

Date: 12/01/2008

File Number: Z00640-08

Application: Greenway/Principal River Conservation Area Permit for abatement of undocumented fill and restoration of the 100-foot stream buffer adjacent to the Zig Zag River.

From: Steven Graeper, President
Rhododendron Community Planning Organization (CPO)

To: Greg Fritts, Staff member
Clackamas County Department of Transportation and Development

Comments:

As President of the Rhododendron Community Planning Organization (CPO), I am responding to the notice received on November 17, 2008. The comments are a result of numerous conversations regarding this property at various CPO meetings and are believed to correctly reflect the opinions of a majority of the residents in the CPO.

For the past 3-5 years, the owner and tenants of this property have been in violation of several Clackamas County Zoning ordinances. They have had a callous disregard to the negative impact the current use this property is having on the community and the environment. Furthermore, the current use of the subject property is a blight on the community of Rhododendron and an eyesore for all who pass by on Hwy. 26 and/or who visit the Village of Rhododendron.

To date, Clackamas County has done little to enforce the zoning requirements imposed on this property and has been unable to remedy the negative impact this property is having on the community. The County has been ineffective in causing this property owner/tenant to comply with requests to cease the illegal and non-permitted use of storage and maintenance of large construction equipment on RR and RTC zoned property. The County has also done nothing to cease the willful dumping of contaminants in the soil nor have they stopped allowing fuel, oil and other contaminants to leak from the equipment and seep into the soil along the banks of the ZIG ZAG river. The owners/tenants of the property have also been in violation of CC ZDO Section 704 by the willful harvesting of timber within the Zig Zag River Principal River Conservation area, a violation for which the County has also done little to remedy.

It is the CPO's desire to see that this property be returned to the uses allowed under the current RR and RTC zoning guidelines. It is also the CPO's obligation to see that Clackamas County enforces the requirement that this property conform to current zoning and protect the environment. Additionally, it is the CPO's duty to see that this property contributes to a quality of life for ALL residents of the community and that the property maintains the rural Mountain Character that is so desired in this area.

It has long been the CPO's stance to oppose any permitting that this property owner and tenant submits and has vehemently opposed the granting of Conditional Use permits that will allow the current property owner/tenant to use this property for the storage and maintenance of large, heavy construction equipment.

That being said, it is the CPO's desire to see that Clackamas County be given as much authority over this property as possible in order to enforce the zoning requirements. If the granting of this permit allows the county to better enforce the zoning requirements imposed on this property, then the CPO is officially going on record by stating that the **Rhododendron Community Planning Organization is in favor of granting this permit** with conditions.

It is the CPO's hope that with the granting of this permit, Clackamas County will strictly enforce the terms of the permit and **render severe punishment** should the property owner or tenants not comply with the terms of the permit.