SIGHT DISTANCE**

A topographic survey was performed to specifically identify the location on Marmot Road within the right-of-way and the specific location of trees/vegetation with the sight triangles. Figures 2.0 and 3.0 (attached) have been prepared depicting sight triangles for the access serving 53305 SE Marmot Road. These exhibits indicate that Marmot Road is approximately centered in the 60-foot right-of-way and the required sight distance can be obtained by vegetation management within the public right-of-way. As such, easements are not required on the adjacent private properties.

**CONCLUSION**

The parking and drop-off area can accommodate the planned/anticipated bus turning maneuvers.

RiverEast Center | 1515 SE Water Avenue, Suite 100 | Portland, OR 97214  
P.O. Box 14310 | Portland, OR 97293  
Tel: 503.224.9560 Web: www.grpmack.com Fax: 503.228.1285

**Group Mackenzie, Incorporated**

- Architecture
- Interiors
- Structural Engineering
- Civil Engineering
- Land Use Planning
- Transportation Planning
- Landscape Architecture


**Locations:**

- Portland, Oregon
- Seattle, Washington
- Vancouver, Washington

Peter Finley Fry, Planning Consultant  
Trackers Earth  
Project Number 2110113.00  
December 7, 2011  
Page 2

Consistent with findings presented in the June 1, 2011 letter, the existing property access to Marmot Road does not currently meet the Clackamas County intersection or stopping sight distance requirements. If the vegetation within the public right-of-way is managed according to requirements identified in Clackamas County Roadway Standards Section 245.4.3 – Vegetation, the required intersection and stopping sight distances can be met in both directions.

Sincerely,

  
Christopher M. Clemow P.E., P.T.O.E

Enclosures: Figure 1.0 – Bus Circulation  
Figures 2.0 and 3.0 – Sight Distance

c: Tony Deis – Trackers Earth, Inc.

6 R O U P  
**MACKENZIE**  
 Architects  
 Interior Design  
 Land Use Planning  
 Seattle WA 206.749.8993  
 Vancouver WA 360.896.7879  
 Portland OR 503.224.8560

CLIENT:  
**TRACKERS EARTH**

PROJECT:  
**TRACKERS EARTH  
 PARKING LOT  
 LAYOUT**

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 HEREOF ARE NOT TO BE  
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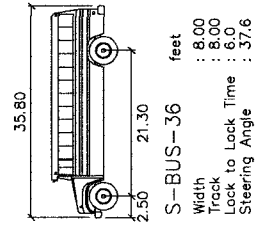
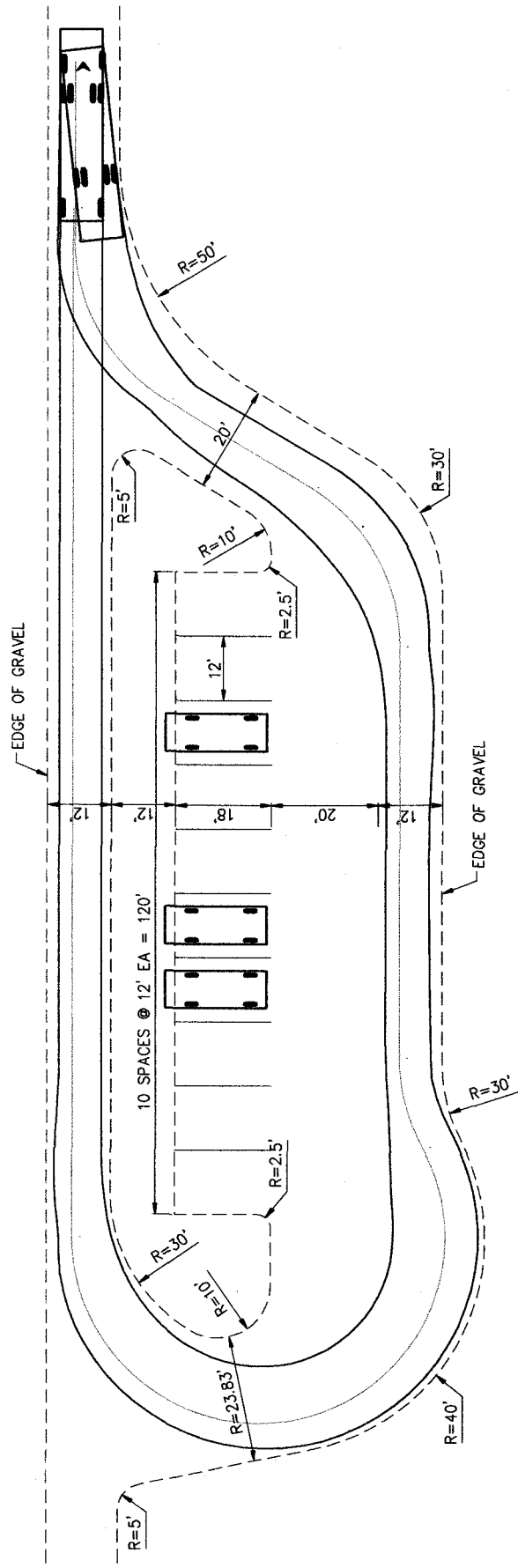
SHEET TITLE:  
**SITE PLAN**

DATE: 12/01/11  
 DRAWN BY: MAQ  
 CHECKED BY: CMC  
 FIGURE:

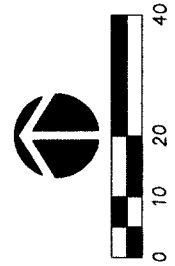
1.0

JOB NO:  
 21101183.00

PRELIMINARY ONLY  
 211011300\CIVIL\SITE PLAN.DWG MAG 12/07/11 10:14 1:20



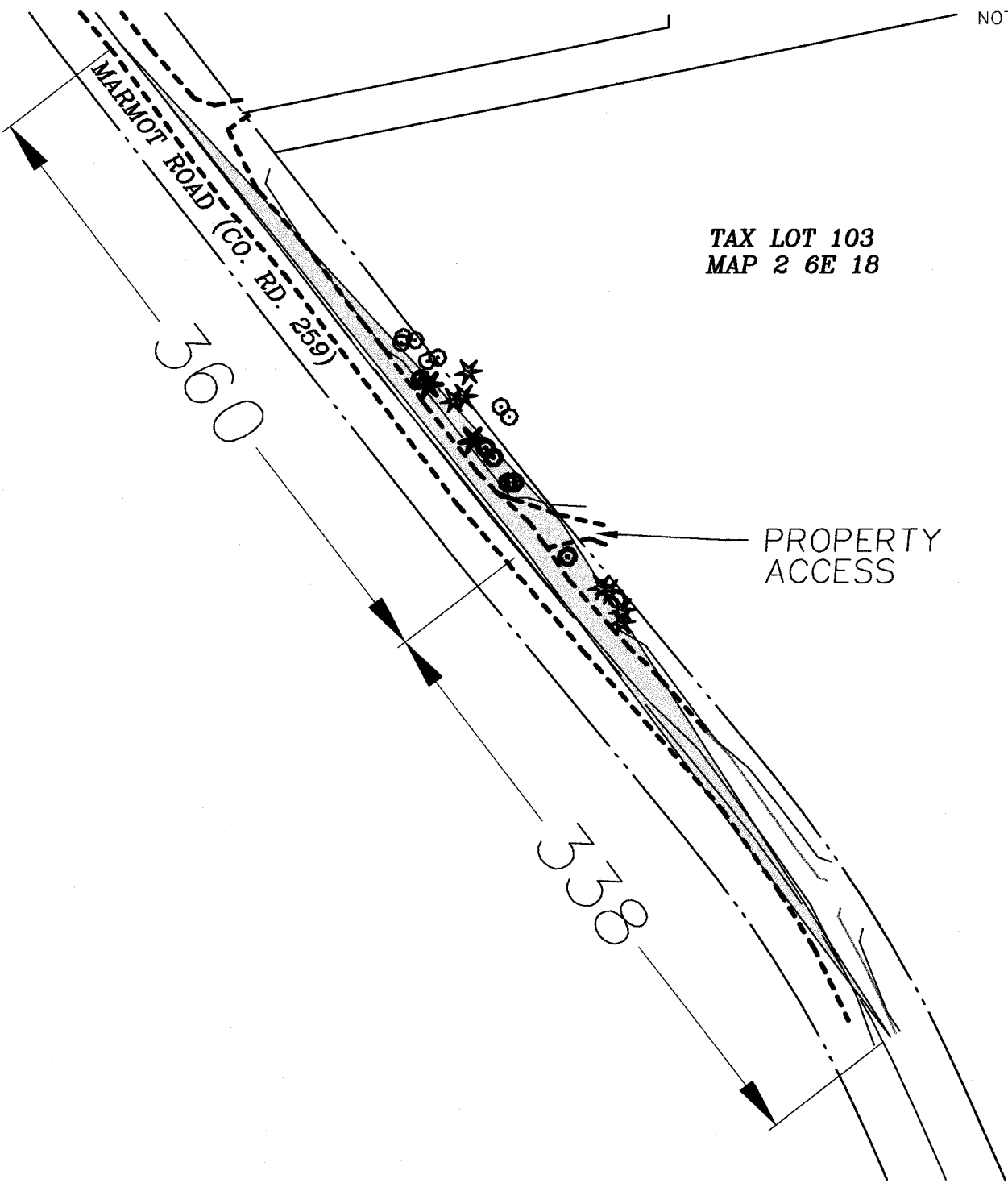
**TRACKERS EARTH PARKING LOT  
 BUS LAYOUT**





NOT TO SCALE

TAX LOT 103  
MAP 2 6E 18



**GROUP**  
**MACKENZIE**

Portland OR 503.224.9560  
 Vancouver WA 360.695.7879  
 Seattle WA 206.749.8883

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DATE: 7.20.11  
 DRAWN BY: MJD  
 CHECKED BY: CMC  
 JOB NO:  
 2110113.00

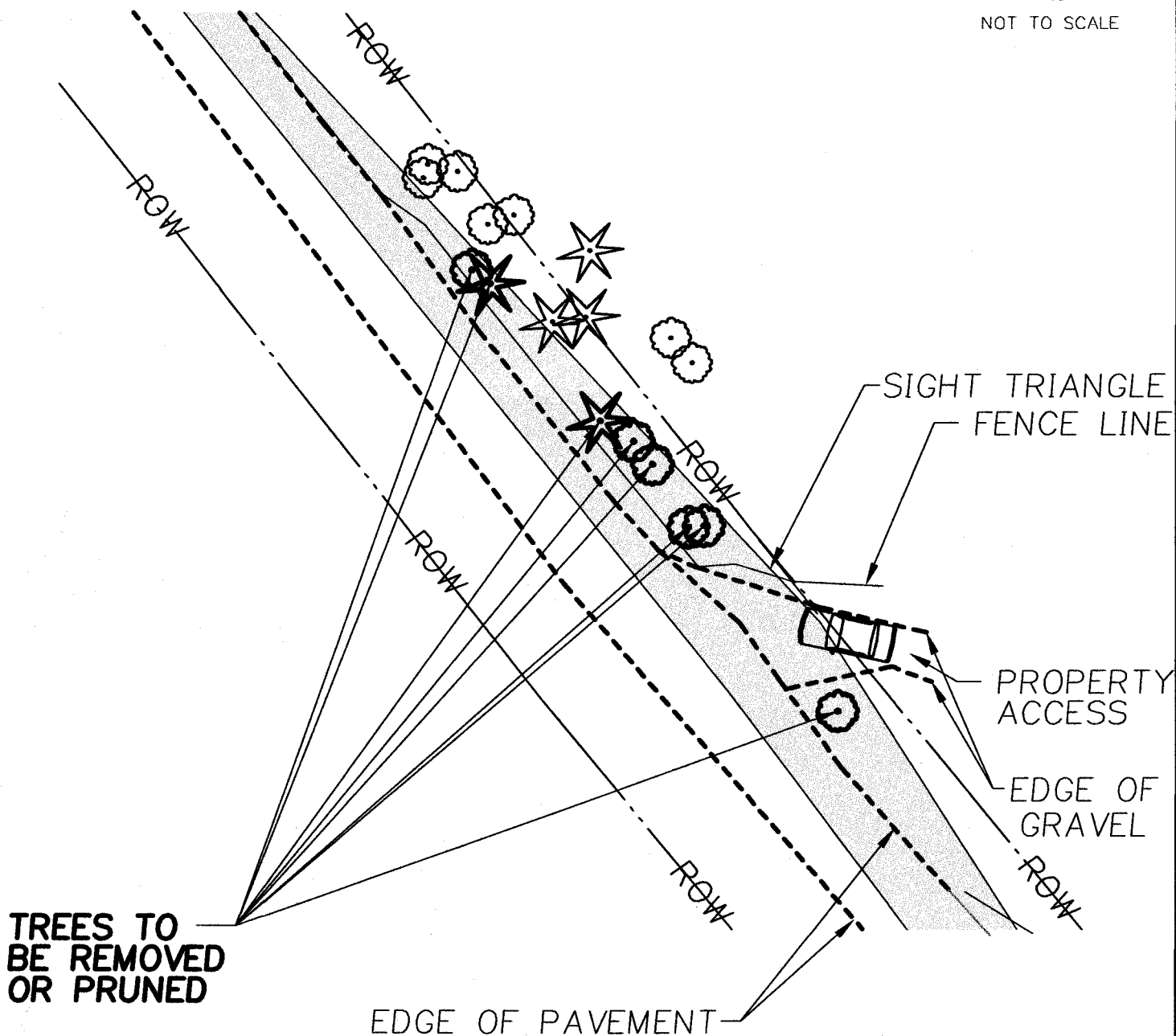
**SIGHT DISTANCE TRIANGLES**  
**15 FT BACK FROM TRAVEL LANE**

**Trackers Earth**  
**Sandy, Oregon**

**FIGURE**  
**2.0**



NOT TO SCALE



**GROUP**  
**MACKENZIE**

Portland OR Vancouver WA Seattle WA  
 503.224.9560 360.695.7879 206.749.9993

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DATE: 7.20.11

DRAWN BY: MJD

CHECKED BY: CMC

JOB NO:

2110113.00

**PROPOSED TREE PLAN**

**Trackers Earth  
 Sandy, Oregon**

**FIGURE**

**2**

# Hoodland Fire District No. 74

69634 E. Highway 26 • Welches, Oregon 97067-9600

Business Phone: (503) 622-3256 • FAX: (503) 622-3125

November 30, 2011

Peter Finley Fry  
2153 S.W. Main Street Room # 105  
Portland, Oregon 97205

**RE: Site inspection for fire department access and water supply located at 53305 E. Marmot Road, Sandy, Oregon 97055**

Dear Mr. Finley Fry,

This letter is to confirm the inspection of the site for the fire access and water supply located at 53305 E. Marmot Road, Sandy, Oregon 97055.

There is fair fire apparatus access, pullouts located on the access road need to be widened for fire department use as I mentioned on my site inspection. On a secondary inspection, I used a fire engine and had a difficult time driving down from the last home to the camp. These items need to be corrected prior to approval of fire access to the property.

The water supply for fire service use is approved since the dry hydrant system was installed to the pond. It will be the property owner's responsibility to maintain the access road and dry hydrant system within compliance to the Oregon Fire Code.

This letter confirms that the above-mentioned site plan inspection has been reviewed by Hoodland Fire Protection District for fire department access and water supply permit approval use as long as the above conditions are met, it is in conformance with the 2007 Oregon Fire Code and/or the requirements of Clackamas County.

Yours in Fire and Life Safety,



Scott C. Kline  
Fire Marshal

*Providing Fire Protection, Prevention & Education*





PRELIMINARY STATEMENT OF FEASIBILITY

To be completed by the applicant:

Applicant's Name: Peter F Fry

Property Legal Description: T \_\_\_ S, R \_\_\_, Section \_\_\_, Tax Lot(s) 26E18 00100

Site Address: 53305 E Mcvnot Project Engineer: \_\_\_\_\_

Project Title/Description of Proposed Development: private camp ground
=> water from well; no septic

To be completed by the service provider or surface water management authority:

Check all that apply:

- Sanitary sewer capacity in the wastewater treatment system...
Adequate surface water treatment and conveyance is available...
Water service is available in levels appropriate for the development...

\*If water service is adequate with the exception of fire flows, the applicant shall submit a statement from the fire district...

- This statement is issued subject to conditions of approval set forth in the attached.
Adequate sanitary sewer service, surface water management, water service cannot be provided.

See Attached Letter
Signature of Authorized Representative

Date

Title

Name of Service Provider or Surface Water Management Authority

Completion of this statement does not reserve capacity for the development and does not alter an applicant's obligation to comply with the service provider's or surface water management authority's regulations.



PRELIMINARY STATEMENT OF FEASIBILITY

To be completed by the applicant:

Applicant's Name: Peter F Fry

Property Legal Description: T \_\_\_ S, R \_\_\_, Section \_\_\_, Tax Lot(s) 26E18 00100

Site Address: 53305 E Marmot Project Engineer: \_\_\_\_\_

Project Title/Description of Proposed Development: drive campground -> water from well; porti potties - no permanent structures or pavement.

To be completed by the service provider or surface water management authority:

Check all that apply:

- Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.
Adequate surface water treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.
Water service is available in levels appropriate for the development, and adequate water system capacity is available in source, supply, treatment, transmission, storage and distribution or such levels and capacity can be made available through improvements completed by the developer or the system owner. This statement applies does not apply to fire flows.\*
This statement is issued subject to conditions of approval set forth in the attached.
Adequate sanitary sewer service, surface water management, water service cannot be provided.

Signature of Authorized Representative

12/05/2011 Date

SOIL SCIENTIST Title

WES - SOILS Name of Service Provider or Surface Water Management Authority

Completion of this statement does not reserve capacity for the development and does not alter an applicant's obligation to comply with the service provider's or surface water management authority's regulations. Completion of this statement does not obligate the service provider or surface water management authority to finance or construct improvements necessary to provide adequate service for the proposed development. Completion of this statement does not guarantee that land use approval for the proposed development will be granted.



## PRELIMINARY STATEMENT OF FEASIBILITY

(March - 2009)

### Instructions to Applicant

- This form is to be completed by the applicable sanitary sewer service provider, surface water management authority and water service provider.
- It is the applicant's responsibility to provide a copy of this form to **each** service provider. Attach the completed forms as part of the land use application submittal for a development. Where there is no surface water management service district, this form is to be provided to the Clackamas County Department of Transportation and Development, Engineering Division.
- A service provider may require the submission of detailed plans and/or engineering data prior to determining whether a Preliminary Statement of Feasibility will be issued. Contact the service providers for details.
- Completed forms are required for design review, subdivisions, partitions and conditional uses, and these applications will not be deemed complete until the completed forms are received by the Planning Division.
- The forms must be dated no more than one year prior to submittal of a complete land use application.
- Forms are not required for on-site sewage disposal systems or water service by private well.

### Instructions to Service Provider

- A development is proposed within your service area. Please complete the attached Preliminary Statement of Feasibility to indicate whether adequate service can be provided to this development.
- If adequate service can be provided only with the implementation of certain conditions of approval, you may attach such conditions to this statement. Completion of this preliminary statement of feasibility does **not** imply that additional requirements (e.g. plan submittals) may not be imposed by your agency once a land use application is filed.
- The Planning Division will continue to provide notice to you of land use applications for property within your service area. This will allow you to determine whether the submitted development proposal differs from the plans reviewed by your agency in conjunction with the completion of this statement. This will also allow you to provide additional comments as necessary.

150 Beaver Creek Road, Oregon City, Oregon, 97045 – Phone: 503-742-4500; Fax 503-742-4550



PRELIMINARY STATEMENT OF FEASIBILITY

**To be completed by the applicant:**

Applicant's Name: Peter F Fry

Property Legal Description: T \_\_\_ S, R \_\_\_, Section \_\_\_, Tax Lot(s) 26E18.00100

Site Address: 53305 E Mcvmt Project Engineer: \_\_\_\_\_

Project Title/Description of Proposed Development: private camp ground  
→ water from well; no septic

**To be completed by the service provider or surface water management authority:**

Check all that apply:

- Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.
- Adequate surface water treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.

Water service is available in levels appropriate for the development, and adequate water system capacity is available in source, supply, treatment, transmission, storage and distribution or such levels and capacity can be made available through improvements completed by the developer or the system owner. This statement  applies  does not apply to fire flows.\*

\*If water service is adequate with the exception of fire flows, the applicant shall submit a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or a sprinkler system, is acceptable.

- This statement is issued subject to conditions of approval set forth in the attached.
- Adequate  sanitary sewer service,  surface water management,  water service cannot be provided.

[Signature]  
Signature of Authorized Representative

12/5/11  
Date

Civil Engineer  
Title

PTD Engineering  
Name of Service Provider or Surface Water Management Authority

**Completion of this statement does not reserve capacity for the development and does not alter an applicant's obligation to comply with the service provider's or surface water management authority's regulations. Completion of this statement does not obligate the service provider or surface water management authority to finance or construct improvements necessary to provide**

**Ingalls, Sandy**

---

**From:** Ingalls, Sandy  
**Sent:** Tuesday, November 22, 2011 10:05 AM  
**To:** 'PFINLEYFRY@aol.com'  
**Subject:** FW: Z0263-11-C incomplete letter  
**Attachments:** Z0263-11-C - NOTICE OF INCOMPLETE CU 10-24-11.doc; StatementofFeasibility.doc

Peter,

I went through your submittal of 11/21/11 and found that your statement of feasibility was missing. Your application is still incomplete. You did give the County answers to the criteria requested.

Note: you have until Dec. 17 at 4pm to get the signed statement of feasibility into Planning (me), and reviewed and approved by Planning staff, or your application will be voided, per the incomplete notices of 7/13/11, 10/3/11 and 10/25/11. See e-mail below.

Thanks,

---

*Sandy Ingalls, Planner*  
**Clackamas County**  
**DTD, Planning & Zoning Division**  
**150 Beaver Creek Rd**  
**Oregon City, OR 97045**  
**(Phone) 503-742-4532**  
**(FAX) 503-742-4550**  
**(E-mail) [sandying@co.clackamas.or.us](mailto:sandying@co.clackamas.or.us)**  
**(Web) [www.clackamas.us/transportation/planning/](http://www.clackamas.us/transportation/planning/)**

*Map Directions*

**Our lobby is open 9-4, Monday-Thursday. Planning and Zoning remains open for calls, e-mails and scheduled meetings from 7:00 am - 6:00 pm. The offices are closed on Fridays.**

---

**From:** Ingalls, Sandy  
**Sent:** Monday, October 24, 2011 2:52 PM  
**To:** 'PFINLEYFRY@aol.com'  
**Subject:** FW: Z0263-11-C incomplete letter

Hi Peter,

Also missing is a signed and dated copy of a "statement of Feasibility". The statement needs to be signed by the County Engineering Dept. See attached.

Thanks.

*Sandy Ingalls, Planner*  
Clackamas County  
DTD, Planning & Zoning Division  
150 Beaver Creek Rd  
Oregon City, OR 97045  
(Phone) 503-742-4532  
(FAX) 503-742-4550  
(E-mail) [sandy@co.clackamas.or.us](mailto:sandy@co.clackamas.or.us)  
(Web) [www.clackamas.us/transportation/planning/](http://www.clackamas.us/transportation/planning/)

*Map Directions*

Our lobby is open 9-4, Monday-Thursday. Planning and Zoning remains open for calls, e-mails and scheduled meetings from 7:00 am - 6:00 pm. The offices are closed on Fridays.

---

**From:** Ingalls, Sandy  
**Sent:** Monday, October 24, 2011 2:22 PM  
**To:** 'PFINLEYFRY@aol.com'  
**Cc:** Benthin, Kim  
**Subject:** Z0263-11-C incomplete letter



Hi Peter,

I've attached a copy of the 10/24/11 revised incomplete letter. The items highlighted in **green** are still missing from the Conditional Use file.

Please submit these items as soon as possible.

Thanks,

---

*Sandy Ingalls, Planner*  
Clackamas County  
DTD, Planning & Zoning Division  
150 Beaver Creek Rd  
Oregon City, OR 97045  
(Phone) 503-742-4532  
(FAX) 503-742-4550  
(E-mail) [sandy@co.clackamas.or.us](mailto:sandy@co.clackamas.or.us)  
(Web) [www.clackamas.us/transportation/planning/](http://www.clackamas.us/transportation/planning/)

*Map Directions*

Submitted  
11/22/11

**Ingalls, Sandy**

---

**From:** PFINLEYFRY@aol.com  
**Sent:** Tuesday, November 22, 2011 12:01 PM  
**To:** Ingalls, Sandy  
**Subject:** Re: FW: Z0263-11-C, Trackers Earth

I will give this to the traffic engineer today; I had been under the impression that they had been communicating. I am concerned that we are close to the 180 days. In Oregon, the applicant is allowed to deem the application complete not the jurisdiction. So I want to deem it complete and then I can stop the 120 (or in this case I think it is a 160 day ) clock.

Peter Finley Fry AICP PhD  
2153 SW Main Street #105  
Portland, Oregon 97205

503-703-8033 CELL  
503-274-2744  
503-274-1415 FAX

In a message dated 11/22/2011 10:11:46 A.M. Pacific Standard Time, SandyIng@co.clackamas.or.us writes:

Hi Peter,

Below are comments from the County's traffic engineer. See below.

---

*Sandy Ingalls, Planner*

**Clackamas County**

**DTD, Planning & Zoning Division**

**150 Beaver Creek Rd**

**Oregon City, OR 97045**

**(Phone) 503-742-4532**

**(FAX) 503-742-4550**

**(E-mail) [sandyng@co.clackamas.or.us](mailto:sandyng@co.clackamas.or.us)**

**(Web) [www.clackamas.us/transportation/planning/](http://www.clackamas.us/transportation/planning/)**

*Map Directions*

**Our lobby is open 9-4, Monday-Thursday. Planning and Zoning remains open for calls, e-mails and scheduled meetings from 7:00 am - 6:00 pm. The offices are closed on Fridays.**

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**From:** Hixson, Robert  
**Sent:** Tuesday, November 22, 2011 9:43 AM  
**To:** Ingalls, Sandy  
**Subject:** Z0263-11-C, Trackers Earth

Hi Sandy,

I have reviewed the submitted materials and have the following concerns. It is possible that additional documentation exists that addresses these issues and was not provided in the submitted materials that have been requested for review. These comments are based on the materials that were provided attached to your e-mail.

1. The narrative discusses some improvements that are planned for the private road and access driveway. Additional specific detail is recommended. A site plan showing the entire private road and driveway, where improvements are to be provided, and what improvements are proposed (additional gravel placement, turn widening, turnout construction, etc), with drawing notes, all relevant details, and dimensions, is recommended to be provided.
2. In Engineering staff's opinion, the application does not provide sufficient evidence regarding the sight distance issue at the intersection of the private road and Marmot Road. While clearing of vegetation would allow for the provision of adequate sight distance, it is unknown if the clearing may need to occur on private property or would be limited to existing right-of-way.

An exhibit utilizing survey information, identifying the limits of the right-of-way and illustrating sight lines, would demonstrate whether or not the sight lines were within the Marmot Road right-of-way or the need for one or more sight line easements across private properties. It is recommended that the aforementioned exhibit be submitted with the application.

If easements are required, the applicant will need to secure approvals from property owners whose properties would be impacted by easements. If approvals are needed, the applicant is recommended to provide documentation that the easements exist or are feasible to provide, possibly by providing letters signed by appropriate property owners that they are willing to provide necessary easements or negotiate for easements.

3. The parking and drop off layout may not accommodate the turning maneuvers of buses. An exhibit illustrating the turning maneuvers of buses is recommended to be provided. The exhibit is recommended to show the sizes of buses anticipated to be used, the turning characteristics of the buses (turning radii with off-tracking), inside and outside radii of the parking and maneuvering areas ingress and egress, length of parking spaces, etc, with all features dimensioned.

The provided materials may be sufficient for the application to be deemed complete by Planning and Zoning staff. However, Engineering staff would not be able to recommend approval with the evidence that has been provided in the materials that have been reviewed.

Robert Hixson

Clackamas County, DTD Engineering

150 Beaver Creek Road Oregon City, OR 97045

503-742-4708 (phone) 503-742-4659 (fax)

[roberth@co.clackamas.or.us](mailto:roberth@co.clackamas.or.us)

Office hours: 7:00 AM - 4:30 PM Monday through Thursday

Teleworking hours: 7:00 AM – 11:00 AM Fridays

County offices are closed on Fridays

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**From:** Ingalls, Sandy  
**Sent:** Monday, November 21, 2011 3:51 PM  
**To:** Hixson, Robert  
**Subject:** FW: Attached

Earth Trackers. You are still Engineer on record for this application, aren't you? Please review and comment back to me.

Thanks

We are still trying to get a complete application.

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*Sandy Ingalls, Planner*

