



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

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

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 05/31/2023

Notice Mailed To: Property owners within 2640 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0051-23

Application Type: Nonconforming Use - Alteration/Verification

Proposal: Nonconforming Use Verification and Alteration/Change: Applicant is requesting a verification of nonconforming setbacks and an alteration/change to the existing garage to be converted to a guest house on the subject property.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections ZDO Section 202, 316, 1206 & 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: RAAB, LINDA

Property Owner: RAAB LINDA ANN

Site Address: 19219 S NEIL RD
ESTACADA, OR 97023

Location: NW of the City of Estacada, north on S Hayden Rd, north on S Springwater Rd, south on S Fischers Mill Rd, south on S Mattoon Rd, west onto S Sylan Ave, west onto S Neil Rd

Assessor's Map and Tax Lot: 33E10BD00600

Zoning: RRF5 - RURAL RESIDENTIAL FARM FOREST 5-ACRE

Staff Contact: ANNABELLE LIND 503-742-4513 **E-mail:** alind@clackamas.us

File Number: Z0051-23

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHER'S CPO
WARD LANCE 503-631-2550
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at communityinvolvement@clackamas.us. In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

How to Review this Application: A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

Decision Process: Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

How to Comment on this Application:

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or DRenhard@clackamas.us.

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



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LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:	<input type="text" value="1/31/2023"/>
FILE NUMBER:	<input type="text" value="Z0051-23-E"/>
APPLICATION TYPE:	<input type="text" value="NONCONFORMING USE"/>

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

Comments:

Z0051-23-E application has been deemed complete. The applicant is requesting a verification of nonconforming use and an alteration/change to the existing garage to be converted to a guest house on the subject property.

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



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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

STAFF USE ONLY

RECEIVED

Jan 31 2023

Clackamas County
Planning & Zoning Division

Z0051-23-E

Staff Initials: _____ File Number: _____

Land use application for:

NONCONFORMING USE

VERIFICATION, RESTORATION, REPLACEMENT, AND/OR ALTERATION/CHANGE

Application Fee: \$1,405

(+ \$150 if an expanded notification area is required by ZDO Section 1307)

APPLICANT INFORMATION			
Applicant name: Linda Raab	Applicant email: lindaraab4051@gmail.com	Applicant phone: 503-753-9020	
Applicant mailing address: 19219 S. Neil Rd.	City: Estacada	State: OR	ZIP: 97023
Contact person name (if other than applicant): Jeanette Thibert	Contact person email: JMThibert503@gmail.com	Contact person phone: 503-381-1212	
Contact person mailing address: 19219 S Neil Rd.	City: Estacada	State: OR	ZIP: 97023

PROPOSAL
Brief description of proposal: Change of use of a storage building (former dwelling) to a guest house.

SITE INFORMATION		
Site address: 19219 S. Neil Rd. Estacada, OR 97023	Comprehensive Plan designation:	Zoning district: RRFF
Map and tax lot #: Township: <u>3S</u> Range: <u>3E</u> Section: <u>10BD</u> Tax Lot: <u>00900</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 0.5 acres	
Adjacent properties under same ownership:		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Linda Raab Jeanette Thibert	Signatures of all property owners: 	Date(s): 1/14/2023 14 JAN 2023
<i>I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.</i>		
Applicant signature: 	Date: 1/14/2023	

A. Review applicable land use rules:

This application is subject to the provisions of Section 1206, Nonconforming Uses and Vested Rights of the Clackamas County Zoning and Development Ordinance (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of all property owners are incomplete.
- Application fee:** The cost of this application is \$1,405, plus a \$150 notification surcharge if an expanded notification area is required by ZDO Section 1307. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the Credit Card Authorization Form available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted Fee Schedule for refund policies.
- Site plan:** Provide a site plan (also called a plot plan). A Site Plan Sample is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Floor plans:** Attach detailed, accurate, and to-scale floor plans for all structures to be considered in this application. Label all rooms with their existing and proposed use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- Building elevation diagrams:** Attach drawings of all structures to be considered in this application. The drawings must be to-scale and must show each side of the building and any windows, doors, or other appurtenances. Include all measurements (height, length, width, and area).
- Evidence of lawful establishment:** Attach evidence (e.g. building permits, tax records, dated photographs, dated aerial images, financial statements, signed affidavits, and previous land use approvals) substantiating that the nonconforming use to be verified, restored, replaced, and/or altered was lawfully established.

C. For verification of a nonconforming use:

If you are requesting verification of nonconforming use pursuant to ZDO Subsection 1206.07, answer the following questions here in Part C. Attach additional pages, if necessary, and copies of supporting documentation.

For the purposes of Part C, the "nonconforming use" is the land use(s), structure(s), and/or physical improvement(s) for which you are seeking nonconforming use verification.

1. What is the nonconforming use? Describe the nonconforming use in detail, including buildings, vehicles, equipment, and materials used, days and hours of operation, the number of employees, and other operational and physical information, as applicable:

The existing storage building, that I want to "change the use of to a Guest House", is only 2'8" away from the property line on one side. It was built in the 1940's before there was a mandatory 10 foot setback of buildings from the property line. Also, the proposed "Guest House" is only 65 feet from the banks of Clear Creek. I have no intentions of moving the building or the property line. *OR THE CREEK,*

I do not plan on using the building as a Guest House. I simply want to be able to be in the building longer than the 15 minute time limitation that Code Enforcement said I needed to obey. I want to be able to sit in the building and go through my boxes of tax files, etc. without having to grab one box at a time and go elsewhere to look in it for more than 15 minutes. Therefore, I might use it as a temporary home office by setting up a card table for my laptop and file boxes and spend much more than 15 minutes in the building. Code Enforcement told me if I want to spend any length of time in the existing storage building, I needed to change it's use designation to "Guest House". **NOTHING ON MY PROPERTY IS CHANGING EXCEPT ESTABLISHING THE HARDSHIP/TEMPORARY DWELLING FOR CARE.**

The impact to the neighborhood is minimal to non existent. The parking space in front of the house is 3 cars wide. We only have 2 cars. IF we have guests, they will more likely than not, sleep in our guest room in the main residence. IF anyone stays in the proposed Guest House, it only has one bedroom, therefore only a maximum of 2 people can stay in it at one time. I'm 62 years old and can't handle any wild parties or wild people. I'm the Vice-President on the neighborhood "HOA" so I don't think I'll be ruffling any feathers. I have other neighbors who cause **MUCH MORE OF A PROBLEM** than it would be compared to letting me sit in my own building.

2. When did the nonconforming use first become nonconforming to the County's zoning regulations?

Date: When the County Codes were written.

3. What *current* zoning regulations do/does the nonconforming use described in response to Question C.1 not conform to?

Required 10' setback from property line.
Required distance from a creek or river.
Zoning Codes sec.316.04- Dimensional Standards for ZoneRRFF-5, Table 316.2, Side setbacks. My building does not meet the required 10' setback because it was built before county codes were written.

4. When was the nonconforming use described in response to Question C.1 established? Attach evidence that supports your response.

Date: + - 1930s

5. Describe any changes in the nonconforming use since being established, and identify, with supporting documentation, when those changes occurred:

No changes of the non-conforming use have occurred since the storage building was built in the 1040s. The building has not moved, nor has the property line moved. The building is oriented to the creek, not the property line. Because of this, the building is ~~9'10"~~ 2'8" away from the property line on one corner, and is 9'7" away from the property line on the other corner. That has never changed. Nor has the fact that the storage building is less than the required 100' from the creek.

The storage building was a weekend get-away cabin or Portlanders who liked to fish in the late 1930's to 1950's (?). I have no idea when it became a permanent residence. To my knowledge, the first time it was used as a constant permanent dwelling was in 1988. It was a residence until 2003 when it was "decommissioned" due to a new residence built next to it. That is when Clackamas County Inspector Larry Ness certified it as a Storage building, and it has been ever since. (Please see attached documentation.) I have no Photos of the building prior to 2003.

6. Did the existence, continuity, nature, or extent of the nonconforming use discontinue for any 12-month period in the 20 years immediately preceding the date of this application?

- NO, and supporting documentation is attached.
- NO, and supporting documentation is attached to prove the existence, continuity, nature, and extend of the nonconforming use for the *10-year* period immediately preceding the date of this application. Pursuant to ZDO Subsection 1206.07(B), this creates a rebuttable presumption that the nonconforming use, as proven, lawfully existed at the time of, and has continued uninterrupted since, the adoption of restrictive zoning regulations, or a change in the zoning or zoning regulations, that have the effect of prohibiting the nonconforming use under the current provisions of the ZDO.
- YES, as explained in the box below:

E. For alteration/change of a nonconforming use:

If this application requests alteration or change of a nonconforming use, answer the following questions here in Part E. Attach additional pages, if necessary, and copies of supporting documentation.

For the purposes of Part E, the "existing use" is the nonconforming land use(s), structure(s), and/or physical improvement(s) you are seeking to alter/change.

1. Describe the proposed alteration/change:

The alteration/change is the changing of the designation of the building from an accessory storage building to a "Guest House". It is highly unlikely it will ever be used as a "Guest House". I simply want to be in the building for more that 15 minutes and not violate county code. There will be **NO ALTERATION OR CHANGE OF ANYTHING.**

PLEASE REFER TO
ATTACHED EXISTING
AND PROPOSED
FLOOR PLANS +
ELEVATIONAL
DRAWINGS.

2. Explain how the alteration/change will, after the imposition of conditions of approval deemed necessary to ensure the mitigation of any adverse impacts, have no greater adverse impact on the neighborhood than the existing use:

It won't have an impact on anything. The greatest impact on anything would be if it is used as a guest house. It is a one bedroom building, therefor only 2 people can be there at any given time. I have plenty of parking space next to my house and off Neil Rd. There will be no visual, noise, smell, taste or feel alteration/change. The building is currently stuffed to the ceiling with boxes, shelving units, etc, so I doubt any alteration/change will happen any day soon.

3. Identify how the nonconforming use status of the existing use will be, or already has been, verified pursuant to ZDO Subsection 1206.07:

- Verification is being requested in Part C of this application.
- Verification was previously approved by the County within the last 12 months.

File No. of approved verification: Z _____

- Verification was previously approved by the County more than 12 months ago, and documentation is attached showing that the nonconforming use has not discontinued for 12 consecutive months since that approved verification.

File No. of approved verification: Z _____

4. Will the alteration/change expand the existing use from one lot of record to another?

- NO, the alteration/change will be on the same lot of record.
- YES, but the lot of record on which expansion is proposed, *and* the lot of record on which the existing use is currently located, have been part of the same tract continuously since the date the existing use became nonconforming, as evidenced by attached documentation.
- YES, but the expansion would allow only for facilities necessary to support the existing use, such as driveways, storm water management facilities, and on-site wastewater treatment systems. The alteration/change on the other lot of record are necessary to support the existing use for the following reasons:



After recording return to:
Linda A. Raab
19219 S Neil Road
Estacada, OR 97023

Until a change is requested all tax
statements shall be sent to the
following address:
Linda A. Raab
19219 S Neil Road
Estacada, OR 97023

File No.: 7000-2333857 (MC)
Date: October 14, 2014

THIS SPACE RESERVED FOR RECORDER'S USE	
Clackamas County Official Records Sherry Hall, County Clerk	2014-057688
	11/10/2014 09:45:12 AM
D-D Cnt=1 Stn=8 CINDY	
\$10.00 \$16.00 \$10.00 \$22.00	\$58.00

STATUTORY WARRANTY DEED

James Cochell, Successor Trustee of the Raab Family Trust, Grantor, conveys and warrants to **Linda A. Raab**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 19, CEDARHURST NO. 2, in the County of Clackamas and State of Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Property taxes for 2014-2015 which buyer agrees to assume and pay.

The true consideration for this conveyance is **\$82,967.73**. (Here comply with requirements of ORS 93.030)

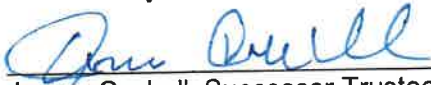
2333857-LO

FIRST AMERICAN

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

Dated this 7 day of November, 2014.

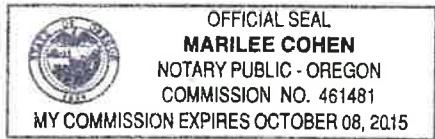
James Cochell, Successor Trustee of the Raab Family Trust


James Cochell, Successor Trustee

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 7 day of November, 2014 by James Cochell as Successor Trustee of of the Raab Family Trust, on behalf of the trust.





Notary Public for Oregon
My commission expires: 10-8-2015

353 4759

Clackamas County
Department of Transportation & Development - Building Codes Division
9101 SE Sunnybrook Blvd., Clackamas, OR 97015

Permit No: B0211203 Applied: 06/26/2003
Type: Residential Approved: 06/26/2003
Status: APPROVED Final:
Expiration: 12/23/2003

Address: 19219 S NEIL RD CLAC
Description: CONVERT2ND DWELLING TO STORAGE BLDG

Location:
Parcel: 33E10BD-00600 Class:
Printed: 06/26/2003 Occupancy: U-1
Entered By: JD Insp Area: 4-TEDS
Valuation: \$0.00 Units: 0 Bldgs:1

APPLICANT: PETERSEN ELEANOR J TRUSTEE 19219 S NEIL RD ESTACADA, OR 97023
OWNER: PETERSEN ELEANOR J TRUSTEE 19219 S NEIL RD ESTACADA, OR 97023

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

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

Water Supply.....: Required Erosion Plan.: N
Sewage Disposal.....: Flex Lot.....:
Sep Tank Cap..(gls):0 Plot Plan Setbacks(ft)N:0 S:0
E:0 W:0
Drainfield Dist.....: Proposed Solar Ht(ft)..: 0
Lines Total Lth(ft):0 No: 0 Avg Building Ht...(ft):0
Distance Between...:0 Zone/File #.....:

Soil Comments:
Plan Comments:

Building Fees...: \$0.00
Mechanical Fees: \$0.00
Plan Check Fees: \$62.00
State Surcharge: \$0.00
Total Bldg Fees: \$62.00

Total Fees:.... \$62.00
Total Payments: \$62.00
Balance Due...: \$0.00



L R <lindaraab4051@gmail.com>

Soils Concern

Bautista, Diane <DianeBau@clackamas.us>
To: L R <lindaraab4051@gmail.com>

Thu, Dec 1, 2022 at 10:04 AM

Good morning,

If you keep the RV in a stored condition and it does not become occupied, this violation would be abated because it is registered to you and has current tags.

Also, I have conducted an inspection of the original sfr on site that is approved for storage and it too is not occupied and is being used for storage. This violation can be closed.

I can submit the Post Hearing Status Report at this time stating these violations have been abated and waive the civil penalties and citation regarding the multiple dwellings. You may continue to work on creating your guest house and your temporary for care permit.

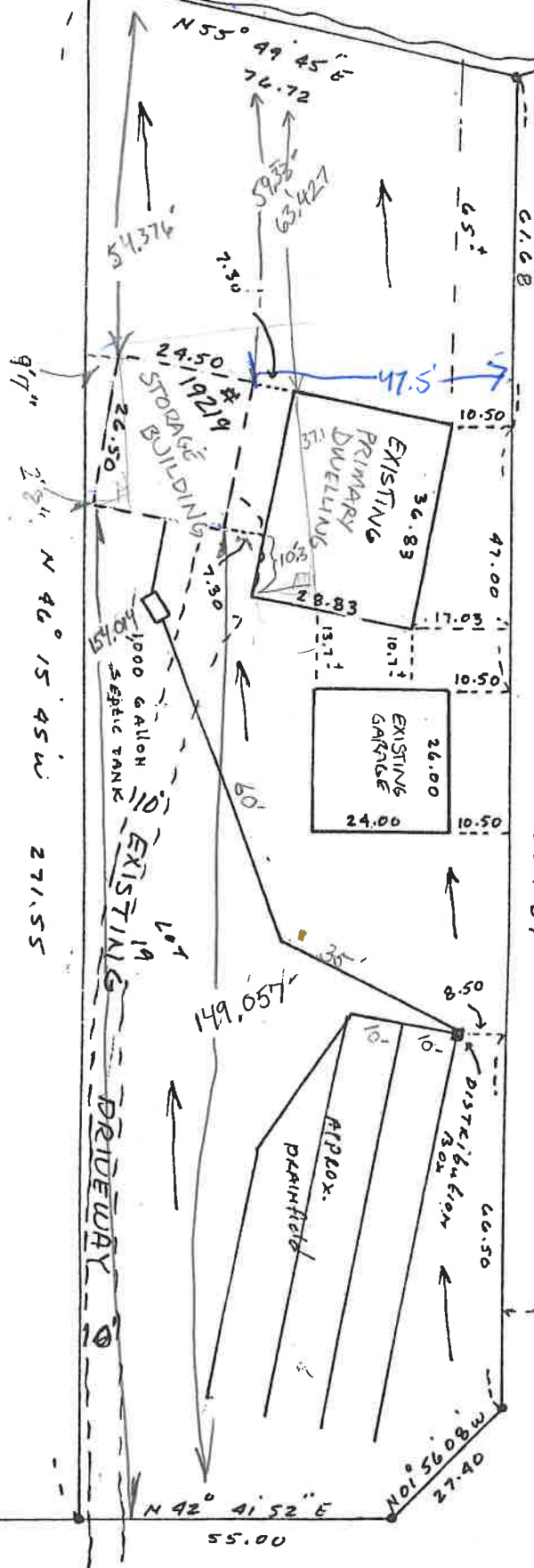
If the RV or original sfr become occupied prior to completion of the Conditions of Approval being met and/or issuance of the permits for the guest house, it would become a violation.

Please let me know if that works for you at this time.

[Quoted text hidden]

CLEAR CREEK

BANK of creek



I HEREBY CERTIFY THAT THE ATTACHED PLAN ACCURATELY REFLECTS THE SIZE AND POSITION OF MY SEWAGE DISPOSAL SYSTEM, THAT SAID SYSTEM IS NOT FAILING THROUGH DISCHARGE TO GROUND SURFACE OR PUBLIC WATERS, AND THAT THE PROPOSED CONSTRUCTION WILL NOT INTERFERE WITH THE SAID SYSTEM.

SIGNED _____ DATE _____

EXISTING PLOT
 PLAN 19219 S. NEIL
 - 10BD 3E 3S 0600

APPROVED PLOT PLAN: *repl. note only*
 PLANNING 10.16.97 *aw*
 BUILDING 11/2/97
 SOILS JRD 11/12/97

SYLVAN AVENUE
 (NEIL RD)

LOCATION: LOT 19, CEDARHURST NO. 2
 TAX LOT 606, MAP 3 3E 10 BD

SCALE: 1" = 30'
 DATE: 10/16/97

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Richard S. Love
 OREGON
 JULY 8, 1966
 RICHARD S. LOVE
 747

CLIENT: ELENOR RAAB
 6423 S.W. RAAB RD.
 PORT. OR. 97221
 PH: 292-3624

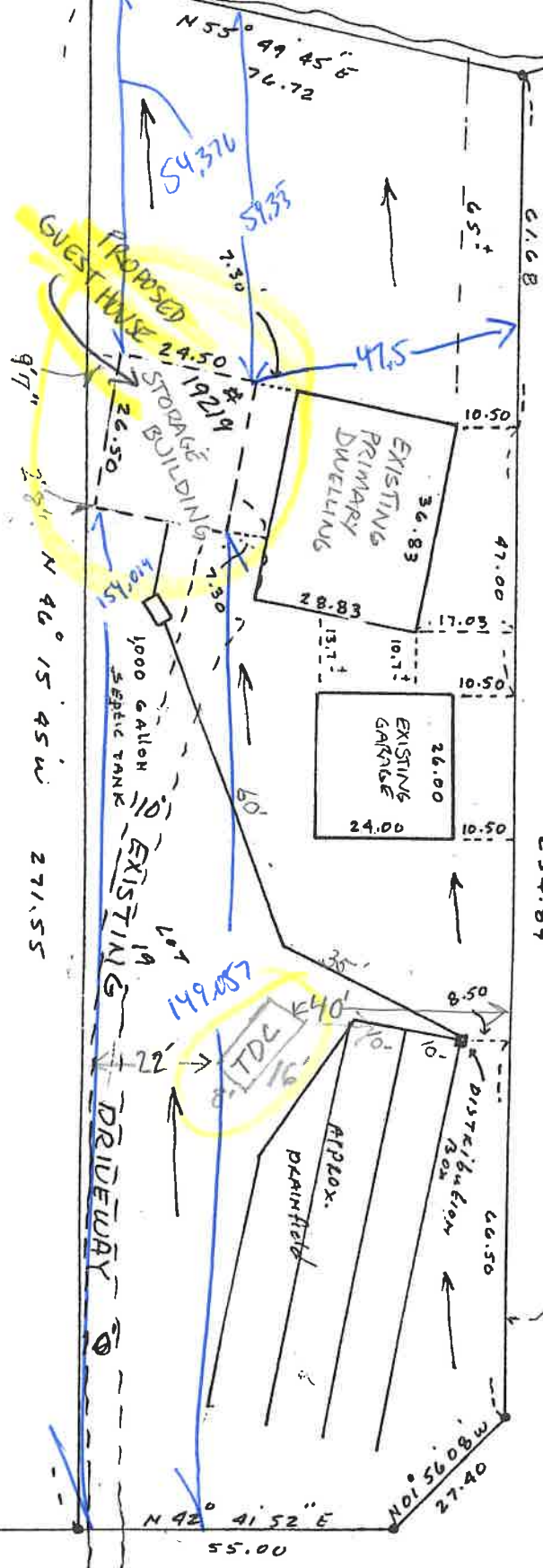
DICK LOVE LAND SURVEYS, INC.
 19310 Abernethy Lane
 Gladstone, OR 97027-1915
 Phone: (503) 658-4915

LEGEND:
 • Found monument as shown
 • Set 3/8" Iron rod with cap marked "LOVE 747"
 (M) Measured distance
 (C) Calculated data
 (D) Deed data
 (R) Record data
 (P) Plat data
 (Held) Monument of record used for control
 () _____

JOB NO.: 97-2308

CLEAR CREEK

Bank of creek



I HEREBY CERTIFY THAT THE ATTACHED PLAN ACCURATELY REFLECTS THE SIZE AND POSITION OF MY SEWAGE DISPOSAL SYSTEM, THAT SAID SYSTEM IS NOT FAILING THROUGH DISCHARGE TO GROUND SURFACE OR PUBLIC WATERS, AND THAT THE PROPOSED CONSTRUCTION WILL NOT INTERFERE WITH THE SAID SYSTEM.

SIGNED _____ DATE _____

~~EXISTING~~ **NEW / PROPOSED** PLOT

PLAN 19219 S. NEIL

10BD 3E 3S 0600

SHOWING TDC LOCATION

10' P (NOT TO SCALE)

APPROVED PLOT PLAN: *repl. only*
 PLANNING 10.16.97 aw
 BUILDING 11/12/97
 SOILS SDO 11/12/97

SYLVAN AVENUE
(NEIL RD)

LOCATION: LOT 19, CEDARHURST NO. 2
TAX LOT 600, MAP 3 3 E 10 BD

SCALE: 1" = 30'
DATE: 10/16/97

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard S. Love
OREGON
JULY 8, 1968
RICHARD S. LOVE
747

CLIENT: ELENOR RAAB
6423 S.W. RAAB RD.
PORT. DR. 97221
PH: 292-3624

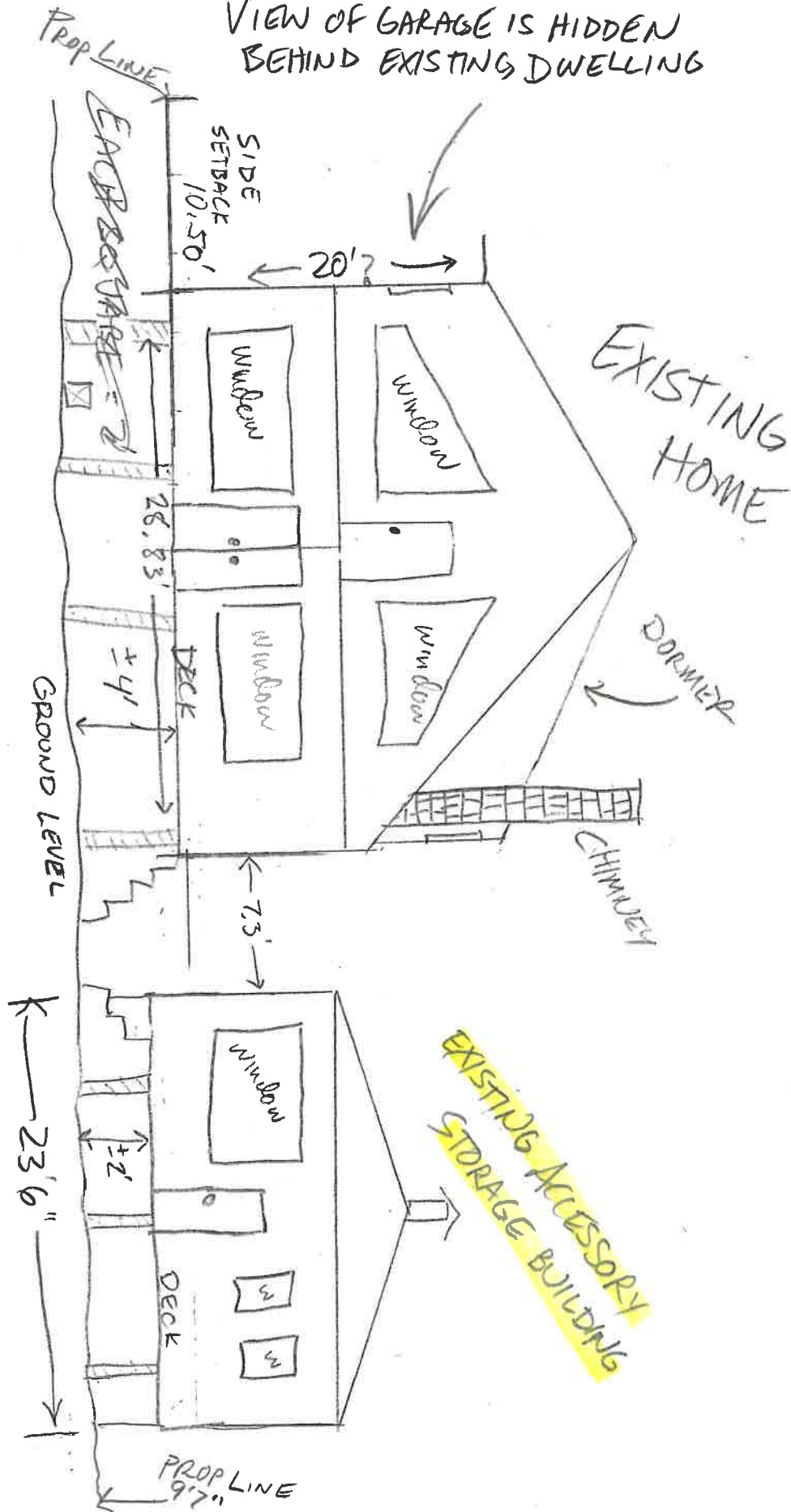
- LEGEND:
- Found monument as shown
 - Set 3/4" iron rod with cap marked "LOVE 747"
 - (M) Measured distance
 - (C) Calculated data
 - (D) Deed data
 - (R) Record data
 - (P) Plat data
 - (Held) Monument of record used for control
 - () _____

DICK LOVE LAND SURVEYS, INC.
19310 Abernethy Lane
Gladstone, OR 97027-1915
Phone: (503) 656-4915

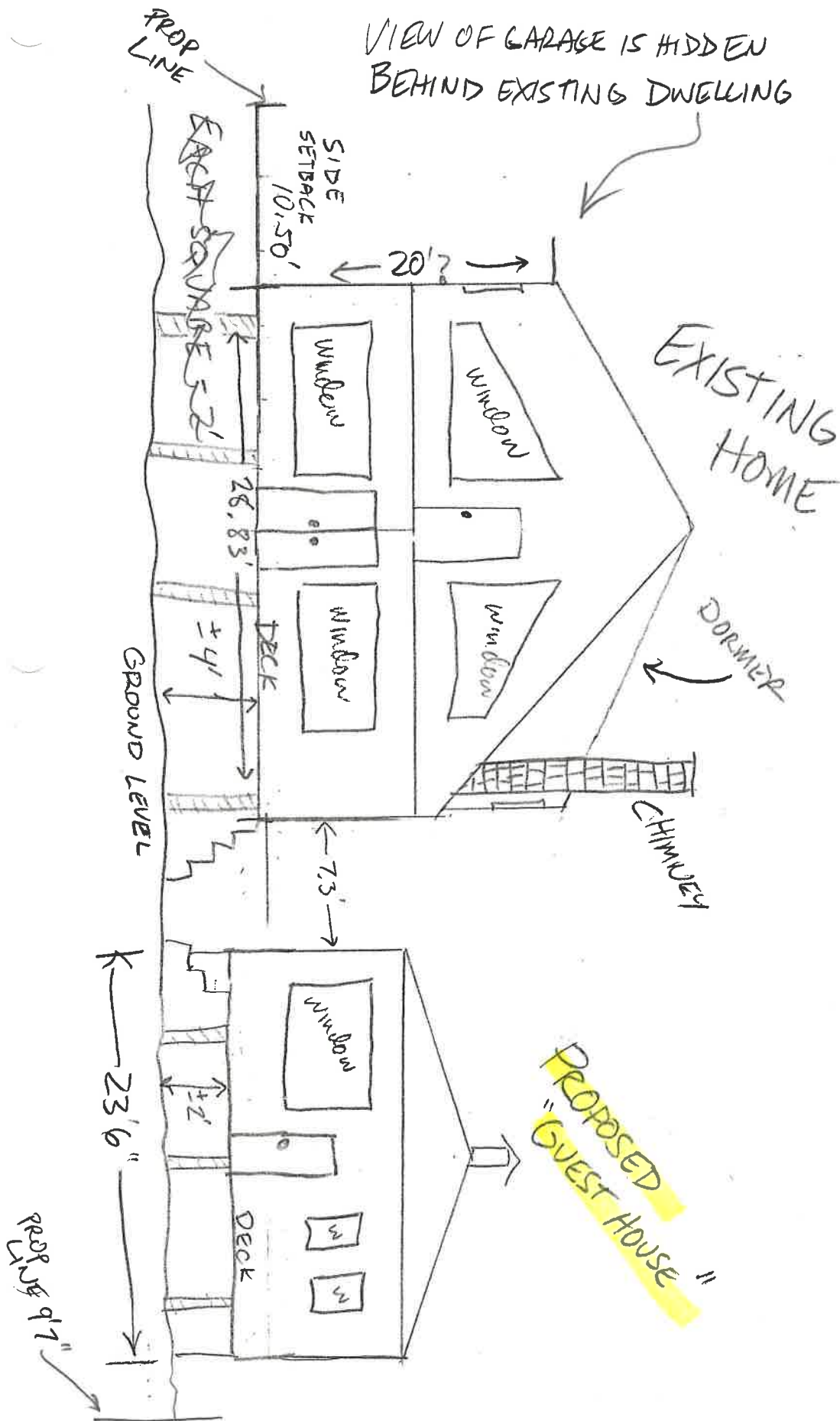
JOB NO.: 97-2308

"NORTH" FACING ELEVATIONAL DRAWING

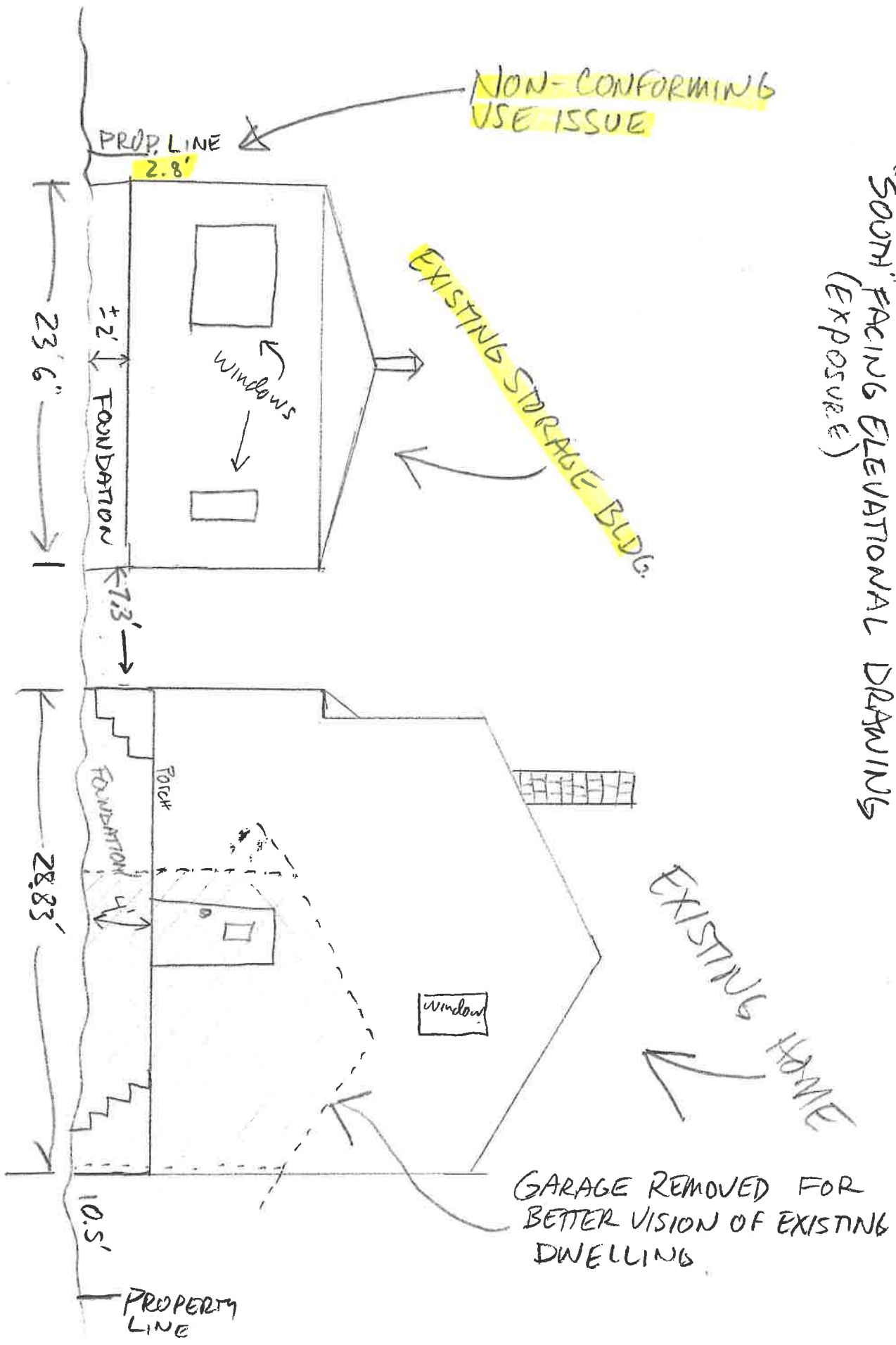
VIEW OF GARAGE IS HIDDEN
BEHIND EXISTING DWELLING



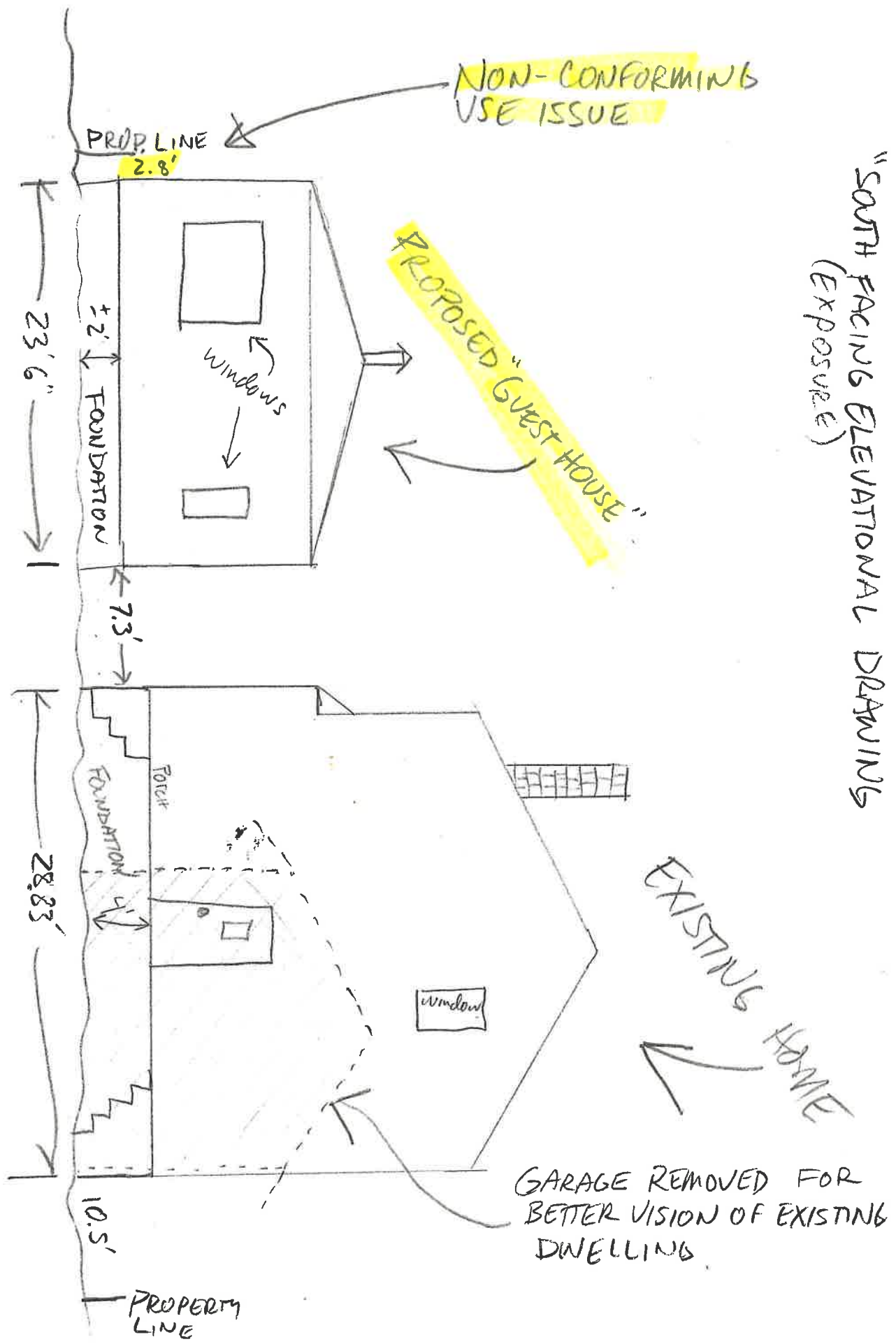
"NORTH FACING" ELEVATIONAL DRAWING



"SOUTH" FACING ELEVATIONAL DRAWINGS
(EXPOSURE)



"SOUTH FACING ELEVATIONAL DRAWINGS
(EXPOSURE)"



NON-CONFORMING
USE ISSUE

PROP. LINE
2.8'

PROPOSED "GUEST HOUSE"

EXISTING HOME

GARAGE REMOVED FOR
BETTER VISION OF EXISTING
DWELLING

PROPERTY
LINE

23'6"

±2' FOUNDATION

7.3'

28'83"

10'5"

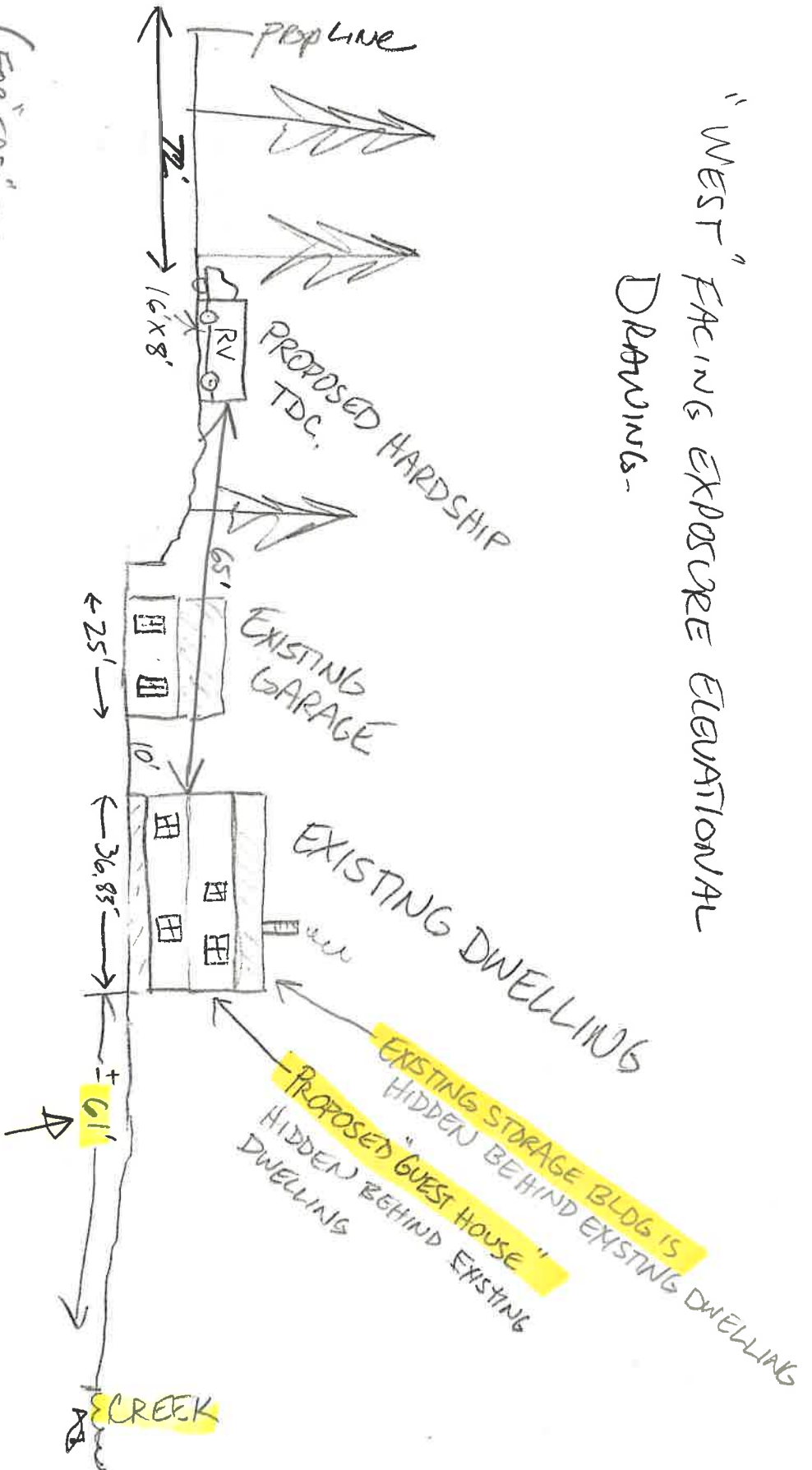
Windows

POLE

FOUNDATION

Window

'WEST' FACING EXPOSURE ELEVATIONAL DRAWINGS-



(FOR 'EAST' EXPOSURE ELEVATIONAL DRAWINGS - HOLD THIS PAPER UP TO A LIGHT AND VIEW FROM THE REVERSE SIDE)

NON CONFORMING USE ISSUE

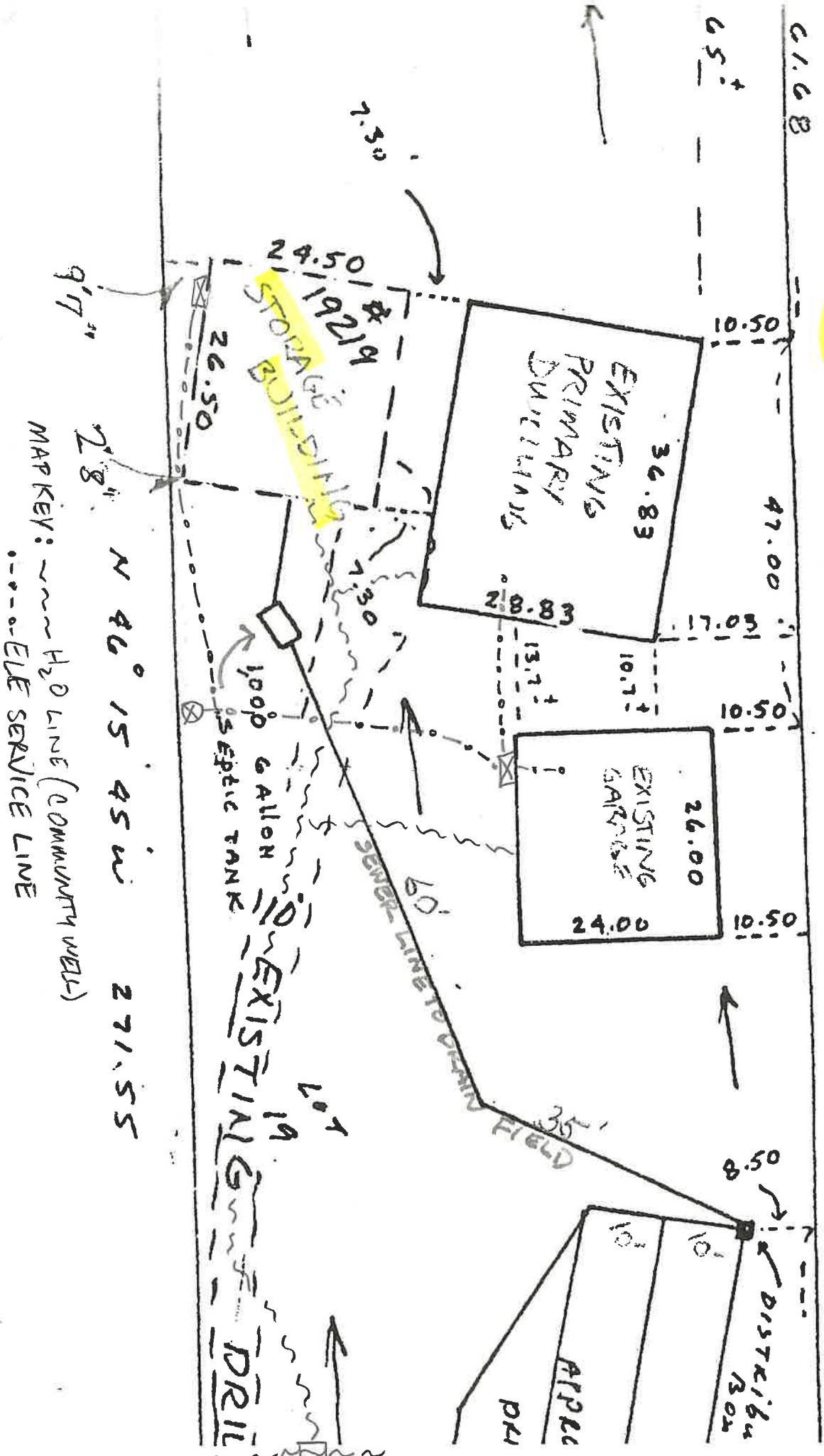
EXISTING PLOT PLAN

THEREBY CERTIFY
THE SIZE AND
SAID SYSTEM IS
SURFACE OR
CONSTRUCTION

SIGNED _____

02 5' W

234.89



MAP KEY:
 ~~~~~ H<sub>2</sub>O LINE (COMMUNITY WELL)  
 - - - - - ELECTRICAL SERVICE LINE

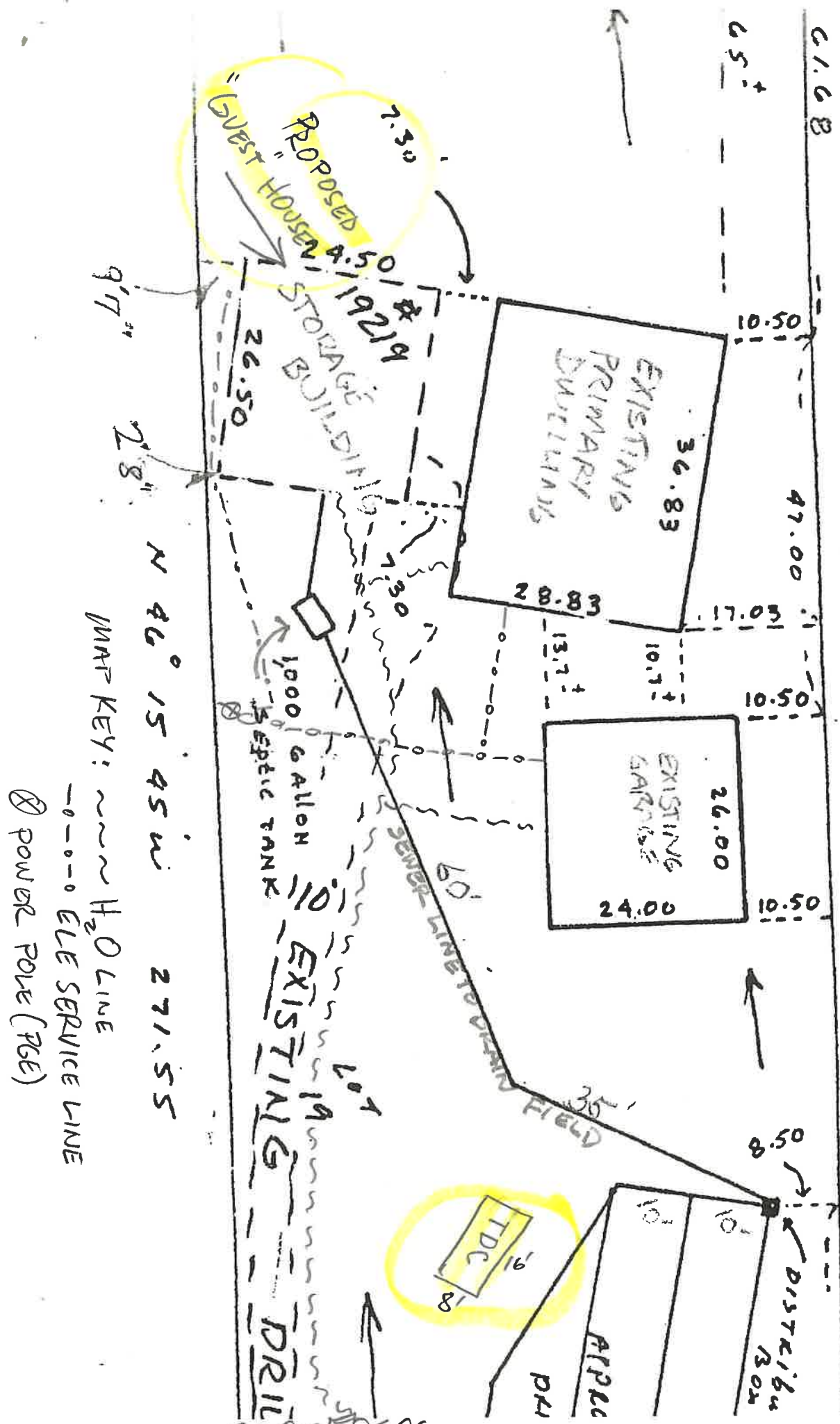
# PROPOSED PLOT PLAN

I HEREBY CERTIFY THE SIZE AND LOCATION OF SAID SYSTEM IN THE SURFACE OR CONSTRUCTION

OWNED

0251W

234.89

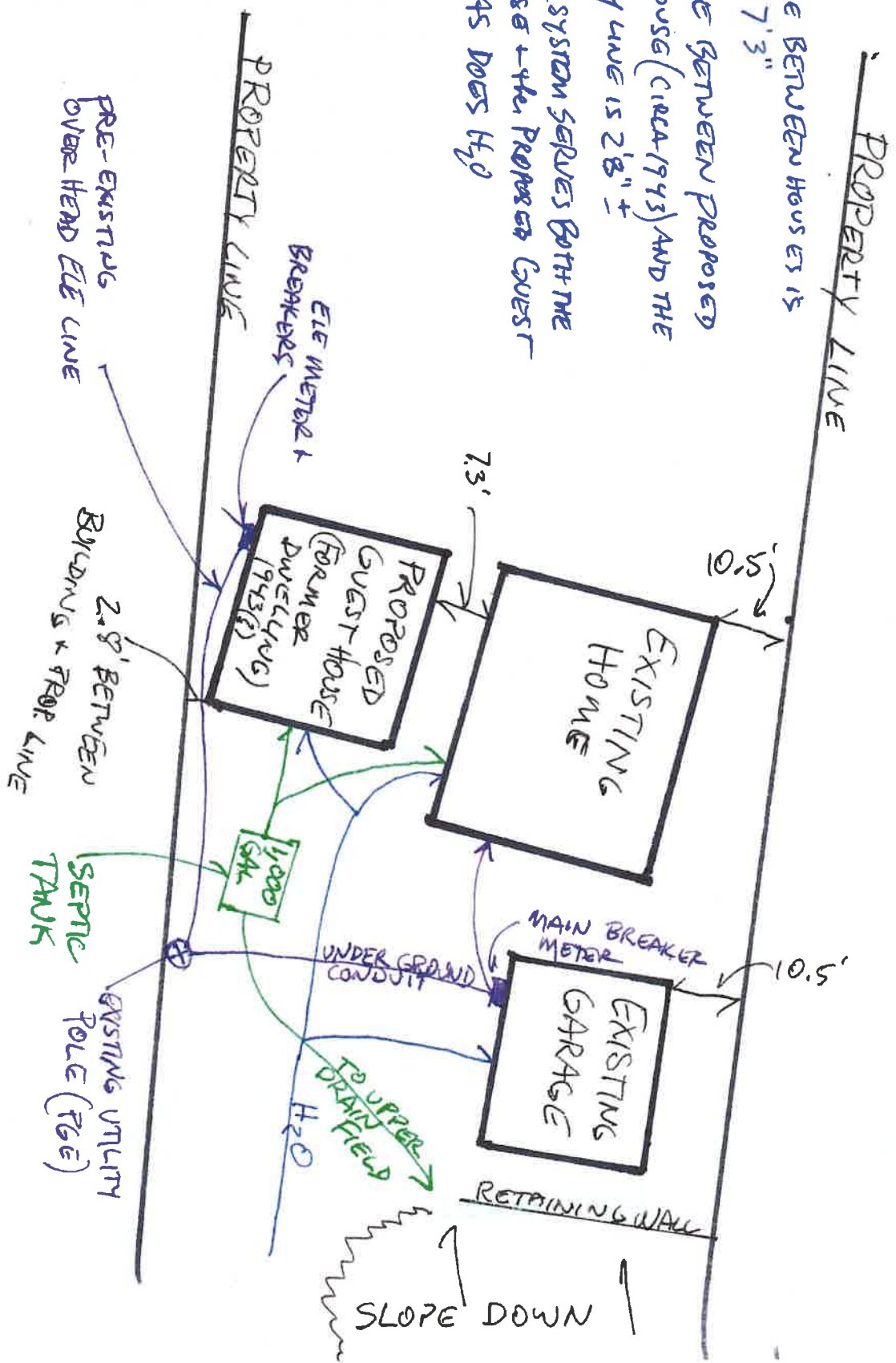


MAP KEY: ~ ~ ~ H<sub>2</sub>O LINE

- - - - - ELECTRIC SERVICE LINE

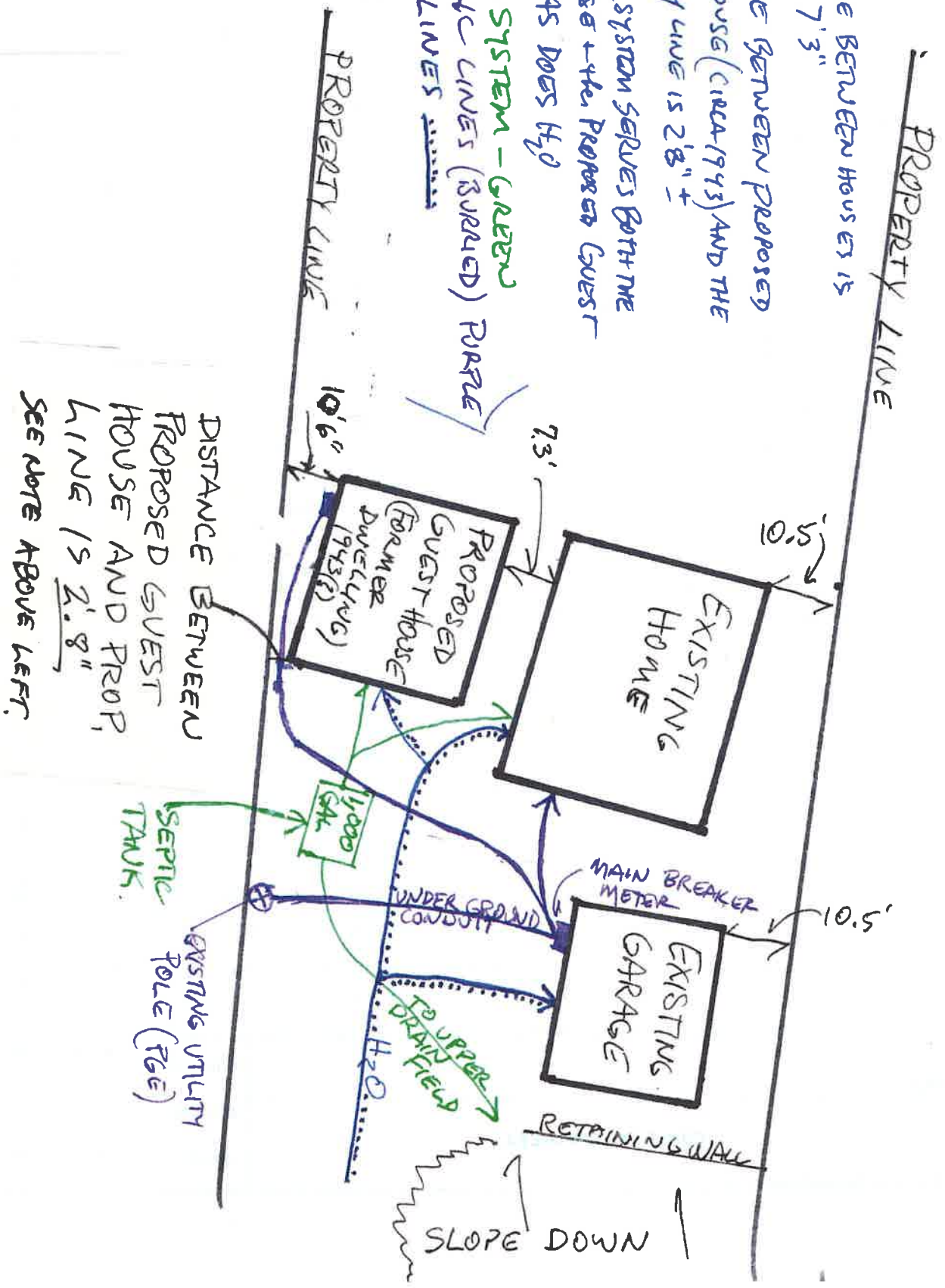
⊗ POWER POLE (PGE)

- DISTANCE BETWEEN HOUSES IS APPROX. 7'3"
- DISTANCE BETWEEN PROPOSED GUEST HOUSE (CIRCA 1943) AND THE PROPERTY LINE IS 2'8" ±
- THE SEWER SYSTEM SERVES BOTH THE MAIN HOUSE + the PROPOSED GUEST HOUSE, AS DOES H<sub>2</sub>O





- \* DISTANCE BETWEEN HOUSES IS APPROX. 7'3"
- \* DISTANCE BETWEEN PROPOSED GUEST HOUSE (CIRCA 1943) AND THE PROPERTY LINE IS 2'8" ±
- \* THE SEWER SYSTEM SERVES BOTH THE MAIN HOUSE + the PROPOSED GUEST HOUSE AS DOES H<sub>2</sub>O KEY:
  - SEPTIC SYSTEM - GREEN
  - ELECTRIC LINES (BURIED) PURPLE
  - WATER LINES



DISTANCE BETWEEN PROPOSED GUEST HOUSE AND PROP. LINE IS 2'8"  
SEE NOTE ABOVE LEFT.

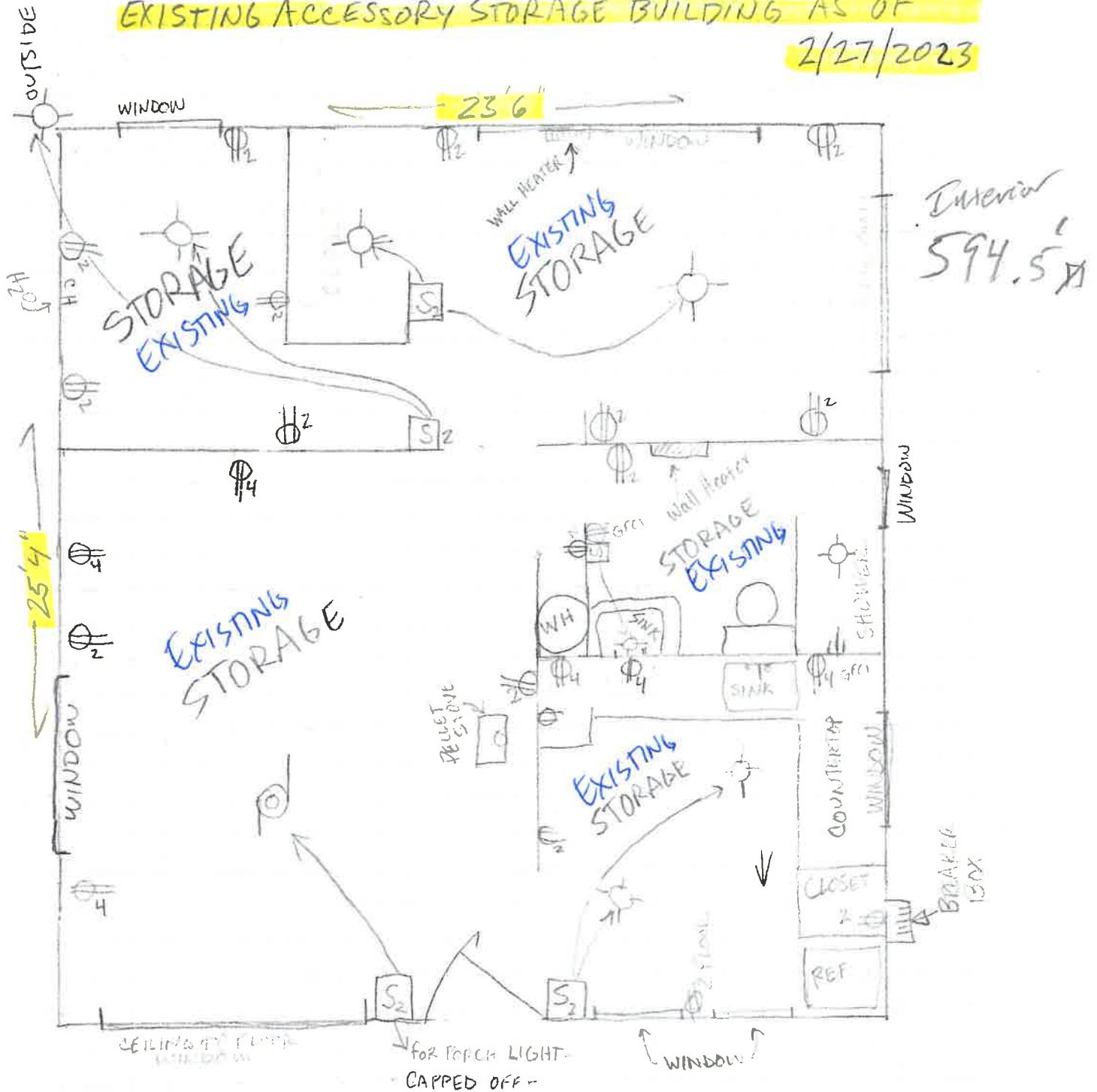
Address: 19219 S. NEIL RD ESTACADA OR 97023

Township: 3S Section: 3E Range: 10 Tax Lot: 00600

For Permit Number (if known): \_\_\_\_\_

# SITE PLAN

EXISTING ACCESSORY STORAGE BUILDING AS OF 2/27/2023



WAS A DWELLING UNTIL 2003. NOTHING HAS CHANGED SINCE THEN  
(HOPE I GOT THE SYMBOLS CORRECT) \*NO 220V SERVICE

Address: 19219 S. NEIL RD ESTACADA OR 97022

Township: 3S Section: 3E Range: 10 Tax Lot: 00600

For Permit Number (if known): \_\_\_\_\_

# SITE PLAN

PROPOSED "GUEST HOUSE" AS OF 2/27/2023



WAS A DWELLING UNTIL 2003 - NOTHING HAS CHANGED SINCE THEN  
(HOPE I GOT THE SYMBOLS CORRECT) \*NO 220V SERVICE

# MAP OF CEDARHURST No. 2

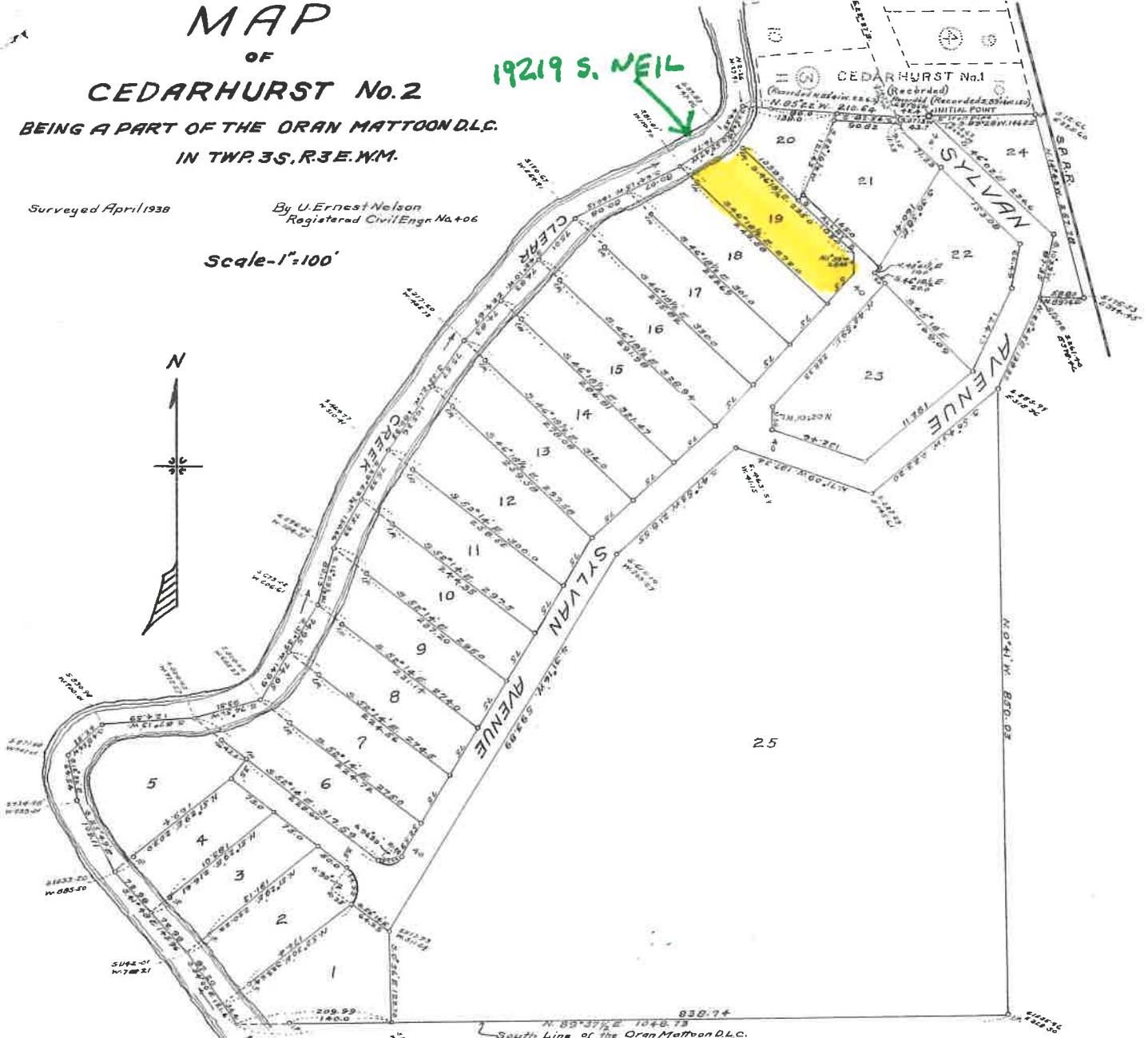
BEING A PART OF THE ORAN MATTOON D.L.C.  
IN TWP. 3S, R. 3E, WM.

19219 S. NEIL

Surveyed April 1938

By U. Ernest Nelson  
Registered Civil Engr. No. 406

Scale - 1" = 100'



KNOW ALL MEN BY THESE PRESENTS that we, A.S. Pottullo and Myra G. Pottullo, husband and wife, and Marguerite Washer do hereby declare the annexed map to be a true and correct map of the land owned and laid out by us as CEDARHURST No. 2, said land being more particularly described in the engineers certificate herewith annexed, and we do hereby dedicate to the use of the public forever all overways, alleys, and highways represented upon said map.

I, U. Ernest Nelson, being first duly sworn on oath, depose and say that I am a civil engineer, by profession, that I have correctly surveyed the land represented upon the annexed map as CEDARHURST No. 2, that the initial point of said survey is a galvanized iron pipe 2 inches in diameter and 36 inches long driven 6 inches below the surface of the ground at the Southwest corner of Lot 24 CEDARHURST No. 1 as plotted and recorded, being also the Northwest corner of Lot 24 CEDARHURST No. 2, said initial point being South 130° 00' 00" East 140.00 feet from the Northwest corner of the Oran Mattoon D.L.C. in T. 3S, R. 3E, W. 1M, and that the land represented upon said map is described as follows: Beginning at the above described initial point and running thence S. 67° 13' W. 237 feet to an iron pipe at the Southeast corner of Lot 11, Block 3 CEDARHURST No. 1, thence N. 85° 22' W. 100 feet to the centerline of CLEAR CREEK thence upstream and following the centerline of CLEAR CREEK S. 25° 40' W. 225 feet; thence S. 55° 47' W. 76.78 feet; thence S. 68° 13' W. 100.15 feet; thence S. 45° 10' W. 224.60 feet; thence S. 35° 21' W. 180.93 feet; thence S. 29° 23' W. 155.68 feet; thence S. 16° 01' W. 101.10 feet; thence S. 31° 39' W. 145.9 feet; thence S. 74° 54' W. 98.5 feet; thence S. 89° 13' W. 124.59 feet; thence S. 69° 59' W. 62.21 feet; thence S. 23° 32' E. 64.54 feet; thence S. 25° 43' W. 111 feet; thence S. 41° 48' E. 125.96 feet; thence S. 35° 02' W. 122.6 feet to the South line of the Oran Mattoon D.L.C. thence leaving CLEAR CREEK and running N. 85° 27' E. along the alarm line 1049.73 feet to an iron pipe; thence N. 0° 41' W. 650.00 feet to an iron pipe; thence N. 25° 45' E. 133.33 feet to a brass corner set in a stone 37' x 16"; thence N. 65° 14' E. 58.8 feet to an iron pipe; thence N. 14° 22' W. 237.00 feet to an iron pipe on the Southern line of CEDARHURST No. 1 as plotted and recorded; thence along said Southern line S. 65° 22' W. 142.2 feet to the place of beginning.

IN WITNESS WHEREOF we hereunto set our hands this 15<sup>th</sup> day of April 1938.

A.S. Pottullo  
My Commission expires \_\_\_\_\_

Myra G. Pottullo  
My Commission expires \_\_\_\_\_

Marguerite Washer  
My Commission expires \_\_\_\_\_

STATE OF OREGON }  
COUNTY OF MULTNOMAH } SS

THIS CERTIFIES that on this 15<sup>th</sup> day of April 1938 before me, a notary public in and for said County and State, personally appeared A.S. Pottullo and Myra G. Pottullo, husband and wife, and Marguerite Washer, whom being first duly sworn on oath did say that he, the said A.S. Pottullo, she, the said Myra G. Pottullo, and she, the said Marguerite Washer, are the identical persons named and described in the foregoing instrument and that their signatures affixed to said instrument are of their own free will and accord.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this day and year first above written.

U. Ernest Nelson  
Notary public for Oregon.  
My Commission expires 12/1/41

Subscribed and sworn to before me this 15<sup>th</sup> day of April 1938

U. Ernest Nelson  
Notary public for Oregon  
My Commission expires 12/1/41

All taxes from 1923 to 1933 inclusive are paid

By James Pottullo Sheriff  
James Pottullo Deputy

Approved June 11<sup>th</sup> 1938  
Richard E. Wood County Assessor

Approved June 10<sup>th</sup> 1938  
John Roberts County Surveyor

Notarial Seal

Approved June 11<sup>th</sup> 1938

W. O. Vang County Judge

Bernard Schenck County Commissioner

L. J. McFarlane County Commissioner

Notarial Seal

Attest John H. ... County Clerk

Notarial Seal

43371

23-11

**ADMINISTRATIVE INFORMATION**

PARCEL NUMBER 00910820  
 Parent Parcel Number  
 Property Address 19219 S NEIL RD  
 Neighborhood 12081 REDLAND 100, 101  
 Property Class 101 101 Residential Improved  
 TAXING DISTRICT INFORMATION  
 Jurisdiction 003  
 Area 001

**OWNERSHIP**

RAAB LINDA ANN  
 THIBERT JERINETTE M  
 19219 S NEIL RD  
 ESTACADA, OR 97023  
 614 CEDARHURST #2 LT 19

**TRANSFER OF OWNERSHIP**

| Date       | Doc #    | Reval                  | Value   |
|------------|----------|------------------------|---------|
| 12/14/2022 | 423074   | RAAB LINDA A           | \$1     |
| 11/07/2014 | 270449   | COCHELL JAMES TRUSTEE  | \$82968 |
| 03/19/2012 | 228148   | RAAB ELEANOR J TRUSTEE | \$0     |
| 08/01/1999 | 99-80582 |                        | \$0     |
| 05/01/1999 | 99-46515 |                        | \$0     |

# RESIDENTIAL

**VALUATION RECORD**

| Assessment Year   | 01/01/2018 | 01/01/2019 | 01/01/2020 | 01/01/2021 | 01/01/2022 | Worksheet |
|-------------------|------------|------------|------------|------------|------------|-----------|
| Reason for Change |            |            |            |            |            |           |
| VALUATION         | 196063     | 196063     | 213422     | 213465     | 302263     | 302263    |
| Market            | E 262310   | E 265670   | E 288260   | E 287400   | E 326950   | E 397960  |
|                   | I 458373   | I 461733   | I 501682   | I 502865   | I 575091   | I 700223  |
|                   |            |            |            |            |            | 695693    |

**Site Description**

Legal Acres: 0.4900

**LAND DATA AND CALCULATIONS**

| Rating        | Measured | Table     | Prod. Factor | Base     | Adjusted | Extended | Influence   | Value  |
|---------------|----------|-----------|--------------|----------|----------|----------|-------------|--------|
| Soil ID       | Acres    | Effective | Depth        | Rate     | Rate     | Value    | Factor      |        |
| Frontage      | Frontage | Depth     | Square Feet  |          |          |          |             |        |
| 1 20 BASE LOT | 0.0      | 0.0       | 1.00         | 31800.00 | 31800.00 | 31800 1  | 72% 4       | 265515 |
| 2 22 OSD      |          |           |              | 20691.00 | 20691.00 | 20691 4  | -40% L 196% | 36748  |

NC00: 2000 NEW HSE 100% COMPLETE 624SF OUTBLDG 100% COMP  
 INSP: 02/11/2000 #86 INT MRS  
 NOR: Note of Record: R01  
 -12% FAIR COND. '99 NEW LOG HM 25% COMPLETE  
 '99 624 SQ FT NEW DGU 80% COMPLETE

FARMLAND COMPUTATIONS  
 Parcel Acreage  
 81 Legal Drain NV [-]  
 82 Public Roads NV [-]  
 83 UT Towers NV [-]  
 9 Homesite(s) [-]  
 91/92 Excess Acreage [-]  
 TOTAL ACRES FARMLAND  
 TRUE TAX VALUE

Measured Acreage 0.4900  
 Average True Tax Value/Acre  
 TRUE TAX VALUE FARMLAND  
 Classified Land Total  
 Homesite(s) Value (+)  
 Excess Acreage Value (+)  
 Supplemental Cards  
 TOTAL LAND VALUE

Supplemental Cards 302263  
 TRUE TAX VALUE

CEDARHURST 1951

TOWNSHIP 3 S., RANGE 3 E.W. M.  
CLACKAMAS COUNTY, OREGON

SCALE 2 IN. = 1 MILE

EDIFIED BY

CHAS. F. METSKER, CIVIL ENGINEER  
212 SWETLAND BLDG. PORTLAND OREGON  
111 SO. TENTH ST. TACOMA WASHINGTON 1951





8 c.w.p.  
24 x 24 = 624

see NEW DATA CD



33E10BD 600

2/92

old

**GARAGE AND OUTBUILDINGS**

**LAND DESCRIPTION**

| GARAGE<br>ATT. DET.<br>BSMT.<br>1/4 1/3<br>1/2 3/4<br>BLT. | DESCRIPTION |       |      |       |       | DIMEN-<br>SIONS | SQ. FT.<br>AREA | NO. | SOIL<br>TYPE | LAND<br>CLASS | DIMENSIONS OR<br>ACRES |
|------------------------------------------------------------|-------------|-------|------|-------|-------|-----------------|-----------------|-----|--------------|---------------|------------------------|
|                                                            | FOUND       | FLOOR | ROOF | WALLS | MISC. |                 |                 |     |              |               |                        |
|                                                            |             |       |      |       |       | X               |                 | 1   |              | N.S.          | AV<br>75 x 285         |
| 2                                                          | concrete    | wood  | shed |       |       | 24 x 8          | 192             | 2   |              |               |                        |
|                                                            |             |       |      |       |       | X               |                 | 3   |              |               |                        |
|                                                            |             |       |      |       |       | X               |                 | 4   |              |               |                        |
|                                                            |             |       |      |       |       | X               |                 | 5   |              |               |                        |
|                                                            |             |       |      |       |       | X               |                 | 6   |              |               |                        |
|                                                            |             |       |      |       |       | X               |                 | 7   |              |               |                        |
|                                                            |             |       |      |       |       | X               |                 | 8   |              |               |                        |
|                                                            |             |       |      |       |       | X               |                 | 9   |              |               |                        |

DATE: 8/8/1971

INCREMENTS TO LAND:

TOTAL ACRES

0.49

|           |      |      |         |
|-----------|------|------|---------|
| APPRAISER | N.T. | DATE | 5/19/71 |
| APPRAISER |      | DATE | 12/2/77 |
| APPRAISER | DES  | DATE | 6/24/85 |
| APPRAISER |      | DATE |         |



# Building Permit Application

## CLACKAMAS COUNTY

9101 SE Sunnybrook Blvd. Clackamas, Oregon 97015 PHONE: 503 353-4400  
 Internet address: [www.co.clackamas.or.us](http://www.co.clackamas.or.us) FAX: 503 353-4741

FOR OFFICIAL USE ONLY

|                     |                   |
|---------------------|-------------------|
| Date Recd: 06/26/03 | Bldg #: 130211203 |
| By: Fed's           | Plmb #:           |
| Pri #: PRO 36803    | Elec #: ED315303  |
| Land Use Appr:      |                   |

### TYPE OF WORK

New construction       Demolition *SEE TO U-1*  
 Addition/alteration/replacement →       Other: *CHANGE OF OCCUPANCY*

### CATEGORY OF CONSTRUCTION

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

### JOB SITE INFORMATION AND LOCATION

Job site address: *19219 S. NEIL RD*  
 City/State/ZIP: *ESTACADA, OR 97023*  
 Suite/bldg./apt. no.:      Project name:  
 Cross street/directions to job site: *X-ST SYLVAN (OFF MATTHEW)  
 IN CEDARHURST NEIGHBORHOOD PARK*  
 Subdivision:      Lot no.:  
 Tax map/parcel no.:

### DESCRIPTION OF WORK

*CONVERT OLD DWELLING INTO STORAGE*

### PROPERTY OWNER

### TENANT

PROPERTY OWNER       TENANT  
 Name: *ELDORF PETERSEN / LINDA KAAB*  
 Address: *19219 S. NEIL RD*  
 City/State/ZIP: *ESTACADA, OR 97023*  
 Phone: *(503) 631-8708*      Fax: ( )

### APPLICANT

### CONTACT PERSON

Business name:  
 Contact name: *AS ABOVE*  
 Address:  
 City/State/ZIP:  
 Phone: ( )      Fax: ( )  
 E-mail:

### CONTRACTOR

Business name:  
 Address: *AS ABOVE / OWNER*  
 City/State/ZIP:  
 Phone: ( )      Fax: ( )  
 CCB lic.:

Authorized signature:

*[Signature]*

Print name: *LINDA KAAB*      Date: *6/26/03*

### 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

Existing building area:      square feet  
 New building area:      square feet  
 Number of stories:  
 Type of construction:  
 Occupancy groups:

Existing:  
 New:

### NOTICE

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

### BUILDING PERMIT FEES\*

Please refer to fee schedule

|                           |  |
|---------------------------|--|
| Fees due upon application |  |
| Amount received           |  |
| 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 Board  
 440-4813T (11/02/COMMBE) CCP-PW12 (Rev. 04/03)



**Clackamas County  
Department of Transportation & Development - Building Codes Division  
9101 SE Sunnybrook Blvd., Clackamas, OR 97015**

Permit No: B0211203 Applied: 06/26/2003  
 Type: Residential Approved: 06/26/2003  
 Status: APPROVED Final:  
 Expiration: 12/23/2003

Address: 19219 S NEIL RD CLAC  
 Description: CONVERT2ND DWELLING TO STORAGE BLDG  
 Location:  
 Parcel: 33E10BD-00600 Class:  
 Printed: 06/26/2003 Occupancy: U-1  
 Entered By: JD Insp Area: 4-TEDS  
 Valuation: \$0.00 Units: 0 Bldgs:1

APPLICANT: PETERSEN ELEANOR J TRUSTEE 19219 S NEIL RD ESTACADA, OR 97023  
 OWNER: PETERSEN ELEANOR J TRUSTEE 19219 S NEIL RD ESTACADA, OR 97023

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

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

|                             |                               |
|-----------------------------|-------------------------------|
| Water Supply.....:          | Required Erosion Plan.: N     |
| Sewage Disposal.....:       | Flex Lot.....:                |
| Sep Tank Cap..(gls):0       | Plot Plan Setbacks(ft)N:0 S:0 |
|                             | E:0 W:0                       |
| Drainfield Dist.....:       | Proposed Solar Ht(ft)..: 0    |
| Lines Total Lth(ft):0 No: 0 | Avg Building Ht...(ft):0      |
| Distance Between...:0       | Zone/File #.....:             |

Soil Comments:  
 Plan Comments:

|                   |         |
|-------------------|---------|
| Building Fees...: | \$0.00  |
| Mechanical Fees:  | \$0.00  |
| Plan Check Fees:  | \$62.00 |
| State Surcharge:  | \$0.00  |
| Total Bldg Fees:  | \$62.00 |

|                  |         |
|------------------|---------|
| Total Fees:....  | \$62.00 |
| Total Payments:  | \$62.00 |
| Balance Due....: | \$0.00  |

CALL TM



# CLACKAMAS COUNTY

Department of Transportation & Development  
Building Codes Division  
9101 SE Sunnybrook Blvd., Clackamas, OR 97015  
Phone: (503) 353-4400  
Inspection Requests (24 Hrs.): (503) 353-4720

ACK131 ACCELA COMPUTER SYSTEMS PAGE: 166  
/02/03 7:05 AM INSPECTION WORK SHEETS FOR: 09/02/2003 TYPE:

ACTIVITY: B0211203 TYPE: OTH STATUS: APPROVED Constr:  
ADDRESS: 19219 S NEIL RD CLAC Balance Due: \$0.00  
LOCATION: Occ: U-1 Use:  
PARCEL: 39E10BD00600  
DESCRIPTION: CONVERT 2ND DWELLING TO STORAGE BLDG  
APPLICANT: PETERSEN ELEANOR J TRUSTEE Phone:  
OWNER: PETERSEN ELEANOR J TRUSTEE Phone:  
CONTRACTOR: Phone:

cks, Holds, and Notices...  
Notice: Per community environment, remove stove and no residential occupa

Inspection Request Information...  
Requestor: NORMAN & ELEANOR Phone: 503-631-4051  
Req Time: 8:00:00 AM Comments: CALL FOR ACCESS  
Items requested to be inspected... Action Comments Time Ex  
299 Building Final App

① All cooking removed and 220v breakers removed

APPROVED  APPROVED WITH CORRECTIONS (REINSPECTIONS NOT REQ'D)  PARTIAL APPROVAL  DENIED  TEMPORARY OCCUPANCY  ADDITIONAL FEES ASSESSED

Inspected By: Larry E. Floss Date: 9-2-03