



NOTICE OF HEARING

September 29, 2022

Bradley and Kaycie Bingham
15360 S Bradley Rd
Oregon City, OR 97045

RE:: County of Clackamas v. Bradley and Kaycie Bingham
File: V0001522

Hearing Date: October 25, 2022

Time: This item will not begin before 9:30 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 Exhibits which have been submitted by the County

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

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

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

Carl Cox
Attorney at Law
14725 NE 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. We have sent you the Zoom invite to bradb@yorkeandcurtis.com. Please contact Diane Bautista if you are unable to find the email.

If you would like to present evidence at the Hearing please email or mail your evidence to DianeBau@clackamas.us or 150 Beaver Creek Rd, Oregon City, Oregon 97045, no later than 4 work days prior to the hearing. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Diane Bautista at 503-742-4459 **within 3 calendar days of receipt of the notice of hearing packet.**

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

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

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

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

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.

BRADLEY BINGHAM, and
KAYCIE BINGHAM,

Respondents.

File No: V0001522

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's place of residence is: 15360 S. Bradley Rd., Oregon City, OR 97045

2.

The address or location of the violation(s) of law alleged in this Complaint is:

15360 S. Bradley Rd., Oregon City, OR 97045, also known as T2S, R2E, Section 24B, Tax Lot
02800, and is located in Clackamas County, Oregon.

3.

On or about the 27th day of June, 2022 Respondents violated the following laws, in
the following ways:

- a. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits and final approved inspections. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. The Respondents violated the Clackamas County Zoning and Development Ordinance, Title 12 by having an accessory structure on site without land use approval. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondents in the following manner: Citation and Complaint #2200015 in the amount of \$900.00 was mailed via first class mail on June 27, 2022. A copy of the notice document is attached to this Complaint as Exhibit E, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Title 9.02 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code; and Said range for a Zoning Ordinance Title 12 Priority 2 violation being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

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

DATED THIS 29th day of September, 2022.



COUNTY OF CLACKAMAS,

Petitioner,

v.

BRADLEY BINGHAM, and
KAYCIE BINGHAM

Respondents.

File No.: V0001522

STATEMENT OF PROOF

History of Events and Exhibits:

January 18, 2022	Clackamas County received a complaint regarding the 2 nd story of a shop converted to a 2-bedroom apartment that is occupied without permits or land use approval.
September 15, 2022 Exhibit A	I conducted research showing Bradley and Kaycie Bingham as the legal owners.
June & July 2015 Exhibits B	Respondents submitted permits B0223415, P0234615 and E0383015 for a 2-story accessory structure as a workshop, offices, wood working shop, personal use and storage. Building permit B0223415 and plumbing permit P0234615 for a 2-story 40' x 40' shop have both expired without approved final inspections. Permit E0383015 received a final approved inspection for a new 400 amp service to the shop with the note "This is not a residential structure, and is not permitted for habitation without planning approval and re-inspection by the electrical division as a residence. It is apparently safe as an accessory structure only. Permit P0234615 for installation of 75' of septic inlet to connect to new septic service has expired without approved final inspections.
March 20, 2017	Respondents submitted an application to convert this structure to habitable space, Building permit B0134517. This permit was never issued and no inspections occurred.
January 16, 2020 Exhibit C	Tax lot 2800 where the accessory structure is located, was partitioned from 15390 S. Bradley Road (tax lot 2900) under zoning file Z0186-16-M and there is currently no primary use on tax lot 2800 that allows the accessory structure to remain.
May 25, 2022 Exhibit D	Correspondence was sent to the Respondents with a deadline of June 25, 2022 to abate the building and zoning violations.

June 27, 2022 Exhibit E	Citation 2200015 was issued for \$900.00 for the building and zoning violations and was sent via first class mail. Citation mailed first class mail was not returned. Citation has not been paid.
July 11, 2022 Exhibit F	Respondents submitted building application B0430522 for conversion of the accessory structure to a single family residence and Development Permit SC004822.
September 15, 2022 Exhibit G	I reviewed the County permit system and Development Permit SC004822 remains in lobby status and associated Building Permit B0430522 to convert the accessory structure to a single family dwelling has not received the requested information from the Respondents and permits have not been issued.
September 29, 2022	The County referred this matter to the Code Enforcement Hearings Officer.

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

- The Respondents be ordered to submit the required documents to finalize the Plat that will legalize tax lot 2900 for a single family residence within 30 days of the Continuing Order.
- Obtain the required building permits for the conversion of the accessory structure to a single family residence within 60 days of the Plat being recorded and obtain final approved inspections within 45 days of the permits being issued.
- Code Enforcement to confirm compliance of the above items and the County will submit a post hearing status report. The report will be sent to the Compliance Hearings Officer and to the Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violations of up to \$1,000.00 for date cited June 27, 2022.
- The imposition of civil penalties for the Zoning Ordinance violations of up to \$2,500.00 for date cited June 27, 2022.
- Payment for Citation No. 2200015 issued on June 27, 2022 for \$900.00.
- The administrative compliance fee to be imposed from June 2022 until the violation is abated. As of this report the total is \$300.00.

- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fail 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.



After recording return to:
Bradley Bingham and Kaycie Bingham
15360 S Bradley Road
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
same as above

File No.: 7072-2699159 (DJC)
Date: September 01, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2016-061519

09/08/2016 02:35:00 PM

D-D Cnt=1 Stn=8 CINDY
\$10.00 \$16.00 \$10.00 \$22.00

\$58.00

STATUTORY BARGAIN AND SALE DEED

Brad R. Bingham , Grantor, conveys to **Bradley Bingham and Kaycie Bingham**, tenants by the entirety, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

22E24B 02800 00550497

LOT 23, OUTLOOK, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON; EXCEPTING THEREFROM A STRIP OF LAND DEEDED TO OTTO NELSON, NOVEMBER 1, 1924 IN BOOK 176, PAGE 533 DEED RECORDS, AND DESCRIBED AS A STRIP OF LAND 20 FEET WIDE OFF THE ENTIRE NORTH SIDE OF TRACT 23, OUTLOOK, TO BE DIVIDED BY A LINE PARALLEL TO THE NORTH BOUNDARY LINE OF SAID TRACT 23, AND AT A DISTANCE OF 20 FEET THEREFROM; ALSO EXCEPTING THEREFROM A TRACT OF LAND DEEDED TO ELBERT G. AND MARIBEE A. MOSE, MAY 22, 1935 IN BOOK 227 PAGE 379 DEED RECORDS, AND DESCRIBED AS FOLLOWS, TO-WIT; THREE ACRES OFF THE MOST SOUTHERLY SIDE OF TRACT 23, OUTLOOK, SAID THREE ACRES TO BE CUT OFF BY A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT 23.

22E24B 02900 00550503

Note: This Legal Description was created prior to January 01, 2008.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 2699159-SS

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

Dated this 2 day of Sept, 2016.

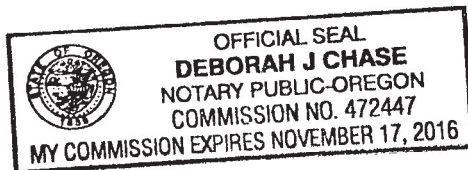
Bradley Bingham
Brad R. Bingham

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 2 day of Sept, 2016
by **Brad R. Bingham**.

D. Chase

Deborah J. Chase
Notary Public for Oregon
My commission expires: 11-17-16



Clackamas County
Department of Transportation & Development - Building Codes Division
150 Beaver Creek Road, Oregon City, OR 97045
www.clackamas.us

Record ID: B0223415

Applied: 06/08/2015

Type: Accessory Structure / Residential

Approved:

Status: Issued

Final:

Valuation: \$153,775.05

Expiration: 08/01/2016

Address: 15360 S BRADLEY RD OREGON CITY, OR 97045

Applicant: BINGHAM BRADLEY R

Owner: BINGHAM BRADLEY R

Contractor:

*Pd fees
for revisions*

Certificate of Occupancy Required:

Parcel: 22E24B 02900

Class: 434-Residential
addition/remodel

Entered By: LORIS

Occupancy: Private Garages Wood
Units Frame

Insp Area: 3-RK

Bldgs:

Printed: 02/02/2016

Violation:

Description: 2 STORY 40X40 SHOP

Conditions: NO APARTMENT ALLOWED - PERMIT IS FOR SHOP ONLY - NO
APARTMENT IS ALLOWED

NOTICE: In accordance with ORS 455.355, the disposal of thermostats that contain mercury shall be in accordance with programs established by thermostat manufacturers, their representative or distributor, or by delivery to sites that will ensure that the mercury does not become part of the solid waste stream or wastewater.

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (ESA). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

****Any Transportation or Park System Development Charge decision made by the Department may be appealed to the County TSDC Hearings Officer by filing a written request with the Department within 14 days of the final decision. The fee is \$500.00.****

SFR/Dup 1st Unit(sqft):

Additional Unit(sqft):

1 & 2 Family Mechanical Minimum Permit and
Reinspection Fee

85

\$85.00

State Surcharge

1

\$10.20

P. 503.742.4240 F. 503.742.4741 WWW.CLACKAMAS.US
Inspection Request Line: 503.742.4720



Building Permit Application

150 Beavercreek Road, Oregon City, OR 97045
Phone: (503) 742-4240 Fax: (503) 742-4741
Inspection request: 503-742-4720
Internet address: www.clackamas.us

TYPE OF WORK	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Demolition
<input type="checkbox"/> Addition/alteration/replacement	<input type="checkbox"/> Other:
CATEGORY OF CONSTRUCTION	
<input type="checkbox"/> 1- and 2-family dwelling	<input type="checkbox"/> Commercial/industrial
<input checked="" type="checkbox"/> Accessory building	<input type="checkbox"/> Multi-family
<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
JOB SITE INFORMATION AND LOCATION	
Job site address: 15360 S Bradley Rd	
City/State/ZIP: Oregon City, OR 97045	
Suite/bldg./apt. no.:	Project name: Bingham Shop
Cross street/directions to job site: N on Bradley Rd. 1 block South of Grindland Rd	
Subdivision:	Lot no.:
Tax map/parcel no.: 22E24B 02900	
DESCRIPTION OF WORK	
40x40 Shop w/ 2nd story space	
<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name: Brad Bingham	
Address: Same as above	
City/State/ZIP:	
Phone: (503) 502 9198	Fax: ()
<input type="checkbox"/> APPLICANT	<input type="checkbox"/> CONTACT PERSON
Business name:	
Contact name: Same as above	
Address:	
City/State/ZIP:	
Phone: ()	Fax: ()
E-mail: bradb@yorkerandcurtis.com	
CONTRACTOR	
Business name:	
Address:	
City/State/ZIP:	
Phone: ()	Fax: ()
CCB lic.:	

Authorized signature:

Print name: Brad Bingham

Date: 6-8-2015

Date Recd: 6-9-15	Bldg #: 60223415
By: BIP	Plmb #: 60124815
Simple/Complex:	Elec: 60383015
MFR: 60124815	

REQUIRED DATA: 1- AND 2-FAMILY DWELLING

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation

Number of bedrooms:

Number of bathrooms:

Total number of floors:

New dwelling area: square feet

Garage ~~car~~ area: 2939 square feet

Covered porch area: 590 square feet

Deck area: 167 square feet

Other structure area: square feet

REQUIRED DATA: COMMERCIAL-USE CHECKLIST

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation

Existing building area: square feet

New building area: square feet

Number of stories:

Type of construction:

Occupancy groups:

Existing:

New:

NOTICE

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply:

BUILDING PERMIT FEES*

Please refer to fee schedule

Fees due upon application

Amount received
440-4613T (11/02/COM-WEB)

Date received:

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete

EXHIBIT B - PAGE 2 OF 16

CCP-PW12 (Rev. 9/08)

S. Bradley Rd.

APPROVED PLOT PLAN:

PLANNING M. Fritze 6/2/15
BUILDING Ron Kyland 6-30-2015
SCILS DB 6/18/15

MINIMUM SETBACKS

FRONT 30'
REAR 10'
SIDES 10'

CLACKAMAS COUNTY
Office Copy

SITE / PRC

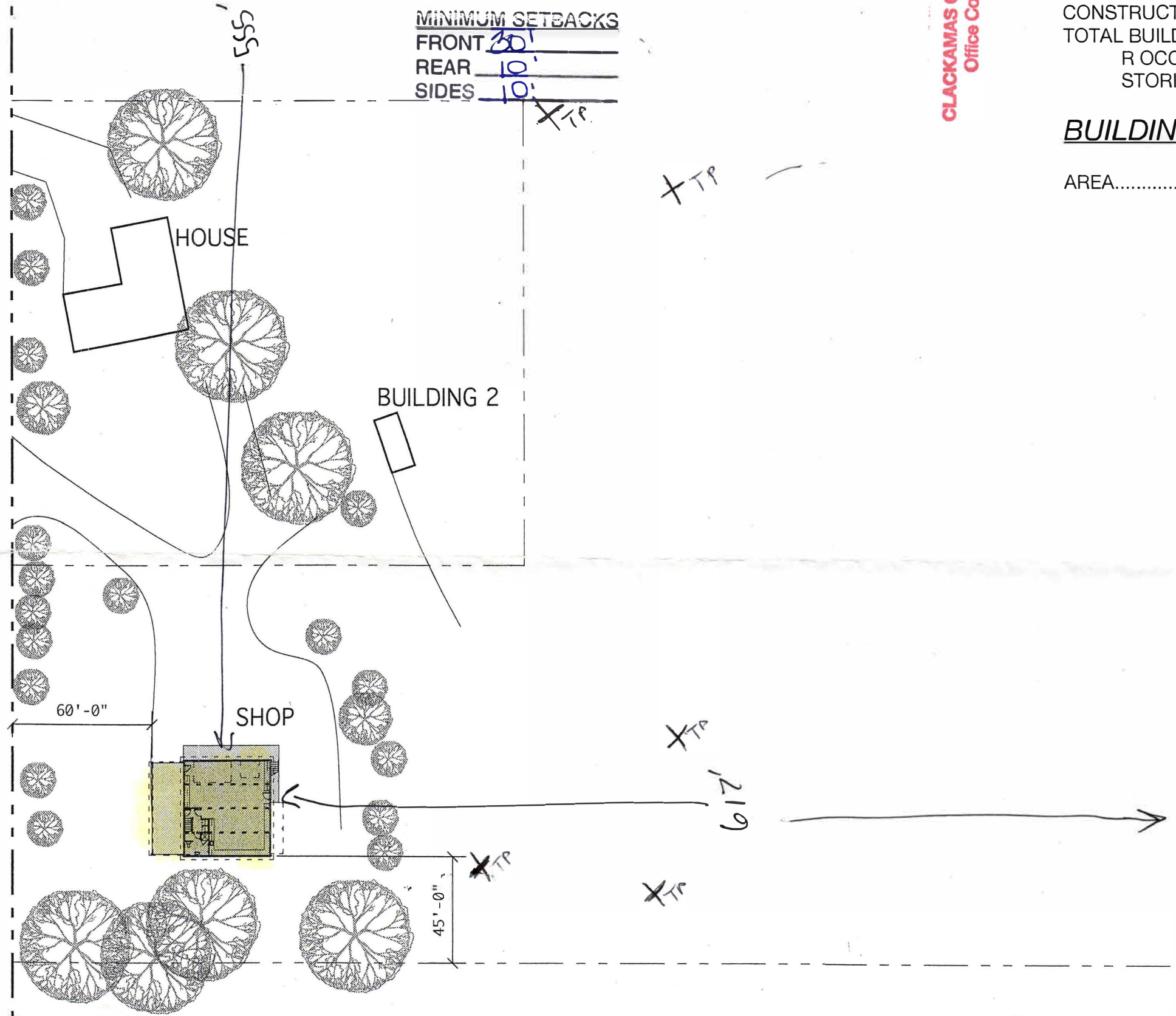
TAX LOT INFO:

ZONING A

ZONE.....
OVERLAYS
BUILDING OCC
CONSTRUCTIO
TOTAL BUILDIN
R OCCU
STORIES

BUILDING

AREA.....



Clackamas County Inspection History for Record #B0223415

Applicant Name: BINGHAM BRADLEY R

Work Description: 2 STORY 40X40 SHOP

Address: 15360 S BRADLEY RD, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
8/26/2015 8:33:17 AM	200 Footings	Scot East	Approved w/Conditions	Date: 8/26/2015 Ufer tagged interior point load footing to come with slab have your approved plot plan on site for next inspection
9/3/2015 1:50:00 PM	210 Flatwork	Raymond Van Lieu	Denied	Poured without inspection. Email pictures to Don Countryman for evaluation.
10/2/2015 2:49:00 PM	225 Framing	Heidi Frymark	Cancelled	Inspection of roof sheathing not necessary.
10/14/2015 12:50:10 PM	230 Shear Walls	Roger Fast	Denied	Date: 10/14/2015 1 All straps missing from first floor to second floor 2 hold down appears missing front corner of garage. 3 nut missing on hold down front of garage 4 all anchor bolts are missing.
11/2/2015 1:28:00 PM	230 Shear Walls	Scot East	Denied	Date: 11/2/2015 Submit revisions from your engineer to your plans examiner for review and have the job site copy of the revisions on site for your next inspection and complete 2nd floor straps per plan Approved Special Inspection Report in file for titens, 23 5/8" x 6. Ron dated 10-30-2015 11-18-2015 -Engineering approval and structural calc's in file. Ron
11/23/2015 8:16:12 AM	230 Shear Walls	Scot East	Approved	
2/1/2016 9:05:48 AM	225 Framing	Mathew VanLoon	Partial Approval	Date: 2/1/2016 1) Provide solid bearing under load above down to concrete at header above stairs., R301.1 / OSSC 1604.4 Provide full set of blue prints including approved revisions and engineering at next inspection. Deck framing needs to be inspected prior to building final or it will require a separate permit.
2/1/2016 9:06:58 AM	245 Mechanical	Mathew VanLoon	Approved	

Inspection Date	Inspection Type	Inspector	Status	Comments
2/8/2016 8:27:11 AM	225 Framing	Mathew VanLoon	Approved w/Conditions	<p>Date: 2/8/2016</p> <p>1)Provide 22" x 30" attic access opening., R807.1 / OSSC 1209.2</p> <p>Note: The structure is not permitted or described in drawings as habitable space. Approved drawings are for office space not dwelling unit although field inspection of property appears to built as a dwelling unit.</p>
2/9/2016 8:17:00 AM	235 Insulation	Scot East	Approved	
7/7/2017 4:47:16 PM	299 Building Final	Don Countryman	Cancelled	<p>Date: 7/7/2017</p> <p>1) Complete installation of 5/8 Sheetrock on garage ceiling., R309</p> <p>2) Seal around all penetration at garage ceiling., R309</p> <p>3) 1/2" sheet rock required under accessible stairs., R311</p> <p>4) Install handrail at stairs., R311</p> <p>5) Tighten cables on deck guards for max. 4" spacing., R312</p> <p>NOTE: Contact plans examiner Ron Keyland for approval to keep columns & beams in garage left exposed with no sheetrock.</p>
7/7/2017 4:34:55 PM	225 Framing	Don Countryman	Approved	<p>Date: 7/7/2017</p> <p>Deck & shed roof on west side.</p>
7/7/2017 4:37:26 PM	298 Mechanical Final	Don Countryman	Approved	

STATEMENT OF USE OR USES

It is important that you describe in detail the use to which you or the future occupant will use the development or structure. This information will be used to insure compliance with land use laws and to determine appropriate building code occupancy classification.

It is essential that your description is as complete as possible.

use of this structure will be limited to a workshop for mostly automotive use on the lower level. Exterior overhang to be used for parking a 30ft travel trailer. Upstairs to be used for 1 to 2 home offices for personal use, storage and a wood working shop area.

Date: 2/3/16 Print Name: Brad Bingham Phone: 503 502 9198

Signature of Owner or Authorized Agent: B B

FOR OFFICIAL USE ONLY

Township: 2 Range: 2E Section: 24B Tax Lot: 02900 Zone: RREF-5

Address: 15360 SBRADLEY RD. OREGON CITY
(street address) (city) (state) (zip code)

For Structures -- Occupancy Classification: _____

Date: _____ Staff Person: _____

Comments: Personal use only (Automotive & Office)
- NO overnight stays, guest house or apartment

Clark County
Department of Transportation & Development - Building Codes Division
100 Silverado Road, Carson City, NV 89701
www.clarkcountynv.gov

[illegible]

Agencies: SPARKY ELECTRIC INC-664-2308
 Client: BISHOP-PARKHURST 8
 Company: SPARKY ELECTRIC INC-664-2308

Abstract

Author:	Michael Smith	Class:	
Checked By:	Michael Smith	Category:	
Test Date:		Date:	
Version:	1.0.0.0.0.0	Version:	
Copyright:	Copyright © 2000 by Michael Smith		

NOTES: The County is in no way endorsing or recommending any activity that may result in violation of the nondiscrimination ban. As (EAO), you are specifically advised to inform that it is your responsibility to implement effective activities of the County Council in an equalized spirit in order to not be a product of the EAO. For future year, responsibility to ensure that all activities are consistent with the principles of the EAO is on the County Council. The County Council is not responsible for any activities that are not consistent with the EAO. For future year, responsibility to ensure that all activities are consistent with the principles of the EAO is on the County Council. The County Council is not responsible for any activities that are not consistent with the EAO. For future year, responsibility to ensure that all activities are consistent with the principles of the EAO is on the County Council.

EPRI Corp. Ltd. (Lithuania)	Additional (inquiry):	
Source/quantity	75	0.0000
Step description	1	0.0000
Total Price		0.0000
Total Payments		0.0000
Balance Due		0.0000

Original is provided you with excellent service. If you would like to discuss your requirements with us, contact Oliver Lloyd at 011 842 4000, oliver@lloyd.co.uk or simply email our online survey at info@lloyd.co.uk.

15. **NAME:** _____ **TEL:** _____ **WORK ADDRESS:** _____
HOME ADDRESS: _____ **DOB:** _____

Office Hours: (800) 540-4400 • Fax: (800) 540-4701 • Internet: www.ams.org



Pending Petition Application
Cherokee County
 25 Riverchase Road, Suite 200, 38110
 Phone: 714.644.4444 Fax: 714.644.4444
 Email: info@cherokee.org

APPLY FOR...	
Form #	03348-8
Page #	1

PERSONAL INFORMATION	
Full Name	Kimberly L. Davis
Address	25 Riverchase Road, Suite 200, 38110
City	Memphis, TN
State	TN
Zip	38110
Phone	714.644.4444
Fax	714.644.4444
Email	info@cherokee.org
EMPLOYMENT INFORMATION	
Employer	Cherokee County
Position	County Clerk
Start Date	01/01/2016
End Date	12/31/2016
FINANCIAL INFORMATION	
Net Worth	\$100,000.00
Assets	Real Estate, Personal Property
Liabilities	None
EDUCATION INFORMATION	
Education	High School Graduate
College	None
REFERENCES	
Reference 1	John Doe, 123 Main St, 38110
Reference 2	Jane Smith, 456 Elm St, 38110
Reference 3	Bob Johnson, 789 Oak St, 38110
DECLARATION	
I hereby declare that the information provided is true and correct to the best of my knowledge.	
Signature: <i>Kimberly L. Davis</i>	
Date: 05/24/2016	

FINANCIAL STATEMENT	
Net Worth	\$100,000.00
Assets	Real Estate, Personal Property
Liabilities	None
EDUCATION INFORMATION	
Education	High School Graduate
College	None
REFERENCES	
Reference 1	John Doe, 123 Main St, 38110
Reference 2	Jane Smith, 456 Elm St, 38110
Reference 3	Bob Johnson, 789 Oak St, 38110
DECLARATION	
I hereby declare that the information provided is true and correct to the best of my knowledge.	
Signature: <i>Kimberly L. Davis</i>	
Date: 05/24/2016	

EXHIBIT B

8 OF 16

Clackamas County
Inspection History for Record #P0234615

Applicant Name: SPEEDY SEPTIC

Work Description: INSTALL 75 FT OF SPETIC INLET TO CONNECT TO NEW SEPTIC

Address: 15360 S BRADLEY RD, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
2/12/2016 8:16:24 AM	330 Septic Connection	Michael Archer	Partial Approval	Date: 2/12/2016 Tank connections OK for cover, expose upper terminal clean out as noted on shop permit. Recall 330 septic inspection on both permits to clear up corrections in both files.

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

15360 S BRADLEY RD, OREGON CITY,
Clackamas, OR, 97045, USA

Inspection Date:**Record Type:**

Building - Electrical

Record ID:

E0383015

Inspection Type:

199 Electrical Final

Inspector:

Dave Pope

Result:

Approved

Comments:

Note: this is not a residential structure, and is not permitted for habitation without planning approval and reinspection by the electrical division as a residence. It is apparently safe as an accessory structure only.

Violation Summary:

Inspector

Contractor



Electrical Permit Application

Clackamas County

150 Beaver Creek Road, Oregon City, OR 97045

Phone: (503) 742-4240 FAX: (503) 742-4741

Internet address: www.clackamas.us

Land Use Approval:	Permit No.: E0383015
Date:	

TYPE OF WORK	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition/alteration/replacement
<input type="checkbox"/> Other:	
CATEGORY OF CONSTRUCTION	
<input type="checkbox"/> 1- and 2-family dwelling	<input type="checkbox"/> Commercial/industrial
<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Accessory building
<input type="checkbox"/> Master builder <input type="checkbox"/> Other:	
JOB SITE INFORMATION AND LOCATION	
Job no.:	Job address: 15360 S Bradley Rd
City/State/ZIP: Oregon City, OR 97045	Project name: Bingham Shop
Suite/bldg./apt. no.:	Cross street/directions to job site: Grundland, 2 lots South
Subdivision:	Lot no.:
Tax map/parcel no.:	
DESCRIPTION OF WORK	
New 400 Amp. service to shop	
<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name: Brad Bingham	
Address: 15360 S. Bradley Rd.	
City/State/ZIP: Oregon City, OR 97045	
Phone: (503) 502-9198	Fax: ()
Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.	
Owner signature:	Date: 7-6-15
<input type="checkbox"/> APPLICANT	<input type="checkbox"/> CONTACT PERSON
Business name:	
Contact name:	
Address:	
City/State/ZIP:	
Phone: ()	Fax: ()
E-mail: Brad B@YorkeandCurtis.com	
CONTRACTOR	
Business name:	
Address:	
City/State/ZIP:	
Phone: ()	Fax: ()
E-mail:	
CCB lic. no.:	
Electrical lic. no.:	
Supervising electrician signature, required:	
Print name:	Date:
Authorized signature:	
Print name:	Date:

PLAN REVIEW				
<input type="checkbox"/> Fire pump	<input type="checkbox"/> Building over three stories			
<input type="checkbox"/> Emergency system	<input type="checkbox"/> Service or feeder 600 amps or over			
<input type="checkbox"/> Addition of new motor load of 100HP or more	<input type="checkbox"/> Commercial-use agricultural buildings			
<input type="checkbox"/> Health care facilities	<input type="checkbox"/> Installation of 150 KVA or larger separately derived system			
<input type="checkbox"/> Hazardous locations	<input type="checkbox"/> "A," "E," "I-2," "I-3" occupancies			
<input type="checkbox"/> Recreational vehicle parks	<input type="checkbox"/> Service or feeder 400 amps or more where the available fault current exceeds 10,000 amps at 150 volts or less to ground, or exceeds 14,000 amps for all other installations			
<input type="checkbox"/> Marinas and boatyards				
<input type="checkbox"/> Floating buildings				
<input type="checkbox"/> Six or more residential units				
<input type="checkbox"/> Supply over 600 volts nominal				
FEE SCHEDULE				
Description	Qty.	Fee	Total	*
Residential single- or multi-family dwelling unit. Includes attached garage.				
1,000 sq. ft. or less		270.00		4
Ea. add'l 500 sq. ft. or portion		55.00		
Limited energy, residential (with above sq. ft.)		109.00		2
Limited energy, multi-family residential (with above sq. ft.)		109.00		2
Services or feeders installation, alteration, and/or relocation				
200 amps or less		161.00		2
201 amps to 400 amps	2	213.00	213	2
401 amps to 600 amps		321.00		2
601 amps to 1,000 amps		482.00		2
Over 1,000 amps or volts		882.00		2
Temporary services or feeders installation, alteration, and/or relocation				
200 amps or less		94.00		2
201 amps to 400 amps		200.00		2
401 amps to 599 amps		270.00		2
Branch circuits - new, alteration, or extension, per panel				
A. Fee for branch circuits with above service or feeder fee, each branch circuit		12.00		2
B. Fee for branch circuits without service or feeder fee, first branch circuit		90.00		2
Each add'l branch circuit	10	12.00	120	
Miscellaneous (service or feeder not included)				
Each manufactured or modular dwelling, service, and/or feeder		109.00		2
Reconnect only		109.00		1
Pump or irrigation circle		109.00		2
Sign or outline lighting		109.00		2
Signal circuit(s) or limited-energy panel, alteration, or extension. Describe:		109.00		2
Each additional inspection over allowable is any of the above				
Per inspection		85.00		
Investigation fee				
Other:				
ELECTRICAL PERMIT FEES				
Subtotal				
Minimum permit fee		85.00		
Plan review (25% of permit fee)				
State surcharge (12% of permit fee)				
TOTAL PERMIT FEE				

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete

*Number of inspections allowed per permit.

CCP-PW117 (Rev. 5/12)

Clatsop County
Department of Transportation & Development - Building Codes Division
100 Stearns Street, Oregon City, OR 97141
www.clatsopcount.com

Permit #: PD 00001	Applied: 08/08/2017
Type: Plumbing / Plumbing	Approved: 08/08/2017
Issue: Amend	Fee:
Version: 01.00	Expiration: 08/08/18
Address: 1506 E HAWLEY RD OREGON CITY, OR 97145	

Applicant: BRIGHAM BRACLET R
Owner: BRIGHAM BRACLET R
Contract:

Contributor / Occupancy (Required)			
Permit	CD Code	Owner	
Project No:	10000	Occupancy:	
Imp Area:		DRB	Single
Permit Accepted At:		Revision:	
Inspector: J. STORRY	08/08/2017		
Comments:			

NOTICE: The County is review and approval of this application is not guaranteeing any results that may result in a violation of the federal Endangered Species Act (ESA). Permittee specifically acknowledges that any responsibility to determine whether actions undertaken pursuant to an approval result in conflict with the provisions of the ESA, lies further your responsibility to ensure that all activities which pertain to this project are designed, constructed, conducted and managed in a manner that does not violate the ESA or any other applicable federal, state or local law.

SPR/Imp - Contribution:	Total Fees (USD)	
Permit Fee	1	\$10.00
Administrative	1	\$10.00
Plan Review	1	\$10.00
Map Stamp - Recordation Stamp	1	\$100.00
Inspection Fee	0	\$0.00
Water Package	1	\$10.00
Water	0	\$0.00
Water Sewer	0	\$0.00
Total Fees:		\$130.00
Total Payments:		\$130.00
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to share your experience with us, please take a moment to provide feedback. Please visit www.clatsopcount.com or call our toll-free number at 1-800-368-3688.

For more information, please contact: **Permit Coordinator**
 (503) 740-4700

Office Hours: (M-F) 8:00 AM - 5:00 PM • Fax Line: (503) 740-4700 • Inspection Line: (503) 740-4700

Clackamas County Inspection History for Record #P0124815

Applicant Name: BINGHAM BRADLEY R

Work Description: 2 STORY 40X40 SHOP

Address: 15360 S BRADLEY RD, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
	399 Plumbing Final		Pending	
9/9/2015 8:47:18 AM	305 Ground Work	Brad Wheeler	Partial Approval	Date: 9/9/2015 1) Expose 4" upper terminal clean-out fitting during septic inspection. 2) Wall clean-out required at rough-in for 4" stack, 2" laundry line, and 2" urinal.
9/9/2015 8:50:35 AM	305 Ground Work	Brad Wheeler	Approved w/Conditions	Date: 9/9/2015 1) Expose 4" upper terminal clean-out during septic connection inspection. 2) Provide wall clean-outs at rough-in for 4" stack, 2" laundry line, and 2" urinal line.
9/18/2015 9:09:12 AM	340 Rain Drains	Brad Wheeler	Partial Approval	Date: 9/18/2015 1) Provide strapping every 4' on rain drain sitting on footing.
9/28/2015 9:36:58 AM	325 Sewer	Brad Wheeler	Cancelled	Date: 9/28/2015 See septic connection inspection.
9/28/2015 9:25:13 AM	330 Septic Connection	Brad Wheeler	Denied	Date: 9/28/2015 1) Re-grade 4" ABS approx. 20' from clean-out. No grade, required to provide 1/4" per ft grade. 2) Expose upper clean-out for re-inspection as noted previously.
9/29/2015 8:49:03 AM	330 Septic Connection	Brad Wheeler	Partial Approval	Date: 9/29/2015 1) Approx. 60' of 4" ABS from SW corner to the east. Continuation to termination at septic tank and exposing of upper terminal clean-out to come.

Inspection Date	Inspection Type	Inspector	Status	Comments
2/1/2016 9:48:35 AM	320 Rough In	Brad Wheeler	Denied	<p>Date: 2/1/2016</p> <ol style="list-style-type: none"> 1) Verify that structure has been approved as a dwelling unit. 2) Complete upstairs tub rough-in. 3) Complete Fiberglas shower install and secure unit to studs. 4) Complete kitchen sink rough-in. 5) Downstairs built-in shower required to have approved shower drain assembly with clamping ring for liner installation. 6) Provide insulation on water piping to urinal that is close to exterior wall. 7) Provide access to water hammer arrester and all three wall clean-outs at final. 8) No record of water service inspection, expose at meter for inspection and where entering structure. 9) Excessive water pressure, static pressure is 86 psi. Provide PRV on main water supply to reduce below 80 psi. 10) Add the following fixtures to permit and pay fee's before final: <ul style="list-style-type: none"> 2 - lav's/sinks, 5 total 2 - Showers/tubs, 4 total. 1 - Clothes washer 1 - Floor drain 1 - Primer valve 1 - Ice maker 1 - Water closet, 3 total. 11) Re-test required after rough-in is completed.
2/2/2016 9:25:28 AM	320 Rough In	Brad Wheeler	Denied	<p>Date: 2/2/2016</p> <ol style="list-style-type: none"> 1) No corrections made from inspection report 2-1-2016, see list 2) In addition to all previous corrections, provide drop-eared fitting on non-freeze hose-bib connection. 3) Provide approval from Clackamas County Planning that's this structure is allowed all fixtures roughed in. If an accessory structure only, clothes washer box and rough-in will need to be removed and permanently capped inside wall cavity.

Inspection Date	Inspection Type	Inspector	Status	Comments
2/8/2016 9:29:21 AM	320 Rough In	Brad Wheeler	Denied	Date: 2/8/2016 1) Clothes washer is not allowed in an accessory building. Remove and permanently cap off at floor and ceiling level, then re-test is required on this portion of piping. (County Ordinance Dec. 27, 2000) 2) Flow test will be allowed after soaker tub installation. Do not cover ceiling area below or area where clothes washer box is installed. 3) Provide access to water hammer arrestor, 4" main, 2"urinal, and 2"laundry clean-outs at rough-in/final.
	305 Ground Work	Michael Archer	Cancelled	
4/1/2016 8:15:29 AM	330 Septic Connection	Michael Archer	Approved	
7/7/2017 2:35:50 PM	399 Plumbing Final	Wayne Seiffert	Denied	Date: 7/7/2017 1. Provide required minimum 1" air gap for tub valve above spill rim as discussed. 2. Provide hold harmless statement along with schematic drawing of how liner is installed, due to Minot being inspected prior to tile installation.



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE DECISION

This document represents the Planning and Zoning Staff findings and conditions of approval for a Land Use Application for a Partition, File Nos. Z0186-16-M, as cited below. It contains three parts: Section 1 – Summary, Section 2 – Conditions of approval and Section 3 – Findings

SECTION 1 – SUMMARY

DATE: January 16, 2020

LAST DATE TO APPEAL: January 28, 2020

CASE FILE NOS.: Z0186-16-M

STAFF CONTACT: Rick McIntire, (503) 742-4516, rickmci@clackamas.us

LOCATION: 15360 S. Bradley Rd., Oregon City, OR (Holcomb-Outlook area)

REFERENCE PARCEL NUMBER: T2S, R2E, Section 24B, Tax Lot 2900

APPLICANT: Bradley Bingham

OWNER: Bradley & Kaycie Bingham

TOTAL AREA: Approximately 9.03 acres

ZONING: Rural Residential, Farm/Forest, Five-acre district (RRFF-5)

CITIZENS PLANNING ORGANIZATION: Holcomb - Outlook CPO, c/o Allen Taylor,
503-656-0831, 16101 S. Hilltop Rd., Oregon City, OR 97045

PROPOSAL: A flexible lot size partition to divide the subject property into two parcels; one of two acres with an existing home and one of 7.03 acres for a new home site. The average lot size will be approximately 4.52 ac. The applicant has obtained approval of a Variance to the five-acre average lot size requirement by separate application; Planning File No. Z0249-16-V.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

OPPORTUNITY TO REVIEW THE RECORD: A copy of the Planning and Zoning staff decision and all evidence submitted with this application is available for inspection, at no cost, at

the Planning and Zoning office during normal business hours. Copies of all documents may be purchased at the rate of \$1.00 for the first page and 10-cents per page thereafter. The land use decision contains the findings and conclusions upon which the decision is based along with any conditions of approval.

APPEAL RIGHTS: Any party disagreeing with this decision or the conditions of approval, may appeal this decision to the Clackamas County Land Use Hearings Officer. The cost of the appeal is \$250.00. An appeal must be received by the Planning and Zoning Division by 4:00 p.m. on the last day to appeal which is **January 28, 2020**. This decision will not be effective until the day after the appeal deadline provided an appeal is not filed prior. Unless an appeal is received by the appeal deadline, this decision will be final and no additional written confirmation will be sent. Any party or parties appealing this decision may withdraw their appeal at any time prior to the hearing or final decision by the Hearings Officer. A party wishing to maintain individual appeal rights may wish to file an individual appeal and pay the \$250.00 fee, even if an appeal by another party or parties has been filed.

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 503-742-4696 or email swilliams@clackamas.us. 503-742-4696:

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或

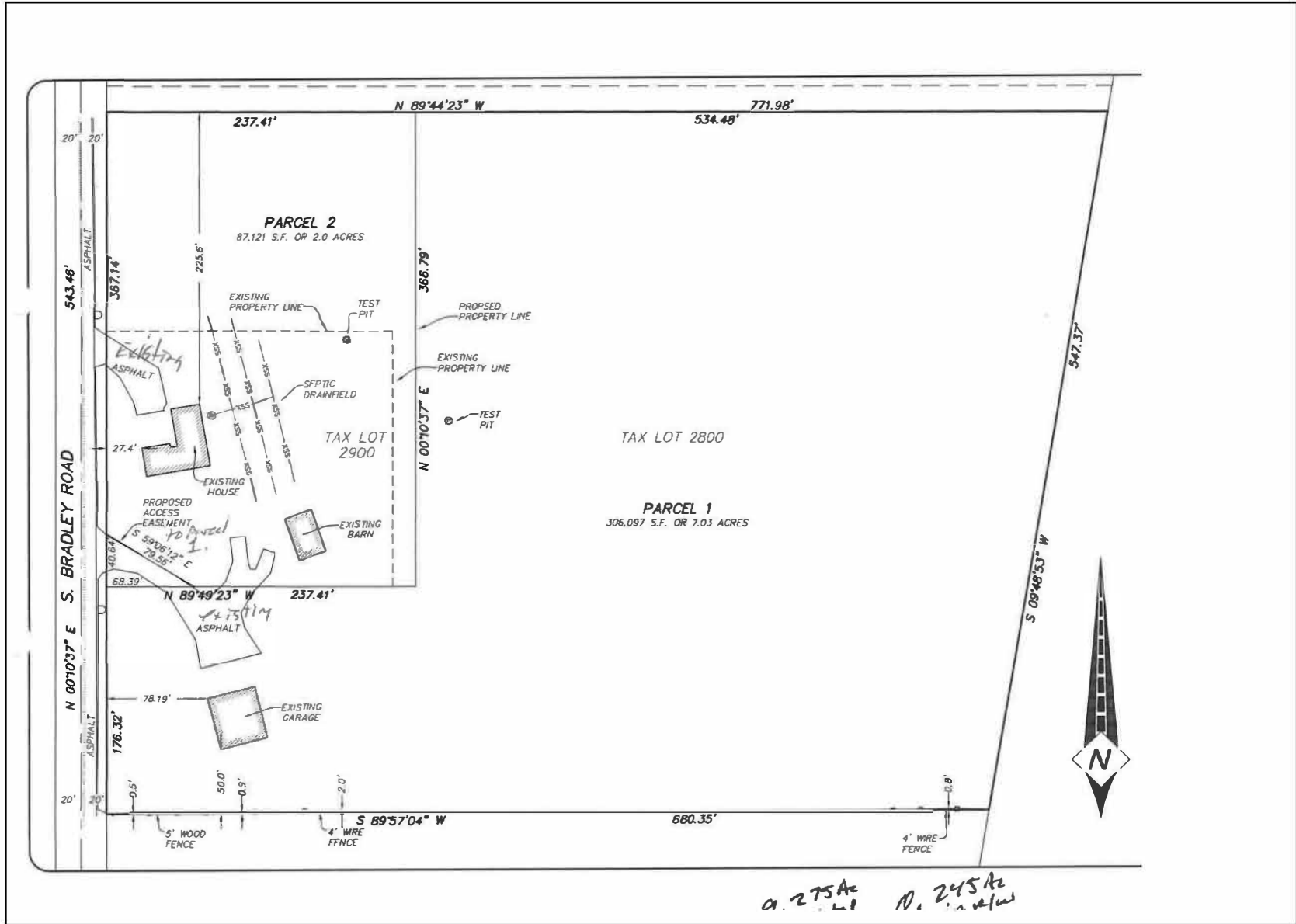
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APPLICABLE APPROVAL CRITERIA: This application is subject to Sections(s) 316, 1001, 1002, 1003, 1006, 1007, 1105 and 1307 of the Clackamas County Zoning and Development Ordinance (ZDO) and the County Roadway Standards.

Vicinity Map



Proposed Partition Plan



SECTION 2 – CONDITIONS OF APPROVAL:

The Clackamas County Planning and Zoning staff grants PRELIMINARY APPROVAL of this application for a Partition. Final partition plat approval is subject to the following conditions:

I. General Conditions: Rick McIntire, (503) 742-4516, rickmci@clackamas.us

- 1) Preliminary partition approval is based upon the preliminary partition plan, the Variance approval in Planning File No. Z0249-16-V, the Findings discussed herein, and these conditions of approval. Any change in design, including lot layout and access to lots, must be approved by the Planning and Zoning Division prior to final plat approval. 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 this document(s) and the limitations of approval described herein.
- 2) This decision becomes effective the day after expiration of the appeal period. After that date, no changes to these conditions can be made without a new land use application unless otherwise specified herein.
- 3) The services of a registered professional land surveyor and a civil engineer are required to satisfy these conditions of approval.
- 4) **NOTE:** The applicant is advised to take part in a Post Land Use Approval 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 at (503) 742-4657 or by e-mail at wendicor@clackamas.us. There is no additional fee for this service.
- 5) **Platting:** Pursuant to ORS 92, five (5) copies of the draft partition plat survey of the development shall be submitted to the Engineering Division for routing & review.
 - a. A copy of the final plat survey and review deposit shall also be submitted separately to the County Surveyor's office for review.
 - b. After the draft plat is approved by the Planning & Zoning Division staff and reviewed by the Survey Department, one (1) mylar copy and four (4) paper copies of the final plat shall be submitted to the County Engineering Division for final review.
 - c. The draft and final plats shall be prepared by a registered professional land surveyor in a form and with information consistent with the provisions of ORS 92, relevant portions of ORS 209.250, the County ZDO, Chapters 11.01 and 11.02 of the County Code and these conditions of approval.
 - d. When final approval is given by the Planning and Zoning Division and the final plat is approved by the County Surveyor, the plat must then be filed and recorded with the

County Clerk. All property taxes shall be paid in full for the current year in order for the plat to be recorded.

- e. None of the individual parcels may be sold, transferred or assigned until the final plat has been approved by the County Surveyor and recorded with the County Clerk.
- 6) **Approval Period:** Pursuant to subsection 1106.05(A) of the ZDO, this preliminary partition approval is valid for **four years** from the date of this final written decision. **Failure to record the final partition plat with the County Clerk within four years of the date of this decision will void this approval unless a time extension is approved (see following).**
- 7) **Time Extensions:** Prior to expiration of this approval, the applicant may request a single two-year extension of the preliminary approval subject to the criteria set forth in Section 1310 of the ZDO.
- 8) **Easements:** All existing, proposed and required easements shall be shown upon the final plat. Any off-site easements shall be properly documented.
- a) **Fire Protection:** **Prior to final plat approval,** the applicant shall submit stamped and approved plans or written verification from the Clackamas Fire District No. 1 Fire Marshal indicating that the access and fire flow standards have been, or will be met.
- 9) **Building Codes:** Building construction on any of the approved lots shall be consistent with Oregon Plumbing Specialty Code, Oregon Residential Specialty Code, Oregon Structural Specialty Code and/or Oregon Manufactured Home Standard requirements, as administered by the DTD, Building Codes Division. **Foundation drain requirements shall be designed to ensure structural stability and proper foundation and crawl space drainage.**
- a) **Water Service:** Water service shall be provided to both parcels consistent with the standards and specifications of the Clackamas River Water District.
- 10) **On-site Septic Systems:** Installation of septic systems shall comply with the requirements of the Oregon DEQ rules as administered by the County Septic and Onsite Wastewater Systems staff.
 - a. **Prior to final partition plat approval,** verification shall be provided from the County Septic and Onsite Wastewater Systems staff that all soils evaluation/septic system requirements have been satisfied. Contact: Erik Englebert, 503-742-4625 or by email at eenglebert@clackamas.us.
 - b. If any off-site easements are required, such easements shall be properly documented upon the final plat and recorded prior to, or concurrently with the final plat.
- 11) **Utilities:** Pursuant to Subsection 1006 of the ZDO, electricity, gas, and communications services shall be installed consistent with the requirements of the district

or company serving the development. Except where otherwise prohibited by the utility district or company, all new or relocated utilities shall be installed underground and in accordance with the requirements of the service providers.

II. County Surveyor Conditions: County Survey department (503) 742-4475.

- 1) All partition plats shall be prepared pursuant to ORS 92 and County Code Chapters 11.01 and 11.02.
- 2) Any private access easements should also contain provisions for public utility services such as water, electricity, communications, natural gas, storm drainage, sanitary sewer, emergency services, etc.
- 3) New easements shall include a statement that the easements are for the lots or parcels shown and any future divisions thereof.
- 4) Easements created for access to parcels that can be redeveloped or further divided shall contain language that would allow the access and utilities easement(s) used by any additional development or parcels created in future. Any private easements should also contain provisions for public utility services such as water, electricity, communications, gas, storm drainage, sanitary sewer, etc.

III. Planning and Zoning Division Conditions: Contact: Rick McIntire, 503-742-4516, rickmci@clackamas.us

- 1) Future construction on the proposed parcels shall be subject to the use, dimensional and development standards of Section 316, the relevant requirements of Section 1001.02 of the ZDO and relevant conditions of approval herein and except as modified herein.
- 2) Underground utilities are required for this partition and shall be installed pursuant to the requirements of the utility service providers serving the development.
- 3) The partition plat shall depict a Restricted Development Area a minimum of 50 feet in width centered on the small stream flowing through the subject property. Within this RDA, development, including structures, grading and fill, roads, tree and other significant vegetation removal, is prohibited unless approved by Clackamas County. The final partition plat shall bear a note/restriction to this effect.

IV. County Engineering Division Conditions: Ken Kent, 503-742-4673, kenken@clackamas.us

1. The following items are project requirements from the Department of Transportation and Development's Development Engineering Division. These conditions of approval are not intended to include every engineering requirement necessary for the successful completion of this project, but are provided to illustrate to the applicant specific details regarding the required improvements that may prove helpful in determining the cost and scope of the project. These conditions are based upon the requirements detailed in the County's Comprehensive Plan (Comp Plan), the County's Zoning and Development Ordinance (ZDO)

and the County's Roadway Standards. Additional requirements beyond those stated in the conditions of approval may be required once plans have been submitted and reviewed. The applicant may discuss the requirements of the project with staff at any time.

2. The requirements specifically required by the Comprehensive Plan and the ZDO cannot be modified by the Development Engineering Division. However, the requirements detailed in these conditions of approval, derived from the County Roadway Standards, are based upon nationally accepted standards and engineering judgment and may be modified pursuant to Section 170 of the Roadway Standards. The applicant is required to provide sufficient justification to staff in the request. Staff shall determine if a modification is warranted.
3. **Prior to final plat approval:** A Development Permit is required from the Engineering Department for review and approval of review and approval of frontage improvements, including paved approaches and private access drives. The Permit shall be obtained prior to commencement of site work and recording of the partition plat. To obtain the permit, the applicant shall submit construction plans prepared and stamped by an Engineer registered in the State of Oregon, or plans acceptable to the Engineering Division, provide a performance guarantee equal to 125% of the estimated cost of the construction, and pay a plan review and inspection fee. The fee will be calculated as a percentage of the construction costs if it exceeds the minimum permit fee. The minimum fee and the percentage will be determined by the current fee structure at the time of the Development Permit application
4. **Prior to final plat approval:** All required improvements shall be designed and constructed by the applicant, inspected and approved by the County or financially guaranteed pursuant to Section 1311 of the ZDO.
5. All required street, street frontage and related improvements shall comply with the standards and requirements of the Clackamas County Zoning and Development Ordinance and the Clackamas County Roadway Standards unless otherwise noted herein.
6. The applicant shall dedicate approximately five feet of additional right-of-way width along the entire S Bradley Road site frontage as necessary to provide a minimum one-half right-of-way width of 30 feet east of centerline. The right-of-way centerline and width shall be verified by a professional survey to the satisfaction of DTD Engineering and Survey Departments. The applicant shall also grant an eight-foot wide public easement for signs, slopes and public utilities purposes along the entire site frontage of S Bradley Road.
7. **Prior to final Plat approval:** All required improvements shall be designed, constructed, inspected and approved, or financially guaranteed, pursuant to Clackamas County *Roadway Standards*. The applicant shall design and construct improvements for the driveways serving Parcels 1 and 2, which will consist of:
 - a. The driveway approaches for Parcels 1 and 2 shall be modified to provide intersection angles with S Bradley Road at as close to 90 degree as practicable, extending a minimum of 20 feet from the edge of pavement. Beyond the approaches, a minimum 50-foot centerline radius shall be provided for the 12-foot wide driveways. The driveway approaches shall be constructed consistent with Standard Drawing D500.

- b. A minimum 20-foot wide, perpetual access and utility easement shall be provided across Parcel 2 and benefiting Parcel 1 for the proposed driveway access serving Parcel 1. The easement shall encompass all driveway improvements.
 - c. Beyond the 20-foot deep paved approaches, a minimum 12-foot wide gravel surface shall be constructed to each parcel. The minimum structural section for the private access drive improvements shall comply with Clackamas County Roadway Standards, Drawing R100.
 - d. The applicant shall provide adequate intersection sight distance at the intersection of the access drives for Parcel 1 and 2 with S Bradley Road. In addition, no plantings at maturity, retaining walls, embankments, fences or any other objects shall be allowed to obstruct vehicular sight distance. Sight distance shall be measured from a point 14.5 feet back from the edge of the travel lane at a driver's eye height of 3.5 feet to an oncoming vehicle height of 3.5 feet. Sight distance improvements shall consist of the following:
 - 1. Vegetation to the south of the Parcel 2 driveway shall be removed as necessary to provide an adequate sight line. The sight line shall be measured 14.5 feet back from the edge of existing pavement to a point 428 feet to the south in the center of the oncoming lane. Sight distance to the north shall be 500 feet. Vegetation shall be cleared to the north and south to provide the required sight line.
 - 2. Sight distance to the south for the driveway serving Parcel 1 shall be 428 feet, measured 14.5 feet back from the edge of existing pavement. Sight distance to the north shall be 500 feet. As necessary, vegetation shall be cleared to the north and south of the driveway within the required sight line.
 - e. Written verification must be received from the Fire District that the roadway will support a fire apparatus, that sufficient turnaround and turnouts exist or will be constructed, that corner radii are acceptable, and that vertical and horizontal clearances are acceptable. An emergency vehicle turnaround shall be constructed at or near the end of the shared access drive. If required by the fire marshal, a turnout shall be provided, per Clackamas County Roadway Standards Drawing C350.
 - f. Drainage facilities in compliance ZDO Section 1008 and Clackamas County Roadway Standards, Chapter 4.
 - g. A Utility Placement Permit shall be required for any utility work required within the right-of-way of S Bradley Road.
4. A shared private road maintenance agreement for the easement crossing Parcel 2 for the benefit of Parcel 1 implementing ORS 105.170 – 105.185 at minimum shall be recorded with and referenced upon the final partition plat. This agreement shall include any and all signings and postings and be recorded with the final partition plat.

5. Positive drainage shall be provided for all parcels to an acceptable surface water management system having the capacity to accommodate the anticipated storm water runoff contribution in accordance with Chapter 4 of the Clackamas County Roadway Standards.
6. The applicant's attorney and/or surveyor or engineer shall provide written verification that all proposed lots have legal access and utility easements as required prior to recording of the plat.
7. All existing and proposed easements shall be shown on the final plat.

SECTION 3 – FINDINGS

This application is subject to Section(s) 316, 1001, 1002, 1003, 1006, 1007, 1105 and 1307 of the Clackamas County Zoning and Development Ordinance (ZDO) and the County Roadway Standards. The Clackamas County Planning and Zoning staff have reviewed these Sections of the ZDO in conjunction with this proposal and make the following findings and conclusions:

1. The applicant proposes a flexible lot size partition to divide the subject property into two parcels; one of two acres with an existing home and one of 7.03 acres for a new home site. The average lot size will be approximately 4.52 ac. The applicant has obtained approval of a Variance to the five-acre average lot size requirement by separate application; Planning File No. Z0249-16-V
2. The subject property is located on the east side of S. Bradley Rd., approximately 200 feet south of the intersection with S. Gronlund Rd. The site is developed with one single family dwelling and a detached accessory structure. The southwesterly quarter of the property is cleared while the remainder of the property is wooded. A stream flows through the easterly one-half of the property from south to north. Generally, the site slopes downhill from south to north with the steepest slopes east of the creek.
3. Section 1105 of the ZDO sets forth the process, standards and requirements for a land use application for a Partition.
 - A. A Partition is defined as a division of property that creates three or fewer parcels in a calendar year and shall be processed as an administrative decision by the Planning Director, or designate, pursuant to subsection 1305.02. The proposed request is a partition to create two parcels. The applicant has submitted a complete application on County forms consistent with the requirements of ZDO Secs. 1105 and 1307.
 - B. Pursuant to Section 1105, partitions shall comply with the ZDO and Oregon Revised Statutes (ORS) Chapter 92. Compliance with the applicable provisions of the ZDO is discussed in the findings that follow. Compliance with County subdivision criteria and procedures will satisfy the relevant requirements of ORS 92 as well.
4. Section 316 of the ZDO sets forth the allowed uses, dimensional standards and development requirements of the RRFF-5 zoning district. The use and development of the proposed lots is subject to these standards.
 - A. The applicant is proposing to divide the property into two parcels; one of two acres

containing the existing home and one of approximately 7.03 acres for the new home site.

- B. The minimum lot size requirement in the RRFF-5 zoning district is two acres provided that the minimum average lot size of all parcels in the proposed partition is five acres. The subject property is 9.03 ac. and the average parcel size proposed is 4.52 acres. The applicant has obtained separate approval of a Variance to the minimum average lot size requirement to permit two parcels averaging 4.52 in size; Planning File No. Z0249-16-V.

The proposed partition complies with the lot sizing standards of the RRFF-5 zoning district pursuant to Section 316, Table 316-2 of the ZDO as modified by the Variance approval.

- 5. Section 1001 of the ZDO sets forth the general provisions of the 1000 Sections that, taken together, set forth the general standards for development of property and associated facilities within the unincorporated area of Clackamas County.

- A. Pursuant to Subsection 1001.02(A), the standards set forth in the 1000 Sections apply to all partition applications and approvals.

Conditions of approval will be imposed to assure compliance with these standards.

- 6. Section 1002 of the ZDO sets forth the standards, requirements and considerations that pertain to the protection of the natural features of Clackamas County.

- A. Pursuant to Subsection 1002.02, specific development standards and considerations apply on hillsides that exhibit slopes of 20 percent or greater. Pursuant to Subsection 1002.02(A), development on slopes of 20 percent or greater shall be limited to the extent that no partition shall create any new lot or parcel which cannot be developed under the provisions of this Section.

- i. The property does contain an area with slopes of 20% or greater; however this is located in the east of the small stream flowing through the easterly one-half of the property and no development in this area is proposed. The proposed new home site will located in the westerly one-half of the property on slopes of less than 20%.

These criteria are satisfied.

- B. Pursuant to Subsection 1002.02(A), creation of building sites through mass pad grading and successive padding or terracing of building sites shall be avoided.

- i. No such grading is proposed or appears to be necessary to develop the partition as proposed.

This criterion is not applicable to the current partition application as proposed.

- C. Pursuant to Subsection 1002.02(A), roads shall be of minimum width, with grades consistent with County specifications.

- i. The applicant proposes to provide access to the proposed parcels via two existing

driveway approaches, one serving the existing home and one serving the accessory structure. The proposed driveway approaches shall comply with County Roadway Standards and Clackamas Fire District No. 1 access standards.

- ii. The proposed access to and within the subject property shall comply with the minimum County and fire district access standards. These requirements will be discussed in more detail later in these Findings.

This criterion can be satisfied.

D. Pursuant to Subsection 1002.04, specific development standards and considerations apply to trees and wooded areas.

- i. The southwest quarter of the subject property is cleared of significant trees where the existing home and proposed home sites are located. The remainder of the property is wooded.
- ii. Propagation and harvesting of trees are a permitted primary use in the RRFF-5 zoning district. Therefore; the staff finds that these criteria are not applicable to in the RRFF-5 zoning district as they are inconsistent with one of the purposes and the permitted primary uses of the RRFF-5 zone and are not applicable to adjoining and nearby properties.
- iii. For streams regulated under Section 704 of the ZDO, undisturbed riparian buffers along such streams are required, however, the stream flowing through the site is not regulated under Section 704.

These criteria are not applicable to the RRFF-5 zone.

E. Section 1002.04, River and Stream Corridors, requires all developments to be planned, designed, constructed and maintained so that 1) River and stream corridors are preserved to the maximum extent feasible and water quality is protected through adequate drainage and erosion control practices, and 2) Buffers or filter strips of natural vegetation are retained along all river and stream banks.

- i. There is a small stream flowing through the easterly one-half of the property. As noted earlier, this stream is not regulated under Section 704 of the ZDO.
- ii. The staff finds that a minimum 25-foot wide riparian buffer along each side of the stream is sufficient in this case to avoid sedimentation of the stream and downstream properties. No development in this area is currently proposed.
- iii. A condition of approval is warranted requiring that the final partition plat show a Restricted Development Area (RDA) with a minimum width of 50 feet centered on the stream course. Within this RDA, development, including structures, roads, grading, fill, tree and other significant vegetation removal, is prohibited unless approved by Clackamas County.

These criteria can be satisfied by condition.

F. Sections 1002.05, 1002.06 and 1002.07 do not apply as the resources that are the subject of these criteria are not located within, or in close proximity to the site. Section 1002.08 is not applicable to partition applications proposed for single family dwellings.

These criteria are not applicable.

7. Sec. 1003 of the ZDO pertains to hazards to safety such as landslides, floodplains, soil hazards, and fire hazard area. The intent of these standards is to protect lives and property from natural or man-induced geologic or hydrologic hazards and disasters.
 - A. The DOGAMI Bulletin 99 Geologic Hazard maps cover this area. Based upon review of this map, no mass movement, soils, wildfire or other hazards are identified.
 - B. However, the more recent DOGAI SLIDO lidar mapping does indicate that landslide scarps, flanks and deposits existing in the northeast corner of the property. The staff notes that no development of this area of the property is proposed or will be approved through this application.
 - C. The staff has reviewed all available sources; e.g. NWI maps, County Wetlands Inventory and the County Soil Survey, there is no documented evidence that the area of the proposed home sites contain a jurisdictional wetland.

These criteria are generally not relevant to the proposed partition and development as configured.

8. Section 1006 of the ZDO sets forth the standards, requirements and considerations that pertain to water supply, sanitary sewer, surface water and utilities services concurrency.
 - A. Pursuant to Subsection 1006.02A, the location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbance of soil and site consistent with the rules and regulations of districts for surface water management.
 - i. The site is not located within a surface water management district; therefore the management of surface water from roofs, foundations and footings is subject to review under building and plumbing code requirements for structures and by the County Engineering Div. for any necessary access road improvements.
 - ii. Within the rural areas of Clackamas County, storm water management; e.g. roof, foundation and footing drainage, is typically accommodated by on-site subsurface soakage trenches or similar on-site infiltration methods or by discharge to natural drainage ways on rural lots such as those proposed and consistent with the Oregon Plumbing Code requirements.
 - iii. Utility and access road construction, storm drainage and erosion control measures will be reviewed by the County Engineering Division as part of the construction plans review process prior to final partition plat approval.
 - iv. Based upon the preliminary plan and topographic information, site grading will be minimal and limited primarily to that necessary to comply with any necessary access drive improvements to serve the existing and proposed home sites.
 - v. Erosion control measures will be required to be implemented and maintained throughout the construction period to ensure that off-site sedimentation is avoided and water quality of surface water runoff is not degraded as deemed necessary by

the County Engineering Div. upon construction plans review. With the exception of potential access road improvements, no significant grading or terracing of the property will be necessary.

- vi. If significant grading is required, the applicant shall obtain all necessary permits from the relevant County and State divisions.

Based upon the preliminary plans information submitted with this application, the staff of these reviewing bodies have determined that it is feasible to comply with the requirements of this section.

- B. Pursuant to Subsection 1006.02B, all development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, any new utility facilities shall be installed underground. A condition of approval to this effect is warranted.

This criterion can be met.

- C. Pursuant to Subsection 1006.02C, street lights shall be required for all developments inside the urban growth boundary, as outlined under this Subsection.

- i. The site is not located within the Portland Metropolitan Urban Growth Boundary.

This criterion is not applicable.

- D. Pursuant to Subsection 1006.02D, easements for utility lines shall be provided along property lines, and designated on the final plat, as deemed necessary by the DTD, special districts and utility companies. Easements for special purposes shall be of a width deemed appropriate by the responsible agency.

This requirement can be met by condition of approval.

- E. Pursuant to Subsection 1006.02E, all development which has a need for water service shall install water facilities and grant necessary easements pursuant to the requirements of the district serving the development and under the applicable standards outlined in this Subsection, most of which relate to whether the proposal is a rural or urban development.

- i. The site is located within the Clackamas River Water District (CRWD) service area.
 - ii. Domestic and fire flow water service shall be provided in accordance with the CRWD standards and specifications.

This criterion can be satisfied.

- F. Pursuant to Subsection 1006.05 specifies the requirements for water supply outside the Portland Metropolitan Urban Growth Boundary.

- i. Pursuant to Section 1006.05A, applicants for any development permit shall specify a lawful water source for the proposed development, such as a public or community water system, certificated water right or exempt-use well.
 - ii. The existing and new home sites will be provided with water service from The CRWD as previously discussed.

This criteria has been satisfied.

- iii. Pursuant to Section 1006.05B, all land divisions located within a Sensitive Groundwater Area and proposing to use an exempt-use well or wells must affirmatively demonstrate:
 - 1. That the subject aquifer is capable of sustaining the proposed development with sufficient potable water;
 - 2. That the proposed development is not likely to unreasonably interfere with existing wells; and
 - 3. That the proposed development is not likely to contribute to the overdraft of the affected aquifer.
- iv. The property is not located within a state-designated groundwater limited area.

This criterion is not applicable.

- G. Pursuant to Subsection 1006.06, all development which has a need for public/private sanitary sewers shall install the facilities pursuant to the requirements of the district or company serving the development. Installation of such facilities shall be coordinated with the extension of necessary water services and storm drainage facilities.
 - i. The site is not located within the Portland Metropolitan Urban Growth Boundary or the Mount Hood Urban Area; therefore on-site subsurface sewage disposal systems are permitted if approved by the County WES, Soils Sec.

This criterion is not applicable.

- H. Pursuant to Subsection 1006.07A, all development proposing subsurface sewage disposal (i.e., septic systems) shall receive approval for the system from the County Septic and Onsite Wastewater Systems division.
 - i. The applicant has obtained soils evaluation approvals for on-site sewage disposal systems to serve the home sites from the County Septic and Onsite Wastewater Systems department.

These criteria have been, or can be satisfied by conditions.

- I. Pursuant to Subsection 1006.07B, development that proposes subsurface sewage disposal shall be limited to property located outside of the Metro Urban Growth Boundary (UGB) and the Mount Hood urban area, except that which meets the criteria defined under this Subsection.
 - i. The site is not located within the Portland Metropolitan Urban Growth Boundary or the Mount Hood Urban Area; therefore on-site subsurface sewage disposal systems are permitted when approved by the County Septic and Onsite Wastewater Systems office.

This criterion is met.

- 9. Section 1007, Roads and Connectivity: This section requires right-of-way dedication and improvements for all new partitions and subdivisions as deemed necessary by the County Dept. of Transportation & Development according to classifications and guidelines listed in Chapter 5 of the Clackamas County Comprehensive Plan and the most recent standards

adopted by separate order by the Board of County Commissioners. The latter incorporate the Clackamas County Roadway Standards. The County Engineering Division has submitted comments and recommendations containing the following findings and recommendations:

- A. The applicant has filed a partition application for a two-parcel partition of an 9.03 acre property. The project site is has approximately 529 feet of frontage on the east side of S Bradley Road. Proposed Parcel 1 is developed with an existing single-family residence. Proposed Parcel 2 has a paved driveway and accessory structure.
- B. Bradley Road is designated as a rural arterial roadway on Map 5-4a of the *Clackamas County Comprehensive Plan*. The roadway is a paved County Road constructed within a 50-foot wide right-of-way, based on County Assessor's maps. Clackamas County has adopted roadway standards that pertain to the structural section, construction characteristics, minimum required right-of-way widths and access standards for arterial roads. Per the Clackamas County Roadway Standards, Standard Drawing C140, the minimum right-of-way design standard for a rural collector roadway is 60 feet. Along the applicant's frontage, a dedication of approximately five feet of right-of-way will be required to provide a 30-foot one-half right-of-way width.
- C. Bradley Road has an improved width of approximately 21 feet. The standard width for an arterial roadway, per *Clackamas County Roadway Standards*, Drawing C140 is 36 feet. Given the limited transportation impacts associated with one new building site, the existing width is adequate to serve the proposed partition.
- D. Section 240 of the Clackamas County Roadway Standards requires that private roadway intersections with county roads provide minimum intersection sight distance based on the travel speed of the roadway. S Bradley Road has a posted speed limit 45 miles per hour. Section 240 of the Clackamas County Roadway Standards requires that the design speed for intersection sight distance is 5 MPH above the posted speed. At a speed of 50 MPH, 555 feet of sight distance is required at a driveway approach.

The driveway serving the existing home in Parcel 2 does not provide adequate intersection sight distance to the south due to several trees adjacent to the road. With removal of the vegetation, the driveway can meet sight distance standards.

The existing driveway approach proposed to serve Parcel 1, provides approximately 428 feet of sight distance to the south which does not meet standard sight distance for the posted speed of the road plus 5 MPH. The applicant submitted a speed study for consideration of a modification to standard sight distance, per Section 240.7 of the Roadway Standards. The speed study measured a northbound 85th percentile speed of 47 MPH, which would require 522 feet of sight distance. Under Table 2-5 of the Roadway Standards, a modification can be considered based on the 90 percentile speed and meeting minimum stopping sight distance. Based on a 90 percentile speed of 49 MPH, stopping sight distance is 412 feet. Based on the existing sight distance of 428 feet, the Engineering Division has determined that with vegetation clearing as needed, sight distance is adequate at the driveway serving proposed Parcel 1.

- E. Clackamas County has adopted design and construction standards for private access

drives. These standards are contained in the *Clackamas County Roadway Standards*. The minimum access width for 1 to 3 lots is a 20-foot wide legal access, either provided by deed or easement, with a minimum 12-foot wide gravel driveway surface. In addition, a paved approach, extending 20 feet from the edge of the road is required.

The existing driveway approach proposed for Parcel 1 is paved, but it intersects S Bradley Road at a proximately a 60 degree angle. This creates a safety issue for vehicles turning right into the driveway or left from the driveway onto S Bradley Road. Per Section 230.9 an intersection that is 90 degrees to the county road is required.

The driveway serving the existing home on Parcel 2 also intersects S Bradley Road at approximately 60 degrees. The applicant will be required to modify the driveway approach angles of the proposed driveways to as close to 90 degrees as practicable.

- F. Clackamas County Roadway Standards require that access drives in partitions are designed to provide adequate access for emergency services. Roadways in excess of 150 feet in length are required to provide an emergency vehicle turnaround area at or near the end of the roadway. It appears the driveways serving Parcels 1 and 2 will not exceed 150 feet in length and will not require on-site turnarounds. Prior to final plat approval, written verification from the fire district will be required indicating that adequate emergency services access is available or can be made available to the proposed partition.
- G. Per ZDO subsection 1007.09, partitions are required to be served by a roadway system that has adequate capacity to handle the additional traffic generated by the development. At the present time S Bradley Road operates during the mid-day one hour peak and first and second hours of the PM peaks at acceptable volume to capacity (v/c) ratios, below the maximums which are 0.90 and 0.99 respectively. The addition of one more building site, with an estimated increase of 10 vehicle trips per day and two more vehicle trips during the AM mid-day and PM peak hour periods; will not adversely impact the current v/c ratios. Therefore, the County's concurrency requirements as they relate to the transportation system are met by the applicant's proposal.
- H. Prior to final plat approval, written verification from the Fire District will be required indicating that adequate emergency services access is available or can be made available to all proposed partition parcels.
- I. Clackamas County is the surface water management authority for the area including the subject site. The proposal must be in conformance with Chapter 4 of the Clackamas County Roadway Standards. Positive drainage must be provided to an existing storm drainage system capable of accommodating the estimated contribution of the proposed partition.

SUMMARY: The Planning and Zoning Staff finds that the applicant has submitted information which demonstrates that it is feasible for the applicant to satisfy the relevant standards of the Zoning and Development Ordinance and other County and State Regulations, as

outlined in Section 3 of this report for the proposed partition and subject to compliance with the conditions of approval. The imposition of Conditions of Approval found in Section 2 will assure compliance with the Code.

DECISION: Based on the findings and conclusions herein, this application is hereby **APPROVED** subject to the conditions of approval found in Section 2.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 25, 2022

Bradley & Kaycie Bingham
15360 S. Bradley Road
Oregon City, OR 97045

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A) and the Clackamas County Building Code, Title 9.02.040 (B), (C), (D) and (E)

VIOLATION: V0001522

SITE ADDRESS: No Situs

LEGAL DESCRIPTION: T2S, R2E, Section 24B, Tax Lot 02800

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

- 2-story shop on site without a primary residence without land use approval
- Failure to obtain final approved inspections for the 2-story shop
- Shop converted to habitable space without permits

VIOLATIONS & HOW TO RESOLVE

- **2-story shop remains on Tax Lot 02800 without a primary use**
- **2-story shop built without approved final inspections**
- **Conversion of the 2-story shop to habitable space without permits or land use authorization**

A partition was obtained for tax lots 22E24B 02800 and 22E24B 02900 which created two separate legal lots of record, Planning File Z0186-16. The shop is now located on tax lot 02800 without a primary use. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A).

The construction of an accessory structure without obtaining final approved inspections and the conversion of this structure to habitable space constitutes violations of the Clackamas County Building Code Title 9.02.040 (B), (C), (D), (E), and (K). In order to abate the violations, please complete the following **no later than June 25, 2022**:

- Submit applicable building, electrical, plumbing, mechanical and septic applications for the conversion of the shop to habitable space, technically complete plans and appropriate fee(s).
 - 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, **or**;
- Remove the accessory structure to an authorized location, **or**;
- Demolish the structure and dispose of the debris in an authorized location.

CONTACT INFORMATION

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

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 9:00 a.m. to 3:00 p.m. Monday through Thursday.

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

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

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



Citation No. 2200015

Case No. V0001522

ADMINISTRATIVE CITATION

Date Issued: June 27, 2022

Name and Address of Person(s) Cited:

Name: Bradley Bingham
Name: Kaycie Bingham
Mailing Address: 15360 S. Bradley Road
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 27th day of June, 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): No Situs

Legal Description: T2S, R2E Section 24B, Tax Lot(s) 02800

Law(s) Violated:

- ☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D) and (E)
- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A)

Description of the violation(s):

- 1) Accessory structure with habitable space on site without a primary residence without land use approval.

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

- 2) 2-Story shop built without final approved inspections. Shop converted to habitable space without permits.

Maximum Civil Penalty \$1,000.00 Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$900. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Diane Bautista
Telephone No.: 503-742-4459

Date: June 27, 2022
Department Initiating Enforcement Action: Code Enforcement

V0001522

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

Application submitted on: July 11, 2022 by Brad Bingham

Request Name: Bingham Change of Use



BUILDING PERMIT APPLICATION

CLACKAMAS COUNTY

Building Division

Development Services Building - 150 Beavercreek Road, Oregon City, OR 97045

- Submitter

COMPLETE

☒ Submitter is current user.

The current logged in user, who is the property owner, or an authorized representative of the property owner.

First Name * Brad

Last Name * Bingham

Email Address * bradb@yorkeandcortis.com

- Applicant

COMPLETE

☒ Applicant is current user.

Only person notified via email to upload files, make payments and respond to correction requests during the application review.

Business Name

First Name * Brad

Last Name * Bingham

Address * 15360 S Bradley Rd

City * Oregon City

State * Oregon

Zip * 97045

Primary Phone * (503) 502-9198

Additional Phone

Email * bradb@yorkeandcortis.com

- Construction Point of Contact

COMPLETE

☒ Construction Point of Contact is current user

The primary person responsible for answering construction/inspection questions and who receives inspection reports AFTER the permit is issued. Typically, this is a contractor.

First Name * Brad

Last Name * Bingham

Phone * (503) 502-9198

Email * bradb@yorkeandcortis.com

- Owner Contact

COMPLETE

☒ Owner is current user.

First Name * Brad

Last Name * Bingham

Phone * (503) 502-9198

Email * bradb@yorkeandcortis.com

- Additional Contacts (optional)

Additional Contacts ☐ Architect
☐ Designer
☐ Engineer

- Job Site Information and Location

COMPLETE

Address Selection * Job Site Address

☐ Job Site Taxlot Number

☐ Enter the search criteria, then click 'Lookup'. Select from available results.

Street Number 15360

☐ If you are looking for 9101 Saint Anthony; try searching for 91

Street Name Bradley

☐ If you are looking for Saint Anthony; try searching for: %Anthony

Do not include:

- * Street Direction: S, SE, NW, N
- * Street Type: Rd, Road, Ln, Lane, Dr, Drive

Still not finding the address you are looking for...? Enter the street number OR the street name

- If you have never searched before, use the street number OR the street name.
- Make sure there are no unwanted spaces in the search box.
- Contact our customer service representatives at 503-742-4400 for assistance

Lookup

Validated Address * 15360 BRADLEY RD OREGON CITY OR 97045

Jurisdiction Clackamas County

Suite/bldg./apt. no.

Validated Taxlot Number 22E24B 02900

- Contractor

COMPLETE

- Contractor Type *
- ☒ Licensed Contractor
 - ☐ Contractor To Be Determined
 - ☐ Owner Performing Work

Allowed for residential structures only.

By checking below, you understand and agree to this form's terms and this will be deemed equivalent of a signature in electronic form [Construction Responsibilities Form](#)

Required

- ☒ I have read and reviewed the Construction Responsibilities Form above and attest that the scope of work outlined on this application is being made on a property not intended for sale, lease, rent, or exchange and which is owned by the person performing the work.
- ☒ The owner will be performing work on property they own, a residence that they reside in, or a residence that they will reside in. If they hire subcontractors, they will hire only subcontractors licensed with the Construction Contractors Board (CCB). If they change their mind and hire a general contractor, they will select a contractor who is licensed with the CCB and will immediately give the name of the contractor to the office issuing this permit.

- Type of Work

COMPLETE

Job Description * Conversion of existing accessory building, built under permit B0223415 to be converted to a single family dwelling. No interior modifications to be made to existing layout.

Enter the description of the work and where the work will be completed.

Work Type * Residential

Project Name or Tenant Name Bingham Change of Use

Project Type * Other

Other Project Type * Change of Use

Valuation * \$25,000.00

Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

New dwelling area in square feet * 1450

Other structure area in square feet 1600 Shop/Garage

Include other type description

- Acknowledgements

COMPLETE

- ☒ I understand the review process will not begin until all required documents are uploaded in ProjectDox, the prescreen by County is complete, and the plan review intake fee is paid.
- ☒ I understand failing to contact Planning and/or failing to contact Septic (when not connected to sewer) regarding project feasibility prior to submitting this building application could extend review times and even lead to the building permit application being rejected.
- Clackamas County Planning Division, zoninginfo@clackamas.us or 503-742-4500.
Please note properties located in the [City of Canby](#) or the [City of Astoria](#) have their own Planning Divisions for contacts or zoning questions.
- Clackamas County Septic Division, soilsconcern@clackamas.us or 503-742-4740.

- Signature

COMPLETE

I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documents is true to the best of my knowledge.

- ☒ I, being the authorized applicant, acknowledge that:
1. I have personally examined and am familiar with all the information submitted in response to the questions contained in this notice, and any attachments, and attest that all information submitted is true, correct and complete; and
 2. I understand and agree that clicking the box above will be deemed the equivalent of a signature in electronic form.

Applicant: Brad Bingham

Signature date: 2022-07-11 09:40 AM

+ Payment Details

[Home](#) | [Profile](#)

[Home](#) [Profile](#) [Services](#)[Jodi Lagerwey](#) | [Admin](#) | [Logout](#)

Application submitted on: July 11, 2022 by Brad Bingham

Request Name: Bingham Partition

DEVELOPMENT ENGINEERING - DEVELOPMENT PERMIT APPLICATION

CLACKAMAS COUNTY

Development Engineering

Development Services Building - 150 Beavercreek Road, Oregon City, OR 97045

Submitter**COMPLETE**☒ **Submitter is current user.**

The current logged in user , who is the property owner, or an authorized representative of the property owner.

First Name *

Brad

Last Name *

Bingham

Email Address *

bradb@yorkeandcurtis.com

Applicant**COMPLETE**☒ **Applicant is current user.**

This is the individual responsible for uploading files and responding to correction requests

Business Name**First Name ***

Brad

Last Name *

Bingham

Address *

15360 S Bradley Rd

City *

Oregon City

State *

Oregon

Zip *

97045

Primary Phone *

(503) 502-9198

Additional Phone

Email *

bradb@yorkeandcurtis.com

Owner Contact

COMPLETE

☒ Owner is current user.

First Name *

Brad

Last Name *

Bingham

Phone *

(503) 502-9198

Email *

bradb@yorleandcurtis.com

Additional Contacts (optional)

Additional Contacts

☐ Architect

☐ Engineer

Job Site Information and Location

COMPLETE

Address Selection *

☒ Job Site Address

☐ Job Site Taxlot Number

☐ Job Site has no Address

Enter the search criteria, then click 'Lookup'. Select from available results.

Still not finding the address you are looking for...?

- Try using fewer search parameters. Use the street number **OR** the street name.
- Make sure there are no unwanted spaces in the search box.
- Contact our customer service representatives at 503-742-4400 for assistance

Street Number

15360

If you are looking for 9101 Saint Anthony; try searching for **91****Street Name**

Bradley

If you are looking for Saint Anthony; try searching for: **%Anthony****Do not include:**

- *Street Direction: S, SE, NW, N*
- *Street Type: Rd/Road, Ln/Lane, Dr/Drive*

Validated Address *

15360 BRADLEY RD OREGON CITY OR 97045

Jurisdiction

Clackamas County

Suite/bldg./apt. no.**Validated Taxlot Number**

22E24B 02800

Contractor**COMPLETE****Contractor Type ***

- ☐ Licensed Contractor
- ☐ Contractor To Be Determined
- ☒ Owner Performing Work

Read the [Construction Responsibilities Form](#) *

- ☒ I have read and reviewed the Construction Responsibilities Form

above and attest that the scope of work outlined on this application is being made on a property not intended for sale, lease, rent, or exchange and which is owned by the person performing the work,

☒ The owner will be performing work on property they own, a residence that they reside in, or a residence that they will reside in. If they hire subcontractors, they will hire only subcontractors licensed with the Construction Contractors Board (CCB). If they change their mind and hire a general contractor, they will select a contractor who is licensed with the CCB and will immediately give the name of the contractor to the office issuing this Building Permit.

Type of Work**COMPLETE****Project Name ***

Bingham Partition

For example: Proposed development/business's name; subdivision name; partition name (ex. Owner's last name - road name)

Detailed description of proposed work *

Existing property to be divided into 2 legal lots of record in accordance with land use approval Z0186-16. Existing accessory building under permit.



For example: Sunnyside Road widening and on-site parking improvements; Partition private road improvements and roadway approach; Subdivision streets and Oatfield Road frontage improvements.

Area of anticipated ground disturbance related to construction *

- ☒ Less than 800 square feet
☐ 800 square feet to 1 acre (43,560 square feet)
☐ More than 1 acre (43,560 square feet)
☐ N/A

Area of new impervious surface from existing conditions *

- ☒ Less than 5,000 square feet
☐ Between 5,000 square feet and 10,000 square feet
☐ More than 10,000 square feet
☐ N/A

Impervious surface includes any new rooftop, on-site gravel/asphalt/concrete circulation/driveway/parking areas, walkways or bikeways, and new roadways or roadway widening.

Is there Land Use approval associated with this project? *

- ☒ Yes
☐ No

Land Use Approval Jurisdiction *

Clackamas County



Case File Number

Z0186-16

Be sure to include all letters/numbers in the file number.

Type *

Single Family Residential/Partition/Subdivision



Total Number of Lots *

2

Acknowledgement

COMPLETE

☒ I understand the review process will not begin until all required documents are uploaded in ProjectDox and prescreen by the County is complete.

Signature

COMPLETE

I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documents is true to the best of my knowledge.



I, being the authorized applicant, acknowledge that:

EXHIBIT F - PAGE 6 OF 7

1. I have personally examined and am familiar with all the information submitted in response to the questions contained in this notice, and any attachments, and attest that all information submitted is true, correct and complete; and
2. I understand and agree that clicking the box above will be deemed the equivalent of a signature in electronic form.

Applicant: **Brad Bingham**

Signature date: **2022-07-11 09:23 AM**

Payment Details

[Home](#) | [Profile](#)

Plan Review - Review Comments Report

Project Name: **B0430522**
Workflow Started: **7/11/2022 9:40:16 AM**
Report Generated: **09/15/2022 12:41 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1		Coordinator Tom Moreland 7/26/22 11:11 AM	Comment We will require a site plan also be submitted for the project showing the overall property including all structures, driveway & septic system. That should follow the naming of the plans and go into the drawings folder.		Responded by: Brad Bingham - 8/1/22 2:46 PM Site plan uploaded	Resolved
2		Coordinator Tom Moreland 7/26/22 11:12 AM	Comment We will also require the floor plan of the lower level of the structure for review, even if no change is happening there. We need to see where the stairs are going and where the main egress is.		Responded by: Brad Bingham - 8/1/22 2:46 PM First floor existing has been uploaded	Resolved
3		Applicant Brad Bingham 8/1/22 2:45 PM	Inquiry Plat map has been uploaded. First floor existing has been uploaded.			Question
4	1	Engineering Jodi Lagerwey 8/15/22 3:41 PM	Comment SC004822 APPLIED FOR, OK TO SIGN OFF ONCE ISSUED.			Unresolved
5	1	System Development Charges (SDC) Wendi Coryell 8/18/22 9:57 AM	Library Comment NEW SFR (TSDC) - A TSDC is assessed in the General Countywide Area. Clackamas County does not charge a TSDC for the City of Happy Valley, Gladstone, Canby or Rivergrove. TSDC: FOR SFR OR DUPLEX (DUPLEX ASSESS x2. This is a conversion of an existing pole/accessory structure to a new home. No Parks SDC is required as this is not in the NCPRD. Small: ((dwelling units 1,699 square feet or less)) \$4053			Resolved
6	1	Septic Heather Nielsen 8/29/22 9:05 AM	Comment An Authorization Notice is required under DEQ rules (OAR 340-071-0205) to change the use of a structure and/or increase the flow connected to an existing septic system. Before the Onsite Wastewater Program may sign off on your Building permit application, you will need to apply for and receive an approved Authorization Notice. Information on the process and the forms necessary to apply have been uploaded to the "Clackamas Forms" folder for your convenience, as well as a copy of your septic permit ST003816. Completed forms should be sent to soilsconcern@clackamas.us Questions about the process can be directed to either soilsconcern@clackamas.us or 503-742-4740			Unresolved
7	1	Septic Heather Nielsen 8/29/22 9:13 AM	Comment Please update the site plan to show the location of ST003816 with setbacks to the structure and driveway(s). A copy of ST003816 has been uploaded to Clackamas Forms.			Unresolved

Plan Review - Review Comments Report

Project Name: **B0430522**
Workflow Started: **7/11/2022 9:40:16 AM**
Report Generated: **09/15/2022 12:41 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
8	1	Planning County Lizbeth Dance 9/1/22 4:01 PM	Comment 2 parcel partition Z0186-16 has not been recorded. Planning cannot complete review of a development permit for a single family home on a parcel that has not yet been established. A site plan will be required for planning to complete review of the building permit once the Plat is recorded- this needed meet site plan standards outlined in the Building Permit submittal standards - it is not clear which structure or which accessory structure is being requested to be converted to a residence.			Unresolved