



NOTICE OF HEARING

March 26, 2025

Stafford Investments LTD Prtnrshp
PO Box 941
Lake Oswego, OR 97034

RE:: County of Clackamas v. Stafford Investments LTD Prtnrshp
File: V0031514

Hearing Date: May 8, 2025

Time: This item will not begin before 10:30 am 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 Andrea Hall, Code Compliance Specialist for Clackamas County at (503) 742-4467, 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 20th 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

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. A Zoom invite has been sent to robf@rlfint.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist. **Closed captioning is available for the zoom platform upon request.**

If you would like to present evidence at the Hearing please email or mail your evidence to Andrea Hall 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 Andrea Hall at 503-742-4467 **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 from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/82094172093?pwd=IzfGh52TUTEazkL5ZBttPylgw6jaCP.1>

Passcode:849907

Phone one-tap:

+16694449171,,82094172093#,,,,*849907# US

+16699006833,,82094172093#,,,,*849907# US (San Jose)

Join via audio:

+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)



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

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+1 408 638 0968 US (San Jose)
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+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)

Webinar ID: 820 9417 2093

Passcode: 849907

International numbers available: <https://clackamascounty.zoom.us/j/82094172093>

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, email 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, 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: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

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，发送电子邮件至 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, 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 www.clackamas.us/transportation/nondiscrimination을 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 CLACKAMAS,

Petitioner,

v.

STAFFORD INVESTMENTS LTD
PRTNRSH,

Respondent.

File No: V0031514

COMPLAINT AND REQUEST FOR HEARING

I, Andrea Hall, Senior Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent Stafford Investments LTD Prtnrshp mailing address is: PO Box 941,
Lake Oswego, OR 97034.

2.

The address or location of the violation(s) of law alleged in this Complaint is:
20383 SW Stafford Rd., Tualatin, OR 97062, also known as T2S, R1E, Section 29A, Tax Lot 1000,
the property is zoned RRFF5 and is located in Clackamas County, Oregon.

3.

On or about the 12th day of May 2017 and 28th day of April, 2023 the Respondent violated
the following laws, in the following ways:

- a. Chapter 9.02 of the Clackamas County Code as it pertains to the Application and
Enforcement of the Clackamas County Building Code. 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 the Respondent in the following manner: Violation Notices and Citation and Complaint #1400315. A copy of the notice document is attached to this Complaint as Exhibits F & I, 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 the 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 Respondent 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 Respondent 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 21st day of March, 2025.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

STAFFORD INVESTMENTS LTD
PRTNRSHP,

Respondent.

File No.: V0031514

STATEMENT OF PROOF

History of Events and Exhibits:

May 27, 2014 Exhibit A	In response to a complaint, an alleged letter was mailed to the Respondent regarding a commercial business operating from the property without land use approval.
February 9, 2016 Exhibit B	A violation notice was sent to the Respondent regarding the multiple businesses and unpermitted structures. The Respondent was given a deadline of February 25, 2016 to submit required documents to legalize the businesses on site.
January 25, 2017 Exhibit C	Aerial photos of the property from 2007 and 2016.
January 27, 2017 Exhibit D	A violation notice was sent to the Respondent with a deadline of April 3, 2017 to relocate the illegal business and to submit building permit applications for the unpermitted buildings.
February 24, 2017 Exhibit E	A site visit on February 14, 2017 revealed that the business remained on the property as well as the unpermitted buildings and unpermitted electrical. An email from the Respondent summarized the visit and described some of the structures and uses.
May 12, 2017 Exhibit F	A violation notice was sent to the Respondent with new deadlines of June 5, 2017 to submit permits application for the buildings an electrical work and June 30, 2017 to relocate the businesses and July 14, 2017 to remove the modular trailers.

November 4, 2020 Exhibit G	After the Respondent's application for a zone change was denied and the decision upheld by LUBA, the landscape business was relocated. The unresolved issues include the unpermitted electrical and accessory buildings. A violation notice was sent to the Respondent with a deadline of December 7, 2020 to submit building permit applications.
May 17, 2021 Exhibit H	A violation notice was mailed to the Respondent reiterating the existing violations and adding the illegal installation of a woodstove in one of the buildings. The Respondent was given the option to either cease allowing the public in an agriculturally exempt structure or permit it as an accessory building and with a deadline of June 21, 2021 to submit building permit applications.
May 1, 2023 Exhibit I	After a review of County records revealed that two agricultural exemption applications had been received by the County but not issued due to insufficient information, citation number 1400315 was issued for \$500.00 for failing to obtain permits or agricultural exemptions for accessory buildings on the property and an electrical permit and approved final inspections. The citation was sent by first class mail to the owner and registered agent, neither citation was returned and the citation remains unpaid.
June 28, 2024	The County referred this matter to the Code Enforcement Hearings Officer and a hearing was set for August 27, 2024.
July 5, 2024 Exhibit J	The Respondent sent an email to the County indicating that the hearing date did not give him enough time to prepare and requested that the hearing be reset for after September 30 th . The hearing was reset to October 10, 2024.
September 13, 2024 Exhibit K	After speaking with the Respondent and his tenant, it was agreed that the hearing would be cancelled as the tenant would be vacating the property, disconnecting the power and demolishing the agricultural buildings.
January 11, 2025 Exhibit L	The Respondent's tenant sent an email indicating that he had changed his mind about vacating the property.
March 19, 2025	After a review of County records revealed that the Respondent had not obtained agricultural exemptions or an electrical permit, the matter was once again referred to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Clackamas County Building Code exists on the subject property for failing to permit or exempt the accessory buildings and electrical installations on the subject property, the county would request a Final Order in this matter recommending the following

- The imposition of civil penalties for the Building Code violation of up to \$1,000.00.
- Waive fine amount of \$500.00 on Citation 1400315.
- The administrative compliance fee to be imposed from February, 2016 is \$7,650.00, however, the county is requesting a reduced administrative fee of \$2,625.00 as a reasonable estimate of the cost of this enforcement matter.
- 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 27, 2014

Stafford Investments Ltd. Partnership
P.O. Box 941
Lake Oswego, OR 97034

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12 of the Clackamas County Code**

Site Address: 20383 SW Stafford Rd., Tualatin, OR 97062
Legal Description: T2S, R1E, Section 29A, Tax Lot 01000

It has come to the attention of Clackamas County Code Enforcement that commercial businesses 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 of the Clackamas County Code.

Please contact me within ten (10) days of the date of this letter in order to discuss this matter. My e-mail address is kimpri@co.clackamas.or.us and my telephone number is 503-742-4472.

KIM PRIEST
Clackamas County Code Enforcement

**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 until the violation is 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.*



February 9, 2016

Stafford Investments LTD Partnership
PO Box 941
Lake Oswego, OR 97034

Subject: Violations of the Clackamas County Code

Site Address: 20383 SW Stafford Rd., Tualatin, OR 97062
Legal Description: T2S, R1E, Section 29A Tax Lot 01000

In May of 2014 the County received a complaint regarding multiple businesses operating on the subject property without land use approval.

The County was contacted at that time by a representative from your company and told this matter had been previously addressed in 2008 and there was no violation on the subject property.

A site inspection was done in August of 2014 and staff found two businesses operating on the subject property. A landscape service business was operating on the north side of the driveway at 20383 SW Stafford Rd and a landscape supply business was operating on the south side of the driveway at 20395 SW Stafford Rd.

After reviewing the previous file it appears the file was closed using a policy that was in effect at that time referred to as the 10 year policy where we would not enforce a violation if it could be proven to have existed for the previous 10 years without a complaint. The closing of the file did not abate the violation it just meant we were not going to enforce at that time. Any subsequent complaints could be enforced. That policy was repealed by the Clackamas County Board of Commissioners on October 29, 2009.

As noted, the newest complaint was received in May of 2014; therefore, subject to being in compliance with the zoning requirements for the property. The property is zoned Rural Residential Farm Forest (RRFF-5) and there is no record of land use approval for either business located onsite; therefore, you are in violation of Section 316 of the Clackamas County Zoning and Development Ordinance. You may be able

to obtain land use approval to legalize one or both of the businesses onsite and will need to work with Sandy Ingalls, Planner. Her direct number is 503-742-4532.

Additionally, aerial photos from Google Earth in 2007 show the southern portion of the property to be vacant. Records indicate in 2006/2007 this property was used in conjunction with I205 construction equipment storage. This activity can also be seen in 2006 aerial photos.

Between 2007 and today there have been many changes to the property, including the construction of many different shapes, sizes and types of buildings. A review of records shows no permits for any buildings whatsoever; therefore, you are also in violation of Chapter 9.02 of the Clackamas County Code as it pertains to the application and enforcement of the Building Code. If you are able to obtain land use approval for the businesses you will need to obtain building permits for any structures you wish to retain. Any buildings approved through the land use process or any buildings not permitted will need to be demolished.

In order to avoid further enforcement actions, the issuance of citations and the possibility of referral to the Code Enforcement Hearings Officer, please complete the following action(s) by no later than February 25, 2016:

- Contact Sandy Ingalls and submit the required documentation and fee to schedule a pre-application conference for a conditional use and/or home occupation permit in an attempt to legalize the businesses onsite.

In order to provide the highest level of customer service, please bring a copy of this correspondence when visiting the County.

A \$75.00 per month administrative fee on all open violation files will be assessed, until the violation(s) are abated.

If you have any questions I am available Monday through Thursday from 7:00am to 4:00pm. My direct telephone number is 503-742-4472 and my email at kimpri@clackamas.us

Thank you for your prompt attention to this matter.



Kim Priest
Code Enforcement Section

Enclosures

Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations will result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties of up to \$3,500 for each day the county verifies the noncompliance. Fine amounts and civil penalties are assessed for each cited violation and may be assessed separately against each named party. In addition, the Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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 waive all or part of the \$75 per month administrative fee.

Unpaid fines, administrative fees, civil penalties and abatement costs may be recorded as a lien against property owned by any of the parties either jointly or separately.

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.

Finally, recurrences of abated violations will result in the issuance of a citation without prior notice.



Google Earth

feet
meters

300
90



7-11-2007



Google Earth

feet 100
meters 40



7-23-2016



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 27, 2017

Stafford Investments LTD Partnership
PO Box 941
Lake Oswego, OR 97034

Rob Fallow
2916 Bluegrass Way
West Linn, OR 97068

Subject: Violation of the Clackamas County Code

Site Address: 20383 SW Stafford Rd., Tualatin, OR 97062
Legal Description: T2S, R1E, Section 29A, Tax Lot 1000

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that there are several businesses operating on the above referenced property without land use approval. Currently, the subject property is zoned Rural Residential Farm Forest 5 Acre (RRFF5). Uses allowed within the RRFF5 zoning district are outlined in Section 316 of the Clackamas County Zoning and Development Ordinance. Unfortunately, retail uses such as the gift shop, bird shop and art studio are not permitted and constitute a violation of Section 316.

In order to abate this violation, the illegal businesses must relocate no later than April 3, 2017. The businesses that are authorized to operate pursuant to Section 316 include the farm uses and wholesaling and retailing of bark dust, decorative rock and hog fuel.

Additionally, a review of County records revealed that there are no permits for the structures on the property built between 2007 and 2016. This constitutes a violation of Chapter 9.02.040 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code. In order to abate the violations, please submit the building permit applications for the buildings you would like to keep, technically complete plans and appropriate fees no later than April 3, 2017.

The permit must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4739. Or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Fridays 8:00 a.m. and 3 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email andreahal@clackamas.us.

Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Andrea Hall', with a large, sweeping initial 'A'.

Andrea Hall
Clackamas County
Code Enforcement Coordinator

Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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.

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.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

From: [Hall, Andrea](#)
To: ["Rob Fallow"](#)
Cc: [Ingalls, Sandy](#); [Tony Angell \(toneangell@gmail.com\)](#)
Subject: RE: site visit 2/14/17
Date: Friday, February 24, 2017 10:50:08 AM

Hi Rob,

Thanks so much for the recap of our meeting.

If it wouldn't be too much trouble, would you or Tony label each building using an aerial photo such as Google Earth?

This would be very helpful for staff when you and Tony are applying for permits or exemptions.

Thank you,

Andrea Hall

Clackamas County

Code Enforcement Coordinator

From: Rob Fallow [mailto:rob@RLFINT.COM]
Sent: Thursday, February 23, 2017 10:43 AM
To: Hall, Andrea
Cc: Ingalls, Sandy ; Tony Angell (toneangell@gmail.com)
Subject: site visit 2/14/17

Andrea:

I appreciate the chance to participate with staff to review the alleged violations regarding retail uses such as the gift shop, bird shop and art studio from the County property inspection in late December. In addition it was good to review the criteria for the concern about no building permits regarding buildings of our tenant, Tony Angell.

I am going to outline what I think Tony and I understood and discussed and hope to follow up on with you this next week.

First, as to the "retail uses", we reviewed with Tony his uses for each building and the approx. square footage of each building.

- a. He advised that two of the buildings were used for Homing pigeons that he raises, sells and also sells seed to other parties that raise these birds.
- b. One building is the hog shed,
- c. one building holds other seed and hay for sale plus tools and
- d. two buildings were for chickens – kept for eggs and some raised for meat sales.
- e. There is one building that Tony thought he was allowed to use for his own personal place to play his piano with no commercial use. *

All of the above buildings were identified as less than 200 square feet and not requiring the "Application for Agricultural/Forestry Use Building Facility Exemption" per Sandy's comment. Other than the building "e." above, all felt that the uses conformed to the Agriculture Building criteria.

- f. Next was the approx. 16 x 20 machinery shed/building for the equipment used to cut some of the stone for special projects/uses.
- g. Last is the building (or two buildings) that would be the "bird shop" and the "gift shop" previously referenced. This is actually two buildings butted up to each other.**

Both of these are over 200 SF and thus requiring application filed to qualify for the agriculture exemption.

*It was discussed about the applicability of this being an accessory building for personal use. Sandy

wanted us to clarify “accessory to what?” I have been sick for a few days and just now getting back to Tony and he/we would like to look into this and get back to you shortly on this item.

******The room with the sign “Bird Shop” is a 12x12 room with bagged bird seed, bins for bulk bird seed sales, information, a freezer for processed chickens and location where the presold and unsold eggs are stored. This room has a small table and the room above another where Tony’s wife makes in her spare time some of the rock art she sells. She also puts together some of the hanging baskets and other rock/plant combinations that she sells in the spring/summer season (Please note that the unique buildings are the locations for and backdrop for where the hanging baskets, rock decorations, etc. are hung/placed around the property).

******In addition to the above is the main checkout room - I am assuming is the “gift shop” - and when asked, Andrea, you indicated that it must have been on the chalkboard on the door (and that was correct). This building is approx. 12’x24’ with a cash register and wood stove at one end and yes, mainly at this end, during the Xmas tree season (a major part of their income, especially in the winter slow months for the other products) they have some non-farm, but related sales items to help draw their customers in. These are mainly seasonal Christmas ornaments/decorations, but may include cards, etc. The other end of the building is used to show large log slabs, cleaned and barked root sections, burls, and other specialty lumber/timber items from some of his small owner operated mills in the N. Willamette Valley. At times, this area is an overflow storage for bales of hay, large feed bags, etc. Sometimes inside and mostly on the porch of the building are shown the swags, wreaths, etc. for the season to the tree buyers – of course, these items would fall under the agriculture umbrella.

At this point, Tony described his incidental or non-farm related sales as being in the neighborhood of \$2000 or less than 2% of his total sales. Sandy advised that Tony need a permit to be able to do any “incidental” sales and that the specific products had to be described. This was discussed and I was concerned that “specific” items may be both seasonal, unique and not always available and sometimes similar or new products that fit the general requirement of the season may come available. Our questions are, how specific a description are we being asked to provide, what type of permit are we being asked to apply for, what is its cost and is there a specific form for this? Maybe you could let us know the ZDO or other reference for this requirement so we could understand it better. I know that “Farm Stands” have a threshold of max. 25% incidental sales and previous LUBA rulings have set 10% max. incidental sales on a previous LUBA ruling on a Clackamas County case involving farm related sales, but I have not found any reference to a special permit also being required.

Tony is requesting quotes from electricians to wire the two main buildings and we both feel that this might make things easier for him (not having to plug, unplug and string extension cords for some of his main uses, etc.). The contractor was in just last evening and will be getting his quote and particulars back to Tony first of the week.

So, I think that this covered what we all agreed were the areas you and Sandy felt need to be addressed – outlined again briefly below.

- Application for building permit exemption for the two larger buildings will need to be filed.
- Tony will need to determine if there is a proper accessory use to file a request for regarding the building with his piano. If there is not one, he has indicated that he may decide to convert the building to be where his wife grows her starts for her plants, and a location to also work on potting and arranging these items and remove the piano.
- We need to know what and how we are expected to apply for a permit regarding incidental

sales on the property.

- As mention in the phone call on last Thursday, if Tony is going to apply for an electrical permit, it may be good to combine both it and the building permit exemption at the same time.

Thank you again for meeting Tuesday and talking with me again Thursday. It will be a great help to Tony to get the answers to the questions above so we can address the applications as soon as possible.

Regards,

Rob Fallow

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[Not spam](#)

[Forget previous vote](#)



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 12, 2017

Stafford Investments LTD Partnership
PO Box 941
Lake Oswego, OR 97034

Rob Fallow
2916 Bluegrass Way
West Linn, OR 97068

Subject: Violation of the Clackamas County Code

Site Address: 20383 SW Stafford Rd., Tualatin, OR 97062
Legal Description: T2S, R1E, Section 29A, Tax Lot 1000

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that there are several businesses operating on the above referenced property without land use approval. Currently, the subject property is zoned Rural Residential Farm Forest 5 Acre (RRFF5). Uses allowed within the RRFF5 zoning district are outlined in Section 316 of the Clackamas County Zoning and Development Ordinance. Unfortunately, retail uses such as the gift shop, bird shop, art studio and landscape business are not authorized and constitute a violation of Section 316.

Additionally, there are unpermitted building and illegal electrical installations on the property which constitute a violation of Chapter 9.02.040 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the zoning and building violations on the northern half of the property, the illegal landscape business, True Care, must relocate no later than **June 30, 2017**. The unpermitted modular offices must be removed from the site no later than **July 14, 2017**.

In order to abate the zoning and building violations on the southern half of the property, the bird shop, gift shop and art studio must cease operating no later than **June 30, 2017**. You may have some incidental sales as long as the items are directly related to an allowed use on the property.

Please submit building and electrical permit applications for the remaining buildings, technically complete plans and appropriate fees **June 5, 2017**. The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4739. Or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Fridays 8:00 a.m. and 3 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email andreahal@clackamas.us.

Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Andrea Hall', with a stylized flourish at the end.

Andrea Hall
Clackamas County
Code Enforcement Coordinator

Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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.

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.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

November 4, 2020

Stafford Investments LTD Partnership
PO Box 941
Lake Oswego, OR 97034

Rob Fallow
2916 Bluegrass Way
West Linn, OR 97068

Subject: Violation of the Clackamas County Code

Site Address: 20383 SW Stafford Rd., Tualatin, OR 97062
Legal Description: T2S, R1E, Section 29A, Tax Lot 1000

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that there are unpermitted or agriculturally exempted buildings as well as unpermitted electrical installations on the above referenced property. This constitutes a violation of Chapter 9.02.040(A)(D) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violations you will need to obtain agricultural exemptions or building permits for the pigeon coop, the building that was occupied by your tenant's employee, the bird shop and craft shop. You will also need to retain an electrical contractor to obtain an electrical permit for the illegal electrical installations on the property. It is recommended that you talk with the Planning Department prior to submitting applications to the Building Department to determine if the use of each structure would be allowed by the Zoning and Development Ordinance. Planning staff can be reached at 503-742-4500 or zoninginfo@clackamas.us

Please submit an electrical permit application, building permits or agricultural exemption applications for the above referenced structures, technically complete plans and appropriate fees no later than **December 7, 2020**.

Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>.

The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained no later than 30 days from the date of the permit was issued.

If you have any questions concerning these permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at bldservice@clackamas.us or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 9:00 a.m. and 3:00 p.m.

You will also need to clarify with the Building Department whether or not the public will be allowed to enter the structure currently exempted through AG004317.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email andreaahal@clackamas.us .

Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Andrea Hall', with a stylized flourish at the end.

Andrea Hall
Clackamas County
Code Enforcement Section

Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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.

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.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 17, 2021

Stafford Investments LTD Partnership
PO Box 941
Lake Oswego, OR 97034

Rob Fallow
2916 Bluegrass Way
West Linn, OR 97068

Subject: Violation of the Clackamas County Code

Site Address: 20383 SW Stafford Rd., Tualatin, OR 97062
Legal Description: T2S, R1E, Section 29A, Tax Lot 1000

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that there are unpermitted or non-agriculturally exempted buildings as well as unpermitted electrical installations on the above referenced property. This constitutes a violation of Chapter 9.02.040(A)(D) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violations you will need to obtain agricultural exemptions or building permits for the pigeon coop, the building across from the coop that was occupied by your tenant's employee, the bird shop and craft shop. You will also need to retain an electrical contractor to obtain an electrical permit for the illegal electrical installations on the property. It is recommended that you talk with the Planning Department prior to submitting applications to the Building Department to determine if the use of each structure would be allowed by the Zoning and Development Ordinance. Planning staff can be reached at 503-742-4500 or zoninginfo@clackamas.us

Additionally, the Clackamas County Building Official has determined that you will need to cease allowing the public in the 16 x 28 structure that was originally exempted from the code as an agricultural building under AG004317 or obtain a building permit and approved final inspections. The woodstove in the building also requires a mechanical permit and inspection.

Please submit an electrical permit application, building permits or agricultural exemption applications for the above referenced structures, a mechanical permit for the woodstove, technically complete plans if required and appropriate fees no later than **June 21, 2021**.

Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building> . The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained no later than 30 days from the date of the permit was issued.

If you have any questions concerning these permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at bldservice@clackamas.us or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 9:00 a.m. and 3:00 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email andreahal@clackamas.us .

Thank you for your prompt attention to this matter.



Andrea Hall
Clackamas County
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.
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.



Citation No. 1400315

Case No. V0031514

ADMINISTRATIVE CITATION

Date Issued: May 1, 2023

Name and Address of Person(s) Cited:

Name: Stafford Investments LTD Partnership

Name:

Mailing Address: PO Box 941

City, State, Zip: Lake Oswego, OR 97034

Date Violation(s) Confirmed: On the 28th day of April, 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): 20383 SW Stafford Rd., Tualatin, OR 97062

Legal Description: T2S, R1E Section 29A, Tax Lot(s) 1000

Law(s) Violated:

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A)(D)

Description of the violation(s):

- 1) Failure to obtain permits and final inspections or agriculturally exempt multiple accessory buildings on the property and failure to obtain permits and final inspections for electrical installations on the subject property.

Maximum Civil Penalty \$1000.00

Fine \$500.00

2)

Maximum Civil Penalty \$.00

Fine \$.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. 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: Andrea Hall
Telephone No.: 503-742-4467

Date: May 1, 2023
Department Initiating Enforcement Action: Code Enforcement

From: [Rob Fallow](#)
To: [Hall, Andrea](#)
Cc: [Tony Angell \(toneangell@gmail.com\)](mailto:toneangell@gmail.com)
Subject: Re: Notice of Hearing
Date: Friday, July 5, 2024 1:26:18 PM
Attachments: [image003.jpg](#)

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

Dear Ms. Hall:

Please see the note, if you had not already, that I left on your first notice. I will be reviewing the notice this coming week and will have a list of requests for meetings with staff and/or documents of County staff before I am leaving for a couple of pre-planned family gatherings. I will require time for these meetings and review of documents (if and when the County agrees to provide same to myself).

I will be out much of July and Aug and will want to have proper time to be able to address the very general filing of Complaint and Request for Hearing V0031514. As you are referencing Exhibits (at least up to Exhibits F & I), I would request access to the full current complaint.

You may remember that some of the initial complaints were handled by other Departments and Enforcement officials and some of your complaints were resolved between them and ourselves - you continued to ask for further changes or clarifications. I would like to see what you specifically and currently are alleging as our Priority 1 violations as well as the previous property drawings that were presented to other staff members and that met their approval during the period from 5/12/2017 to 4/28/2023.

Lastly, we are formally requesting that you set the hearing date no earlier than Sept. 30th of this year subject to our getting access to the documents and ability to meet with employees that I will forward to you, hopefully in the next 2-3 weeks.

Sincerely,

Rob Fallow

Get [Outlook for iOS](#)

From: Hall, Andrea <Andreaahal@clackamas.us>

Sent: Friday, July 5, 2024 12:10:19 PM

To: Rob Fallow <rob@rlfint.com>

Subject: Notice of Hearing

Hi Rob,
Attached is a Notice of Hearing regarding your property at 20383 SW Stafford Rd.
Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beaver Creek Rd.
Oregon City, OR 97045
503-742-4467
Monday – Friday 8am to 4:30pm
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday

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From: [Hall, Andrea](#)
To: ["Rob Fallow"](#)
Cc: ["Tony Angell \(toneangell@gmail.com\)"](#)
Subject: 20383 SW Stafford Rd.
Date: Friday, September 13, 2024 1:07:00 PM
Attachments: [image001.jpg](#)

Hi Rob,

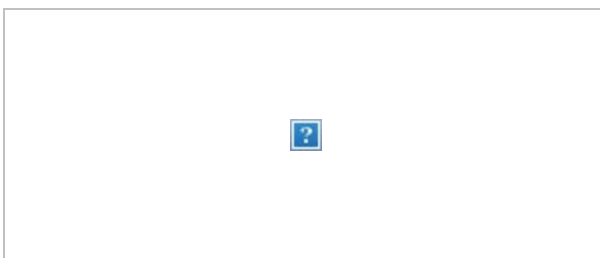
Thank you for taking the time to talk with me today. As you know, I spoke with Tony earlier this week and he indicated to me that he will be relocating from the property after this year's Christmas tree season. He said that he will begin demolishing the unpermitted structures and will have PGE remove the meter before he leaves, he will be staying in touch with me through this process. Because there is a solid plan to abate the violations, I've canceled the upcoming Code Enforcement hearing.

Please let me know if you have any questions.

Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beavercreek Rd.
Oregon City, OR 97045
503-742-4467
Monday – Friday 8am to 4:30pm
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday

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From: [Tony Angell](#)
To: [Hall, Andrea](#)
Subject: Re: 20383 SW Stafford Rd.
Date: Saturday, January 11, 2025 2:54:11 PM
Attachments: [image001.jpg](#)

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

hello Andrea. well, with much consideration and thought, i have decided to continue to battle on in the stone business. we will be staying and will be training my daughter to take over the business here on stafford rd. at this point we are currently applying for an electrical permit to bring the electircal issues to code. the buildings will be kept as we will still use them for the various purposes they are used for at this point. if we need to demolish any for county code reasons, we will do that. i'm hoping we can keep them and continue the 'landmark' that this place has become. let me know which buildings you feel are not in compliance and i will hopefully be able to explain how each building is used for either storage or farm use. and thank you again, for allowing me to have continued through the busy season as is. it was very helpful in what was a very difficult year in business. hoping this year brings betterj!

On Fri, Jan 10, 2025 at 11:54 AM Hall, Andrea <Andreahal@clackamas.us> wrote:

Hi Rob and Tony,

Just touching base to see, now that the Christmas season is over, when will PGE be removing the meter on the property and the structures demolished.

Thank you,

Andrea Hall

Senior Code Enforcement Specialist

Clackamas County Code Enforcement Division

150 Beaver Creek Rd.

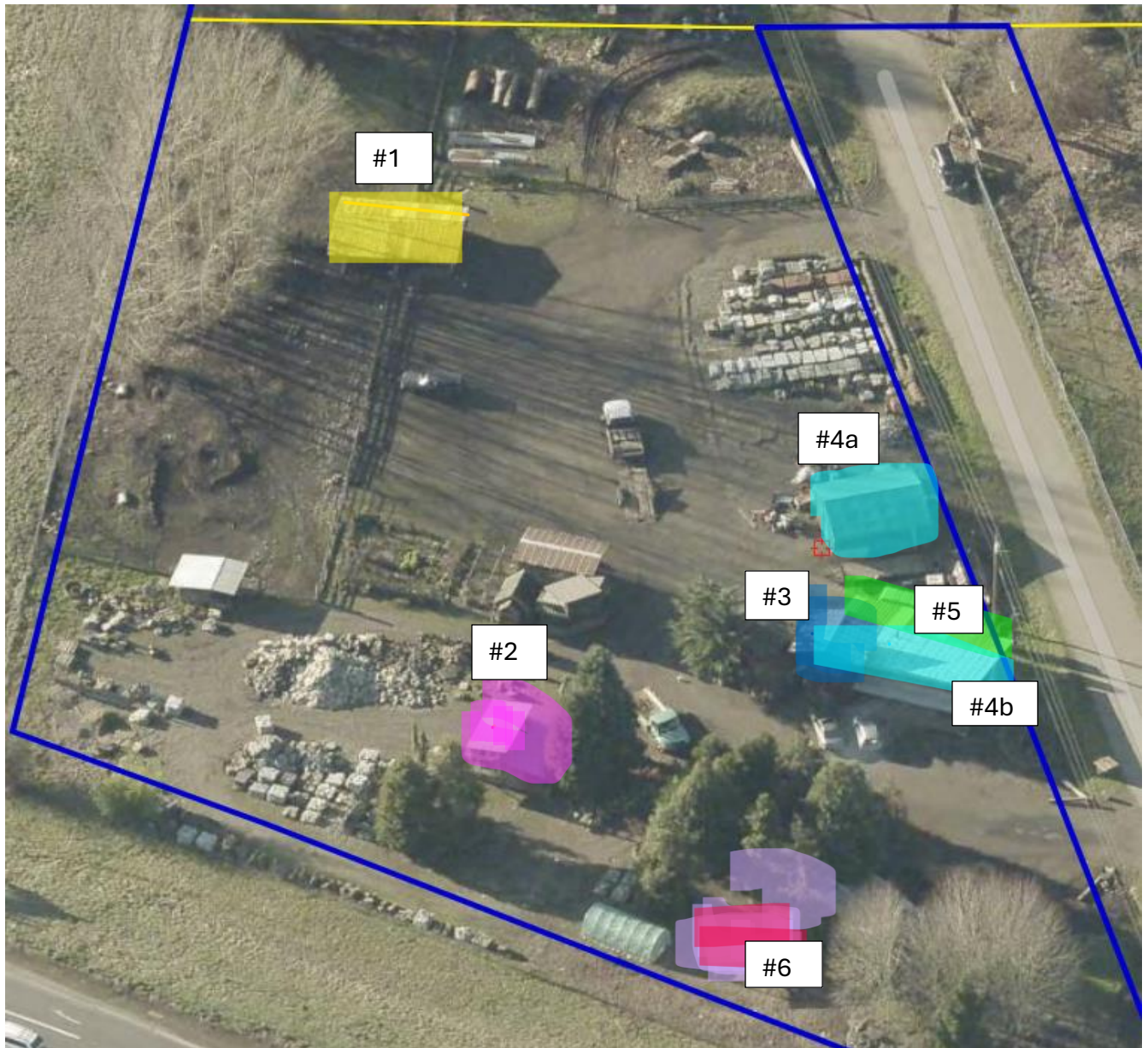
Oregon City, OR 97045

503-742-4467

Monday – Friday 8am to 4:30pm



Stafford Road



To be permitted or exempted.

1 Yellow = approximately 670 square feet

#2 Pink = approximately 470 square

#3 Blue = approximately 600 square feet and two story

#4a & #4B Light blue = 16 x 28 storage AG004317 and 16 x 20 storage AG004417

#5 Green = approximately 520 square feet that has been added on to AG004417

#6 Red = office building

From: [Hall, Andrea](#)
To: ["Tony Angell"](#)
Cc: [Rob Fallow](#); [Cass-Crosby, Shirley](#)
Subject: RE: 20383 SW Stafford Rd.
Date: Tuesday, April 29, 2025 11:55:33 AM
Attachments: [25-04-29 Review Comments.pdf](#)
[image001.jpg](#)

Hi Tony,

Attached are the review comments that need to be addresses at this time. In addition to a more detailed site plan you will need to demonstrate that the structure is being used for agricultural purposes, documentation or proof could be a County Assessor Farm or Forest Deferral, IRS schedule F with SSN redacted, other proof showing agricultural activity such as receipts for payment of products etc.

Thank you,

Andrea

From: Tony Angell <toneangell@gmail.com>
Sent: Tuesday, April 29, 2025 11:11 AM
To: Hall, Andrea <Andreahal@clackamas.us>
Cc: Rob Fallow <robfr@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: Re: 20383 SW Stafford Rd.

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

Hello Andrea. I can reapply for the office building #6, though I am positive we sent it. Im now seeing on the portal that you guys aren't seeing "proof" of agriculture in our applications? would you like me to send photos of the inside of the buildings? I would really appreciate a list of ALL that you need me to do for these to get approved, via email correspondence. I have no problem sending photos of the pigs in their house, the feed room/straw storage, the pigeon loft and the chicks currently brooding below it. thank you again for all of your help.

On Wed, Apr 23, 2025 at 8:39 AM Hall, Andrea <Andreahal@clackamas.us> wrote:

Hi Tony,
Think I figured out the buildings you have applied to exempt but I don't see any #6 application for the office.
Thank you,

Andrea

From: Tony Angell <toneangell@gmail.com>

Sent: Tuesday, April 15, 2025 3:54 PM

To: Rob Fallow <rob@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>; Hall, Andrea <Andreahal@clackamas.us>

Subject: Re: 20383 SW Stafford Rd.

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

Hello Andrea,

Regarding the buildings you had outlined in black: I previously sent an email with brief descriptions, but let me reiterate for the record. There are four buildings under 200 sq. feet. The bottom right black outline includes the office, which I applied for a permit on, and a separate free standing shade cloth covered area next to it. the office is building # 6 in our submitted applications. The next black outline to the left of the office is what we call the skytower (building #3 in applications). The third black outline from the right is a cluster of three <200sq.ft. "rooms". A piano room, a tool shed, and another storage space. The fourth black outline from the right, is a 110 sq. foot (including awning) pig sleeping area/ pig barn connected to the pig pen. Let me know if you need any more information. I was also wondering what the status of the applications are that we have already submitted? We have a hearing with the county coming up on the 8th, and would like to get this resolved before then. It's been a slow process trying to navigate this computer system with much difficulty. thank you for your help and patience in these matters. have a good day.

Tony Angell

On Tue, Apr 15, 2025 at 3:26 PM Tony Angell <toneangell@gmail.com> wrote:

my response to shirley regarding those builings

----- Forwarded message -----

From: Tony Angell <toneangell@gmail.com>

Date: Fri, Mar 28, 2025 at 1:59 PM

Subject: Re: 20383 SW Stafford Rd.

To: Rob Fallow <rob@rlfint.com>

Cc: Hall, Andrea <Andreahal@clackamas.us>, Cass-Crosby, Shirley <scasscrosby@clackamas.us>

hello Andrea. the buildings in black are simply storage sheds for mic tools etc. one room is a piano room where i play between duties. the little one in the back is an extra pig sleeping room and chicken nests. the structures are all under 200 sq ft and one story. the heights of all but building #3 are under 10" tall. building #3 is being applied for an exemption. we are submitting applications for that building and the main "lodge" which we have included into one building that share common roof and walls. building #1. thank you for your help and patience.

On Fri, Mar 28, 2025 at 1:19 PM Rob Fallow <rob@rlfint.com> wrote:

Andrea:

Thank you for working with Tony and the clarification you provided!

He is working to update floor plans, identify the black outlined buildings (two of which are part of the Ag Exemption permit applications being filed – the 2 story square bldg directly South of the main bldg and the office building) and updating /referencing the colored outlined buildings in the other word document . One key update may be the current Ag Exemption AG004317:

- You outlined in green an awning along the back side of that building. In the current application process, Tony has included the square building “attached” to the original application for the above referenced AG004317 as they share a common roof and interior door to be a single Ag Exempt building. He is drawing an updated floor plan and also showing the exterior front awning as well as the larger awning in the back.

On the other buildings you outlined in black, I am assuming that he just has to identify the Sq Footage actual measurements and what uses these building are currently being used for??

I will continue to work with Tony from this side to get this finished!!

Rob

From: Hall, Andrea <Andreahal@clackamas.us>

Sent: Friday, March 28, 2025 12:08 PM

To: 'Tony Angell' <toneangell@gmail.com>

Cc: Rob Fallow <rob@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>

Subject: 20383 SW Stafford Rd.

Hi Tony,

Attached are several aerial photo that indicate which structures already have an agricultural exemption and ones that do need a permit or exemption. There is also a diagram where buildings are outlined in black, I need to know the use of those structures.

Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beavercreek Rd.
Oregon City, OR 97045
503-742-4467
Monday – Friday 8am to 4:30pm
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

Project Name: AG006925

**Project Description: Building - Agriculture - 21E29A 01000 - 20383 SW STAFFORD RD
TUALATIN - gem farm building 1**

Review Comments List Date: 4/29/2025

We will require a hand or computer drawn site plan showing where the proposed building will be going on the property along with any existing buildings, the septic system and driveway. An example of a site plan has been uploaded to the "Clackamas Forms" folder for you to use.

I do not see proof in regards to qualifying for AG Exemption.



Stafford Investments LP

P.O. Box 941 Lake Oswego, OR 97034

Ph: 503-636-4202 Fax: 503-636-4597

May 7, 2025

To: Carl Cox, Attorney at Law

From: Robert Fallow

RE: Code Enforcement Hearing – V0031514

Dear Mr. Cox:

I am writing this cover letter to a delayed delivery of our response and to present our position and exhibits.

We, I say we as our Tenant, GEM owned by Tony Angell, is responsible for getting his "Temporary buildings" that he has on my property permitted. Both he as well as I have worked for over 8 years on his process.

We attempted to get this oft attempted (please see Exhibits attached) process over the finish line. We restarted the permit process in late March when Mr. Angell decided not to sell or shut down his business when his two daughters decided to buy it from him over time. He had purchased property near Trout Lake, Wash last year and has been living there part time and has taken on part time jobs in that area.

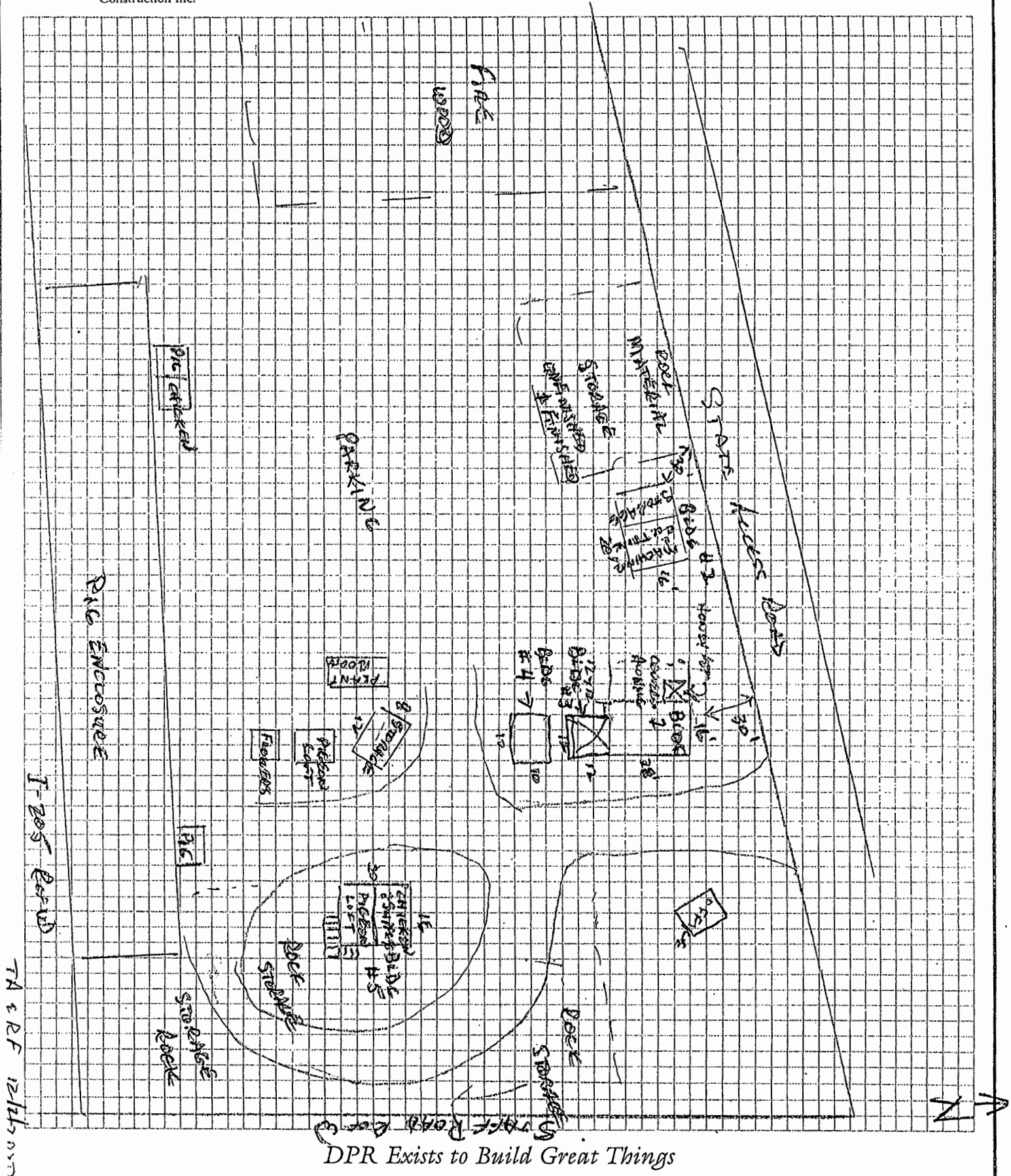
I respectfully implore you to take the time to read our answer the Staff submittal and Exhibits. I ask you to read the string of emails that show an extraordinary effort to finish this Application. We asked Andrea Hall and Shirley Cass-Crosby early last week to bring a Senior Staff to a meeting to resolve issue of why this has been strung out over the past month plus. This request was rebuffed.

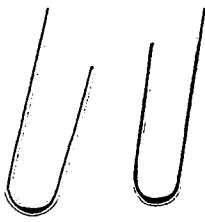
I was not able to meet with Mr. Angell until he returned to get some of the information for our answer and testimony. His property does not have cell service. We just finished this submittal and apologize for the delay.

Sincerely,

Rob Fallow

Stafford Investments, LP





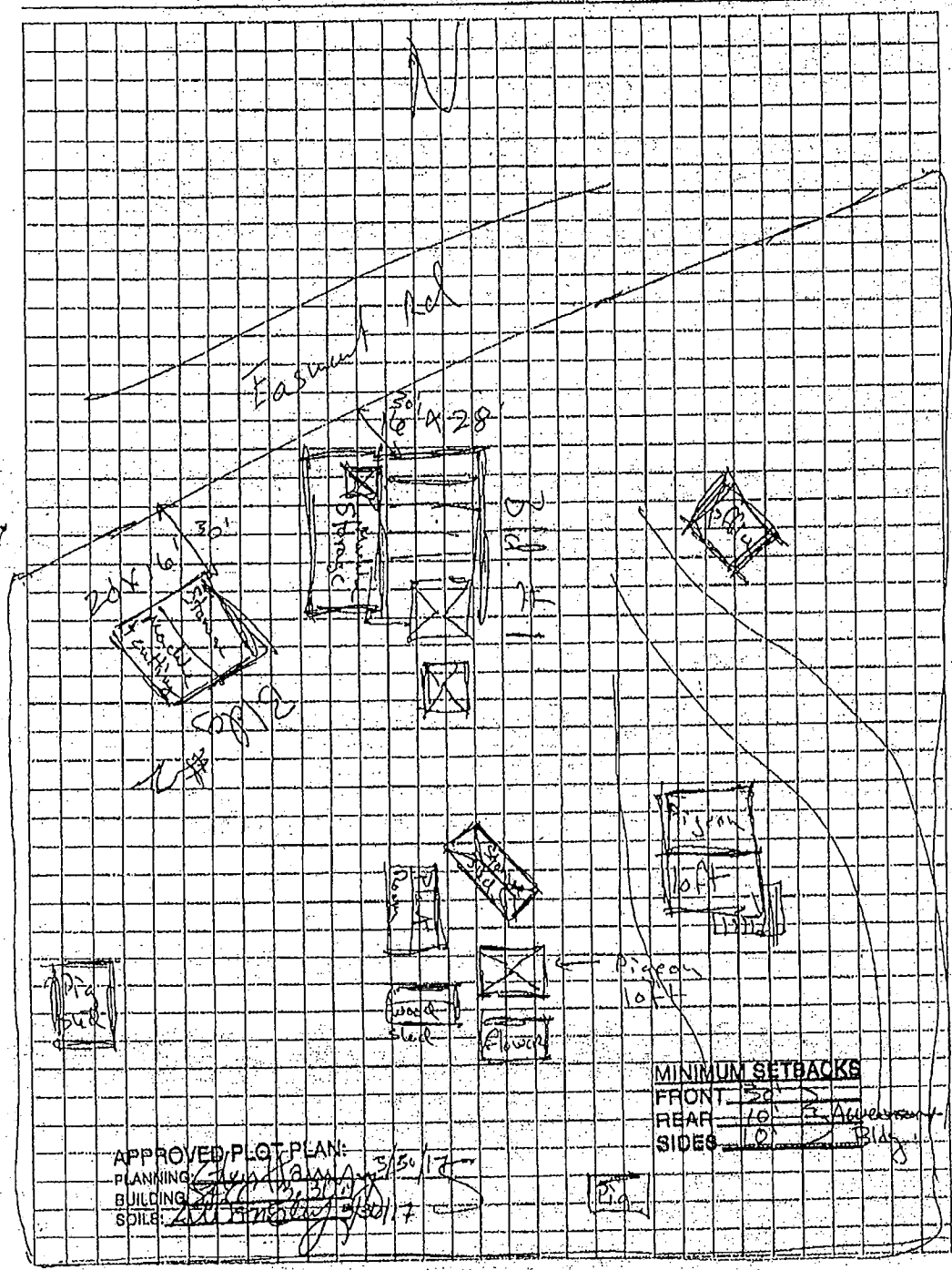
(4)

Bldg #1

PLOT PLAN

Township _____ Range _____ Section _____ Tax Lot _____

Address: _____

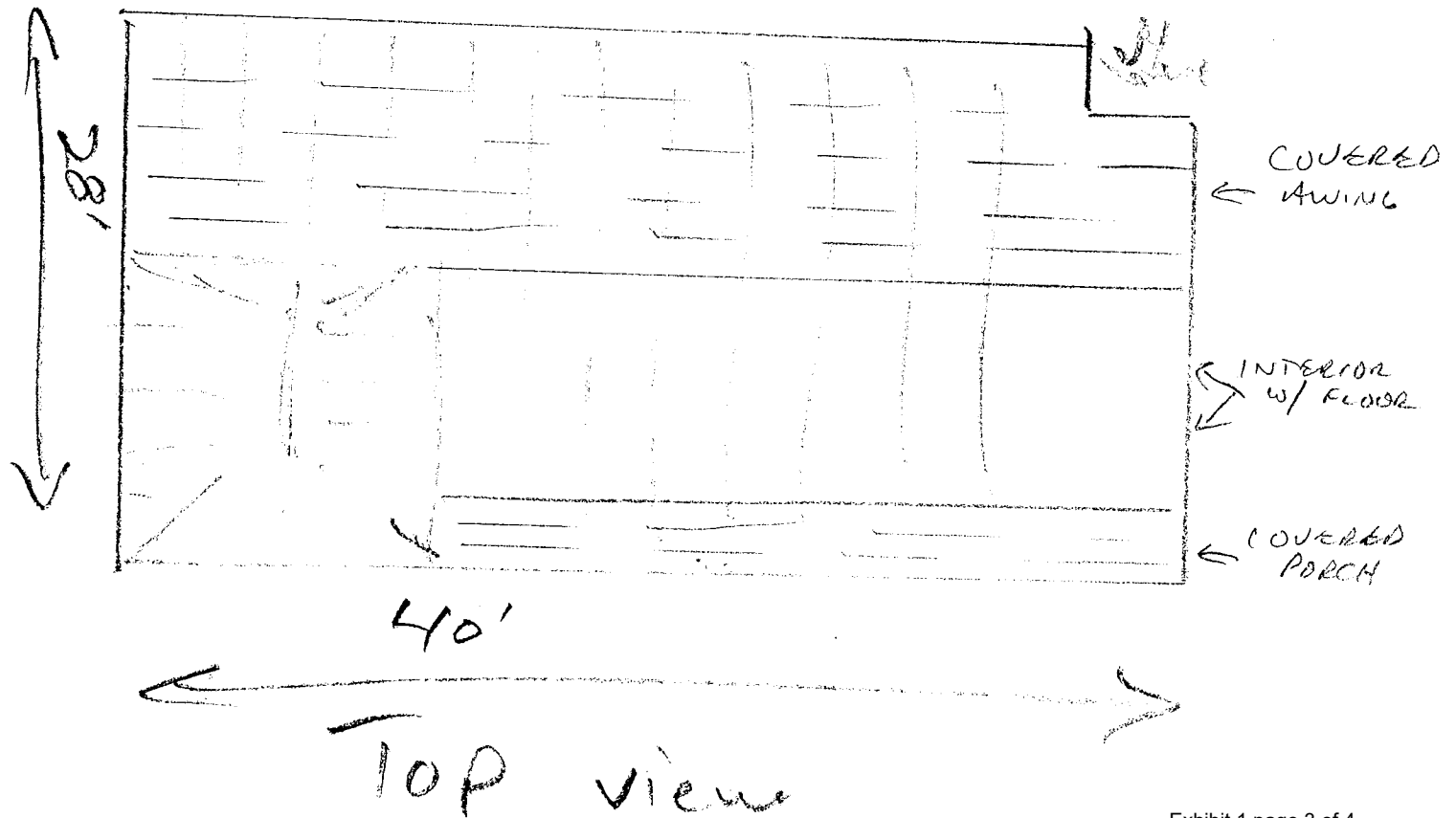
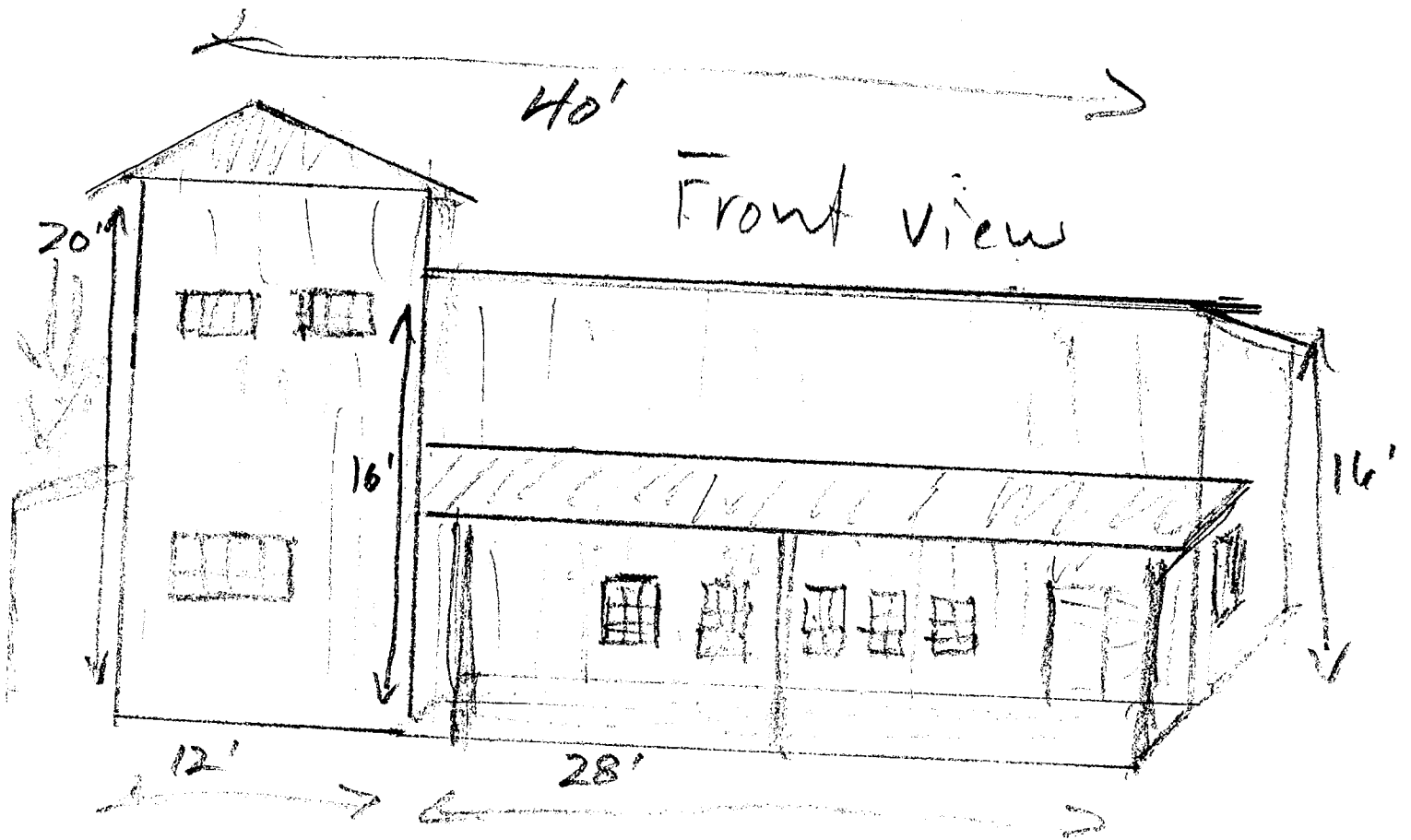


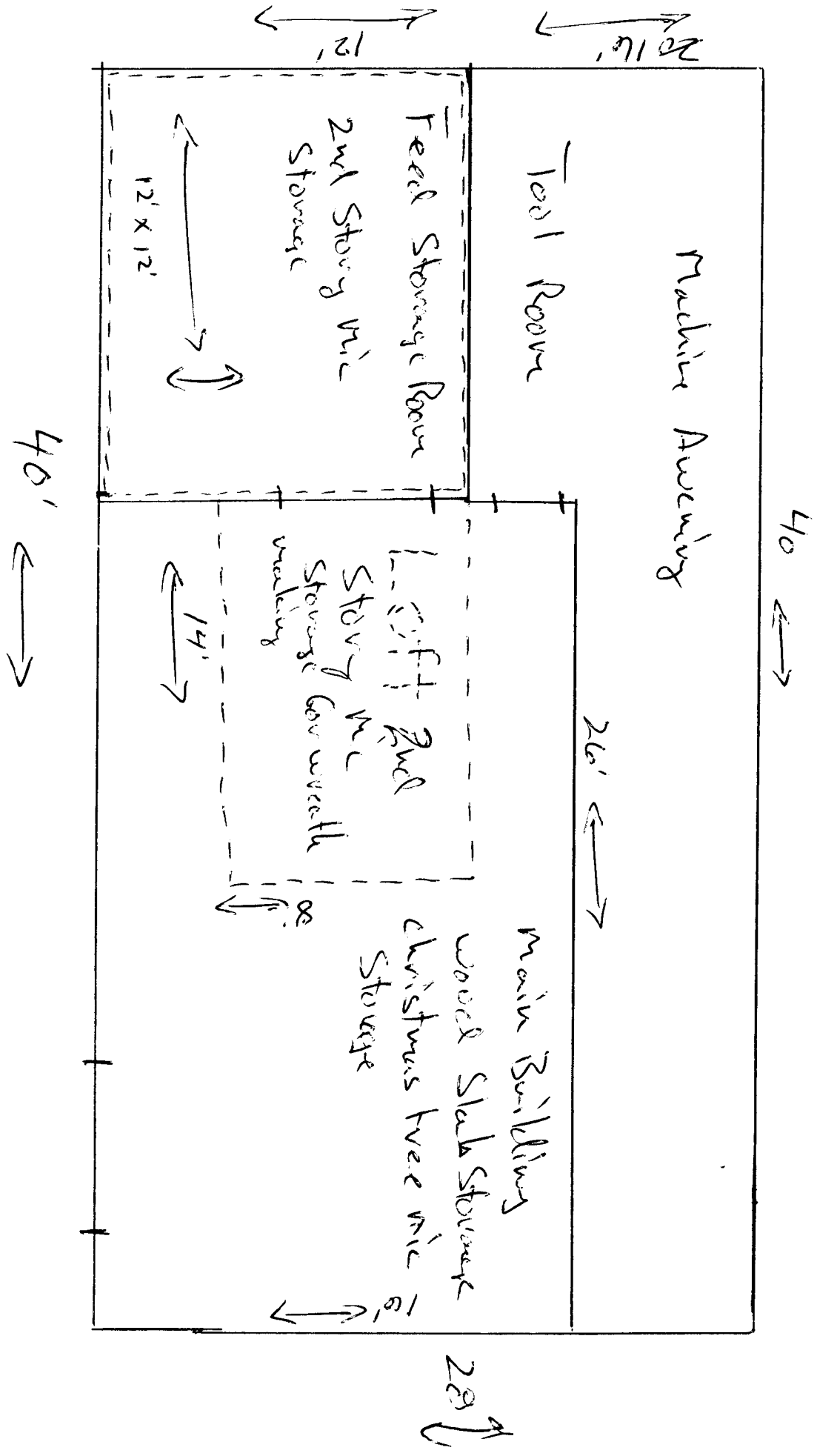
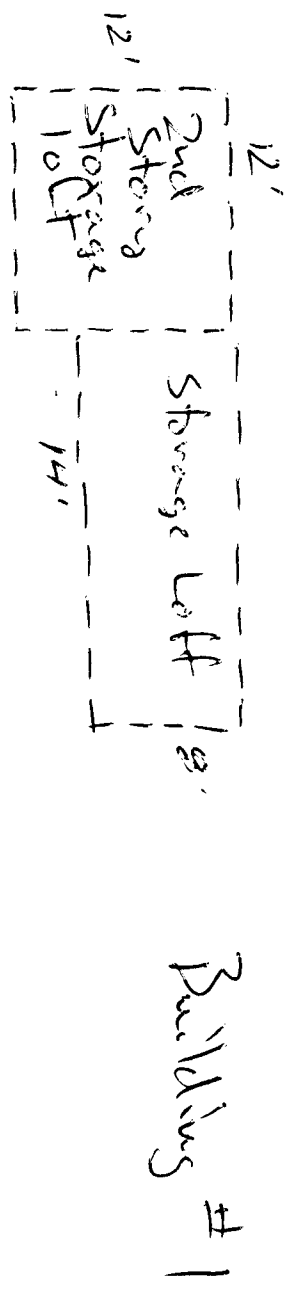
Building Permit or Building Permit Application Number: _____

PW128 (Rev. 6/14)

#1

Storage Lodge / Equipment Shed





Rob Fallow

From: Rob Fallow
Sent: Tuesday, March 14, 2017 8:55 PM
To: 'Hall, Andrea'
Subject: RE: Stafford Rd.

Andrea:

I have been after Tony for over a week to get coordinated in his application with you so there is no misunderstanding on his information on the buildings as well as getting specific input on a couple of questions. I am glad he has been reaching out to you. Also, we have asked in a previous email and not heard back on the "requirement for a conditional use permit for incidental sales" per comments by Sandy at time of inspection.

Andrea, I am a bit floored by the request to address the other side of the service road as I asked you when we were at the property if there were any further land use issues on the property and you said no. This was when you, Sandy and I were standing on the service road and looking at the LandCare and I explained what they were doing. I asked you again in my follow-up phone call a couple of weeks ago and now your comment below. In addition, I copied you on an email I sent on 1/3/17 that advised the County of this continued use on the North side of the service road.

I have advised the County numerous times that this is the same use (by the previous employees of our previous tenant, Brickman) and that LandCare assumed the Brickman lease. I told you when at the site that they were putting in some drain lines and re-rocking and some of the parking area because of the amount of rain this winter. This is basically the same use that has been on the property for over 17-18 years. I have submitted numerous recaps to the County showing this. I was told two times that this use was one the County was not going to follow-up on as it was covered by your 10 year policy.

I will be out of the office tomorrow but back in on Thursday and think we should talk about the above as soon as possible. Please give me a call if you would.
Rob

From: Hall, Andrea [mailto:Andreahal@co.clackamas.or.us]
Sent: Tuesday, March 14, 2017 10:24 AM
To: Rob Fallow <robf@RLFINT.COM>
Subject: Stafford Rd.

Hi Rob,

Just wanted to let you know that Tony and I have been playing phone tag regarding some questions he has about the exemption paperwork. Hopefully, we will connect soon.

We now need to address the new company that is operating across the driveway from Tony's business to see if the activity can be legalized.

If you would fill me in on the what exactly they are doing from the property I would appreciate it. I believe it has something to do with a landscape business.

Thank you,

Andrea Hall
Clackamas County
Code Enforcement Coordinator

Rob Fallow

From: Hall, Andrea <Andreaahal@clackamas.us>
Sent: Thursday, February 27, 2020 4:17 PM
To: Rob Fallow
Subject: Stafford Rd. Property
Attachments: 20200227161321886.pdf

Hi Rob,

I apologize for taking so long to get back to you regarding your property at 20383/20395 SW Stafford Rd.

I've reviewed the two agricultural exemptions that were issued in 2017 and I believe that AG004417 for the storage building behind the gift shop is fine, there may be issues with the gift/bird/craft shop buildings so I am looking into that. Is it one large structure or were the two building connected to form one building?

The buildings used for the Christmas tree sales in front of the gift shop need to be agriculturally exempted if they are over 200 square feet but less than 10 feet in height as well as the structures used near where the pig is and the building with the live birds.

Please confirm that the two small storage buildings near the piano room are less than 200 square feet, if they are, they would not be regulated. I am going to meet with the Building Official to discuss the building with the piano in it. Tony will need to decide what he wants to do with the building his friend stays in, I think it is too tall to be exempt so it will need to be permitted or exempted.

Please let me know if I have missed anything. I will get back to you regarding the gift/bird/craft/piano buildings as soon as possible.

Thank you,

Andrea Hall
Clackamas County
Code Enforcement Coordinator

November 19, 2020

To: Clackamas County Planning Department

From Tony Angell, GEM Group

Re: 20383 SW Stafford Road, Tualatin, OR 97062 and Supplemental to Business Plan submitted and approved 3/30/2017.

I am sending copies of the 2017 Approved Plot Plan for this property as well as the Business Plan previously requested and submitted. Also attached is a building layout regarding the specific buildings in this submittal for new exemption requests.

This is regards to a farm raised/agriculture business regarding raising of chicken and pigeon meat, live piglets, Christmas trees/supplies/incidental related items, compost and various nursery stock, landscape supply, rocks, boulders, and gravels.

Building #3, application attached, is a temporary storage and processing building that is not bolted to the ground and is movable. 12' x 12' two story. Customers occasionally come in to pick up eggs, seeds and in season processed chickens.

Building #4, application attached, is a temporary misc storage building that is not bolted to the ground and is movable. Use of this building is for planting materials and items related to other operations on the site. 10' x 10' with an open loft for additional storage.

Building #5, application attached, is a chicken roost and pigeon loft with storage of associated feed/product. Lower level is 16' x 20' and the top is 8'x 16' for the pigeon loft.

Applicant has contacted an electrical contractor to come in and get an electrical permit to address issue with the electrical in Building #1 and 3. Other than note about Building #3 with customers, the only other building that customers are allowed in is Building #1 where for less than two months a year, incidental Christmas / handmade craft items are sold as part of the Xmas tree sales program. Again, less than 5% of total sales are represented in this. Other times, this building is used to store wood slabs and supplies for the Xmas season.

Addressing the comment by Code Enforcement Division, Andrea Hall, 11/4/2020, we strongly disagree that an employee of mine is "occupying" Building A and thus we need some kind of permit for this. This building is where an employee sits or rests during certain non-business times that is covered and warm when we require a night watchman or security. We have considerable exposure when we carry large inventories of say Christmas trees and used to not have security at the property. There was some theft of these as well as some of the equipment and supplies. This security issue usually only covers 2-3 months of the year. This is part of his workday. He has other living arrangements off site.

Our current Business Plan continues what the 2017 submittal indicates and includes in addition that we are looking to expand our sale items to include more nursery stock; possibly some larger trees (possibly on consignment); increase our rock product line to include more gravel items used in the landscaping trade and possibly look into a portable sawmill to utilize hardwood logs that burned in the Clackamas and Santiam drainages for specialty products.

Sincerely,
Tony Angell

DPR

Construction Inc.

PROJECT

Buildings 3, 4, 5

SUBJECT

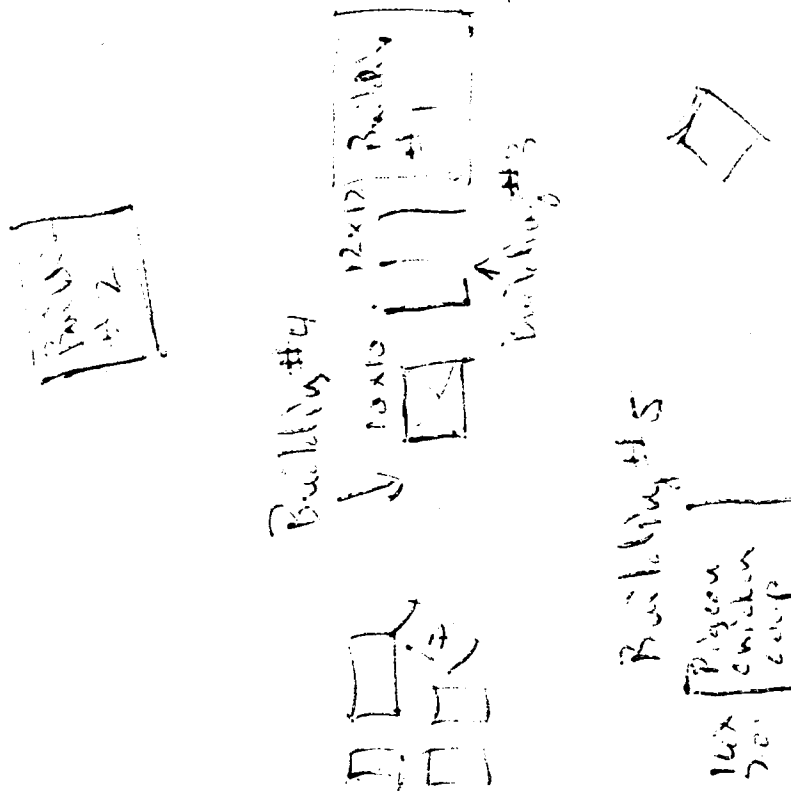
CrEm Group

PAGE OF

DATE 11/20/20

Site plan

Slack access Rd



Staffford Rd

- 4) BUILDING REFERENCES AS OCCURRED BY EMPLOYEES
SEE DETAILED COMMENTS IN NARRATIVE SKIZ.

DPR Exists to Build Great Things

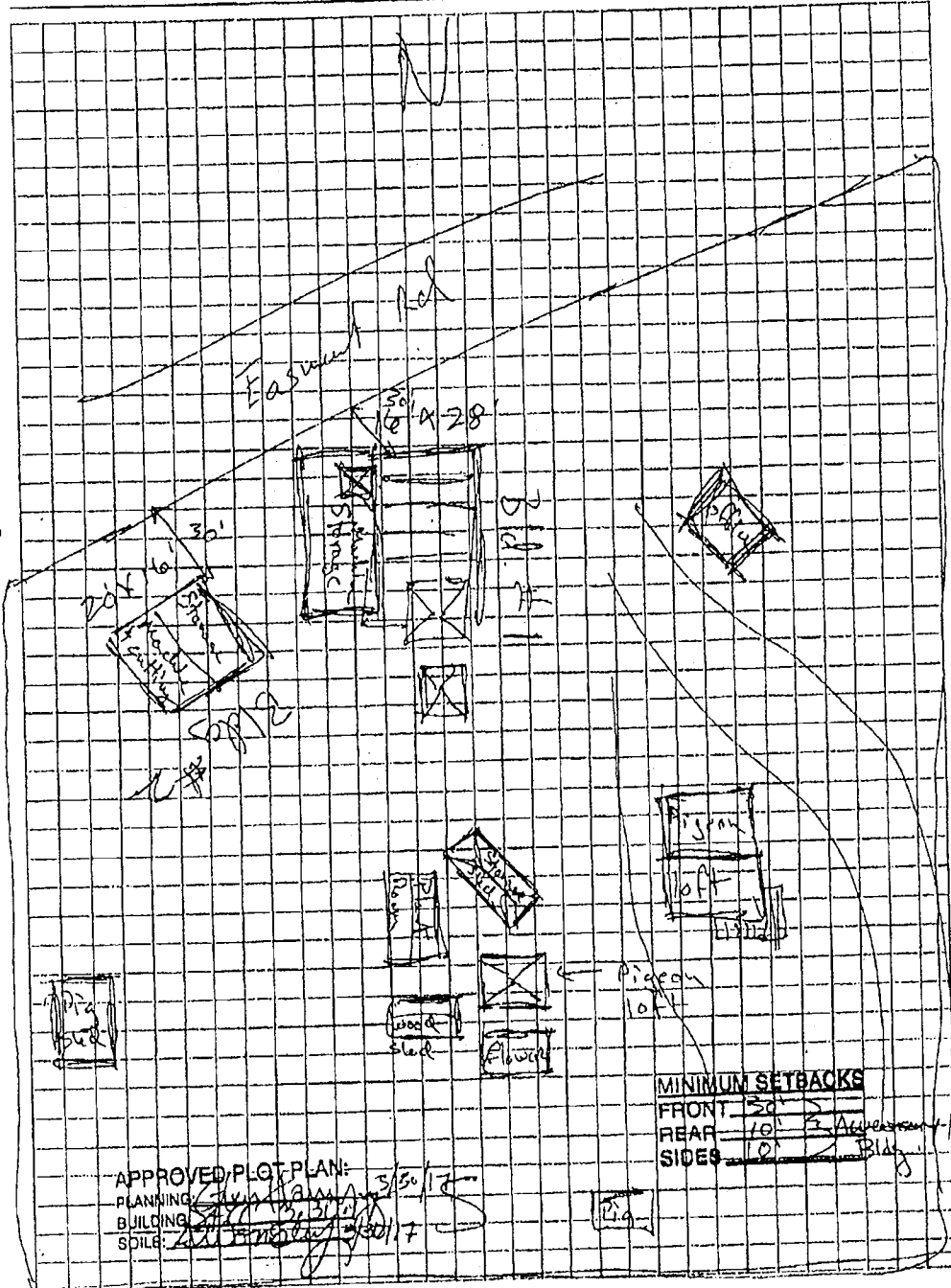


PLOT PLAN

Bldg #1

Township _____ Range _____ Section _____ Tax Lot _____

Address: _____



Building Permit or Building Permit Application Number: _____

PW138 (Rev. 011)

The Gem Group Agricultural business plan:
Twice annually to raise meat chickens for
sale and laying hens for egg production. Also, bird
seed and misc bird house and feeders will be on
display.

Hanging baskets and various wood shavings and log/slab
products for retail in the pursuit of making a profit.
Straw and various hay and alfalfa will be stored
and sold for profit as well.

Christmas Tree season will bring wreaths and
garlands and various other incidental products
such as ornaments (hand crabbled) and knit gloves
and hats. (all hand crabbled by Amy Angell) of course,
this is seasonal for approximately 1 1/2 months.

In the hopes of turning a profit, we will sell
eggs, meat from chicken, forest products for table and
other hobby. Bird seed and straw and hay will also
be available for sale.

Paul Ch
3/30/17



Agricultural, Forest, Equine or Marijuana Building Application

#3

AG#
AGM#
Z#

TYPE OF EXEMPTION

☒ Agriculture

☐ Forestry

☐ Equine

☐ Marijuana

JOB SITE INFORMATION AND LOCATION

Is the property in a floodplain?:

No

☐ Yes

☒ No

Is the property in a farm or forest deferral?:

☐ Yes (see instructions for additional info. required)

☐ No

Job site address:

20383 SW STATION RD

ACRES: 20.395

City/State/ZIP:

TUALATIN, OR

97062

Legal description:

T

R

SECTION

TAX LOT(S)

Block 21 E 24th 1000

OWNER

☐ APPLICANT

☐ PRIMARY CONTACT

Business name:

GEM GROUP

Owner name:

ANTHONY ANGELL

Address:

20383 SW STATION RD

Phone:

971-533-4925

Cell: Same

City/State/ZIP:

TUALATIN, OR

97062

Email:

APPLICANT

☐ PRIMARY CONTACT

Business name:

Contact name:

ANTHONY ANGELL

Address:

24600 SW LADD HILL RD

Phone:

971-533-4925

Cell: Same

City/State/ZIP:

SEASIDE, OR

97140

Email:

TUN-S ANGELL @ gmail.com

ADDITIONAL PROJECT INFORMATION

Will the proposed structure have any of the following work? (If yes, separate permits are required for each)

Mark all proposed for this building:

Electrical

☒ Yes

☐ No

Plumbing

☐ Yes

☒ No

Septic

☐ Yes

☒ No

Solar

☐ Yes

☒ No

Mechanical (heating/cooling/ventilation)

☐ Yes

☒ No

Fences over 7 ft. in height

☐ Yes

☒ No

Describe the type of fixture or work:

OUTLETS powered
by temp extension
cords

Will this structure be open to the public at any time?

☐ Yes

☒ No

What is the proposed maximum number of people (including employees and owners) who will be present in the building at any one time? 2

Where are bathroom facilities provided? (If proposed)

Heavy Bucket Toilet

STATEMENT OF USE

Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.

Describe the type of agricultural, equine, forest or marijuana operation on the property:

SEEDING/RAISING CHICKENS, EGGS, ¹⁶Pigeons, ADULT/SELL FIBERED,
SELL XMAS TREES, HAY & STRAW, HOGS - (PORK CHOPS/BAKES), AND BUTTER, HAMS
AND MARSHMALLOW - LARDER THE PRODUCTS - BREAD, ~~THE~~ Cakes, MUFFIN

Describe in detail what will be placed in the building (e.g., equipment, feed, etc.): # 3

IMPORTERS OF SEEDS (PAPUA) LTD. CHICKENS, PIGS, PIGMENTS
MIND SPRING KUMBI TREE LOT SUPPLIES AND ACCESSORY KUMBI INDUSTRY
SPECIAL PRODUCTS
SHEEP & EGGS AND FEED

Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption).

Wood frame Barn, unbolted to ground 12x12

Mark all the activities proposed within this building:

- ☒ Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm
- ☒ Raising, harvesting or selling crops raised on this farm
- ☒ Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm
- ☐ Dairying and sale of dairy products produced on this farm
- ☐ Marijuana productions (growing and related activities) **Note: Land use approval required**
- ☐ Marijuana processing (products, concentrates and/or extracts) **Note: Land use approval required by Planning and Zoning**
- ☐ Other agricultural, horticultural or animal husbandry uses
- ☐ Equine facility; stabling, training, riding lessons and clinics
- ☐ Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.)

I certify the information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any change of use including, but not limited to, the use of the building for a dwelling, personal storage, storage of vehicles other than farm vehicles (i.e. boats, cars and RV's) and home occupations will require a building permit and will nullify the exemption.

Failure to obtain appropriate permits may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the building, or other permits related to the use.

I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand that conversion away from an agricultural exempt structure to a permitted occupancy or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.

I understand that in accordance with ORS 215.760(2) that AG Exempt structures on TBR or AG/FOREST zoned land cannot be converted to any other use in the future.

Owner signature:

Print name:

Date: 11/20/20

Comments:

Type of documentation provided:

Planning	Date	Septic	Date	Engineering	Date	Buildings	Date
----------	------	--------	------	-------------	------	-----------	------



Agricultural, Forest, Equine or Marijuana Building Application

Office Use Only

AG#

AGM#

Z#

TYPE OF EXEMPTION

☒ Agriculture

☐ Forestry

☐ Equine

☐ Marijuana

JOB SITE INFORMATION AND LOCATION

Is the property in a floodplain?:

No

☐ Yes

☒ No

Is the property in a farm or forest deferral?:

☐ Yes (see instructions for additional info. required)

☐ No

Job site address:

20383 SW STAFFORD ROAD

ALSO: 20395

City/State/ZIP:

TUALATIN, OR

97062

Legal description:

T

R

SECTION

TAX LOT(S)

Block 21 E 29101000

OWNER

☐

APPLICANT

☐

PRIMARY CONTACT

Business name:

GEM GROUP

Owner name:

ANTHONY ANGELL

Address:

20395 SW STAFFORD RD

Phone:

971-533-4925

Cell: Same

City/State/ZIP:

TUALATIN, OR

97062

Email:

APPLICANT

☐

PRIMARY CONTACT

Business name:

Contact name:

ANTHONY ANGELL

Address:

24600 SW LADD HILL RD

Phone:

971-533-4925

Cell: Same

City/State/ZIP:

STERLING, OR

97140

Email:

TONY ANGELL@GMAIL.COM

ADDITIONAL PROJECT INFORMATION

Will the proposed structure have any of the following work? (If yes, separate permits are required for each)

Mark all proposed for this building:

Describe the type of fixture or work:

Electrical

☒ Yes

☐ No

TEMP BUTLERS - EX-100

Plumbing

☐ Yes

☒ No

Septic

☐ Yes

☒ No

Solar

☐ Yes

☒ No

Mechanical (heating/cooling/ventilation)

☐ Yes

☒ No

Fences over 7 ft. in height

☐ Yes

☒ No

Will this structure be open to the public at any time?

☐ Yes

☒ No

What is the proposed maximum number of people (including employees and owners) who will be present in the building at any one time? 2

Where are bathroom facilities provided? (If proposed)

NONE

STAFF HENRY BUCKER

STATEMENT OF USE

Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.

Describe the type of agricultural, equine, forest or marijuana operation on the property: Stems/Wooden Hangers,
Pots, Pits, Pictos - Marijuana, Social Xmas Trees, Any f Smoke
(not a plant) (green Stems), Nursery Plants & materials - Landscaping Property -
Stems, Cigarettes & MARIJUANA. Accessories include Stems, Cigarettes, Items related to
the use of Marijuana. Handwritten notes on the back of the page.

Describe in detail what will be placed in the building (e.g., equipment, feed, etc.):
 CAY POTS, PLANTING POTS, DIRT MANIPULATORS, PEST POTS, PESTS
 A SUPPORT FOR MOUNTING CONTAINERS, DEVICES FOR AERIAL ALT
 FEW INDIAN-STYLE SITES.

Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption).

Punkte Basis System - von Summe + Produkt - ein Buchstabe (Ziffern) 10 x 10'

Mark all the activities proposed within this building:

- ☐ Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm
- ☒ Raising, harvesting or selling crops raised on this farm
- ☐ Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm
- ☐ Dairying and sale of dairy products produced on this farm
- ☐ Marijuana productions (growing and related activities) **Note: Land use approval required**
- ☐ Marijuana processing (products, concentrates and/or extracts) **Note: Land use approval required by Planning and Zoning**
- ☒ Other agricultural, horticultural or animal husbandry uses
- ☐ Equine facility; stabling, training, riding lessons and clinics
- ☐ Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.)

I certify the information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any change of use including, but not limited to, the use of the building for a dwelling, personal storage, storage of vehicles other than farm vehicles (i.e. boats, cars and RV's) and home occupations will require a building permit and will nullify the exemption.

Failure to obtain appropriate permits may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the building, or other permits related to the use.

I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand that conversion away from an agricultural exempt structure to a permitted occupancy or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.

I understand that in accordance with ORS 215.760(2) that AG Exempt structures on TBR or AG/FOREST zoned land cannot be converted to any other use in the future.

Owner signature:

Print name:

Date: 11/20/20

Comments:

Type of documentation provided:

Planning	Date	Section	Date	Engineering	Date	Approval	Date



Agricultural, Forest, Equine or Marijuana Building Application

Office Use Only

AG#

AGM#

Z#

TYPE OF EXEMPTION

☒ Agriculture

☐ Forestry

☐ Equine

☐ Marijuana

JOB SITE INFORMATION AND LOCATION

Is the property in a floodplain?: No ☐ Yes ☒ No

Is the property in a farm or forest deferral?: ☐ Yes (see instructions for additional info. required) ☐ No

Job site address: 20383 SW STAFFORD ROAD ASD: 20395

City/State/ZIP: TUALATIN, OR 97062

Legal description: T _____ R _____ SECTION _____ TAX LOT(S) PT 21 E 29 A 01000

OWNER ☐ APPLICANT ☐ PRIMARY CONTACT

Business name: GEM GROUP

Owner name: ANTHONY ANGELL

Address: 20395 SW STAFFORD RD Phone: 971 533 4925 Cell: SAME

City/State/ZIP: TUALATIN, OR 97062

Email:

APPLICANT ☐ PRIMARY CONTACT

Business name:

Contact name: ANTHONY ANGELL

Address: 24600 SW LADD HILL RD Phone: 971-533 4925 Cell: SAME

City/State/ZIP: SEASIDE, OR 97140

Email: TONY ANGELL @ G.MAIL.COM

ADDITIONAL PROJECT INFORMATION

Will the proposed structure have any of the following work? (If yes, separate permits are required for each)

Mark all proposed for this building:

Describe the type of fixture or work:

Electrical ☐ Yes ☒ No

1 OUTLET - EXTERIOR

Plumbing ☐ Yes ☒ No

Septic ☐ Yes ☒ No

Solar ☐ Yes ☒ No

Mechanical (heating/cooling/ventilation) ☐ Yes ☒ No

Fences over 7 ft. in height ☐ Yes ☒ No

Will this structure be open to the public at any time? ☐ Yes ☒ No

What is the proposed maximum number of people (including employees and owners) who will be present in the building at any one time? 2

Where are bathroom facilities provided? (If proposed) USE 55 GALLON BUCKET

#5

STATEMENT OF USE

Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.

Describe the type of agricultural, equine, forest or marijuana operation on the property: SELLING/RAISING CHICKENS, EGGS, PIGS, PIGEONS - MANUFACTURE FIREWOOD, SELL YUCCA TREES, HAY & STRAW, FOREST PRODUCTS (WOOD SHEDS), NURSERY PLANTS & MATERIALS - LANDSCAPE PRODUCTS - STONE, GRASS & MULCH. ACCESSORIES, INCLUDING SEASONAL ITEMS RELATED TO PRIMARY TO SECONDARY USES (LBS. FROM 500 TO 1000 LBS.)

Describe in detail what will be placed in the building (e.g., equipment, feed, etc.):

CHICKEN, ANIMAL CRATES, CHICKEN COOPING/NESTING BOTTOM LEVEL
PIG PEN LEFT TOP LEVEL

Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption).

WOOD FRAME BARN 16' X 20' - 2 LEVEL - TOP SKID

Mark all the activities proposed within this building:

- ☐ Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm
- ☒ Raising, harvesting or selling crops raised on this farm
- ☒ Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm
- ☐ Dairying and sale of dairy products produced on this farm
- ☐ Marijuana productions (growing and related activities) **Note: Land use approval required**
- ☐ Marijuana processing (products, concentrates and/or extracts) **Note: Land use approval required by Planning and Zoning**
- ☐ Other agricultural, horticultural or animal husbandry uses
- ☐ Equine facility; stabling, training, riding lessons and clinics
- ☐ Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.)

I certify the information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any change of use including, but not limited to, the use of the building for a dwelling, personal storage, storage of vehicles other than farm vehicles (i.e. boats, cars and RV's) and home occupations will require a building permit and will nullify the exemption.

Failure to obtain appropriate permits may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the building, or other permits related to the use.

I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand that conversion away from an agricultural exempt structure to a permitted occupancy or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.

I understand that in accordance with ORS 215.760(2) that AG Exempt structures on TBR or AG/FOREST zoned land cannot be converted to any other use in the future.

Owner signature:

[Signature]

Print name:

Anthony Angel

Date: 11/20/2020

Comments:

Type of documentation provided:

Planning	Date	Septic	Date	Engineering	Date	Building	Date
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Rob Fallow

From: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Sent: Tuesday, December 1, 2020 4:10 PM
To: Rob Fallow; toneangell@gmail.com
Cc: Hall, Andrea
Subject: RE: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

Hi Rob,

1. I mentioned the two AG exemptions and what the original approvals were for , so in your comments under item 3 you mention **The buildings #1 and #2 are the approved buildings from 2017. At that time, the staff determined that NO additional permits were required for the other buildings. They are identified on both Plot Plans.** AG Exemption #1 (the one closest to the Bird Shop) from what I understand is being used also seasonally to collect the money for Christmas trees. Under the Building statute Appendix C for AG Exemptions the public is not allowed in that structure. I also checked with my supervisor on who is allowed in exemptions. You are only allowed to have 10 EMPLOYEES at one time . Even if is seasonal and the Public does enter, you will be required to permit this structure and it would follow the 209 OSSC codes. I will need to know who told you that in writing, as I mentioned before Planning and Building are two different departments and although they may not have needed anything from them for the other structures. If no public enters at any time then it can maintain the AG exemption.

As I mentioned the site plan is not legible and I will try to work with Andrea, but ultimately it is up to the customer to supply the documents we need. As I mentioned before what I have access to is not legible enough to assist me with resolving this violation.

2. I was not part of the Planning conversation and so all I can say is there was obviously some misunderstanding, as whether a permit is required or if the structure can qualify as an AG Exemption there is still a process and form to complete either way. Again, I am trying to assist the owner in resolving the violation and I can only go by what I instruct all my customers to do. If you want to contact planning and discuss their incorrect information, then you can call them at 503-742-4500. Please just follow my instructions, as I guarantee I am trying to get the owner headed in the right direction. By the way in regards to Exemption or Permits that will be required, I will be requiring a new legible site plan, so a new one will need to be done and it must be drawn.
3. In regards to what you refer to as Building 3, 4 and 5, if you let me know what the uses are, then I can also give you the correct information on resolving those issues. What I can tell from information Andrea supplied me, you have an unpermitted structure that she refers to as the coop and that one will probable work by you applying for the AG exemption route. It will require that you submit in anew email to bldapplications@clackams.us, an AG Exemption Application and be sure it is legible, as the ones in the prior email were not and we will deem the submittal incomplete if you use those. There should be the application as one email, a legible and new site plan identifying the bldg. and use one legible site plan and the last item should be a business plan explaining how the chickens/birds are for profit. (Remember must be PDF format.
4. The building directly behind building one from what I understand by the tenant and Andrea is being used for the sale of the birds and so because the public enters those structures they will need a building permit and it will be considered commercial.

Rob Fallow

From: Rob Fallow
Sent: Friday, December 4, 2020 1:59 PM
To: Tony Angell (toneangell@gmail.com)
Subject: FW: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

See below

From: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Sent: Friday, December 4, 2020 11:00 AM
To: Rob Fallow <rob@rlfint.com>
Subject: RE: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

I am back in the office next week Monday, Wednesday and Thursday, so if Tony needs to come in then I am there. ;)

Take Care,

Shirley

From: Rob Fallow <rob@rlfint.com>
Sent: Friday, December 4, 2020 10:58 AM
To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Cc: Tony Angell (toneangell@gmail.com) <toneangell@gmail.com>
Subject: RE: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

Thank you Shirley. We have the three submittals ready to send in and will do so Monday AM. Tony electrician was in yesterday I understand and pulled an electrical permit for Building #1. We will be discussing with Buildings on Monday to clarify the complete requirements for this one building to be commercial compliant per our discussions.

You also I hope will get some quality time outside today. Thank you for your help.

From: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Sent: Friday, December 4, 2020 10:07 AM
To: Rob Fallow <rob@rlfint.com>
Subject: RE: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

Good Morning,

I apologize that I was not clear in our phone call, but I had mentioned this was okay on our phone call Wednesday afternoon. I hope you can get out this afternoon and enjoy it, as it's beautiful out there. If the nice weather holds, I hope to go look at some Christmas lights tonight.

Take Care,

Shirley

From: Rob Fallow <rob@rlfint.com>
Sent: Friday, December 4, 2020 9:18 AM
To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: FW: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

Could you please respond if the plot plan attached in email sent to you on Wed. was readable?

From: Rob Fallow
Sent: Wednesday, December 2, 2020 2:03 PM
To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Cc: Tony Angell (toneangell@gmail.com) <toneangell@gmail.com>
Subject: RE: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

Shirley:

Can you read this Plot Map? Understanding that I will circle the building on the Plot Map for each submittal of for a building Ag Exemption

Rob

From: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Sent: Tuesday, December 1, 2020 4:10 PM
To: Rob Fallow <rob@rlfint.com>; toneangell@gmail.com
Cc: Hall, Andrea <AndreaHall@clackamas.us>
Subject: RE: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

Hi Rob,

1. I mentioned the two AG exemptions and what the original approvals were for, so in your comments under item 3 you mention **The buildings #1 and #2 are the approved buildings from 2017. At that time, the staff determined that NO additional permits were required for the other buildings. They are identified on both Plot Plans.** AG Exemption #1 (the one closest to the Bird Shop) from what I understand is being used also seasonally to collect the money for Christmas trees. Under the Building statute Appendix C for AG Exemptions the public is not allowed in that structure. I also checked with my supervisor on who is allowed in exemptions. You are only allowed to have 10 EMPLOYEES at one time. Even if is seasonal and the Public does enter, you will be required to permit this structure and it would follow the 209 OSSC codes. I will need to know who told you that in writing, as I mentioned before Planning and Building are two different departments and although they may not have needed anything from them for the other structures. If no public enters at any time then it can maintain the AG exemption.

As I mentioned the site plan is not legible and I will try to work with Andrea, but ultimately it is up to the customer to supply the documents we need. As I mentioned before what I have access to is not legible enough to assist me with resolving this violation.

2. I was not part of the Planning conversation and so all I can say is there was obviously some misunderstanding, as whether a permit is required or if the structure can qualify as an AG Exemption there is still a process and form to complete either way. Again, I am trying to assist the owner in resolving the violation and I can only go by what I instruct all my customers to do. If you want to contact planning and discuss their incorrect information, then you can call them at 503-742-4500. Please just follow my instructions, as I guarantee I am trying to get the owner headed in the

right direction. By the way in regards to Exemption or Permits that will be required, I will be requiring a new legible site plan, so a new one will need to be done and it must be drawn.

3. In regards to what you refer to as Building 3, 4 and 5, if you let me know what the uses are, then I can also give you the correct information on resolving those issues. What I can tell from information Andrea supplied me, you have an unpermitted structure that she refers to as the coop and that one will probable work by you applying for the AG exemption route. It will require that you submit in anew email to bldapplications@clackamas.us, an AG Exemption Application and be sure it is legible, as the ones in the prior email were not and we will deem the submittal incomplete if you use those. There should be the application as one email, a legible and new site plan identifying the bldg. and use one legible site plan and the last item should be a business plan explaining how the chickens/birds are for profit. (Remember must be PDF format.
4. The building directly behind building one from what I understand by the tenant and Andrea is being used for the sale of the birds and so because the public enters those structures they will need a building permit and it will be considered commercial.
5. The building behind the Bird Shop is one I will need more information on, as this is where some crafts are created/manufactured for retail sale. I will just need a statement of use or something explaining exactly what that structure is for and the use.
6. Lastly, there is like a distance between the "Craft Bldg" and what was considered a building that someone was living in. If it is being used for residential use, guard shack or something similar it will require a permit. You are welcome to supply another statement of use in regards to the use of this structure also.

We will also need to address any other permits that will be necessary to apply for in regards to electrical, plumbing and mechanical. I do not want to overwhelm you, so if it is easier we can address one building at a time. I look forward to hearing from you and am happy to help. I also understand that Tone may be your tenant, but ultimately it falls on the owner of the property, so it may take some coordination on you and the renters part.

Take Care,

Shirley Cass-Crosby
Permit Technician
Clackamas County Building Codes

From: Rob Fallow <rob@rlfint.com>

Sent: Tuesday, December 1, 2020 2:44 PM

To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>

Cc: Hall, Andrea <Andreahal@clackamas.us>; Tony Angell (<toneangell@gmail.com>) <toneangell@gmail.com>

Subject: RE: Ag Exempt permits for GEM Group/Tony Angell 21E29A 01000

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

Dear Shirley:

Please make sure to copy Mr. Angell as he is the applicant here regarding his temporary buildings on the property.

Rob Fallow

From: Hall, Andrea <Andreaahal@clackamas.us>
Sent: Wednesday, June 1, 2022 2:49 PM
To: Tony Angell; Rob Fallow
Subject: 20383 SW Stafford Rd.

Hi Tony and Rob,

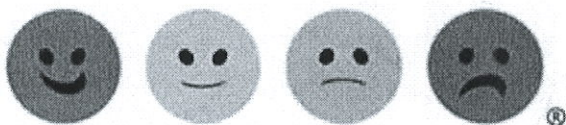
I apologize, I've lost track as to where we are in terms of getting the agricultural exemptions issued for the buildings at 20383 SW Stafford Rd. The last I remember is that a photo of the disconnected wood stove was going to be sent to me along with an estimate as to when the unpermitted electrical work on the property was going to be addressed.

Tony, are you receiving emails from the County regarding additional information required to process your applications?

Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County – Transportation & Development
Code Enforcement Section
andreaahal@clackamas.us
503-742-4467
150 Beavercreek Rd.
Oregon City, OR 97045

Were you happy with the service you received today?



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Rob Fallow

From: Hall, Andrea <Andreaahal@clackamas.us>
Sent: Thursday, March 24, 2022 8:19 AM
To: Tony Angell
Cc: Rob Fallow
Subject: Agricultural Exemptions

Hi Tony,

It looks like the Agricultural Exemptions you applied for are going through the process but staff have some questions for you. Have you been receiving emails from the County asking for information? The questions will need to be answered before the exemptions can be approved.

Thank you,

Andrea Hall
Clackamas County
Code Enforcement Section

Development Direct is here!! We're excited to launch Development Direct -- our new one-stop digital services hub for Building Codes and Development Engineering. [Click here to learn more.](#)



Rob Fallow

From: Rob Fallow
Sent: Thursday, February 17, 2022 1:26 PM
To: Hall, Andrea
Cc: Tony Angell
Subject: RE: 20383 SW Stafford Rd.
Attachments: 20383 & 20395 SW Stafford Rd.pdf

Andrea:

Please see the attached six completed application forms you forwarded to us. Also attached in the file are the 2017 site plan eked by the County, the 2020 site plan and the current 2022 plan. Please let us know if there is anything we responded to incorrectly, not sufficiently, or not in line with your two email communications below.

Sincerely
Rob

From: Hall, Andrea <Andreahal@clackamas.us>
Sent: Wednesday, January 26, 2022 12:23 PM
To: Rob Fallow <rob@rlfint.com>
Cc: Tony Angell <toneangell@gmail.com>
Subject: RE: 20383 SW Stafford Rd.

Hi Rob,

Attached is a PDF of the Statement of Use from the application packet. A statement will need to be filled out for each of the six buildings you are exempting. Be sure to describe the agricultural use of each building, not the overall property. For example, for the bird coop, the use could be something like raising and breeding fowl and selling the eggs, the break room could be for the staff that tend to the animals on site etc.

When the forms are completed, please email them back to me and I will get them to Planning.

Please let me know if you have any questions.

Thank you,

Andrea

From: Rob Fallow <rob@rlfint.com>
Sent: Tuesday, January 25, 2022 5:14 PM
To: Hall, Andrea <Andreahal@clackamas.us>; Tony Angell <toneangell@gmail.com>
Subject: RE: 20383 SW Stafford Rd.

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

Andrea:

Thank you for the email below. I have been in touch with my atty regarding your previous letter and he spoke of some of the items that your new email is covering;

- Number one, almost all of the issues you listed below are (and have been indicated as such in a number of our conversations and applications) as incidental sales. All of these combined incidental sales / uses such as storage of materials, crafts, firewood, and landscape products are incidental to the sales of the Christmas trees and Landscape rock products.
- We have historically had a nursery on the property and we had a water supply problem and the County would not allow us to drill another well on the property would still have one located here. We were told that this is an allowed use in an RRF5 zone and the area is full of similar uses, in Borland, in N. Stafford and in S. Stafford.

All this being said, yes, we would like you to send a blank page 2 of the application. Please confirm if this is for just the pigeon/chicken coop and the Building number one or for all of the requested Ag exemption applications that were submitted. We also would like to get this resolved.

Thank you.

Sincerely,
Rob Fallow

From: Hall, Andrea <Andreaahal@clackamas.us>

Sent: Tuesday, January 25, 2022 3:41 PM

To: Tony Angell <toneangell@gmail.com>; Rob Fallow <robf@rlfint.com>

Subject: 20383 SW Stafford Rd.

Hi Tony and Rob,

Matt and I met with the Planning Director, Jennifer Hughes, and reviewed the agricultural exemption applications. As you know, some of the uses that were listed in the applications do require land use approval such as the sale of firewood, gravel, mulch, nursery plants and landscape products. However, these activities are not taking place in the structures you are asking to exempt so she is willing to accept amended statements that reflect specifically what is happening in each structure in order to continue to process your applications. For example, the statement for the chicken coop application should state that is a chicken and pigeon coop and nothing more. Building 4 should have a statement something to the affect that the structure is used for storage and crafts that are incidental sales to the Christmas trees etc. Hopefully, this makes sense. Please let me know if you would like me to send you a blank copy of page two of the application.

Please note that if the County receives a complaint in the future regarding commercial activity that is regulated, land use approval will be required.

Please let me know if you have any questions.

Thank you,

Andrea Hall
Clackamas County
Code Enforcement Section

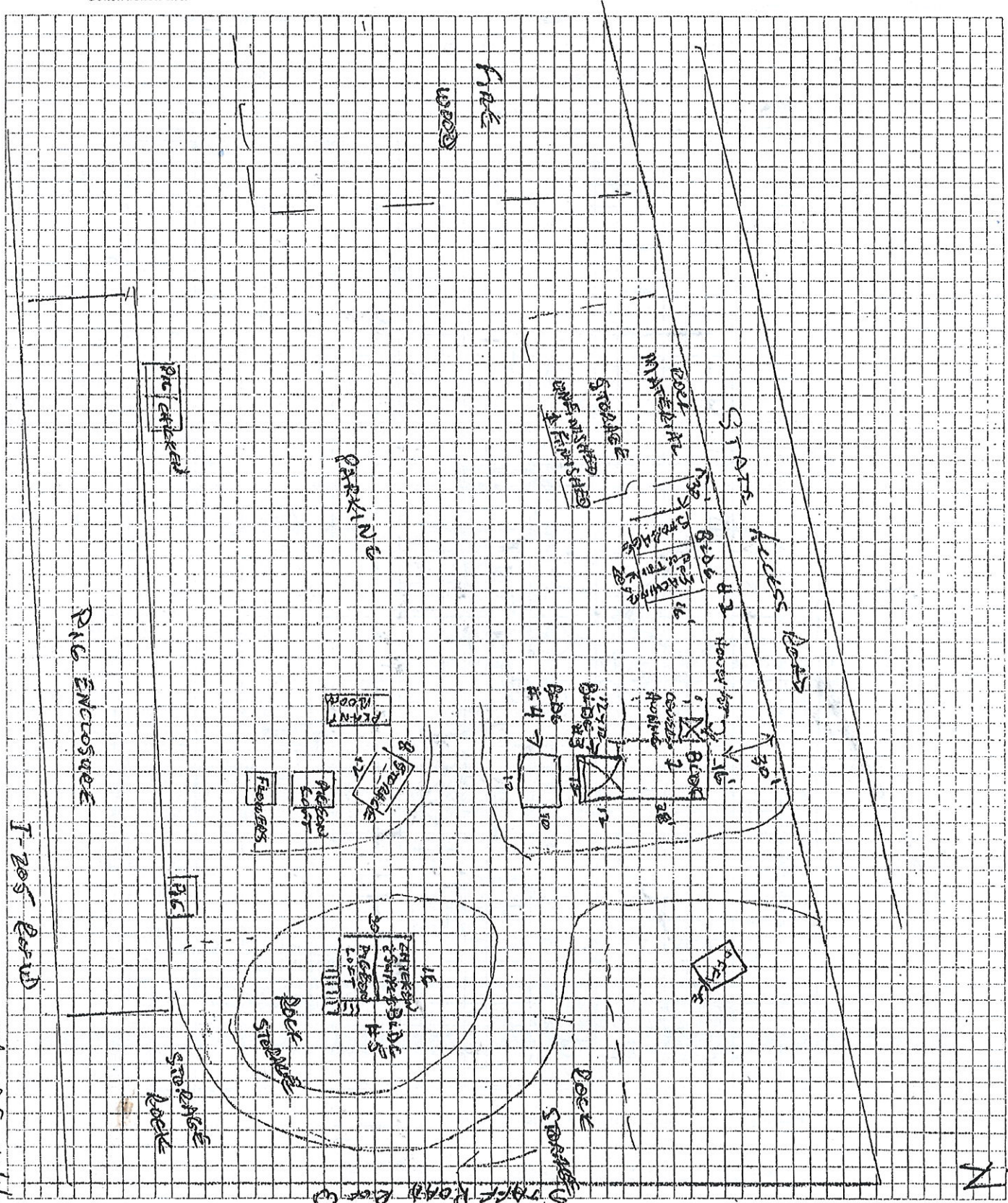


Exhibit 6 page 6 of 11

BLDG F No MEU #
STORAGE ROOM - BREAK ROOM FOR STAFF

STATEMENT OF USE

Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.

Describe the type of agricultural, equine, forest or marijuana operation on the property:

STORAGE FOR SOME POTTING ACTIVITY AND BREAK ROOM FOR STAFF

Describe in detail what will be placed in the building (e.g., equipment, feed, etc.):

POTTING MATERIALS, POTTING SOIL, ETC

Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption).

TEMP WOOD FRAME AND CLAD BUILDING 123" WIDE X 175" LONG - 108" H CTR AND 98" HIGH SIDES

Mark all the activities proposed within this building:

- ☐ Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm
- ☐ Raising, harvesting or selling crops raised on this farm
- ☐ Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm
- ☐ Dairying and sale of dairy products produced on this farm
- ☐ Marijuana productions (growing and related activities) *Note: Land use approval required*
- ☐ Marijuana processing (products, concentrates and/or extracts) *Note: Land use approval required by Planning and Zoning*
- ☐ Other agricultural, horticultural or animal husbandry uses
- ☐ Equine facility; stabling, training, riding lessons and clinics
- ☐ Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.)

I certify the information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any change of use including, but not limited to, the use of the building for a dwelling, personal storage, storage of vehicles other than farm vehicles (i.e. boats, cars and RV's) and home occupations will require a building permit and will nullify the exemption.

Failure to obtain appropriate permits may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the building, or other permits related to the use.

I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand that conversion away from an agricultural exempt structure to a permitted occupancy or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.

I understand that in accordance with ORS 215.760(2) that AG Exempt structures on TBR or AG/FOREST zoned land cannot be converted to any other use in the future.

Owner signature:

Anthony Angel

Robert Farrow

Print name:

Anthony Angel

Robert Farrow

Date: 2/25/22

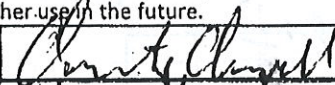

OFFICE USE ONLY

Comments:

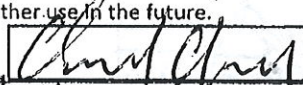
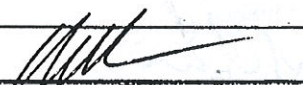
Type of documentation provided:

Planning	Date	Septic	Date	Engineering	Date	Building	Date

BUDG E NO previous #
STORAGE

STATEMENT OF USE							
<p>Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.</p> <p>Describe the type of agricultural, equine, forest or marijuana operation on the property: STORAGE OF EQUIPMENT AND POULTRY FEED</p>							
<p>Describe in detail what will be placed in the building (e.g., equipment, feed, etc.): MISC STINKERS, PICES, BANDING, POULTRY FEED</p>							
<p>Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption). TEMP WOOD FRAME & WOOD CLAD - 6 SIDED 98" FR X 70.5" X 70.5" X 98" X 70.5" X 70.5" = 1905F AVE 45 CTR PORTION 10.3'</p>							
<p>Mark all the activities proposed within this building:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm<input type="checkbox"/> Raising, harvesting or selling crops raised on this farm<input type="checkbox"/> Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm<input type="checkbox"/> Dairying and sale of dairy products produced on this farm<input type="checkbox"/> Marijuana productions (growing and related activities) <i>Note: Land use approval required</i><input type="checkbox"/> Marijuana processing (products, concentrates and/or extracts) <i>Note: Land use approval required by Planning and Zoning</i><input type="checkbox"/> Other agricultural, horticultural or animal husbandry uses<input type="checkbox"/> Equine facility; stabling, training, riding lessons and clinics<input type="checkbox"/> Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.)							
<p>I certify the Information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any change of use including, but not limited to, the use of the building for a dwelling, personal storage, storage of vehicles other than farm vehicles (i.e. boats, cars and RV's) and home occupations will require a building permit and will nullify the exemption.</p> <p>Failure to obtain appropriate permits may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the building, or other permits related to the use.</p> <p>I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand that conversion away from an agricultural exempt structure to a permitted occupancy or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.</p> <p>I understand that in accordance with ORS 215.760(2) that AG Exempt structures on TBR or AG/FOREST zoned land cannot be converted to any other use in the future.</p>							
<p>Owner signature: </p>							
<p>Print name: Anthony Angel  Date: 2/15/2022</p>							
OFFICE USE ONLY							
Comments:							
Type of documentation provided:							
Planning	Date	Septic	Date	Engineering	Date	Building	Date

BUDGE C NO PERM #
SALES OFFICE

STATEMENT OF USE							
<p>Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.</p> <p>Describe the type of agricultural, equine, forest or marijuana operation on the property:</p> <p>SALES OFFICE FOR ROCK & CHRISTMAS TREES - EMPLOYEES ONLY INSIDE</p>							
<p>Describe in detail what will be placed in the building (e.g., equipment, feed, etc.):</p> <p>4'X12' PORTION ON N IS EQUIPMENT (CHAIN SAW, TWINE, ETC) AND 10'X12' IS OFFICE W/ DESK, FILES, CHAIRS. UNDER EXT ROOF OVERHANG (NOT ENCLOSED) IS FIREWOOD STORAGE</p>							
<p>Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption).</p> <p>TEMP WOOD FRAME AND CLAD BUILDING 14'X12' - HEIGHT 6.75'</p>							
<p>Mark all the activities proposed within this building:</p> <p><input type="checkbox"/> Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm</p> <p><input type="checkbox"/> Raising, harvesting or selling crops raised on this farm</p> <p><input type="checkbox"/> Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm</p> <p><input type="checkbox"/> Dairying and sale of dairy products produced on this farm</p> <p><input type="checkbox"/> Marijuana productions (growing and related activities) <i>Note: Land use approval required</i></p> <p><input type="checkbox"/> Marijuana processing (products, concentrates and/or extracts) <i>Note: Land use approval required by Planning and Zoning</i></p> <p><input type="checkbox"/> Other agricultural, horticultural or animal husbandry uses</p> <p><input type="checkbox"/> Equine facility; stabling, training, riding lessons and clinics</p> <p><input type="checkbox"/> Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.)</p>							
<p>I certify the information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any change of use including, but not limited to, the use of the building for a dwelling, personal storage, storage of vehicles other than farm vehicles (i.e. boats, cars and RV's) and home occupations will require a building permit and will nullify the exemption.</p> <p>Failure to obtain appropriate permits may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the building, or other permits related to the use.</p> <p>I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand that conversion away from an agricultural exempt structure to a permitted occupancy or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.</p> <p>I understand that in accordance with ORS 215.760(2) that AG Exempt structures on TBR or AG/FOREST zoned land cannot be converted to any other use in the future.</p>							
<p>Owner signature:  </p> <p>Print name: Anthony Angel Robert Farrow Date: 2/15/22</p>							
OFFICE USE ONLY							
Comments:							
Type of documentation provided:							
Planning	Date	Septic	Date	Engineering	Date	Building	Date

Bldg B
OLD Bldg 4

STATEMENT OF USE

Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.

Describe the type of agricultural, equine, forest or marijuana operation on the property:

STORAGE AND CRAFTS THAT ARE INCIDENTAL SALE TO
CHRISTMAS TREES - WINTER PLANT STORAGE

Describe in detail what will be placed in the building (e.g., equipment, feed, etc.):

STORAGE AND CRAFTS INCIDENTAL TO CHRISTMAS TREE SALES
WINTER PLANT STORAGE

Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption).

TEMP. WOOD FRAME AND CLAD BUILDING 10' X 10' - 12' HIGH

Mark all the activities proposed within this building:

- ☒ Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm
- ☐ Raising, harvesting or selling crops raised on this farm
- ☐ Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm
- ☐ Dairying and sale of dairy products produced on this farm
- ☐ Marijuana productions (growing and related activities) Note: Land use approval required
- ☐ Marijuana processing (products, concentrates and/or extracts) Note: Land use approval required by Planning and Zoning
- ☐ Other agricultural, horticultural or animal husbandry uses
- ☐ Equine facility; stabling, training, riding lessons and clinics
- ☐ Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.)

I certify the information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any change of use including, but not limited to, the use of the building for a dwelling, personal storage, storage of vehicles other than farm vehicles (i.e. boats, cars and RV's) and home occupations will require a building permit and will nullify the exemption.

Failure to obtain appropriate permits may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the building, or other permits related to the use.

I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand that conversion away from an agricultural exempt structure to a permitted occupancy or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.

I understand that in accordance with ORS 215.760(2) that AG Exempt structures on TBR or AG/FOREST zoned land cannot be converted to any other use in the future.

Owner signature:

Anthony Angel

Print name:

Anthony Angel

Robert P. Allen

Date:

2/15/2022

OFFICE USE ONLY

Comments:

Type of documentation provided:

Planning	Date	Septic	Date	Engineering	Date	Building	Date
----------	------	--------	------	-------------	------	----------	------

BUDG A
OLD #3

STATEMENT OF USE							
<p>Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.</p> <p>Describe the type of agricultural, equine, forest or marijuana operation on the property: STORAGE FEED & SEED FOR CHICKENS, PIGS, PIGEONS, SALE PRODUCE OF FEED & EGGS. SOME STORAGE OF EQUIPMENT LIGHTS GEN FOR CHRISTMAS TREES </p>							
<p>Describe in detail what will be placed in the building (e.g., equipment, feed, etc.): STORAGE OF SEED, FEED FOR CHICKENS, PIGS & PIGEONS, EGGS FOR SALE. STORAGE SOME ITEMS INCIDENTAL SALES TO CHRISTMAS TREES FEED FOR SALE. </p>							
<p>Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption). TEMP WOOD FRAME AND CLAD BUILDING 12 X 12 X 18.7' HIGH </p>							
<p>Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption). NO CUSTOMERS GO INTO THIS BUDG </p>							
<p>Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption). NO CUST GO INTO THIS BUDG </p>							
<p>Mark all the activities proposed within this building:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm <input type="checkbox"/> Raising, harvesting or selling crops raised on this farm <input type="checkbox"/> Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm <input type="checkbox"/> Dairying and sale of dairy products produced on this farm <input type="checkbox"/> Marijuana productions (growing and related activities) <i>Note: Land use approval required</i> <input type="checkbox"/> Marijuana processing (products, concentrates and/or extracts) <i>Note: Land use approval required by Planning and Zoning</i> <input type="checkbox"/> Other agricultural, horticultural or animal husbandry uses <input type="checkbox"/> Equine facility; stabling, training, riding lessons and clinics <input type="checkbox"/> Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.) 							
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<p>Owner signature: Anthony Angell [Signature]</p>							
<p>Print name: Anthony Angell Robert Allow Date: 2/15/2022</p>							
OFFICE USE ONLY							
<p>Comments:</p>							
<p>Type of documentation provided:</p>							
Planning	Date	Septic	Date	Engineering	Date	Building	Date

Rob Fallow

From: Rob Fallow
Sent: Friday, March 28, 2025 1:19 PM
To: Hall, Andrea; 'Tony Angell'
Cc: Cass-Crosby, Shirley
Subject: RE: 20383 SW Stafford Rd.

Andrea:

Thank you for working with Tony and the clarification you provided!

He is working to update floor plans, identify the black outlined buildings (two of which are part of the Ag Exemption permit applications being filed – the 2 story square bldg directly South of the main bldg and the office building) and updating /referencing the colored outlined buildings in the other word document . One key update may be the current Ag Exemption AG004317:

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I will continue to work with Tony from this side to get this finished!!

Rob

From: Hall, Andrea <Andreahal@clackamas.us>
Sent: Friday, March 28, 2025 12:08 PM
To: 'Tony Angell' <toneangell@gmail.com>
Cc: Rob Fallow <rob@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: 20383 SW Stafford Rd.

Hi Tony,

Attached are several aerial photo that indicate which structures already have an agricultural exemption and ones that do need a permit or exemption. There is also a diagram where buildings are outlined in black, I need to know the use of those structures.

Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beaver Creek Rd.
Oregon City, OR 97045
503-742-4467
Monday – Friday 8am to 4:30pm
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday

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Rob Fallow

From: Hall, Andrea <Andreaahal@clackamas.us>
Sent: Monday, April 7, 2025 12:23 PM
To: 'toneangell@gmail.com'
Cc: Rob Fallow; Cass-Crosby, Shirley
Subject: Stafford Rd.
Attachments: 25-03-28 color coded To be permitted or exempted.docx; 25-03-28 Please identify the uses of the structures in black.docx

Hi Tony,
 Please see the attached document that identifies which structures will need permits or exemptions and the use of the other buildings.
 Let me know if you have any questions.
 Thank you,

Andrea Hall
 Senior Code Enforcement Specialist
 Clackamas County Code Enforcement Division
 150 Beavercreek Rd.
 Oregon City, OR 97045
 503-742-4467
 Monday – Friday 8am to 4:30pm
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CONFUSING

ANDREA HAS BEEN
 STALLING PRIOR
 TO THIS HEARING

ANDREA

KEEPS CONFUSING
 TONY - APPLICANT
 AS MOST BLOGS
 WENT THROUGH
 SYSTEM 2017-18

KEEPS WANTING
 TO RETASK / REO
 &



To be permitted or exempted.

Yellow approximately 670 square feet

Pink approximately 470 square

Blue approximately 600 square feet and two story

Green approximately 520 square feet

Light blue structure 16 x 28 storage AG004317 and 16 x 20 storage AG004417

*All PART of Application
IN 2017*



Please identify the uses of the structures in black

Rob Fallow

From: Tony Angell <toneangell@gmail.com>
Sent: Tuesday, April 15, 2025 3:54 PM
To: Rob Fallow; Cass-Crosby, Shirley; Hall, Andrea
Subject: Re: 20383 SW Stafford Rd.

Hello Andrea,

Regarding the buildings you had outlined in black: I previously sent an email with brief descriptions, but let me reiterate for the record. There are four buildings under 200 sq. feet. The bottom right black outline includes the office, which I applied for a permit on, and a separate free standing shade cloth covered area next to it. the office is building # 6 in our submitted applications. The next black outline to the left of the office is what we call the skytower (building #3 in applications). The third black outline from the right is a cluster of three <200sq.ft. "rooms". A piano room, a tool shed, and another storage space. The fourth black outline from the right, is a 110 sq. foot (including awning) pig sleeping area/ pig barn connected to the pig pen. Let me know if you need any more information. I was also wondering what the status of the applications are that we have already submitted? We have a hearing with the county coming up on the 8th, and would like to get this resolved before then. It's been a slow process trying to navigate this computer system with much difficulty. thank you for your help and patience in these matters. have a good day.

Tony Angell

On Tue, Apr 15, 2025 at 3:26 PM Tony Angell <toneangell@gmail.com> wrote:
my response to shirley regarding those builings

----- Forwarded message -----

From: Tony Angell <toneangell@gmail.com>
Date: Fri, Mar 28, 2025 at 1:59 PM
Subject: Re: 20383 SW Stafford Rd.
To: Rob Fallow <rob@rlfint.com>
Cc: Hall, Andrea <Andreahal@clackamas.us>, Cass-Crosby, Shirley <scasscrosby@clackamas.us>

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Sent: Friday, March 28, 2025 12:08 PM
To: 'Tony Angell' <toneangell@gmail.com>
Cc: Rob Fallow <robfb@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: 20383 SW Stafford Rd.

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Thank you,

Andrea Hall

Senior Code Enforcement Specialist

Clackamas County Code Enforcement Division

150 Beaver Creek Rd.

Rob Fallow

Cass-Crosby, Shirley , Hall, Andrea

Tony Angell

Tue, Apr 15, 2025, 4:26 PM

Shirley and Andrea;

Thank you both for your help to Tony in getting all this information finally clarified, correct permit applications for each required (by size) buildings, and general information regarding the smaller buildings that do not require an Ag-exemption permit. Tony had responded to an earlier email /pictures from the County in his email dated 3/28 and is re- affirming this information again in the 4/15 email below.

Like Tony, I am asking both of you to review and let us know if this completes this portion of the process. Please also let us know, what, if any, additional requirements are needed to finalize these permits – and if so, what steps would be required.

Sincerely,

Rob Fallow

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From: Tony Angell <toneangell@gmail.com>

Sent: Tuesday, April 15, 2025 3:54:25 PM

To: Rob Fallow <rob@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>; Hall, Andrea <Andreahal@clackamas.us>

Subject: Re: 20383 SW Stafford Rd.

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Date: Fri, Mar 28, 2025 at 1:59 PM

Subject: Re: 20383 SW Stafford Rd.

To: Rob Fallow <rob@rlfint.com>

Cc: Hall, Andrea <Andreahal@clackamas.us>, Cass-Crosby, Shirley <scasscrosby@clackamas.us>

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To: 'Tony Angell' <toneangell@gmail.com>

Cc: Rob Fallow <robf@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>

Subject: 20383 SW Stafford Rd.

Hi Tony,

SAID HERE

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Andrea Hall

Senior Code Enforcement Specialist

Clackamas County Code Enforcement Division

150 Beaver Creek Rd.

Oregon City, OR 97045

503-742-4467

Rob Fallow

From: Rob Fallow
Sent: Tuesday, April 15, 2025 4:26 PM
To: Cass-Crosby, Shirley; Hall, Andrea
Cc: Tony Angell
Subject: Re: 20383 SW Stafford Rd.

Shirley and Andrea;

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Rob Fallow

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Sent: Tuesday, April 15, 2025 3:54:25 PM
To: Rob Fallow <rob@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>; Hall, Andrea <AndreaHal@clackamas.us>
Subject: Re: 20383 SW Stafford Rd.

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Date: Fri, Mar 28, 2025 at 1:59 PM

Subject: Re: 20383 SW Stafford Rd.

To: Rob Fallow <rob@rlfint.com>

Cc: Hall, Andrea <AndreaHal@clackamas.us>, Cass-Crosby, Shirley <scasscrosby@clackamas.us>

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I will continue to work with Tony from this side to get this finished!!

Rob

Rob Fallow

From: Tony Angell <toneangell@gmail.com>
Sent: Tuesday, April 22, 2025 1:52 PM
To: Rob Fallow
Cc: Cass-Crosby, Shirley; Hall, Andrea
Subject: Re: 20383 SW Stafford Rd.

Hey Shirley,
Just wondering, again, what the status of our application is? I have not heard anything from anyone since submitting those new applications and drawings over 3 weeks ago. I'm assuming they have been accepted? We would like to move along with our process. Thank you again.
Tony Angell

On Tue, Apr 15, 2025 at 4:26 PM Rob Fallow <rob@rlfint.com> wrote:

Shirley and Andrea;

Thank you both for your help to Tony in getting all this information finally clarified, correct permit applications for each required (by size) buildings, and general information regarding the smaller buildings that do not require an Ag-exemption permit. Tony had responded to an earlier email /pictures from the County in his email dated 3/28 and is re- affirming this information again in the 4/15 email below.

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Sincerely,

Rob Fallow

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4/22
EMAIL AFTER
4/15 EMAIL
BEGINNING
1 ADDITIONAL WEEK
NO RESPONSE

From: Tony Angell <toneangell@gmail.com>
Sent: Tuesday, April 15, 2025 3:54:25 PM
To: Rob Fallow <rob@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>; Hall, Andrea <AndreaHall@clackamas.us>
Subject: Re: 20383 SW Stafford Rd.

Hello Andrea,

Regarding the buildings you had outlined in black: I previously sent an email with brief descriptions, but let me reiterate for the record. There are four buildings under 200 sq. feet. The bottom right black outline includes the office, which I applied for a permit on, and a separate free standing shade cloth covered area next to it. the office is building # 6 in our submitted applications. The next black outline to the left of the office is what we call the skytower (building #3 in applications). The third black outline from the right is a cluster of three <200sq.ft. "rooms". A piano room, a tool shed, and another storage space. The fourth black outline from the right, is a 110 sq. foot (including awning) pig sleeping area/ pig barn connected to the pig pen. Let me know if you need any more information. I was also wondering what the status of the applications are that we have already submitted? We have a hearing with the county coming up on the 8th, and would like to get this resolved before then. It's been a slow process trying to navigate this computer system with much difficulty. thank you for your help and patience in these matters. have a good day.

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Subject: Re: 20383 SW Stafford Rd.

To: Rob Fallow <rob@rlfint.com>

Cc: Hall, Andrea <Andreahal@clackamas.us>, Cass-Crosby, Shirley <scasscrosby@clackamas.us>

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On Fri, Mar 28, 2025 at 1:19 PM Rob Fallow <rob@rlfint.com> wrote:

Andrea:

Thank you for working with Tony and the clarification you provided!

EXHIBIT 12

Rob Fallow

From: Hall, Andrea <Andreaahal@clackamas.us>
Sent: Tuesday, April 29, 2025 11:56 AM
To: 'Tony Angell'
Cc: Rob Fallow; Cass-Crosby, Shirley
Subject: RE: 20383 SW Stafford Rd.
Attachments: 25-04-29 Review Comments.pdf

SEE ATTACHED COMMENT PAGE

Hi Tony,

Ref

Attached are the review comments that need to be addressed at this time. In addition to a more detailed site plan you will need to demonstrate that the structure is being used for agricultural purposes, documentation or proof could be a County Assessor Farm or Forest Deferral, IRS schedule F with SSN redacted, other proof showing agricultural activity such as receipts for payment of products etc.

Thank you,

1 BDC comment - why NOT ALL SIX?

Andrea

From: Tony Angell <toneangell@gmail.com>
Sent: Tuesday, April 29, 2025 11:11 AM
To: Hall, Andrea <Andreaahal@clackamas.us>
Cc: Rob Fallow <robfr@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: Re: 20383 SW Stafford Rd.

slowly waiting for a

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

Hello Andrea. I can reapply for the office building #6, though I am positive we sent it. Im now seeing on the portal that you guys aren't seeing "proof" of agriculture in our applications? would you like me to send photos of the inside of the buildings? I would really appreciate a list of ALL that you need me to do for these to get approved, via email correspondence. I have no problem sending photos of the pigs in their house, the feed room/straw storage, the pigeon loft and the chicks currently brooding below it. thank you again for all of your help.

On Wed, Apr 23, 2025 at 8:39 AM Hall, Andrea <Andreaahal@clackamas.us> wrote:

Hi Tony,

Think I figured out the buildings you have applied to exempt but I don't see any #6 application for the office.

Thank you,

Andrea

From: Tony Angell <toneangell@gmail.com>

Sent: Tuesday, April 15, 2025 3:54 PM

To: Rob Fallow <rob@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>; Hall, Andrea <Andreahal@clackamas.us>

Subject: Re: 20383 SW Stafford Rd.

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

Hello Andrea,

Regarding the buildings you had outlined in black: I previously sent an email with brief descriptions, but let me reiterate for the record. There are four buildings under 200 sq. feet. The bottom right black outline includes the office, which I applied for a permit on, and a separate free standing shade cloth covered area next to it. the office is building # 6 in our submitted applications. The next black outline to the left of the office is what we call the skytower (building #3 in applications). The third black outline from the right is a cluster of three <200sq.ft. "rooms". A piano room, a tool shed, and another storage space. The fourth black outline from the right, is a 110 sq. foot (including awning) pig sleeping area/ pig barn connected to the pig pen. Let me know if you need any more information. I was also wondering what the status of the applications are that we have already submitted? We have a hearing with the county coming up on the 8th, and would like to get this resolved before then. It's been a slow process trying to navigate this computer system with much difficulty. thank you for your help and patience in these matters. have a good day.

Tony Angell

On Tue, Apr 15, 2025 at 3:26 PM Tony Angell <toneangell@gmail.com> wrote:

my response to shirley regarding those builings

----- Forwarded message -----

From: Tony Angell <toneangell@gmail.com>

Date: Fri, Mar 28, 2025 at 1:59 PM

Subject: Re: 20383 SW Stafford Rd.

To: Rob Fallow <rob@rlfint.com>

Cc: Hall, Andrea <Andreahal@clackamas.us>, Cass-Crosby, Shirley <scasscrosby@clackamas.us>

Rob Fallow

From: Rob Fallow
Sent: Thursday, May 1, 2025 2:40 PM
To: Hall, Andrea; Cass-Crosby, Shirley; Tony Angell
Cc: jenniferh@clackamas.us; Kauppi, Jennifer
Subject: RE: 20383 SW Stafford Rd.

Amanda:

I did not request a meeting with you only. We have an issue with the process that the County has taken us through since 2017. I requested a meeting to resolve the Ag Exemptions issues on the six buildings on our property that per code require Ag Exemptions (by the way, 2 of them received Ag Exemptions in 2017 and the plot plan was approved in 2017) with you, Shirley and maybe needing the Director of Planning. We (Tony Angell and myself) have tried to work with you again and tried a restart of the permit process as you again changed the process and procedure in early March. We have spent significant hours filing out forms and reentering applications, two trips to the County offices since the first of March to resolve these issues.

We have had minimal responses to our repeated requests for specific information required other than repeat requests for septic information for this application (none on this side of Service Road as not septic system on this property and a port-a-poddy is used for all buildings has been sent to you a number of times) and a hand or computer drawn site plan showing "where the proposed building will be going on the site". This is ludicrous in that the buildings have been in the same location for over 12 years, you have an approved site plan from 2017, and new plan for this year, you have two diagrams on (a drone or Google Earth pictures of our property where you have outlined the buildings - what more do you need regarding location on property!!! We have received a note that you "now are indicating that you do not see proof regards to qualifying for AG Exemptions. You do not accept pictures of pigs/hogs, chicken roosts, pigeon roost in pen/bldg, pictures of equipment, feed, forklift, etc stored or used in buildings. I have indicated that this is a varied scope of operations that all parts are not located in any one building. We described the activities that are happening in all 6 buildings as required in each of the 6 applications. There has been no effort to call and clarify what specific in each building you find a problem with. You have stalled giving us particulars other than wanting receipts for purchases for each building items (some of which are part of operations for last 20 years on site). **This stalling is putting us in a very awkward position to finalize this process prior to the our Code Violation Hearing hearing date of 5/8/25 regarding this process.**

We have been timely to respond to reasonable requests and clarifications. We have been all the way through 2 buildings permits (of which you now ignore); We applied in 2020 and 2022 and submitted applications for all 6 buildings (and in each process, we ended up having issues with the department process changing part way through the application process - in 2022, we found out that after we got the plot plan ok'ed, that all of a sudden, other departments were now going to have to review the applications. The notification process for this "new aspect of the permit process for some reason with internal County issues, not getting out to the applicants, namely ourselves. We were told that we had to start over with new plot plans, etc.

Now we have issues with a online only application that defies us lay citizens ability to comprehend and even some staff. We asked specifics

From: Hall, Andrea <Andreaahal@clackamas.us>
Sent: Wednesday, April 30, 2025 9:19 AM
To: Rob Fallow <robfr@rlfint.com>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>; Tony Angell <toneangell@gmail.com>
Subject: RE: 20383 SW Stafford Rd.

I'm in the office on Mondays and Tuesdays so could meet on those days.

From: Rob Fallow <rob@rlfint.com>

Sent: Tuesday, April 29, 2025 4:18 PM

To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>; Tony Angell <toneangell@gmail.com>; Hall, Andrea <Andreahal@clackamas.us>

Subject: Re: 20383 SW Stafford Rd.

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

Andrea and Shirley;

Before this gets crazy for all of us, I would like to schedule a meeting with Tony and myself to sit down with the two of you, maybe the Director of planning to review the long term off and on, road map of this "permit process" that started in I believe 2017 or 2018.

This is the same scenario that happened about 6 years ago when we started a simple ag exemption for a couple of the key buildings. Site map was ok'ed (we have a county stamped copy and so do you). Two buildings We're ok'ed for AG exemption with caveat that electrical had to be brought up to code on Bldg 1. About this time another county staff member came on to the project and CC initiated a new policy requiring a number of other depts to sign off on any new permits. We were told, too bad, but we had to start over.

It was a bit like this and the new online system. We have been twice to your offices and have had County staff "help us" with this new system. One time had an appointment, staff member showed 20-25 min late and rushed through one form issue we had and said he had to leave for a staff meeting. He gave us maybe 10 minutes.

I am now looking at a couple of the individual permit status reports and I am having a very tough time understanding the status, short hand descriptions, etc.

I saw the 4/29 Review comments - gem farm Building 1. We advised numerous times that "No septic is on this side of the service road - just a port-a-potty. The individual application did not ask that question. But Andrea dropped "I do not see proof in regards to qualifying for AG exemption". This business was and early in this current process this building was (with exemption of the electrical).

I just looked at the 11:55 email today of Andrea to Tony where there is an ask for building specific "proof" that the structure is being used for agriculture purposes.

Where is this going?

Please let me know when we can have this meeting as requested above - maybe at the site??

Get Outlook for iOS

From: Cass-Crosby, Shirley <scasscrosby@clackamas.us>

Sent: Tuesday, April 29, 2025 12:30 PM

To: Rob Fallow <rob@rlfint.com>; Tony Angell <toneangell@gmail.com>; Hall, Andrea <Andreahal@clackamas.us>

Subject: RE: 20383 SW Stafford Rd.

Rob,

If you recall when you all first applied, it was under the wrong address and you did apply for 6 but using the address of 20395 Stafford. I sent back corrections and let you know that you would need to re-apply under the right address. What we have now under the correct address of 20383 is only 5 AG, so please do as Andrea is requesting. The requirements that were changing were from other departments and not us, I was doing my best to inform you all.

If tony applied for the 5 so far, he does have it down so I more to go. 😊

Thanks,

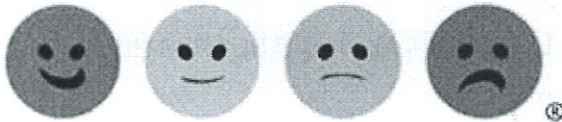
Shirley Cass-Crosby
Senior Permit Technician – Building Codes
150 Beavercreek Rd #225
Oregon City, OR 97045
503.742.4240

www.clackamas.us

Hours: M-Th 7:30 a.m. – 4:00 p.m

Lobby hours: 8:00 a.m. until 4:00 p.m. Monday through Thursday

Were you happy with the service you received today?



CLICK A SMILEY

Our office hours are Monday – Thursday, 8 am to 4 pm and Friday we are closed to the public, however we are still available for phone calls and emails from 8 am to 3pm.

From: Rob Fallow <robf@rlfint.com>

Sent: Tuesday, April 29, 2025 11:55 AM

To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>; Tony Angell <toneangell@gmail.com>; Hall, Andrea <Andreahal@clackamas.us>

Subject: RE: 20383 SW Stafford Rd.

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

Shirley,

I remember being with Tony when he entered Bldg 6 in the system. We have had to reenter some of these a number of times but I will follow up with Tony also and we WILL make sure that this is done. Thank you for checking.

Shirley, this system, from our end, has been especially frustrating to use and know, when or if, it is accepted. Some questions defy logic such as asking for the street address of the property – and when we put in the “20383 SW Stafford Road” it just keeps telling us that it does not accept it. The question should have asked for only the numeric part of the street address as it required just 20383. This issue ended up requiring Tony and myself to make a trip up to the County offices to get this resolved. The system does show how far in the process the application is and if there is any information missing. For the second or third time, we have been waiting for responses to determine if we have provided all information required to move the buildings on to the next or final phase of this permit process. We have been very explicit to all that we have talked with – from you, Andrea, staff at County offices that Tony is applying for 6 Ag Exemption building permits and also understanding that he would be required to list and define other buildings on the property that do not require the Ag Building permit. We really are trying!!

I also remember that you tried very hard through part of our earlier process - to help guide us through some of the then new requirements that we were facing. You almost got us there and I very much appreciate it. I know Tony got frustrated, got second thoughts about staying or moving, what other options he might have (including taking electrical out completely, new contractor, etc.). Here we are again.

We really thought that we had mapped out the buildings finished the agriculture permit process 4-5 years ago (only requiring an electrical permit for one of the buildings and Tony was waiting for final notice before he proceeded. He had quotes for the work.) We then found out that we had to start over as the county wanted different departments to now sign off – a new process that was initiated well after we started that application process.

TONY WILL FINISH THIS PROCESS. PLEASE HELP A BIT MORE. I WILL HELP HIM ALL I CAN BUT IT IS HIS PERMIT TO FINALIZE.

Many Thanks to you and Andrea.

Rob

From: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Sent: Tuesday, April 29, 2025 11:14 AM
To: Tony Angell <toneangell@gmail.com>; Hall, Andrea <Andreahal@clackamas.us>
Cc: Rob Fallow <rob@rlfint.com>
Subject: RE: 20383 SW Stafford Rd.

Tony,

I never saw a Bldg #6 to prescreen, so please check your records. ☺

Thanks,

Shirley Cass-Crosby
Senior Permit Technician – Building Codes
150 Beavercreek Rd #225
Oregon City, OR 97045

Project Name: AG006925

Project Description: Building - Agriculture - 21E29A 01000 - 20383 SW STAFFORD RD

TUALATIN - gem farm building 1

Review Comments List Date: 4/29/2025

We will require a hand or computer drawn site plan showing where the proposed building will be going on the property along with any existing buildings, the septic system and driveway. An example of a site plan has been uploaded to the "Clackamas Forms" folder for you to use.

I do not see proof in regards to qualifying for AG Exemption.

NOTE: ALL 6
APPLICATIONS HAD
SAME LAST SENTENCE
STATING: " I DO NOT
SEE PROOF IN REGARDS
TO QUALIFYING FOR
AG EXEMPTION. "

NOTE DATE 3-4
AFTER SUBMITTED

May 3, 2025

RE: CC vs Stafford Investments, LP

File No: V0031514

Response to the County Statement of Proof

First of all, I am very sorry that this has come to this point. The time that the County has spent, but most of all the huge expense of time on Tony Angell's part as the Tenant and responsible for getting this permit and my part as the Property Owner has been HUGE and completely out of proportion to the issues, the lack of empathy on the County's part as to what they are asking and what they are requiring for these permits.

Mr. Angell is only in the area about 3 days a week as he is moving to a property and working part time near Trout Lake, Washington. I am not the applicant, but have been helping him all that I can regarding the process and gathering information, etc.

Mr. Angell and I have tried very hard these past 2+ months to resolve the issues regarding refileing for completely new permits in a completely new process that may be nice for the County, but is entirely not user friendly. We have begged the County staff to give us particulars regarding what next steps we needed to complete the permits. Many times we received very general comment, many time requiring a week or more for response, etc.

We really feel that staff has made it difficult for us to get this done. Could we have done more, maybe before, but lately, not really. When asked, we responded as fully as possible and asked what is the next step.

We feel that instead of trying to resolve it, as we are trying, they WANT it to go to this hearing.

We want to also state that the Staff has misrepresented on page one of the Statement of Proof a number of points that do not relate to this Ag Permit process. Specifically, 5/27/2014 Exhibit A is related to the old LandCare tenant business (a complaint from S&H because we fought their Composting Permit). This issue went through a LUBA appeal by us and that tenant, and they moved out the end of 2019/early 2020 after the appeal was denied.

The second history, Exhibit B, D, E and F also related primarily to LandCare, but it also brought up the GEM, Tony Angell buildings requiring AG Exemptions. We proceeded to work on the process with a couple of different County staff. Exhibit E called out electrical regarding need to eliminate or bring up to code electrical in 2 or 3 of GEM buildings.

This is very important to this hearing. Three of the Exhibits partially relate to this hearing; Gem/ Tony Angell acknowledge that:

- In Exhibit B stating "and unpermitted structures" partially relates to GEM but mainly to LandCare.

- Exhibit E, points out “unpermitted buildings and unpermitted electrical” remain – and staff documents from this time will show that GEM and Stafford Investments actively addressed these points.
- Exhibits A, B, D, E and F relate to LandCare on the North side of service Road of tax lot 1000. Most of E and E relate to Land Care.
- Part way through this process (~2017/8) we had a new staff person assigned who then said that we would have to start over as there was a new process and we would need to start over.

For the Record, we would like to state:

- A. In 2017, when the County advised that we would need to get buildings permitted (at the time, they did not know that buildings were temporary and not on a foundation or directly connected to the ground) we proceeded with getting the required Ag Exemption on those buildings on site.
- B. GEM provided the site plan requested, it was stamped and accepted in 2017.
- C. GEM provided details of each of the buildings on site, per understanding with staff, including floor plans, list of activities associated with the building and/or what agricultural products, equipment, supplies, etc were associated with that building. Note that some buildings have different activities or product associated with them depending on the season, etc.
- D. THE COUNTY STAFF ISSUED AG EXEMPTIONS ON TWO OF THE BUILDINGS IN 2017.
- E. The Staff then indicated that there would need to be an Electrical permit/upgrade to the electrical system in at least two of the buildings that would/may require electricity.
 1. During this process, GEM did get bids and was ready to proceed when the County Staff assigned to this was changed and we were told that the process was changed and we needed to start over and get all buildings into new system (new site map, new drawings, input from different departments, etc.
 2. GEM was upset and I do not disagree. We were 80% through this process. They wanted new site plans, new forms, meet with different staff, etc. He decided that until the Ag Exempt were in place, he was not sure about investing much more in the buildings/business.
 3. We did start this process – new site plans, filled out forms, etc. and not sure where it got off track. I know that we have had three or more new bids for the electric, but I also know that Mr. Angell was uncomfortable in upgrading the electrical system without knowing he was going to have his AG Exemptions.

When the County filed the Administrative Citation and set a hearing for last Fall, Mr. Angell and I talked again about his intent with the business and permits. Tony told me and the County that he was anticipating maybe closing business down or maybe selling it and County agreed to stay this process. We had a new Tenant for the N. side of the property moving in that was interested in talking to Tony about setting up a joint venture, etc. or maybe his buying out the business. Tony told me that he had purchased property near Trout Lake, Wash and would be moving up there (temp initially through Xmas Season). It ended up that his two daughters asked Tony if they could buy his business from him over time and this is what they are doing. We advised this change to the County and in late February asked to start a permit process. They said we had to start completely over (not sure why if we had some buildings already with Ag Exempt, site map in place, etc.). We were clear that we needed this process to move quickly as we did not want to go through a hearing.

We have tried to do our part to get this done. We have had walls put up, slow responses, etc. We have requested a meeting with staff (with a management level person in Planning to attend) and were ignored. For the 4th time, we have taken ourselves a good way through the County process (s) with good intentions. 2017, 2020, 2022 and now in 2025 and we think that the County owns some good measure of the responsibility in getting this over the finish line. We have met resistance and marginal help to get this resolved. We do not think that the County should be allowed to put us into this corner without showing a good effort to get us across the finish line. Please look at the emails we have provided as Exhibits.

This hearing should never have been allowed to happen by Staff. They knew that they were slow-walking this permit process and not for the first time. If the Planning Department and Code Enforcement were doing their jobs, either these permits should have been completed years ago, in this current case and Application process, they would have sat down with us and contacted the Hearings Officer with what was happening to get it worked out. The job of the County is to work for and with its constituents. I think that after you read the emails in the Exhibits, you will agree with us.

We have been and are ready and willing to get this done.

Sincerely,

Tony Angell, GEM

Robert Fallow, Stafford Investments, LP

Code Violation Hearing 5/8/2025

List of Exhibits by Tony Angell and Robert Fallow

- Exhibit 1: Site Plans 2017 & 2020 – a copy of one of the required Bldg Drawings & Floor Plans from 2025 Application for Ag Exemptions for GEM.
- Exhibit 1a. Rob email to A Hall 3/14/2017
- Exhibit 2. 2/27/2020 A. Hall email indicating she is aware of the 2 approved Ag Exemptions. Electrical is noted and understood. More on that later.
- Exhibit 3. Tony Angell to Shirley Cass-Cosby 11/19/2020
- Exhibit 4. 12/1/20 email from Shirley Cass-Cosby – Buildings 1 and 2 are exempt and NO OTHER PERMITS NEEDED. Did ask for additional information and back-up which was then provided by applicant.
- Exhibit 5. Rob and Shirley emails on 12.4/2020; 3 submittals ready – electrical permit pulled for Bldg #1.
- Exhibit 6. Emails primarily from A Hall and Rob Fallow of 1/25/2022, 1/26/2022, 2/17/2022, 3/24/2022, 6/1/2022 plus drawings of 12/1/2020 and Applications of 2/25/2022. Shows Applicant efforts to work through new changes and challenges again with staff on these AG Exemptions.
- Exhibit 7. A. Hall and R. Fallow exchanges of 3/28/2025. She continues to ask for “drawings but in this case, shows that she has access to site photos with much better quality and definition – still asking for more clarification.
- Exhibit 8. 4/7/2025 A Hall; with some additional pictures and request for clarification which was immediately forthcoming even though they were for and about buildings that had already been clarified as not needing AG Exemptions.
- Exhibit 9. 4/15/2025; Further answers to A Hall regarding the pictures and again asking for help moving – saying we have a hearing and need to move this along.
- Exhibit 10. T Angell to A Hall and Shirley C-C; 4/15/2025 Rob F pressed for update on Applications and what remained for as next steps and asking staff for their help move this along.
- Exhibit 11. Tony A to A Hall & Shirley C-C; 4/22/2025; Said that he had not received any feedback on Applications for 3 weeks. “Would like to move along with our process”.
- Exhibit 12. 4/29/2025; A Hall to Tony saying only that she attached the review comments that need to be addressed at this time (note when you see the comments – vague – this is unconscionable knowing that we have a hearing coming up in 8-9 days and have asked for help and suggestions, etc. Please see Exhibit 14 for an example.)

Exhibit 13. 4/29/2025 (late in afternoon after talking to Tony who was about in tears) RF to AH and SCC. See this first email on p. 2 of this exhibit. There have been so many asked and answered questions over the years and again in March and April of this year re: septic (there is no septic system on South side of the 1000 Tax Lot for about the tenth time). Some of the questions regarding "proof" by Ms. Hall are ridiculous such as the chickens are from the eggs of the hatch, the pigs as similar.

Exhibit 14. We reviewed the "review comments" per A Hall posting in Exhibit 12. This is a copy of the notes for Building 1 that were posted 4/29/2025. Please remember that this "building" has had an AG Exemption from her department since 2017 that both Shirley C-C and A Hall have acknowledged and yet she states: "I DO NOT SEE PROOF IN REGARDS TO QUALIFYING FOR AG EXEMPTION." Note again, this same sentence is the same on all Applications.