



## NOTICE OF HEARING

November 27, 2024

Paul Scott & Janell L Miller  
15055 SE Thornton Dr.  
Milwaukie, OR 97267

**RE::** County of Clackamas v. Paul Scott & Janell L Miller  
**File:** V0010422

**Hearing Date:** January 9, 2025

**Time:** This item will not begin before 11:00am however it may begin later depending on the length of preceding items.

**Location:** Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

**You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>**

You may contact Kimberly Benthin, Code Compliance Specialist for Clackamas County at (503) 742-4457, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

## STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
  - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
  - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
  - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

**Carl Cox**  
**Attorney at Law**  
**14725 NE 20<sup>th</sup> Street, #D-5**  
**Bellevue, WA 98007**
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to [millerspj@comcast.net](mailto:millerspj@comcast.net) a copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Kimberly Benthin at 150 Beavercreek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Kimberly Benthin at 503-742-4457 **within 3 calendar days of receipt of the Notice of Hearing**.

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet. **When joining the webinar please accept the request to join as a panelist.**

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 503-830-9960 for assistance.

Zoom invite

Join Zoom Meeting

<https://clackamascounty.zoom.us/j/82697022593?pwd=XtkoBx5inFLwKaa2frsye1bHtPc2Y5.1>

Meeting ID: 826 9702 2593

Passcode: 590276

One tap mobile

+16694449171,,82697022593# US

+16699006833,,82697022593# US (San Jose)



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Dial by your location

- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 408 638 0968 US (San Jose)
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US

Meeting ID: 826 9702 2593



## Department of Transportation and Development

### **Nondiscrimination Policy:**

The Department of Transportation and Development is committed to non-discrimination. For more information go to: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) or call (503) 742-4452.

**¡LE DAMOS LA BIENVENIDA!** Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) o llame al 503-742-4452.

**ДОБРО ПОЖАЛОВАТЬ!** Russian

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**欢迎!** Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) 或致电 503-742-4452。

**CHÀO MỪNG!** Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) hoặc gọi điện thoại theo số 503-742-4452.

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER  
for the  
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

File No: V0010422

v.

PAUL SCOTT AND JANELL L MILLER

Respondents.

COMPLAINT AND REQUEST FOR HEARING

I, Kimberly Benthin, Code Enforcement Specialist for Clackamas County,

allege the following:

1.

Respondents mailing address is: 15055 SE Thornton Dr., Milwaukie, OR  
97267.

2.

The address or location of the violation(s) of law alleged in this Complaint is:  
15055 SE Thornton Dr., Milwaukie, OR 97267, also known as T2S, R1E, Section 11BD,  
Tax Lot 01800, and is located in Clackamas County, Oregon.

3.

On or about the 1st day of June, 2022, AND on or about the 12<sup>th</sup> day of January,  
2023, the Respondents violated the following laws, in the following ways:

Respondents violated Title 9 of the Clackamas County Code Chapter 9.02 the  
Application and Enforcement of the Clackamas County Building Code, by constructing  
an unpermitted covered deck and enclosed carport, on the above referenced property.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondents in the following manner: Violation notice dated June 1, 2022 and Administrative Citation #10422-1 issued January 12, 2023. A copy of the notice documents are attached to this Complaint as Exhibits C and E, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter. Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for the Title 9 Priority 1 violation being \$750.00 to \$1000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:
5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 25<sup>th</sup> day of November, 2024.



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Kimberly Benthin  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

PAUL SCOTT & JANEL L MILLER,

Respondents.

File No.: V0010422

STATEMENT OF PROOF

History of Events and Exhibits:

March 22, 2022	Clackamas County received a complaint regarding unpermitted additions of a covered deck and enclosure of a carport on the dwelling
March 14, 2022 Exhibit A	Correspondence was mailed to the Respondent regarding the allegations.
March 24, 2022 Exhibit B	A Building inspector conducted an inspection.
June 1, 2022 Exhibit C	Facts of the alleged violation were reviewed, the violation verified, and Notice of Violation mailed regarding the building code violation on the property. The Notice of Violation was mailed via first class mail to the Respondents. The deadline provided to submit permits was July 15, 2022.
July 31, 2022 Exhibit D	Submission of permit B0477022 began. Notice was mailed to the Applicant on August 2, 2022 regarding the incomplete submittal.
January 12, 2023 Exhibit E	The requested information to complete the documents for the permit was never submitted. Therefore citation #2200104-1 was issued for the Priority 1 Building Code violation and sent via first class mail. The first class mail was not returned. The County is waiving the fee amount.
December 20, 2023	The application packet for Z0494-23-HAD was submitted. This packet was deemed complete on January 5, 2024
March 21, 2024 Exhibit F	The decision for Z0494-23 was approved.



- April 19, 2024 Permit B0477022 was withdrawn and the submittal for Permit B0534124 began.
- August 19, 2024 Exhibit G Structural permit B0534124 for permitting a deck cover and enclosing an existing carport was issued.
- August 26, 2024 Electrical permit E2042424 circuits for the deck and garage and P0705724 for the outdoor sink were issued.
- November 20, 2024 Exhibit H No inspections have been scheduled for the three permits issued to abate the building code violations.
- November 20, 2024 The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the Building Code exists on the subject property, the County would request a Continuing Order be issued requiring the Respondent to make any modifications necessary and successfully complete all required inspections not later than 45 days of the date of the Order.

The County will submit a timely Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent. The report may include the following recommendations:

- The imposition of civil penalties of up to \$1,000.00
- The administrative compliance fee for a possible total of up to \$2,175.00
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondent from violating these laws in the future.



March 14, 2022

Paul & Janell Miller  
15055 SE Thornton Dr  
Milwaukie, OR 97267

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the  
Clackamas County Code**

Site Address: 15055 SE Thornton Dr., Milwaukie, OR 97267  
Legal Description: T2S, R1E, Section 11BD, Tax Lot 01800

It has come to the attention of Clackamas County Code Enforcement that an addition to the rear of a single family residence may have been built without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 Clackamas County Code.

Please contact Kimberly Benthin, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is [kimben@clackamas.us](mailto:kimben@clackamas.us)

Telephone number is 503-742-4457

*\*Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

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### **환영합니다.** Korean

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오.

# Clackamas County

150 Beaver Creek Rd  
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

---

**Location:**

15055 SE THORNTON DR MILWAUKIE OR 97267

**Inspection Date:**

Thu, 24 Mar 2022

**Record Type:**

Code Enforcement - Violation

**Record ID:**

V0010422

**Inspection Type:**

270 Miscellaneous/Consultation

**Inspector:**

Don Countryman

**Inspector Phone:**

503-519-6954

**Inspector Email:**

DonCou@clackamas.us

**Result:**

In Violation

**Submit Time:**

Thu, 24 Mar 2022 5:07:PM

**Comments:**

Spoke with owner Paul Miller and said he has lived at the property for 25 years. He stated that the carport (on the south side) was there and he enclosed it for a garage.

The roof projecting to the lake is a patio cover.

I Informed Paul that both of these structures require a building permit., R105.1  
Pictures taken.















June 1, 2022

Violation File: V0010422

Paul Scott and Janell L. Miller  
15055 SE Thornton Dr  
Milwaukie, OR 97267

**Subject: Violations of the Clackamas County Building Code  
Chapter 9.02.040(A,B,C,D,E)**

Site Address: 15055 SE Thornton Dr. Milwaukie, OR 97267  
Legal Description: T2S, R1E, Section 11BD, Tax Lot 01800

This letter is in follow up to the complaint received by the County regarding the additions to the single family residence on the above referenced property without benefit of permits and inspections.

This is a violation of Chapter 9.02 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

On March 24, 2022 Building Inspector Don Countryman met with Mr. Miller and determined that the enclosed carport addition at the side of the residence and the patio cover to the rear of the residence require permits and inspections. I reviewed the findings with the Building Codes Administrator and it was determined the construction is in violation and requires permits.

In order to abate the violations, please complete one of the following options or a combination of the options for each of the two additions **not later than July 15, 2022**:

- Please submit, or have your professional submit, the building permit application(s), (structural, electrical, plumbing and mechanical if applicable) technically complete plans and appropriate fee(s).
  - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes that they are ready.
  - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

**Or:**

- Please submit, or have your professional submit, a demolition permit application(s), technically complete plans and appropriate fee(s).

- The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes that they are ready.
- Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).
- Please be advised that if you choose to remove the unpermitted construction – you may still need to obtain building permits to confirm the remaining construction and utilities are code compliant.

The submitted building permit documents will be subject to the review and approval of the Planning and Zoning Division. The construction and use must meet the requirements and standards of the zoning district applied to the subject property. If you have questions please contact: Planning and Zoning Division at 503-742-4500 or [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us).

Building permits are accepted online only. If you have any questions concerning the building permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, or via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us). You may also find information on the County's website at <https://www.clackamas.us/building>.

You may visit the County's offices at 150 Beavercreek Road, Development Services Building, Oregon City. The lobby hours are open between the hours of 8 a.m. to 4 p.m., Monday – Thursday and on Fridays 8 a.m. to 3 p.m. The public is encouraged to take advantage of the services available online, by phone or by email.

If you have any questions for me, you may call me at 503-742-4457 or my email is [kimben@co.clackamas.or.us](mailto:kimben@co.clackamas.or.us).



Kimberly Bentlin  
Code Enforcement Specialist  
Code Enforcement Section

## Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



<p>Mike Montgomery mike@simplhomedesigns.com</p>	<p>07/31/2022 12:52 PM</p>	<p>Upload and submit request for B0477022</p> <h2>UPLOAD AND SUBMIT</h2> <p>Hello Mike,</p> <p>You have a task to complete to start your plan review.</p> <p>To begin, please click on "Start Task" below.</p> <p><a href="#">Start Task</a> To submit your files for <b>B0477022 : Building - Residential New - 21E11BD01800 - 15055 SE THORNTON DR MILWAUKIE - Paul &amp; Janell Miller</b></p> <p><b>TIP: Are you a New User? First complete your account setup (required)</b>, if you haven't already. Open the separate invite email you received, or to request a new password <a href="#">click here</a> and then select "forgot password".</p> <p><i>Please do not reply to this email.</i></p>
<p>Mike Montgomery mike@simplhomedesigns.com</p>	<p>07/31/2022 12:59 PM</p>	<p>Upload confirmation for B0477022</p> <h2>UPLOAD COMPLETED</h2> <p>Hello Mike,</p> <p>The following files have been received for project - <b>B0477022 : Building - Residential New - 21E11BD01800 - 15055 SE THORNTON DR MILWAUKIE - Paul &amp; Janell Miller</b></p> <p>Files received:</p> <ol style="list-style-type: none"> <li>1. 001 SITE PLAN.pdf</li> <li>2. 002 ELEVATION.pdf</li> <li>3. 003 DECK PLAN.pdf</li> <li>4. 004 ROOF FRAMING.pdf</li> <li>5. 005 FRAMING PLAN.pdf</li> </ol> <p><i>Please do not reply to this email.</i></p> <p>Prescreen update request for B0477022</p>
<p>Mike Montgomery mike@simplhomedesigns.com</p>	<p>08/02/2022 09:09 AM</p>	<h2>PRESCREEN CORRECTIONS</h2> <p>Hello Mike,</p> <p>You have a task to complete to continue your plan review.</p> <p>Unfortunately, your uploaded files submission has not met prescreen acceptance requirements.</p> <p><b>TIP: Getting through Prescreen</b> Please review all submission requirements and use "Add Comment" in Discuss Prescreen if you have any questions or comments.</p> <p>To review and resubmit, please click on "Start Task" below.</p> <p><a href="#">Start Task</a> To submit your updates for <b>B0477022 : Building - Residential New - 21E11BD01800 - 15055 SE THORNTON DR MILWAUKIE - Paul &amp; Janell Miller</b></p> <p><i>Please do not reply to this email.</i></p>
<p>Mike Montgomery mike@simplhomedesigns.com</p>	<p>08/17/2022 09:16 AM</p>	<p>Prescreen Corrections is Past Due for B0477022</p> <h2>Prescreen Corrections is PAST DUE</h2> <p>Attention Mike,</p> <p>You have a task for project: <b>B0477022</b> to be completed by <b>8/16/2022 9:09:10 AM</b>.</p> <p>This review has a <b>Medium</b> priority.</p> <p>Let's take care of it now, please select "Start Task" below.</p> <p><a href="#">Start Task</a> To complete your task for <b>B0477022 : Building - Residential New - 21E11BD01800 - 15055 SE THORNTON DR MILWAUKIE - Paul &amp; Janell Miller</b></p> <p>You have been notified <b>1</b> time(s), with <b>2</b> notices(s) remaining.</p> <p><i>Please do not reply to this email.</i></p>
<p>Mike Montgomery mike@simplhomedesigns.com</p>	<p>08/18/2022 09:16 AM</p>	<p>Prescreen Corrections is Past Due for B0477022</p>



Citation No. 10422-1

Case No. V0010422

# ADMINISTRATIVE CITATION

Date Issued: January 12, 2023

**Name and Address of Person(s) Cited:**

Name: Paul Scott and Janell L. Miller  
Mailing Address: 15055 SE Thornton Dr.  
City, State, Zip: Milwaukie, OR 97267

Date Violation(s) Confirmed: On the 24<sup>th</sup> day of March, 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 15055 SE Thornton Dr., Milwaukie, OR 97267

Legal Description: T2S, R1E Section 11BD, Tax Lot 01800

**Law(s) Violated**

- Chapter 7.03 of Clackamas County Code, Road Use, Section
- Chapter 9.01 of CCC Uniform Code for the Abatement of Dangerous Buildings, Section
- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A, B, C, D, E )
- Chapter 9.03 of CCC Excavation and Grading, Section
- Chapter 10.03 of CCC Solid Waste and Wastes Management, Section 10.03.060 (A,B,C)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section
- Other law: \_\_\_\_\_

**Description of the violation(s):**

- 1) A patio cover and enclosed carport were added to the single family residence without the benefit of permits or inspections.

Maximum Civil Penalty \$1000.00                      Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$25.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Kimberly Benthin  
Telephone No.: 503-742-4457

Date: January 12, 2023  
Department Initiating Enforcement Action: Code Enforcement

# PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:  
Clackamas County Code Enforcement Section  
150 Beaver Creek Rd.  
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

## STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_

Violation File # : V0010422



**NOTICE OF DECISION ON A TYPE II LAND USE PERMIT**

**Decision:** Approved with Conditions

**Permit Type:** HCA Development Permit

**File No.** Z0494-23-HDA

**Applicant's Proposal:** A new deck and associated cover within the Habitat Conservation Area (HCA)/Water Quality Resource Area.

**Decision Date:** March 21, 2024

**Deadline for Filing Appeal:** April 2, 2024, at 4:00 pm.

**Issued By :** Ben Blessing, Sr. Planner, Bblessing@clackamas.us, 503-742-4521

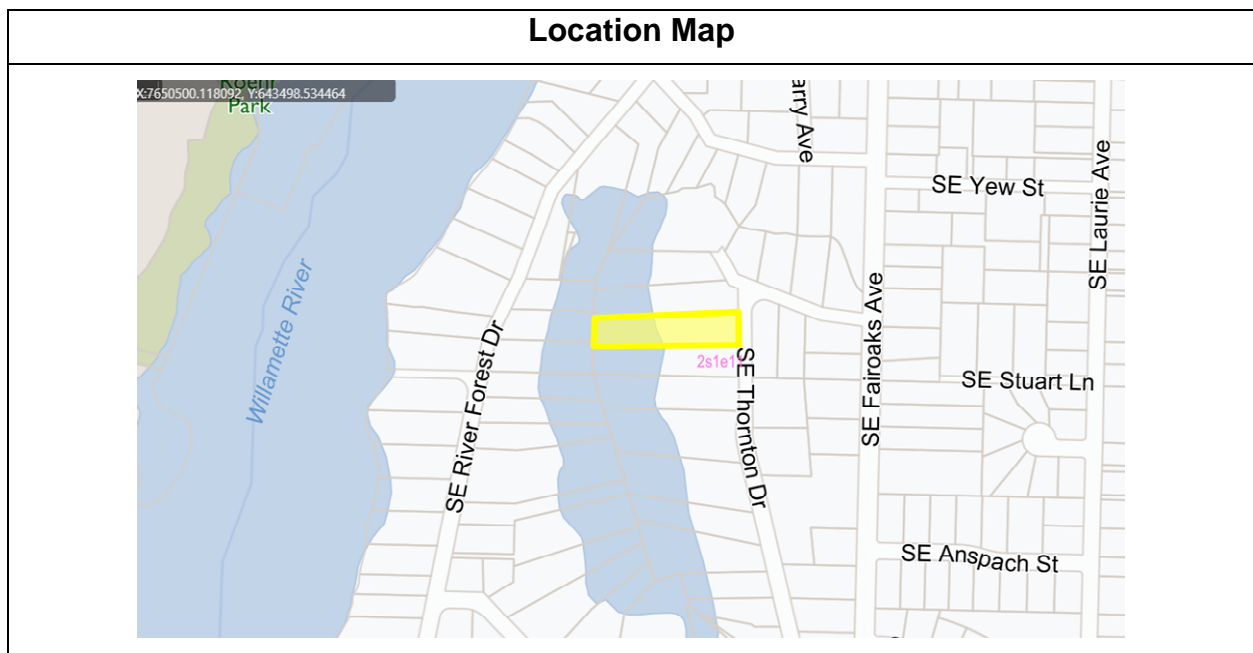
**Applicant:** Andy Stember

**Owner of Property:** Paul S Miller, Co-Trustee

**Zoning:** Urban Low Density Residential (R-10)

**Assessor's Map & Tax Lot(s):** T2S R1E Section 11BD Tax Lot 01800

**Site Address:** 15055 SE Thornton Drive



**Community Planning Organization (CPO) for Area:**

OAK GROVE COM COUNCIL  
JOSEPH EDGE (503) 974-6422  
LAND-USE@OAKGROVECPO.ORG

Community Planning Organizations (CPOs) are part of the county's community involvement program. They are advisory to the Board of County Commissioners, Planning Commission and Planning and Zoning Division on land use matters affecting their communities. CPOs are notified of proposed land use actions and decisions on land within their boundaries and may review these applications, provide recommendations or file appeals. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at 503-655-8751.

**Opportunity to Review the Record and Decision:** The complete decision, including findings and conditions of approval, and the submitted application are available for review online at <https://accela.clackamas.us/citizenaccess/>. Select the **Planning** tab and enter the file number to search. Select **Record Info** and then select **Attachments** from the dropdown list, where you will find the submitted application. A copy of the decision, application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost by contacting the Planner listed above. Copies of all documents may be purchased at a cost established by the County fee schedule.

**Appeal Rights:** **This decision will not become final or effective until the period for filing an appeal with the County has expired without the filing of an appeal.** Any person who is adversely affected or aggrieved or who is entitled to written notice of the decision pursuant to Subsection 1307.09(C) of the Clackamas County Zoning and Development Ordinance may appeal this decision to the Clackamas County Land Use Hearings Officer by filing a written appeal. An appeal must include a completed Appeal Form available at [www.clackamas.us/planning/supplemental.html](http://www.clackamas.us/planning/supplemental.html) and a \$250.00 filing fee and must be **received** by the Planning and Zoning Division by the appeal deadline identified above.

Appeals may be submitted in person during office hours (8:00 am to 4:00 pm Monday through Thursday, closed Friday and holidays). Appeals may also be submitted by email or US mail.

A person who is mailed written notice of this decision cannot appeal this decision directly to the Land Use Board of Appeals under ORS 197.830.

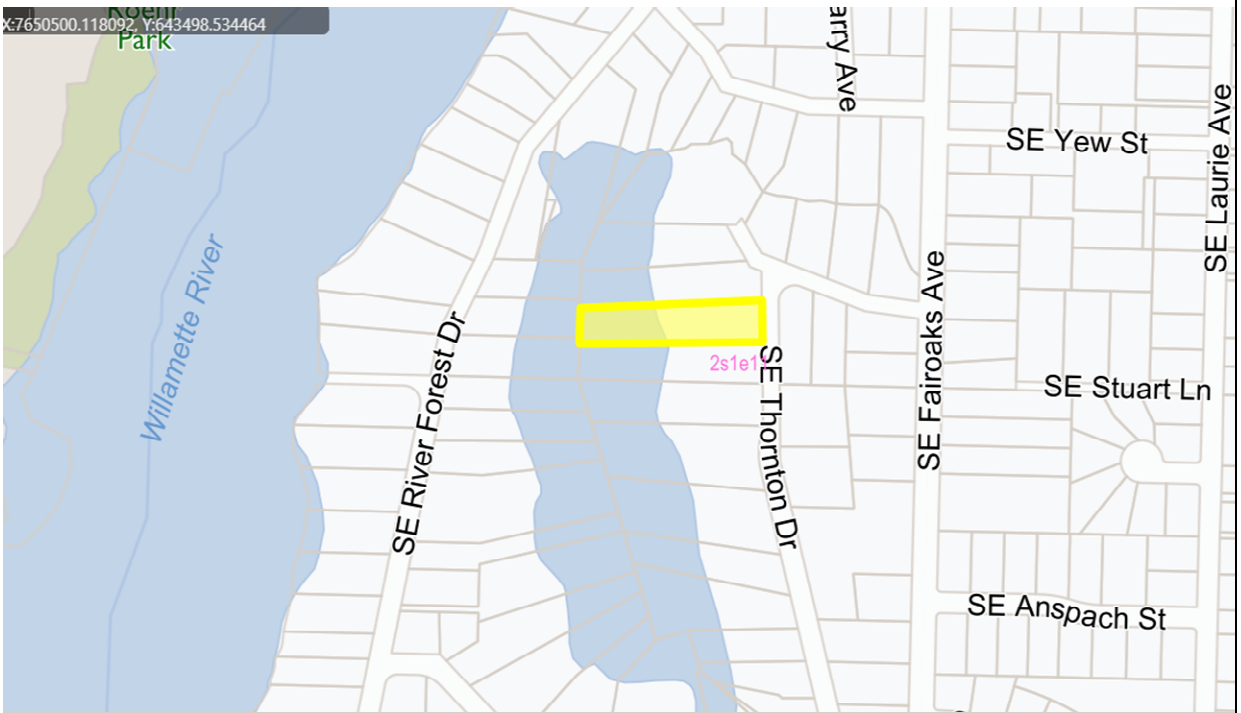
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

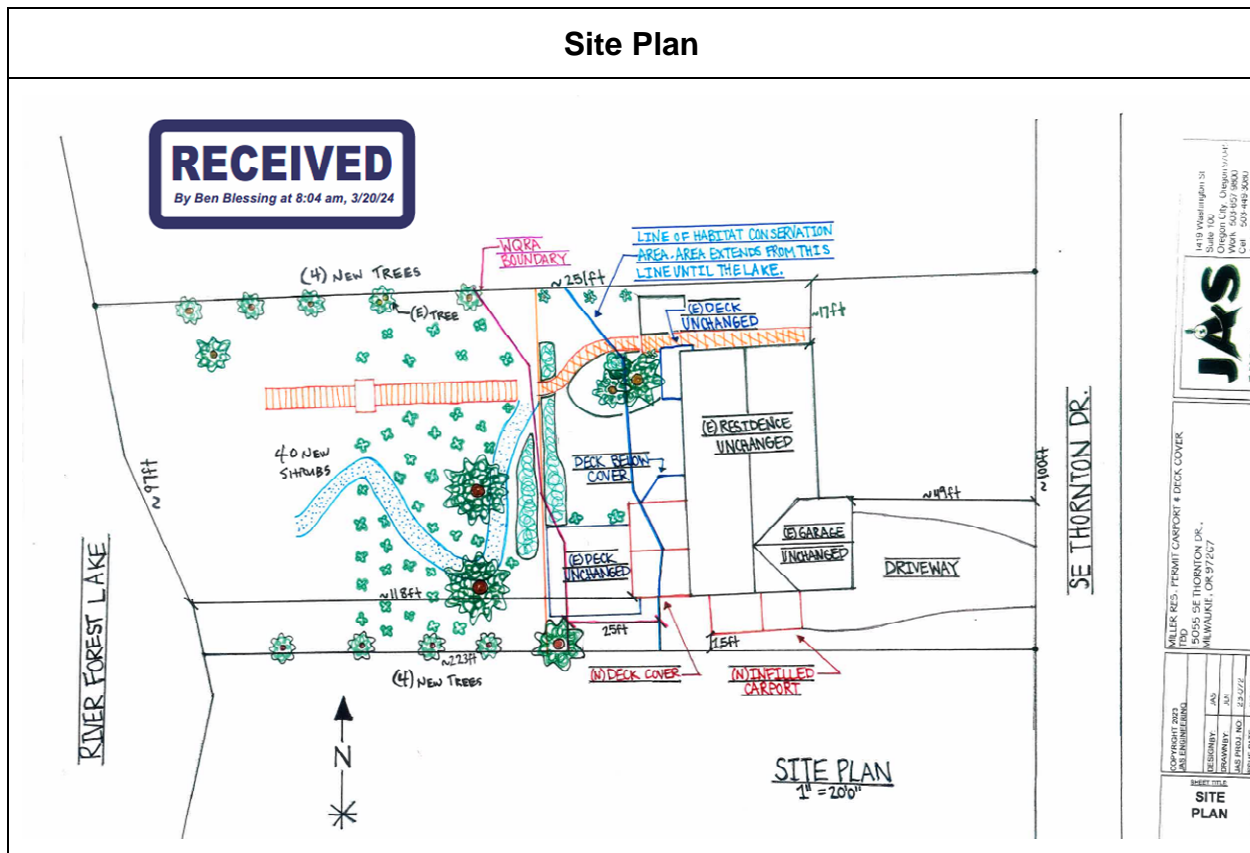
*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email [DRenhard@clackamas.us](mailto:DRenhard@clackamas.us).*

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통?



# Location Map





## CONDITIONS OF APPROVAL

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parentheses.

### 1. General Conditions:

- A) Approval of this land use permit is based on the submitted written narrative and plan(s) dated Dec. 20, 2023 and March 15, 2024. No work shall occur under this permit beyond that specified in this decision. It shall be the responsibility of the property owner(s) to comply with this document(s) and the limitation of approval described herein.
- B) The Water Quality Resource Area (WQRA) Boundary Verification is established as the vegetated corridor delineated on the applicant's site plan received 3/20/2024 (Sheet C-1.0b).
- C) Pursuant to ZDO Sec. 706.11, the minimum front, rear, and side yard setbacks shall be zero, except: A. Garages and carports shall comply with the minimum front yard setback of the underlying zoning district; and B. A greater setback may be required to comply with applicable fire or life safety requirements.

2. **Development Permit (Subsection 706.10[A]) Conditions:**
- A) Maximum Disturbance Area (MDA): Pursuant to Subsection 706.10(A)(1)(a) and Table 706-3, the Maximum Disturbance Area (MDA) for the proposed development is 808 square feet.
- i. Pursuant to Subsection 706.10(A)(1)(c), that pertains to property subject to Table 706-3 or 706-5 of Subsection 706.10(A)(1):
- a) The MDA shall be located outside the HCA except:
1. If the MDA exceeds the non-HCA area, the excess MDA may be located in Low HCA; and
  2. If the MDA exceeds the area of non- and Low HCA combined, the excess MDA may be located in Moderate HCA; and
  3. If the MDA exceeds the area of non-, Low, and Moderate HCA combined, the excess MDA may be located in High HCA.
  4. In determining compliance with the MDA standard, both existing and proposed disturbance area shall be included in the calculation.
- B) **Standards for Mitigation: The mitigation standards for the development within the HCA shall meet the following standards:**
- i. Mitigation outside the wetland is subject to the following standards:
- a) **Required Plants and Plant Densities:** All trees, shrubs and ground cover shall be native vegetation. An applicant shall comply with Subsection 706.10(A)(6)(a)(i) or (ii), whichever results in more tree plantings, except that where the disturbance area is one acre or more, the applicant shall comply with Subsection 706.10(A)(6)(a)(ii).
1. The mitigation requirement shall be calculated based on the number and size of trees that are removed from the site. Trees that are removed from the site shall be replaced as shown in Table 706-6. Conifers shall be replaced with conifers. Bare ground shall be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs; or
  2. The mitigation requirement shall be calculated based on the size of the disturbance area within the HCA. Native trees and shrubs shall be planted at a rate of five trees and 25 shrubs per every 500 square feet of disturbance area (calculated by dividing the number

of square feet of disturbance area by 500, and then multiplying that result times five trees and 25 shrubs, and rounding all fractions to the nearest whole number of trees and shrubs; for example, if there will be 330 square feet of disturbance area, then 330 divided by 500 equals 0.66, and 0.66 times five equals 3.3, so three trees shall be planted, and 0.66 times 25 equals 16.5, so 17 shrubs shall be planted). Bare ground shall be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

- b) **Plant Size:** Replacement trees shall be at least one-half inch in caliper, measured at six inches above the ground level for field grown trees or above the soil line for container grown trees (the one-half inch minimum size may be an average caliper measure, recognizing that trees are not uniformly round), unless they are oak or madrone which may be one-gallon size. Shrubs shall be in at least a one-gallon container or the equivalent in ball and burlap and shall be at least 12 inches in height.
- c) **Plant Spacing:** Trees shall be planted between eight and 12 feet on center, and shrubs shall be planted between four and five feet on center, or clustered in single species groups of no more than four plants, with each cluster planted between eight and 10 feet on center. When planting near existing trees, the drip line of the existing tree shall be the starting point for plant spacing measurements.
- d) **Plant Diversity:** Shrubs shall consist of at least two different species. If 10 trees or more are planted, then no more than 50 percent of the trees may be of the same genus.
- e) **Invasive Vegetation.** Invasive non-native or noxious vegetation shall be removed within the mitigation area prior to planting, and shall be removed or controlled for five years following the date that the mitigation planting is completed.
- f) **Mulching:** Mulch shall be applied around new plantings at a minimum of three inches in depth and 18 inches in diameter.
- g) **Tree and Shrub Survival:** Trees and shrubs that die shall be replaced in kind to the extent necessary to ensure that a minimum of 80 percent of the trees initially required and 80 percent of the shrubs initially required shall remain alive on the fifth anniversary of the date that the mitigation planting is completed.

- h) **Monitoring and Reporting:** Monitoring of the mitigation site shall be the ongoing responsibility of the property owner. For a period of five years following the date that the mitigation planting is completed, the property owner shall submit an annual report to the Planning Director documenting the survival of the trees and shrubs on the mitigation site. In lieu of complying with the monitoring and reporting requirement, the property owner may post with the County a performance bond, or other surety acceptable to the County, in an amount sufficient to cover costs of plant material and labor associated with site preparation, planting, and maintenance. An applicant who elects to post a surety shall be subject to Subsections 1104.03 through 1104.05.
- ii. All vegetation shall be planted on the subject property, either within the HCA or in an area contiguous to the HCA, provided, however, that if the vegetation is planted in an area contiguous to the HCA, such area shall be protected from development by a restrictive covenant, conservation easement, or public dedication; or

3. **Approval Period Conditions:**

- A) Approval Period: The approval of this HCA Development Permit shall be valid for four (4) years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision. During this four-year period, the approval shall be implemented, or the approval will become void.
  - i. "Implemented" has the meaning set forth in Subsection 706.06(D)(1) and (2), except that under Subsection 706.06(D)(2), if the approval did not contemplate a specific development proposal, "implemented" means at least one County development permit shall be obtained and maintained.
  - ii. If this approved HCA Development Permit is not implemented within the initial approval period established by Subsection 706.06(D), a two-year time extension may be approved pursuant to Section 1310.

**APPLICABLE APPROVAL CRITERIA**

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This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 202, 706, 709, 1307.

## **PUBLIC AND AGENCY COMMENTS**

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Notice was sent to applicable agencies and owners of property within 300 feet. Comments received relating to the applicable approval criteria listed above are addressed in the Findings Section. Comments from the following were received:

No agency comments received. No property owner comments received.

## **FINDINGS**

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The findings below identify the standards and criteria that are relevant to this decision, state the facts relied upon in rendering the decision, and explain the justification for the decision.

1. **Project Overview:** A Habitat Conservation Area (HCA) Development to account for 808 square feet of prior encroachment into the HCA. The property owner constructed a new 608 square-foot deck plus an associated 208 square-foot deck/patio cover, totaling 808 square feet of HCA disturbance. To mitigate for the disturbance, eight (8) new trees and 40 new shrubs are proposed on site. Additionally, the applicant delineated the Water Quality Resource Area (WQRA) and associated “vegetated corridor” pursuant to ZDO Section 709, Table 709-1. A small amount of disturbance (roughly 100 square feet) has occurred in the WQRA. All told, revegetation measures proposed by the applicant will mitigate for the small disturbance.
2. **ZDO Section 706, Habitat Conservation Area (HCA):**

### 706.02 AREA OF APPLICATION

- A. Section 706 applies in the Habitat Conservation Area District (HCAD). The HCAD applies to all parcels containing a Habitat Conservation Area (HCA). The HCAD also applies to any area that is less than 100 feet outside the boundary of an HCA even if the area is not located on the same parcel as the HCA. HCAs are identified on maps adopted by reference in Chapter 3 of the Comprehensive Plan (hereinafter referred to as the HCA Map) and are categorized as High, Moderate, or Low HCA. Notwithstanding the HCA Map, however, Section 706 does not apply to areas that are outside both the Metropolitan Service District Boundary (MSDB) and the Portland Metropolitan Urban Growth Boundary (UGB).

*The subject property contains an HCA and is therefore located in the HCAD.*

- B. An applicant may dispute the location of an HCA by submitting an application for HCA Map Verification pursuant to Subsection 706.06(B) or by applying for a Comprehensive Plan amendment to modify the

HCA Map. HCA Map Verification does not amend the Comprehensive Plan.

*The HCA Map is not being disputed subject to Subsection 706.06(B).*

#### 706.03 DEFINITIONS

*The criteria, requirements, standards and text of ZDO Section 706 are subject to the definitions outlined in Subsection 706.03.*

#### 706.04 EXEMPT USES

The following uses and activities are exempt from the requirements of Section 706, except that if the use or activity requires a building or grading permit, a Construction Management Plan shall be required pursuant to Subsection 706.06(A). Notwithstanding the requirement for HCA Map Verification under Subsection 706.06(B), the HCA Map shall be deemed reliable for the purpose of administering Subsection 706.04 unless an approved HCA Map Verification exists for the subject property, in which case the approved HCA Map Verification shall be used to administer Subsection 706.04.

*Exempt Uses are not proposed.*

#### 706.05 PROHIBITED USES

The following uses and activities are prohibited within a Habitat Conservation Area:

- A. The planting of invasive non-native or noxious vegetation; and
- B. Outside storage of materials and equipment, unless such storage began before January 5, 2009, or is approved pursuant to review under Subsection 706.06(C).

*The applicant has not proposed either of the above-listed Prohibited Uses.*

#### 706.06 DEVELOPMENT REVIEW REQUIREMENTS

The following review requirements are applicable to development in the Habitat Conservation Area District (HCAD) unless such development is exempt pursuant to Subsection 706.04.

- C. An HCA Development Permit, consistent with Subsection 706.10, shall be required for:
  - 2. Development in an HCA or for a parcel that:
    - a. Contains an HCA; and

- b. Is the subject of a land use application for a partition or subdivision.

*The proposal is to retroactively permit 808 square feet of disturbance within the HCA. Therefore, an HCA Development Permit is required.*

#### 706.07 SUBMITTAL REQUIREMENTS

In addition to the submittal requirements identified in Subsection 1307.07(C), applications filed pursuant to Section 706 shall comply with the following submittal requirements.

- C. An application for application for an HCA Development Permit under Subsection 706.10(A) shall include:

*The applicant has provided the necessary submittal materials for the proposed HCA Development Permit, filed pursuant to Subsection 706.10(A).*

#### 706.10 HCA DEVELOPMENT PERMIT

HCA Map Verification shall be subject to the following criteria.

A Habitat Conservation Area (HCA) Development Permit shall be approved if the applicant provides evidence substantiating compliance with either Subsection 706.10(A) or (B). However, if the proposed development is in a Water Quality Resource Area (WQRA) regulated pursuant to Section 709, it shall comply with either Subsection 706.10 or 709.10, except that if the subject parcel contains an HCA and a WQRA and is the subject of a land use application for a partition or subdivision, the partition or subdivision shall comply with the requirements of Subsections 706.10 and 709.11, and if the provisions conflict, the most restrictive standard shall apply.

*As noted in the project summary, the applicant's site plan shows roughly 100 square feet of disturbance within the WQRA. Given the small amount of disturbance within the HCA and WQRA, compliance with the prescriptive standards set forth in Subsection 706.10(A), shall satisfy this standard.*

- A. Development in an HCA shall be permitted subject to the following criteria:
  - 1. Except as provided in Subsections 706.10(A)(2) through (5), a maximum disturbance area (MDA) shall apply to the subject property.
    - a. For property inside the Portland Metropolitan Urban Growth Boundary (UGB), the MDA shall be calculated pursuant to Table 706-3 for property with a Comprehensive Plan designation of Urban Low Density



Residential and Table 706-4 for property with any other Comprehensive Plan designation.

**Table 706-3: Maximum Disturbance Area for Urban Low Density Residential Property**

HCA Type <sup>1</sup>	Maximum Disturbance Area
High	50 percent of the area of the subject property, up to a maximum of 5,000 square feet
Moderate/Low <sup>2</sup>	65 percent of the area of the subject property, up to a maximum of 6,000 square feet

<sup>1</sup> If more than one HCA Type is present on the subject property, the MDA shall be based on the predominant type. For the purpose of this provision, High HCA shall be the predominant type if at least 50 percent of the area of the HCA on the subject property is High HCA.

<sup>2</sup> For the purpose of Table 706-3, Moderate and Low HCA shall be combined as one HCA Type.

*The subject property is designated Urban Low Density Residential (R-10). Table 706-3 shall be used to calculate MDA. In the case of a 0.91-acre lot, and given the predominant HCA type is Moderate/Low, an MDA of up to 6,000 square feet is permitted. The applicant is proposing a total of 808 square feet disturbance in the HCA. This criteria is met.*

- b. For property outside the Portland Metropolitan Urban Growth Boundary (UGB), the MDA shall be calculated pursuant to Table 706-5, except that the MDA shall be calculated pursuant to Table 706-4 for:

*This criteria is not applicable.*

- c. For property subject to Table 706-3 or 706-5, the MDA shall be located outside the HCA except:
- i. If the MDA exceeds the non-HCA area, the excess MDA may be located in Low HCA; and
  - ii. If the MDA exceeds the area of non- and Low HCA combined, the excess MDA may be located in Moderate HCA; and
  - iii. If the MDA exceeds the area of non-, Low, and Moderate HCA combined, the excess MDA may be located in High HCA.
- d. In determining compliance with the MDA standard, both existing and proposed disturbance area shall be included in the calculation.

*Given most of the site is already developed upland, away from the water resource and HCA, an additional 808 square feet of*

*disturbance will not exceed the MDA, including the existing disturbance areas. This criteria is met.*

6. If development in an HCA is approved pursuant to Subsection 706.10(A), compliance with the following mitigation standards shall be required, except that the mitigation standards for development in a wetland (as distinct from an HCA that is adjacent to a wetland) shall be only those required by federal and state law.

*The applicant has proposed development within the HCA, pursuant to Subsection 706.10(A). The applicant has proposed eight (8) new trees and 40 new shrubs, consistent with the mitigation criteria. The standards of this Subsection are applied as Conditions of Approval.*

7. The mitigation area required by Subsection 706.10(A)(6) shall be located as follows:
  - a. All vegetation shall be planted on the subject property, either within the HCA or in an area contiguous to the HCA, provided, however, that if the vegetation is planted in an area contiguous to the HCA, such area shall be protected from development by a restrictive covenant, conservation easement, or public dedication.

*All mitigation has been proposed onsite, within the HCA.*

- b. Off-site mitigation within the same subwatershed (6<sup>th</sup> Field Hydrologic Unit Code) as the HCA within which development is proposed, may be approved for part or all of the required mitigation, if the applicant provides evidence substantiating that:

*Off-site mitigation is not proposed.*

## 706.11 SETBACKS

For parcels that contain a Habitat Conservation Area and are inside the Portland Metropolitan Urban Growth Boundary, the minimum front, rear, and side yard setbacks shall be zero, except: A. Garages and carports shall comply with the minimum front yard setback of the underlying zoning district; and B. A greater setback may be required to comply with applicable fire or life safety requirements.

*The standards of this Subsection are dimensional standards that are applied as Conditions of Approval to parcels that contain an HCA and are located inside the Portland Metropolitan UGB.*

### 3. ZDO Section 709, Water Quality Resource Area (WQRA)

#### 709.02 WATER QUALITY RESOURCE AREA (WQRA)-AREA OF APPLICATION

- A. Section 709 applies in the Water Quality Resource Area District (WQRAD). The WQRAD applies to all parcels containing a Water Quality Resource Area (WQRA), provided that such parcels are inside the Metropolitan Service District Boundary or the Portland Metropolitan Urban Growth Boundary (UGB) and outside the boundaries of both Clackamas County Service District No. 1 and Surface Water Management Agency of Clackamas County. WQRAs are protected water resources and adjacent vegetated corridors as established by Section 709. Protected water resources are classified as primary or secondary:

*The subject property is located inside the UGB, though outside of the service district areas noted above. Therefore, ZDO Sec. 709 applies.*

- E. The width of the vegetated corridor included within a WQRA is specified in Table 709-1. However, if an improved, public road right-of-way runs parallel to and—based on Table 709-1—would be included within a WQRA, the WQRA shall not extend beyond the improved, public road right-of-way:

*The applicant has provided detailed cross-section of the slope adjacent to River Forest Lake. Table 709-1 identifies River Forest Lake as primary protected water resource. The vegetated corridor considers slopes over 25% plus an additional 50 feet at the break in 25% slope. Therefore, the deck does encroach slightly into the vegetated corridor. The applicant's site plan shows a disturbance of roughly 100 square feet. A condition of approval is required above, establishing the WQRA boundary pursuant to the applicant's site plan received 3/20/2024 (Sheet C-1.0b).*

#### 709.09 WQRA BOUNDARY VERIFICATION

*The standards of Subsection 709.02 shall be applied to an application for Water Quality Resource Area Boundary Verification. As noted in Subsection 709.02, the applicant's site plan establishes the vegetated corridor.*

#### 709.10 WQRA BOUNDARY VERIFICATION

*As noted above, the applicant has demonstrated compliance with Subsection 706.10(A). This criteria can be met.*

<p>John Stember Andy@jasenginc.com</p>	<p>Discussion Topic: <b>plumbing and electrical permits will be required in order to release building permit</b> Category: <b>Trade Permits Required</b></p> <p>COMMENT PARTICIPANT Plumbing and electrical permits will need to be applied for, prior to, or at time of issuance of the building permit, once review is complete. Applications have been uploaded to the Clackamas forms folder for your use. DAI TRAN</p> <p>To access this project, please click on "Open Project" below.</p> <p><a href="#">Open Project</a> To access this project</p> <p><i>Please do not reply to this email</i> Final Payment request for B0534124</p> <h2>Final Payment</h2> <p>Hello John,</p> <p><b>You have an important task to complete.</b></p> <p>To begin, please click "View Project" below.</p> <p><a href="#">View Project</a> To complete your task for <b>B0534124 : Kim violation Building - Residential New - 21E11BD01800 - 15055 SE THORNTON DR MILWAUKIE - Miller Res. Carport &amp; Deck Cover</b></p> <p><i>Please do not reply to this email.</i></p>
<p>John Stember Andy@jasenginc.com</p>	<p>B0534124 update - Approved plans available</p> <h2>DOWNLOAD APPROVED FILES</h2> <p>Hello John,</p> <p>Congratulations, your permit is issued. Please note the receipt is also your permit. This and your approved plans are ready for download.</p> <p><b>Approved plans and documents <b>MUST be printed to scale and in color</b> and available on the jobsite at the time of inspections (NOTE: approved Agricultural Exemptions do not require inspections).</b></p> <p>To download your approved files, click on "Download" below. You will be redirected to your Project portal and you will enter your login &amp; password. Once logged in, a window will open prompting you to select a location on your local computer to download and save your approved plans.</p> <p><a href="#">Download</a>. To access your approved plans for <b>B0534124 : Kim violation Building - Residential New - 21E11BD01800 - 15055 SE THORNTON DR MILWAUKIE - Miller Res. Carport &amp; Deck Cover</b></p> <p><b>INSPECTIONS ARE REQUIRED.</b> Three ways to schedule inspections: Smartphone App <u>or</u> Online <u>or</u> Phone #. To learn how to schedule inspections, please visit <a href="https://www.clackamas.us/building/inspectioncodes.html">https://www.clackamas.us/building/inspectioncodes.html</a></p> <p><i>Permits become <b>null and void</b> if the work or construction for which the permit is issued is not commenced within 180 days of issuance or if work is suspended or abandoned for 180 days or more after work has begun under this permit.</i></p> <p><i>Please do not reply to this email.</i></p>

report from **ProjectDox**  
by Avolve Software

Clackamas County  
Inspection History for Record #B0534124

**Applicant Name:** John Stember

**Work Description:** V0010422 PERMITTING A DECK COVER AND ENCLOSING OF AN EXISTING CARPORT TO A GARAGE

**Address:** 15055 SE THORNTON DR, MILWAUKIE, OR 97287

Inspection Date	Inspection Type	Inspector	Status	Comments

Clackamas County  
Inspection History for Record #E2042424

**Applicant Name:**

**Work Description:** V0010422 2 CIRCUITS FOR GARAGE AND DECK

**Address:** 15055 SE THORNTON DR, MILWAUKIE, OR 97287

Inspection Date	Inspection Type	Inspector	Status	Comments

Clackamas County  
Inspection History for Record #P0705724

**Applicant Name:**

**Work Description:** V0010422 OUTDOOR SINK

**Address:** 15055 SE THORNTON DR, MILWAUKIE, OR 97287

Inspection Date	Inspection Type	Inspector	Status	Comments