

BEFORE THE COMPLIANCE HEARINGS OFFICER  
FOR THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

RANDEL HADDAD & LISA RYAN,

Respondents.

FILE NO: V0003720

COMPLAINT AND REQUEST FOR HEARING

I Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents' mailing address is: 30500 SE Church Rd., Boring, OR 97009.

2.

The address or location of the violation(s) of law alleged in this complaint is: 30500 SE Church Rd., Boring, OR 97009, also known as T2S, R4E, Section 05, Tax Lot 02702, and is located in Clackamas County, Oregon.

3.

On or about the 24<sup>th</sup> day of August, 2020, and on or about the 27<sup>th</sup> day of June, 2022, the Respondents violated the following laws, in the following ways:

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Code Section 12.401.04. The property is zoned Exclusive Farm Use (EFU). This Zoning violation is for operating a business (auto sales) 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 of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondents in the following manner: Violation Notice dated August 24, 2020 and Citation and Complaint #2000037-1 on June 27, 2022. A copy of the notice documents are attached to this Complaint as Exhibits D and I, and incorporated by this reference.

6.

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering 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 Commissions. Said range for a Priority 2 Zoning Code 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; and

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

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

DATED THIS 27<sup>th</sup> day of December, 2024

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping initial "S".

---

Shane Potter  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

File No.: V0003720

v.

RANDEL HADDAD &  
LISA RYAN,

Respondents.

STATEMENT OF PROOF

History of Events and Exhibits:

- |                                |   |
|--------------------------------|---|
| Exhibit A                      | Respondents' mailing address is 30500 SE Church Rd., Boring, OR 97009. Respondents' own property located at 30500 SE Church Rd., Boring, OR 97009, also known as T2S, R4E, Section 05 Tax Lot 02702, located within Clackamas County. The parcel is zoned Exclusive Farm Use (EFU). Exhibit A page 1 is a 2023 aerial.                    |
| Exhibit B                      | Prior Land Use Approval file Z0290-12-HO. Approval was for three years.   |
| January 27, 2020               | Clackamas County received complaints regarding a commercial business operating at this location without land use approval named Randy's Auto LLC and multiple inoperable and/or not currently licensed vehicles.  |
| February 21, 2020<br>Exhibit C | Code Enforcement Specialist (CES) Shane Potter completed a site visit. From the road left of the house were several vehicles parked behind and to the side of the home, 3 cars in the front driveway, and more than 4 vehicles along the right side of the house. There are also a couple of trailers with wood and other debris on them. |
| August 20, 2020<br>Exhibit D   | CES Potter located websites showing the business location and advertising.  |
| August 24, 2020<br>Exhibit E   | CES Potter issued Notice of Violation to the Respondents concerning the auto repair business without land use approval and the solid waste and inoperable and/or not currently licensed vehicles on site. The notice was mailed first class mail, and the mail was not returned.  |

September 8, 2020	<p>CES Potter spoke with Respondent Randy Haddad by phone. Respondent Haddad asked about his land use approval. CES Potter explained the land use approval had expired. Respondent Haddad stated he would reach out to Planning and Zoning.</p>
September 22, 2020	<p>Respondents applied for land use approval for a home occupation file number Z0397-20.</p>
November 5, 2020 Exhibit F	<p>CES Potter completed a site visit. From Church Rd. to the left of the house CES Potter identified multiple vehicles and several more vehicles along the right side of the house. Many of the vehicles were different than those seen in previous site visits.</p>
December 2, 2020 Exhibit G	<p>CES Potter researched the land use application and found it was deemed incomplete. CES Potter sent the Respondents a notice explaining they will need to complete the land use application within 30 days. The notice was mailed first class mail, and the mail was not returned.</p>
February 25, 2021 Exhibit H	<p>CES Potter visited the site and there are several vehicles to the left of the home from Church Rd. some of them with stickers in the windows, there were also several vehicles along the lane on the right side with several tires. Many of the vehicles were different that hose seen in the previous site visit.</p>
March 29, 2021 Exhibit I	<p>Email from Clackamas County Planner (CCP) Lorraine Gonzales who stated she cannot approve the land use application as it is not in compliance with the regulations and standards of the previous home occupation decision.</p>
April 13, 2021	<p>Respondent Haddad spoke with CES Potter by phone. Respondent Haddad stated he has to make a living. CES Potter explained he must comply with the code and encouraged Respondent Haddad to work with Planning and Zoning.</p>
August 3, 2021 Exhibit J	<p>Planning and Zoning notified CES Potter that the land use application has been withdrawn.</p>
September 15, 2021 Exhibit K	<p>CES Jennifer Kauppi completed a site visit and identified new vehicles from the previous site visit.</p>
June 13, 2022 Exhibit L	<p>CES Potter was on site and identified several vehicles to the left of the house from Church Rd and the right side of the house.</p>

June 27, 2022 Exhibit M	CES Potter issued Citation NO. 2000037-1 for a Priority 2 Zoning Code violation for operating a business without land use approval. The notice was mailed first class mail, the mail was not return, and the citation has not been paid.
October 10, 2022 Exhibit N	CES Potter was on site and identified several vehicles to the left, right and in front of the house. Many of the vehicles were different than seen in a previous site visit(s).
November 2, 2023 Exhibit O	CES Potter was on site and identified many vehicles that were different from the previous visits. The vehicles were located to the left, right and in front of the house from Church Rd.
July 17, 2024 Exhibit P	CES Potter was on site and identified several vehicles, many of which were different than the previous site visit. Also there is a lot of thick vegetation, which made seeing to the left side of the house difficult, but vehicles could be seen in that area.
December 27, 2024	Clackamas County referred this matter to the Code Hearings Officer.

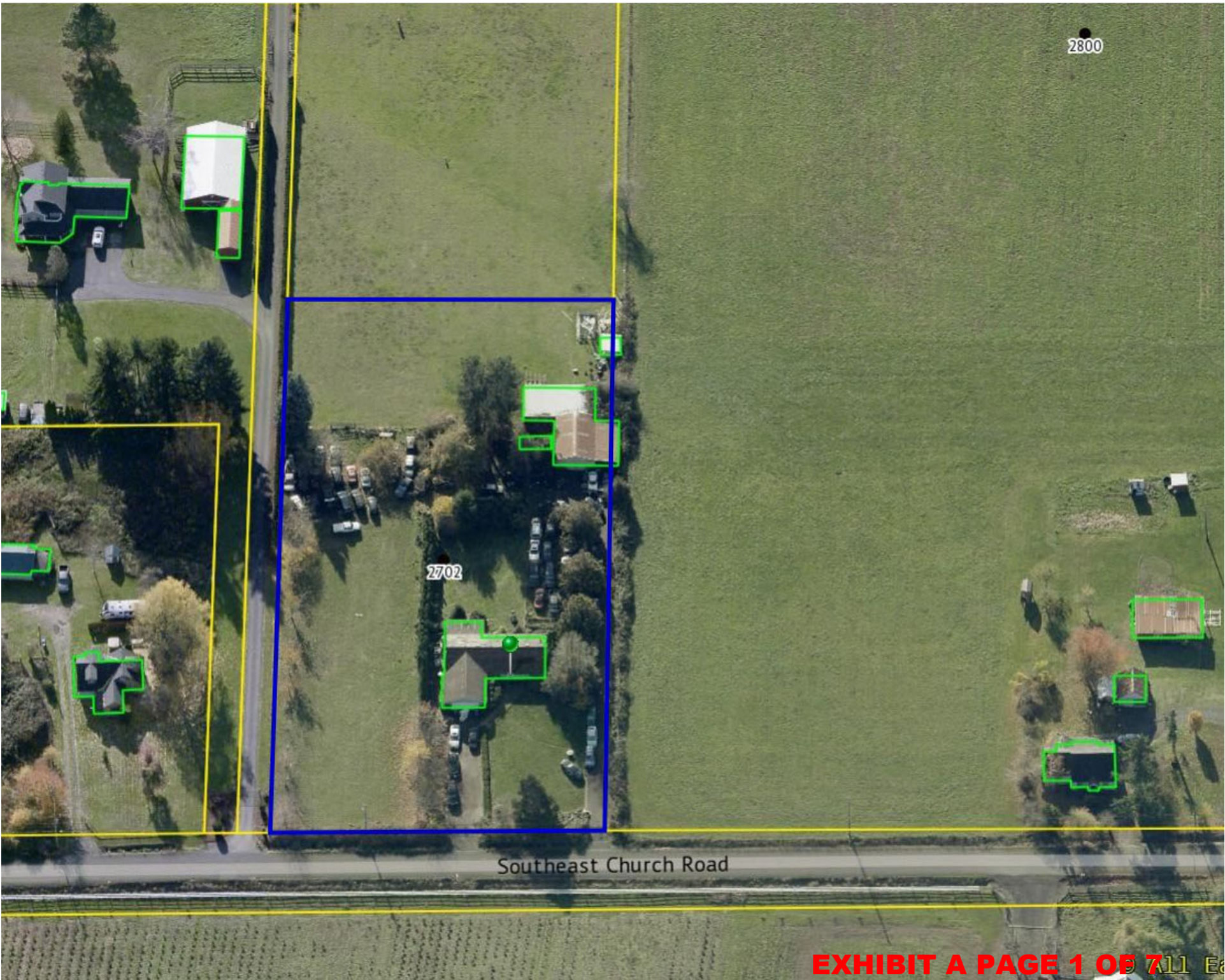
If the Hearings Officer affirms the County's position that a violation of the Zoning Code exists on the subject property, the County would request a Final Order be issued requiring the following:

- Payment of Citation #2000037-1 for \$400.00.
- Imposition of civil penalties of up to \$2,500.00.
- Imposition of administrative compliance fee from August 2020. As of the date of this report the administrative compliance fee is \$3,600.00. However, due to some inactivity the County is requesting a reduction of \$2,175.00 for a total administrative compliance fee of \$1,425.00.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondents from violating these laws in the future.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.

2800

2702

Southeast Church Road





Property Account Summary  Barcode

<b>Account Number</b>	00647456	<b>Property Address</b>	30500 SE CHURCH RD , BORING, OR 97009	
<b>General Information</b>				
Alternate Property #	24E05 02702			
Property Description	SEE FARM LAND ONLY 02702W1			
Property Category	Land &/or Buildings			
Status	Active, Locally Assessed, Use Assessed			
Tax Code Area	046-024			
Remarks				
<b>Tax Rate</b>				
<b>Description</b>	<b>Rate</b>			
Total Rate	14.8345			
<b>Property Characteristics</b>				
Property Tax Deferral	Potential Additional Tax Liability			
Neighborhood	16004: Boring to Sandy all other			
Land Class Category	151: Res, EFU, Imp in a Wtr Dist			
Building Class Category	14: Single family res, class 4			
Year Built	1979			
Acreage	1.0			
Change property ratio	1XX			
<b>Related Properties</b>				
No Related Properties Found				
<b>Parties</b>				
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>	
Taxpayer	100	HADDAD RANDEL	30500 SE CHURCH RD, BORING, OR 97009	
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000	
Owner	100	RYAN LISA	NO MAILING ADDRESS, AVAILABLE,	
Owner	100	HADDAD RANDEL	30500 SE CHURCH RD, BORING, OR 97009	
Mortgage Company	100	SELECT PORTFOLIO SERVICING INC	NO MAILING ADDRESS, AVAILABLE,	
<b>Property Values</b>				



31  
15  
10  
11

RECORDING REQUESTED BY

GRANTOR'S NAME

GRANTEE'S NAME  
Randel Haddad

SEND TAX STATEMENTS TO:

Randel Haddad → 30500 R.H  
3500 SE Church Road  
Boring, OR 97009

AFTER RECORDING RETURN TO:

Randel Haddad → 30500 R.H  
3500 SE Church Road  
Boring, OR 97009

Clackamas County Official Records  
Sherry Hall, County Clerk

2007-000234



\$36.00

01057289200700002340030033

01/03/2007 10:12:42 AM

D-D Cnt=1 Str=4 KANNA  
\$15.00 \$11.00 \$10.00

00647456  
00647465  
00647438

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Randel Haddad, Grantor, conveys and warrants to

Randel Haddad and Lisa Ryan, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon,

See attached Exhibit "A"

Subject to and excepting:

those of public record

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0.00 WD ~~love & affection~~ (See ORS 93.030)

DATED: January 2, 2007

Randel Haddad

This instrument filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title. 811761

STATE OF OREGON  
COUNTY OF Multnomah

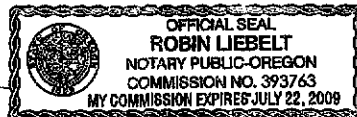
This instrument was acknowledged before me on

January 2, 2007

by Randel Haddad

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 7/22/09



STATUTORY WARRANTY DEED

EXHIBIT A PAGE 3 OF 7

2702 2702 W1  
2700 W1

24E05

Exhibit "A"

A tract of land situated in the North one-half of the Southwest one-quarter of Section 5, Township 2 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

2700 W1  
2702 W1  
2702 W1  
2700 W1

Commencing at the center of said Section 5; thence North 89° 46' 54" West along the North line of said one-quarter, a distance of 1716.00 feet to a point; thence South 0° 41' 30" East parallel with the East line of said one-quarter, a distance of 30.00 feet to a point in the South line of Church Road (County Road No. 652) and the point of beginning of the tract herein to be described; thence continuing South 0° 41' 30" West parallel with the East line of said one-quarter, a distance of 1289.64 feet to a point in the South line of said North one-half of said Southwest one-quarter; thence South 89° 48' 17" East along said South line, a distance of 593.29 feet to a point; thence North 0° 41' 30" East parallel with the East line of said one-quarter, a distance of 965.03 feet to a point in a line 354.37 feet distant from and parallel with the North line of said one-quarter; thence South 89° 46' 54" West parallel with the North line of said one-quarter, a distance of 349.16 feet to a point; thence North 0° 41' 30" East parallel with the East line of said one-quarter, a distance of 324.37 feet to a point in the South line of said Church Road; thence North 89° 46' 54" West along said South line, a distance of 244.13 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A tract of land situated in the North one-half of the Southwest one-quarter of Section 5, Township 2 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, being more particularly described as follows:

2700 W1  
2702 W1

Commencing at the Northeast corner of said legal subdivision; thence North 89° 46' 54" West, along the North line thereof, a distance of 1,716.00 feet to a point; thence South 0° 41' 30" West, parallel with the East line of said legal subdivision, a distance of 30.00 feet to a point in the South right-of-way line of SE Church Road (County Road No. 652); thence South 89° 46' 54" East along said right-of-way line, a distance of 244.13 feet to the most Northerly Northeast corner of that certain tract of land conveyed to John F. Loftis, et ux, by contract as described in Recorder's Fee No. 74-8911, Deed Records, said county, and the point of beginning of the tract herein to be described; thence North 89° 46' 54" West along said South right-of-way line, a distance of 20.00 feet to a point; thence South 0° 41' 30" West parallel with the East line of said legal subdivision, a distance of 939.64 feet to a 5/8 inch diameter iron rod; thence South 89° 46' 54" East, parallel with the North line of said legal subdivision, a distance of 369.16 feet to a 5/8 inch diameter iron rod in the East line of said Loftis tract; thence North 0° 41' 30" East along said East line, a distance of 615.27 feet to the Southerly Northeast corner of said Loftis tract; thence North 89° 46' 54" West along the Southerly North line thereof, a distance of 649.16 feet to a re-entrant corner in said East line; thence North 0° 41' 30" East along the Westerly East line of said Loftis tract, a distance of 324.37 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress over, under and across a strip of land being 40.00 feet wide, 20.00 feet each side of (when measured at right angles to) the following described centerline:

Beginning at the most Northerly Northwest corner of the above described tract of land; thence South 0° 41' 30" West along the West line thereof, a distance of 939.64 feet to the Southwest corner of said above tract and the point of terminus of said centerline.

FURTHER EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the North one-half of the Southwest one-quarter of Section 5, Township 2 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, being more particularly described as follows:

Commencing at the Northeast corner of said legal subdivision; thence North 89° 46' 54" West, along the North line thereof, a distance of 1,716.00 feet to a point; thence South 0° 41' 30" West, parallel with the East line of said legal subdivision, a distance of 30.00 feet to a point in the South right-of-way line of SE Church Road (County Road No. 652); thence continuing South 0° 41' 30" West, along said parallel line, a distance of 939.64 feet to a 5/8 inch diameter iron rod and the point of beginning of the tract of land herein to be described; thence South 89° 46' 54" East, parallel with the North line of said legal subdivision, a distance of 204.13 feet to a 5/8 inch diameter iron rod in a line parallel with and 40.00 feet West of (when measured at right angles to) the Westerly East line (and its Southerly extension) of that certain tract of land conveyed to John F. Loftis, et ux, by contract as described in Recorder's Fee No. 74-8911, Deed Records, said County; thence North 0° 41' 30" East, along said parallel line, a distance of 939.64 feet to a point in the South right-of-way line of said SE Church Road; thence South 89° 46' 54" East, along said right-of-way line, a distance of 20.00 feet to a point; thence South 0° 41' 30" West, parallel with the East line of said legal subdivision, a distance of 939.64 feet to a 5/8 inch diameter iron rod; thence South 89° 46' 54" East, parallel with the North line of said legal subdivision, a distance of 369.16 feet to a 5/8 inch diameter iron rod in the East line of said Loftis tract; thence South 0° 41' 30" West, along said East line, a distance of 349.75 feet to the Southeast corner of said Loftis tract; thence North 89° 48' 17" West, along the South line thereof, a distance of 593.29 feet to the Southwest corner of said Loftis Tract; thence North 0° 41' 30" East, along the West line thereof, a distance of 350.00 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress over, under and across a strip of land being 40.00 feet wide, 20.00 feet each side of (when measured at right angles to) the following described centerline:

Beginning at the most Northerly Northeast corner of the above described tract of land; thence South 0° 41' 30" West, along the East line thereof, a distance of 939.64 feet to a re-entrant corner in said East line and the point of terminus of said centerline.

3

OREGON SECRETARY OF STATE  
**► Corporation Division**

HOME

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**Business Entity Data**

01-27-2020  
10:51

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1071891-93	DLLC	ACT	OREGON	12-26-2014	12-26-2019	YES
<b>Entity Name</b>	RANDY'S AUTO LLC					
<b>Foreign Name</b>						

Online Renewal:

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[Click here to generate and print an annual report.](#)

*Per 1/29/20 Multnomah county*

*Property owner:*

[New Search](#) [Printer Friendly](#)

**Associated Names**

<b>Type</b>	PPB	PRINCIPAL PLACE OF BUSINESS			
<b>Addr 1</b>	2145 SW 19TH ST				
<b>Addr 2</b>					
<b>CSZ</b>	GRESHAM	OR	97080	<b>Country</b>	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

<b>Type</b>	AGT	REGISTERED AGENT	<b>Start Date</b>	12-26-2014	<b>Resign Date</b>	
<b>Name</b>	RANDEL	B	HADDAD			
<b>Addr 1</b>	30500 SE CHURCH RD					
<b>Addr 2</b>						
<b>CSZ</b>	BORING	OR	97009	<b>Country</b>	UNITED STATES OF AMERICA	

<b>Type</b>	MAL	MAILING ADDRESS			
<b>Addr 1</b>	30500 SE CHURCH RD				
<b>Addr 2</b>					
<b>CSZ</b>	BORING	OR	97009	<b>Country</b>	UNITED STATES OF AMERICA





Type	MEM	MEMBER			Resign Date	
Name	RANDY	B	HADDAD			
Addr 1	30500 SE CHURCH ROAD					
Addr 2						
CSZ	BORING	OR	97009	Country	UNITED STATES OF AMERICA	

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Business Entity Name	Name Type	Name Status	Start Date	End Date
RANDY'S AUTO LLC	EN	CUR	12-26-2014	

Please read before ordering Copies.

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Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	REINSTATEMENT AMENDED	10-09-2019		FI		
	ADMINISTRATIVE DISSOLUTION	02-21-2019		SYS		
	REINSTATEMENT AMENDED	01-08-2018		FI		
	ADMINISTRATIVE DISSOLUTION	02-23-2017		SYS		
	REINSTATEMENT AMENDED	07-20-2016		FI		
	ADMINISTRATIVE DISSOLUTION	02-25-2016		SYS		
	ARTICLES OF ORGANIZATION	12-26-2014		FI	Agent	

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## Planning and Zoning

Development Services Building

Mike McCallister, Manager

150 Beaver Creek Road, Oregon City, OR 97045

Phone: (503) 742-4500 fax: (503) 742-4550

e-mail: [zoninginfo@co.clackamas.or.us](mailto:zoninginfo@co.clackamas.or.us)

Web: <http://www.clackamas.us/transportation/planning/>

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### **NOTICE OF LAND USE DECISION**

This document represents the Planning and Zoning Staff findings and conditions of approval for Land Use Application file no. Z0290-12-HO as cited below. It contains three parts:

Section 1 – Summary, Section 2 – Conditions of Approval and Section 3 – Findings.

### **SECTION 1 – SUMMARY**

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**DATE:** September 19, 2012

**HEARING DATE or APPEAL DATE:** October 1, 2012

**CASE FILE NO.:** Z0290-12-HO

**STAFF CONTACT:** Scott Hoelscher, (503)742-4524, [scotthoe@co.clackamas.or.us](mailto:scotthoe@co.clackamas.or.us)

**LOCATION:** T2S R4E Section 05, Tax Lot(s) 02702

**APPLICANT:** Randel Haddad; 30500 SE Church Road, Boring, OR 97009

**OWNER:** Randel Haddad; 30500 SE Church Road, Boring, OR 97009

**TOTAL AREA:** Approximately 2.38 acres

**ZONING:** EFU: Exclusive Farm Use (80 Ac.)

**CITIZENS PLANNING ORGANIZATION:** Boring CPO; Stephen Bates, P.O. Box 339, Boring, Oregon City, OR 97009

**PROPOSAL:** Home occupation to operate a vehicle sales business from the subject property. Business operations include buying cars from auction and minor vehicle repairs such as brake adjustments and tune-ups. Vehicles would be resold via the internet.

**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 10-cents per page. The Land Use Decision contains the findings and conclusion upon which the decision is based along with any condition 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 **OCTOBER 1, 2012**. 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 of the decision will be sent. Any party or parties appealing this decision may withdraw their appeal at any time prior to hearing or Final Decision by the Hearings Officer. A party wishing to maintain individual appeal rights may wish to file an appeal and pay the \$250.00 appeal fee, even if another appeal has been filed.

**APPLICABLE APPROVAL CRITERIA:** This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 822.

**Location Map**



**DECISION:**

**PRELIMINARY APPROVAL WITH CONDITIONS**

**SECTION 2 – CONDITIONS OF APPROVAL**

The Clackamas County Land Use and Zoning staff **APPROVES** this application for File No. Z0290-12-HO subject to the following conditions:

1. Approval is for three years only. Continuation of the use beyond the three year approval period will require a renewal of this permit.
2. Continued compliance with Section 822 must be met. Failure to comply will be cause for revocation of this permit.
3. The applicant is limited to a total of 1,500 square feet of accessory building space. All activities associated with the home occupation, except for vehicle parking and incidental use of the single family residence, must be conducted wholly within this space. If only a portion of the accessory building is utilized for the home occupation, a partition wall at least seven feet in height, or a height required by the Building Codes Division, whichever is greater, shall separate the home occupation space form the remainder of the building.
4. From 8:00 a.m. until 6:00 p.m. the home occupation shall not create noise which when measured off the subject property exceeds 60 dba. During all other hours, the home occupation shall not create noise detectable to normal sensory perception off the subject property.
5. If required by the Building Codes Division, the applicant shall apply for a Change of Occupancy permit for the accessory structure used in conjunction with the home occupation within 15 calendar days of this decision. The applicant shall also obtain any other associated permits required by the Building Codes Division.
6. All hazardous materials including, but not limited to oil, antifreeze, brake and transmission fluids, solvents, shall be stored and/or disposed of according to Oregon Department of Environmental Quality (DEQ) guidelines.
7. The maximum number of vehicles that are associated with the home occupation and located on the subject property shall not exceed five. Vehicles associated with the home occupation include vehicles for sale; vehicles for repair as well as vehicles used to transport vehicles for repair or any other vehicles associated with the home occupation. Failure to comply with this condition shall be cause for revocation of the home occupation.



8. All vehicles to be repaired shall be located within an enclosed building or in an area not visible from off the subject property. If vehicles for repair are stored outside and visible from off the subject property, landscaping and/or fencing to entirely screen the vehicles from off-site views shall be installed on the subject property. If requested by the County Planning and Zoning Division, the applicant shall submit a landscape and/or fencing plan to show compliance with this condition of approval.
9. No outside storage, display of goods of goods or external evidence of the home occupation shall occur, except as specifically allowed by this home occupation permit approval.
10. The operator of the home occupation shall reside on the property. Failure of the operator to reside on the property shall be cause for revocation of this permit.
11. If required by the County Planning and Zoning Division, the applicant shall provide a list of personal use vehicles and evidence of vehicle registration.
12. The permit is granted for the proposed home occupation as submitted; to the extent it is consistent with these conditions of approval. Vehicle painting on site is prohibited.
13. The home occupation shall comply with the requirements of the Boring Rural Fire Protection District #59.
14. The home occupation shall not generate more than 30 vehicle trips per day.
15. The permit is granted for the proposed home occupation as submitted; to the extent it is consistent with these conditions of approval.
16. Approval is subject to the above stated conditions. Failure to comply with all conditions of approval shall be cause for revocation of this permit.

#### **SECTION 4 – FINDINGS**

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This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 822.05. The Clackamas County Planning Staff has reviewed this Section of the ZDO in conjunction with the home occupation proposal and makes the following findings and conclusions:

1. ***Location: The home occupation shall be located on a property where a minimum of 50 percent of abutting properties are greater than two acres. A renewal application shall be evaluated on the basis of the parcel size analysis first applied to the home occupation.***

All of the abutting properties are greater than two acres. Therefore, the application shall be processed as a Level 3 Home Occupation. This criterion is met.

2. ***Operator: The operator of the home occupation shall reside in a dwelling unit on the subject property.***

The operator of the proposed home occupation is Randel Haddad, who resides in the primary residence on the subject property. This criterion is met.

3. ***Employees: The home occupation shall have no more than five employees.***

According to the application materials, Randy's Auto Wholesale LLC, employs the owner and operator of the home occupation, Randel Haddad, and one other person for a total of two employees. The applicant is not proposing to exceed the maximum number of employees allowed and the home occupation will not employ more than five full-or part-time employees. This criterion is met.

4. ***Building Space: The home occupation may be conducted in a dwelling unit, but—except in the case of a bed and breakfast homestay—is limited to incidental use thereof. A maximum of 1,500 square feet of accessory space may be used for the home occupation. If only a portion of an accessory building is authorized for use in the home occupation, a partition wall at least seven feet in height, or a height as required by the County Building Codes Division, whichever is greater, shall separate the home occupation space from the remainder of the building. A partition wall may include a door, capable of being closed, for ingress and egress between the home occupation space and the remainder of the building.***

A maximum of 1,500 square feet of accessory building space may be used for a Level 3 Home Occupation. For the auto sales and repair business the applicant is proposing to utilize 864 square feet of space within the existing accessory building located to the south of the primary residence. The portion of the accessory building for the business, located directly north of the existing barn, is shown on the submitted plot plan. (See case file #Z0290-12-HO application). The accessory building will be used to perform minor repair on vehicles purchased at auction. In addition, tools and equipment for the vehicle repair will be stored on the property. The accessory building space proposed by the applicant does not exceed the 1,500 square foot maximum allowed for a Level 3 Home Occupation. A condition of approval will be placed on the permit limiting the amount of accessory building space to 1,500 square feet. This criterion is met.

5. ***Noise: Noise shall be regulated as follows:***

- A. ***From 8:00 a.m. until 6:00 p.m., the average peak sound pressure level, when measured off the subject property, of noise created by the home occupation shall not exceed the greater of 60 dB(A) or the ambient noise level. During all other hours, the home occupation shall not create noise that is detectable to normal sensory perception off the subject property.***
  - a. ***Noise generated by vehicles entering or exiting the subject property, but not by idling vehicles, shall be exempt from Subsection 822.05(E)(1).***

- b. Subsection 822.05(E)(1) shall not apply to noise detectable on public rights-of-way and railroad rights-of-way.***

The proposed home occupation involves service and repair of vehicles acquired at auction. The applicant states that major repairs are outsourced to larger service stations. Potential noise from the home occupation includes noise from the tools and equipment used during vehicle servicing. Tools used in the home occupation include air tools, an air compressor, floor jacks and miscellaneous hand tools.

Pursuant to Subsection 822.05.E.1.a of the Zoning and Development Ordinance noise generated by “*vehicles*” entering or exiting the property are exempt from the home occupation noise standards. Noise from other sources such as an air compressor and hand tools used for the business are regulated under this subsection and subject to the 60 dba noise limit during the daytime hours and no noise during the evening hours. To demonstrate compliance with this subsection, the applicant submitted a noise study from Crystal Clear Audio-Medical, Inc. dated May 16, 2012. The noise study provides noise levels from the business at six locations on the subject property. Three sound measurement readings were taken along the west property line and three in the central portion of the property, east of the accessory structure (see reverse side of the May 16, 2012 noise study for actual test locations). As evidenced in the noise study, the noise levels from the business range from 6 dB(A) to 33 dB(A). Noise does not exceed 33 dB(A) anywhere on the subject property. The submitted noise study is evidence that noise from the proposed home occupation will not exceed the limits of this subsection. This criterion is met.

- B. A noise study may be required to demonstrate compliance with the noise standards. If a noise study is required, measurements shall be made with a sound level meter. The sound level meter shall be an instrument in good operating condition, meeting the requirements of a Type I or Type II meter, as specified in ANSI Standard 1.4-1971. The sound level meter shall contain at least an A-weighted scale, and both fast and slow meter response capability. Personnel making measurements shall have completed training in the use of the sound level meter, and measurement procedures consistent with that training shall be followed.***

The applicant submitted a noise study prepared by Crystal Clear Audio-Medical, Inc. dated May 16, 2012. The noise study meets the requirements of this subsection. This criterion is met.

- 6. Vibration, Glare, Fumes, and Odors: The home occupation shall not create vibration, glare, fumes, or odors detectable to normal sensory perception off the subject property. Vehicles entering or exiting the subject property shall be exempt from this standard, but idling vehicles shall not.***

It is not expected that the home occupation would create vibration, glare, fumes or odors detectable to normal sensory perception off the subject property. Vehicles associated with this business returning to the subject property could create fumes and odors detectable off the subject property. However, pursuant to Subsection 822.05.F vehicles entering or exiting the subject property are exempt from the above “Vibration, Glare, Fumes and Odors” standard. There is no evidence in the record to suggest that any of the aforementioned nuisances will occur on the subject property or be detectable off the subject property. Staff finds that this criterion is met.

7. ***Electrical Interference: The home occupation shall not create visual or audible electrical interference in any radio, television, or other electronic device off the subject property, or cause fluctuations in line voltage off the subject property.***

The business will not create interference in any radio, television or other electronic device off the subject property, or cause fluctuations in line voltage off the subject property. This criterion is met.

8. ***Storage and Display: No outside storage, display of goods or merchandise visible from outside an enclosed building space, or external evidence of the home occupation shall occur, except as specifically allowed by Subsection 822.05. Notwithstanding this provision, business logos flush-mounted on vehicles used in the daily operations of the home occupation are allowed.***

This subsection requires that all items associated with the home occupation be stored within an enclosed building space. Items such as signs and vehicles which are specifically allowed by Subsection 822.05 are exempt from this requirement. During the September 18, 2012 site visit, staff found that *most* items associated with the business were located inside the existing accessory building. A few car tires and other miscellaneous car parts were located outside on the north side of the shop building. Staff discussed the outside storage provision with the applicant who indicated that the items currently located outside will be moved inside an enclosed building space. With 1,500 square feet of space available for a Level 3 Home Occupation, staff finds that all items associated with the home occupation can be located within a building.

In regards to vehicles and compliance with this subsection, automobiles for repair may constitute external evidence of the home occupation if they are visible from off the subject property. Subsection 822.05.K.2 states the following: “Vehicles to be repaired shall be located within an enclosed building or in an area not visible from off the subject property.” The applicant is proposing to park the five vehicles in an area south of the existing residence. For the subject property at 30500 SE Church Road there is some screening in the form of existing vegetation and the existing single family residence to hide vehicles from off-site views. The only directions that the automobiles may be visible are to the east and to the west of the subject site. It is unclear to staff if the existing vegetation and landscaping will screen the vehicles for repair from off-site views in these directions. Therefore, a condition of approval will be placed on the permit

requiring the installation of landscaping and/or fencing if vehicles are visible from off-site views. With conditions, staff finds that there will be no external evidence of the Level 3 Home Occupation.

In summary, a condition of approval shall require *all* equipment, materials and supplies associated with the home occupation to be stored inside the existing accessory building. However, up to five vehicles may be parked outside if screened from off-site views, which would not constitute external evidence of the business. Failure to comply with this requirement would be cause for revocation of the home occupation permit. This criterion can be met.

**9. *Signs: Signs shall be permitted pursuant to Section 1010.***

Pursuant to Section 1010 of the Zoning and Development Ordinance, one sign for the business is allowed on the subject property. At this time the applicant is not proposing to place a sign for the business on the subject property. Any future sign will be required to comply with Section 1010 of the Zoning and Development Ordinance. This criterion is met.

**10. *Traffic: The home occupation shall not generate more than 30 vehicle trips per day.***

A vehicle trip is defined as a vehicular movement either to or from the subject property. A Level Three Home Occupation is allowed up to 30 trips per day. The applicant estimates that the use will generate not more than six vehicle trips per day. Given the nature of the business, this estimate appears to be accurate and within the number of vehicle trips allowed under this subsection. There is no evidence in the record to suggest that the home occupation generates more than 30 vehicle trips per day. This criterion is met.

**11. *Parking: Parking associated with the home occupation shall be regulated as follows:***

**A. *Vehicles associated with the home occupation shall not be stored, parked, or repaired on public rights-of-way.***

The applicant does not propose to store, park or repair any vehicles on the public right-of-way. Adequate parking and vehicular access exist on the subject property to accommodate vehicles associated with the home occupation. If approved, a condition will require that all vehicles be parked off the public right-of-way. This criterion is met.

**B. *The maximum number of vehicles that are associated with the home occupation and located on the subject property shall not exceed five at any time, including, but not limited to, employee vehicles, customer/client vehicles, and vehicles to be repaired. Vehicles to be repaired shall be located within an enclosed building or in an area not visible from off the subject property.***

Staff performed a site visit on September 18, 2012 and met with the business owner on the subject property. At the time of the site visit the following 12 business-related vehicles were located on the subject property:

- 4 vehicles parked on the paved driveway leading to the shop building.
- 6 vehicles parked between the house and the shop building.
- One white Mercedes parked in front of the shop building.
- One red SUV parked to the east of the shop building.

There is comment in the record for this application indicating that the applicant has kept 25-28 cars on the subject property in the past. Staff discussed the five vehicle limit with the applicant, who indicated that vehicles can be relocated to an off-site location and the number of business-related vehicles can be reduced to no more than five. Two of the vehicles on the subject property are personal vehicles and not counted toward the five vehicle limit.

The business owner has already taken steps to reduce the number of vehicles stored on the property: at one point in time there were over 25 vehicles and currently there are 12. The applicant has stated that he will remove vehicles and stay within the five vehicle limit in the future. Staff finds it reasonable to place a condition of approval on the permit limiting the number of vehicles associated with the home occupation to no more than five. Failure to comply with this subsection shall be cause for immediate revocation of the home occupation permit. With conditions, staff finds that the applicant can comply with this subsection. This criterion is met.

***C. No more than one of the five vehicles permitted to be located on the subject property at one time shall exceed a gross vehicle weight of 11,000 pounds.***

For a Level Three Home Occupation, no more than one of the five vehicles on the subject property may exceed a gross vehicle weight (GVW) of 11,000 pounds. As proposed, none of the vehicles associated with the home occupation exceed 11,000 pounds GVW. If this application is approved, a condition shall be placed on the permit limiting the number of vehicles over 11,000 pounds to no more than one. All other vehicles over 11,000 pounds GVW will be prohibited. This criterion can be met.

***D. Parking spaces needed for employees or customers/clients of the home occupation shall be provided in defined areas of the subject property. Such areas shall be accessible, usable, designed, and surfaced for parking. Parking for the home occupation may be required to comply with Americans with Disabilities Act requirements, as determined by the County Building Codes Division.***

There is adequate parking on-site for the vehicles associated with the home occupation. The parking areas are accessible, usable, designed and surfaced for parking. This criterion is met.

- 12. *Change of Occupancy Classification: If the home occupation will alter the occupancy classification of an existing structure as determined by the County Building Codes Division, then the structure shall be made to conform with the current edition of the Oregon Structural Specialty Code or the Oregon Residential Specialty Code and the requirements of the State Fire Marshal or the local fire district.***

Conformance with the State of Oregon Structural Specialty Code is determined by the Building Codes Division and the Change of Occupancy permit process. If required by the Building Codes Division, the applicant will be required to obtain a Change of Occupancy permit for the home occupation space. With conditions, staff finds the use can conform to the current edition of the Oregon Structural Specialty Code and the requirements of the local fire district. This criterion can be met.

- 13. *Prohibited Uses: The following uses shall be prohibited as a home occupation:***

- A. *Any use that requires a structure to be upgraded to a more restrictive use, under the current edition of the Oregon Structural Specialty Code, than aircraft engine repair; and***

The proposed home occupation will not require the accessory space to be upgraded to a more restrictive use than aircraft engine repair. This criterion is met.

- B. *Hazardous materials on the subject property in quantities greater than those normally associated with the primary uses allowed in the underlying zoning district, or in quantities greater than those exempt amounts allowed by the current edition of the Oregon Structural Specialty Code, whichever is less.***

The applicant states that the following hazardous materials will be stored on the property: a gallon of lacquer thinner; some spray paint; and a few quarts of oil and transmission fluid. The EFU zone allows farm uses and propagation of forest products, uses which may require a substantial quantity of hazardous materials. The applicant does not propose storage or use of hazardous materials greater than those normally associated with the primary uses allowed in the EFU: Exclusive Farm Use zoning district. This criterion is met.

- 14. *Access: The subject property shall have frontage on, and direct access from, a constructed public, county, or state road, or take access on an exclusive road or easement serving only the subject property. If property takes access via a private road or easement which also serves other properties, evidence must be provided by the applicant, in the form of a petition, that all other property owners who have access rights to the private road or easement agree to allow the specific home occupation***

*described in the application. Such evidence shall include any conditions stipulated in the agreement. A new petition shall not be required for a renewal application.*

The subject property has frontage on and direct access from SE Church Road, a constructed county road. No access permits or petitions are required for this home occupation. This criterion is met.

15. *If the subject property is located in an EFU, TBR, or AG/F zoning district, only structures otherwise allowed in the zoning district shall be used in the operation of the home occupation.*

The subject property is located in an EFU zoning district. The accessory structure used in the operation of the home occupation is a building allowed in the underlying zoning district as an accessory use. This criterion is met.

**SUMMARY:** The Land Use and Zoning Staff finds that the applicant has submitted information which demonstrates that the home occupation can conform to the approval standards of the Zoning and Development Ordinance as outlined in Section 3 of this report. The imposition of Conditions of Approval found in Section 2 will assure compliance with the Code.

**DECISION:** Based on the findings and conclusions herein, file no. Z0290-12-HO is hereby APPROVED subject to the conditions of approval found in Section 2.











# Randys Auto Wholesale LLC



Action ▾

## Contact Information

**Randys Auto Wholesale LLC**  
30500 SE Church Rd  
Boring, OR 97009

**Contact:** Randel B Haddad  
**Title:** Principal  
**Phone:** (503) 380-8358  
**Website:**

**Randys Auto Wholesale LLC is the only company located at 30500 SE Church Rd, Boring, OR 97009**

## Business Description

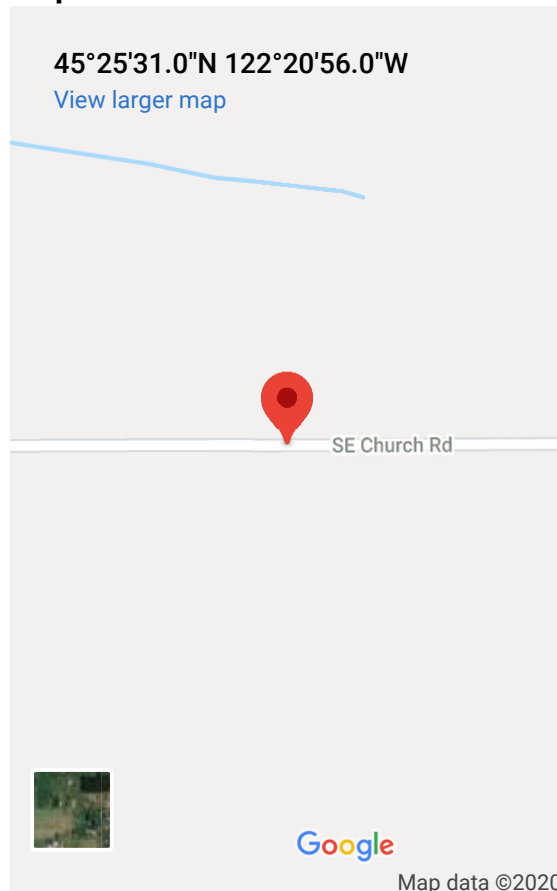
Randys Auto Wholesale is located in Boring, Oregon. This organization primarily operates in the General Automotive Repair Shops business / industry within the Automotive Repair, Services and Parking sector. This organization has been operating for approximately 12 years. Randys Auto Wholesale is estimated to generate \$148,939 in annual revenues, and employs approximately 3 people at this single location.

**Sector:** Automotive Repair, Services and Parking  
**Category:** General Automotive Repair Shops  
**Industry:** General Automotive Repair Shops  
**SIC Code:** 7538

**Name:** Randys Auto Wholesale LLC  
**Year Founded:** 2008  
**Engaged In:**  
 Manufacturing  
 Importing  
 Exporting

**Location Type:** Single  
**Revenue:** \$ 148,939  
**Employees Here:** 3  
**Facility Size:** N/A  
*\* Revenue & Employees are estimates*

## Map



## Demographics for Zipcode 97009





Employees at This Location

Year-over-Year Growth

The information in this chart is primarily composed of estimated or modeled data

## Questions & Answers

**Q** Is Randel B Haddad the only contact you have for Randys Auto Wholesale LLC?

**A** On Buzzfile's **Professional (subscription) Service** we have 2 contacts for Randys Auto Wholesale LLC

**Q** How long has Randys Auto Wholesale been in business?

**A** Randys Auto Wholesale has been in business for approximately **12 years**.

**Q** Where is Randys Auto Wholesale located?

**A** Randys Auto Wholesale is located at **30500 SE Church Rd, Boring, OR 97009**. This location is in Clackamas County and the Portland-Vancouver-Hillsboro, OR-WA Metropolitan Area.

**Q** Is there a key contact at Randys Auto Wholesale?

**A** **Randel B Haddad** is the **Principal** at Randys Auto Wholesale. You can contact Randel at **(503) 380-8358**.

**Q** What are the annual sales for Randys Auto Wholesale?

**A** Randys Auto Wholesale generates approximately **\$148,939** in annual sales.

**Q** How many people work at Randys Auto Wholesale?

**A** Randys Auto Wholesale has approximately **3 employees** at this location.

**Q** What is the phone number for Randys Auto Wholesale?

**A** The phone number for Randys Auto Wholesale is **(503) 380-8358**

**Q** How big is Randys Auto Wholesale?

**A** Randys Auto Wholesale is estimated to generate **\$148,939** in annual revenues, employs approximately **3** people at this location

Less ▲

## Business Contacts at Randys Auto Wholesale LLC:

**1 total Contacts**

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**Similar Companies Nearby**  
(Industry participants & competitors)



August 24, 2020

Randel Haddad  
Lisa Ryan  
30500 SE Church Rd.  
Boring, OR 97009

**SUBJECT VIOLATION(S) OF:**

1. **CLACKAMAS COUNTY SOLID WASTE AND WASTES MANAGEMENT ORDINANCE TITLE 10.03.060 – SOLID WASTE OR WASTES ACCUMULATION PROHIBITED**
2. **CLACKAMAS COUNTY ZONING AND DEVELOPMENT CODE ORDINANCE TITLE 12.401.04 – USES PERMITTED**

**SITE ADDRESS:** 30500 SE Church Rd., Boring, OR 97009

**LEGAL DESCRIPTION:** T2S, R4E, SECTION 05, TAX LOT 02702

**ZONING:** EFU (Exclusive Farm Use)

**THIS LETTER SERVES AS NOTICE OF A VIOLATION OF THE CLACKAMAS COUNTY ORDINANCES. THE VIOLATIONS INCLUDE:**

1. Miscellaneous debris throughout the site, and;
2. Inoperable and/or not currently licensed vehicles, and;
3. Operating Randy's Auto without land use approval.

On January 27, 2020 Clackamas County Code Enforcement received complaint(s). Our most recent site inspection confirms the violations as outlined in this letter.

The following section provides details of the violation. This section also provides options on how to address the violation. Department contact information can be found towards the end of this letter under "CONTACT INFORMATION". You may contact that department to discuss the options outlined or ask questions for other possible solutions, if they may exist. This letter may not address all violations that exist on the site and instead is intended to address those violations identified during the review and/or inspections that have occurred.

**SOLID WASTE**

There is miscellaneous solid waste throughout the site. This constitutes a violation of Clackamas County Ordinance Title 10.03.060 as it provides a condition of unsightliness and is considered a public nuisance. In order to abate this violation(s), you must complete the following **no later than September 24, 2020:**

1. Remove all solid waste, including but not limited to appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or wastes, that is visible from the road or surrounding properties. Contact the Code Enforcement

Specialist assigned to your file and obtain a site inspection to confirm the violation has been abated.

The accumulation of solid waste causes a condition of unsightliness and is a safety and health hazard. Your cooperation is solicited to store out of sight all articles and solid waste that you wish to keep and remove the remainder to an authorized disposal facility. Additionally all putrescible waste must be stored in a rodent proof container with a tight-fitting lid and removed to an authorized disposal facility a minimum of **once every seven (7) days**. Covering solid waste with a tarp or tarp like structures does not remove the items from this violation.

### **INOPERABLE AND/OR NOT CURRENTLY LICENSED VEHICLES**

There are numerous inoperable and/or not currently licensed vehicles on site. This constitutes a violation of the Clackamas County Code Ordinance Title 10.03.060 in regards to maintaining an inoperable vehicle and Title 10.03.030 (A.33 – Definitions) for inoperable vehicles. In order to abate the violations with the inoperable and/or not currently licensed vehicles that includes, but may not be limited to, motorcycles, boats, and/or boat trailers, and/or motor-homes, and travel trailers, etc., you must complete the following **no later than September 24, 2020**:

1. Remove the inoperable and/or not currently licensed vehicles from the subject property, and/or;
2. Render the inoperable and/or currently licensed vehicles, operable and licensed to persons currently residing on the subject property, and/or;
3. Place the inoperable and/or not currently licensed vehicles that are owned by the person currently residing on the subject property, inside a permitted structure, and/or;
4. Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (c)). Please note: placing items under tarps or tarp like structures does not remedy the violation.

Whatever action the respondent chooses to take above requires them to contact their Clackamas County Code Enforcement Specialist for this file and schedule a site visit to confirm the abatement of this violation.

### **BUSINESS OPERATING ON SITE**

This site has been in violation on a few occasions regarding operating a dealership. There was a home occupation approved, however that has expired. You are currently operating auto sales known as Randy's Auto without land use approval. Operating without land use approval is a violation of Clackamas County Code Title 12.401.04. In order to abate this violation(s), you must complete the following **no later than September 24, 2020**:

1. Cease the unauthorized use(s) by:
  - a. Immediately removing the vehicles that are not personal vehicles from the site, and;
  - b. Discontinue any further use of the site as a business.
2. If you choose to operate the auto sales here you must cease the use until you obtain a land use approval for such a use through the Clackamas County Planning Department.



## **CONTACT INFORMATION**

**Code Enforcement Specialist – Shane Potter** – If you have any other questions please feel free to contact me at 503-742-4465 or email at [spotter@clackamas.us](mailto:spotter@clackamas.us)

**Planning Department** – If you have questions regarding the planning approval process or other planning related questions please call the Planning Department at 503-742-4500 or email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)

To help keep the public and staff safe during the COVID-19 pandemic, we are offering comprehensive services by phone, email and online.

*In order to provide the highest level of customer service, please bring a copy of this correspondence when visiting the County. You can also review the entire code by going to:*

<https://www.clackamas.us/code>

## **ITEMS INCLUDED IN THIS PACKET**

- Violation Letter
- Required Notice of Fines and Penalties
- Section of Solid Waste Code



Shane Potter  
Code Enforcement Specialist  
Clackamas County Code Enforcement

**REQUIRED NOTICE OF FINES AND PENALTIES**

**EXHIBIT E PAGE 3 OF 6**

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

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

Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.

Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered the County may file and record the order for payment in the County Clerk Lien Road.

Also, be advised that non-compliance with a Hearing Officer's Order may result in the matter being referred to County Counsel; for legal action in Circuit Court which may result in additional penalties or other sanctions.

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

**CLACKAMAS COUNTY CODE ORDINANCE TITLE 10.03 SOLID WASTE AND WASTE MANAGEMENT CODE (This is a portion of the code the remainder of the code can be found on the Clackamas County Website)**

#### 10.03.030 Definitions

(33). INOPERABLE VEHICLE: For the purpose of the Nuisance Abatement provisions of this chapter, shall mean a vehicle designed for use on a public highway which has been left on public or private property thirty (30) days or more and is not currently licensed, or not in operating condition, or which has been extensively damaged, vandalized or stripped, including, but not limited to, missing wheels, tires, motor or transmission. An inoperable vehicle shall not mean an unlicensed operable vehicle or vehicles, which are used on private property for the production, propagation or harvesting of agricultural products grown or raised on such lands.

(48). PUTRESCIBLE MATERIAL means solid waste or wastes, including: bones; meat and meat scraps; fat; grease; fish and fish scraps; food containers or products contaminated with food wastes, particles or residues; prepared vegetable and fruit food wastes or scraps; manure; feces; sewer sludge; dead animals or similar wastes which cause offensive odor to create a health hazard, or which are capable of attracting or providing food for potential disease carriers, such as birds, rodents, flies and other vectors.

(58). SOLID WASTE OR WASTES shall include all putrescible and non-putrescible waste, including but not limited to, garbage; compost; organic waste; yard debris; brush and branches; land-clearing debris; sewer sludge; residential, commercial and industrial building demolition or construction waste; discarded residential, commercial and industrial appliances, equipment and furniture; discarded, inoperable or abandoned vehicles or vehicle parts and vehicle tires; special vehicles and equipment that are immobile and/or inoperable, mobile homes or trailer houses which are dilapidated, partially dismantled or fire damaged; manure; feces; vegetable or animal solid and semi-solid waste and dead animals; and infectious waste. Waste shall mean useless, unwanted or discarded materials. The fact that materials which would otherwise come within the definition of solid waste, may from time to time, have value and thus be utilized shall not remove them from the definition. There is a series of items identified in this section that are not included in this definition such as fertilizer for agricultural purposes. Please see the code for additional items.

#### 10.03.060 Solid Waste or Wastes Accumulation Prohibited

A. Except as provided in subsection D of this Section, no person shall store, collect, maintain, or display on private property, solid waste or wastes or recyclable material that is offensive or hazardous to the health and safety of the public, or which creates offensive odors, or a condition of unsightliness. Storage, collection, maintenance, or display of solid waste or wastes in violation of this section shall be considered to be a public nuisance, which may be abated as provided in 10.03.070 of this chapter.

B. In addition to the provisions of subsection A, the following conditions or actions are also specifically identified as creating a public nuisance under this chapter.

(1) Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes for purposes of keeping it out of sight from the road or surrounding properties.

(2) Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes that is stored in a utility trailer, pickup truck, semitrailer or similar device for purposes of keeping it out of sight from the road or surrounding properties.

(3) Constructing a tire fence for any purpose.

(4) Storing waste tires except as permitted pursuant to OAR Chapter 340.

(5) Storing putrescible waste, whether it is visible or not visible from the road or adjacent properties, that is not kept in a rodent proof container with a tight-fitting lid, and not removed from the property to an authorized disposal facilities within seven (7) days.

(6) Composting which causes offensive odors, or creates a health hazard, or which is capable of attracting or providing food for potential disease carriers such as birds, rodents, flies and other vectors.

(7) Storing, collecting, maintaining, or displaying any licensed or unlicensed special vehicle or equipment that is immobile, inoperable, partially dismantled or dismantled, dilapidated, or fire damaged and is visible from the road or surrounding properties.

(8) Storing, collecting, maintaining, or displaying a mobile home or trailer house, which is dilapidated or partially dismantled, or fire damaged, and is visible from the road or surrounding properties.

(9) Storing, collecting, maintaining or displaying: residential, commercial and industrial appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or wastes, that is visible from the road or surrounding properties.

(10) Storing, collecting, maintaining or displaying any antique, classic, race care or collectible vehicle that is inoperable and is visible from the road or surrounding properties.

(11) Storing any inoperable vehicles unless said vehicle or vehicles are housed within a permitted structure or development, except up to two vehicles per premise may be stored behind a sight obscuring screen, in accordance with 10.03.060 C, and shall not be visible from the road or surrounding properties. For purposes of Subsection 11, two or more contiguous tax lots that are under common ownership shall be considered one premise.

(12) When commercial, industrial, multi-family or residential developments that use a compactor or compactors for on-site waste management, do not keep the areas around the compactor free of solid waste and debris, and washed down on a regular basis.

C. Any sight obscuring screen used to abate a solid waste nuisance shall consist of one of the following options:

(1) Construct a wood fence unpainted or painted with neutral or earth tone colors of which the upright posts shall consist of a decay resistive material a minimum of four (4) inches in diameter and anchored a minimum of eight (8) feet. The railings shall be a minimum of 2 inch by 4 inch lumber with the 4 inch side attached vertically to the posts. The attached vertical or horizontal fence boards shall be set with a maximum separation  $\frac{1}{4}$  inch.

(2) Construct a metal fence consisting of chain link or woven fabric with metal upright posts anchored a minimum of two (2) feet below ground level with metal railings and connectors. Water and insect resistive wood or plastic slats shall be inserted in the chain link or woven fabric, with a maximum separation of  $\frac{3}{8}$  inch between slats.

(3) Construct a combination fence consisting of a metal sheeting attached to wood framing as defined in Section C-1 above, or durable metal framing, which is painted a neutral or earth tone color.

(4) Construct a wall consisting of solid material, built of concrete, masonry, brick, stone, or other similar materials or combination thereof.

(5) Construct an earthen berm consisting of dirt, soil, sand, clay or any combination thereof and shall be planted with grass and/or ornamental plantings and shall be maintained at all times.

(6) Plant a hedge consisting of evergreen plantings or other ornamental plantings a minimum of six (6) feet in height, planted not more than two (2) feet on center and which is maintained at all times.

In addition to the minimum fencing requirements, wood, metal, masonry fences or combination thereof greater than six (6) feet in height are subject to County review pursuant to the Oregon State Uniform Building Code, and all earthen berms are subject to County review pursuant to the County's Grading and Excavation Chapter.

For the purposes of this chapter, no sight obscuring screen shall be located, placed, constructed or installed contrary to the Clackamas County Zoning Development Ordinance









**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

FILE: V0003720

December 2, 2020

Randel & Ryan Lisa Haddad  
30500 SE Church Rd.  
Boring, OR 97009

**ADDITIONAL FOLLOW UP TO VIOLATION LETTER MAILED AUGUST 24, 2020**

**SITE ADDRESS:** 30500 SE Church Rd., Boring, OR 97009  
**LEGAL DESCRIPTION:** T2S, R4E, Section 05, Tax Lot 02702

After review of the file recently and a site inspection we confirmed the violation remains. It appears that you have applied for a land use application (home occupation for the use). Planning gives you a period of time to provide them a complete application to move forward with the land use review. However due to this file being in violation you will be required to submit the complete application materials to planning within 30 days from the date of this letter in order to avoid further enforcement action.

Please feel free to contact me with any questions you may have. My email address is [spotter@clackamas.us](mailto:spotter@clackamas.us) or by phone at 503-742-4465.

SHANE POTTER  
Code Enforcement Specialist  
Clackamas County Code Enforcement

*\*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 in its discretion may waive all or part of the \$75 per month administrative fee.*











**From:** [Gonzales, Lorraine](#)  
**To:** [Randy Haddad](#)  
**Cc:** [Potter, Shane](#)  
**Subject:** RE: FW: Missing information Z0397-20-HO  
**Date:** Monday, March 29, 2021 4:01:39 PM

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Randy,

Given the state of the property and the quantity of vehicles I will not be able to approve the application without compliance to the regulations and standards of the previous home occupation decision. It is evident based on aerial photos dating as far back as 2007 the home occupation criterion has not been in compliance for over ten plus years. If I render a decision it will have to be denied, unless as I mentioned in the previous email you provide evidence that the vehicles have been removed from the property and compliance with the previous home occupation conditions of approval are met. Please note that a decision rendered prohibits submittal of a similar application for two years.

Please work with Shane Potter in Code Enforcement to explore other options if you elect to withdraw the home occupation application.

Thank You

Lorraine Gonzales, Senior Planner  
Clackamas County Planning and Zoning Division  
[lorrainego@clackamas.us](mailto:lorrainego@clackamas.us)  
150 Beaver Creek Rd, OR 97045

**From:** Randy Haddad <[randyhaddad@gmail.com](mailto:randyhaddad@gmail.com)>  
**Sent:** Monday, March 29, 2021 1:36 PM  
**To:** Gonzales, Lorraine <[LorraineGo@clackamas.us](mailto:LorraineGo@clackamas.us)>  
**Subject:** Re: FW: Missing information Z0397-20-HO

Hey Lorraine please please I need your help can I apply for a variance I am in a really hard spot financially I am trying to get rid of as many cars as I can these cars are my life savings I have not bought any cars in the last 6 month part of it I hurt my shoulder about a year ago so I can get a whole lot of them done my wife had to close her salon because of covid-19 and at this point we just trying to keep a roof over our heads and keep the house from not going foreclosure most of these cars I need put some money on them to get them ready to sell I am trying my best it's been a really bad last year for us so please please please any help will be appreciated

On Wed, Mar 17, 2021, 2:55 PM Gonzales, Lorraine <[LorraineGo@clackamas.us](mailto:LorraineGo@clackamas.us)> wrote:

Mr. Haddad,

Thank you for forwarding the information for your home occupation case file Z0397-20. I will begin the process of your application. I will caution you that what is evident, based on Google Maps and the County PlanMap aerial maps, that a violation to the previous home occupation

decision conditions of approval is evident. Your property is limited to no more than five home occupation related vehicles on the property at any given time. As noted in previous home occupation decisions any violation to the conditions of approval subjects the approval to revocation of the approval, and subsequent reviews will lead to a denial. Given the number of vehicles stored on the property it is apparent that compliance with the home occupation regulations is not possible and a decision will be rendered to this effect.

To comply with the previous conditions of approval, please provide evidence that the inventory of vehicles as shown in the aerial photos below have been removed from the premises and that only a maximum of five vehicles in relation to the home occupation use are located on the property at a given time. The five vehicles include customer, employees, and vehicles under or waiting for repair. As I mentioned I will proceed with the application review process and highly encourage you to submit the requested information as soon as possible.

Thank you and if you have any questions please respond to this email.

Thank You

Lorraine Gonzales, Senior Planner  
Clackamas County Planning and Zoning Division | 150 Beaver Creek Road | Oregon City, OR 97045 | 503-742-4518

To help keep the public and staff safe during the COVID-19 pandemic, we are offering comprehensive services by phone, email and online.

- [Remote permitting, submissions, approval and inspection services.](#)
- To ask general questions or find out which division can best meet your needs, call 503-742-4400 or email [dtdcustomerInfo@clackamas.us](mailto:dtdcustomerInfo@clackamas.us).
- [Connect with staff by phone or email](#): **8 a.m. – 4 p.m., Monday – Thursday and 8 a.m. – 3 p.m., Friday**
- Visit with staff through a ZOOM meeting ([schedule an appointment](#)): **9 a.m. to 2 p.m., Monday – Thursday**
- Our public service lobby is open limited hours: **9:00 a.m. to 3:00 p.m., Monday through Thursday**

Check our webpage for updates on service hours and related issues:

- [Updates on Development Services hours and related issues](#)
- [Information about the status of other county departments](#)

Thank you, and we appreciate your understanding during this challenging time.

The Clackamas County Department of Transportation and Development is dedicated to providing

**From:** [Potter, Shane](#)  
**To:** [Gonzales, Lorraine](#)  
**Subject:** Re: home occupation application - case file Z0397-20-HO  
**Date:** Tuesday, August 3, 2021 5:24:59 PM

---

Thanks for this information Lorraine I will schedule a site visit to see if they are in compliance

Shane Potter

On Aug 3, 2021, at 5:09 PM, Gonzales, Lorraine <[LorraineGo@clackamas.us](mailto:LorraineGo@clackamas.us)> wrote:

Mr. Haddad

I received your request to withdraw the home occupation application. You will still need to work with Shane Potter in regards to the active violation. Ideally in time when the site is more suitable to meet the home occupation regulations and standards you can reapply for the home occupation.

I will submit your request to withdraw the application to our support staff and partial payment of the application fee will be reimbursed to you.

Thank you for responding with your status report.

With Regards,

Lorraine Gonzales, Senior Planner  
Clackamas County Planning and Zoning Division | 150 Beaver Creek Road | Oregon City,  
OR 97045 | 503-742-4545 | [lorrainego@clackamas.us](mailto:lorrainego@clackamas.us)

*The Planning and Zoning Division public service/permits lobby is open Monday through Thursday from 8:00 a.m. to 4:00 p.m. The public service telephone line at 503-742-4500 and email account at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m.*

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

**From:** Randy Haddad <randyhaddad@gmail.com>  
**Sent:** Tuesday, August 3, 2021 1:46 PM  
**To:** Gonzales, Lorraine <LorraineGo@clackamas.us>  
**Subject:** Re: home occupation application - case file Z0397-20-HO

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

I like to will withdraw my home occupation permit I am working on getting rid of it's just not happening as fast as I wanted to I need more time and I really appreciated your help

On Thu, Jul 29, 2021, 6:44 PM Gonzales, Lorraine <[LorraineGo@clackamas.us](mailto:LorraineGo@clackamas.us)> wrote:

Mr. Haddad,

This email is to inform you that I will begin processing the land use decision for case file Z0397-20-HO. The agreed upon extension time to render a decision, three months, is now set to expire. I will conduct a site check next week to determine if the home occupation is feasible and render a decision based on the on-site inspection. Please let me know if you have questions.

Thank You

Lorraine Gonzales, Senior Planner  
Clackamas County Planning and Zoning Division | 150 Beaver Creek Road | Oregon City, OR 97045 | 503-742-4545 | [lorrainego@clackamas.us](mailto:lorrainego@clackamas.us)

*The Planning and Zoning Division public service/permits lobby is open Monday through Thursday from 8:00 a.m. to 4:00 p.m. The public service telephone line at 503-742-4500 and email account at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m.*

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09/15/2021 13:33



09/15/2021 13:33







Citation No.: 2000037 - 1

Case No.: V0003720

# ADMINISTRATIVE CITATION

Date Issued: June 27, 2022

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

Name: Randel Haddad and Lisa Ryan  
Mailing Address: 30500 SE Church Rd.  
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: June 13, 2022, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 30500 SE Church Rd., Boring, OR 97009

Legal Description: T2S, R4E SECTION 05, Tax Lot(s) 2702

**Law(s) Violated**

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 401.04

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

- 1) Operating an automotive sales business with several vehicles on site without land use approval

Maximum Civil Penalty \$2,500.00

Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$400.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75.00 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: Shane Potter  
Telephone No.: 503-742-4465

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

# **PLEASE READ CAREFULLY!**

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

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

Address: \_\_\_\_\_  
City, State, Zip

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





















**From:** [Randy Haddad](#)  
**To:** [Potter, Shane](#)  
**Subject:** Re: Contact Information  
**Date:** Thursday, February 20, 2025 1:42:25 AM  
**Attachments:** [image001.png](#)  
[image001.png](#)

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

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I am sending this email to explain my situation regarding the cars on the property of 30500 South East Church Road Boring Oregon I have a dealer's license it was something of a side business to make little extra money and support my family years ago my main income used to be grounded countertops and that's the reason I bought my property it's out in the country on 4 and 1/2 acres with a shop so I could run my small Granite countertop business which was a one-man show once a while I have my brother help me and I could save money on renting space purchase the property of the end of 2006 a \$550,000 had first and the second loan 100,000 at 10% interest on the house we had another house that was appraised at \$490,000 at the time I was making decent money I was paying \$3,000 in the first and 1,000 on a second we're going to sell our house what you owed only \$280,000 on it and the rest of my put it toward our property now the people we bought the house from they rented it for 3 months when it came time to sell our first home the housing Market started rash we ended up selling the house short sale for what we owe on it I lost about \$20,000 that I put into the house to remodel it that was a lot of money back in 2006 my granite business was not existent I went through all our savings trying to keep up with the bills and payments fell behind on our mortgage payment I hired an attorney to do a loan modification he was able to drop the first 1,500 and put the second on hold so I thought we stayed a float until covid hit a little business where I've had had to shut down she's in a beauty industry she's a nail technician but we made it through okay by 2023 we had a little bit of money saved up we badly need a new roof and gutters I got contacted from the collection company that had my second said now I owe \$250,000 that's including Miss payments and fees and if I don't come up with the money they're going to foreclose in the house I worked out a deal with them that I give him \$50,000 plus \$800 a month for two years and the next 3 years \$1,000 a month and a balance due after 5 years and I think that balance going to be about \$220,000 I don't remember exact amount I had to put all the money had saved for the roof and gutters borrowed some money from family and friends to pay \$50,000 so I had to put my car business on hold to get a full-time job plus I have health issues and I need an insurance so now we're barely living from paycheck to paycheck and every time we got little bit ahead seem like something happens like I can't catch a break in life it gets very depressing and stressful our septic pump going out maxing out my credit cards to get it fixed week ago in a middle snow storm that we had the blower motor on our 40-year-old furnace went out cannot find a motor units too old cannot afford to fix it on top of that I spend Christmas Eve at the hospital with my wife she was in the hospital for 4 days I used up most my PTO and sick time and I need to have cataract surgery in couple of months so PTO time have I need to use. ., Now back to the cars for the last few years I had cars stored a different locations they get vandalized catalytic converters stolen batteries stolen and they cut the cables gas tanks drilled Parts stolen off of them so I had to move the safest place I know it's my house I live on four and a half acres all fenced in



neighbor to my right has 127 Acres they have milk cows neighbor across street from me the only 27 Acres of Christmas Tree farms and they have beef cows neighbor to my left and behind me they both have five acres a piece after I did the modification on the second could not afford to be my First loan and the second loan on the house and pay s people I borrowed money from with my car business so the idea was to work the job I'm working now and get the cars that need at least I'm out of work ready for sale and that money rolls into the next car to fix it and just give the ball rolling unfortunately things did not move as fast as i wanted them to I leave my house at 7:30 in the morning I don't get back till about 7:00 or 8:00 at night and I'm no spring chicken I move a little slower than I did a few years ago LOL and it is winter time and by the time I get home it's already dark I don't have another option or the money to store these cars are somewhere else I can move them so they're not visible or put up a fence I don't have cars come in and going I don't make any noise and the person that complained he used to live behind me I caught him on my property couple times spraying tansy with weed killer and killed one of my goats because the goat ate the weeds a sprayed he no longer lives here he sold the property a three years ago and there is multiple businesses on my road is sandblasting business login truck business another house down the road has more cars in your backyard than I do I'm not saying that throw anybody under the bus people need to make a living they're not hurting me or hurting anyone so please please please you if you could find it in your heart to dismiss this violation and catch a break i promise there will be no more complaints these cars are my life saving and I'm just trying to keep above water roof over our heads and make an honest living

On Tue, Jan 21, 2025, 4:31 PM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Randy,

I am sending you this email as you requested.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

[150 Beaver Creek Rd., Oregon City, OR 97045](mailto:spotter@clackamas.us)

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

[www.clackamas.us](http://www.clackamas.us)

Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)

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