

DEVELOPMENT SERVICES BUILDING

150 Beavercreek Road | Oregon City, OR 97045

# **NOTICE OF HEARING**

February 8, 2023

Kienan Streed 15150 S Henrici Rd Oregon City, OR 97045

RE:: County of Clackamas v. Kienan Streed

**File:** V0035522

Hearing Date: February 28, 2023

**Time:** This item will not begin before 2:30 pm 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 Exhibits which have been submitted by the County

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 <a href="https://www.clackamas.us/codeenforcement/hearings">https://www.clackamas.us/codeenforcement/hearings</a>

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, 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 Officers 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. <u>Right to Appeal</u>. 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.



DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Diane Bautista to receive either the link or the phone number with password in order to attend the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to DianeBau@clackamas.us or 150 Beavercreek Rd, Oregon City, Oregon 97045, **no later than 4 work 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 Diane Bautista at 503-742-4459 or <a href="mailto:DianeBau@clackamas.us">DianeBau@clackamas.us</a> within <a href="mailto:3 calendar">3 calendar</a> <a href="mailto:days">days</a> of receipt of the notice of hearing packet.

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet.

If you experience difficulties connecting to the Zoom hearing <u>before</u> your scheduled start time, please call 503-348-4692 for assistance.

\*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.

# **Department of Transportation and Development**

# **Nondiscrimination Policy:**

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

#### **ILE DAMOS LA BIENVENIDA!** Spanish

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

#### добро пожаловать! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: <a href="www.clackamas.us/transportation/nondiscrimination">www.clackamas.us/transportation/nondiscrimination</a>, отправьте письмо на адрес эл. почты <a href="mailto:JKauppi@clackamas.us">JKauppi@clackamas.us</a> или позвоните по телефону 503-742-4452.

# 欢迎! Chinese (Manderin)

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, 发送电子邮件至JKauppi@clackamas.us 或致电 503-742-4452。

# CHÀO MỬNG! 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, gửi email đến 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 <u>www.clackamas.us/transportation/nondiscrimination</u>을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

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

| COUNTY OF CLACK | AMAS,       |                    |                 |
|-----------------|-------------|--------------------|-----------------|
|                 | Petitioner, | File No:           | V0035522        |
| v.              |             |                    |                 |
| KIENAN STREED,  |             |                    |                 |
|                 | Respondent. | COMPLAINT AND REQU | EST FOR HEARING |

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 15150 S. Henrici Rd., Oregon City, OR 97045.

2.

The location of the violation(s) of law alleged in this Complaint is: 15150 S. Henrici Rd., Oregon City, OR 97045, also known as T3S, R2E, Section 15C, Tax Lot 00600, and is located in Clackamas County, Oregon.

3.

On or about the 4th day of January, 2023 Respondent violated the following laws, in the following ways:

a. The Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, Section 316 by operating a commercial business on site without land use approval. This violation is a Priority 2 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 violations was given to Respondent in the following manner: Citation and Complaint #2200355 in the amount of \$400.00 was mailed via first class mail on January 5, 2023. A copy of the notice document is attached to this Complaint as Exhibit G, 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 Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty

against Respondent for each violation, within the range established by the Board of County

Commissioners. Said range for a Zoning Ordinance Title 12 Priority 2 violation being \$500.0.00 to

\$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay

an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to

reimburse the County for any expense the County may incur in collection of any penalties, fines or

fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 8th day of February, 2023.

Diane Bautista

Code Enforcement Specialist

FOR CLACKAMAS COUNTY

| COUNTY OF CLACKAMAS, |           |          |
|----------------------|-----------|----------|
| Petitioner,          | File No.: | V0035522 |
| v.                   |           |          |

KIENAN STREED,

STATEMENT OF PROOF

Respondent.

# History of Events and Exhibits:

| August 29, 2022                 | Clackamas County received a complaint regarding a commercial business operating at this address.  |
|---------------------------------|---|
| August 30, 2022<br>Exhibit A    | Correspondence was sent to the previous owners James and Li Liu McGihon regarding a potential zoning violation.   |
| September 28, 2022<br>Exhibit B | I conducted a site inspection and research on the internet and confirmed KC Marine was currently operating their business at this location.   |
| September 29, 2022<br>Exhibit C | Correspondence was sent to the previous owners, James and Li Liu McGihon with a deadline of October 29, 2022 to abate the zoning violation.   |
| October 26, 2022<br>Exhibit D   | I reviewed the Tax and Assessor records and found that the ownership for<br>the property had been updated to Kienan Streed on May 18, 2022.   |
| November 16, 2022<br>Exhibit E  | Correspondence was sent to the Respondent with a deadline of December 16, 2022 to abate the zoning violation.   |
| January 4, 2023<br>Exhibit F    | I conducted a site inspection and confirmed KC Marine continues to operate at this location. A review of the County permit system showed that no land use application had been submitted. |
| January 5, 2023<br>Exhibit G    | Citation 2200355 was issued for \$400.00 and was sent via first class mail. This citation has been paid.  |
| February 1, 2023<br>Exhibit H   | I conducted a site inspection and confirmed the business remains on site.   |
| February 8, 2023                | The County referred this matter to the Code Enforcement Hearings Officer.   |

If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Clackamas County Zoning and Development Ordinance by submitting a complete Land Use application or cease operating the business within 30 days of the Continuing Order. If land use is obtained, the Respondent to complete all Conditions of Approval within 30 days of the date of approval.
- Code Enforcement to confirm compliance of the above items and the County will submit a
  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 for the Zoning Ordinance violation of up to \$2,500.00 for date cited January 4, 2023.
- The administrative compliance fee to be imposed from November 2022 until the violation is abated. As of this report the total is \$225.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

August 30, 2022

James McGihon Jr. Li Liu 15150 S Henrici Rd. Oregon City, OR 97045

Subject: Alleged Violations of the Zoning and Development Ordinance,

Title 12, Section 316 of the Clackamas County Code

Site Address: 15150 S Henrici Rd., Oregon City, OR 97045

Legal Description: T3S, R2E, Section 15C, Tax Lot 00600

It has come to the attention of Clackamas County Code Enforcement that a KC Marine may be operating from the above referenced property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 of the Clackamas County Code.

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

E-mail address is <a href="mailto:Spotter@clackamas.us">Spotter@clackamas.us</a>

Telephone number is 503-742-4465

\*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.

# **Department of Transportation and Development**

# **Nondiscrimination Policy:**

The Department of Transportation and Development is committed to nondiscrimination. For more information go to:

<u>www.clackamas.us/transportation/nondiscrimination</u>, email <u>JKauppi@clackamas.us</u> or call (503) 742-4452.

# **ILE DAMOS LA BIENVENIDA!** Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: <a href="www.clackamas.us/transportation/nondiscrimination">www.clackamas.us/transportation/nondiscrimination</a>, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

#### добро пожаловать! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: <a href="www.clackamas.us/transportation/nondiscrimination">www.clackamas.us/transportation/nondiscrimination</a>, отправьте письмо на адрес эл. почты <a href="mailto:JKauppi@clackamas.us">JKauppi@clackamas.us</a> или позвоните по телефону 503-742-4452.

#### 欢迎! Chinese (Manderin)

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, 发送电子邮件至JKauppi@clackamas.us 或致电 503-742-4452。

# CHÀO MỬNG! 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:

<u>www.clackamas.us/transportation/nondiscrimination</u>, gửi email đến <u>JKauppi@clackamas.us</u> 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/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.





EXHIBIT B - PAGE 1 OF 9





**EXHIBIT B - PAGE 2 OF 9** 





EXHIBIT B - PAGE 3 OF 9





EXHIBIT B - PAGE 4 OF 9





EXHIBIT B - PAGE 5 OF 9





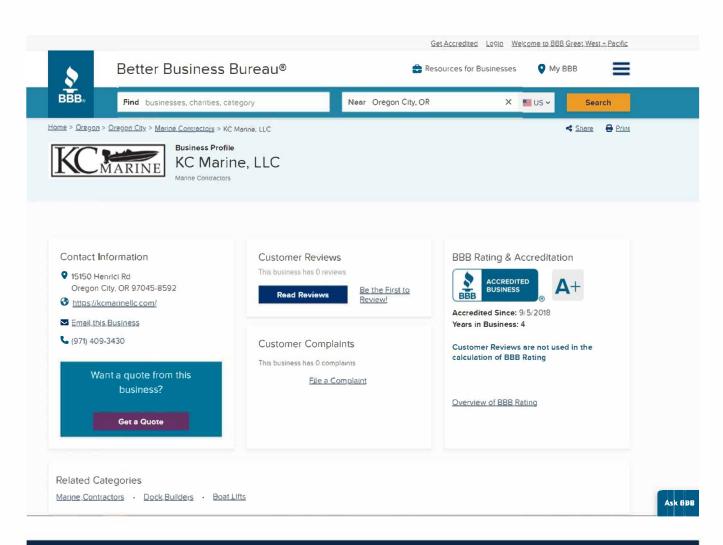
EXHIBIT B - PAGE 6 OF 9





EXHIBIT B - PAGE 7 OF 9





f @ 971.409.3430 **ABOUT US CONTACT US** 



HOME BOAT LIFTS BOAT DOCKS LIVING SPACES VENDORS -











We Cover The Pacific Northwest **Contact Information Distributor of: Phone** Sunstream Serving the Following Cities: 971.409.3430 Shoremaster **PolyDock** Oregon **Address Rhino Marine** Portland OR, Gresham OR, 15150 S Henrici Rd **HydroHoist** Astoria OR, ACCREDITED BUSINESS Oregon City, OR 97045 Lincoln City OR, Hours Lake Oswego OR, Monday - Friday: West Linn OR, Troutdale OR, By Appointment Salem OR, Eugene OR, Albany OR, Scappoose OR, St Helen OR, Hayden Island OR



DEVELOPMENT SERVICES BUILDING

150 Beavercreek Road | Oregon City, OR 97045

September 29, 2022

James and Liu McGihon 15150 S. Henrici Road Oregon City, OR 97045

**SUBJECT:** Violation of Clackamas County Zoning and Development Ordinance,

Title 12, Section 316.03(A)

VIOLATION: V0035522

SITE ADDRESS: 15150 S. Henrici Rd., Oregon City, OR 97045

**LEGAL DESCRIPTION:** T3S, R2E, Section 15C, Tax Lot 00600

This letter serves as notice of violations of the Clackamas County Code. The violations include:

Operating KC Marine without land use approval

#### **VIOLATIONS & HOW TO RESOLVE**

# **Operating KC Marine on site without land use approval**

Currently you are operating KC Marine from this site without land use approval. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A). The subject property is zoned Rural Residential Farm Forest (RRFF-5). In this zone businesses must receive land use approval in order to operate. You must abate the violation by completing one of the following **no later than October 29. 2022:** 

- Cease the unauthorized use and schedule an inspection to confirm, or;
- Contact the Clackamas County Planning Department regarding a potential land use application to operate this business and submit the appropriate paperwork which is available on our website at <a href="mailto:clackamas.us/planning/supplemental">clackamas.us/planning/supplemental</a>.
  - If the business activity receives land use authorization, the violation file will be closed only after confirmation that all conditions of approval have been met.

# **CONTACT INFORMATION**

**Planning** – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday and 8:00 a.m. to 3:00 p.m. on Fridays.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

# **ITEMS INCLUDED IN THIS PACKET**

1. Violation Letter

2. Required Notice of Fines and Penalties

Diane Bautista

Code Enforcement Specialist

Clackamas County Code Enforcement

# **Important Notices**

- 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 Beavercreek Rd., Oregon City, OR 97045, or at 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.

Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

# **Property Account Summary**



| Account Number          | 00881282  | Property Address |   | 15150 S HENRICI RD , OREGON<br>CITY, OR 97045 |  |  |
|-------------------------|-----------|------------------|---|---|--|--|
| General Informat        | ion       |                  |   |   |  |  |
| Alternate Property #    |           | 32E15C 00600     | )   |   |  |  |
|                         |           | Section 15 To    | Section 15 Township 3S Range 2E Quarter C TAX LOT 00600 |   |  |  |
| Property Category       |           | Land &/or Bu     | ildi  | ings  |  |  |
| Status                  |           | Active, Locall   | Active, Locally Assessed                                |   |  |  |
| Tax Code Area           |           | 062-070          |   |   |  |  |
| Remarks                 |           |                  |   |   |  |  |
| Tax Rate                |           |                  |   |   |  |  |
| Description             |           | Rate             |   |   |  |  |
| Total Rate              |           | 13.8686          | 13.8686   |   |  |  |
| Property Charact        | eristics  |                  |   |   |  |  |
| Neighborhood            |           | 13081: Ore       | ego   | on City rural 100, 101                        |  |  |
| Land Class Category     |           | 101: Resid       | 101: Residential land improved                          |   |  |  |
| Building Class Category |           | 13: Single       | 13: Single family res, class 3                          |   |  |  |
| Year Built              |           | 1965             |   |   |  |  |
| Acreage                 | creage    |                  | 1.01  |   |  |  |
| Change property ratio   |           | 1XX              | 1XX   |   |  |  |
| Related Propertie       | es        |                  |   |   |  |  |
| No Related Propert      | ies Found |                  |   |   |  |  |
| Parties                 |           |                  |   |   |  |  |
| Role                    |           | Percen           | t   | Name  |  |  |
| Taxpayer                |           | 100              | 0   | STREED KIENAN                                 |  |  |
| Tax Service Co.         |           | 100              | n   | CORELOGIC TAX SERVICES                        |  |  |

| Owner                  | 10               | 0 STREED KIENAN  |                  |                  |                  |  |  |
|------------------------|------------------|------------------|------------------|------------------|------------------|--|--|
| Property Values        |                  |                  |                  |                  |                  |  |  |
| Value Type             | Tax Year<br>2022 | Tax Year<br>2021 | Tax Year<br>2020 | Tax Year<br>2019 | Tax Year<br>2018 |  |  |
| AVR Total              | \$184,944        | \$179,558        | \$174,329        | \$169,252        | \$164,322        |  |  |
| Exempt                 |                  |                  |                  |                  |                  |  |  |
| TVR Total              | \$184,944        | \$179,558        | \$174,329        | \$169,252        | \$164,322        |  |  |
| Real Mkt Land          | \$318,153        | \$269,404        | \$244,602        | \$239,470        | \$219,799        |  |  |
| Real Mkt Bldg          | \$148,060        | \$125,500        | \$115,410        | \$113,570        | \$105,730        |  |  |
| Real Mkt Total         | \$466,213        | \$394,904        | \$360,012        | \$353,040        | \$325,529        |  |  |
| M5 Mkt Land            | \$318,153        | \$269,404        | \$244,602        | \$239,470        | \$219,799        |  |  |
| M5 Mkt Bldg            | \$148,060        | \$125,500        | \$115,410        | \$113,570        | \$105,730        |  |  |
| M5 SAV                 |                  |                  |                  |                  |                  |  |  |
| SAVL (MAV Use Portion) |                  |                  |                  |                  |                  |  |  |
| MAV (Market Portion)   | \$184,944        | \$179,558        | \$174,329        | \$169,252        | \$164,322        |  |  |
| Mkt Exception          |                  |                  |                  |                  |                  |  |  |
| AV Exception           |                  |                  |                  |                  |                  |  |  |

| Events            |                        |                        |   |
|-------------------|------------------------|------------------------|---|
| Effective<br>Date | Entry Date-<br>Time    | Туре                   | Remarks   |
| 05/18/2022        | 10/12/2022<br>16:25:00 | Taxpayer Changed       | Property Transfer Filing No.: 420033 05/18/2022 by CINDYSIM   |
| 05/18/2022        | 10/12/2022<br>16:25:00 | Recording<br>Processed | Property Transfer Filing No.: 420033,<br>Warranty Deed, Recording No.: 2022-<br>029073 05/18/2022 by CINDYSIM |
| 11/10/2016        | 12/19/2016<br>14:16:00 | Taxpayer Changed       | Property Transfer Filing No.: 307381 11/10/2016 by HEIDIHAR   |
| 11/10/2016        | 12/19/2016<br>14:16:00 | Recording<br>Processed | Property Transfer Filing No.: 307381,<br>Warranty Deed, Recording No.: 2016-<br>077756 11/10/2016 by HEIDIHAR |
| 07/14/2016        | 07/19/2016<br>16:14:00 | Taxpayer Changed       | Property Transfer Filing No.: 300758 07/14/2016 by MMORRIS  |
| 07/14/2016        | 07/19/2016<br>16:14:00 | Recording<br>Processed | Property Transfer Filing No.: 300758,<br>Warranty Deed, Recording No.: 2016-<br>046484 07/14/2016 by MMORRIS  |
| 05/26/2015        | 06/04/2015<br>17:06:00 | Taxpayer Changed       | Property Transfer Filing No.: 279030 05/26/2015 by AMANDAOLS  |



DEVELOPMENT SERVICES BUILDING

150 Beavercreek Road | Oregon City, OR 97045

November 16, 2022

Kienan Streed 15150 S. Henrici Road Oregon City, OR 97045

**SUBJECT:** Violation of Clackamas County Zoning and Development Ordinance,

Title 12, Section 316.03(A)

VIOLATION: V0035522

SITE ADDRESS: 15150 S. Henrici Rd., Oregon City, OR 97045

**LEGAL DESCRIPTION:** T3S, R2E, Section 15C, Tax Lot 00600

This letter serves as notice of violations of the Clackamas County Code. The violations include:

Operating KC Marine without land use approval

#### **VIOLATIONS & HOW TO RESOLVE**

# **Operating KC Marine on site without land use approval**

Currently you are operating KC Marine from this site without land use approval. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A). The subject property is zoned Rural Residential Farm Forest (RRFF-5). In this zone businesses must receive land use approval in order to operate. You must abate the violation by completing one of the following **no later than December 16, 2022:** 

- Cease the unauthorized use and schedule an inspection to confirm, or;
- Contact the Clackamas County Planning Department regarding a potential land use application to operate this business and submit the appropriate paperwork which is available on our website at <a href="clackamas.us/planning/supplemental">clackamas.us/planning/supplemental</a>.
  - If the business activity receives land use authorization, the violation file will be closed only after confirmation that all conditions of approval have been met.

# **CONTACT INFORMATION**

**Planning** – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday and 8:00 a.m. to 3:00 p.m. on Fridays.

If you have any questions my direct telephone number is 503-742-4459 and my email is <a href="mailto:dianebau@clackamas.us">dianebau@clackamas.us</a>.

# **ITEMS INCLUDED IN THIS PACKET**

1. Violation Letter

2. Required Notice of Fines and Penalties

Diane Bautista

Code Enforcement Specialist

Clackamas County Code Enforcement

# **Important Notices**

- 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 Beavercreek Rd., Oregon City, OR 97045, or at 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.

717 NE Holladay St. Portland, OR 97232

GRANTOR'S NAME:

James R McGihon, Jr. and Liu Li

**GRANTEE'S NAME:** 

Kienan Streed

AFTER RECORDING RETURN TO:

Order No.: 45142206073-RR Kienan Streed 15150 Henrici Road Oregon City, OR 97045

SEND TAX STATEMENTS TO:

Kienan Streed 15150 Henrici Road Oregon City, OR 97045

APN: 00881264,00881282, and 32E15C 00600

00881282

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2022-029073

\$103.00

05/18/2022 02:38:01 PM

Clackamas County Official Records

Cnt=1 Stn=75 BRAD

Sherry Hall, County Clerk

\$15.00 \$16.00 \$10.00 \$62.00

#### STATUTORY WARRANTY DEED

James R McGihon, Jr. and Liu Li, as tenants by the entirety, Grantor, conveys and warrants to Kienan Streed, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

Parcel I:

Fidelity National Title of Oregon -45142206073.0

The Northerly one-half of the following described tract, said Northerly one-half to be cut off by a straight line drawn between the midpoints of the Westerly and Easterly lines of said tract to be described:

A part of the Andrew Hood Donation Land Claim in Township 3 South, Range 2 East of the Willamette Meridian and part of Section 15, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

**32E15C 00500 00881264**BEGINNING at the Southwest corner of that certain tract of land conveyed to Charles R. Coxe, et ux, by Deed recorded March 28, 1958 in Book 538, Page 120, Deed Records; running thence East, along the South line of said Coxe Tract, 106.00 feet to the Southeast corner of that certain tract of land conveyed to Dennis V. Stuck, et ux, by Deed recorded November 19, 1962 in Book 613, Page 483, Deed Records; thence North, along the East line of said Struck Tract, a distance of 410.19 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Colin Eells, et ux, by Deed recorded November 13, 1964, in Book 649, Page 269, Deed Records, said point being the true point of beginning of the tract to be described herein; running thence East from said true point of beginning, along the North line of said Eells Tract, a distance of 212.00 feet, more or less, to the Northeast corner of said Eells Tract, and a point in the West line of that certain tract of land conveyed to John F. White, et ux, by Deed recorded July 1, 1963 in Book 624, Page 114, Deed Records; thence North, along the West line of said White Tract, 418.58 feet, more or less, to a point in the Northerly line of the aforementioned Coxe Tract and the Northwest corner of the said White Tract; thence South 87°00' West, along the Northerly line of the said Coxe Tract, 212.00 feet, more or less, to the Northeast corner of the aforementioned Stuck Tract; thence South, along the East line of said Stuck Tract, a distance of 410.19 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to Richard A. Tuscher, recorded January 2, 1974 as Recorder's Fee No. 74-000026, Film Records.

PARCEL II:

The Southerly one-half of the following described tract, said Southerly one-half to be cut off by a straight line drawn between the midpoints of the Westerly and Easterly lines of said tract to be described:

A part of the Andrew Hood Donation Land Claim in Township 3 South, Range 2 East of the Willamette Meridian and part of Section 15, Township 3 South Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

**32E15C 00600 00881282**BEGINNING at the Southwest corner of that certain tract of land conveyed to Charles R. Coxe, et ux, by Deed recorded March 28, 1958 in Book 538, Page 120, Deed Records; running thence East, along the South line of said Coxe Tract, 106.00 feet to the Southeast corner of that certain tract of land conveyed to Dennis V. Stuck, et ux, by Deed recorded November 19, 1962 in Book 613, Page 483, Deed Records; thence North, along the East line of said Stuck Tract, a distance of 410.19 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Colin Eells, et ux, by Deed recorded November 13, 1964, in Book 649, Page 269, Deed Records, said point being the true point of beginning of the tract to

Deed (Statutory Warranty) Legal ORD1368.doc / Updated: 04.26.19

Page 1

OR-FT-FPYM-01520.470005-45142206073

#### STATUTORY WARRANTY DEED

(continued)

be described herein; running thence East from said true point of beginning, along the North line of said Eells Tract, a distance of 212.00 feet, more or less, to the Northeast corner of said Eells Tract, and a point in the West line of that certain tract of land conveyed to John F. White, et ux, by Deed recorded July 1, 1963 in Book 624, Page 114, Deed Records; thence North, along the West line of said White Tract, 418.58 feet, more or less, to a point in the Northerly line of the aforementioned Coxe Tract and the Northwest corner of the said White Tract; thence South 87°00' West, along the Northerly line of the said Coxe Tract, 212.00 feet, more or less, to the Northeast corner of the aforementioned Stuck Tract; thence South, along the East line of said Stuck Tract, a distance of 410.19 feet, more or less, to the true point of beainnina.

EXCEPTING that portion thereof, described as follows:

-pt. 501
Beginning at the Northwest corner of the above described tract; thence East, along the North line thereof, 10.00 feet; thence South, parallel with the West line thereof, 15 feet; thence West, parallel with the North line thereof, 10.00 feet to the West line thereof; thence North, along said West line, 15.00 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$590,000.00). (See ORS 93.030).

#### Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as S. Henrici Road.

Affects: Parcel I

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:

Colin Kells and Lynn Marie Kells

Purpose:

Right-of-Way

Recording Date:

November 13, 1964

Recording No:

Book 649, Page 269

Affects:

The Easterly 50 feet of Parcel I and II

Said Easement was corrected by instrument,

Recording Date:

August 13, 1965

Recording No.:

Book 661, Page 481

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

#### STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

James R McGihon, Jr.

State of Oregon County of Clackamas

This instrument was acknowledged before me on <u>5.16.22</u> by James R McGihon, Jr. and Liu Li.

Notary Public - State of Oregon

My Commission Expires:  $\partial \cdot \partial \cdot \partial \omega$ 







EXHIBIT F - PAGE 1 OF 5



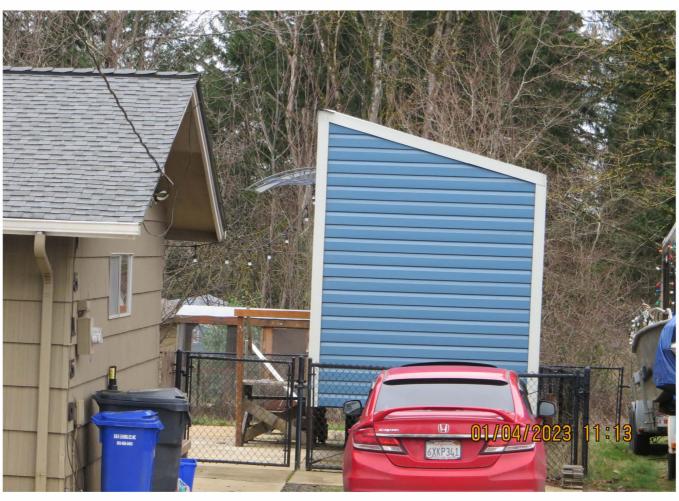


EXHIBIT F - PAGE 2 OF 5





EXHIBIT F - PAGE 3 OF 5





EXHIBIT F - PAGE 4 OF 5





Citation No. 2200355

Case No. V0035522

# ADMINISTRATIVE CITATION

Date Issued: January 5, 2023

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

Name: Kienan Streed

Mailing Address: 15150 S. Henrici Road City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 4th day of January, 2023, 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): 15150 S. Henrici Rd., Oregon City, OR 97045

Legal Description: T3S, R2E Section 15C, Tax Lot(s) 00500

#### Law(s) Violated:

☐ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A)

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

1) Operating KC Marine without land use approval

Maximum Civil Penalty \$2,500.00 Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$400.00. 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: Diane Bautista Date: January 5, 2023

Telephone No.: 503-742-4459 Department Initiating Enforcement Action: Code Enforcement

## PLEASE READ CAREFULLY!

You have been cited for the violations(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 Beavercreek 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.

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:           |  |  |



Citation No.

2200355

Case No.

V0035522

# **ADMINISTRATIVE CITATION**

Date Issued:

January 5, 2023

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

Name:

Kienan Streed

Mailing Address:

15150 S. Henrici Road

City, State, Zip:

Oregon City, OR 97045

Date Violation(s) Confirmed: On the 4th day of January, 2023, 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): 15150 S. Henrici Rd., Oregon City, OR 97045

Legal Description: T3S, R2E Section 15C, Tax Lot(s) 00500

#### Law(s) Violated:

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A)

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

1) Operating KC Marine without land use approval

Maximum Civil Penalty \$2,500.00

Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$400.00. 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:

Diane Bautista

Date: January 5, 2023

Telephone No.:

503-742-4459

Department Initiating Enforcement Action: Code Enforcement

## PLEASE READ CAREFULLY!

You have been cited for the violations(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 Beavercreek 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.

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:                   |                               |
|------------------------------|-------------------------------|
| Address: 15150 Henrizi Rd    | O Regon-City OR 27045         |
| Contact Number: 971 409 1133 | Email: Kc & freed @ gmail.com |

### **RECEIPT**

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

**Application:** V0035522

Application Type: CodeEnforcement/Violation/NA/NA

Address: 15150 S HENRICI RD OREGON CITY, OR 97045

| Receipt No.       | 137           | 76066          |                 |            |                              |               |
|-------------------|---------------|----------------|-----------------|------------|------------------------------|---------------|
| Payment<br>Method | Ref<br>Number | Amount<br>Paid | Payment<br>Date | Cashier ID | Comments                     | Payor         |
| Check             | 1678          | \$400.00       | 1/20/2023       | ANDREAH    | Payment of citation #2200355 | KC Marine LLC |
|                   |               | \$400.00       | •               |            |                              |               |

Owner Info.: STREED KIENAN

15150 S HENRICI ROAD OREGON CITY, OR 97045

Work Description: ALLEGED - OPERATING KC MARINE IN RESIDENTIAL AREA W/O LAND USE APPROVAL



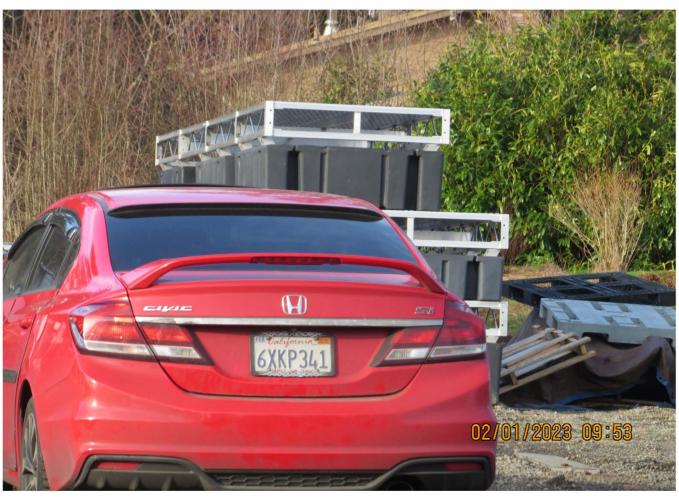


EXHIBIT H - PAGE 1 OF 5





EXHIBIT H - PAGE 2 OF 5





EXHIBIT H - PAGE 3 OF 5





EXHIBIT H - PAGE 4 OF 5



#### Bautista, Diane

From: Kienan Streed < kcstreed@gmail.com>
Sent: Monday, February 27, 2023 8:59 PM

**To:** Bautista, Diane

**Subject:** Hearing 15150 Henrici Rd

**Attachments:** Site Plan.jpg

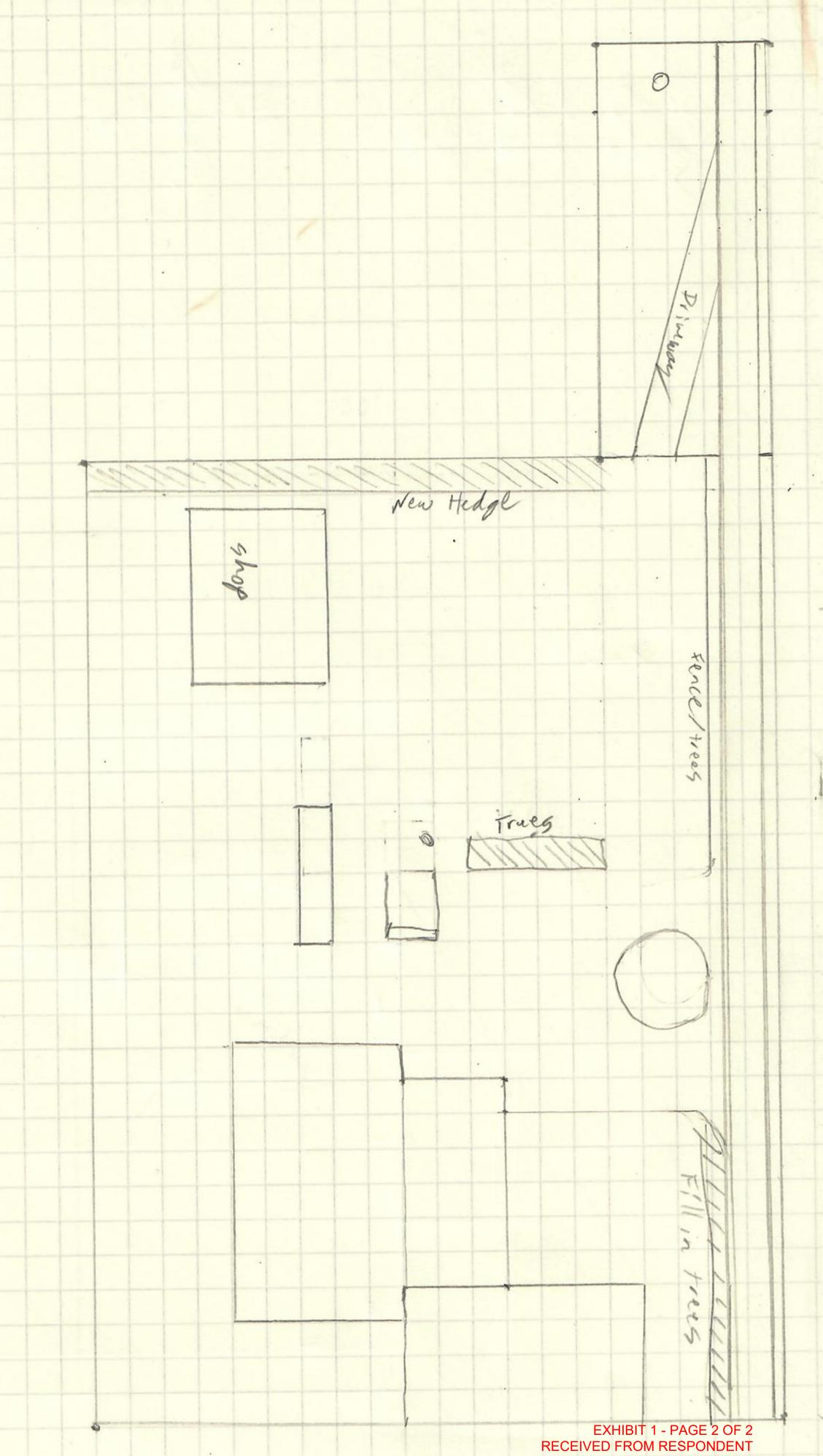
### Warning: External email. Be cautious opening attachments and links.

Hey Diane,

Could you enter this and my following email into the file for tomorrow. Unfortunately my printer has decided to stop working so I've had to take pictures of the documents rather than scan them.

Thanks,

Kienan Streed



#### **Bautista**, Diane

From: Kienan Streed < kcstreed@gmail.com>
Sent: Monday, February 27, 2023 9:21 PM

**To:** Bautista, Diane

**Subject:** Re: Hearing 15150 Henrici Rd

**Attachments:** Signed Petition 1.jpg; Hedge Trees Receipt.jpg; Signed Petition Amendment.jpg; Hedge

Trees.jpg

## Warning: External email. Be cautious opening attachments and links.

Kienan Streed KC Marine LLC (971) 409-3430

On Mon, Feb 27, 2023 at 8:58 PM Kienan Streed < <a href="mailto:kcstreed@gmail.com">kcstreed@gmail.com</a>> wrote: Hey Diane,

Could you enter this and my following email into the file for tomorrow. Unfortunately my printer has decided to stop working so I've had to take pictures of the documents rather than scan them.

Thanks,

Kienan Streed





27755 SW Parkway Ave Wilsonville, OR 97070 503-855-3527

Ticket #104-02-AA029639 User: 239 Station: 104-02 Sales Rep 239

2/10/2023 11:45:44 AM

Item Qty Price Total Description

PRUNUS LAUROCERASUS SCHIPKAENS N7 201354580 33.75 20 675.00 \*\*Regular Price \$44.99 Discount 25%

Subtotal 675.00

Total 675.00

· streement yellen maden haden her bette b

actually exibited by the demination of the west should be an expense of

teether but the sadaute with the board on each in benative

Tender: ysbilori switcetilesitesitesitesidementon MASTERCARD XXXXXXXXXXXXXXXX3

675.00

191



01/16/2023

This petition conveys approval of land use at 15150 S Henrici Rd, Oregon City, OR 97045 for operations of KC Marine LLC. It is signed by the homeowners of 15192 S Henrici rd. and 15152 S Henrici Rd. who both have an easement on 15150 S Henrici Rd for driveway access.

| 15152 S Henrici Rd,<br>Oregon City, OR 97045 | 15192 S Henrici Rd. Oregon City, OR 97045 |
|--|---|
| Carl Worthington<br>Print Name:              | Print Name:                               |
| albudathuiaton Signature:                    | Signature:                                |
| 2/13/23<br>Date:                             | Date:                                     |

RE:

Property Usage at 15150 Henrici Rd., Oregon City, Or 97045

As per Code 822-04 Sec. I, We, the undersigned agree to Kienan Streed applying for a Level III home occupation permit provided he complies with all requirements set forth by Clackamas County and that any and all equipment and materials used in the home business is contained inside an accessory building.

In addition, Mr. Streed has stated he will widen the usable area of the existing Easement to a "Y" shaped configuration to allow delivery drivers delivering to his address to be pulled off the road to allow access to vehicles coming and going to his neighbors.

Mr Streed has agreed to place trees in the front of his business area facing the Easement to block the view of his shop and parking.

Gary Veenker

Wh 02150

Connie Veenker

15192 Henrici Rd. Oregon City, OR 9045