



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

## NOTICE OF ADOPTED AMENDMENT

February 15, 2007

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Clackamas County Plan Amendment  
DLCD File Number 011-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

**DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 5, 2007**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist  
Gary Fish, DLCD Regional Representative  
Lorraine Gonzales, Clackamas County

<paa> ya/

**FORM 2**

**DLCD NOTICE OF ADOPTION**

**DEPT OF**

This form **must be received** by DLCD **within 5 days after the final decision**  
per ORS 197.610, OAR Chapter 660 – Division 18  
(See reverse side for submittal requirement)

**FEB 13 2007**

**LAND CONSERVATION  
AND DEVELOPMENT**

Jurisdiction: Clackamas County Local File No.: ZDO-212  
(If no number, Use none)

Date of ~~First Evidentiary Hearing~~ <sup>ADOPTION FEB</sup>: JAN 8, 2007 Date of Final Hearing: JAN 31, 2007  
(Must be filled in)

Date this proposal was sent or mailed NOV 15, 2006  
(Date mailed or sent to DLCD)

Has this proposal previously been submitted to DLCD? Yes:      No: X Date:       
     Comprehensive Plan Text Amendment      Comprehensive Plan Map Amendment  
X Land Use regulation Amendment      Zoning Map Amendment  
     New Land Use regulation      Other:       
(Please Specify Type of Action)

Briefly summarize the proposal. Do not use technical terms. Do not write "See Attached."

**The proposal is to address requests by the Government Camp Community to amend the Zoning Development Ordinance Section 504 – Rural Tourist Commercial District (RTC) to amend setback, landscaping, plaza, and covered walkway requirements specific to Government Camp in the core RTC District.**

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A".

The adopted amendments apply amendments to the entire RTC District of Government Camp.  
Subsection 504

Plan Map Changed from: N/A to     

Zone Map Changed from: N/A to     

Location: Government Camp Acres Involved 46

Specify Density: Previous: N/A New:     

Applicable Statewide Planning Goals: Goal 1

Was an Exception Adopted? Yes:      No: X

DCLD No: 011-06(15692)

Did the Department of Land Conservation and Development **receive** a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes:  No:   
If no, do the Statewide Planning Goals apply. Yes:  No:   
If no, did the Emergency Circumstance Require immediate adoption. Yes:  No:   
Affected State or Federal Agencies, Local Government or Special Districts: ODOT, Clackamas

Local Contact: Lorraine Gonzales, Senior Planner Area Code + Phone Number (503) 353-4541  
Address: Clackamas County, DTD, 9101 SE Sunnybrook Blvd City: Clackamas  
Zip Code + 4: 97015 Email Address: lorrainego@co.clackamas.or.us

## ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:  
**ATTENTION: PLAN AMENDMENT SPECIALIST**  
**DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT**  
**635 CAPITOL STREET NE, SUITE 150**  
**SALEM, OREGON 97301-2540**
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Larry.French@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Amendments to the  
Zoning Development Ordinance Regarding  
the Rural Tourist Commercial (RTC) District  
in the Government Camp Urban  
Unincorporated Community; Section 504  
of the Ordinance: ZDO-212

ORDER NO 2007- 67  
(Page 1 of 2)

This matter coming regularly before the Board of County Commissioners and it appearing that the County Planning Department Staff has proposed amendments to the Clackamas County Zoning and Development Ordinance to adopt language specific to the Government Camp RTC District; and

Whereas, the amendments are consistent with the Statewide Planning Goals and Guidelines; and

Whereas, it is necessary to revise Section 504 specific only to parcels fronting the Old Mt. Hood Loop Road in Government Camp to amend development standards that acknowledge pre-existing structures as conforming, reduce the frontage setbacks to a minimum of 4-feet and a maximum of 10-feet, unless a plaza is provided; eliminate covered sidewalks as a requirement and allow as a design option; reduce the landscape requirement from 15% to 10% of parcel square footage; and allow plazas as an option to development and not as a requirement; and

It further appearing that the Planning Staff held public informational meetings with the community and representatives consistent with the applicable provisions of the law regarding the adoption of the proposed provisions; and

It further appearing the Planning Staff has recommended approval of the proposed amendments; and

It further appearing that the Planning Commission, upon considering ZDO-212 at public hearing held on January 2, 2007 recommended approval of the amendments with minor modifications; and

It further appearing that after appropriate notice, public hearings were held before the Board of County Commissioners in the Board of County Commissioners Hearing Room, 2051 Kaen Rd., Oregon City, Oregon on January 31, 2007 during which an opportunity to provide testimony and evidence was given; and

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Amendments to the  
Zoning Development Ordinance Regarding  
the Rural Tourist Commercial (RTC) District  
in the Government Camp Urban  
Unincorporated Community; Section 504  
of the Ordinance: ZDO-212

ORDER NO 2007- 67  
(Page 2 of 2)

It further appearing that, after careful consideration of the proposed amendments, the Board of  
County Commissioners approved the Planning Commission's recommended amendments;

This Board finds that the proposed amendments are  
in the best interest of the citizens of Clackamas County.

NOW, THEREFORE, IT IS HEREBY ORDERED that amendments to the Zoning and  
Development Ordinance be adopted as shown on Exhibit A.

ADOPTED this 8<sup>TH</sup> day of February, 2007

BOARD OF COUNTY COMMISSIONERS

  
MARTHA SCHRADER, CHAIR

  
RECORDING SECRETARY

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

**EXHIBIT A**

504 RURAL TOURIST COMMERCIAL DISTRICT (RTC) (XX-XX-XX)

504.01 PURPOSE

The principal purpose and objective of this classification and its application is to provide for the orderly development of commercial establishments to serve the retail commercial needs of the residents of the Mt. Hood Community, as well as the many tourists who annually visit this area of the County.

504.02 AREA OF APPLICATION

This district is intended to recognize existing commercial uses and implement the commercial policies of the Mt. Hood Community Plan. Property may be zoned Rural Tourist Commercial when designated Community Commercial in the Mt. Hood Plan and the criteria under Section 1202 are satisfied.

504.03 PRIMARY USES

- A. The following retail, office and commercial uses shall be allowed as primary uses to serve the surrounding community and tourists. A mixture of small-scale uses within a building or complex is encouraged:
1. All uses listed in the Neighborhood Commercial zone, Section 501.03 A&B, at a scale appropriate to serve the surrounding community.
  2. Accounting and income tax service.
  3. Antique and second hand stores.
  4. Arts and crafts stores, including manufacturing of the crafts to be sold in that store, and craft classes.
  5. Auto and truck repair services, and sale of replacement parts.
  6. Banks, credit unions, savings and loans.
  7. Billiard halls and game rooms.
  8. Book and stationery stores.
  9. Building materials retailers and plumbing, electrical and building contractors.
  10. Clothing stores.

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

11. Community and government services such as community action agencies, extension services, fire stations, tourist information, forest service and post offices.
12. Doctor and dentist offices.
13. Firewood sale.
14. Feed stores, including wholesale and retail sales and storage.
15. Food lockers.
16. Garden store, including wholesale and retail sales of seeds, seedlings and nursery stock, fertilizer and mulch.
17. Gunsmith.
18. Houseware and household appliance and equipment sales and repair.
19. Insurance agents.
20. Leather goods and hides sales.
21. Locksmith.
22. Logging contractors.
23. Liquor stores.
24. Museums.
25. Offices, meeting rooms, rental and sales outlets and equipment storage for organizations related to farm or forestry uses such as water boards, farmers co-ops, granges, wholesalers or retailers of farm or forestry equipment, materials and products.
26. Pottery and ceramic goods, including manufacturing of pottery to be sold in that store, and classes.
27. Real Estate Agents.
28. Service stations, subject to the provisions of Section 820.
29. Taverns.

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

31. Veterinary services and clinics.
32. Churches, subject to Section 804.
33. Public utility installations.
34. Recreational vehicle camping facilities, subject to Subsection 813.01(D).  
(6/6/02)
35. Motels, hotels, and resort accommodations are subject to the density provisions of Subsection 504.08(D). Commercial uses associated with hotel/motel facilities and resort accommodations (i.e. restaurants, gift shops, conference rooms) are allowed subject to the limitations of Subsection 504.08(B)(10). (3/14/02)
36. Park and ride lots, facilities and bus shelters, subject to Section 823.
37. **Community parking structures in Government Camp to the extent that they are consistent with an adopted community parking plan.**
38. Public and private schools, and trade schools,
39. Detached single-family dwellings may be established on lots of record existing on December 7, 1983. Such dwellings established in Government Camp are exempt from Government Camp specific standards. (3/24/05)
40. Any use that the Planning Director finds to be similar to one or more of those specified above. A request for a determination under this subsection shall be processed as an Interpretation pursuant to Subsection 1305.03.  
(6/6/02)
41. Utility carrier cabinets, subject to Section 830. (2/29/84).
42. Sports equipment rental, sale, service or repair. (7/1/97)
43. Other uses intended to serve the community and surrounding rural area or the travel needs of people passing through the area. (7/1/97)
44. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835. (3/14/02)



CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

504.04 ACCESSORY USES

- A. The following uses will be allowed as accessory uses in the Rural Tourist Commercial districts:
1. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
  2. Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.
  3. Solar collection apparatus.
  4. Signing, subject to Section 1010.
  5. The temporary storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on site prior to onsite reuse or removal by the generator or licensed or franchised collector to a user or broker.
  6. Recyclable drop-off sites, subject to Section 819.

504.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR (3/14/02)

The following use may be approved by the Planning Director pursuant to Subsection 1305.02: (3/14/02)

- A. Wireless telecommunication facilities listed in Subsection 835.05, subject to Section 835. (3/14/02)

504.06 CONDITIONAL USES

- A. The following conditional uses may be allowed subject to review by the Hearings Officer pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800. (5/22/03)
1. Recycle centers and transfer stations, subject to Section 819; (5/22/03)
  2. Hydroelectric facilities, subject to Section 829; (5/22/03)
  3. Theme parks and amusement parks; (5/22/03)
  4. Mini-storage facilities, consistent with the building design standards of Subsection 504.09(D)(4) and having a minimum 15-foot setback between the front property line and the developed portion of the site, excluding

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

landscaping. No outside storage shall be permitted; (5/22/03)

5. Recreational activities such as, but not limited to, ski areas and associated uses. (5/22/03)

504.07 PROHIBITED AND PREEXISTING USES/STRUCTURES

The following are prohibited uses in Rural Tourist Commercial District:

- A. Uses of structures and land not specifically permitted in Rural Tourist Commercial Districts.
- B. New detached single-family dwellings on lots created after December 7, 1983, except when accessory to a primary use. However, a dwelling which lawfully existed on December 7, 1983 shall not be a nonconforming use, and may be altered or expanded without review under Section 1206. (3/24/05)
- C. The use of a mobile home or trailer as a permanent dwelling or office except within a recreational vehicle or trailer park. (3/24/05)
- D. All other preexisting uses and structures not specifically permitted in Section 504 shall be nonconforming uses subject to provisions of Section 1206.
- E. **Pre-existing structures in Government Camp which lawfully exist prior to (date of amendment adoption) shall not be identified as a nonconforming use and may be altered or expanded in compliance with the standards of Sections 504 and 1102.**

504.08 DIMENSIONAL STANDARDS

- A. Purpose: The requirements and limitations under this subsection are intended to:
  1. Provide for protection of surrounding properties and the historic character of the Mt. Hood Community.
  2. Ensure that the minimum operational requirements of the development are provided onsite.
  3. Establish the maximum limits of development.
  4. Provide for coordinated, pleasing and efficient utilization of Rural Tourist Commercial areas.

**5. Provide a safe pedestrian oriented environment and community gathering areas in the Government Camp core commercial district that extends from E. Wy'East Trail to E. Union Street and E. Lige Lane (First Street) to Hwy 26. .**

- B. **General Requirements:** The minimum requirements for frontage, setbacks, separation, building height, landscaping coverage and corner vision shall be as follows, except as provided below under 504.08(C). (3/14/02)
1. National Forest: No setback is required where development abuts a National Forest. Current building code requirements shall apply.
  2. Minimum Front Yard Setback: 25 feet. Structures on corner lots shall observe the minimum setback on both streets except Government Camp shall observe a minimum setback of 4 feet and maximum setback no greater than 10 feet **for property with frontage on Old Mt. Hood Loop Road. An exception to the maximum frontage setback to the Old Mt. Hood Loop Road is allowed** where public plaza space is provided. Setbacks for cantilevers to buildings with frontage on the Old Mt. Hood Loop Highway shall observe **no setback. Structures and buildings shall be designed to include measures to protect the public and vehicles from snow slide incidents. These measures shall be implemented in compliance with the State of Oregon Structural Specialty Code and Subsection 504.08B5.** Structures on corner lots of the Old Mt. Hood Loop Road and on the local side streets shall observe a minimum setback of ten feet . (3/3/93)
  3. Minimum Rear Yard Setback: 10 feet. When rear yard abuts a more restrictive zone, setbacks shall be 20 feet.
  4. Minimum Side Yard Setback: 10 feet. When side yard abuts a more restrictive zone, setbacks shall be 20 feet. Government Camp side yard setbacks may have **no** side yard setback subject to compliance with Subsection 504.08B5 and all other development standards. (3/3/93)
  5. Minimum Separation Requirement: A minimum of ten (10) feet shall be required between all buildings on or off site. Above 3,500 feet elevation, the separation distance between buildings with contiguous snow slide areas shall be a minimum of twenty (20) feet. For purposes of this section, "snow slide area" means the area around a structure that may be subject to snow buildup as a result of snow sliding from the sloped roof of the structure.
  6. Minimum Lot Size: No limitation.

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

7. Minimum Landscaping: 15 percent of total developed site area. Refer to 504.09(F) for Government Camp exceptions. (3/14/02)
  8. Corner Vision: No sight-obscuring structures or plantings exceeding thirty (30) inches in height shall be located within a twenty (20) foot radius of the lot corner nearest the intersection of a private driveway or easement and a public, county or state road. Trees located within a twenty (20) foot radius of any such intersection shall be maintained to allow eight (8) feet of visual clearance below the lowest hanging branches.
  9. Government Camp Building Height: The maximum building height shall be seventy (70) feet. This provision shall be modified by staff to allow a height increase up to a twenty-five (25) percent when necessary to accommodate understructure parking, or to preserve natural features or views. (11/30/00)
  10. Government Camp Commercial Development floor area limitation: The maximum floor area allowed for commercial development is 8,000 square feet per use. A use shall be defined as a separate leaseable space. Commercial uses customarily associated with hotel, motel or resort uses shall be allowed up to 8,000 square feet per use in addition to the area taken up by the hotel itself. (11/30/00)
  11. Rhododendron Rural Service Center floor area limitation: 4000 square feet **per** building. (7/1/97)
- C. Exceptions to General Requirements: The general requirements specified above, except for structure separation requirements for development occurring above 3,500 feet, shall be subject to modification under the provisions of Sections 900 and 1000.
- D. Density: The maximum number of hotel, motel, or resort units per acre shall be as follows:
1. Government Camp Urban Unincorporated Community: Hotel/motel accommodations in the village of Government Camp may be provided up to a maximum of 50 units per acre, with a limitation of 100 units per development, subject to compliance with all other development standards. (11/30/00)

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

2. Other Villages: Units allowed per acre shall be determined on the basis of the unit size and village density, as specified on the following chart:

Unit Size (in square feet) (3/24/05)	Maximum Number of Units per Acre in Wemme/Welches Resort Community (3/24/05)	Maximum Number of Units per Acre in Rhododendron Rural Service Center (3/24/05)
1,200 + (3/24/05)	6	4
1,000-1,199 (3/24/05)	7	5
800-999	8	6
600-799	10	8 (3/24/05)
400-599	14	12
200-399	32	22

Hotels/Motels

Hotels and motels are allowed if served by community sewer, up to a maximum of 35 units within Rural Community or Rural Service Center, and no limit within Resort Communities. (11/30/00)

- E. Variances: The requirements of this subsection may be modified subject to staff review with notice pursuant to Subsection 1305.02, when the modification is consistent with the purposes set forth under **Subsection 504.08(A)** and satisfies the criteria for a variance under Section 1205. (3/14/02)

504.09 DEVELOPMENT STANDARDS

- A. All development within this district is subject to the requirements prescribed under Section 1000 and to the procedures and application requirements under Section 1100. The provisions of this section and the Community Plan shall govern when the provisions of Section 1000 conflict with this section or the Mt. Hood Community Plan.
- B. Community Plans: If a special design, circulation or community plan has been adopted by the Board of County Commissioners for an area, the development shall comply with the special requirements and provisions of that plan. When any provision of Section 504 as applied to a specific property or area is in conflict with the implementation of the adopted design, circulation or community plan, the design, circulation or community plan shall govern.

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

- C. Building Siting and Design: In applying the provisions of Section 1005, particular emphasis shall be on creating a visual focus for local activity while protecting and enhancing the historic qualities of the Mt. Hood Community area.
- D. Government Camp Design Standards: The following standards shall apply to Government Camp and shall govern where any standards are in conflict with the provisions of Section 504. These standards shall apply to all new development and, where reasonable, to remodels. (3/3/93)
1. Main Entrance Siting: Properties with street frontage on the Old Mt. Hood Loop Highway (Loop Road) shall locate the main entrance and pedestrian amenities on the Loop Road. (3/3/93)
  2. Loading and Delivery: Shall not be located on Old Mt. Hood Loop Highway unless there is no other access. (3/3/93)
  3. Walkways: **Walkways parallel to the Old Mt. Hood Loop Road are not required, however if a walkway is extended from the existing 10-foot wide sidewalk fronting the Old Mt. Hood Loop Road it shall be constructed of materials consistent with the existing 10-foot wide sidewalk. Covered walkways may be provided along the building frontage of development on properties with street frontage to the Loop Road from East Wyeast Trail to East Olive Street and on East Little Trail from East Olive Street to East Church Streets . When a covered walkway is constructed it shall be a permanent structure at a minimum of 8-feet in width and attached to the building, it shall not project beyond the property lines, and shall be consistent with the building design and materials and existing 10-foot sidewalk fronting the Mt. Hood Old Loop Road. A covered walkway shall extend along the entire frontage of the building.** (3/3/93)
  4. Exterior Building Materials: Building and accessory structures shall use wood, stone, stone veneer, stucco, for exterior construction. Stucco and textured concrete may be used as secondary materials. Stucco must be acrylic based and be combined with heavy timber, wood, or stone cladding. A rock, rock veneer, or textured concrete base shall be provided around the building exteriors with street frontage. No exposed plywood, particle board, plain concrete, cinder block, or grooved T1-11 is permitted. (3/3/93)
  5. Roofing Materials: No non-architectural composition shingles or galvanized or corrugated metal roofs are allowed. (3/3/93).
  6. Design: Building design shall meet the design intent of mountain

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

architecture styles as described in the Government Camp Village Design Guidelines Handbook. Examples of mountain architecture include "Cascadian", "Oregon Rustic", and the "National Park Style". (3/3/93)

- E. Signs: In addition to the provisions of Section 1010, all signs in the Rural Tourist Commercial district shall be complimentary to the unique historic character of the Mt. Hood corridor in the use of graphics, symbols, lighting and natural materials. In addition, identification and onsite directional signing shall be sensitive to the needs of tourists. Identification signing may be provided for each distinctive village or area designated in the Mt. Hood Community Plan subject to approval by the State Highway Division and the Design Review Committee. Government Camp signs shall comply with the sign provisions of Section 1010.09. (3/3/93)
- F. Landscaping: In addition to the provisions of Section 1009, landscape designs in the Rural Tourist Commercial districts shall comply with the following: (3/3/93)
1. A minimum of **fifteen (15)** percent of the developed site shall be used for landscaping. Government Camp shall provide a minimum of ten (10) percent of landscaping, and properties with frontage on the **Old Mt. Hood Loop Road from East Wyeast Trail to East Olive Street and on East Little Trail Street from East Olive Street to East Church Streets** shall be exempt from this provision where public plazas are provided in compliance with the standards set forth in **Subsection 504.09(F.4)**. (3/14/02)
  2. Distinctive individual or stands of trees shall be preserved where possible.
  3. The function of landscaping in this district shall be to create a visual focus in the community, visually integrate adjacent uses, buffer potentially conflicting uses, protect and enhance the historic qualities of the Mt. Hood Community and create an inviting shopping environment.
  4. Government Camp Landscaping and Plaza Space: Development with street frontage on the **Old Mt. Hood Loop Road from East Wyeast Trail to East Olive Street and on East Little Trail from East Olive to East Church Street** may provide a combination of landscaping and onsite public plaza space. Plaza space shall be permanent space open to the public. The plaza space shall be integrated into the development and be both accessible and visible from the Old Mt. Hood Loop Road or **East Little Trail** where there is no frontage on the Loop Road. (3/3/93)

**The following requirements shall apply along the Old Mt. Hood Loop Road from East Wyeast Trail to East Olive Street and along East Little Trail from East Olive to East Church Streets if plazas are**

CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE

**established to comply with the landscape requirements.**

- a. Square footage required: A minimum of 100 square feet of plaza space **may** be provided for developments with up to 1999 square feet. Developments 2000 square feet and larger **may** provide a minimum of 150 square feet. This shall be developed as one contiguous space. Developments 5000 square feet and larger may develop the plaza as two separate plazas. (3/3/93)
  - b. Plaza surface materials: Surface materials shall consist of textured concrete, concrete mixed with aggregate, rock, rock veneer, pavers, bricks, or wood. No asphalt is permitted. (3/3/93)
  - c. Plaza landscaping: **10** percent of the total plaza area shall be landscaped with planters and/or hardy native vegetation. (3/3/93)
  - d. Seating: A minimum of three (3) permanent adult seating spaces shall be provided in the plaza for developments with up to 1999 square feet of floor area. One (1) additional seating space shall be provided for each 1000 square feet of development. Seating spaces shall be constructed of wood, wrought iron, rock, rock veneer or textured concrete. (3/3/93)
  - e. Garbage receptacles: **At least one** (1) garbage receptacle shall be provided in the plaza. Receptacle shall be clad in wood or stone. (3/3/93)
- G. **Limited Access:** Consolidated and shared access driveways or frontage roads, cross-easements, and internal circulation connections between properties shall be required, as necessary, to limit the number of access points onto a designated scenic roadway.



**ZDO-212**

<b>LIST OF PARTIES REQUESTING NOTICE</b>			
<b>NAME</b>	<b>ADDRESS</b>	<b>EMAIL</b>	<b>REPRESENTING</b>
Marianne Hill	PO Box 67 Government Camp, OR 97028	lbekins@qwest.net	Landowner/business owner
Sonya Kazen	ODOT Region 1 123 NW Flanders St Portland, OR 97209	Sonya.B.KAZEN@odot.state.or. us	ODOT  503.731.8282 503.731.8259 (fax)



**Martha Schrader**  
Chair

**Lynn Peterson**  
Commissioner

**Bill Kennemer**  
Commissioner

**BOARD OF COUNTY COMMISSIONERS**

**PUBLIC SERVICES BUILDING**  
2051 KAEN ROAD | OREGON CITY, OR 97045

## CERTIFICATE OF MAILING

I hereby certify that the enclosed Board Order No. 2007-67 was deposited in the mail on February 9, 2007

Signed: \_\_\_\_\_

Cheryl J. Cornelison, Administrative Specialist  
Clackamas County Board of Commissioners  
(503) 655-8619