



## NOTICE OF HEARING

June 13, 2023

Ohana Group LLC  
25028 NE Airport Rd.  
Aurora, OR 97002

Ted Wiberg  
PO Box 83  
Scotts Mills, OR 97375

**RE::** County of Clackamas v. Ohana Group LLC  
**File:** V0026219

**Hearing Date:** July 18, 2023

**Time:** This item will not begin before 11:30am however it may begin later depending on the length of preceding items.

**Location:** Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

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

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

You may contact Andrea Hall, Code Compliance Specialist for Clackamas County at (503) 742-4467, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

## STATEMENT OF RIGHTS

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

**Carl Cox**  
**Attorney at Law**  
**14725 NE 20<sup>th</sup> Street, #D-5**  
**Bellevue, WA 98007**
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **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.





You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to [teddy.wiberg@ieseconst.com](mailto:teddy.wiberg@ieseconst.com), [christopherwiberg@msn.com](mailto:christopherwiberg@msn.com), [tj.weiberg@gmail.com](mailto:tj.weiberg@gmail.com), [sarah.mathenia@bhlaw.com](mailto:sarah.mathenia@bhlaw.com), a copy of the link is provided below.

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

If you are unable to participate in a hearing through the Zoom platform please contact Andrea Hall at 503-742-4467 **within 3 calendar days of receipt of the Notice of Hearing**.

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

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 503-830-9960 for assistance.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/86029989708?pwd=cnFIUTVvWIRBVGHVWVmoYbk1udzZidz09>

Passcode: 814541

Or One tap mobile:

+13462487799,,86029989708# US (Houston)

+14086380968,,86029989708# US (San Jose)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000

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## 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](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) o llame al 503-742-4452.

### **ДОБРО ПОЖАЛОВАТЬ!** Russian

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### **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](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto: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/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto: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.

OHANA GROUP LLC,

Respondent.

File No: V0026219

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Ohana Group LLC mailing address is: PO Box 83, Scotts Mills, OR  
97375.

2.

The address or location of the violation(s) of law alleged in this Complaint is:  
25028 NE Airport Rd., Aurora, OR 97002, also known as T3S, R1W, Section 25, Tax Lot 800, and  
is located in Clackamas County, Oregon.

3.

On or about the 21st day of June, 2021 the Respondent violated the following laws, in the  
following ways:

- a. Chapter 9.02.040 of the Clackamas County Code for failing to obtain permits and  
approved final inspections for the remodel of the single family dwelling on the property.



This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 29th day of July, 2021 the Respondent violated the following laws, in the following ways:

- b. Section 316 of the Clackamas County Zoning and Development Ordinance for allowing an unauthorized occupied recreational vehicle to remain on the subject property. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

On or about the 7th day of February, 2022 the Respondent violated the following laws, in the following ways:

- c. Chapter 9.02.040 of the Clackamas County Code for failing to obtain permits and approved final inspections for the remodel of an accessory building on the subject property. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 25th day of November, 2022 the Respondent violated the following laws, in the following ways:

- d. Chapter 9.02.040 of the Clackamas County Code for failing to obtain land use permits for commercial activity on the subject property. 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 violation was given to Respondent in the following manner: Citation and Complaint numbers 1900262, 1900262-2, 1900262-3, 1900262-4. A copy of the notice document is attached to this Complaint as Exhibits L,N,Q,S, and incorporated by this reference.

6.

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

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

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the Priority 1 violations being \$750.00 to \$1000.00 per occurrence and range for the Priority 2 violations being \$500.00 to \$2500.00 per occurrence as provided by Appendix B of the Clackamas County Code.

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

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

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

DATED THIS 12th day of June, 2023.



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Andrea Hall  
Senior Code Enforcement Specialist  
FOR CLACKAMAS COUNTY



COUNTY OF CLACKAMAS,

Petitioner,

v.

OHANA GROUP LLC,

Respondent.

File No.: V0026219

STATEMENT OF PROOF

History of Events and Exhibits:

- May 16, 2019  
Exhibit A
- In response to a complaint regarding the alleged remodel of an accessory building including habitable space an alleged letter was mailed to the owners of the property to the address on file with the Tax Assessor's records. This letter was returned to the County as unable to forward. The alleged letter was resent to the subject property address on May 28, 2019, this letter was not returned to the County.
- June 12, 2019
- In a telephone conversation with Ted Wiberg, he stated that they did take the siding off the barn to fix some dry rot then will be re-siding. He indicated that the building was an agricultural building and was not occupied. Ted understood that if he wanted to permit the building as anything else, he would need to submit engineering along with a permit application to the County. Ted was open to an inspection of the building to confirm it is not occupied.
- July 17, 2019  
Exhibit B
- A site inspection was performed by Code Enforcement Specialist Diane Bautista and myself. That inspection revealed that the barn on the property was not occupied but some remodel work was taking place inside the structure. There was also a new pump house, an occupied recreational vehicle and remodel work was being done to the single family dwelling on the property.
- July 18, 2019
- I spoke with Ted Wiberg who stated that the person living in the recreational vehicle was a tenant who will be living in the house once the remodel work is complete. Ted indicated that he will contact his architect but he believes he is close to submitting information to the County for a permit for the remodel of the house. He stated that he did build a new pump house and demolished the original garage on the property. Ted agreed to meet a building inspector on site.
- July 24, 2019  
Exhibit C
- Building Inspector Luke Johnson inspected the property and confirmed that the work being done to the house requires a permit and plumbing and electrical are required for the pump house.

September 3, 2019 Exhibit D	A violation notice was mailed to the Respondent to the address listed with the Tax Assessor's office with a deadline of October 4, 2019 to submit the required building permit applications for the remodel work to the house and plumbing and electrical for the pump house. The permits were to be final within 45 days from the date the permits were issued. This notice was returned to the County.
September 13, 2019 Exhibit E	A second violation notice was mailed to the Respondent at the subject property, this notice included a deadline of October 14, 2019 to submit permit applications and remove the occupied recreational vehicle. This notice was not returned to the County.
October 31, 2019	Respondent Ted Wiberg came into the County office to speak with Planning to find out if he could operate a construction company from the property.
March 13, 2020	I spoke with Ted Wiberg who stated that he has the information ready to go in order to apply for permits for the remodel to the house and would be in soon. He also indicated that the recreational vehicle was still occupied.
May 12, 2020 Exhibit F	I sent an email to Respondent Ted Wiberg reminding him to submit permits for the remodel of the house as well as the pump house.
May 15, 2020	Information was submitted to the County for the remodel of the single family dwelling, B0208420. A building permit for structural upgrades to the barn was submitted to the County on May 29, 2020, B0231320
January 12, 2021 Exhibit G	A review of the County Tax Assessor's records revealed that the ownership of the property had changed and was now owned by Ohana Group LLC with Ted Wiberg as the taxpayer. The Secretary of State's Office has Christopher Wiberg as the registered agent.
January 13, 2021 Exhibit H	A violation notice regarding the building and zoning violations was mailed to the Respondent at the principal place of business as listed with the Secretary of State as no mailing address was provided to the Tax Assessor and a copy was sent to registered agent Christopher Wiberg at the principal place of business and the post office box. The notices mailed to the place of business were returned, the notice to the registered agent's PO Box was not returned.
April 5, 2021 Exhibit I	Another violation notice regarding the violations was sent to the Respondent, this time to the address for Ted Wiberg, Taxpayer as listed on the Tax Assessor records as Ohana Group did not list a mailing address. The notice was also sent to Ted Wiberg, at his PO Box, Ohana Group LLC at the subject property and the PO Box and the registered agent. All letters were returned except for the notice sent to the subject property.

April 29, 2021 I spoke with Ted Wiberg who indicated that the recreational vehicle was still occupied but he would tell the person they have to move and allow me to inspect. Ted also said that a good mailing address is PO Box 83 in Scotts Mills not Silverton, he said that he has been trying to correct the city with the Tax Assessor's office.

May 20, 2021 Plans Examiner Renee Girman sent an email to Ted Wiberg with information regarding the building permit for the remodel of the house and for the structural work for the barn.  
Exhibit J

June 19, 2021 Plans Examiner Renee Girman sent notice that the permit for the remodel of the house and for the barn were expired.  
Exhibit K

June 21, 2021 Citation 1900262 was issued in the amount of \$100.00 for the building code violation for the remodel of the single family dwelling on the property without permits. This citation was sent to the Respondent at the principal place of business, to Ted Wiberg as listed on the Tax Assessor records and to the registered agent Christopher Wiberg by first class mail. The mailing to the Respondent and registered agent were returned to the County, the copy to Ted Wiberg was not. This citation remains unpaid.  
Exhibit L

July 29, 2021 A site visit was performed that revealed the unauthorized occupied recreational vehicle remained on the property. I also observed that work has been completed on the barn and the remodel of the house continues.  
Exhibit M

August 5, 2021 Citation number 1900262-2 was issued for \$75.00 for allowing the unauthorized occupied recreational vehicle to remain. The citation was mailed to the address for the taxpayer on the Tax Assessor records, the subject property which is now the principal place of business for the Respondent and to the registered agent. The copy of the citation mailed to the registered agent was returned but the others were not returned to the County, the citation remains unpaid.  
Exhibit N

August 5, 2021 A violation notice was mailed to the Respondent with a deadline of August 31, 2021 to submit the required information to the Building Department for the work done on the barn. The notice was mailed to the owner, Christopher Wiberg and Ted Wiberg, only the copy sent to Christopher was returned to the County.  
Exhibit O

October 4, 2021 I spoke with Ted Wiberg who indicated that the recreational vehicle was removed from the property. Ted said that he rents the barn to two tenants and would like to find a way to legalize the activity. Ted later sent photos showing that the RV had been removed.



October 13, 2021 Exhibit P	A violation notice was mailed to the Respondent with a deadline of November 30, 2021 to submit the requested information to the Building Department for both the barn and the single family dwelling on the property. This notice also outlined a deadline of November 30, 2021 to submit a land use application requesting approval for the commercial business operating from the barn. This notice was not returned to the County.
February 9, 2022 Exhibit Q	Citation 1900262-3 was issued to the Respondent for failing to obtain permits and approved final inspections for work done on the barn. This citation was sent to the owner at the property address, address listed with the Secretary of State, Christopher Wiberg and Ted Wiberg. Only the copy sent to Christopher was returned to the County, the citation remains unpaid.
September 6, 2022 Exhibit R	I spoke with Teddy Wiberg who is the son of Ted Wiberg and summarized the violations. I told him I would email him the list of items that the County needs in order to continue to process the building permit applications for the barn and the house.
November 28, 2022 Exhibit S	Citation 1900262-4 was issued in the amount of \$400.00 for failing to obtain land use approval for the commercial activity on the property. This citation was sent to the owner at property address, registered agent and Ted Wiberg. The citation was not returned to the County and remains unpaid.
December 7, 2022 Exhibit T	This matter was referred to the Code Enforcement Hearings Officer and a hearing was set for January 10, 2023.
December 21, 2022 Exhibit U	I received an email from Christopher Wiberg on December 20, 2022 stating that he is using the property as a storage yard and office space for his construction company, I replied that he will need land use approval for the commercial activity and building permits.
December 22, 2022	I spoke with Sarah Mathenia from Black, Helterline LLP, she is now representing the Respondent. The hearing was re-set to February 9, 2023 in order to give Sarah time to review the case and work with her clients on a schedule for compliance. The hearing was ultimately cancelled on January 27, 2023.
March 13, 2023	The Respondents applied for a Pre-Application Conference for a Home Occupation with Exceptions.
April 4, 2023 Exhibit V	A Pre-Application Conference was held via Zoom, Christopher Wiberg and Anthon Rigoni attended on behalf of the Respondent.
May 17, 2023 Exhibit W	Email from Ms. Mathenia indicating that her clients do intend to proceed with the process for abating the building code and zoning violations.

June 5, 2023 As the original permit for the remodel to the single family dwelling on the property had expired a new permit had been created, B0057523, and was issued, but work cannot continue until plumbing and electrical permits are issued. Permits have not been issued for the electrical and plumbing to the new pump house for the accessory building.

June 5, 2023 Exhibit X Email to Ms. Mathenia advising that her clients should submit a Home Occupation permit application as soon as possible before any further decisions are made regarding the septic system.

June 12, 2023 The matter was referred to the Clackamas County Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that violations exist on the subject property, the County would request a Continuing Order be issued requiring the Respondent to obtain all required trade permits for the remodel to the single family dwelling on the property and the pump house within 30 days of the date of the Order. Once the permits are issued, work can resume on the remodel of the dwelling under building permit B0057523. Respondent should obtain final inspections for all permits within 60 days from the date the trade permits are issued.

The County would also request that the Respondent submit an application for a Home Occupation permit to the Clackamas County Planning Department for the commercial business operating on the subject property within 15 days of the date of the Order. If land use approval is granted, the Respondent must submit all required building permit applications for the accessory building within 30 days of the date of the land use approval. Respondent must respond to any requests for additional permit information within 10 days. Approved final inspections for all permits should be obtained within 60 days from the date the permits are issued.

If the Home Occupation permit is denied, the business must relocate from the property within 60 days from the date of the denial. Respondent must submit all required building permit applications for the accessory building to make it code compliant within 30 days of the date of the land use denial. Respondent must respond to any requests for additional permit information within 10 days. Approved final inspections for all permits should be obtained within 60 days from the date the permits are issued.

The County will submit a timely Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent. The report may include the following recommendations:

Payment of citation numbers

- 1900262 issued on June 21, 2021 for failing to obtain permits and approved final inspections for the remodel of the house, \$100.00.
- 1900262-2 issued on August 5, 2021 for the unauthorized occupied recreational vehicle \$75.00.
- 1900262-3 issued on Feb. 9, 2022 for failing to obtain permits and approved inspections for the work done in the accessory building, \$100.00.
- 1900262-4 issued on Nov. 28, 2022 for failing to obtain land use approval for the commercial business operating from the property, \$400.00.

Civil Penalties

- The imposition of civil penalties of up to \$1000.00 for the Priority 1 Building Code violations cited June 21, 2021 and February 7, 2022.
  - The imposition of civil penalties of up to \$2500.00 for the Zoning and Development Ordinance violations cited July 29, 2021 and November 25, 2022.
  - The administrative compliance fee to be imposed from January 2021 which is currently \$2100.00.
- 
- 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 Respondent from violating these laws in the future.





May 16, 2019

Ted, Christopher and Susan Wiberg  
P.O. Box 83  
Silverton, OR 97381

**Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002  
Legal Description: T3S, R1W, Section 25, Tax Lot 00800

It has come to the attention of Clackamas County Code Enforcement that a remodel to an existing accessory structure may have been done without the benefits of permits. In addition, additional accessory structures may have been converted to habitable space and there may be multiple dwellings on the above referenced property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

Please contact Andrea Hall, Code Enforcement Coordinator, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is [Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)

Telephone number is 503-742-4467

*\*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

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### **欢迎!** Chinese (Mandarin)

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### **CHÀO MỪNG!** Vietnamese

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[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [swilliams@clackamas.us](mailto:swilliams@clackamas.us) hoặc gọi điện thoại theo số 503-742-4696.

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**CLACKAMAS COUNTY**  
**DEVELOPMENT SERVICES BUILDING**  
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 150 BEAVERCREEK ROAD | OREGON CITY, OR 97045



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ZIP 97045 \$ 000.50<sup>0</sup>  
 02 1W  
 0001404295 MAY 16 2019

NIXIE 971 FE 1 0005/22/19

RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD

BC: 97045430250 \*0162-05836-16-45



Ted, Christopher and Susan Wiberg  
 P.O. Box 83  
 Silverton, OR 97381

*Handwritten signature*

ANK

9738100003001





**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 16, 2019

Ted, Christopher and Susan Wiberg  
P.O. Box 83  
Silverton, OR 97381

**Subject: Alleged Violations of the Zoning and Development Ordinance,  
Title 12, Section 316 and the Building Code, Chapter 9.02.040  
of the Clackamas County Code**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002  
Legal Description: T3S, R1W, Section 25, Tax Lot 00800

It has come to the attention of Clackamas County Code Enforcement that a remodel to an existing accessory structure may have been done without the benefits of permits. In addition, additional accessory structures may have been converted to habitable space and there may be multiple dwellings on the above referenced property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

Please contact Andrea Hall, Code Enforcement Coordinator, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is [Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)

Telephone number is 503-742-4467

*\*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](http://www.clackamas.us/transportation/nondiscrimination), email [swilliams@clackamas.us](mailto:swilliams@clackamas.us) or call (503) 742-4696.

### **¡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](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [swilliams@clackamas.us](mailto:swilliams@clackamas.us) o llame al 503-742-4696.

### **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](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [swilliams@clackamas.us](mailto:swilliams@clackamas.us) или позвоните по телефону 503-742-4696.

### **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](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [swilliams@clackamas.us](mailto:swilliams@clackamas.us) 或致电 503-742-4696。

### **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:

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운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [swilliams@clackamas.us](mailto:swilliams@clackamas.us), 또는 전화 503-742-4696번으로 연락 주십시오.



May 28, 2019

Ted, Christopher and Susan Wiberg  
25028 NE Airport Road  
Aurora, OR 97002

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Telephone number is 503-742-4467

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Occupied RV



New pump house





Single family dwelling



Single family dwelling





Accessory building



Accessory building



Accessory building



# Clackamas County

150 Beaver Creek Rd  
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

---

**Location:**

25028 NE AIRPORT RD AURORA OR 97002

**Inspection Date:**

Wed, 24 Jul 2019

**Record Type:**

Code Enforcement - Violation

**Record ID:**

V0026219

**Inspection Type:**

270 Other/Misc Structures

**Inspector:**

Luke Johnson

**Inspector Phone:**

**Inspector Email:**

**Result:**

In Violation

**Submit Time:**

Wed, 24 Jul 2019 2:46:PM

**Comments:**

The modifications being made to the structure do require a building permit including showing that a garage has been demolished. The roof will also need to be included in the permit as its footprint will be altered.

The accessory building for the pump house will require a plumbing and electrical permit only as it is under 200sq ft in size.















September 3, 2019

Ted Wiberg  
Joy Wiberg  
Teddy Wiberg  
Christopher Wiberg  
PO Box 83  
Silverton, OR 97381

**Subject: Violation of the Clackamas County Code**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002  
Legal Description: T3S, R1W, Section 25, Tax Lot 800

As you know it has come to the attention of the Clackamas County Code Enforcement Section that remodel work to the single family dwelling on the above referenced property is being done without benefit of permits or inspections. The new pump house will also require plumbing and electrical permits and inspections.

This constitutes a violation of Chapter 9.02.040(A)(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violations, please submit the building permit applications, technically complete plans and appropriate fees not later than **October 4, 2019**. The permit must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4240. Or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Fridays 8:00 a.m. and 3 p.m.

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

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, consisting of several fluid, overlapping strokes that form a cursive-like shape.

Andrea Hall  
Clackamas County  
Code Enforcement Coordinator

## Required Notice of Fines and Penalties

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

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

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

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

  
**CLACKAMAS**  
COUNTY  
DEVELOPMENT SERVICES BUILDING  
DTD - CODE ENFORCEMENT  
150 BEAVERCREEK RD | OREGON CITY, OR 97045

Ted Wiberger  
Joy Wiberger  
Teddy Wiberger  
Christopher Wiberger  
PO Box 83  
Silverton, OR 97381

*ARK*

9738140531 3 2019

ANK

**NIXIE** 971 FEB 17 00 0009/08/19  
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ATTENDED TO FORWARD  
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BC: 9704543025 0

  
U.S. POSTAGE  PITNEY BOWES  
ZIP 97045 \$000.50<sup>0</sup>  
02 1W  
0001404531 SEP 03 2019



September 3, 2019

Ted Wiberg  
Joy Wiberg  
Teddy Wiberg  
Christopher Wiberg  
PO Box 83  
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Clackamas County  
Code Enforcement Coordinator



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September 13, 2019

Ted Wiberg  
Joy Wiberg  
Teddy Wiberg  
Christopher Wiberg  
25028 NE Airport Rd.  
Aurora, OR 97002

**Subject: Violation of the Clackamas County Code**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002  
Legal Description: T3S, R1W, Section 25, Tax Lot 800

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In order to abate the violations, please submit the building permit applications, technically complete plans and appropriate fees not later than **October 14, 2019**. The permit must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4240. Or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Fridays 8:00 a.m. and 3 p.m.



There is also an unauthorized occupied recreational vehicle on the property. This is a violation of Section 316 of the Clackamas County Zoning and Development Ordinance.

Unfortunately, there is no way to legalize the occupied recreational dwelling on the property. Per Planning, a Temporary Dwelling while Building permit requires that the dwelling be occupied by the owner of the subject lot, since the occupant of the recreational vehicle is a tenant, this land use permit would not apply.

In order to abate this violation, please remove the occupied recreational vehicle from the property no later than **October 14, 2019**.

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

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
Code Enforcement Coordinator

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

**From:** [Hall, Andrea](#)  
**To:** "[tj.weiberg@gmail.com](mailto:tj.weiberg@gmail.com)"  
**Subject:** Airport Rd.  
**Date:** Tuesday, May 12, 2020 11:03:00 AM

---

Hi Ted,

I reviewed the County's permit system this morning and noticed that you have yet to submit building permits for the remodel of the house on the property at 25028 NE Airport Rd., and plumbing and electrical permits for the new pump house. Unless applications are submitted to the County in the next few weeks, a citation will be issued for the violation.

Although the County is still closed to the public, Building Code staff are available to answer your questions and process permit applications on-line. Please see the County's website for instructions on how to submit permits <https://www.clackamas.us/building> Staff can also be reached at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)

Please let me know if you have any questions.

Thank you,

Andrea Hall  
Clackamas County  
Code Enforcement Coordinator



150 Beaver Creek Rd  
 Oregon City, OR 97045  
 503-655-8671

[Home](#)

[Help](#)

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[Property Search](#) > [Search Results](#) > Property Summary

Property Account Summary

1/12/2021

Account Number	00825575	Property Address	25028 NE AIRPORT RD , AURORA, OR 97002
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General Information

Alternate Property #	31W25 00800
Property Description	Section 25 Township 3S Range 1W TAX LOT 00800
Last Sale Price	\$0.00
Last Sale Date	02/04/2020
Last Sale Excise Number	364967
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	086-006
Remarks	

Property Characteristics

Farm or Forest Tax Liability	\$8,741.98
Neighborhood	13184: Canby/Wilsonville rural all other
Land Class Category	401: Tract Land Improved
Building Class Category	15: Single family res, class 5
Year Built	1963
Acreage	7.9
Change property ratio	4XX

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
5732	0 X 0	1963	58	1.0	6	3	1

Parties

Role	Percent	Name	Address
Taxpayer	100	WIBERG TED R	PO BOX 83, SILVERTON, OR 97381
Owner	100	OHANA GROUP LLC	NO MAILING ADDRESS, AVAILABLE,

Property Values

Value Type	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016

AVR Total	\$895,716	\$869,628	\$679,165	\$659,385	\$640,182
Exempt					
TVR Total	\$895,716	\$869,628	\$679,165	\$659,385	\$640,182
Real Mkt Land	\$490,171	\$481,062	\$440,907	\$400,825	\$368,031
Real Mkt Bldg	\$794,000	\$780,700	\$699,240	\$668,490	\$622,420
Real Mkt Total	\$1,284,171	\$1,261,762	\$1,140,147	\$1,069,315	\$990,451
M5 Mkt Land	\$490,171	\$481,062	\$187,797	\$170,725	\$156,757
M5 Mkt Bldg	\$794,000	\$780,700	\$699,240	\$668,490	\$622,420
M5 SAV			\$14,274	\$13,604	\$13,109
SAVL (MAV Use Portion)			\$5,409	\$5,253	\$5,102
MAV (Market Portion)	\$895,716	\$869,628	\$673,756	\$654,132	\$635,080
Mkt Exception		\$276,193			
AV Exception		\$175,659			

**Tax Rate**

Description	Rate
Total Rate	13.5626

**Tax Balance**

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

**Parents**

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
No Parents Found						

**Children**

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
No Children Found					

**Related Properties**

01212379 is Located On this property

**Active Exemptions**

No Exemptions Found

**Events**

Effective Date	Entry Date-Time	Type	Remarks
01/02/2020	02/04/2020 14:33:00	Taxpayer Changed	Property Transfer Filing No.: 364967 01/02/2020 by BCROWE
01/02/2020	02/04/2020 14:33:00	Recording Processed	Property Transfer Filing No.: 364967, Warranty Deed, Recording No.: 2020-000154 01/02/2020 by BCROWE
06/11/2019	06/11/2019 13:37:00	Current Use Removal--To Year Value Set	UZF LACK OF INCOME DECLASS ORS 308A.116 -Effective to year 2018 Farm Deferral by TODDM
07/31/2018	08/06/2018 11:19:00	Taxpayer Changed	Property Transfer Filing No.: 338892 07/31/2018 by DIEDRACHR
07/31/2018	08/06/2018 11:19:00	Recording Processed	Property Transfer Filing No.: 338892, Warranty Deed, Recording No.: 2018-047609 07/31/2018 by DIEDRACHR
10/07/2014	10/08/2014 17:32:00	Taxpayer Changed	Property Transfer Filing No.: 268861 10/07/2014 by AMANDAOLS
10/07/2014	10/08/2014	Recording Processed	Property Transfer Filing No.: 268861, Bargain & Sale, Recording No.:

	17:32:00		2014-051445 10/07/2014 by AMANDAOLS
02/22/2002	03/01/2002 14:40:00	Recording Processed	Property Transfer Filing No.: 48360, Quit Claim Deed, Recording No.: 2002-017622 02/22/2002 by TINACOO
02/22/2002	03/01/2002 14:40:00	Taxpayer Changed	Property Transfer Filing No.: 48360 02/22/2002 by TINACOO
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Quitclaim Deed: 98117824, 12/1/98, \$ 0

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/02/2020 00:00:00	<a href="#">4832167</a>	\$12,148.24	\$12,148.24	\$11,783.79	\$0.00
11/19/2019 00:00:00	<a href="#">4753782</a>	\$11,500.57	\$11,500.57	\$11,274.03	\$0.00
10/15/2019 11:59:00	<a href="#">4627737</a>	\$9,834.43	\$21,335.00	\$9,834.43	\$0.00
11/02/2017 00:00:00	<a href="#">4259073</a>	\$8,671.51	\$8,671.51	\$8,411.36	\$0.00
11/01/2016 00:00:00	<a href="#">4062560</a>	\$8,370.89	\$8,370.89	\$8,119.76	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
01/02/2020	02/04/2020	01/02/2020	2020-000154	\$0.00	364967		X	WIBERG JOY SUSAN	OHANA GROUP LLC	No
07/30/2018	08/06/2018	07/31/2018	2018-047609	\$1,060,000.00	338892		X	BROWN MARIA C CO- TRUSTEE	WIBERG JOY SUSAN	No
10/06/2014	10/08/2014	10/07/2014	2014-051445	\$0.00	268861		M	BROWN PAUL M & MARIA C	BROWN PAUL M CO- TRUSTEE	No

[Printable Version](#)

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Version 4.0.2.9

Business Name Search

?

**Business Name Search**

<a href="#">New Search</a>		<a href="#">Printer Friendly</a>		<b>Business Entity Data</b>		<b>01-12-2021 10:15</b>
Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1480876-95	DLLC	ACT	OREGON	09-27-2018	09-27-2021	
<b>Entity Name</b>	OHANA GROUP, LLC					
<b>Foreign Name</b>						

<a href="#">New Search</a>		<a href="#">Printer Friendly</a>		<b>Associated Names</b>	
Type	PPB	PRINCIPAL PLACE OF BUSINESS			
<b>Addr 1</b>	28170 SW BOBERG RD				
<b>Addr 2</b>					
<b>CSZ</b>	WILSONVILLE	OR	97070	<b>Country</b>	UNITED STATES OF AMERICA

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

Type	AGT	REGISTERED AGENT	Start Date	08-18-2020	Resign Date
<b>Name</b>	CHRISTOPHER WIBERG				
<b>Addr 1</b>	28170 SW BOBERG RD				
<b>Addr 2</b>					
<b>CSZ</b>	WILSONVILLE	OR	97070	<b>Country</b>	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS			
<b>Addr 1</b>	28170 SW BOBERG RD				
<b>Addr 2</b>					
<b>CSZ</b>	WILSONVILLE	OR	97070	<b>Country</b>	UNITED STATES OF AMERICA







Type	MGR	MANAGER			Resign Date
<b>Name</b>	CHRISTOPHER WIBERG				
<b>Addr 1</b>	PO BOX 25543				
<b>Addr 2</b>					
<b>CSZ</b>	PORTLAND	OR	97298	<b>Country</b>	UNITED STATES OF AMERICA

Exhibit G 4 of 5

<a href="#">New Search</a>		<a href="#">Printer Friendly</a>		<b>Name History</b>	
Business Entity Name	Name	Name	Start Date	End Date	

	Type	Status		
OHANA GROUP, LLC	EN	CUR	09-27-2018	

Please [read](#) before ordering [Copies](#).

<a href="#">New Search</a>	<a href="#">Printer Friendly</a>	Summary History				
Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	08-18-2020		FI	Agent	
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	07-06-2020		FI		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	01-09-2020		FI		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	12-03-2019		FI	Agent	
	AMENDED ANNUAL REPORT	09-27-2019		FI		
	ARTICLES OF ORGANIZATION	09-27-2018		FI	Agent	

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For comments or suggestions regarding the operation of this site,  
please contact : [corporation.division@state.or.us](mailto:corporation.division@state.or.us)





January 13, 2021

Ohana Group LLC  
28170 SW Boberg Rd.  
Wilsonville, OR 97070

Christopher Wiberg  
28170 SW Boberg Rd.  
Wilsonville, OR 97070

Christopher Wiberg  
PO Box 25543  
Portland, OR 97298

**Subject: Violation of the Clackamas County Code V0026219**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002  
Legal Description: T3S, R1W, Section 25, Tax Lot 800

It has come to the attention of the Clackamas County Code Enforcement Section that remodel work to the single family dwelling on the above referenced property is being done without benefit of permits or inspections. The new pump house will also require plumbing and electrical permits and inspections.

This constitutes a violation of Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

Additionally, there is an unauthorized occupied recreational vehicle on site. This constitutes a violation of Section 316.03 of the Clackamas County Zoning and Development Ordinance.

In order to abate the building code violations, please submit new building permit applications to transfer building permit B0208420 into the name of the new owner no later than **January 22, 2021**. The new applications should reference the permit number and be emailed to the Clackamas County Building Department, Attn: Kristi at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) This permit was submitted to the County on May 29, 2020 for the remodel work to the house but the plans are incomplete and there is not enough information to complete the plan review process.

After the permit is transferred, please submit technically complete plans for the remodel project to Clackamas County Plans Examiner, Renee Gierman via her email [rgierman@clackamas.us](mailto:rgierman@clackamas.us) no later than **March 1, 2021**. If you have questions for Renee, she can be reached at 503-742-4751. Once the building permit is ready, the associated plumbing, electrical and mechanical permits can be issued. The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained no later than 45 days of the date of the permit being issued.

Please obtain plumbing and electrical permits for the pump house no later than **January 22, 2021**. Please schedule all inspections so that final inspections may be obtained no later than 30 days of the date of the permit being issued. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building> .

If you have any questions concerning these permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 9:00 a.m. and 2:00 p.m.

There is also an unauthorized occupied recreational vehicle on the property. This is a violation of Section 316 of the Clackamas County Zoning and Development Ordinance. Unfortunately, there is no way to legalize the occupied recreational dwelling on the property. Per Planning, a Temporary Dwelling while Building permit requires that the temporary dwelling be occupied by the owner of the subject lot, since the occupant of the recreational vehicle is a tenant, this land use permit would not apply.

In order to abate this violation, please remove the occupied recreational vehicle from the property no later than **January 29, 2021**.

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

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
Code Enforcement Section

## Required Notice of Fines and Penalties

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

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

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

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

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

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



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
**CODE ENFORCEMENT DIVISION**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**RETURN SERVICE  
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**PRESORTED  
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0001404531 JAN 13 2011

Christopher Wiberg  
28170 SW Boberg Rd  
Wilsonville, OR 97070

*Write #?*

MI XIE 971 DE 1260 0001/19/21  
RETURN TO SENDER  
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UNABLE TO FORWARD

97045-4307  
50 LRAMNSB 97070



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 13, 2021

Ohana Group LLC  
28170 SW Boberg Rd.  
Wilsonville, OR 97070

Christopher Wiberg  
28170 SW Boberg Rd.  
Wilsonville, OR 97070

Christopher Wiberg  
PO Box 25543  
Portland, OR 97298

**Subject: Violation of the Clackamas County Code V0026219**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002

Legal Description: T3S, R1W, Section 25, Tax Lot 800

It has come to the attention of the Clackamas County Code Enforcement Section that remodel work to the single family dwelling on the above referenced property is being done without benefit of permits or inspections. The new pump house will also require plumbing and electrical permits and inspections.

This constitutes a violation of Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

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In order to abate this violation, please remove the occupied recreational vehicle from the property no later than **January 29, 2021**.

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

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
Code Enforcement Section

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**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
**CODE ENFORCEMENT DIVISION**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**RETURN SERVICE  
REQUESTED**

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FIRST CLASS**



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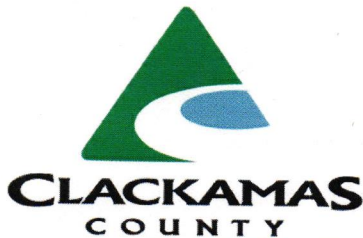
Ohana Group LLC  
28170 SW Boberg Rd  
Wilsonville, OR 97070

*Sub # 2*

MIXTE 971 DE 1260 0001/19/21  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

50 LRAMNSB 97070  
97045-4307





**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 13, 2021

Ohana Group LLC  
28170 SW Boberg Rd.  
Wilsonville, OR 97070

Christopher Wiberg  
28170 SW Boberg Rd.  
Wilsonville, OR 97070

Christopher Wiberg  
PO Box 25543  
Portland, OR 97298

**Subject: Violation of the Clackamas County Code V0026219**

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Andrea Hall  
Clackamas County  
Code Enforcement Section

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

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





April 5, 2021

Ohana Group LLC  
PO Box 83  
Silverton, OR 97381

Christopher Wiberg  
PO Box 25543  
Salem, OR 97302

Ohana Group LLC  
25028 NE Airport Rd.  
Aurora, OR 97002

Ted Wiberg  
PO Box 83  
Silverton, OR 97381

**Subject: Violation of the Clackamas County Code V0026219**

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Legal Description: T3S, R1W, Section 25, Tax Lot 800

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Additionally, there is an unauthorized occupied recreational vehicle on site. This constitutes a violation of Section 316.03 of the Clackamas County Zoning and Development Ordinance.

In order to abate the building code violations, please submit the required information for building permit B0208420 to Clackamas County Plans Examiner, Renee Gierman via her email [rgierman@clackamas.us](mailto:rgierman@clackamas.us) by **April 23, 2021** so that the plan review process can be completed. Once the building permit is ready, the associated plumbing, electrical and mechanical permits for the remodel can be issued. The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained no later than 45 days of the date of the permit being issued.

Please obtain plumbing and electrical permits for the pump house no later than **April 23, 2021**. Please schedule all inspections so that final inspections may be obtained no later than 45 days of the date of the permit being issued. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building> .

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

There is also an unauthorized occupied recreational vehicle on the property. This is a violation of Section 316 of the Clackamas County Zoning and Development Ordinance. Unfortunately, there is no way to legalize the occupied recreational dwelling on the property. Per Planning, a Temporary Dwelling while Building permit requires that the temporary dwelling be occupied by the owner of the subject lot, since the occupant of the recreational vehicle is a tenant, this land use permit would not apply.

In order to abate this violation, please remove the occupied recreational vehicle from the property no later than **April 23, 2021**. The County will conduct an inspection after this date to determine compliance with the code.

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

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
Code Enforcement Section

Copy  
Renee Gierman (via email)

### Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto: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.



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
CODE ENFORCEMENT DIVISION  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

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**PRESORTED  
FIRST CLASS**



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0001404531APR 05 2021

Christopher Wiberg  
PO Box 25543  
Salem, OR 97302

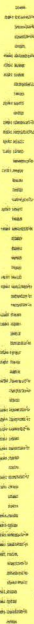
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999 9704530250  
BIBN 97302

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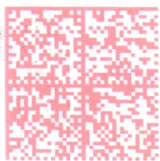
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 97045430250 \*0129-03595-05-42



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U.S. POSTAGE PITNEY BOWES





**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
CODE ENFORCEMENT DIVISION  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

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FIRST CLASS**



U.S. POSTAGE  PITNEY BOWES  
ZIP 97045 \$ 000.398  
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0001404531 APR 05 2011

Ted Wiberg  
PO Box 83  
Silverton, OR 97381

*AKK*

ANXK1: 9333128217

ANX

97045 > 4302  
63 BRAVINS 97381

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RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 97045438250 \*1579-05395-10-25





**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
CODE ENFORCEMENT DIVISION  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**RETURN SERVICE  
REQUESTED**

**PRESORTED  
FIRST CLASS**



**U.S. POSTAGE**  **PITNEY BOWES**  
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*ANK*

Ohana Group LLC  
PO Box 83  
Silverton, OR 97381

97045 > 4302  
93 BRAINSS

ANK

NIXIE 971 FEB 1 0004/18/21

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 97045430259 \*1579-05398-18-25



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 5, 2021

Ohana Group LLC  
PO Box 83  
Silverton, OR 97381

Christopher Wiberg  
PO Box 25543  
Salem, OR 97302

Ohana Group LLC  
25028 NE Airport Rd.  
Aurora, OR 97002

Ted Wiberg  
PO Box 83  
Silverton, OR 97381

**Subject: Violation of the Clackamas County Code V0026219**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002  
Legal Description: T3S, R1W, Section 25, Tax Lot 800

It has come to the attention of the Clackamas County Code Enforcement Section that remodel work to the single family dwelling on the above referenced property is being done without benefit of permits or inspections. The new pump house will also require plumbing and electrical permits and inspections.

This constitutes a violation of Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

Additionally, there is an unauthorized occupied recreational vehicle on site. This constitutes a violation of Section 316.03 of the Clackamas County Zoning and Development Ordinance.

In order to abate the building code violations, please submit the required information for building permit B0208420 to Clackamas County Plans Examiner, Renee Gierman via her email [rgierman@clackamas.us](mailto:rgierman@clackamas.us) by **April 23, 2021** so that the plan review process can be completed. Once the building permit is ready, the associated plumbing, electrical and mechanical permits for the remodel can be issued. The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained no later than 45 days of the date of the permit being issued.



Please obtain plumbing and electrical permits for the pump house no later than **April 23, 2021**. Please schedule all inspections so that final inspections may be obtained no later than 45 days of the date of the permit being issued. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building> .

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

There is also an unauthorized occupied recreational vehicle on the property. This is a violation of Section 316 of the Clackamas County Zoning and Development Ordinance. Unfortunately, there is no way to legalize the occupied recreational dwelling on the property. Per Planning, a Temporary Dwelling while Building permit requires that the temporary dwelling be occupied by the owner of the subject lot, since the occupant of the recreational vehicle is a tenant, this land use permit would not apply.

In order to abate this violation, please remove the occupied recreational vehicle from the property no later than **April 23, 2021**. The County will conduct an inspection after this date to determine compliance with the code.

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

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
Code Enforcement Section

Copy  
Renee Gierman (via email)

### Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto: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.

**From:** [Gierman, Renee](#)  
**To:** ["Ted Wiberg"](#)  
**Cc:** [Hall, Andrea](#)  
**Subject:** NOTICE FW: Application SCR: B0208420  
**Date:** Thursday, May 20, 2021 11:27:31 AM  
**Attachments:** [APPLICATION PACKET.pdf](#)  
[Residential SI-2 Agreement Form B0208420.pdf](#)  
[One and Two Family Checklist.pdf](#)

---

Good morning,

I am giving notice of my intent to expire this application. I am giving a 2 week leeway from today's date 5/20/2021, before I send the official letter and lock the application folder. Please see R105.3.2 <https://codes.iccsafe.org/content/ORRSC2017/chapter-1-scope-and-administration> if you need clarification. As the work has already commenced without proper permits being issued first, I am also notifying Andrea Hall in Code Enforcement of this notice.

Respectfully,

-Renee

## Renee Gierman | Residential Plans Examiner

Clackamas County Building Codes Division  
Development Services Building  
150 Beavercreek Rd | Oregon City, Oregon 97045  
[RGierman@co.clackamas.or.us](mailto:RGierman@co.clackamas.or.us)

-  
Please include your **Permit Number in the subject line** for all related emails.

**\*\*Our offices are open to the public Monday through Thursday 9am to 3pm. We highly recommend doing your business electronically as we have gone completely electronic. For general information, permitting forms/applications, and updated guidelines for remote submittals, building entry requirements, please visit <https://www.clackamas.us/building> or contact our Permit Center at 503.742.4240.**

-  
***Hours of Operation: Monday - Thursday 8-4 and Friday 8-3.***

-  
To **check the status** of your project, go to <https://accela.clackamas.us/citizenaccess/>.

-  
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:** Gierman, Renee  
**Sent:** Wednesday, June 17, 2020 10:12 AM



**To:** ted.wiberg@ieseconst.com  
**Subject:** Application SCR: B0208420

Good morning,

This email serves only as a submittal completeness review of your original application materials. The following items below will be needed before an initial review can be performed;

1. Supply engineers calculation packet
2. Update code references to current codes 2019 OSSC, 2018 IBC, 2017 ORSC, 2015 IRC, & ASCE 7-16.
3. Supply a completed Special Inspection Agreement form (attached)
4. Supply architectural drawings, please make sure they include Before and After floor plans.

• Please note, intermittent reviews are not performed and your initial review will be scheduled once all SCR items are received or completed. Additionally, for simplicity emailing the requested items are best done in 1 email or consecutive emails on the same day to lessen the potential confusion with your application number in the subject line for every correspondence.

Best,

-Renee

## Renee Gierman | Residential Plans Examiner

Clackamas County Building Codes Division  
Development Services Building  
150 Beaver Creek Rd | Oregon City, Oregon 97045  
503.742.4751 | [RGierman@co.clackamas.or.us](mailto:RGierman@co.clackamas.or.us)

-

\*Due to the Coronavirus our offices are closed to the public beginning March 18<sup>th</sup>. At this time the closure is expected to end **JUNE 22nd**. For general information, permitting forms/applications, and updated guidelines for remote submittals, please visit <https://www.clackamas.us/building>

-

**Hours of Operation: Monday - Thursday 8-4 and Friday 8-3.**

-

To check the status of your project, go to <https://accela.clackamas.us/citizenaccess/>.

-

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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:** [Gierman, Renee](#)  
**To:** ["Ted Wiberg"](#)  
**Cc:** [Hall, Andrea](#)  
**Subject:** NOTICE RE: Application SCR: B0231320 Barn Repairs (Change of Occupancy)  
**Date:** Thursday, May 20, 2021 11:16:35 AM  
**Attachments:** [APPLICATION PACKET BARN.pdf](#)  
[image001.png](#)

---

Good morning,

I am giving notice of my intent to expire this application. I am giving a 2 week leeway from today's date 5/20/2021, before I send the official letter and lock the application folder. Please see R105.3.2 <https://codes.iccsafe.org/content/ORRSC2017/chapter-1-scope-and-administration> if you need clarification. As the work has already commenced without proper permits being issued first, I am also notifying Andrea Hall in Code Enforcement of this notice.

Respectfully,

-Renee

---

**From:** Gierman, Renee  
**Sent:** Wednesday, August 5, 2020 2:10 PM  
**To:** Brett Schulz <brett@brettschulz.com>  
**Cc:** 'Ted Wiberg' <ted.wiberg@ieseconst.com>; 'Jorge Hernandez' <jorge.hernandez@ieseconst.com>  
**Subject:** RE: Application SCR: B0231320 Barn Repairs

Hi, (I apologize my response was delayed we really are that busy),

Please reference the tables to establish the size and height, stories to support your statement.

ORSC; R328 it doesn't appear to meet from what is depicted on the structural drawings. Too big, the 2<sup>nd</sup> level doesn't qualify as a mezzanine, and the area exceeds 3,000 to fall under the other exceptions or definitions.

OSSC, it is too big (from the data on the structural drawings) not including the other attachments to the main structure to be an U so is it an S-2, what are those occupancy size, height restriction for unprotected construction?

Please, include all of that for the architectural drawings I requested under the SCR1 email as the structural only documents did not complete the submittal.

Thank you,

-Renee

---

**From:** Brett Schulz <[brett@brettschulz.com](mailto:brett@brettschulz.com)>  
**Sent:** Friday, July 31, 2020 5:23 PM  
**To:** Gierman, Renee <[RGierman@clackamas.us](mailto:RGierman@clackamas.us)>  
**Cc:** 'Ted Wiberg' <[ted.wiberg@ieseconst.com](mailto:ted.wiberg@ieseconst.com)>; 'Jorge Hernandez' <[jorge.hernandez@ieseconst.com](mailto:jorge.hernandez@ieseconst.com)>  
**Subject:** RE: Application SCR: B0231320 Barn Repairs

Thank, Renee. The structure is more than 30' from the property line so I don't see any issues with wall ratings or protected openings if it is non-ag use. Is there something else that I'm not considering?

Thank you.

Brett  
**Brett Schulz** architect pc, LEED AP  
2500 NE Sandy Blvd, Suite D  
Portland, OR 97232  
(503) 222-9099  
[www.brettschulz.com](http://www.brettschulz.com)

Please note that I generally check email only when I am at my desk.  
If your message is urgent or time sensitive, please text or call me.

---

**From:** Gierman, Renee [<mailto:RGierman@clackamas.us>]  
**Sent:** Friday, July 31, 2020 5:05 PM  
**To:** Brett Schulz <[brett@brettschulz.com](mailto:brett@brettschulz.com)>  
**Cc:** 'Ted Wiberg' <[ted.wiberg@ieseconst.com](mailto:ted.wiberg@ieseconst.com)>; 'Jorge Hernandez' <[jorge.hernandez@ieseconst.com](mailto:jorge.hernandez@ieseconst.com)>  
**Subject:** RE: Application SCR: B0231320 Barn Repairs

Good afternoon,

I apologize my response was delayed but we really are that busy. The existing use of the building was as agricultural barn. Planning has noted personal use/storage which does not fall in line with an Ag Exempt structure. The only formal way of this not being an issue will be to apply for and receive approval for an Ag exempt structure. I would notify the Planner and Code Enforcement personnel if that is the intent. I have attached the form which would have to meet all ORS requirements to satisfy. We can't confuse the aesthetics and keep calling it a barn unless that is the proper use.  
<https://dochub.clackamas.us/documents/drupal/f1b41147-123f-4792-8636-7e3e804c5a8d>

Have a great weekend,

-Renee

**Renee Gierman | Residential Plans Examiner**

Clackamas County Building Codes Division  
Development Services Building  
150 Beaver Creek Rd | Oregon City, Oregon 97045  
503.742.4751 | [RGierman@co.clackamas.or.us](mailto:RGierman@co.clackamas.or.us)

-  
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-  
**Hours of Operation: Monday - Thursday 8-4 and Friday 8-3.**

-  
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-  
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**From:** Brett Schulz <[brett@brettschulz.com](mailto:brett@brettschulz.com)>  
**Sent:** Thursday, July 30, 2020 11:53 AM  
**To:** Gierman, Renee <[RGierman@clackamas.us](mailto:RGierman@clackamas.us)>  
**Cc:** 'Ted Wiberg' <[ted.wiberg@ieseconst.com](mailto:ted.wiberg@ieseconst.com)>; 'Jorge Hernandez' <[jorge.hernandez@ieseconst.com](mailto:jorge.hernandez@ieseconst.com)>  
**Subject:** FW: Application SCR: B0231320 Barn Repairs

Renee,

I have been engaged by Ted Wiberg to produce architectural drawings for this permit. He does not intend to change the use of the barn. Is there something we need to do to formalize this?

Thank you.

Brett  
**Brett Schulz** architect pc, LEED AP  
2500 NE Sandy Blvd, Suite D  
Portland, OR 97232  
(503) 222-9099  
[www.brettschulz.com](http://www.brettschulz.com)

Please note that I generally check email only when I am at my desk.  
If your message is urgent or time sensitive, please text or call me.

**From:** Gierman, Renee <[RGierman@clackamas.us](mailto:RGierman@clackamas.us)>  
**Sent:** Friday, July 17, 2020 10:34  
**To:** Jorge Hernandez <[jorge.hernandez@ieseconst.com](mailto:jorge.hernandez@ieseconst.com)>  
**Cc:** Ted Wiberg <[ted.wiberg@ieseconst.com](mailto:ted.wiberg@ieseconst.com)>; Kyle Kraxberger ([kkraxberger@dci-engineers.com](mailto:kkraxberger@dci-engineers.com)) <[kkraxberger@dci-engineers.com](mailto:kkraxberger@dci-engineers.com)>; [asiegner@dci-engineers.com](mailto:asiegner@dci-engineers.com)  
**Subject:** RE: Application SCR: B0231320

Good morning,

I do not have a work phone, as I am working remotely. Please ask each question specifically to receive a proper answer. Please note, I should be able to look at the submittal and know exactly what is occurring without needing to ask any questions. This building specifically was an Agricultural Exempt structure and it appears the use will be changing/changed. The building is too big to be reviewed under the ORSC and will require full compliance under the OSSC for area, height, setback restrictions (too close to property lines due to size?) without fire walls, etc.

-Renee

## Renee Gierman | Residential Plans Examiner

Clackamas County Building Codes Division  
Development Services Building  
150 Beaver Creek Rd | Oregon City, Oregon 97045  
503.742.4751 | [RGierman@co.clackamas.or.us](mailto:RGierman@co.clackamas.or.us)

-

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-

**Hours of Operation: Monday - Thursday 8-4 and Friday 8-3.**

-

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-

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**From:** Jorge Hernandez <[jorge.hernandez@ieseconst.com](mailto:jorge.hernandez@ieseconst.com)>  
**Sent:** Thursday, July 16, 2020 7:26 AM  
**To:** Gierman, Renee <[RGierman@clackamas.us](mailto:RGierman@clackamas.us)>  
**Cc:** Ted Wiberg <[ted.wiberg@ieseconst.com](mailto:ted.wiberg@ieseconst.com)>; Kyle Kraxberger ([kkraxberger@dci-engineers.com](mailto:kkraxberger@dci-engineers.com))

<[kkraxberger@dc-engineers.com](mailto:kkraxberger@dc-engineers.com)>; [asiegner@dc-engineers.com](mailto:asiegner@dc-engineers.com)

**Subject:** RE: Application SCR: B0231320

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

Renee,

We would like to get in touch with you to review some of the items you asked.  
Can you give us a day and time to have a phone conversation?

Thank you,

**Jorge Hernandez**  
Project Coordinator  
**Interior Exterior Specialists**  
WBE/ESB Certified  
Mobile 503.250.0094  
[28170 SW Boberg Rd., Wilsonville OR 97070](#)



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**From:** Gierman, Renee <[RGierman@clackamas.us](mailto:RGierman@clackamas.us)>

**Sent:** Friday, June 12, 2020 3:22:03 PM

**To:** Ted Wiberg <[ted.wiberg@ieseconst.com](mailto:ted.wiberg@ieseconst.com)>

**Subject:** Application SCR: B0231320

Good afternoon,

This email serves only as a submittal completeness review of your original application materials. The following items below will be needed before an initial review can be performed;

1. Supply engineers calculation packet
2. Update code references to current codes 2019 OSSC, 2018 IBC, 2017 ORSC, 2015 IRC, & ASCE 7-16.
3. Supply a completed Special Inspection Agreement form (attached)
4. Supply architectural drawings
5. Project description is lacking intent of permit, add more for clarification.

- Please note, intermittent reviews are not performed and your initial review will be scheduled once all SCR items are received or completed. Additionally, for simplicity emailing the requested items are best done in 1

email or consecutive emails on the same day to lessen the potential confusion with your application number in the subject line for every correspondence.

Best,

-Renee

## Renee Gierman | Residential Plans Examiner

Clackamas County Building Codes Division  
Development Services Building  
150 Beaver Creek Rd | Oregon City, Oregon 97045  
503.742.4751 | [RGierman@co.clackamas.or.us](mailto:RGierman@co.clackamas.or.us)

**\*Due to the Coronavirus our offices are closed to the public beginning March 18<sup>th</sup>. At this time the closure is expected to end **JUNE 22nd**. For general information, permitting forms/applications, and updated guidelines for remote submittals, please visit <https://www.clackamas.us/building>**

***Hours of Operation: Monday - Thursday 8-4 and Friday 8-3.***

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[Spam Email](#)  
[Phishing Email](#)



MATTHEW ROZZELL  
BUILDING CODES ADMINISTRATOR

BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

June 19, 2021

To whom it may concern,

Regarding Application: B0208420- House Repairs (Structural) Without Permits  
Address: 25028 Airport Rd

**The application B0208420 is expired as of 6/3/2021**

In accordance with Oregon Residential Specialty Code Section R105.3.2 and Oregon Structural Specialty Code Section 105.3.2, the building permit currently on file **B0208420** expired 180 days from **06/3/2020**.

Please contact the Clackamas County Building Codes at 503-742-4240 to inquire about the next steps for reactivating your permit.

Sincerely,

Building Codes  
Clackamas County Department of Transportation and Development  
150 Beaver Creek Rd. Oregon City, Or 97045  
Phone: (503) 742-4240 Fax: (503) 742-4741





MATTHEW ROZZELL  
BUILDING CODES ADMINISTRATOR

BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

June 19, 2021

To whom it may concern,

Regarding Application: B0231320- Structural modification and Change of Occupancy  
without Permits

Address: 25028 Airport Rd

**The application B0231320 is expired as of 6/3/2021**

In accordance with Oregon Residential Specialty Code Section R105.3.2 and Oregon  
Structural Specialty Code Section 105.3.2, the building permit currently on file **B0231320**  
expired 180 days from **06/3/2020**.

Please contact the Clackamas County Building Codes at 503-742-4240 to inquire  
about the next steps for reactivating your permit.

Sincerely,

Building Codes  
Clackamas County Department of Transportation and Development  
150 Beavercreek Rd. Oregon City, Or 97045  
Phone: (503) 742-4240 Fax: (503) 742-4741



Citation No. 1900262

Case No. V0026219

# ADMINISTRATIVE CITATION

Date Issued: June 21, 2021

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

Name: Ohana Group LLC  
Name:  
Mailing Address: 28170 SW Boberg Rd.  
City, State, Zip: Wilsonville, OR 97070

Date Violation(s) Confirmed: On the 21<sup>st</sup> day of June, 2021, 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): 25028 NE Airport Rd., Aurora, OR 97002

Legal Description: T3S, R1W Section 25, Tax Lot(s) 800

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B)(C)(D)(E)

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

Owner cited failed to obtain permits and approved final inspections for the remodel of the single family dwelling on the subject property.

Maximum Civil Penalty \$1000.00                      Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Andrea Hall  
Telephone No.: 503-742-4467

Date: June 21, 2021  
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: \_\_\_\_\_



**CLACKAMAS**

**C O U N T Y**

**DEVELOPMENT SERVICES BUILDING**

**CODE ENFORCEMENT DIVISION**

**150 BEAVERCREEK ROAD | OREGON CITY, OR 97045**

Christopher Wiberg  
28170 SW Boberg Rd  
Wilsonville, OR 97070

97045 4392  
5707083250

IA

*Smith*



U.S. POSTAGE  PITNEY BOWES

ZIP 97045 \$ 000.51<sup>0</sup>  
02 1W  
0001404531 JUN 21 202

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

BC: 97045430250

\*2289-01232-21-44



Citation No. 1900262

Case No. V0026219

# ADMINISTRATIVE CITATION

Date Issued: June 21, 2021

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

Name: Ohana Group LLC  
Name:  
Mailing Address: 28170 SW Boberg Rd.  
City, State, Zip: Wilsonville, OR 97070

Date Violation(s) Confirmed: On the 21<sup>st</sup> day of June, 2021, 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): 25028 NE Airport Rd., Aurora, OR 97002

Legal Description: T3S, R1W Section 25, Tax Lot(s) 800

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B)(C)(D)(E)

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

Owner cited failed to obtain permits and approved final inspections for the remodel of the single family dwelling on the subject property.

Maximum Civil Penalty \$1000.00

Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Andrea Hall  
Telephone No.: 503-742-4467

Date: June 21, 2021  
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: \_\_\_\_\_





**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
CODE ENFORCEMENT DIVISION  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Ohana Group LLC  
28170 SW Boberg Rd  
Wilsonville, OR 97070

*Smith?*

9707032245 PB12

IA

BC: 97045430250

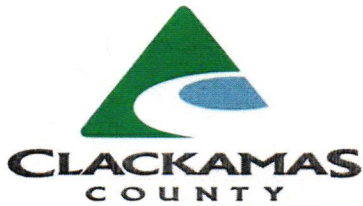
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

\*2289-01231-21-44



U.S. POSTAGE  
ZIP 97045 \$000.50  
02 1W  
0001404531 JUN 21 2021

Exhibit L 6 of 8



Citation No. 1900262

Case No. V0026219

# ADMINISTRATIVE CITATION

Date Issued: June 21, 2021

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

Name: Ohana Group LLC  
Name:  
Mailing Address: 28170 SW Boberg Rd.  
City, State, Zip: Wilsonville, OR 97070

Date Violation(s) Confirmed: On the 21<sup>st</sup> day of June, 2021, 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): 25028 NE Airport Rd., Aurora, OR 97002

Legal Description: T3S, R1W Section 25, Tax Lot(s) 800

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B)(C)(D)(E)

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

Owner cited failed to obtain permits and approved final inspections for the remodel of the single family dwelling on the subject property.

Maximum Civil Penalty \$1000.00                      Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Andrea Hall  
Telephone No.: 503-742-4467

Date: June 21, 2021  
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

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- 2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
- 3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

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

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

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







Citation No. 1900262-2

Case No. V0026219

# ADMINISTRATIVE CITATION

Date Issued: August 5, 2021

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

Name: Ohana Group LLC  
Name:  
Mailing Address: PO Box 83  
City, State, Zip: Scotts Mills, OR 97375

Date Violation(s) Confirmed: On the 29th day of July, 2021, 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): 25028 NE Airport Rd., Aurora, OR 97002

Legal Description: T3S, R1W Section 25, Tax Lot(s) 800

**Law(s) Violated:**

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316

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

Owner cited is allowing an unauthorized occupied recreational vehicle to remain on the subject property.

Maximum Civil Penalty \$2500.00                      Fine \$75.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$75.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Andrea Hall  
Telephone No.: 503-742-4467

Date: August 5, 2021  
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: \_\_\_\_\_





**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
DTD - CODE ENFORCEMENT  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Christopher Wiberg  
PO Box 25543  
Salem, OR 97302



U.S. POSTAGE  PITNEY BOWES



ZIP 97045 \$000.51<sup>0</sup>  
02 1W  
0001404531AUG 05 2021

Exhibit N 3 of 3

NIXIE 971 DE 1 0008/13/21

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NSN

BC: 97045430250 \*0229-01283-06-00

9790289529302



August 5, 2021

Ohana Group LLC  
PO Box 83  
Scotts Mills, OR 97375

Christopher Wiberg  
PO Box 25543  
Salem, OR 97302

Ohana Group LLC  
25028 NE Airport Rd.  
Aurora, OR 97002

Ted Wiberg  
PO Box 83  
Scotts Mills, OR 97375

**Subject: Violation of the Clackamas County Code V0026219**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002  
Legal Description: T3S, R1W, Section 25, Tax Lot 800

It has come to the attention of the Clackamas County Code Enforcement Section that structural improvements have been made to an existing barn on the above referenced property without benefit of permits or inspections.

This constitutes a violation of Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the building code violations, please submit the required information for building permit B0231320 to Clackamas County Plans Examiner, Renee Gierman via her email [rgierman@clackamas.us](mailto:rgierman@clackamas.us) by **August 31, 2021** so that the plan review process can be completed. Once the building permit is ready, the associated plumbing, electrical and mechanical permits for the remodel can be issued. The permit must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4240, via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Friday from 8:00 a.m. to 3 p.m.

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

Thank you for your prompt attention to this matter.

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

Andrea Hall  
Clackamas County  
Code Enforcement Section

Copy  
Renee Gierman (via email)

### **Important Notices**

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto: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.



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
DTD - CODE ENFORCEMENT  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Christopher Wiberg  
PO Box 25543  
Salem, OR 97302

9326029814700482

NSN

5700204524302



U.S. POSTAGE  PITNEY BOWES

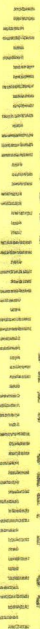
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0001404531 AUG 05 2011

Exhibit O 4 of 4

NIXIE 971 DE 1 0008/13/21

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 97045430250 \*0229-01279-06-00





October 13, 2021

Ohana Group LLC  
25028 NE Airport Rd.  
Aurora, OR 97002

Christopher Wiberg  
25028 NE Airport Rd.  
Aurora, OR 97002

Christopher Wiberg  
PO Box 25543  
Portland, OR 97298

Ted Wiberg  
PO Box 83  
Scotts Mills, OR 97375

**Subject: Violation of the Clackamas County Code V0026219**

Site Address: 25028 NE Airport Rd., Aurora, OR 97002  
Legal Description: T3S, R1W, Section 25, Tax Lot 800

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that structural improvements have been made to the single family dwelling and existing barn on the above referenced property without benefit of permits or inspections.

This constitutes a violation of Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the building code violations, please renew building permits B0208420 and B0231320 and submit the required information to complete the plan review process to Clackamas County Plans Examiner, Renee Gierman via her email [rgierman@clackamas.us](mailto:rgierman@clackamas.us) by **November 30, 2021**. Once the building permits are ready, the associated plumbing, electrical and mechanical permits for the remodels can be issued. The permit must have the fees paid in full within ten days of being notified the permit is ready. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.



If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4240, via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Friday from 8:00 a.m. to 3 p.m.

Additionally, there are several commercial business operating from the barn on the property without land use approval. This constitutes a violation of Section 316.03 of the Clackamas County Zoning and Development Ordinance. In order to abate this violation please submit a land use application to legalize this activity or cease the commercial activity no later than **November 30, 2021**.

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

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
Code Enforcement Section

## Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beavercreek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto: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. 1900262-3

Case No. V0026219

# ADMINISTRATIVE CITATION

Date Issued: February 9, 2022

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

Name: Ohana Group LLC  
Name:  
Mailing Address: PO Box 83  
City, State, Zip: Scotts Mills, OR 97375

Date Violation(s) Confirmed: On the 7th day of February, 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): 25028 NE Airport Rd., Aurora, OR 97002

Legal Description: T3S, R1W Section 25, Tax Lot(s) 800

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B)(C)(D)(E)

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

- 1) Owner cited failed to obtain permits and approved final inspections for the remodel of an accessory building on the subject property.

Maximum Civil Penalty \$1000.00

Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Andrea Hall  
Telephone No.: 503-742-4467

Date: February 9, 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.

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STATEMENT OF UNDERSTANDING

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- 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: \_\_\_\_\_



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
DTD - CODE ENFORCEMENT  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Christopher Wilberg  
PO Box 25543  
Portland, OR 97298

*ANK*

972980543 ENR  
97045 > 4302



**US POSTAGE** MAIL PERMIT NO. 1000  
**\$000.53**  
ZIP 97045 02 1W  
0001404531 FEB 09 2022



Exhibit Q 3 of 3

NIXIE 971 FEB 1 0002/14/22

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 97045430250

\*2289-05332-10-01





**From:** [Hall, Andrea](#)  
**To:** ["teddy.wiberg@ieseconst.com"](mailto:teddy.wiberg@ieseconst.com)  
**Subject:** Application SCR: B0231320  
**Date:** Tuesday, September 6, 2022 10:47:00 AM  
**Attachments:** [One and Two Family Checklist.pdf](#)  
[APPLICATION PACKET BARN.pdf](#)  
[Residential SI-2 Agreement Form.pdf](#)

---

This is the information needed to process the application for the barn.

Good afternoon,

This email serves only as a submittal completeness review of your original application materials. The following items below will be needed before an initial review can be performed;

1. Supply engineers calculation packet
2. Update code references to current codes 2019 OSSC, 2018 IBC, 2017 ORSC, 2015 IRC, & ASCE 7-16.
3. Supply a completed Special Inspection Agreement form (attached)
4. Supply architectural drawings
5. Project description is lacking intent of permit, add more for clarification.

● Please note, intermittent reviews are not performed and your initial review will be scheduled once all SCR items are received or completed. Additionally, for simplicity emailing the requested items are best done in 1 email or consecutive emails on the same day to lessen the potential confusion *with your application number in the subject line* for every correspondence.

Best,

-Renee

## Renee Gierman | Residential Plans Examiner

Clackamas County Building Codes Division  
Development Services Building  
150 Beaver Creek Rd | Oregon City, Oregon 97045  
503.742.4751 | [RGierman@co.clackamas.or.us](mailto:RGierman@co.clackamas.or.us)

-

\*Due to the Coronavirus our offices are closed to the public beginning March 18<sup>th</sup>. At this time the closure is expected to end **JUNE 22nd**. For general information, permitting forms/applications, and updated guidelines for remote submittals, please visit

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

-

***Hours of Operation: Monday - Thursday 8-4 and Friday 8-3.***

-

To check the status of your project, go to <https://accela.clackamas.us/citizenaccess/>.

-

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:** [Hall, Andrea](#)  
**To:** ["teddy.wiberg@ieseconst.com"](mailto:teddy.wiberg@ieseconst.com)  
**Subject:** B0208420 - House  
**Date:** Tuesday, September 6, 2022 10:43:00 AM  
**Attachments:** [image003.jpg](#)

---

Hi Teddy,

Here are some of the items the Plans Examiner needed to continue with her review of the plans for the house. I will send a second email with information regarding the barn project.

Thank you,

Andrea Hall

Clackamas County

Code Enforcement Section

Good morning,

This email serves only as a submittal completeness review of your original application materials. The following items below will be needed before an initial review can be performed;

1. Supply engineers calculation packet
2. Update code references to current codes 2019 OSSC, 2018 IBC, 2017 ORSC, 2015 IRC, & ASCE 7-16.
3. Supply a completed Special Inspection Agreement form (attached)
4. Supply architectural drawings, please make sure they include Before and After floor plans.

● Please note, intermittent reviews are not performed and your initial review will be scheduled once all SCR items are received or completed. Additionally, for simplicity emailing the requested items are best done in 1 email or consecutive emails on the same day to lessen the potential confusion with your application number in the subject line for every correspondence.

Best,

-Renee

**From:** Gierman, Renee  
**Sent:** Wednesday, June 3, 2020 11:33 AM  
**To:** 2trefs@gmail.com  
**Subject:** Application SCR: B0207520

Good morning,

This email serves only as a submittal completeness review of your original application materials. The following items below will be needed before an initial review can be performed;

5. Planning Department Approval is needed.
6. Indicate dimensions of existing garage on floor plan
7. Indicate interior dimensions of rooms
8. French door may not encroach into the existing window open closer to the corner panel unless, the panel is 2'8" minimum, as drawn. Please note that all post installed epoxy anchors require a 3<sup>rd</sup> party special inspection agency. Form attached.
9. If you do not want to install in epoxy anchors, as drawn I will need 4' from all corners before reaching a door or window.
10. Indicate heat source
11. Indicate all insulation values.
12. Chose one options from Table N1101.3,  
<https://codes.iccsafe.org/content/chapter/10141/>

- Please note, intermittent reviews are not performed and your initial review will be scheduled once all SCR items are received or completed. Additionally, for simplicity emailing the requested items are best done in 1 email or consecutive emails on the same day to lessen the potential confusion *with your application number in the subject line* for every correspondence.

Best,

-Renee

\*Due to the Coronavirus our offices are closed to the public beginning March 18<sup>th</sup>. At this time the closure is expected to end **JUNE 15 th**. For general information, permitting forms/applications, and updated guidelines for remote submittals, please visit <https://www.clackamas.us/building>

## Renee Gierman | Residential Plans Examiner

Clackamas County Building Codes Division

Development Services Building

150 Beavercreek Rd | Oregon City, Oregon 97045

503.742.4751 | [RGierman@co.clackamas.or.us](mailto:RGierman@co.clackamas.or.us)

Andrea Hall  
Clackamas County  
Senior Code Enforcement Specialist  
[andreaahal@clackamas.us](mailto:andreaahal@clackamas.us)  
503-742-4467

PLEASE NOTE: Beginning Friday, August 5, 2022, the County lobby will be CLOSED on Fridays to **in-person** customer service. Staff is still available by phone or email from 8 am – 4 pm.



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Citation No. 1900262-4

Case No. V0026219

# ADMINISTRATIVE CITATION

Date Issued: November 28, 2022

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

Name: Ohana Group LLC  
Name:  
Mailing Address: 25028 Airport Rd. NE  
City, State, Zip: Aurora, OR 97002

Date Violation(s) Confirmed: On the 25th day of November, 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): 25028 NE Airport Rd., Aurora, OR 97002

Legal Description: T3S, R1W Section 25, Tax Lot(s) 800

**Law(s) Violated:**

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316

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

- 1) Owner is allowing commercial business to operate from the subject property without land use approval.

Maximum Civil Penalty \$2500.00                      Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$400.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Andrea Hall  
Telephone No.: 503-742-4467

Date: November 28, 2022  
Department Initiating Enforcement Action: Code Enforcement

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

OHANA GROUP LLC,

Respondent.

File No: V0026219

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Ohana Group LLC mailing address is: PO Box 83, Scotts Mills, OR  
97375.

2.

The address or location of the violation(s) of law alleged in this Complaint is:  
25028 NE Airport Rd., Aurora, OR 97002, also known as T3S, R1W, Section 25 , Tax Lot 800, and  
is located in Clackamas County, Oregon.

3.

On or about the 21st day of June, 2021 the Respondent violated the following laws, in the  
following ways:

- a. Chapter 9.02.040 of the Clackamas County Code for failing to obtain permits and  
approved final inspections for the remodel of the single family dwelling on the property.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 29th day of July, 2021 the Respondent violated the following laws, in the following ways:

- b. Section 316 of the Clackamas County Zoning and Development Ordinance for allowing an unauthorized occupied recreational vehicle to remain on the subject property. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

On or about the 7th day of February, 2022 the Respondent violated the following laws, in the following ways:

- c. Chapter 9.02.040 of the Clackamas County Code for failing to obtain permits and approved final inspections for the remodel of and accessory building on the subject property. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 25th day of November, 2022 the Respondent violated the following laws, in the following ways:

- d. Chapter 9.02.040 of the Clackamas County Code for failing to obtain land use permits for commercial activity on the subject property. 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 violation was given to Respondent in the following manner: Citation and Complaint numbers 1900262, 1900262-2, 1900262-3, 1900262-4. A copy of the notice document is attached to this Complaint as Exhibits L,N,Q, S, and incorporated by this reference.

6.

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

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

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the Priority 1 violations being \$750.00 to \$1000.00 per occurrence and range for the Priority 2 violations being \$500.00 to \$2500.00 per occurrence as provided by Appendix B of the Clackamas County Code.

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

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

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

DATED THIS 7th day of December, 2022.



---

Andrea Hall  
Senior Code Enforcement Specialist  
FOR CLACKAMAS COUNTY





**From:** [Hall, Andrea](#)  
**To:** ["Christopher Wiberg"](#)  
**Subject:** RE: 25028 NE Airport Rd.  
**Date:** Wednesday, December 21, 2022 1:23:00 PM

---

Thank you for the clarification Christopher, I appreciate it.

The level of activity you describe would be regulated by the County under Section 822 of the Clackamas County Zoning and Development Ordinance, I've included a link to the section of the code for your review. You will need to submit a Home Occupation application to the Clackamas County Planning Department. I recommend calling Planning and explaining what commercial activity is taking place and to find out if you would qualify for a Level Two or Level Three Home Occupation which will determine which application you will need.

If your application for a home based business is approved, you will need to obtain the required building permits for the portion of the accessory building you will be using for the commercial activity.

<https://dochub.clackamas.us/documents/drupal/8249b908-63a0-4c63-b719-1d0e4fdb95bd>

You can reach Planning staff at 503-742-4500 or by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)

Please let me know if you have any questions.

Thank you!

---

**From:** Christopher Wiberg <Christopherwiberg@msn.com>  
**Sent:** Tuesday, December 20, 2022 9:42 AM  
**To:** Hall, Andrea <Andreaahal@clackamas.us>  
**Subject:** Re: 25028 NE Airport Rd.

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

---

Hi Andrea,

Apologies this reply took so long, I am currently traveling for the Holidays.

At the property we have a lay down yard storage space for my construction company and we also have a conference room with some open desk spaces used as a flex space for our management company so that can have meetings and collaborate when they are not on a job

site or working remotely from home.

Thank you!

Christopher Wiberg  
503-779-7830

On Dec 13, 2022, at 8:39 AM, Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)> wrote:

Hi Christopher,

Thank for your email message regarding the property at 25028 NE Airport Rd. The latest information I had from Ted Wiberg was that he had two different commercial tenants operating from the barn on the property and he was checking with Planning regarding obtaining land use approval. After reviewing County records and finding no land use applications had been submitted, the citation was issued.

What type of business are you operating from the property? How many employees do you have?

Thank you,

Andrea Hall  
Clackamas County  
Code Enforcement Section

To Whom It May Concern:

This letter is in regards to the letter that we received at address 25028 NE Airport Rd Aurora, OR 97002 – citation number 1900262-4, case number V0026219 – specifically that the owners of said property are allowing commercial business activities to operate without property land use approval.

I believe that this citation was given in error due mainly to fact that I, Christopher Wiberg, am an owner of the property located at 25028 NE Airport Rd, am owner of the business operating out of the property located at 25028 NE Airport Rd, and have a residence at 25028 NE Airport Rd. To the best of my knowledge, code enforcement does not require that I seek prior land use approval to conduct commercial activities related to a business of which I am an owner - from

property that I own and and where I have a residence.

Sincerely,

Christopher Wiberg  
25028 NE Airport Rd  
Aurora, OR 97002  
503-779-7830

Andrea Hall  
Clackamas County  
Senior Code Enforcement Specialist  
[andreaahal@clackamas.us](mailto:andreaahal@clackamas.us)  
503-742-4467

PLEASE NOTE: Beginning Friday, August 5, 2022, the County lobby will be CLOSED on Fridays to **in-person** customer service. Staff is still available by phone or email from 8 am – 4 pm.

<image003.jpg>

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**Department of Transportation and Development**  
Development Services Building  
150 Beaver Creek Road | Oregon City, OR 97045  
503-742-4500 | zoninginfo@clackamas.us  
www.clackamas.us/planning

### **PRE-APPLICATION CONFERENCE SUMMARY**

*The information contained in this memo is introductory in nature and is designed to act as a guide to relevant ZDO and Comprehensive Plan standards. This is an initial review and is based on the information submitted by the applicant for the pre-application conference.*

**Permit Type: Home Occupation with Exception**

**File No. ZPAC0025-23**

**Proposal:** A home occupation with an exception to the number of employees and the square footage of accessory building floor space used for the home occupation.

**Staff Contact:** Joy Fields, Phone: 503-742-4510, E-mail: jfields@clackamas.us

**Applicant:** Christopher Wiberg

**Assessor's Map and Tax Lot Number:** 31W25 00800 combined with 31W25 00804 as a single lot of record based on previous staff research

**Site Address:** 25028 NE Airport Rd, Aurora, 97002

**Zoning:** RRFF-5

---

## **I. APPLICABLE ZONING AND DEVELOPMENT ORDINANCE (ZDO) AND COMPREHENSIVE PLAN STANDARDS**

***Note to applicant:*** Pre-application conferences are advisory in nature and are intended to familiarize applicants with the requirements of this Ordinance; to provide applicants with an opportunity to meet with County staff to discuss proposed projects in detail; and to identify standards, approval criteria, and procedures prior to filing a land use permit application. The pre-application conference is intended to be a tool to orient applicants and assist them in navigating the land use review process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the County from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference. This document is not a land use decision and is not subject to appeal.

### **A. ZDO Section 316 RRFF-5 Zoning District**

1. Home occupations are allowed in the RRFF-5 Zoning District as an accessory use subject to section 822 of the ZDO.

2. DIMENSIONAL STANDARDS in the RRFF-5 Zone are – 30 foot setback from the front and rear property boundaries and 10 foot setback from the side property boundaries.



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

B. ZDO Section 704 – The property has a River Stream Conservation Area crossing the eastern portion of the property. Because the site plan provided indicates that the Home Occupation will take place more than 100 feet from the stream Section 704 does not apply.

C. ZDO Section 822 – Special Use Requirements

For a Level Two Home Occupation no outside storage is allowed, employees are limited to five and 500 square feet of accessory building floor space may be used for the home occupation therefore, the applicant is proposing to apply for a Home Occupation Exception that is subject to 822.05. The property is not eligible for a Level Three Home Occupation with an Exception because less than 50 percent of the lots of record abutting the subject property are larger than two acres.

Section 822.05 specifies that:

- A. The use shall remain compatible with the area; Services adequate to serve the proposed use shall be available, including transportation, public facilities, and other services existing or planned for the area affected by the use. Therefore, the application for a Home Occupation Exception must show how the proposal will protect or mitigate the impact to: the character of the neighborhood, including such factors as the presence of outside storage uses, proximity of off-site dwellings, level of surrounding traffic, size of off-site accessory buildings, and background noise levels and how the proposal will not force a significant change in accepted residential, farm, or forest practices on surrounding lands devoted to residential, farm, or forest use. Potential ways to mitigate impacts to the neighborhood include driveway and road improvements, screening, landscaping, building location, building design, and other improvements; How will the applicant utilize these mitigation measures?
- B. At a minimum, compliance with Subsections 1006.03(B), 1006.04(B), and 1006.06(C) (except as set forth in Subsection 1006.07), and 1007.07 is required. These development standards relate to water supply, sewage disposal, surface water management and erosion control. The proposal did not identify impact to any of these items and a future application would need to specifically identify if the home occupation would be using water, or septic, and how surface water would be impacted by the proposal. The property is just outside the Sherwood Wilsonville Groundwater Limited area. Including the well log showing the use of the water by the home occupation operator and office staff would be helpful to address potential water supply concerns. The Septic and Onsite Wastewater Program indicated an Authorization Notice would likely be necessary. The septic system was not installed for a home occupation with employees so adding 5-15 employees would be an increase in employees.





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C. 1. 822.04(A), (I), (J), (L)(4)(a) through (d) - The applicant identified that the operator shall reside full-time in the dwelling once the internal renovations to the house were complete. As discussed, the “Barn” is too large to use its entire space for the Home Occupation. A Change of Use building permit would be needed to section off the portion to be used for the Home Occupation. Identifying the portions of the property used for the home occupation will be essential in reviewing the application and communicating with members of the public. In addition to those conditions identified above, the following also applies: 2. Accessory building floor space for the home occupation with an approved exception shall not exceed 3,000 square feet.

D. ZDO Section 1006 – Development Standards including: Applicants shall specify a lawful water source for the proposed use, and any impacts to septic or surface water. An authorization notice will be required to ensure the septic system is sized sufficiently (see Onsite Wastewater Program comments).

E. Chapter 4 of the Clackamas County Comprehensive Plan:

4.F.3 The County shall not amend the Comprehensive Plan or Zoning and Development Ordinance, or the Comprehensive Plan Map or zoning designations:

4.F.3.1 To allow within the Rural Reserve areas, new uses that were not allowed on the date Rural Reserve areas were designated, except as authorized by amendments to the Oregon Revised Statutes or Oregon Administrative Rules enacted after the designation of Rural Reserve areas.

OAR 660-013-0080

Local Government Land Use Compatibility Requirements for Public Use Airports

(1) A local government shall adopt airport compatibility requirements for each public use airport identified in ORS 836.610(1). The requirements shall:

(a) Prohibit new residential development and public assembly uses within the Runway Protection Zone (RPZ) identified in Exhibit 4;

(b) Limit the establishment of uses identified in Exhibit 5 within a noise impact boundary that has been identified pursuant to OAR 340, division 35 consistent with the levels identified in Exhibit 5;

(c) Prohibit the siting of new industrial uses and the expansion of existing industrial uses where either, as a part of regular operations, would cause emissions of smoke, dust, or steam that would obscure visibility within airport approach corridors;



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(d) Limit outdoor lighting for new industrial, commercial, or recreational uses or the expansion of such uses to prevent light from projecting directly onto an existing runway or taxiway or into existing airport approach corridors except where necessary for safe and convenient air travel;

(e) Coordinate the review of all radio, radiotelephone, and television transmission facilities and electrical transmission lines with the Oregon Department of Aviation;

(f) Regulate water impoundments consistent with the requirements of ORS 836.623(2) through (6); and

(g) Prohibit the establishment of new landfills near airports, consistent with Department of Environmental Quality (DEQ) rules.

(2) A local government may adopt more stringent regulations than the minimum requirements in section (1)(a) through (e) and (g) based on the requirements of ORS 836.623(1).

## **II. LAND USE PERMITTING PROCESS**

### **TYPE III**

**Home Occupations with an Exception** is a "Type III" land use application, as provided for in Section 1307 of the ZDO. Type III decisions include notice to owners of nearby land, the Community Planning Organization (CPO) if active, service providers (sewer, water, fire, etc.) and affected government agencies, and are reviewed at a public hearing before the County Land Use Hearings Officer. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Hearings Officer Decision can be appealed to the Oregon Land Use Board of Appeals (LUBA).

### **Special Process Considerations**

1. The Type III application timeline requires that the Oregon Department of Land Conservation and Development and Oregon Department of Agriculture receive a notice of the hearing at least 35 in advance of the hearing. Therefore, once the County has a complete application, the hearing with the hearings officer is set for the first available date and notice is sent out to adjacent property owners within ½ mile of the site, DLCD and the CPO. The staff report and electronic link to attend the meeting is available one week prior to the hearing.
2. Fees – The application fee for a Home Occupation with an Exception is \$6,080.

## **III. QUESTIONS RAISED BY THE APPLICANT**

1. Insert applicant question

No questions were received prior to the meeting. And questions asked in the meeting were discussed.



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

#### **IV. MINIMUM LAND USE APPLICATION SUBMITTAL REQUIREMENTS**

The submittal requirements are provided in ZDO 1307.07(C) and INSERT APPLICABLE ZDO SECTION

**Note to applicant:** *Review the applicable criteria listed above while preparing your written narrative and other land use application items. Consult staff with any questions regarding applicability of the criteria identified above. It is the applicant's responsibility to clearly demonstrate how a proposal meets all applicable criteria. Please note also that as we look more in depth at an actual land use application submittal there may be other policies that arise that we need to find consistency with so, while this is not an exhaustive list, it covers the main policy consistency findings that need to be made and other submittal requirements for a complete application.*

#### **V. AGENCY/DEPARTMENT CONTACT INFORMATION:**

**\*This contact list is provided for the applicant to follow up with relevant service providers, agencies and County staff as needed**

1. Daniel Pauly, City of Wilsonville, [pauly@ci.wilsonville.or.us](mailto:pauly@ci.wilsonville.or.us)
2. Richard Carlson, Building Code Division, [richardcar@clackamas.us](mailto:richardcar@clackamas.us)
  - a. Change of use building permit
3. Wendi Coryell, System Development Charges, [wendicor@clackamas.us](mailto:wendicor@clackamas.us)
  - a. SDC Fee calculations
4. Ken Kent, Transportation and Engineering Division, [kenken@clackamas.us](mailto:kenken@clackamas.us)
  - a. Development Permit for parking and driveway modification
5. Erik Englebert, Septic and Onsite Wastewater Program, [soilsconcern@clackamas.us](mailto:soilsconcern@clackamas.us)
  - a. Authorization Notice
6. Ken Ivey, Aurora - Butteville – Barlow CPO contact, [ken@ijco-cpa.com](mailto:ken@ijco-cpa.com)

#### **VI. LIST OF ATTACHMENTS**

- 1. Engineering**
- 2. Department of State Lands**
- 3. SDC fees: More information needed**
- 4. Septic and Onsite Wastewater Program**



DAN JOHNSON  
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

## PRE-APPLICATION INFORMATION FROM TRAFFIC ENGINEERING AND DEVELOPMENT REVIEW

All information is considered informal, based on current Zoning and Development Ordinance requirements, current Roadway Standards requirements, and current Comprehensive Plan requirements. The information presented here is subject to change as revisions are made to the aforementioned documents and in the formal Design Review Process. Prior to the submittal of a Design Review application, the applicant is encouraged to contact staff to insure that these preapplication comments reflect the current standards.

PROJECT: ZPAC0025-22 – Home Occupation, 25028 NE Airport Road

Tax Lot: 31W25 00800

DATE: March 28, 2022

MEETING DATE: April 4, 2023

Engineering staff: Kenneth Kent 503-742-4673  
[kenken@clackamas.us](mailto:kenken@clackamas.us)

### COMMENTS AND REQUIREMENTS

- 1) For the Home Occupation Exception application, the applicant shall provide revised, more detailed site plans in conformance with the requirements for preliminary development plans. All illustrated features shall be dimensioned.
- 2) A **Development Permit** will be required from the County Engineering Section prior to initiation of construction. The applicant shall pay the minimum Permit fee deposit (\$2,000). The plan review and inspection fee is based upon 8.83 percent of the estimated costs for public street frontage improvements and 5 percent of the estimated costs of the onsite transportation related improvements. These plans shall either be signed and stamped by a Professional Engineer registered in the State of Oregon, or shall be prepared in a manner complying with requirements acceptable to the Engineering Division
- 3) Access
  - a. NE Airport Road is a major arterial roadway, where access is limited to one driveway approach in most cases. Access for the home occupation exception will be limited to the existing driveway serving the home.

- b. The access for Home Occupation Exceptions requires that impacts can be mitigated with adequate driveway access. The following access standard apply:
  1. The driveway approach serving the home occupation will be required to meet current standards with a minimum 12-foot wide by 20-foot long paved driveway approach, per Roadway Standards Drawing D500.
  2. The driveway approach will be required to meet minimum intersection sight distance looking to the left and right on NE Airport Road. The design speed for sight distance is 55 MPH requiring 610 feet of visibility to the east. It appears sight distance can be met, but may require some vegetation trimming. Sight distance is measured from a point 14.5 feet back from the edge of pavement, from a height of 3.5 feet, to a point in the center of the oncoming travel lane at a height of 3.5 feet. (See sight distance standards in Roadway Standards Section 240.

4) **Parking, Maneuvering**

- a. Applicant shall provide adequate on site circulation for the parking and maneuvering of all vehicles anticipated to use the site, including a minimum of 24 feet of back up maneuvering room for all 90-degree parking spaces. All parking and maneuvering areas shall be surfaced with screened gravel or better (constructed per Roadway Standard Drawing R100.
- b. Wheel stops or other similar means of delineating gravel parking spaces will be required.



## Response Page

Department of State Lands (DSL) WN# \*

WN2023-0256

### Responsible Jurisdiction

**Staff Contact**

Joy Fields

**Jurisdiction Type**

County

**Municipality**

Clackamas

**Local case file #**

B0057523

**County**

Clackamas

### Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
03S	01W	25		800

Street Address

25028 NE Airport Rd

Address Line 2

City

Aurora

State / Province / Region

OR

Postal / Zip Code

97002

Country

Clackamas

**Latitude**

45.281350

**Longitude**

-122.763259

### Wetland/Waterway/Other Water Features

There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

The National Wetlands Inventory shows wetland, waterway or other water features on the property

### Your Activity

A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

### Applicable Oregon Removal-Fill Permit Requirement(s)



- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

## Closing Information



### Additional Comments

Based on the submitted site plan, the proposed new ground disturbance (bedroom addition) does not appear to be located in any wetlands or waters.

**This is a preliminary jurisdictional determination and is advisory only.**

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

### Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

### Response Date

4/7/2023

### Response by:

Daniel Evans

### Response Phone:

503-986-5271

**Archived:** Tuesday, April 11, 2023 7:25:11 AM  
**From:** [Coryell, Wendi](#)  
**Sent:** Tuesday, April 4, 2023 11:50:08 AM  
**To:** [chris.wiberg@iesconst.com](mailto:chris.wiberg@iesconst.com); [anthony.rigoni@iesconst.com](mailto:anthony.rigoni@iesconst.com)  
**Cc:** Fields, Joy  
**Subject:** ZPAC0025-23  
**Sensitivity:** Normal

---

Hello,

Would you please provide me with answers to the following questions:

1. What is the square footage of the structure you'll be using for the home occupation?
2. Days of operation?
3. Hours of operation?
4. Daily Employee count if other than 15 including home owners?

Please let me know if you have any questions.

Thank you,

**Wendi Coryell**  
Clackamas County  
Service District No. 5 – Street Lighting  
Clackamas County Department to Transportation and Development  
Land use and Planning  
📞 Primary Phone: 503-742-4657 | Cell: 503-320-8764  
150 S Beavercreek Rd. Oregon City, OR 97045  
My schedule is Monday through Thursday 7:00a-5:30pm  
[www.clackamas.us](http://www.clackamas.us)

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**Archived:** Tuesday, April 11, 2023 7:25:57 AM  
**From:** Englebert, Erik  
**Sent:** Tuesday, April 4, 2023 1:13:46 PM  
**To:** Fields, Joy  
**Subject:** Declined: FW: ZPAC0025-23  
**Last modification date:** Tuesday, April 4, 2023 1:14:56 PM  
**End:** Tuesday, April 4, 2023 9:00:00 AM  
**Conversation:** FW: ZPAC0025-23  
**Attachments:** ATT42376 ;

---

Hi Joy,

Sorry for not getting comments to you on this one. You are correct that an Authorization Notice would be required to increase the number of employees in a structure currently served by a septic system.

Happy to answer any additional questions on this one.

Best,

**Erik Englebert, MS, REHS**  
Supervisor  
Clackamas County – Transportation & Development  
Onsite Wastewater Program

-  
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**From:** [Sarah M. Mathenia](#)  
**To:** [Hall, Andrea](#)  
**Subject:** Re: 25028 NE Airport Rd.  
**Date:** Wednesday, May 17, 2023 8:12:31 AM  
**Attachments:** [image876040.png](#)

---

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

---

Hi Andrea,

Yes, they certainly do still intend to proceed. I have been in constant contact with the on-site water program team about next steps on the septic system. Initially, my clients had intended to repair the existing septic system, but they now think it may be simpler to go ahead and install either one new system to serve the house and the barn or, alternatively, two separate systems, one for the house and one for the barn. The on-site water program team sent me the application for a new system evaluation and I have forwarded that on to my client. They are out of town this week, but I will follow up with them next week. The on-site water team gave me a heads up that they have a 4 to 6 week turnaround time between submitting the application and a member of their department coming out to evaluate. We will get that application in as soon as possible to get ahead of any delays.

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Sarah M. Mathenia



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On May 16, 2023, at 3:38 PM, Hall, Andrea <Andreahal@clackamas.us> wrote:

Hi Sarah,

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Just as an FYI, I continue to receive complaints regarding your clients property, specifically regarding hours of operation and the amount of traffic in and out of the property.

Any updates you have would be appreciated.

Thank you,

Andrea Hall  
Clackamas County  
Code Enforcement Section

---

**From:** Sarah M. Mathenia <sarah.mathenia@bhlaw.com>

**Sent:** Monday, April 24, 2023 2:15 PM

**To:** Hall, Andrea <Andreahal@clackamas.us>

**Subject:** RE: 25028 NE Airport Rd.

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Thank you for letting me know. I will move the authorization notice to the top of the list. Thank you, Andrea.

Sarah M. Mathenia  
<image001.png>

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---

**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Monday, April 24, 2023 2:01 PM  
**To:** Sarah M. Mathenia <[sarah.mathenia@bhlaw.com](mailto:sarah.mathenia@bhlaw.com)>  
**Subject:** RE: 25028 NE Airport Rd.

Thank you so much for the update.

I noticed today that the building permit for the remodel of the house, the other part of the violation file, is being held up because they haven't submitted the authorization notice regarding the septic system to the County. Perhaps that issue can be addressed at the same time as they address the accessory building, just thinking it may save them some money.

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**Sent:** Monday, April 24, 2023 1:54 PM  
**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Subject:** RE: 25028 NE Airport Rd.

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Hi Andrea,



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Thank you, Andrea.

Sarah M. Mathenia  
<image003.png>

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**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Monday, April 24, 2023 1:49 PM  
**To:** Sarah M. Mathenia <[sarah.mathenia@bhlaw.com](mailto:sarah.mathenia@bhlaw.com)>  
**Subject:** 25028 NE Airport Rd.

Hi Sarah,

Just wanted to follow up with you regarding your clients at 25028 NE Airport Rd. I don't see that a Home Occupation application has been submitted for the business, do you know if your clients will be going forward with this process?

Thank you,

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

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**From:** [Hall, Andrea](#)  
**To:** ["Sarah M. Mathenia"](#)  
**Subject:** RE: 25028 NE Airport Rd.  
**Date:** Monday, June 5, 2023 4:15:00 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Please submit the Home Occupation permit as soon as possible with the information you currently have so a determination can be made as to whether or not the business will be able to continue to operate from the property.

The septic information will be important if the application is approved, if the business must relocate, your clients may want to take a different route with the septic.

---

**From:** Sarah M. Mathenia <[sarah.mathenia@bhlaw.com](mailto:sarah.mathenia@bhlaw.com)>  
**Sent:** Monday, June 5, 2023 4:08 PM  
**To:** Hall, Andrea <[Andreaahal@clackamas.us](mailto:Andreaahal@clackamas.us)>  
**Subject:** RE: 25028 NE Airport Rd.

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---

Thank you, Andrea. We will be prepared to submit the Home Occupation application the minute we receive the approved septic system application (which the County says it is 6-8 weeks delayed in approving). The septic system approval and design layout is one of the items we'll need in order to submit the Home Occupation application.

Sarah M. Mathenia



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**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Monday, June 5, 2023 3:39 PM  
**To:** Sarah M. Mathenia <[sarah.mathenia@bhlaw.com](mailto:sarah.mathenia@bhlaw.com)>  
**Subject:** RE: 25028 NE Airport Rd.

Hi Sarah,

Thank you so much for the update, it appears the building permit for the remodel to the home was issued today, work can begin as soon as the owners obtain plumbing and electrical permits for the project. Do you have an estimate as to when the Home Occupation application will be submitted to the County for the business operating in the barn? The outcome of that application is key to completing a schedule for compliance.

Thank you,  
Andrea

---

**From:** Sarah M. Mathenia <[sarah.mathenia@bhlaw.com](mailto:sarah.mathenia@bhlaw.com)>  
**Sent:** Monday, June 5, 2023 2:23 PM  
**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Subject:** RE: 25028 NE Airport Rd.

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

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Hi Andrea,

I wanted to give you a quick update.

My clients had a county septic site evaluator out to the property few weeks ago and he did test pits and completed the site evaluation. There was some document the evaluator needed to send my clients, which they received on Friday, and they sent in the septic site evaluation and application to the county today.

My clients have opted to install a brand new septic system – one for the barn and one for the house. The evaluator can see no reason why it won't be approved, so despite the county being 6-8 weeks delayed in approving the application, the evaluator will return to the property in a few weeks to help them with site layout and design so they are ready to submit for the septic permit once the application is approved. They have gotten as far ahead of it as possible and, unfortunately, we face a

significant county delay.

I also addressed the issue of noise complaints with my client, particularly noise at the property around 6am. One of the business owners in particular says he opens the office himself to start working at 5:30am, so he is there very early in the morning and can attest that no work is going on that early (other than perhaps a car door shutting). They understand a neighbor is just particularly displeased in general, though, so he is going to send out an email reminding people to come and go quietly. What time is work permitted to start? 7am? 8am? I apologize for the he said / she said, but I'm not sure what else to do. All of the business owners I have worked with at this entity have been very responsive and attentive, so I find the complaints very confusing and I am trying to relay the concerns to them as best I can.

Thank you, Andrea.

Sarah M. Mathenia



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**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>

**Sent:** Wednesday, May 17, 2023 1:49 PM

**To:** Sarah M. Mathenia <[sarah.mathenia@bhlaw.com](mailto:sarah.mathenia@bhlaw.com)>

**Subject:** RE: 25028 NE Airport Rd.

Thank you for the update Sarah, I appreciate it.

How close are your clients to submitting the land use application? I understand that, if approved, there will be numerous conditions of approval that will need to be met, the septic being one of them, but at least your client will have a clear understanding of

what they can and cannot do.

The complaints are from numerous community members and it's funny you should say 6am as that is the allegation from the last email I received. The other issue as I mentioned is the amount of vehicular traffic in and out of the property, over 20 plus trips per day.

I've worked at the County for 25 years now and my sense of the complainants is that they are well informed and are not opposed to having a home based business in the area, as long as that business has gone through the proper processes, has land use approval and is operating within the criteria outlined in the Ordinance and conditions of approval of the land use decision. They feel your clients have shown a complete disregard for the rules, land use and building code, which before you were retained, is true.

As you know, part of the land use process is offering surrounding property owners the chance to comment on the proposed commercial activity, this will give neighbors the chance to express their concerns and to feel heard by the County and your clients. I believe that completing the land use process quickly and following all the conditions of approval will go a long way to improving the relationships.

Just my two cents!

Thank you,

Andrea

---

**From:** Sarah M. Mathenia <[sarah.mathenia@bhlaw.com](mailto:sarah.mathenia@bhlaw.com)>

**Sent:** Wednesday, May 17, 2023 8:12 AM

**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>

**Subject:** Re: 25028 NE Airport Rd.

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Clackamas County  
Code Enforcement Section

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