

Mount Hood Corridor
Community Planning Organization
PO Box 632 Welches, OR 97067

To: Clackamas County Board of Commissioners
C/O Clackamas County Planning Division
9101 SE Sunnybrook Blvd.
Clackamas, Or 97015

March 12, 2007

Commissioners and Planning Staff,

During the March 1, 07 general meeting of the Mount Hood Corridor CPO, Measure 37 claims were discussed and the following recommendations were proposed:

- ✍ Ownership transfers must be strictly interpreted and limit applicants to those shown on property deeds prior to 1973. If the property was transferred out of ownership after 1973, the claim should not be considered valid. CPO members brought forward two examples of current applications that should be denied for this reason: #164 file ZC576-06 and #447 file ZC287-06.
- ✍ Any approved claim which enjoyed a reduced tax deferral for forest or agricultural zoning should pay the full tax burden of its new requested use. The past tax should be reassessed with interest from 1973 with the current proposed used as the tax assessment.
- ✍ Within our CPO boundaries we have several major rivers and many creeks, steep hillsides, and wetlands. We have many past examples, and some as current as November '06, showing that development near these areas requires limits, restrictions and planning review. In the past decade the Planning Department has improved its review process and demonstrated lessons learned from the 1996 floods. We also recognize that improvements are needed to include better and more current FEMA floodplain mapping, wetland mapping, and water quality protections. Measure 37 claims should not be exempt in any way from the restrictions or conditions of approval of these development requirements in order to protect the natural resources and scenic features in the Mount Hood corridor.
- ✍ Property owners who have followed ZDO requirements and conditions of approval should not suffer unreasonable impacts from development on Measure 37 claims on neighboring properties.

The Mount Hood Corridor CPO extends thanks and appreciation to the Commissioners and the Planning Division for the work being done with the Measure 37 claims, and also for this opportunity to comment.

Sincerely,

Don Mench
Mount Hood Corridor CPO Chair

Mitch Williams
Vice-Chair

Cynthia Nielsen
Secretary

Sally Streeter
Treasurer