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**STAFF RECOMMENDATION**

*Approval, with Conditions*

This document represents the Planning and Zoning Staff's, findings and recommended conditions of approval for a Design Review as cited below. It contains four parts: Section 1 – Summary, Section 2 – Recommended Conditions of Approval, Section 3 – Findings, Section 4 – Summary of Findings and Recommendation.

**SECTION 1 – SUMMARY**

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**DATE:** July 23, 2019

**CASE FILE NO.:** Z0241-19-D

**STAFF CONTACT(S):** Anthony Riederer, [ariederer@clackamas.us](mailto:ariederer@clackamas.us), 503-742-4528

**LOCATION:** 12E33C 00602, 00692

**ADDRESS:** No Site Address Currently Assigned  
Clackamas Town Center –South of TriMet Park-and-Ride Ramp

**APPLICANT(S):** Bob Kellam, Brandt Hospitality Group  
2640 47<sup>th</sup> Street South  
Fargo, ND, 58104

**OWNER(S):** Brandt Hospitality Group  
2640 47<sup>th</sup> Street South  
Fargo, ND, 58104

**TOTAL AREA:** Approximately 2.47 acres

**ZONING:** PMU-1 (Planned Mixed Use, ZDO Section 510)

**COMMUNITY PLANNING ORG:** Southgate  
Contact: Currently Inactive

**PROPOSAL:** Design review of proposed approximately 5-story, 117 room hotel, along with associated site improvements.

**APPLICABLE APPROVAL STANDARDS:** This application is subject to Clackamas County Zoning and Development Ordinance (ZDO). Development of the subject property is subject to the provisions of ZDO Sections 1102, 510, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307 as adopted by the Board of County Commissioners. Additionally, this project will be subject to county development

standards including, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.

**BACKGROUND:**

The subject parcel is on the southeast corner of the intersection of the larger Clackamas Town Center site, directly to the south of the TriMet Park-and-Ride Ramp and MAX Station. To the east of the property is a multi-use path, a track-switching terminus of the MAX line, and Interstate 205. To the south of the site is Sunnybrook Boulevard. The site is bound on the west by an internal circulation drive and the parking lots of Clackamas Town Center itself.

The site of the proposed building was previously developed as overflow parking associated with Clackamas Town Center mall, and is currently undeveloped portion of a previously developed site and is currently primarily landscaped with turf grass. There are several mature trees on the north and west edges of the site. The site slopes to the southwest at a grade of approximately 4%, as measured from the northeast corner to the southwest.

The blend of eras and types of commercial development in the area creates limited unifying architectural character in the area. The development at Clackamas Town Center and surrounding properties generally have a somewhat contemporary styling. Frequently, the styling of any individual building could be seen as more an expression of the tenant’s brand identity than any meaningful or unifying identity specific to the area. Given that there are a wide range of businesses located in the area, it is understandable that this architecture uses a wide range of materials, textures, and colors. This includes facades featuring fiber concrete panels, stucco, brick veneer, painted stucco, EIFS. Metal, when used, is commonly for projecting eaves, canopies, roofing, and other architectural features, rather than as a primary façade material.

A pre-application conference was held on this project on November 28, 2019.

Clackamas County’s GIS mapping system indicates that the project site is not subject to any additional habitat or conservation-related overlay zoning, historic property protections, or hazards related to flood or earth movement.

**NOTICE**

Notice of this application was sent to property owners within 300 feet of the subject tract property lines, as well as the City of Milwaukie, Clackamas Fire District #1, Water and Environment Services, Clackamas River Water. CCSD #5 (Street Lighting), Clackamas County’s Building, Engineering, Sustainability, and Economic Development Divisions, TriMet, and the Oregon Department of Transportation.

**PUBLIC COMMENT**

No public comment was received related to this proposed project.

**DEPARTMENT AND AGENCY COMMENT**

**Clackamas County Engineering:**

At the time of this draft staff report, Clackamas County Engineering had not provided findings or comments related to the proposal. Staff will post such information as it becomes available and ensure that the final land use decision incorporates any comments, as provided.

**Water Environment Services:**

At the time of this draft staff report, Water Environment Services had not provided findings or comments related to the proposal. Staff will post such information as it becomes available and ensure that the final land use decision incorporates any comments, as provided.

**Oregon Department of Transportation:**

At the time of this draft staff report, the Oregon Department of Transportation had not provided findings or comments related to the proposal. Staff will post such information as it becomes available and ensure that the final land use decision incorporates any comments, as provided.

**Clackamas Fire District #1:**

At the time of this draft staff report, Clackamas Fire District #1 had not provided findings or comments related to the proposal. Staff will post such information as it becomes available and ensure that the final land use decision incorporates any comments, as provided.

**Clackamas River Water:**

At the time of this draft staff report, Clackamas River Water had not provided findings or comments related to the proposal. Staff will post such information as it becomes available and ensure that the final land use decision incorporates any comments, as provided.

**CCSD #5:**

At the time of this draft staff report, CCSD#5 had not provided findings or comments related to the proposal. Staff will post such information as it becomes available and ensure that the final land use decision incorporates any comments, as provided.

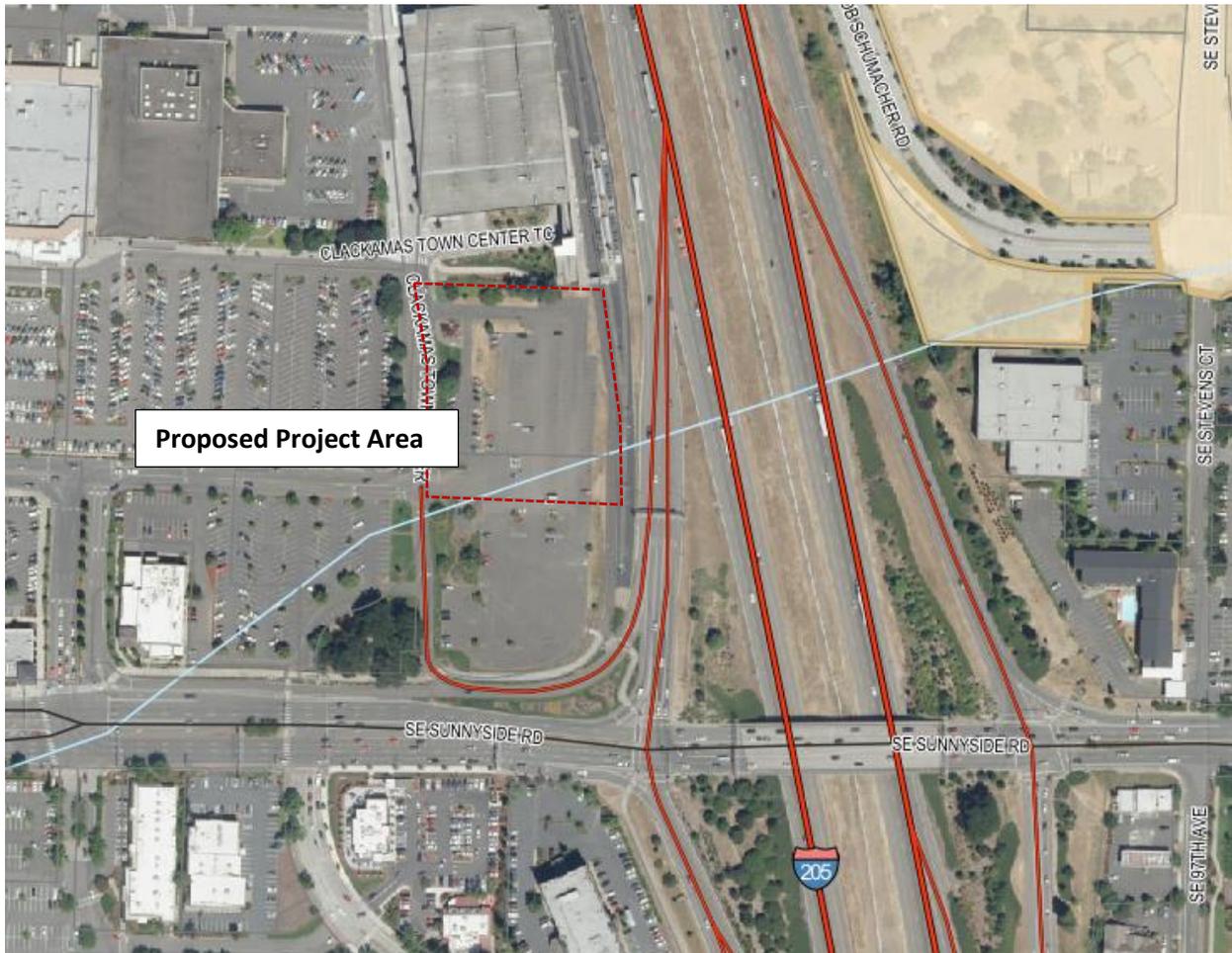
**Clackamas County Sustainability Program:**

At the time of this draft staff report, Clackamas County Sustainability had not provided findings or comments related to the proposal. Staff will post such information as it becomes available and ensure that the final land use decision incorporates any comments, as provided.

**Clackamas County Building Division:**

No agency comment received.

Site Aerial Image



Site Aerial – Perspective



Project site, looking roughly to the northwest







## **SECTION 2 – CONDITIONS OF APPROVAL**

The Clackamas County Planning and Zoning staff approves this design review application subject to the following conditions:

### **1) General Conditions:**

- A. Approval of this land use permit is based on the submitted revised written narrative and plan(s) filed with the County on May 29<sup>th</sup>, 2019 along with the revised drawings and documentation submitted on June 27<sup>th</sup>, 2019. No work shall occur under this permit other than which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these document(s) and the limitation of any approval resulting from the recommendation described herein.
- B. The applicant is advised that they may take part in a Post Land Use Transition meeting. County staff would like to offer you an opportunity to meet and discuss this decision and the conditions of approval necessary to finalize the project. The purpose of the meeting is to ensure you understand all the conditions and to identify other permits necessary to complete the project. If you like to take advantage of this meeting please contact Wendi Coryell, 503-742-4657 or at [wendicor@clackamas.us](mailto:wendicor@clackamas.us).
- C. Prior to the SUBMISSION of building permits, the applicant shall submit a statement of use form to Wendi Coryell. She can be contacted at 503-742-4657 or [wendicor@clackamas.us](mailto:wendicor@clackamas.us) . The statement of use is used to calculate the applicable System Development Charges. These SDC's are included in the final calculation of the building permit fees for new development projects.
- D. The decision is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision (ZDO 1102.05). During this four year period, the approval shall be implemented, or the approval will become void. "Implemented" means all major development permits shall be obtained and maintained for the approved design review project. A "major development permit" is:
  - a. A building permit for the structure or
  - b. A permit issued by the County Engineering Division for frontage improvements required by this approval.
- E. This Design Review approval is granted subject to the above and below stated conditions. Failure to comply with any of the conditions of approval constitutes a violation of this permit and may be cause for revocation of this approval.
- F. The approval of the application granted by this decision concerns only the applicable standards for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

### **2) Planning and Zoning Conditions:**

- A. Prior to issuance of building permit, the applicant shall submit a site drawing demonstrating a landscape irrigation system which meets the standards of ZDO 1009.10(M).

- B. Prior to issuance of certificate of occupancy, applicant shall submit a signed maintenance contract guaranteeing the landscape materials for one year from the date of installations or provide a performance surety pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs for the one-year period, per ZDO 1009.10(F).
  - C. Prior to issuance of certificate of occupancy the landscaping installation and irrigation system shall be inspected to ensure compliance with submitted drawings and the standards of ZDO 1009.
- 3) **Building Code Division Conditions:**
- A. All construction shall comply with current Oregon Structural Specialty Code and any other relevant codes. All required building permits shall be obtained and received before final occupancy approval.
  - B. All applicable development permits (grading and erosion control, etc.) shall be obtained prior to any construction.
- 4) **Clackamas County Engineering Conditions**
- A. At the time of this draft staff report, Clackamas County Engineering had not provided recommended conditions of approval. Staff will post such information as it becomes available and ensure that the final land use decision incorporates these conditions, if any.
- 5) **Oregon Department of Transportation Conditions**
- A. At the time of this draft staff report, ODOT had not provided recommended conditions of approval. Staff will post such information as it becomes available and ensure that the final land use decision incorporates these conditions, if any.
- 6) **Clackamas County Sustainability Conditions:**
- A. At the time of this draft staff report, Clackamas County Sustainability had not provided recommended conditions of approval. Staff will post such information as it becomes available and ensure that the final land use decision incorporates these conditions, if any.
- 7) **Water Environment Service Conditions:**
- A. At the time of this draft staff report, Water Environment Services had not provided recommended conditions of approval. Staff will post such information as it becomes available and ensure that the final land use decision incorporates these conditions, if any.
- 8) **Clackamas River Water Conditions:**
- A. At the time of this draft staff report, Clackamas River Water had not provided recommended conditions of approval. Staff will post such information as it becomes available and ensure that the final land use decision incorporates these conditions, if any.

### **SECTION 3 – DESIGN REVIEW FINDINGS**

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This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 1102, 510, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307. The Clackamas County Planning and Zoning Staff has reviewed these Sections of the ZDO and design guidelines in conjunction with this proposal and make the following findings and conclusions:

#### **1. Section 1102 – Design Review**

##### *Subsection 1102.01 Applicability*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines development types for which design review is required. ZDO Subsection 1102.01(A) states that design review is required for, “...Development, redevelopment, expansions, and improvements in commercial and industrial zoning districts...” The proposed development is located in the PMU-1 district, and thus design review is required for the project.

##### *Subsection 1102.02 Applicability*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines the submittal requirements necessary for design review. The applicant submitted a set of information consistent with the submittal requirements of the Zoning and Development ordinance which county staff deemed complete on July 1, 2019. The standard is met.

##### *Subsection 1102.03 Approval Criteria*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines that projects which require design review are subject to the standards of the underlying zoning district as well as to Section 1000 “Development Standards”. The analysis of the proposal, per those sections of the Clackamas County ZDO, follow in subsequent sections.

#### **2. Section 510 – Planned Mixed Use (PMU-1) district**

##### *Subsection 510.03 Uses Permitted*

Clackamas County’s ZDO determines uses that are permitted primary, permitted accessory, conditionally permitted, or not allowed in each zoning district.

**Finding:** The proposed development is located in the Planned Mixed Use district. The applicant’s submitted materials indicate that the proposed use for this development is a hotel which is listed in Table 510-1 as a permitted primary use in the Planned Mixed Use district. The proposed development meets the standard.

*Subsection 510.04 Dimensional Standards*

**Finding:** The table below demonstrates how the applicant’s proposal complies with the dimensional standards of the PMU-1 district. These standards are met.

	<b>Ordinance Standard</b>	<b>Demonstrated Dimension</b>	<b>Complies With Standard</b>
<b>Minimum Lot Size</b>	None	2.47 acre	Complies
<b>Minimum Front Yard Setback</b>	None	5 feet	Complies
<b>Maximum Front Yard Setback</b>	20 feet	20 feet	Complies
<b>Minimum Rear Yard Setback</b>	None	45 feet	Complies
<b>Minimum Side Yard Depth</b>	None	24 feet	Complies

*Subsection 510.05 Development Standards*

**Finding:** 510.05(F) prohibits outdoor sales, storage of materials or products, except in the case of temporary sidewalk sales and sidewalk cafes and food vendors. No outdoor sales, storage or display of materials, are proposed. 510.05(G) designates that a PMU site shall comply with the specific standards for that site identified in Table 510-3, Site-Specific Requirements for the PMU District. Hotels are a specifically permitted use in this table. These standards are met.

**3. Section 1002 – Protection of Natural Features**

Section 1002 addresses the protection of various natural features including hillsides, the excessive removal of trees prior to development, the protection of trees and wooded areas through development, river and stream corridors, the winter ranges of deer and elk populations, certain open spaces near Mount Hood, significant natural areas, and significant landforms and vegetation.

**Finding:** The site has limited mature vegetation and is not subject to any additional zoning overlays. The applicant has intentionally designed the parking areas and west frontage of the site to allow for the retention of two mature trees. There are no additional elements protected by Section 1002, as identified in the Clackamas County Comprehensive Plan, present on site. The standards of Section 1002, as applicable, are met.

**4. Section 1005 – Sustainable Site and Building Design**

Section 1005 addresses the development of sites and design of buildings so as to efficiently utilize land, create lively, safe, and walkable centers, support the use of non-auto modes of transportation, reduce impact of development of natural features, utilize opportunities arising from a site’s configuration, design illumination so dark skies are maintained when possible and accommodate the needs of users of developments. It applies to institutional, commercial, and industrial development; multifamily dwellings; and developments of more than one two- or three-family dwelling.

*Subsection 1005.03 – General Site Design Standards* establishes standards for the sites of commercial, industrial, and multifamily developments and addresses standards for the placement and

orientation of buildings, on-site pedestrian circulation, the placement and orientation of building entrances, and other use- and zone-specific standards.

**Finding:** The proposed building is on a portion of the Clackamas Town Center site which was previously developed as overflow parking, including lighting and limited landscaping. The proposal is for a single building and so clustering buildings is impossible, the proposed development is sited to take advantage of existing infrastructure and nearby sites and transit-related facilities. The shape of the site, circulation, and parking will not allow the proposed building to orient its longest façades north and south. The onsite circulation system, which is illuminated and constructed of hard-surfaced and well drained materials, adequately connects the public entrance of the building to adjacent sidewalks, pedestrian pathways, and nearby development. The site has frontage on multiple streets and the project team has elected to meet the standard of 1005.03(E)(3), by developing that frontage with pedestrian amenities. The building is located appropriately relative to the adjacent major transit stop and there is not parking within the front yard setback, along the south face of the development site, as developed with the amenities of common to a street. These standards are met.

*Subsection 1005.04 – Building Design* provides standards for building facades, entrances roof design, exterior building materials, the screening of mechanical equipment, and other use- and zone-specific standards.

**Finding:** The proposed hotel provides significant articulation of façade using alterations of plane, texture, material, and window placement. The design creates relief, variety, and visual interest on the site. The proposed primary entrance is highlighted by a projecting vestibule feature, and landscaping, as well as enhanced transparency through the placement of both windows and doors. The use of windows, façade materials, color, trim, and other architectural features maintain a cohesive palette of materials that are complimentary and appropriate to the use and level of public exposure of the site as a whole. The variable cornice line and roof elements are accented with an oriental cornice treatment and provide additional articulation and visual interest to the building. Per the above findings and the applicant’s submitted drawings, the proposed building complies with the relevant standards of section 1005.04. These standards are met.

*Subsection 1005.05 – Outdoor Lighting* provides standards to ensure that onsite lighting is compatible with the site and surrounding uses while preventing light trespass and pollution.

**Finding:** The site design provides lighting around the project area to enhance building appeal and provide pedestrian and vehicular safety. Additional lighting around the parking lot and street are proposed in line with county requirements. Per the above findings based on staff review of the applicant’s submitted drawings, the proposed addition complies with the relevant standards of section 1005.05. These standards are met.

*Subsection 1005.06 – Additional Requirements* requires projects to employ one additional design element per 20,000 square feet of site area.

**Finding:** Section 1005.06 requires applicants to employ one “Additional Requirement” for every 20,000 square feet of site area. The total site area of the project is approximately 110,000 square feet. As a result, the applicant must provide five ‘Additional Requirement’.

1. The design employs high albedo roofing material, in compliance with 1005.06(C).

2. The design places the outdoor patio area near the southern end of the building, allowing for maximum sun exposure while shielding from freeway and light rail noise, in compliance with 1005.06(D).
3. The site design includes 117 parking spots, the minimum number required by the Zoning and Development Ordinance. These parking spots are of the minimum size required by 1015.04(B)(2).
4. The minimum landscaped area in this zone is 10%. The information submitted by the applicant indicates that the landscaped area on the site will be 21% of the site, significantly exceeding the minimum requirement. This design element satisfies 1005.06(G).
5. The site takes advantage of access to light rail amenities which area adjacent to the site by providing easy access from the Clackamas Town Center light rail station site to the property, in compliance with 1005.006(U).

This standard is met.

*Subsection 1005.08 – Clackamas Regional Center Area Design Standards* implement certain special design elements required in the area indicated on Comprehensive Plan Map X-CRC-1. Where they conflict with other provisions of Section 1000, they take precedence.

**Finding:** The site design provides a high intensity use with strong access and proximity to both transit and bike/pedestrian resources. With a reduced setback to the internal circulation drive on the south of the site, the design works toward creating a walkable urban spine connecting the site to the main entrance of Clackamas Town Center mall. These standards are met.

*Subsection 1005.09 – Regional Center Design Standards* implement certain special design elements required in the area indicated on Comprehensive Plan Map X-CRC-1. Where they conflict with other provisions of Section 1000, they take precedence.

**Finding:** There is not a parking structure proposed with this development. The proposed building has two public entrances, each of which face a street. The front yard, for the purposes of this development, is the south edge of the property and is designed with pedestrian amenities. The applicable standards of this section are met.

*Subsection 1005.11 – PMU District Standards* apply in the PMU district and where they conflict with other provisions of Section 1000, they take precedence.

**Finding:** The site design includes an internal circulation system which functions as a local street might otherwise. The building is designed with an appropriate amount of ground-floor transparency into active uses, and first floor windows are provided facing public and private streets. No parking structures are proposed and the site is not adjacent to residential uses. The applicable standards are met.

**5. Section 1006 – Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control.**

Section 1006 addresses the provision of appropriate infrastructure for utilities, water supply, and sewage disposal, as well as the management of surface water and site erosion.

**Finding:** No new streetlights are required to meet county requirements. The proposed building will create new site disturbance. County Planning staff has received the required preliminary statements of

feasibility from Water and Environment Services and Clackamas River Water. Per the above findings and the applicant's submitted materials, the proposed addition complies with the relevant standards of Section 1006. These standards are met.

## **6. Section 1007 - Roads and Connectivity**

*Subsection 1007.02 – Public and Private Roadways*

*Subsection 1007.03 – Private Roads and Access Drive*

*Subsection 1007.04 – Pedestrian and Bicycle Facilities*

A-C: General Standards, Design and Requirements

D-G: Location and Construction of Sidewalks and Pedestrian Paths

H: Sidewalk and Pedestrian Path Width

I-N: Accessways, Bikeways, Trails, Bike/Pedestrian Circulation

***Finding:*** The proposed development will be required to comply with all applicable requirements of Clackamas County Engineering, including those identified through the ZDO and within the county's engineering standards. **With the conditions recommended by Clackamas County Engineering in Section 2 and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

*Subsection 1007.05 – Transit Amenities*

***Finding:*** Subsection 1007.05 applies to all residential, commercial, institutional, and industrial developments on existing and planned transit routes. Though the project is adjacent to the Clackamas Town Center light rail station, it is not – strictly speaking - located on an existing or planned transit route. Notice was sent to Tri-Met for both the pre-application conference and the land use application, without comment. These standards do not apply.

*Subsection 1007.06 – Street Trees* addresses requirements for street trees within the Portland Metropolitan Urban Growth Boundary, in the Clackamas Regional Center Area, in the Business Park zoning district, and in Sunnyside Village.

***Finding:*** The proposed development is within the Clackamas Regional Center Area, which requires street trees along all streets. The site is designed with appropriate street trees around the perimeter of the site, meeting this standard. These standards are met.

*Subsection 1007.07 – Transportation Facilities Concurrency*

***Finding:*** Clackamas County's engineering division has reviewed the proposal. Their conditions of approval will ensure that the capacity of transportation facilities is adequate or will be made so in a timely manner. **The conditions recommended by Clackamas County Engineering in Section 2 and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

## **7. Section 1009 – Landscaping**

Section 1009 seeks to ensure that sites are design with appropriately selected, designed, installed, and maintained landscape materials and that landscaped areas are used for appropriate purposes.

***Finding:*** The site landscaping information provided in the submitted drawings and narrative indicate that approximately 20% of the site is to be landscaped, which exceeds the 10% requirement of the design standards. A variety of plants of various sizes, textures, and seasonal interest are indicated, none of which are invasive or noxious species. These species are predominantly native and/or

drought tolerant plants. A refuse and recycling enclosure is proposed and the materials proposed to screen the containers accord of the standards of 1009.04(A)(1). Conditions of approval will ensure compliance with the required landscaping in terms of composition of materials, installation and maintenance of landscape, and irrigation. **With the conditions of approval in Section 2, the above findings and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

**8. Section 1010 – Signs**

The provisions of Section 1010 are intended to maintain a safe and pleasing environment for the people of Clackamas County by regulating the size, height, number, location, type, structure, design, lighting, and maintenance of signs.

***Finding:*** ZDO 1010.09(B) allows building on a site where there is an existing freestanding sign, to have one square foot of sign area per linear foot of primary building wall. The primary building wall of the proposed building measures 234 linear feet. The applicant is proposing three building signs, measuring a total of 207.61 square feet. The signs are incorporated into the design of the building and do not interrupt, detract from, or change the architectural lines of the building. The standards are met.

**9. Section 1015 – Parking and Loading**

Section 1015 is designed to ensure that developments in Clackamas County provide sufficient and properly designed parking for motor vehicles and bicycles as well as appropriate off-street loading areas.

***Finding:*** ZDO Table 1015-1 requires one off-street parking spaces each hotel room. The applicant is proposing a 117 room hotel, and thus the development will be required to provide a minimum of 117 off street parking spaces. The applicant's site plan demonstrates that 119 parking spaces would be provided. ZDO Table 1015-2 does not have specific requirement for the number of bicycle parking spots required of hotel uses. The applicant has submitted information substantiating that four bicycle parking spots will be sufficient, based on the use profile, site location, and standards from other jurisdictions. Per ZDO Table 1015-3, two off-street loading zones are required for a hotel of the size proposed. Two loading zones are indicated on the submitted site plans and narrative. The dimensions and locations of all proposed parking and loading areas comply with the standards of ZDO Seciton 1015. The standards are met.

**10. Section 1021 – Refuse and Recycling Standards For Commercial, Industrial, and Multi-Family Developments**

***Finding:*** The trash and recycling area on site is located adjacent to the parking area, at the northeast corner of the site. The enclosure is proposed to be a concrete pad intended to comply with Clackamas County and local trash hauler requirements. Based on staff measurements of the submitted site plan drawings, the enclosure area is appropriately sized to relative to the receptacle standards of 1021.05 and the vehicular approach to the trash enclosure meets the vehicular access requirements of ZDO Section 1021.06. The standards are met.

#### **SECTION 4 - SUMMARY OF FINDINGS AND RECOMMENDATION**

The Planning and Zoning Staff finds that, as conditioned herein, the proposed building meets the standards of the permitted uses in the Planned Mixed Use district and applicable design review standards.

Based on the above analysis of the ordinance standards, staff recommends approval of this design review application for the proposed development, subject to the conditions indicated in Section 2.

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

503-742-4696: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?