

Special meeting May 13,2009 at Clarkes Eatery 730Pm of the CLARKES-HIGHLAND CPO

Minutes approved at June 3 meeting

Meeting notice

TO THE CONCERNED CITIZENS OF THE CLARKES HIGHLAND CPO

SPECIAL MEETING OF THE CLARKES HIGHLAND CPO, WEDNESDAY, MAY 13, 2009 AT 730 PM AT THE CLARKES GENERAL STORE AND EATERY

The purpose of this special meeting is to discuss and vote on a recommendation regarding a small parcel on the SE & SW corners of Hult and Olsen rd totally .72 acres. The applicant is requesting a variance from 30 to 20 ft for primary fuel break standard in order to place a double wide mobile home on a .36 acre parcel.

County file numbers Z0205-09FTT(FOREST DWELLING TEMPLATE TEST
APRIL 06,2009

Z0247-09V (VARIANCE)
MAY 06,2009

Gary Hartt-PRES. -CLARKES HIGHLAND CPO NOTICE DATE=MAY 9,2009

May 13,2009 visit to Hult and Olsen Rd, around 10 AM(by Gary Hartt)

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Tax lot 1000 consists of 2 parcels totally .72 of an acre. They are split by Hult road on the SE corner and SW corner. (location of old Timber Grove school house) Each parcel appears to be identical in size each being 79ft by 200ft. not counting part in Hult or Olsen roads. Applicant wants to place a 27 wide mobile home on the West Parcel. The drainfield 375 ft and septic tank and well will also be on this .36 acre parcel. The East parcel is designated for the relief drainfield. The template test was approved in 2003 by the prior application. So there is not much to discuss about Z0205-09 FTT.
Z0247-09 is a variance request to reduce required setback to the rear of the easterly fronting mobile home from 30 to 20 ft. for the primary fuel break in timber zoned property. In his application Mr. Andreychenko writes about planting trees to enhance the neighborhood. He fails to mention the 2 22 foot over the road trailers now siting on the site. In addition there is a 3rd smaller cargo trailer of about 16 foot in length. There also is a stack of tires. A neighbor informed me that there also is some engines but on my visit, I could not see them from the road. Is storage of trailers, tires and engines the proper use of land in a timber zone?
Will the applicant plant trees in the primary fuel break area? So that in 5 years he has created a fire hazard? Where in the comprehensive plan does it allow for this type of storage use in a timber zone. Mr Andreychenko appears by his apparent possible violations of Clackamas County zoning, that it is doubtful the primary fuel break will be a reality and one on paper only.

Minutes of Special Meeting of May 13,2009

Voting Members Present
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Gary Bush, Howard Bicket, Richard Yarnell, Susan Nielsen, Susan Gierke, Ralph Guierke and Gary Hartt.

Non-voter Eligible citizens Present

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John Groener, Jackie Groener and Craig Loughridge

Meeting called to order by President at 7:48PM

Pres. Gary Hartt passed out copies of field visit to tax lot 1000, 7 pictures of trailers and 2 parcels, and passed around county land use applications for forest template and variance. Since the County has previously approved this same tax lot in an expired land use permit in 2003, it appears that approval on this basis is assured. Thus leaving only the variance to vote on. Discussion of Z0247-09 was held and after discussion was completed,

Richard Yarnell moved and Howard Bicket 2nd " That the CPO recommend denial of the variance on the following safety issues:

1. Fire break setback.
2. Proposed tree planting adjacent to primary drainfield, roots will cause premature failure.
3. Proposed tree plants over secondary drainfield.
4. Neighbor property to West has border trees about 5 foot tall that are located 2 foot from property line where 20 foot variance is requested.

Passed 7-0

Adjourned 8:15

Post-meeting note by Gary Hartt

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A quick read of the relevant ordinance sections.

Sec. 406.06(B)(5)(e) A variance to the 30 foot setbacks "may" be allowed subject to Sec 1205.

Sec. 1205.02(B) Strict adherence to the requirement or standard is unnecessary because the proposed modification or variance from the standard or requirement will reasonably satisfy all the following objectives:

3. Will accomplish the purpose for the standard as set forth in the Ordinance.

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My comments are the requested 20 foot setback is the most likely area where a wildfire could enter applicant's property as there are substantial trees to the West. If approved, which side of house will owner or subsequent owner build a 10 foot wide deck? Front of house where Hult Rd. is a mere 30 foot and in the applicant's plan is for car parking or the 20 foot back where there is more privacy? Once the rear wood deck is built, now you have a 10 foot primary fuel break.

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