



NOTICE OF RESET HEARING

November 28, 2022

Edmonds Holdings LLC
20229 S Hwy 213
Oregon City, OR 97045

RE:: County of Clackamas v. Edmonds Holdings LLC
File: V0034217

Hearing Date: February 28, 2023

Time: This item will not begin before 10:00 am however it may begin later depending on the length of preceding items.

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

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

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

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

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. We have sent you the Zoom invite to nathan@livewelloregoncity.com. Please contact Diane Bautista if you are unable to find the email.

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

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

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

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

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

EDMONDS HOLDINGS LLC,

Respondent.

File No: V0034217

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's place of residence is: 20229 S. Hwy 213, Oregon City, OR 97045.

2.

The location of the violation(s) of law alleged in this Complaint is: 20229 S. Hwy 213, Oregon City, OR 97045, also known as T3S, R2E, Section 16BB, Tax Lot 00200, and is located in Clackamas County, Oregon.

3.

On or about the 23rd day of September, 2019 Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits and approved final inspections for the conversion of a doggy daycare to a chiropractic clinic. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondent in the following manner: Citation and Complaint #34217-1 in the amount of \$100.00 was mailed via first class mail on September 24, 2019. A copy of the notice document is attached to this Complaint as Exhibit F, 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 a Building Code Title 9.02 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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;

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:

and

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

DATED THIS 19th day of October, 2022.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

EDMONDS HOLDINGS LLC

Respondent.

File No.: V0034217

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|---------------------------------|---|
| October 17, 2022
Exhibit A | I conducted research showing Edmonds Holding LLC as the legal owner. |
| June 6, 2017 | Clackamas County received a complaint regarding violations of Conditions of Approval for zoning file Z0511-12-NCU for using a 2 nd driveway onto Canyon Ridge Drive and having more staff than approved. |
| December 21, 2017
Exhibit B | Correspondence was sent to the Respondent with a deadline of January 26, 2018 to obtain a Change of Occupancy permit. |
| January 31, 2018
Exhibit C | Respondent submitted application B0057118 for a Change of Occupancy permit for the conversion of a doggy daycare to a chiropractic office and electrical permit E0061318. |
| April 23, 2018
Exhibit D | Electrical permit E0061318 received final approved inspections. At this time Code Enforcement was not aware that the x-ray machine was part of this electrical application. |
| March 4, 2019 | Senior Code Enforcement Specialist Andrea Hall contacted Shirley Cass-Crosby in the building department regarding the status of permits. Shirley responded that the permit for the tenant improvement is still pending, no permits for the x-ray machine and no certificate of occupancy. |
| March 11, 2019
Exhibit E | Correspondence was sent to the Respondent with a deadline of March 29, 2019 to submit the requested information for completion of permit B0057118 and obtain an electrical permit for the x-ray machine. |
| September 24, 2019
Exhibit F | Citation 34217-1 was issued for failure to obtain required permits and was sent via first class mail and certified mail. Citation mailed first class mail and certified mail was not returned. Received signed certified mail receipt. This citation has been paid. |

September 13, 2021 Exhibit G	Respondent applied for building permit B0514721 for a Change of Occupancy and an addition/remodel to the business.
October 8, 2021 Exhibit H	Respondent applied for Development permit SC009321. Engineering staff notes that the applicant has submitted plans to Engineering and has been in contact with ODOT for the reconstruction of the ADA ramp (also a condition of approval #6). The ODOT permit will be issued prior to Development Permit issuance (this is standard practice between DTD and ODOT).
September 27, 2022	On September 27, 2022 a review of the permit system shows that Development permit SC009321 remains in Plan Check status and Building permit B0514721 remains in Review status. I also contacted Electrical Supervisor Doug Rudisel who confirmed that electrical permit E0061318 included the x-ray machine. The electrical violation has been abated.
October 19, 2022	The County referred this matter to the Code Enforcement Hearings Officer.
November 22, 2022	A hearing was held and attended by Nathan Edmonds. The Hearings Officer listened to the evidence and decided to set an additional hearing for February 28, 2023 to see if by that time there had been progress made by the Respondent in regards to obtaining a permit from ODOT so that a Development Permit could be issued by the County to abate the violation.
December 13, 2022	I spoke to Building Code Official Matt Rozzell regarding the County's position on how to move forward. Matt said if timeline is unknown by the time of the hearing in February, the County has the position that the applicant will need to make the structure ADA compliant and receive his TI and CO by a specific time even if it will have to be removed at a later date for the more expansive remodel the applicant proposes.
December 13, 2022 Exhibit I	The County received an email from Larry Hall with ODOT with a potential date of February 17, 2022 for ODOT to issue a permit.

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

- The Respondent be ordered to bring the property into compliance with the Clackamas County Building Code by obtaining a Change of Use Permit and a Certificate of Occupancy and approved final inspections within 60 days of the Continuing Order.

- Code Enforcement to confirm compliance of the above items and the County will submit a post hearing status report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violations of up to \$1,000.00 for date cited September 23, 2019.
- The administrative compliance fee to be imposed from July 2017 until the violation is abated. As of this report the total is \$4,800.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

File No. 16018942

Clackamas County Official Records
Sherry Hall, County Clerk

2017-004357

01/20/2017 02:01:00 PM

Grantor
The T.D. JAK Family Limited Partnership 1626 SW Walter Drive Gresham, OR 97080

D-D	Cnt=1	Stn=0	CINDY
\$16.00	\$20.00	\$10.00	\$22.00

\$68.00

Grantee
EDMONDS HOLDINGS LLC 20229 S Highway 213 Oregon City, OR 97045

After recording return to
EDMONDS HOLDINGS LLC 20229 S Highway 213 Oregon City, OR 97045

Until requested, all tax statements shall be sent to
EDMONDS HOLDINGS LLC 20229 S Highway 213 Oregon City, OR 97045

Tax Acct No(s): **00883315**

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

The T.D. JAK Family Limited Partnership, Grantor(s) convey and warrant to EDMONDS HOLDINGS LLC, an Oregon limited liability company, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A" attached hereto and incorporated herein by this reference

This property is free of encumbrances, EXCEPT: See Exhibit "B" attached hereto and incorporated herein by this reference

The true consideration for this conveyance is **\$522,000.00** (Here comply with requirements of ORS 93.030.)

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

WFG Title 16018942 COMM

Executed this 20 day of January, 2017

The T.D. Jak Family Limited Partnership

By: [Signature]
Name: David Hadeed Khal
Its: General Partner

By: [Signature]
Name: Alyce K. Khal
Its: General Partner

State of Oregon, County of Clackamas) ss.

This instrument was acknowledged before me on this 20 day of January, 2017 by David Hadeed Khal and Alyce K. Khal, as General Partners of The T.D. JAK Family Limited Partnership, a Partnership, on behalf of the Partnership.

[Signature]
Print Name: Trevor Garrett Cheyne
Notary Public for Oregon
My commission expires: 11/20/17

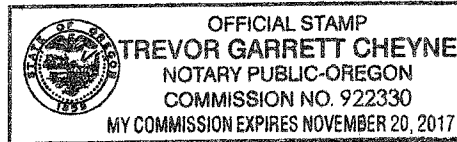


EXHIBIT "A"

PARCEL I: **32E16BB00200 00883315**

That portion of the Robert Caufield and Andrew Hood D.L.C's in Section 16, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point North 88°54' West 2594.5 feet, North 0°36' East 1651.2 feet, North 87°22' East 563.3 feet, North 89°47' East 557.7 feet and North 75°45' East 1047.76 feet from the Southeast corner of the Robert Caufield D.L.C. NO. 54, said point being on the North line of that tract conveyed to Ashley Greene et ux, by Deed recorded in Book 468, page 603, Clackamas County Deed Records; thence South 28°08'20" East 380.00 feet; thence North 61°47'45" East 238.91 feet to the true point of beginning of the tract to be described; thence continuing North 61°47'45" East 174.31 feet to the Westerly edge of State Highway No. 213; thence Southeasterly along the arc of a curve to the right, having a central angle of 2°09' and a center line radius of 11,459.16 feet, a distance of 125.02 feet; thence South 61°47'45" West 175.00 feet; thence North 28°12'15" West 125.00 feet to the true point of beginning.

pt. 200

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation recorded April 23, 2007, Recording No. 2007-034656.

PARCEL II: **+remainder 200**

A parcel of land lying in Parcel "B", CANYON RIDGE, Clackamas County, Oregon and being a portion of that property described in that Deed to the State of Oregon, by and through its Department of Transportation, recorded January 10, 2007, as Recorder's Fee No. 2007-002825, Film Records of Clackamas County; the said parcel being that portion of said property lying Southwesterly of a line parallel with and 40 feet Southwesterly of the center line of the relocated Cascade Highway South, which center line is described as follows:

Beginning at Engineer's center line Station 104+00.00, said station being North 13°59'12" West 3,711.07 feet from a 3 1/2 inch brass disk at the Southwest corner of the Andrew Hood D.L.C. No. 44, Township 3 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon; thence South 28°27'04" East 2,170.97 feet; thence on a 11459.16 foot radius curve right (the long chord of which bears South 27°22'35" East 429.87 feet) 429.90 feet; thence South 26°18'06" East 2917.41 feet to Engineer's center line Station 159+18.28.

Bearings are based on the Oregon Coordinate system of 1927, North zone.

MN

EXHIBIT "B"

1. Covenants, Conditions and Restrictions, including the terms and provisions thereof, in Deed:
From : the State of Oregon, by and through its Department of
Transportation
To : The T.D. JAK Family Limited Partnership, dated June 25, 1998
Recorded : April 23, 2007
Recording No. : 2007-034657
(Affects Parcel II)



CLACKAMAS COUNTY

Property Account Summary

As Of 6/5/2017 Status: Active

Account No.: 00883315 Alternate Property Number: 32E16BB00200
 Account Type: Real Property
 TCA: 062-084
 Situs Address: 20229 S HWY 213
 OREGON CITY OR 97045
 Legal: Section 16 Township 3S Range 2E Quarter BB TAX LOT 00200 & 2475 CANYON RIDGE PT PARCEL B

Parties:

Role	Name & Address
Owner	EDMONDS HOLDINGS LLC 20229 S HWY 213 OREGON CITY OR 97045
Taxpayer	EDMONDS HOLDINGS LLC 20229 S HWY 213 OREGON CITY OR 97045

Property Values:

Value Name	2016	2015	2014	2013	2012
AVR Total	\$160,057	\$155,395	\$150,869	\$146,475	\$142,209
TVR Total	\$160,057	\$155,395	\$150,869	\$146,475	\$142,209
Real Mkt Land	\$107,329	\$99,379	\$91,429	\$84,614	\$82,910
Real Mkt Bldg	\$120,100	\$110,870	\$101,630	\$93,930	\$92,390
Real Mkt Total	\$227,429	\$210,249	\$193,059	\$178,544	\$175,300

Property Characteristics:

Tax Year	Characteristic	Value
2016	Neighborhood	20032: Area 03 commercial Oregon City
	Land Class Category	201: Commercial land improved
	Acreage	0.51
	Change property ratio	CIC

Exemptions:

(End of Report)

OREGON SECRETARY OF STATE
► Corporation Division

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Business Entity Data

06-06-2017
10:26

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1251770-97	DLLC	ACT	OREGON	09-22-2016	09-22-2017	
Entity Name EDMONDS HOLDINGS LLC						
Foreign Name						

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Associated Names

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

Type	AGT REGISTERED AGENT	Start Date	09-22-2016	Resign Date
Name	NATHAN	EDMONDS		
Addr 1	16402 S IVEL RD			
Addr 2				
CSZ	BEAVERCREEK	OR	97004	Country UNITED STATES OF AMERICA

Type	MAL MAILING ADDRESS
Addr 1	20229 HIGHWAY 213
Addr 2	
CSZ	OREGON CITY OR 97045 Country UNITED STATES OF AMERICA

Type	MGR MANAGER	Resign Date
Name	NATHAN	EDMONDS
Addr 1	16402 S IVEL RD	
Addr 2		
CSZ	BEAVERCREEK	OR 97004 Country UNITED STATES OF AMERICA

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Name History

Business Entity Name	Start Date	End Date

ARTICLES OF ORGANIZATION



Corporation Division
www.filinginoregon.com

E-FILED
Sep 22, 2016
OREGON SECRETARY OF STATE

REGISTRY NUMBER

125177097

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

1. ENTITY NAME

EDMONDS HOLDINGS LLC

2. MAILING ADDRESS

20229 HIGHWAY 213
OREGON CITY OR 97045 USA

3. NAME & ADDRESS OF REGISTERED AGENT

NATHAN EDMONDS

16402 S IVEL RD
BEAVERCREEK OR 97004 USA

4. ORGANIZERS

NATHAN EDMONDS

16402 S IVEL RD
BEAVERCREEK OR 97004 USA

5. MEMBERS/MANAGERS

MANAGER

NATHAN EDMONDS

16402 S IVEL RD
BEAVERCREEK OR 97004 USA

6. DURATION

PERPETUAL

7. MANAGEMENT

This Limited Liability Company will be manager-managed by one or more managers

8. OPTIONAL PROVISIONS

The company elects to indemnify its members, managers, employees, agents for liability and related expenses under ORS 63.160 to 63.170.



By my signature, I declare as an authorized authority, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

NATHAN EDMONDS

TITLE

MANAGER

DATE SIGNED

09-22-2016



December 21, 2017

Edmonds Holdings LLC
20229 S Hwy 213
Oregon City, OR 97045

Nathan Edmonds
16402 S Ivel Rd.
Beavercreek, OR 97004

Subject: Violation of the Clackamas County Code

Site Address: 20229 S Hwy 213, Oregon City, OR 97045
Legal Description: T3S, R2E, Section 16BB, Tax Lot 200

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that a Change of Occupancy permit has not been obtained for the conversion of a doggy daycare to a chiropractic office on the above referenced property.

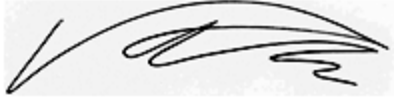
This constitutes a violation of Chapter 9.02.040 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code and Section 1206 of the Clackamas County Zoning and Development Ordinance.

In order to abate the violations, please submit the building permit applications, technically complete plans, before and after floorplans and appropriate fees no later than January 26, 2018. The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4739. Or, you may stop by our offices at 150 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 .

Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Andrea Hall', is positioned above the typed name.

Andrea Hall
Clackamas County
Code Enforcement Coordinator

Required Notice of Fines and Penalties

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

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

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

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

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

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



Building Permit Application

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

TYPE OF WORK

- New construction Demolition
 Addition/alteration/replacement Other:

CATEGORY OF CONSTRUCTION

- 1- and 2-family dwelling Commercial/industrial
 Accessory building Multi-family
 Master builder Other:

JOB SITE INFORMATION AND LOCATION

Job site address: 20229 Highway 217
 City/State/ZIP: Oregon City OR 97045
 Suite/bldg/apt. no.: _____ Project name: _____
 Cross street/directions to job site: _____

Subdivision: _____ Lot no.: _____
 Tax map/parcel no.: _____

DESCRIPTION OF WORK

Change of occupancy to chiropractic clinic

PROPERTY OWNER TENANT

Name: Nathan Edmonds
 Address: 16402 S. Ivel Rd
 City/State/ZIP: Beavercreek OR 97004
 Phone: (503) 380-0353 Fax: ()
 E-mail: nedmonds@gmail.com

APPLICANT CONTACT PERSON

Business name: Live Well Chiropractic
 Contact name: Nathan Edmonds
 Address: 20229 Highway 217
 City/State/ZIP: Oregon City OR 97045
 Phone: (503) 380-0353 Fax: ()
 E-mail: nedmonds@gmail.com

CONTRACTOR

Business name: _____
 Address: _____
 City/State/ZIP: _____
 Phone: () Fax: ()
 E-mail: _____

Authorized signature: [Signature]
 Print name: Nathan Edmonds Date: 1/30/18

Date Recd:	Bldg #: <u>B0057118</u>
By:	Plmb #:
Simple/Complex:	Elec #: <u>E0061318</u>
Land Use: <u>1-31-18</u>	Prj #:

REQUIRED DATA: 1- AND 2-FAMILY DWELLING

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

Valuation

Number of bedrooms: _____
 Number of bathrooms: _____
 Total number of floors: _____
 New dwelling area: _____ square feet
 Garage/carport area: _____ square feet
 Covered porch area: _____ square feet
 Deck area: _____ square feet
 Other structure area: _____ square feet

REQUIRED DATA: COMMERCIAL-USE CHECKLIST

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

Valuation 10,000
 Existing building area: 1280 square feet
 New building area: 1280 square feet
 Number of stories: 1
 Type of construction: V-B
 Occupancy groups: B
 Existing: B
 New: B

NOTICE

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

Interior only
WES

BUILDING PERMIT FEES*

Please refer to fee schedule

Fees due upon application.	
Amount received	
Date received:	

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

* Fee methodology set by Tri County Building Industry Service Board 2016 (1/10/COM/WEB) CIP-PV12 (Rev. 3/05)



Statement of Use

Transportation System Development Charge (TSDC) and Parks System Development Charge

Please provide a written description of your development or project below, including full detail how you plan to use this structure. This information will be used to determine the appropriate Transportation System Development Charge (TSDC) category and Park System Development Charge (PSDC) classification.

DATE	1/31/19	REF. PARCEL #	T	S,R	E/W, Section	Tax Lot
BUILDING PERMIT #	B0057118	BUSINESS NAME	Live Well Chiropractic			

OWNER/APPLICANT NAME	Nathan Edmonds	
PHONE NUMBER	503-300-0353	FAX Number
E-MAIL ADDRESS	nathan@live-well-oregon-city	

PROPOSED BUSINESS USE

Please explain what type of business activities will take place in this building.

Estimate the number of employees and customers coming to the building each day. Include units from appropriate category on back, e.g., school = # students; hotel/motel = # rooms; hospital = # beds.

Chiropractic Clinic - 1 chiropractor, 1 massage therapist
 office manager (3 employees)
 Clinic will see between 10-20 pts/day

Total Square Feet (include all levels): 1280

CHECK ONE OF THE FOLLOWING:

- Existing Structure, Existing Tenant (TI)
- Existing Structure, New Tenant (TI)
- Addition to Existing Structure
- New Structure
- New Structure, Shell Only

EXISTING STRUCTURES ONLY:

Year Built?	1950's	100% Vacant?	(Yes) No
Previous Tenant's Name:	Happy Trails	Date Previous Tenant Vacated:	2012?
Type of Use:	Doggy Daycare		

ACKNOWLEDGEMENT AND SIGNATURE

By submitting this application I affirm that the information set forth in it is true and complete.

Signature: *[Handwritten Signature]*

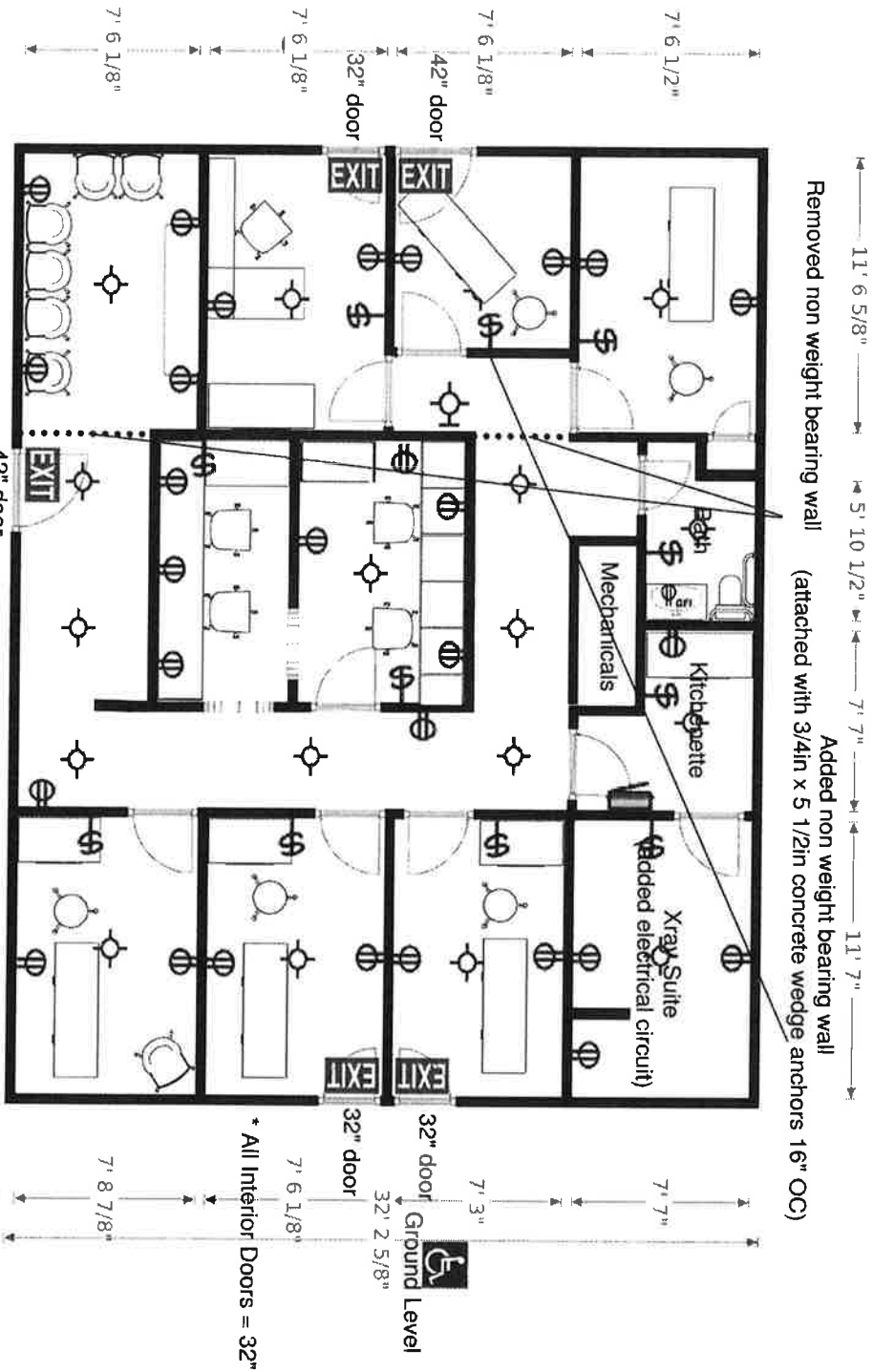
Please return completed form to:

Engineering -- Wendi Coryell, wendicor@clackamas.us or 503-742-4331

Clackamas County Department of Transportation & Development | 150 Beaver Creek Road, Oregon City, OR 97045 | www.clackamas.us | 503-742-4400

Rev. Date 12/29/27
Form No.: EN-0015

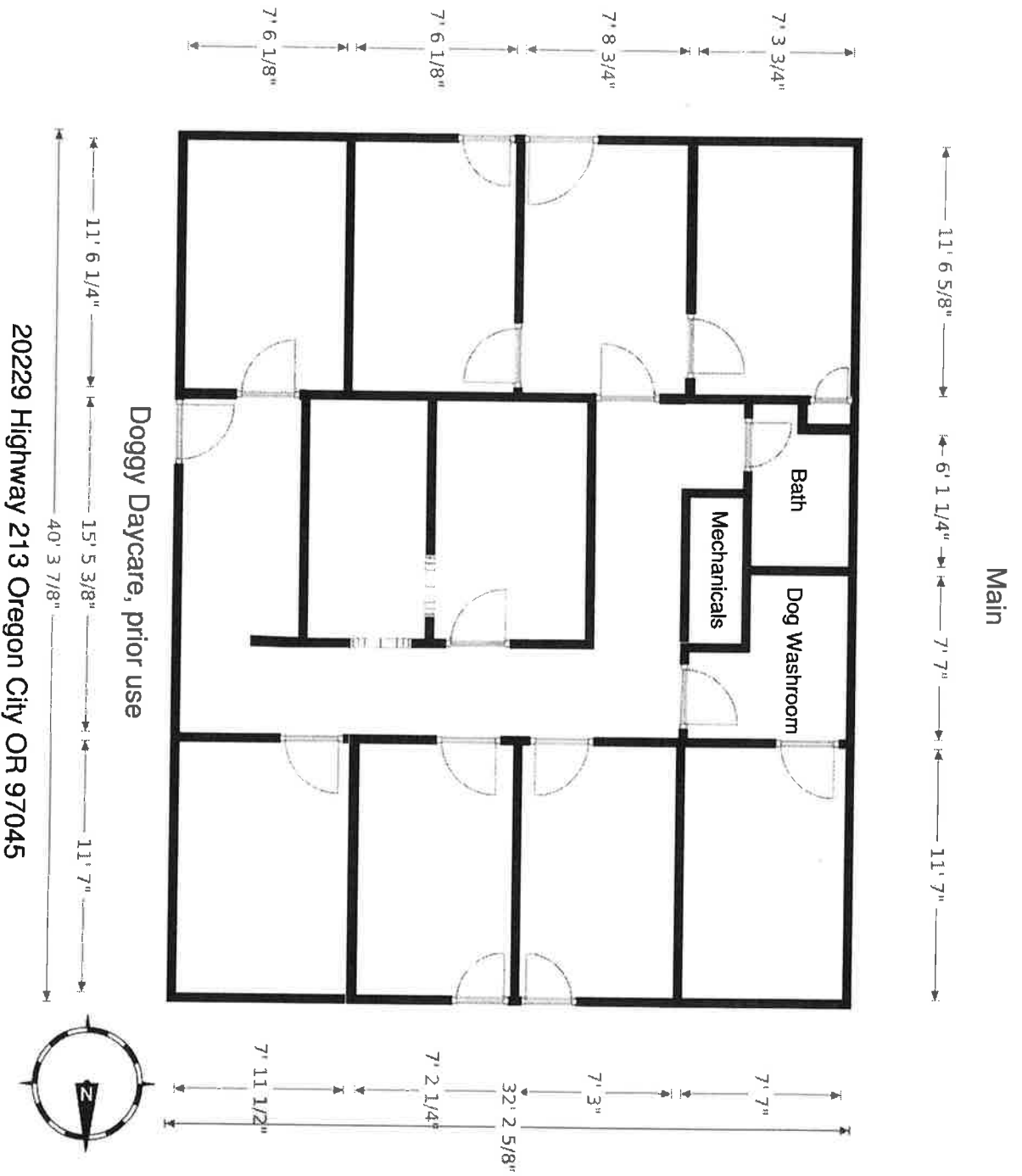
Main



Chiropractic Clinic 202229 Highway 213 Oregon City OR 97045

Sq Ft - 1280sq ft Occupancy Type - B Construction Type - V-B Occupancy Load - 100 gross

After



Refer



Permit #: E0061318 Applied: 01/31/2018
 Type: Electrical / Electrical Approved:
 Status: Final Final: 04/23/2018
 Valuation: \$0.00 Expiration: 10/23/2018
 Address: 20229 S HWY 213 OREGON CITY, OR 97045

Applicant: LIVING WELL CHIROPRACTIC - NATHAN EDMONDS 503-380-0353
 Owner: EDMONDS HOLDINGS LLC
 Contractor: OREGON ELECTRICAL REMODELS 503-810-1240

Certificate of Occupancy Required:

Parcel: 32E16BB00200 Class:
 Entered By: Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 10/17/2022 Violation:
 Description: LIVE WELL CHIROPRACTIC - 1 CKT
 Conditions:

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Branch Circuits w/o Purchase Service or Feeder	1	\$90.00
Electrical State Surcharge	1	\$10.80
Total Fees:		\$100.80
Total Payments:		\$100.80
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Clackamas County
Inspection History for Record #E0061318

Applicant Name: LIVING WELL CHIROPRACTIC - NATHAN EDMONDS

Work Description: LIVE WELL CHIROPRACTIC - 1 CKT

Address: 20229 S HWY 213, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
2/20/2018 1:42:23 PM	199 Electrical Final	Bill Dutton	Denied	Date: 2/20/2018 Not ready... 1. Provide working clearance at fused switch 2. Provide manufacturer info on X-ray equipment for electrical 3. SO cord requires proper CGB...could not see behind equipment
4/23/2018 10:33:01 AM	190 Other/Misc	Douglas Boettcher	Approved	
4/23/2018 10:36:34 AM	199 Electrical Final	Douglas Boettcher	Approved	



March 11, 2019

Edmonds Holdings LLC
20229 S Hwy 213
Oregon City, OR 97045

Nathan Edmonds
16402 S Ivel Rd.
Beavercreek, OR 97004

Subject: Violation of the Clackamas County Code

Site Address: 20229 S Hwy 213, Oregon City, OR 97045
Legal Description: T3S, R2E, Section 16BB, Tax Lot 200

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that a Change of Occupancy permit has not been obtained for the conversion of a doggy daycare to a chiropractic office or for the installation of an x-ray machine on the above referenced property.

This constitutes a violation of Chapter 9.02.040 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

On January 31, 2018 it appears that the building permit process was started, B0057118, and was signed off on by several departments. However, the Plans Examiner was unable to complete the plan review process due some missing information. No information regarding the x-ray machine has been submitted to the County.

In order to abate the violations, please submit the requested information for the Change of Occupancy for the building permit and electrical application and all necessary information and associated fees for the x-ray machine to the building department no later than **March 29, 2019**.

The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 30 days of the date of the permit being issued.

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

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

Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Andrea Hall', is centered on a light gray rectangular background.

Andrea Hall
Clackamas County
Code Enforcement Coordinator

Copy: Ray Van Lieu, Plans Examiner (via email)

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.



Citation No. 34217-1

Case No. V0034217

ADMINISTRATIVE CITATION

Date Issued: September 24, 2019

Name and Address of Person(s) Cited:

Name: Edmonds Holdings LLC
Mailing Address: 20229 S. Hwy 213
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 23rd day of September, 2019, 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): 20229 S. Hwy 213, Oregon City, OR 97045

Legal Description: T3S, R2E Section 16BB, Tax Lot(s) 00200

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain required electrical and building permits

Maximum Civil Penalty \$1,000.00

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: Diane Bautista
Telephone No.: 503-742-4459

Date: September 24, 2019
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.

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

- a. Your name and address
- b. A copy of the citation
- 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.

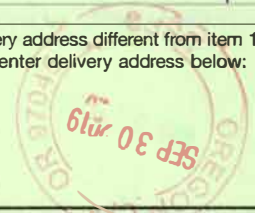
Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>												
<p>Edmonds Holdings LLC 20229 S. Hwy 213 Oregon City, OR 97045</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p style="text-align: center;">  9590 9402 4515 8278 0941 75 </p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise		<input type="checkbox"/> Signature Confirmation™		<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise												
	<input type="checkbox"/> Signature Confirmation™												
	<input type="checkbox"/> Signature Confirmation Restricted Delivery												





Permit #: B0514721 Applied: 09/13/2021
 Type: New / Commercial Approved:
 Status: In Review Final:
 Valuation: \$750,000.00 Expiration:
 Address: 20229 S HWY 213 OREGON CITY, OR 97045

Applicant: (503) 849-5726
 Owner:
 Contractor: FORREST RIDGE HOMES INC 5038495726

Certificate of Occupancy Required: Yes
 Parcel: 32E16BB00200 Class: 324-Office/Banks/Professional
 Entered By: Occupancy: B
 Insp Area: 3 - RobM Units: Bldgs:
 Printed: 10/17/2022 Violation:
 Description: LIVE WELL CHIROPRACTIC TI - CHANGE OF USE AND ADDITION/REMODEL
 Conditions:

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

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

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Structural Pln Rev Deposit	2005	\$2,005.06
Commercial Structural Permit	1	\$3,084.70
State Surcharge	1	\$370.16
Commercial Plan Review	1	\$2,005.06



BUILDING CODES DIVISION

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

Metro Surcharge	750000	\$900.00
Certificate of Occupancy	1	\$170.00
School District Tax	1066	\$1,066.10
Total Fees:		\$9,601.08
Total Payments:		\$2,005.06
Balance Due:		\$7,596.02

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

DEVELOPMENT PERMIT

Permit Number: SC009321 Permit Issued:
Record Name: LIVE WELL CHIROPRACTIC CLINIC Permit Expires:
Description: LIVE WELL CHIROPRACTIC CLINIC - REARRANGEMENT OF THE PARKING LOT AND ON-SITE CIRCULATION
Permit Status: Plan Check
Z#: Z0456-19
Type: Nonconforming Use - Alteration/Verification
Site Address: 20229 S HWY 213 OREGON CITY, OR 97045
Location:
Parcel: 32E16BB00200

Applicant: Chad Forrester
PO BOX 2048
OREGON CITY, OR 97045

Applicant Phone: (503) 849-5726
Contractor: FORREST RIDGE HOMES INC - PO BOX 2048 OREGON CITY OR 97045
Contractor Phone: (503) 849-5726
Primary Inspector: Jonathan Gish please email JGish@clackamas.us (preferred) or call 503-742-4707
If the primary inspector is not available please email engineering@clackamas.us (preferred) or call 503-742-4691

Total Fees:	\$1,600.00
Total Payments:	\$1,600.00
Balance Due:	\$0.00

GENERAL

- The applicant is hereby authorized to work in the right of way and roadway at the location designated provided all work is performed in accordance with the Clackamas County Code, Roadway Standards, this permit, and conditions of land use approval.
- Each applicant should obtain a copy of the Clackamas County Code and Roadway Standards.
- Any fixed objects installed within County right of way must comply with Clackamas County Code and Roadway Standards.

DOCUMENTATION

Maintain a complete set of the permit, approved plans and any conditions or special provisions at the job site.

MODIFICATION OF THE PERMIT

Engineer of record should request approval for changes to the permit, plans, conditions or provisions if the scope of work changes.

NOTIFICATION

Contact the County at 503-742-4700 with at least one (1) business day's notice for the following:

- a) Start of construction
- b) A break in construction greater than three (3) days (excluding holidays and weekends)
- c) Completion of construction

Be prepared to have your permit number available for entry into this automated system.

UTILITY NOTIFICATION

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952. (Oregon Utility Notification Center 800-332-2344 or 811 or www.digsafelyoregon.com)

Contact the affected utility companies and request line location services. Resolve any utility conflicts before initiation of construction.

SAFETY REQUIREMENTS

- The person performing the work is responsible for providing adequate safeguards in the form of barricades, pedestrian walks, night lighting, and/or other measures as the Inspector directs. The roadway or walk area shall not be unnecessarily obstructed. All material and debris shall be removed from the public right of way within a reasonable amount of time.
- Keep mud and debris off the traveled portion of the roadway.
- The person performing the work is responsible for personal or property damage resulting from the work and shall hold the County harmless from any and all legal action arising out of said work.
- The County Inspector may order the change or removal of any construction authorized by this permit at any time when the public safety, public convenience, and the general welfare of the public requires such action.

CONSTRUCTION AND MAINTENANCE RESPONSIBILITY

Failure to fulfill the construction requirements, maintain the structures as permitted to the extent that it results in damage to the county or public road, causes a hazard to the public, or where they find violations of the Clackamas County Code, Clackamas County Roadway Standards, 2008 Oregon Standard Specifications, and any special conditions or provisions established for this permit is reason for the Inspector to revoke the permit.

CONSTRUCTION

- Limit work and activity zones (construction, restoration, erosion control, etc.) to no more than 2,500 lineal feet at any one time, unless previously approved by the County.
- Limit open trenches in the right of way of an existing road to no more than 250 lineal feet at any one time, unless previously approved by the County. No trenches are to be left open overnight.

ACCESS CONTROL/MANAGEMENT OF THE RIGHT OF WAY

- Clackamas County retains its right to full supervision and control within the road right of way, and this permit is not exclusive.
- Other utilities or persons may be permitted to occupy the same portion of the road right of way simultaneously.
- The person performing or contracting the work shall not cause interference with any County road work.
- Preserve and protect all public and private infrastructure (i.e. survey monuments, drainage systems, traffic control devices, roadside barriers, utilities, etc.) ensuring that these facilities continue to properly function during the course of the work.

TRAFFIC CONTROL

- Establish and maintain work zone traffic control in compliance with the Oregon Temporary Traffic Control Handbook (OTTCH) For Operations of Three Days or Less (December 2011).
- For traffic control set up for a continuous duration of longer than three (3) days, comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and the Oregon Supplements to the MUTCD.
- Roadway closures are prohibited unless approved by Clackamas County under separate permit and in compliance with the Roadway Standards.

SURVEY MONUMENTS

ORS 209.140 and 209.150 as well as the County Code 7.03.210 require the protection of all existing survey monuments. These Statutes also require notice to the County Surveyor prior to disturbing or removing any survey monument. This may require the employment of a registered Professional Land Surveyor. The applicant shall employ all necessary means in order to preserve these monuments. Failure to comply with these terms may be prosecuted as stated in ORS 209.990. The Clackamas County Surveyor's Office can be reached at 503-742-4475.

INTERIM RIGHT OF WAY RESTORATION

Restore and maintain road surfaces to their pre-existing grade with like materials or steel plating at the end of each work day unless otherwise approved. For bituminous road surfaces (asphaltic concrete or chip seals), interim restoration shall be with either hot mix or cold mix asphaltic concrete.

PERMANENT RIGHT OF WAY RESTORATION

Restore all existing infrastructure affected by the work to original or better condition including but not limited to the road surface, base and subgrade, pavement markings, drainage facilities, signs, safety appurtenances, bicycle and pedestrian facilities, vegetation or landscaping, and any other feature affected by the work.

ENVIRONMENTAL

Approval by Clackamas County does not imply or guarantee approval by Oregon Department of State Lands (DSL), Department of Environmental Quality (DEQ) or US Army Corps of Engineers (COE).

The applicant is responsible for all applications, fees, and coordination of Federal, State and Local regulatory offices with regard to fills and excavations within regulated waterways, riparian zones, and wetlands associated with the Clean Water Act and the Urban Stormwater National Pollutant Discharge Elimination System (NPDES), if required.

EROSION CONTROL

Install and maintain appropriate erosion and sediment control devices, in accordance with approved Erosion and Sediment Control Plan (ESCP) to ensure that all catch basins, drainage inlets, manholes, wetlands, waterways, and resource waters are sufficiently protected from erosion and sediment. Erosion and sediment control devices must be modified as changing conditions warrant. In the absence of a formal ESCP, comply with Water Environment Services standards (Erosion Prevention Planning and Design Manual), DEQ standards (DEQ Erosion and Sediment Control Manual, April 2005), and/or 1200c Permit, if applicable.

DRAINAGE

If the work performed under this permit involves or in any way interferes with the drainage of the roadway, the owner shall wholly and at their own expense make such corrections as necessary to the County's satisfaction.

BEST MANAGEMENT PRACTICES

Ensure all equipment is leak free with sufficient and appropriate spill prevention and clean up materials on site and that the personnel involved with the work are familiar with and proficient in their use. Remove construction equipment from the right of way when not in use. Do not park, re-fuel, or service equipment or store hazardous materials directly over or uphill from catch basins, drainage inlets, or manholes or within 150 feet of any wetland, waterway, or resource water. Re-fuel over a pervious surface and use absorbent pads to collect spilled fuel.

CUSTOMER SERVICE

Communicate and mutually coordinate, as needed, with adjacent residents and business that may be impacted by the work. Interaction with the public shall be in a professional, courteous, and timely manner.

This permit does not permit trespass on the lands of others.

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: SC009321
Application Type: Engineering/Development Permit/NA/NA
Address: 20229 S HWY 213
OREGON CITY, OR 97045

Receipt No. 1346975

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Credit Card		\$1600.00	12/8/2021	ADMIN	081221ABF-230F8454-F151-4B85-9166-6C7E6F577CB4	Chad Forrester
		<u>\$1600.00</u>				

Owner Info.:

Work Description: LIVE WELL CHIROPRACTIC CLINIC

Bautista, Diane

From: Bautista, Diane
Sent: Friday, December 16, 2022 9:46 AM
To: 'Nathan Edmonds DC'
Subject: RE: V0034217 - Edmonds Holdings LLC - 20229 Hwy 213

Good morning,

Thank you for the information. The County will holding the hearing on February 28th. Please keep me updated to any progress from ODOT.

Thank you.

From: Nathan Edmonds DC <nathan@livewelloregoncity.com>
Sent: Tuesday, December 13, 2022 5:15 PM
To: Bautista, Diane <DianeBau@clackamas.us>
Subject: Fwd: V0034217 - Edmonds Holdings LLC - 20229 Hwy 213

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

Hi Diane,

Does this give you the info you need? Would pushing the violation hearing out an extra month to late March (in case ODOT takes longer than the best-case scenario of 2/17) save us from possibly needing to reschedule another hearing?

Let me know what you feel is best.

Nate Edmonds

----- Forwarded Message -----

Subject:RE: V0034217 - Edmonds Holdings LLC - 20229 Hwy 213
Date:Tue, 13 Dec 2022 23:23:46 +0000
From:HALL Larry H <Larry.H.HALL@odot.oregon.gov>
To:Nathan Edmonds DC <nathan@livewelloregoncity.com>
CC:Amend, Michelle <MAmend@clackamas.us>, Rozzell, Matthew <MRozzell@clackamas.us>, Sievers, Rebecca <RSievers@clackamas.us>, Gish, Jonny <JGish@clackamas.us>, Bautista, Diane <DianeBau@clackamas.us>

Good afternoon Nate,

2ND Review was finished and I sent the ODOT comment log to Chris Kittredge on 12/6/22. I let him know to respond to all of ODOT's comments and revise the plans as necessary and resubmit for a 3rd review. On 12/7/22 Mike Pattee emailed me saying that they had some questions for a couple of reviewers. I was able to set up a Teams meeting for 12/15/22 for those questions to be answered. Once that is all done you will need to resubmit for a third review. That takes 3 weeks. The Donation takes at least 3 months. It was submitted for approval on 11/17/22. The plan review will be done before the donation is approved but we will not issue a permit until everything is approved. With that being said a **conservative** date for the permit being issued would be 2/17/22 at the earliest.

Thanks

Larry



Larry.H.Hall@odot.oregon.gov ← NOTE NEW EMAIL AS OF 11/5/2021

Larry Hall
2B Permit Specialist
9200 Lawnfield Rd
Clackamas, OR 97015
Office 971-673-6200
Cell 971-303-5059
Desk 971-673- 6226

From: Nathan Edmonds DC <nathan@livewelloregoncity.com>
Sent: Tuesday, December 13, 2022 2:57 PM
To: HALL Larry H <Larry.H.HALL@odot.oregon.gov>
Cc: Amend, Michelle <MAmend@clackamas.us>; Rozzell, Matthew <MRozzell@clackamas.us>; Sievers, Rebecca <RSievers@clackamas.us>; Gish, Jonny <JGish@clackamas.us>; Bautista, Diane <DianeBau@clackamas.us>
Subject: Re: V0034217 - Edmonds Holdings LLC - 20229 Hwy 213

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hi Larry,

Clackamas County is requesting an estimated timeline from ODOT for the permit approval for the curb ramp upgrade at 20229 Highway 213 . It seems we are well into the process of getting the engineering approved and have also submitted a land donation application for the upgrade.

Thanks for any help you can offer.

Nate Edmonds

On 12/13/2022 2:38 PM, Nathan Edmonds DC wrote:

Hi Diane,

I will reach out to ODOT to see if I can get a timeline for you.

Thank you,

Nate Edmonds

On 12/13/2022 1:13 PM, Bautista, Diane wrote:

Good afternoon,

This email is in response to the hearing that was held in regards to the violations on this property on November 22, 2022. At the hearing, the Hearings Officer listened to the evidence and decided to set an additional hearing for February 28, 2023 to see if by that time there had been progress made in regards to you obtaining your permit from ODOT so that your Development Permit could be issued as well as for the County to discuss potential options that may be available to you.

I spoke to Building Code Official Matt Rozzell regarding the ADA requirements that need to be met in order for the Tenant Improvement Permit and the Certificate of Occupancy to be issued to abate the violations as well as your concerns that you would need to do work to make the bathroom ADA compliant and that you may then need to tear this work out in order to do your proposed remodel. As you are aware, this violation has been opened since 2017. The County requests that you obtain a timeframe from ODOT in regards to issuance of your permit. Once you have provided us this information, the County will determine a reasonable deadline for the violations to be abated. If no timeframe can be determined by ODOT, the County will request the Hearings Officer to issue a Continuing Order with a date certain for the abatement of the violations.

Please respond at your earliest convenience.

Thank you.

Diane Bautista

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement
dianebau@clackamas.us
(503) 742-4459
150 Beavercreek Road, Oregon City, OR 97045
Office Hours: 6:30 a.m. to 4:00 p.m.

Bautista, Diane

From: Nathan Edmonds DC <nathan@livewelloregoncity.com>
Sent: Monday, February 27, 2023 8:56 AM
To: Bautista, Diane
Cc: Chad Forrester; Mikal Pattee; HALL Larry H
Subject: Fwd: 2nd Submittal - Hwy 213 curb return
Attachments: Permit Comment Log w Responses -2023.01.04.xls

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

Diane,

Below is the latest correspondence between my engineer and ODOT from earlier this month. This is regarding plans submitted for the ADA curb ramp upgrade that ODOT is requiring. As you may recall, Clackamas county's approval of my building permits are contingent on this permit being issued by ODOT. Larry Hall from ODOT commented that this 3rd (and final) review shouldn't take long, but we are still waiting on this approval. There is also a land dedication that needs to be approved for the new curb ramp. We were told this takes 3 months to approve, and we are into our 4th month of waiting for this.

All this to say, I'm still in the same position I was in at our last hearing. I am being told by ODOT that I am close to getting permits, but they have not been issued as of today.

My hearing is scheduled for 10am tomorrow, so I will talk with you then unless I hear otherwise.

Nathan Edmonds

----- Forwarded Message -----

Subject:RE: 2nd Submittal - Hwy 213 curb return

Date:Wed, 1 Feb 2023 16:02:35 +0000

From:HALL Larry H <Larry.H.HALL@odot.oregon.gov>

To:'Mikal Pattee' <mikal.pattee@cardno.com>

CC:'Chris Kittredge' <chris.kittredge@cardno.com>, 'Chad Forrester' <chad@forrestridgehomes.com>, 'Nathan Edmonds DC' <nathan@livewelloregoncity.com>

Mike,

Attached is the comment log from ODOT's 3rd review. Please respond to all the comments. Revise the plans as necessary and resubmit. There should only be a short review due to just a couple of comments need to be addressed.

Thanks

From: [HALL Larry H](#)
To: [Nathan Edmonds DC](#); [Bautista, Diane](#)
Cc: [Chad Forrester](#); [Mikal Pattee](#)
Subject: RE: 2nd Submittal - Hwy 213 curb return
Date: Monday, February 27, 2023 9:23:51 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.jpg](#)

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

Nathan & Diane,

Mike will need to respond to all of ODOT's comments from the 3rd review and revise the plans as necessary and resubmit for a quick 4th review. Looks like comments #4,5,7,9 are the only ones to be reviewed by ODOT. The donation to ODOT also has to be approved and that is still in the process. Then, I will need the performance bond from the contractor as well as a Certificate of Liability Insurance. Then the permit will be issued.

Larry



Larry.H.Hall@odot.oregon.gov ← NOTE NEW EMAIL AS OF 11/5/2021

Larry Hall
2B Permit Specialist
9200 Lawnfield Rd
Clackamas, OR 97015
Office 971-673-6200
Cell 971-303-5059
Desk 971-673- 6226

From: Nathan Edmonds DC <nathan@livewelloregoncity.com>

**EXHIBIT 2 - PAGE 1 OF 1
SUBMITTED BY RESPONDENT**

From: [Mikal Pattee](#)
To: [Bautista, Diane](#); [HALL Larry H](#); [Nathan Edmonds DC](#)
Cc: [Chad Forrester](#); [Chris Kittredge](#)
Subject: RE: 2nd Submittal - Hwy 213 curb return
Date: Monday, February 27, 2023 9:32:20 AM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.jpg](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.jpg](#)

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

All,

We're close to having this returned to ODOT. We are just waiting on the traffic control plans. We also received some comments to the legal exhibits for the ROW Donation and we are waiting on those to be revised.

Thank you.

Mikal Pattee
Senior Civil Designer
Community Development

Cell: 360 434-2558
mikal.pattee@stantec.com

Stantec
601 SW Second Avenue Suite 1400
Portland OR 97204-3128



From: Bautista, Diane <DianeBau@clackamas.us>
Sent: Monday, February 27, 2023 9:25 AM
To: HALL Larry H <Larry.H.HALL@odot.oregon.gov>; Nathan Edmonds DC <nathan@livewelloregoncity.com>
Cc: Chad Forrester <chad@forrestridgehomes.com>; Mikal Pattee <mikal.pattee@cardno.com>
Subject: RE: 2nd Submittal - Hwy 213 curb return

[Thank you for additional information.](#)