



**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: 08/17/2026

Notice Mailed To: Property owners within 750 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0097-26

Application Type: Partition

Proposal: Proposed partition of the existing property into two parcels pursuant to the Measure 49 claim, creating a separate parcel for residential development.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 406, 704, 1000, 1002, 1003, 1004, 1006, 1007, 1010, 1011, 1012, 1013, 1015, 1017, 1105, 1307 except as modified by the measure 49 claim and ORS 195.300 - 195.336.. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: DOUGLAS, HEATHER & TYLER

Property Owner: DOUGLAS TYLER

Site Address: 22625 S STORMER RD
ESTACADA, OR 97023

Assessor's Map and Tax Lot: 33E11 01002

Zoning: TBR - TIMBER DISTRICT

Staff Contact: Lizbeth Dance 503-742-4524

E-mail: ldance@clackamas.us

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-FISCHERS MILL CPO
LANCE WARD 503-631-2550
REDLAND-CPO@CCGMAIL.NET

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://aca-prod.accela.com/clackamas>. 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 notice of decision 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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STAFF USE ONLY

RECEIVED

Mar 18 2026

Clackamas County
Planning & Zoning Division

Z0097-26

Staff Initials:

File Number:

Land use application for:

PARTITION

(For a maximum of three total parcels and including 'Type II' replats)

Application Fee: \$2,785

(+ \$4,142 if Hydrogeologic Review is required)

APPLICANT INFORMATION

Applicant name: Heather & Tyler Douglas	Applicant email: hm.douglas@hotmail.com	Applicant phone: (503)867-6481	
Applicant mailing address: 22625 S Stormer Rd	City: Estacada	State: OR	ZIP: 97023
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL

Brief description of proposal: Partition off 2 acres from tax lot 1002 at 22625 S Stormer Rd, Estacada OR 97023	Pre-application conference file number: ZPAC0055-25
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SITE INFORMATION

Site address: 22625 S Stormer Rd, Estacada OR 97023	Comprehensive Plan designation:	Zoning district: TBR
Map and tax lot #: Township: 3S Range: 3E Section: 11 Tax Lot: 1002 Township: Range: Section: Tax Lot: Township: Range: Section: Tax Lot:	Land area:	
Adjacent properties under same ownership: Township: Range: Section: Tax Lot: Township: Range: Section: Tax Lot:		

Printed names of all property owners: Tyler Douglas Heather Douglas	Signatures of all property owners: 	Date(s): 3/2/2026
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. Applicant signature:		Date: 3/2/2026

A. Complete a pre-application conference:

You must attend a pre-application conference with Planning and Zoning staff before filing this application. Information about the pre-application conference process and a request form are available from the Planning and Zoning website.

B. Review applicable land use rules:

This application is subject to the provisions of Section 1105, Subdivisions, Partitions, Replats, Condominium Plats, and Vacations of Recorded Plats 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.

C. 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 **\$2,785**. If Hydrogeologic Review is required, there is an additional fee of \$4,142. 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.
- ☐ **Preliminary plat:** The preliminary plat must be drawn to a scale of not less than one inch = 20 feet and not more than one inch = 200 feet. If the preliminary plat is larger than 11 x 17 inches, five reduced-sized, legible copies of the preliminary plat shall be submitted on 8.5 x 14-inch or 11 x 17-inch paper. The preliminary plat must include all of the following (when applicable):
 - Source of domestic water and location of any existing and proposed wells;
 - Method of wastewater disposal and location of any existing and proposed onsite wastewater treatment systems;
 - Existing and proposed utility lines and facilities;
 - Calculations demonstrating that the proposed density complies with the minimum and maximum density standards of ZDO Section 1012, Lot Size and Density, or for zoning districts not subject to Section 1012, demonstrating compliance with the minimum lot size in the applicable zoning district;
 - Locations, dimensions, and area of each lot, parcel, and tract;
 - The north-south dimension and front-lot-line orientation of each proposed lot or parcel, except for lots or parcels for which an exception from the solar design standard of ZDO Subsection 1017.03 is requested pursuant to Subsection 1017.04. For the purpose of this submittal requirement, "north-south dimension" and "front lot line" are defined in Subsection 1017.02;
 - Date the preliminary plat was prepared;
 - North arrow;
 - Identification of each lot or parcel by number;
 - Locations and widths of all roads abutting the subject property, including road names, direction of drainage, approximate grades, and whether public or private;
 - Locations and widths of all proposed roads, including proposed names, approximate grades, radii of curves, and whether public or private;

- Location and width of legal access to the partition, other than public or County roads, if applicable;
 - Contour lines at two-foot intervals if 10 percent slope or less or five-foot intervals if exceeding 10 percent slope within an urban growth boundary (UGB); contour lines at 10-foot intervals outside a UGB; and the source of contour information;
 - Locations of all seasonal and/or perennial drainage channels, including their names if known, and flow direction;
 - Locations and widths of all existing and proposed easements, to whom they are conveyed and for what purpose;
 - Locations and dimensions of all existing and proposed driveways and walkways;
 - Locations and dimensions of existing structures to be retained and their setbacks from existing and proposed lot lines;
 - Locations and dimensions of all areas to be offered for public use;
 - Boundaries and type of restricted areas identified in ZDO Subsection 1012.05, as applicable; and
 - Locations of all significant vegetative areas, including, but not limited to, wooded areas, specimen trees, and bearing trees.
- ☐ **Service Feasibility Determinations:** Request that the property's water provider, sanitary sewer provider, and surface water management authority, as applicable, each complete a Preliminary Statement of Feasibility and include those completed statements with your application. If the proposed development will be served by an onsite wastewater treatment system (e.g., a septic system), include an approved Site Evaluation or Authorization Notice from the Septic & Onsite Wastewater Program attesting to the feasibility of your proposal.
- ☐ **For a property with designated Open Space:** If the subject property to be partitioned includes land designated Open Space by the County's Comprehensive Plan, a *vicinity map* showing the location of the subject property in relation to adjacent properties, roads, bikeways, pedestrian access, utility access, and manmade or natural site features that cross the boundaries of the subject property. An *existing conditions map* of the subject property with the Open Space designation must also be provided. The existing conditions map must illustrate all of the following (when applicable):
- Contour lines at two-foot intervals for slopes of 20 percent or less within a UGB; contour lines at five-foot intervals for slopes exceeding 20 percent within a UGB; contour lines at 10-foot intervals outside a UGB; and the source of contour information;
 - Slope analyses designating portions of the site according to the following slope ranges and identifying the total land area in each category: zero to 20 percent; greater than 20 percent to 35 percent; greater than 35 percent to 50 percent; and greater than 50 percent;
 - Drainage;
 - Potential hazards to safety, including areas identified as mass movement, flood, soil, or fire hazards pursuant to ZDO Section 1003, Hazards to Safety;
 - Marsh or wetland areas, underground springs, wildlife habitat areas, and surface features such as earth mounds and large rock outcroppings;
 - Location of wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. Where the subject property is heavily wooded, an aerial photography, at a scale of not more than one inch = 400 feet, may be submitted and only those trees that will be affected by the proposed development need be sited accurately;
 - Location of any overlay zoning districts regulated by ZDO Section 700, *Special Districts*;
 - Noise sources;
 - Sun and wind exposure;
 - Significant views; and
 - Existing structures, impervious surfaces, utilities, landscaping, and easements.

- ☐ **For a property that is already a platted lot or parcel:** If the subject property is already a platted lot or parcel, include a full copy of the latest partition or subdivision plat and a density calculation made pursuant to ZDO Subsections 1105.04(B)(2) and (3).
- ☐ **Master plan, if required by ZDO Section 1012:** Minimum density and maximum lot size standards apply in certain zoning districts. ZDO Section 1012 allows for partitions that do not meet required minimum density and maximum lot size standards, provided a master plan is submitted demonstrating that the standards could be met for the entire property through future land division.
- ☐ **For Historic Landmark sites, and sites located in a Historic District or Historic Corridor:** Submit a narrative and/or plans demonstrating compliance with ZDO Subsection 707.06(C)(6), as applicable.
- ☐ **Any additional information or documents advised of during the pre-application conference**

D. Answer the following questions:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Is the subject property already a *platted* lot or parcel?

☒ NO, it is not platted.

☐ YES, and I understand this partition is subject to the additional criteria for a replat. The property to be partitioned is currently identified as follows:

Plat name/number: _____

Current parcel number for subject property: _____

2. In an Urban Low Density Residential District, the partition may be designated as a zero-lot-line development. In a zero-lot-line development, there are no minimum rear and side setbacks for single-family dwellings, manufactured homes, and structures accessory to single-family dwellings and manufactured homes, except from rear and side lot lines on the perimeter of the final plat.

Are you requesting this partition be designated as a zero-lot-line development?

☒ NO

☐ YES

3. a. Will the partition include common areas and facilities and/or is it located in Government Camp, where snow removal and storage are required? (Examples of common areas and facilities include open space, private roads, access drives, parking areas, and recreational uses.)

☒ NO (skip to Question 4)

☐ YES (answer Questions 3.b. and 3.c)

b. Identify all the proposed common areas and facilities:

- c. Who will own, improve, operate, and maintain the common areas and facilities and/or provide for snow removal and storage in Government Camp?

☐ A nonprofit, incorporated homeowners association that:

1. Will continue in perpetuity unless the requirement is modified pursuant to either ZDO Section 1309, *Modification*, or the approval of a new land use permit application;
2. Mandates membership in the homeowners association for each parcel owner; and
3. Is incorporated prior to recording of the final plat.

☐ A government entity named: _____

☐ A nonprofit conservation organization named: _____

☐ An alternative entity named and described in the box below:

4. Is the subject property in a future urban area, as defined by Chapter 4 of the Comprehensive Plan?

☒ NO

☐ YES, and the location of proposed easements, road dedications, structures, wells, and onsite wastewater treatment systems is consistent with the orderly future development of the subject property at urban densities for the following reasons:

E. If the property is already platted:

Partitioning a property that is already platted involves a "replat". The number of lots or parcels in a replatted area cannot exceed the number previously approved for the area, unless: the gross site area of the affected plat is increased, or is of sufficient size to allow additional lots or parcels, or; the zoning on the subject property has been changed since the existing plat was approved, permitting a greater density on all, or part, of the original platted area.

If the subject property is already a *platted* lot or parcel, identify the circumstances that allow for the number of lots or parcels in the replatted area to exceed the number previously approved for the area (attach additional pages, if necessary):

- ☐ The gross site area of the affected plat will be increased from _____ acres to _____ acres.
- ☐ The gross site area of the affected plat will remain _____ acres, which is a sufficient size to allow additional lots or parcels.
- ☐ The zoning of the subject property has been changed since the existing plat was approved, permitting a greater density on all, or part, of the original platted area, as explained in the box below:

F. If the property is already platted and in the AG/F, EFU, or TBR District:

If the partition constitutes a replat and is in the AG/F, EFU, or TBR District, answer all of the following questions. Attach additional pages, if necessary.

1. Would the replat **decrease** the size of a lot of record that, before the replat, is smaller than 80 acres *and* contains an existing dwelling or is approved for the construction of a dwelling?
☐ NO
☒ YES, it would decrease the size of a lot of record that is currently smaller than 80 acres and contains an existing dwelling.
☐ YES, it would decrease the size of a lot of record that is currently smaller than 80 acres and is approved for a dwelling per the following building permit or land use permit number: _____
2. Would the replat **decrease** the size of a lot of record that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres?
☐ NO
☒ YES, it would decrease the size of a lot of record that contains an existing dwelling to a size smaller than 80 acres.
☐ YES, it would decrease the size of a lot of record that that has been approved for a dwelling to a size smaller than 80 acres. The following building permit or land use permit number is the approval for the dwelling: _____
3. Would the replat **increase** the size of a lot of record to a size as large as or larger than the minimum lot or parcel size required for it to qualify for a dwelling?
☐ YES, the replat would increase the size of one of the lots of record to a size that would be large enough for it to qualify for a dwelling.
☐ NO, the lot of record that will be increased in size will *not* be as large or larger than the minimum lot or parcel size required for it to qualify for a dwelling, for the following reasons:

☒ NO, because the replat would not increase the size of any lot of record.

4. ZDO Subsection 1105.04(A)(3)(c)(iv) **prohibits** replats in a natural resource zone when the replat would allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling if that land use approval for a dwelling would be based on an acreage standard.

In the box below, explain how the proposed replat would *not* be used to allow an area of land used to qualify a lot of record for a dwelling based on an acreage standard to be used to qualify another lot of record for a dwelling based on an acreage standard.

This claim is approved under the approved Measure 49 Election E132437 - Allred.
The claim is approved for land division for 1 new parcel, with the newly created parcel not exceeding two acres in size and the remainder parcel encompassing the remaining land.

5. ZDO Subsection 1105.04(A)(3)(c)(v) **prohibits** the replat of a property line that resulted from a subdivision or partition authorized by a waiver so that any lot of record affected by the replat is larger than:
- Two acres if the lot of record is, before the replat, two acres in size or smaller and is high-value farmland, high-value forestland, or within a ground water restricted area; or
 - Five acres if the lot of record is, before the replat, five acres in size or smaller and is *not* high-value farmland, high-value forestland, or within a groundwater restricted area.

Would the proposed replat comply with Subsection 1105.04(A)(3)(c)(v)?

☐ NO

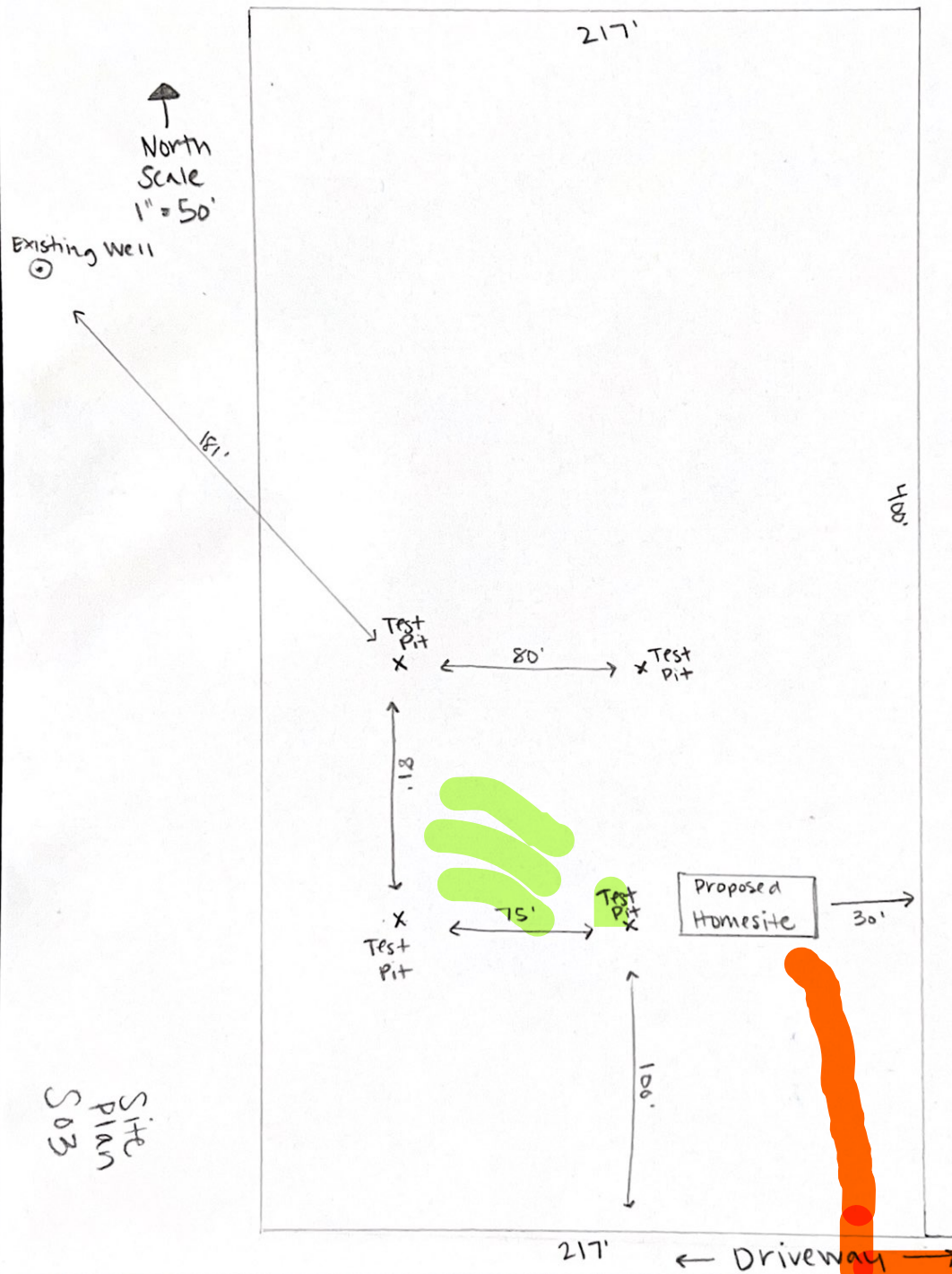
☒ YES

6. ZDO Subsections 1105.04(A)(3)(c)(vi) and (vii) **prohibit** replats in a natural resource zone that would separate:

- A temporary dwelling for care, home occupation, relative farm help dwelling, or processing facility from the lot of record on which the primary residential use or other primary use exists; or
- An accessory dwelling in conjunction with a farm use approved pursuant to Subsection 401.05(C)(12), except as provided in OAR 660-033-0010(24)(B).

In the box below, explain how the proposed replat will comply with these subsections. For example, if there is no temporary dwelling for care, home occupation, relative farm help dwelling, processing facility, or accessory dwelling on either property affected by the adjustment, say so.

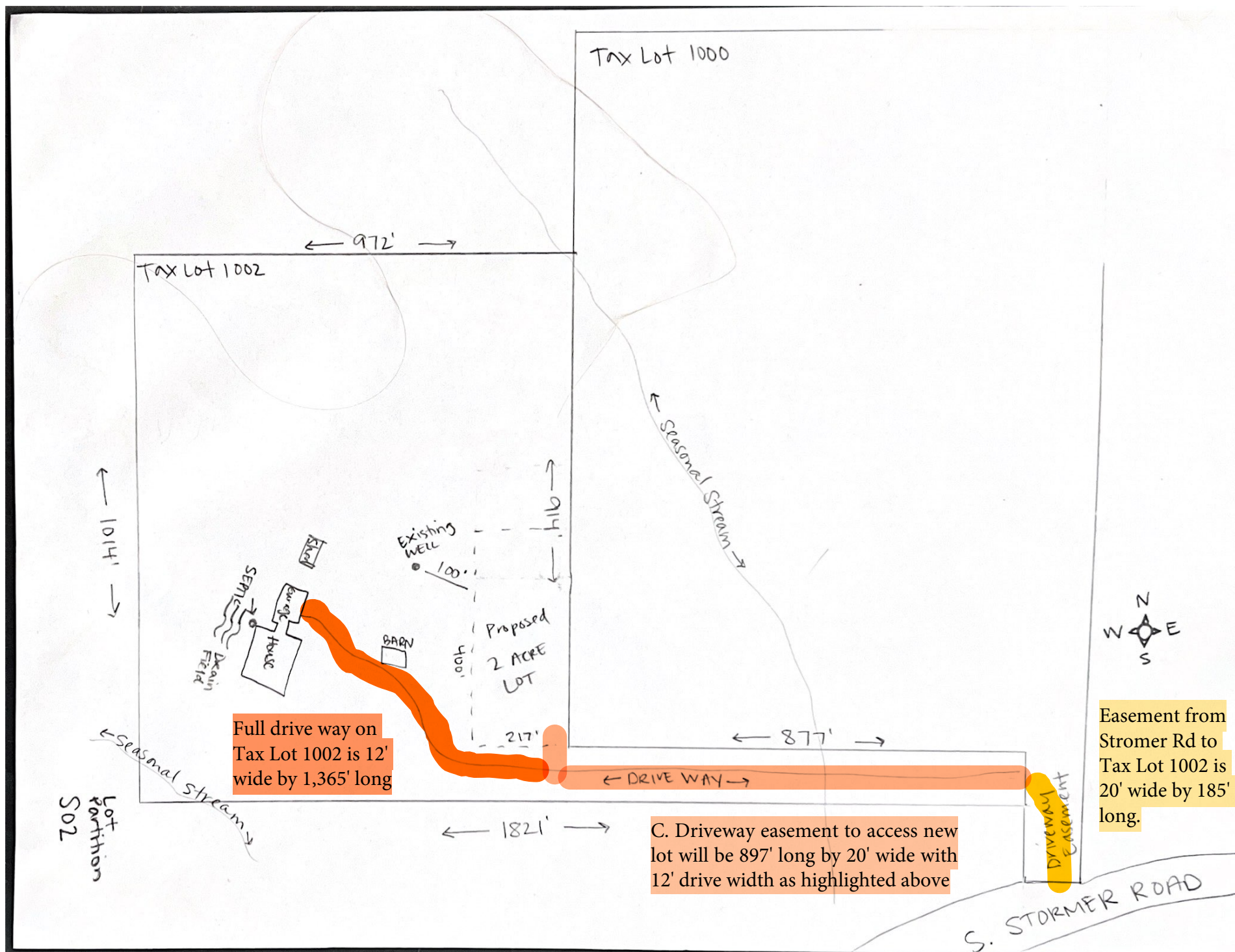
There is no temporary dwelling for care, home occupation, relative farm help dwelling, processing facility, or accessory dwelling on either property affected by the adjustment.

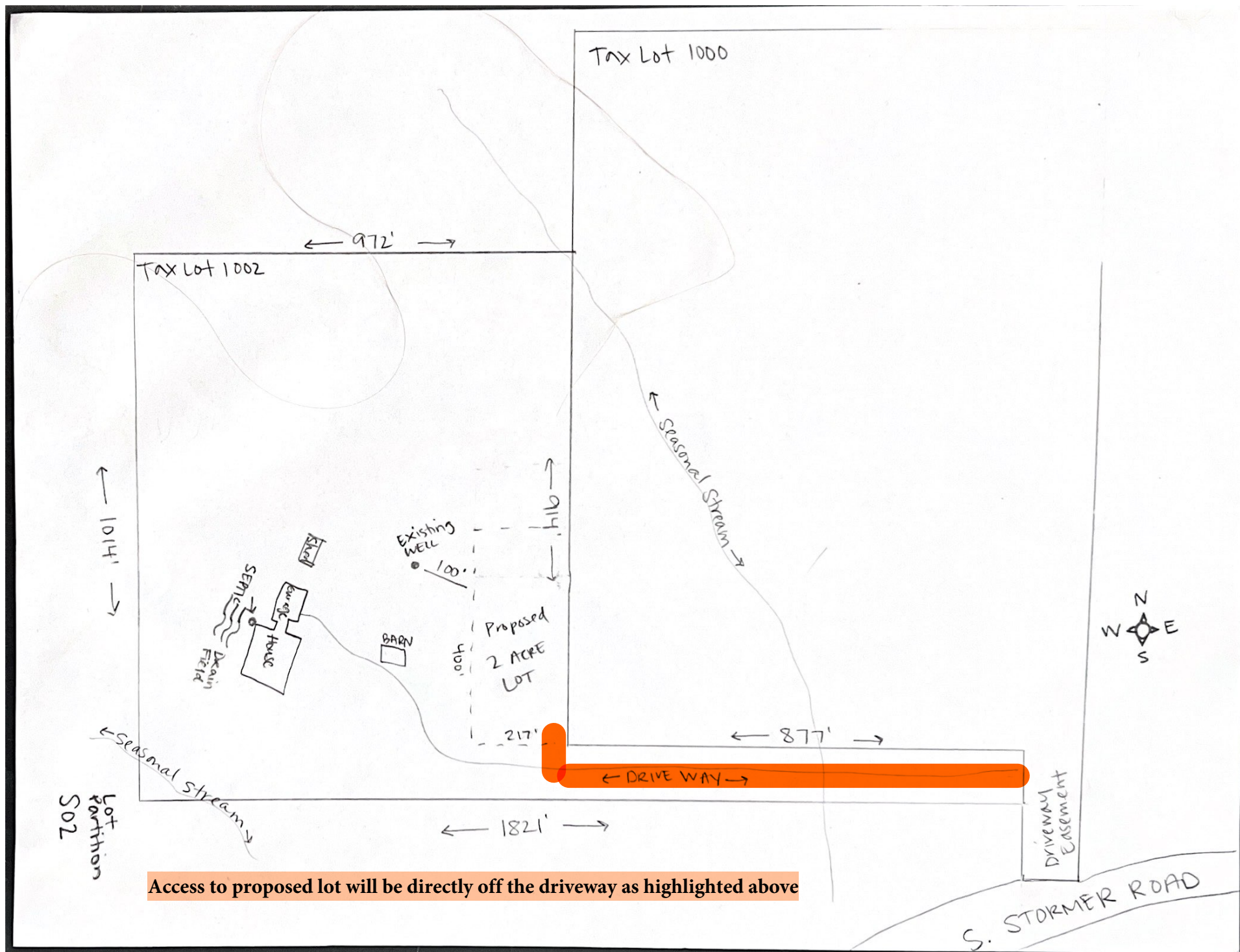


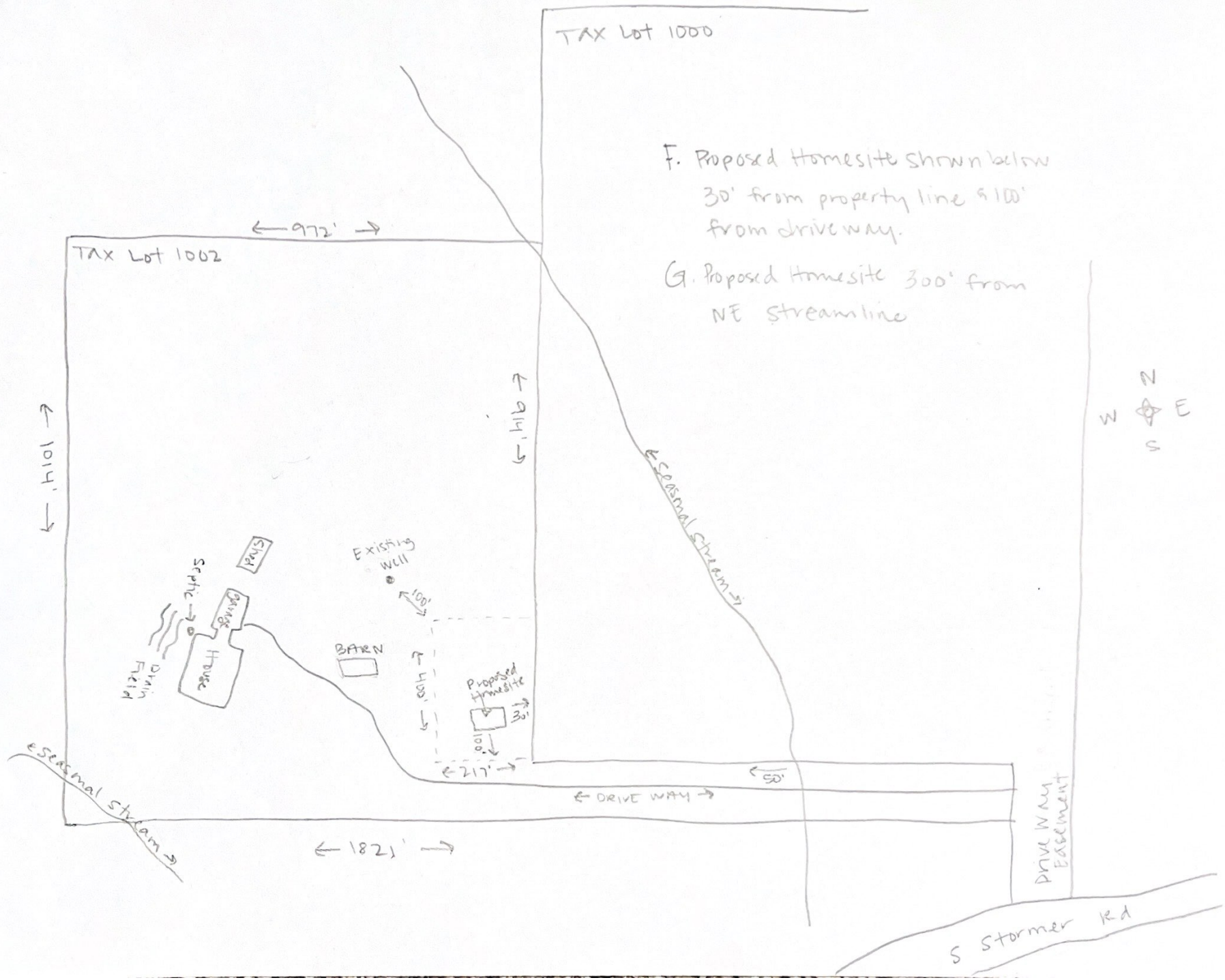
Driveway easement will go directly to new proposed lot 2 accessing current driveway on Tax Lot 1002 with 897' length by 20' wide with 12' drive way path.

Once to new lot 2 the drive way will remain 12' wide with a length of 100' to proposed home site.

Proposed septic and drain field is highlighted in green.





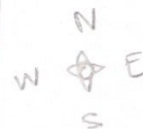


TAX Lot 1000

TAX Lot 1002

F. Proposed Homesite shown below
30' from property line & 100'
from driveway.

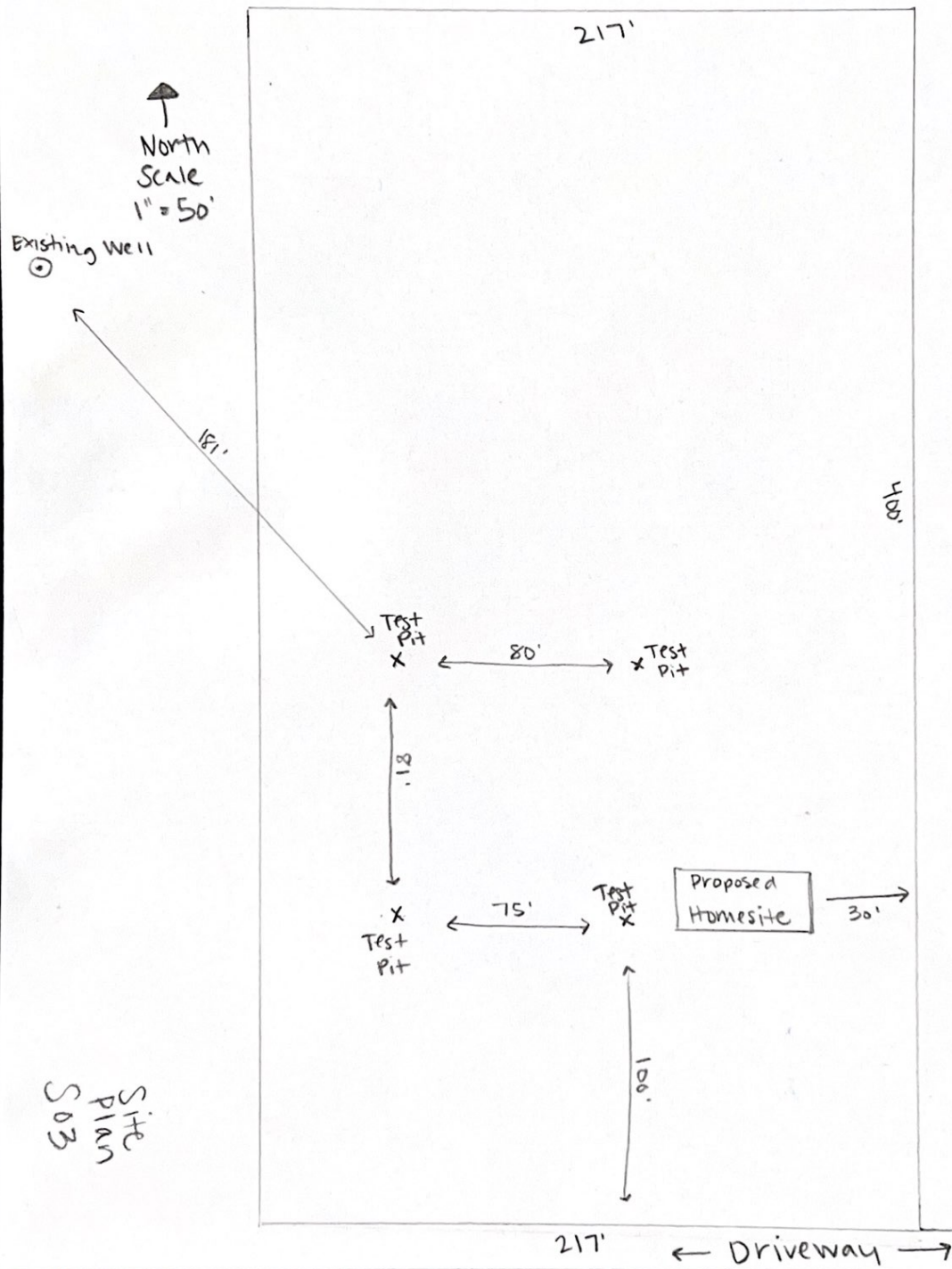
G. Proposed Homesite 300' from
NE streamline



DRIVE WAY
Easement

S Storrer Rd

The existing well on the original home site will share a well with the new proposed lot.
Location of well to new proposed site shown below.





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PRELIMINARY STATEMENT OF FEASIBILITY

TO BE COMPLETED BY APPLICANT		
Applicant name:	Applicant email:	Applicant phone:
Project engineer:	Project engineer email:	Project engineer phone:
Site address:		
Map and tax lot #: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

TO BE COMPLETED BY SERVICE PROVIDER / SURFACE WATER MANAGEMENT AUTHORITY	
Name of service provider / surface water management authority:	Name and title of authorized representative:
Representative email:	Representative phone:
Check all that apply: Water Service ☐ Water service, <i>including fire flows</i> , is available in levels appropriate for the development and adequate water system capacity is available in source, supply, treatment, transmission, storage, and distribution, or such levels and capacity can be made available through improvements completed by the developer or the system owner. ☐ Water service is adequate <i>with the exception of fire flows</i> . The applicant shall provide a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or sprinkler system, is acceptable. ☐ Adequate water service <i>cannot</i> be provided. Sanitary Sewer Service ☐ Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner. ☐ Adequate sanitary sewer service <i>cannot</i> be provided. Surface Water Management, Treatment, and Conveyance ☐ Adequate surface water management, treatment, and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner. ☐ Adequate surface water management, treatment, and conveyance <i>cannot</i> be provided.	
Is this statement issued subject to any conditions of approval? ☐ YES, and those conditions are attached. ☐ NO	
Signature of authorized representative:	Date of signature:



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PRELIMINARY STATEMENT OF FEASIBILITY

TO BE COMPLETED BY APPLICANT		
Applicant name:	Applicant email:	Applicant phone:
Project engineer:	Project engineer email:	Project engineer phone:
Site address:		
Map and tax lot #: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

TO BE COMPLETED BY SERVICE PROVIDER / SURFACE WATER MANAGEMENT AUTHORITY	
Name of service provider / surface water management authority:	Name and title of authorized representative:
Representative email:	Representative phone:
Check all that apply: Water Service ☐ Water service, <i>including fire flows</i> , is available in levels appropriate for the development and adequate water system capacity is available in source, supply, treatment, transmission, storage, and distribution, or such levels and capacity can be made available through improvements completed by the developer or the system owner. ☐ Water service is adequate <i>with the exception of fire flows</i> . The applicant shall provide a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or sprinkler system, is acceptable. ☐ Adequate water service <i>cannot</i> be provided. Sanitary Sewer Service ☐ Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner. ☐ Adequate sanitary sewer service <i>cannot</i> be provided. Surface Water Management, Treatment, and Conveyance ☐ Adequate surface water management, treatment, and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner. ☐ Adequate surface water management, treatment, and conveyance <i>cannot</i> be provided.	
Is this statement issued subject to any conditions of approval? ☐ YES, and those conditions are attached. ☐ NO	
Signature of authorized representative:	Date of signature:



DAN JOHNSON

DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

ENGINEERING / TRAFFIC

Kenneth Kent

Senior Planner, Development Engineering

Clackamas County Department of Transportation and Development

150 Beavercreek Road | Suite 325 | Oregon City, OR 97045

Re: ZPAC0055-25 - 2-Lot Partition, 22625 S Stormer Road, Tax Lots 33E11 01002

Date: June 16, 2025

Meeting Date: June 26, 2025

Direct: 503-742-4673

Email: kenken@clackamas.us

1. Verification of legal access shall be submitted; e.g. deeds; easement.
2. Lots having frontage on arterial and collector streets shall not have direct individual access to those streets but shall be permitted access to local street(s). Exceptions may be granted on a case-by case basis. **S Stormer Road is a local roadway with no access restrictions.**
3. Prior to final subdivision or partition plat approval it will be necessary to apply for a Development Permit and submit improvement plans prepared and stamped by an engineer registered in the State of Oregon or alternative plans acceptable to the Engineering Division. These plans must address street improvements to the new street(s), existing frontages and private drives. The plans must be consistent with the requirements of the County Zoning and Development Ordinance, the Roadway Standards and the applicable storm water management agency.
4. The plan review and inspection fee is based upon the improvement plans. The Engineering Division of the Department of Transportation and Development will charge a fee equal to 8.83 percent of the estimated street and drainage improvement costs, with a minimum \$1,600.00 fee.
5. The street construction, storm sewer and utilities work must be designed and built to be compatible with adjoining existing approved plats and provide for future needs of adjoining property; e.g. extension of street, sanitary sewer, storm sewer.
6. Plans should include a site grading plan with before and after contours.

7. The developer is responsible for all applications, fees and coordination of Federal and State regulator offices with regard to fills and excavations in stream riparian zones and wetlands associated to the Clean Water Act and the Urban Stormwater National Pollutant Discharge Elimination System.
8. Easements:
 - a. Stormwater and sanitary sewer easements must be provided as deemed appropriate by the Department of Transportation and Development and the applicable sanitary sewer and storm water management agency.
 - b. Access easements must include sufficient width and corner radii for required road improvements, grading, utilities, buffer areas, drainage, turnaround areas, and fire access.
 - c. All existing and proposed easements must be shown on the final plat.
9. Special Comments:
 - a. **Access for Parcels 1 and 2** from S Stormer Road shall meet the following standards prior to final plat:
 - i. Provide a minimum 20-foot wide, unobstructed access and utility easement from S Stormer Road shall be provided. Verify access easement over Tax Lots 33E14 00200, 33E14 00202, and 33E11 01000.
 - ii. A minimum 12-foot wide by 20-foot long, paved approach will be required onto S Stormer Road (See Roadway Standards Drawing D500). The driveway is required to intersect the public road at a 90-degree angle, with landing that is +/- 5% in grade for the first 20 feet.
 - iii. The intersection with S Stormer Road requires minimum intersection sight distance of 360 feet looking to the right, and 250 feet looking to the left. Sight distance is measured at a height of 3.5 feet, at point in the driveway that is 14.5 back from the fog line of S Stormer Road to the center of the oncoming travel lane. Vegetation clearing on each side of the driveway will be needed to provide adequate visibility.
 - iv. Construction of a minimum 12-foot wide gravel road will be required up to Parcel 2. (See Roadway Standards Drawing R100).
 - v. Any curves in the roadway require a minimum centerline radius of 50 feet.
 - vi. A turnaround may be required at the end of the private road (See Roadway Standards Drawing C350). For roads over 400 feet in length, a 10-foot wide turnout (total road width of 22 feet) may be required every 400 feet, as approved by the fire marshal.
 - vii. A Surface Water Management Plan will be required, providing for construction of drainage facilities in conformance with *Clackamas County Roadway Standards* Chapter 4.

- viii. A road maintenance agreement will be required at the time the subdivision plat records for the shared private roads, implementing ORS 105.170 - 105.185.
- b. At the time of building permits for a home on Parcel 2, the following will be required:
 - i. An Entrance Permit will be required from the Engineering Division for driveways constructed to each home site. The minimum standard is a 12-foot wide gravel road, per Standard Drawing R100.
 - ii. Depending on the distance from a turnaround to the proposed home site, an emergency vehicle turnaround may be needed, per Roadway Standards Drawing C350, depending on the distance for the nearest area where a fire truck can turnaround. Generally, when a driveway exceeds 150 feet in length from an area where a fire truck can turnaround, a turnaround near the home is needed.
- c. Prior to initiation of construction activities, the applicant shall submit to Clackamas County Engineering Office:
 - i. Written approval from the Estacada Fire district #69 for the planned access, circulation, fire lanes and water source supply. The approval shall be in the form of site and utility plans stamped and signed by the Fire Marshal.
 - ii. A set of street and site improvement construction plans, including a striping and signing plan, for review, in conformance with *Clackamas County Roadway Standards* Section 140, to Clackamas County's Engineering Office and obtain written approval, in the form of a Development Permit.



Dan Johnson
Director

Department of Transportation and Development

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

Site Evaluation

Permit Number:	SE030125	Applied:	7/27/2025
Description:	Partition off 2 acres of property for new additional dwelling. - PARENT LOT REPAIR AREA UNDER SE094590 - ST084393		
Permit Status:	Approved	Insp Area:	EAST
Site Address:	22625 S STORMER RD ESTACADA, OR 97023	Acres:	2
Taxlot:	33E11 01002	Completed By:	Aaron Dennis
Applicant:	Heather Douglas 22625 S STORMER RD ESTACADA, OR 97023 HM.DOUGLAS@HOTMAIL.COM	County Fee:	\$1,576.00
		DEQ Surcharge:	\$117.00
		Total Fees:	\$1,693.00
Applicant Phone:	5038676481	Total Payments:	\$1,693.00
Contractor:		Balance Due:	\$0.00

Contractor Phone:

Owner: DOUGLAS TYLER

Structure Type:	New Single Family Dwelling	Water Supply:	Shared Well
# Bedrooms:	0	Projected Daily Gallons:	450

Current Project - OAS Application Data - Clackamas

Project: **SE030125**

Request Number: **TEMP-SEPTIC-61100**

Report date: **07/27/2025 03:37 PM**

FIELD	VALUE
JobSiteAddress_StreetNum	22625
JobSiteAddress_Direction	S
JobSiteAddress_StreetName	STORMER
JobSiteAddress_StreetType	RD
JobSiteAddress_City	ESTACADA
JobSiteAddress_State	OR
JobSiteAddress_Zip	97023
Submitter_copyprofile	Submitter is current user.
Applicant_ProjectContact_copyprofile	Applicant is current user.
Owner_copyprofile	Owner is current user.
Acknowledge0	I have read and understand all informational comments included above in this application.
Signature	Heather Douglas
Signature Date	2025-7-27 13:35:26
Acknowledgement8	Only the property owner or a Department of Environmental Quality (DEQ) licensed installer will perform work on the on-site sewage treatment system or any part thereof.
Acknowledgement9	I grant the DEQ or its agent's permission to enter the property and gather information or samples as required for the sole purpose of this application and the approval of, and compliance with, any permit issued by this application.
feesSign	I, being the authorized applicant, acknowledge that: I have personally examined and am familiar with all the information submitted in response to the questions contained in this notice, and any attachments, and attest that all information submitted is true, correct and complete; and I understand and agree that clicking the box above will be deemed the equivalent of a signature in electronic form.
First Name	Heather
Last Name	Douglas
Email Address	hm.douglas@hotmail.com
First Name	Heather
Last Name	Douglas

Current Project - OAS Application Data - Clackamas

Project: **SE030125**

Request Number: **TEMP-SEPTIC-61100**

Report date: **07/27/2025 03:37 PM**

FIELD	VALUE
Address	22625 S Stormer Rd
City	Estacada
State	OR
Zip	97023
Primary Phone	5038676481
Email	hm.douglas@hotmail.com
First Name	Heather
Last Name	Douglas
Phone	5038676481
Email	hm.douglas@hotmail.com
Validated Address	22625 S STORMER RD ESTACADA OR 97023
Validated Taxlot Number	33E11 01002
Jurisdiction	Clackamas County
Contractor Type	Owner Performing Work
Description of Work	Partition off 2 acres of property for new additional dwelling.
Application Type	Site Evaluation
Use of Structure	Residential
Type of Structure	New Single Family Dwelling
Site Evaluation For	Partition into Lots
Will the system serve a new or replacement dwelling?	Yes
Is this system currently in failure?	No
Water Source	Shared Well
Acres	2
Current Number of Bedrooms	0
Proposed Number of Bedrooms	3
Total Number of Lots	1

Current Project - OAS Application Data - Clackamas

Project: **SE030125**

Request Number: **TEMP-SEPTIC-61100**

Report date: **07/27/2025 03:37 PM**

FIELD	VALUE
Acknowledge1	I understand the review process will not begin until all required documents are uploaded in ProjectDox, the pre-screen by the County is complete, and the required fees are paid.
Acknowledge2	General Conditions and Requirements for All Permits – Installation Permits are valid for one year from the date of issuance. Renewal or reinstatement of a permit may be granted to the original permittee if an application for permit renewal or reinstatement is filed within one year after the original permit expiration date. The renewal or reinstatement will be issued an expiration date one year after the previous date of expiration. Transfer of a permit from the original permittee to another person may be granted if an application for a permit transfer is filed prior to the original permit expiration date and no other changes to the permit are necessary. Note: The fee for renewal, reinstatement, or transfer of a permit is less than that for a new permit.
Acknowledgement3	ALL WORK IS TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340, DIVISIONS 71 & 73. WORK MUST BE DONE BY THE OWNER OR BY LICENSED SEWAGE TREATMENT SERVICE BUSINESS. MAKE NO CHANGES IN THE SYSTEM LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL FROM THE PERMIT ISSUING AGENT.
Acknowledgement4	Installation requirements: The drainfield is to be installed in undisturbed native soil. There are to be no alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems unless otherwise authorized by the agent. System installation is not to occur when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage treatment at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160.

Current Project - OAS Application Data - Clackamas

Project: **SE030125**

Request Number: **TEMP-SEPTIC-61100**

Report date: **07/27/2025 03:37 PM**

FIELD	VALUE
Acknowledgement5	Inspection Requirements: The system installer and/or the permit holder must notify the permitting Agent when the construction, alteration, or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). For Pressurized Distribution, Sand Filters, Recirculating Gravel Filters, Alternative Treatment Technologies, and Capping Fill systems several inspections are required during the construction process (see inspection requirements specific to each system installation). The permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of the completed Final Inspection Request and Notice forms (As-built, materials list, applicable Certificate of Decommissioning) by the permitting agent establishes the official notice date of your request for the pre-cover inspection. The received copies must be legible and acceptable or will otherwise not be considered complete. Please complete all sections 1-4 on the form and return it to the office that issued the permit. Forms determined to be incomplete will be returned.
Acknowledgement6	System Backfill Requirements: The system is to be backfilled or covered only after the permitting agent has approved the construction installation, the inspection has been waived, or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law where the inspection has not been conducted within 7 days of notification of completed installation. Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.
Acknowledgement7	Initial and Replacement Areas – Protection: The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, livestock grazing, or other soil modifications [see OAR 340-071-0220 (1) h].



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

October 14, 2025

Heather Douglas
Hm.douglas@hotmail.com

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
This is not a septic construction permit.

Site: Township 3S Range 3E Section 11 Tax Lot 1002
22625 S Stormer Rd

Application Number: SE030125

Results: Approved

To whom it may concern:

Onsite Wastewater Systems program staff have completed an evaluation at the property referenced above. The site that was prepared for this evaluation was found suitable for an Onsite Wastewater treatment system. A detailed report of this investigation is enclosed. Current minimum design standards for a FOUR bedroom single family residence are also included. This office can provide updated standards (fees may apply) for alternative developments or updated minimum standards as required by rule.

If you have any questions, feel free to contact me at 503-793-5011.

Sincerely,

Aaron Dennis, WWS
Soil Scientist, Senior

Enclosures:
General Site Evaluation Information
Field Sheet
Construction Detail Sheet
Minimum Setback Requirements

CC:

phone: 503-742-4740

fax: 503-742-4550

www.clackamas.us/septic

General Site Evaluation Information

Please note that this approval is site specific to the area tested and does not address the feasibility of locating the system elsewhere on the property. The enclosed diagram indicates the limited area that appears suitable for this type of system. Please refer to the enclosed diagram for specifics concerning the dimensions and/or special conditions of the approved site.

Site evaluation report review. An applicant may request the Oregon Department of Environmental Quality to review a site evaluation report issued by an agent. The application for review must be submitted to the department in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140(2). The department will review and approve or disapprove the site evaluation report.

This approval will remain valid until the system is installed and approved. Technical rule changes which take place after the date of this letter will not invalidate this approval, except that construction standards may be changed to meet codes applicable at the time of permit issuance. However, if conditions on this or adjacent properties are changed in any manner which would prohibit issuance of a permit because of a conflict with the applicable State rules, this approval will then be considered null and void. **Modifications to the approval area including logging, filling, cutting, or grading may render this approval invalid.** Check with this Department before conducting any of this work in the approval area.

The approval of this property and the conditions set forth in this letter in no way waives requirements as may be set by the zoning of the area. A permit to construct a system on this property will be subject to the review and approval of the County Planning Department. This Approval in no way waives any requirements set forth by other government agencies.

TABLE 1
OAR 340-071-0220
MINIMUM SEPARATION DISTANCES

Items Requiring Setback	From Subsurface Absorption Area Including Replacement Area	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units
1. Groundwater Supplies and Wells.	*100'	50'
2. Springs:		
• Upgradient.	50'	50'
• Downgradient.	100'	50'
**3. Surface Public Waters:		
• Year round.	100'	50'
• Seasonal.	50'	50'
4. Intermittent Streams:		
• Piped (watertight not less than 20' from any part of the onsite system).	20'	20'
• Unpiped.	50'	50'
5. Groundwater Interceptors:		
• On a slope of 3% or less.	20'	10'
• On a slope greater than 3%:		
• Upgradient.	10'	5'
• Downgradient.	50'	10'
6. Irrigation Canals:		
• Lined (watertight canal).	25'	25'
• Unlined:		
• Upgradient.	25'	25'
• Downgradient.	50'	50'
7. Manmade Cuts Down Gradient in Excess of 30 Inches (top of downslope cut):		
• Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface.	50'	25'
• Which Do Not Intersect Layers that Limit Effective Soil Depth.	25'	10'
8. Downgradient Escarpments:		
• Which Intersect Layers that Limit Effective Soil Depth.	50'	10'
• Which Do Not Intersect Layers that Limit Effective Soil Depth.	25'	10'
9. Property Lines.	10'	5'
10. Water Lines.	10'	10'
11. Foundation Lines of any Building, Including Garages and Out Buildings.	10'	5'
12. Underground Utilities.	10'	—
* 50-foot setback for wells constructed with special standards granted by WRD.		
**This does not prevent stream crossings of pressure effluent sewers.		



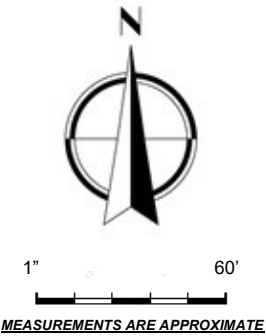
FIELD SHEET
SEPTIC AND ONSITE WASTEWATER SYSTEMS



Owner Douglas SE0 30125
Township 3S Range 3E Section 11 Tax Lot 1002 Proposed 2 acre lot Acreage 2 of 25
Soil Scientist Aaron Dennis WWS Weather Sunny, 56 F Date 13 October 2025



Bornstedt Series
Soils



Approved for Standard Denied due to _____
Proposed Facility Up to 4 Bedroom SFR Septic/Dosing/Holding Tank Capacity 1000 gallons
Leach lines per 150gpd 150 lineal feet Total required 450' Drain field Distribution Equal
Burial Depth 25 Max 18 Min Groundwater Interceptor _____ Depth _____ Gravel Water Supply Shared Well

Comments:

Test Pit 1

Slope: <2%

N: 45.315991

W: -122.405222

Depth	Texture	Color	Redox/Conc	Consistency (Moist)	Structure	Roots	H2O, ESD, Conditions associated with saturation, etc.
0-12	SiL	10yr 3/2		Fr	2fsbk	3 vf-vc	
12-41	grSiCL	7.5yr 4/4		Fr	2msbk	1 f-c	
41-53	vgrC	Variegated		Fi	Massive w/ Fractures		Saprolite, weathered rock, ESD

Test Pit 2

Slope: <2%

N: 45.315784

W: -122.405213

							Similar to #1, ESD @ 31"

Test Pit 3

Slope: <2%

N: 45.315736

W: -122.404815

							Similar to #1, ESD @ 31", H2O @ 50"

Test Pit 4

Slope:

N:

W:

Test Pit 5

Slope:

N:

W:

Test Pit 5

Slope:

N:

W:

Proposed Lot Partition

Property Owners:

Tyler & Heather Douglas

Property Address:

22625 S Stormer Rd

Estacada, OR 97023

Township 3S

Range 3E

Section 11

Tax Lot 1002

001 Cover Sheet S01

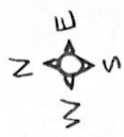
002 Lot Partition S02

003 Site Plan S03

Cover Sheet
S01

S. STORMER ROAD

Driveway Easement



Tax Lot 1000

Seasonal Stream

877'

DRIVE WAY

1821'

914'

Proposed 2nd Lot

Existing

BARN

Shed

House

SEPTIC

Drain Field

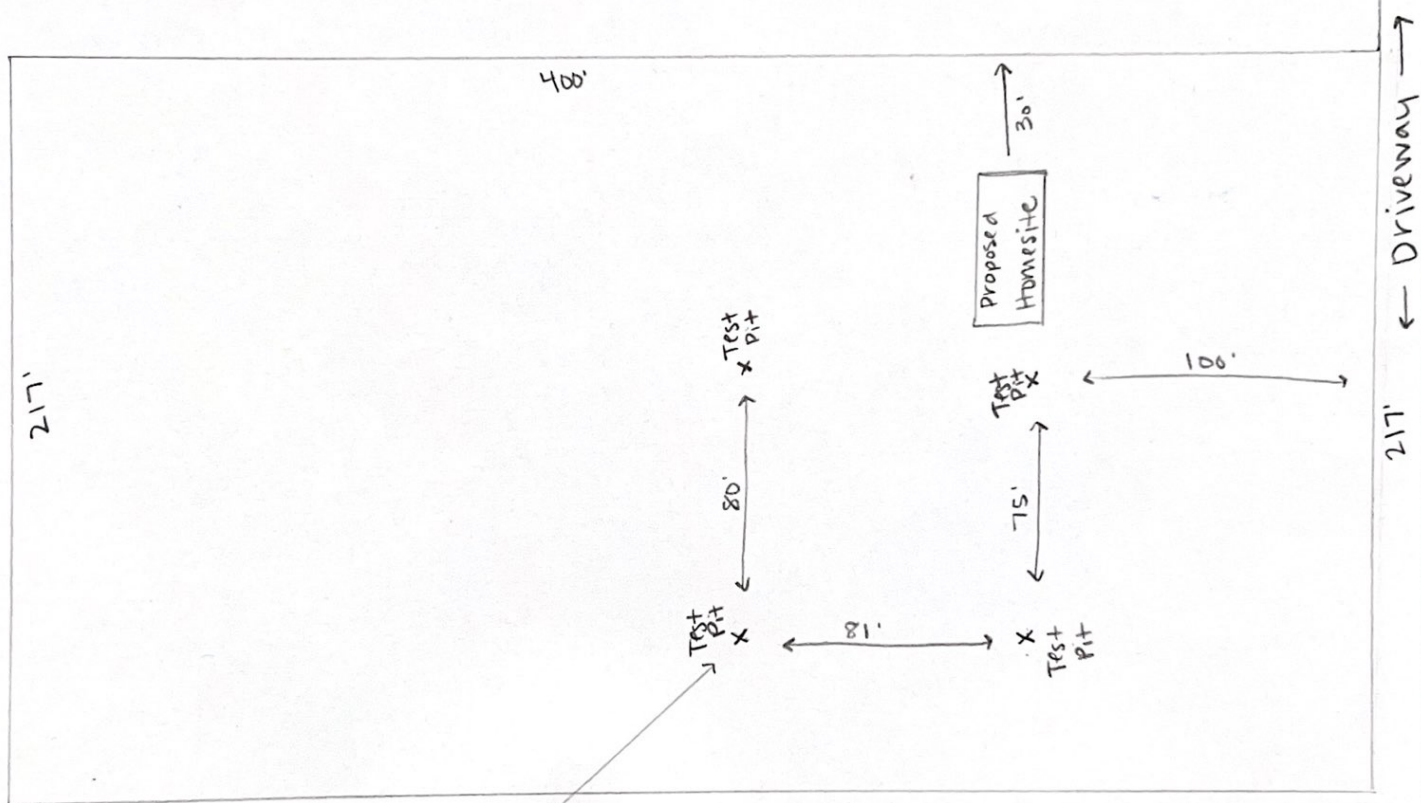
Tax Lot 1002

972'

1014'

Seasonal Stream

Lot Partition S02



North
Scale
1" = 50'
Existing Well

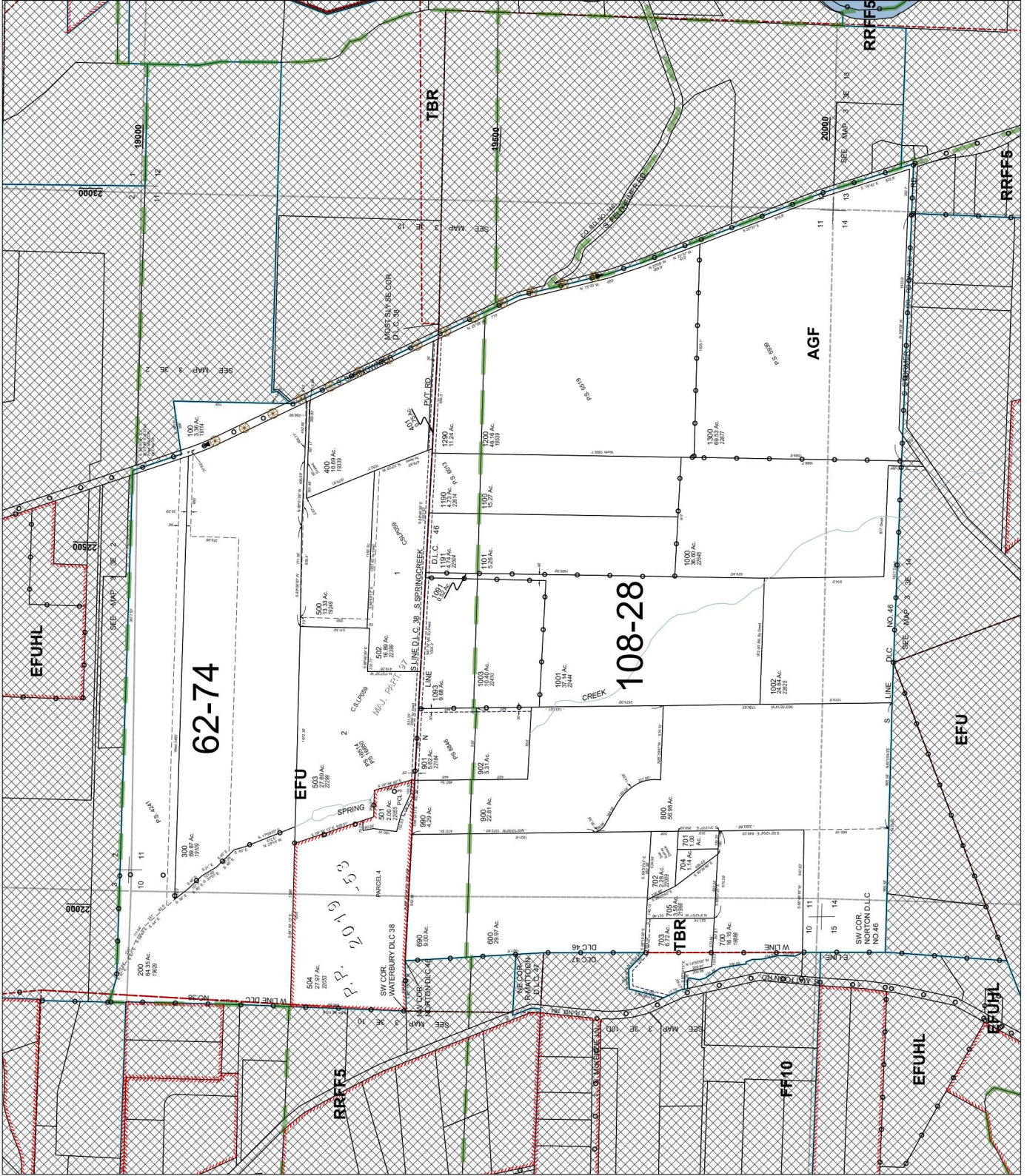
Site
Plan
S03

217' ← Driveway →

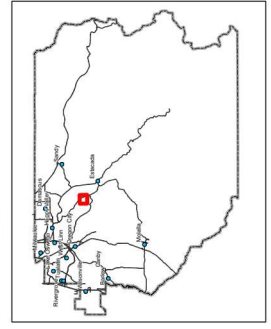
SEC. 11 T.3S. R.3E. W. M.
CLACKAMAS COUNTY

1" = 400'

D.L.C.
THOMAS WATERBURY NO. 38
Z.C. NORTON NO. 46



- Parcel Boundary
- Private Road ROW
- Section Corner
- Historical Boundary
- Historical Centerline
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Piella
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- D.L.C. Line
- Meander Line
- P.L.S.S. Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

Print Date: 1/27/2025



CLACKAMAS COUNTY, OREGON

Department of Transportation & Development Building Services Division

902 Abernethy Road, Oregon City, Oregon 97045

Office Phone: (503) 655-8521

Fax Line: (503) 650-3019

Electrical Inspection Line: (503) 655-8699

All Other Inspections: (503) 655-8690

Revised & Renewed

Permit No : ST084393
Permit Type : ST SEPTIC TANK
Permit Status : APPROVED
Situs Address : 22625 S STORMER RD
Permit Title : RENEW 865-92; NEW STND 4BD SWPO
Permit Descr. : NEW STND 4 BD, RENEW ST865-92, SWFO 1002
Development :
Development Des :
Parcel Number : 33E11 -01002
Valuation : 0
Owner : *ALLRED STEVAN NIEL
Applicant Name : ALLRED STEVAN
Applicant Addr. : 15420 S. FORSYTHE RD
OREGON CITY OR 97045
Applicant Phone : 2431227/6574765
Page : 1 of 2
Date : 11/04/93
Time : 14:52
Applied : 11/04/93
Approved : 11/04/93
Completed :
To Expire : 11/04/94
Construction : NEW
Classification : 1
Occupancy : SFR 4BD
Validated by : KLS
Inspector Area : 2

CONTRACTOR : C. R. EELLS AND SON
20681 S. FERGUSON ROAD
OREGON CITY, OREGON 97045
Lic. C 33671I 632-6042
COKE EELLS

Drainfield/Serial Distb SERIAL
Total Length of Lines FT 375
Number of Lines 3 PLUS
Distance Between Lines 10 FT
Max/Min Trench Depth 36 /24
GWI Depth/Gravel Depth NA /
Septic Tank Capacity 1000
Water Supply Will Be WELL-ON ADJ LOT
Comments: 100 FT SETBACK FROM
DRAINFLD TO WELL AND
PERENNIAL STREAM

Planning Information:

Plot Plan Setbacks: > Ft N/ Ft S
> Ft E/ Ft W
Zone/File #/Conditions > /

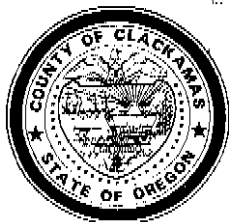
Fee description	Units	Fee/Unit	Ext fee	Data
DEQ Surcharge	0		10.00	
	0		10.00	
** Total Fees Due	0		10.00	

NOTICE: Inspections are required and must be requested at least one working day before the day an inspection is needed. Permit Number and type of inspection must be provided with the inspection request. A reinspection fee may be charged when work for which inspection was requested was not ready for inspection or when required corrections had not been made.

Building, Plumbing, Mechanical, Electrical and Mobile Home Permits become null and void if the work or construction for which the permit is issued is not commenced within 180 days or if work is suspended or abandoned for 180 days after work has begun under this permit. Septic Tank Permits are valid for one year from the date of issuance.

I certify that the information presented by the applicant in support of this permit is true and correct to the best of my knowledge.

Judy Thompson
SIGNATURE OF APPLICANT



CLACKAMAS COUNTY, OREGON

Department of Transportation & Development
Building Services Division
902 Abernethy Road, Oregon City, Oregon 97045
Office Phone: (503) 655-8521
Fax Line: (503) 650-3019
Electrical Inspection Line: (503) 655-8699
All Other Inspections: (503) 655-8690

Permit No : ST084893
Permit Type : ST SEPTIC TANK
Permit Status : APPROVED

Page : 1 of 2
Date : 11/04/93
Time : 14:52

*** Fees Required ***	*** Fees Collected & Credits ***
	Receipt No. Date Payment
	11/04/93 10.00
	***** 10.00
TOTAL THIS DATE	
Fees: 10.00	
Adjustments: .00	Total Credits: .00
Total Fees: 10.00	Total Payments: 10.00
	Balance Due: .00

NOTICE: Inspections are required and must be requested at least one working day before the day an inspection is needed. Permit Number and type of inspection must be provided with the inspection request. A reinspection fee may be charged when work for which inspection was requested was not ready for inspection or when required corrections had not been made.

Building, Plumbing, Mechanical, Electrical and Mobile Home Permits become null and void if the work or construction for which the permit is issued is not commenced within 180 days or if work is suspended or abandoned for 180 days after work has begun under this permit. Septic Tank Permits are valid for one year from the date of issuance.

I certify that the information presented by the applicant in support of this permit is true and correct to the best of my knowledge.

SIGNATURE OF APPLICANT

SEWAGE DISPOSAL SYSTEM INSPECTION REPORT

781-9715
784-5867

CLACKAMAS COUNTY
BUILDING SERVICES DEPARTMENT

Phone: 655-8521

902 Abernethy Road
Oregon City, Oregon 97045

Permit No. ST 843-93

Received: Date 2-7 Time 11:00 (A.M. P.M.)

Owner STANLEY ALVAREZ

Installer C.E. 115

Tax Lot 1002

Location 22625

INSPECTION TO BE MADE:
(Mon.) Tue. Wed. Thur. Fri. A.M. P.M.

Received By: _____

Section 11 T 35 R 3E W.M.

Stormer Rd

ITEM	APPROVED	APPROVED WITH CORRECTIONS (see below)	NOT APPROVED (see below)
Septic Tank <u>1000</u> Gal.	☒	☐	☐
Effluent Sewer	☒	☐	☐
Distribution Box <u>Drop Boxes</u> <u>4</u>	☒	☐	☐
Header Lines	☒	☐	☐
Leachlines <u>450'</u> Ft. <u>SERIAL</u>	☐	☐	☐
Capping Fill In.	☐	☐	☐
Dosing Tank -- Pump	☐	☐	☐
Pressure Line	☐	☐	☐
Sand Filter	☐	☐	☐
Groundwater Interceptor	☐	☐	☐
Existing System Abandonment	☐	☐	☐
Other:	☐	☐	☐

COMMENTS: OK to backfill

CORRECTION NOTICE

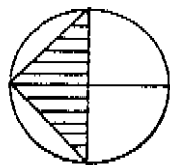
- ☐ The construction of this On-Site Sewage Disposal System DOES NOT meet current minimum State standards. A reinspection is required. All corrections noted above must be complete and a reinspection requested within _____ days of the date of this notice. The 24-hour inspection recorder phone number is 655-8690.

Inspector _____ Date _____ Time _____ A.M. P.M.

CERTIFICATE OF SATISFACTORY COMPLETION

☒ This On-Site Sewage Disposal System has been inspected and found to meet current minimum State construction standards. In accordance with O.R.S. 454.665, this Certificate is issued as evidence of Satisfactory Completion of a STANLEY ALVAREZ System. The system can be backfilled after any corrections noted above are made.

Inspector W.H. Doul Date 2/7/94 Time 1:10 A.M. P.M.



NORTH

SCALE

1"=200'

PROPOSED HOMESITE

ON 24.6 AC. PARCEL

SECTION-11, TOWNSHIP-3S.

RANGE-3E.

TAX LOT NO. 1002

PROPERTY OWNER:

STEVEN ALLRED

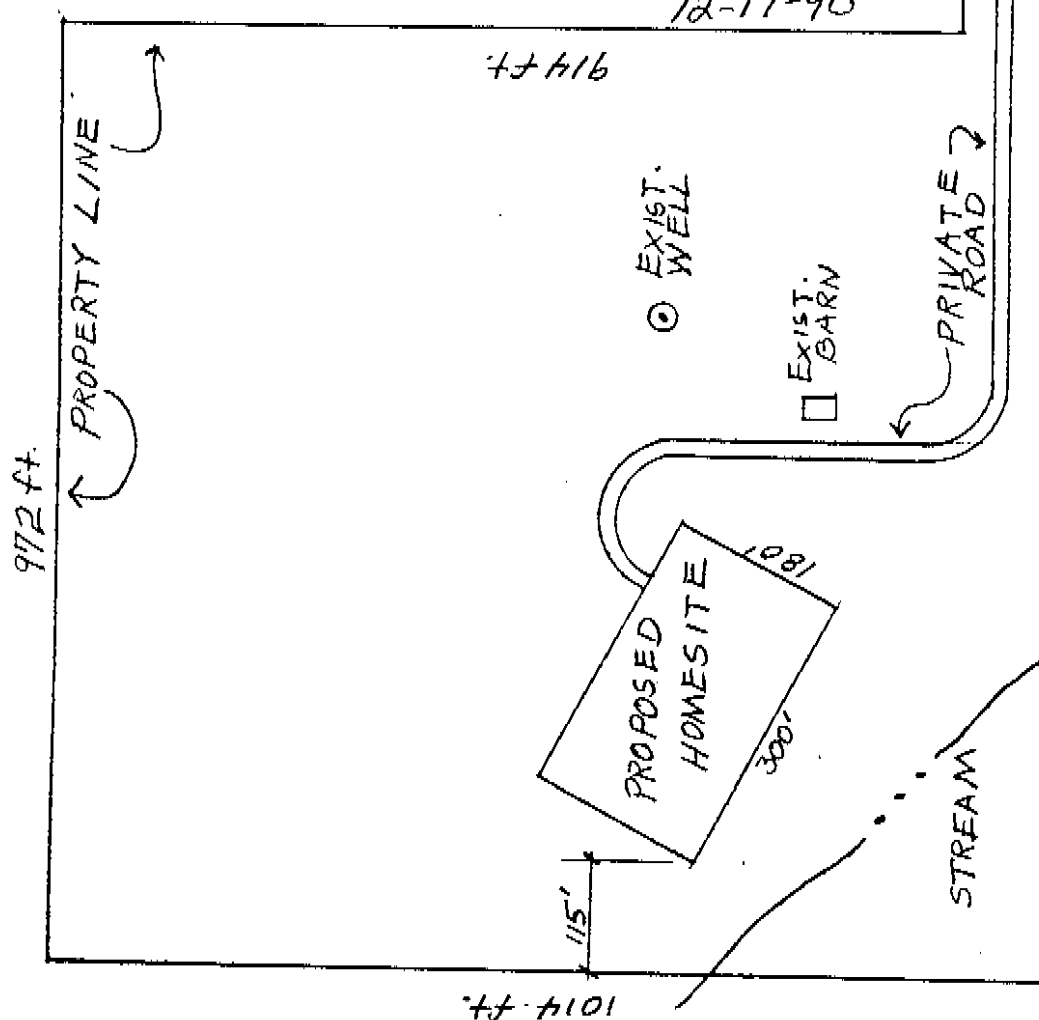
15420 South Forsythe Rd

Oregon City, OR

This drawing represents an acceptable
plot plan See page 2 for detail.

Ambush

12-17-90



877 ft.

100 ft.

1849 ft.

APPROX. 200'
TO STORMER RD.

APPROVED PLOT PLAN:

PLANNING

BUILDING

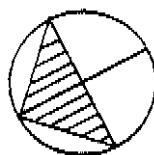
SOILS

12-17-90

Page 1 of 2

PLOT PLAN

1.24 AC. HOMESITE LOCATED
ON 24.6 AC. WOODLOT
SECTION-11, TOWNSHIP-3S.
RANGE-3E.
TAX LOT NO. 1002



NORTH

SCALE

1" = 60'

EXIST. WELL

340'

PRIVATE ROAD

DRIVEWAY

SEPTIC TANK

REPLACEMENT DRAINFIELD

DRAINFIELD 10' REPLACEMENT AREA 120'

55'

FUTURE HOUSE SITE

25'

SLOPE DN. 6' IN 100'

300'

175'

APPROVED PLOT PLAN:

OWNER:

PLANNING 12.17.92 STEVAN ALLRED
BUILDING 15420 South Forsyth Rd
SOILS RESC 11/5/92 Oregon City OR

STREAM (Stevan Allred)

owner indicated best pit location - all flag for 1st inspection not possible determine from field shot / plot plan RESC

CLACKAMAS COUNTY
DEPT. OF TRANSPORTATION AND DEVELOPMENT
902 Abernethy Road, Oregon City, OR 97045

ON-SITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION
PERMIT APPLICATION

PLEASE NOTE: YOUR APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING:

A plot plan **drawn to scale** on 8 1/2" x 14" paper representative of the proposal which must show: Direction of North — property lines and dimensions — contour of ground and direction of land slope(s) — proposed and existing structures — location of existing and/or proposed wells on this and adjacent properties — location of roads and driveways — position of creeks, streams, ponds, springs and other drainageways — proposed setbacks from all property lines — **COMPLETE DETAIL OF THE SEPTIC TANK, DRAINFIELD, REPLACEMENT AREA AND ANY OTHER COMPONENT OF THE PROPOSED SYSTEM.**

TO BE FILLED IN BY APPLICANT (Please Print)

REFERENCE INFORMATION:

Township 36 Range 3E Section 11

Tax Lot PO 1002 (1.24 acres)

Lot _____ Blk _____ Subdivision _____

Address 22625 S. Stormal Rd.
NONE ISSUED AT THIS TIME

NEXT TO 22645 STORMAL ROAD

Owner's Name STEVAN ALLRED

Address 15420 SOUTH FORSYTHE ROAD

City OREGON CITY State OR

Phone 657-5501 Zip 97045

Building Permit No. _____

Zoning File No. 20067-96-FORM

Zone Approval: This permit application is in compliance with Statewide Land Use Planning goals and is compatible with the local comprehensive plan.

Randal Bays 11/5/92
Planning Department

Installer's Name C.R. ELLS & SON

DEQ License No. 33671

*NOTE: Only the property owner, contract purchaser, or a licensed installer may perform work on or related to installation of the on-site sewage disposal system or any part thereof.

GENERAL DESCRIPTION:

☒ NEW CONSTRUCTION ☐ REPAIR ☐ ALTERATION ☐ OTHER 4 BEDROOM
Describe _____

☒ HOUSE ☐ MOBILE HOME ☐ COMMERCIAL ☐ OTHER _____
Describe _____

NO. OF LIVING UNITS: 1 NO. OF BEDROOMS: 4 OTHER: _____
Describe _____

WATER SUPPLY: WELL (off-site) OTHER: _____
Describe _____

ADDITIONAL INFORMATION: _____

APPLICATION AS A RESULT OF A REQUEST BY SOILS OFFICE OR COMMUNITY ENVIRONMENT? ☐ YES ☐ NO

I certify that I am licensed under ORS 454.695 to perform work on this sewage disposal system or that I am the owner or contract purchaser of the subject property. I hereby certify that the information on this application is true and correct to the best of my knowledge and belief.

SIGNATURE (Owner/Installer) _____

Date _____

REINSPECTION NOTICE

SEPTIC PERMIT NO. 51-86-11

THE CONSTRUCTION OF THE ON-SITE SEWAGE DISPOSAL SYSTEM WHICH YOU
 THE CONSTRUCTION OF THE ON-SITE SEWAGE DISPOSAL SYSTEM WHICH YOU
 THE CONSTRUCTION OF THE ON-SITE SEWAGE DISPOSAL SYSTEM WHICH YOU

INSTALLED UNDER THIS PERMIT HAS BEEN INSPECTED AND APPROVED BY THE INSPECTION REPORT

Specific corrections are necessary as indicated on the inspection report, dated _____, 19____.

☐ A test of the effluent lift pump remains to be done. Electrical power and

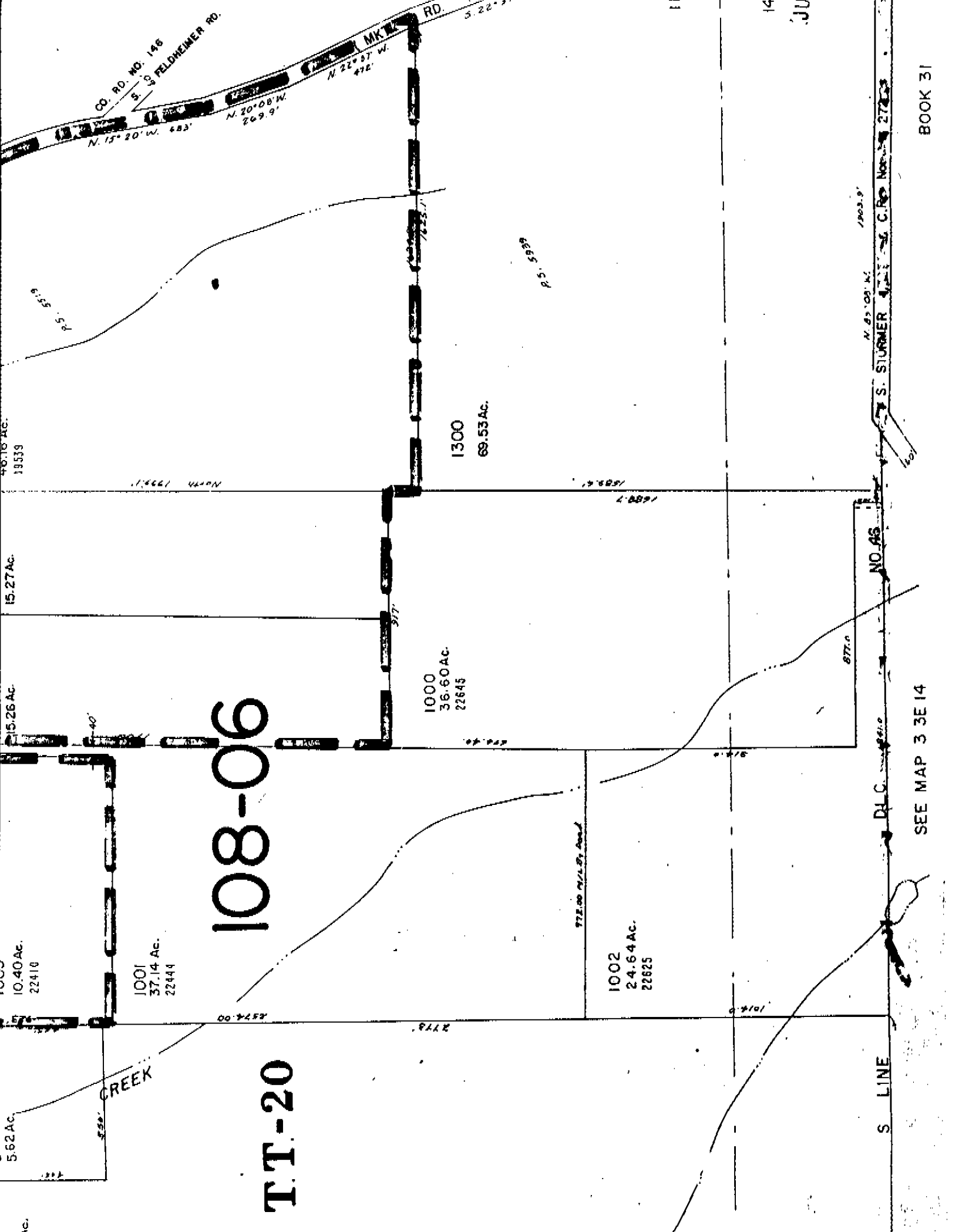
☐ An inspection of the finished backfill is necessary

☐ Abandonment of the existing septic tank by pumping and backfilling remains necessary. 1/15/82

remains necessary: Permit Expires 11/5/93
☒ Other: Please review & complete

It is requested that the above noted matter(s) be completed, reinspected and approved within 70 days of the date of this notice. If you have any questions, contact this office at 655-8521. For an inspection call the 24-hour recorder number: 655-8690.

recorded number. 000-0000.
Date 10/27 1993 By BJD
Soil Scientist



40.10 AC.
19539

15.27 AC.

5.26 AC.

10.40 AC.
22410

5.62 AC.

1001
37.14 AC.
22444

1000
36.60 AC.
22645

1300
69.53 AC.

1002
24.64 AC.
22625

108-06

T.T.-20

CREEK

S. LINE

D.L.C.

NO. 45

S. STURMER

N. 85° 05' E.
1903.9'

SEE MAP 3 3E 14

BOOK 31

14
JU

11

CO. RD. NO. 146
S. D. FELDHEIMER RD.
N. 15° 20' W. 483'

N. 20° 08' W.
269.9'

N. 22° 57' W.
472'

MK 12 RD.

S. 22° 31'

P. 5.5689

1903.9'

877.0

1016.0

972.00 M/L 25' Road

2778.0

8374.00

COPY

October 9, 1990

Stevan Allred
15420 S. Forsythe Road
Oregon City, OR 97045

EVALUATION REPORT FOR AN ON-SITE
SEWAGE DISPOSAL SYSTEM

SUBJECT: Tax Lot 1002, Section 11, Township 3S, Range 3E, W.M.
Acreage 24.64

I have made an evaluation of the property described above for a single four (4) bedroom building site in the area you proposed for on-site sewage disposal.

Based on the results of this study, sewage disposal appears feasible through the construction of a STANDARD SEWAGE DISPOSAL SYSTEM, as described in the attached construction detail and setback sheets.

This approval is limited to a dwelling of four (4) bedrooms maximum. The definition of "bedroom" means any room within a dwelling which is accepted as such by the local authorized building official.

Please note that this approval is site specific to the area tested and does not address the feasibility of locating the system elsewhere on the property.

Before construction of a subsurface sewage disposal system can take place, a permit must be obtained from the office of Building Services. Only the property owner or a licensed installer can construct a subsurface sewage disposal system or part thereof. A detailed, to-scale plot plan of the proposed development must be submitted with the permit application.

This approval will remain valid until the system is installed and approved. Technical rule changes which take place after the date of this letter will not invalidate this approval, except that

Stevan Allred
Page 2
October 9, 1990

construction standards may be changed to meet codes applicable at the time of permit issuance. However, if conditions on this or adjacent properties are changed in any manner which would prohibit issuance of a permit because of a conflict with the applicable State rules, this approval will then be considered null and void.

The approval of this property and the conditions set forth in this letter in no way waive requirements as may be set by the zoning of the area. A permit to construct a system on this property will be subject to the review and approval of the County Planning Department.

Technical information pertaining to this soil test is available upon request.

If you have any questions, feel free to contact this office.

WILLIAM H. DOAK - Soil Scientist
Building Section

/mb
Attach.

STANDARD SYSTEM CONSTRUCTION DETAIL SHEET

DATE: 10/8/90

RECHECK: _____

REPAIR: _____

Applicant: STEVEN AllredTax Lot: 1003 Section 11 Twp: 3S Rng: 3E W.M.ACREAGE: 24.64

1. Your site has been found suitable for a STANDARD ON-SITE SEWAGE DISPOSAL SYSTEM. The following construction specifications shall apply.

- ☒ a. The septic tank shall have a minimum liquid capacity of 1000 gallons.
- ☒ b. The drainfield shall be constructed in Serial distribution with a maximum trench depth of 36 inches and a minimum trench depth of 24 inches. There must be at least 12 inches of backfill over the top of the gravel, measured from natural ground surface.
- ☒ c. With the soil conditions observed on this site, 125 lineal feet of disposal trench will be required per 150 gallons maximum projected daily sewage flow. For your proposed development, a minimum of 450 ^{375 (180)} lineal feet of disposal trench is required. Disposal trenches shall be constructed 2 feet wide on 10 foot minimum centers with no line exceeding 125 feet in length. The trenches and perforated pipe shall be installed within one inch of level and contoured to the natural ground surface.
- ☐ d. A groundwater interceptor is required as part of this system. This interceptor must be constructed 12 inches wide by _____ inches deep with _____ inches of clean gravel placed over a 4 inch perforated pipe. A minimum 10 foot upslope setback must be maintained from the drainfield and be exhausted by a non-perforated line below and away from the entire system.
- ☐ e. An effluent lift pump may be necessary to construct the drainfield in the approved area at the correct depth.
- ☒ f. For the above described system(s), adequate area must be available for the original system and a complete replacement system. The replacement system is to be used if the original system fails for some non-repairable reason.

☒ 2. The conditions of approval are as follows:

☒ For sanitation purposes, the minimum lot size for this single building site is 2 AC.

_____ This lot size will require an off-site community water supply.

_____ Sewage disposal will not be permitted on slopes in excess of _____ percent.

_____ No part of the system shall be installed within the _____ easement right-of-way.

☒ 3. Special Conditions: 100' drainfield setback
from creek and well

Applicant Steven Allred

Tax Lot 1002 Section 11 T. 3S R. 3E Acreage 24.64

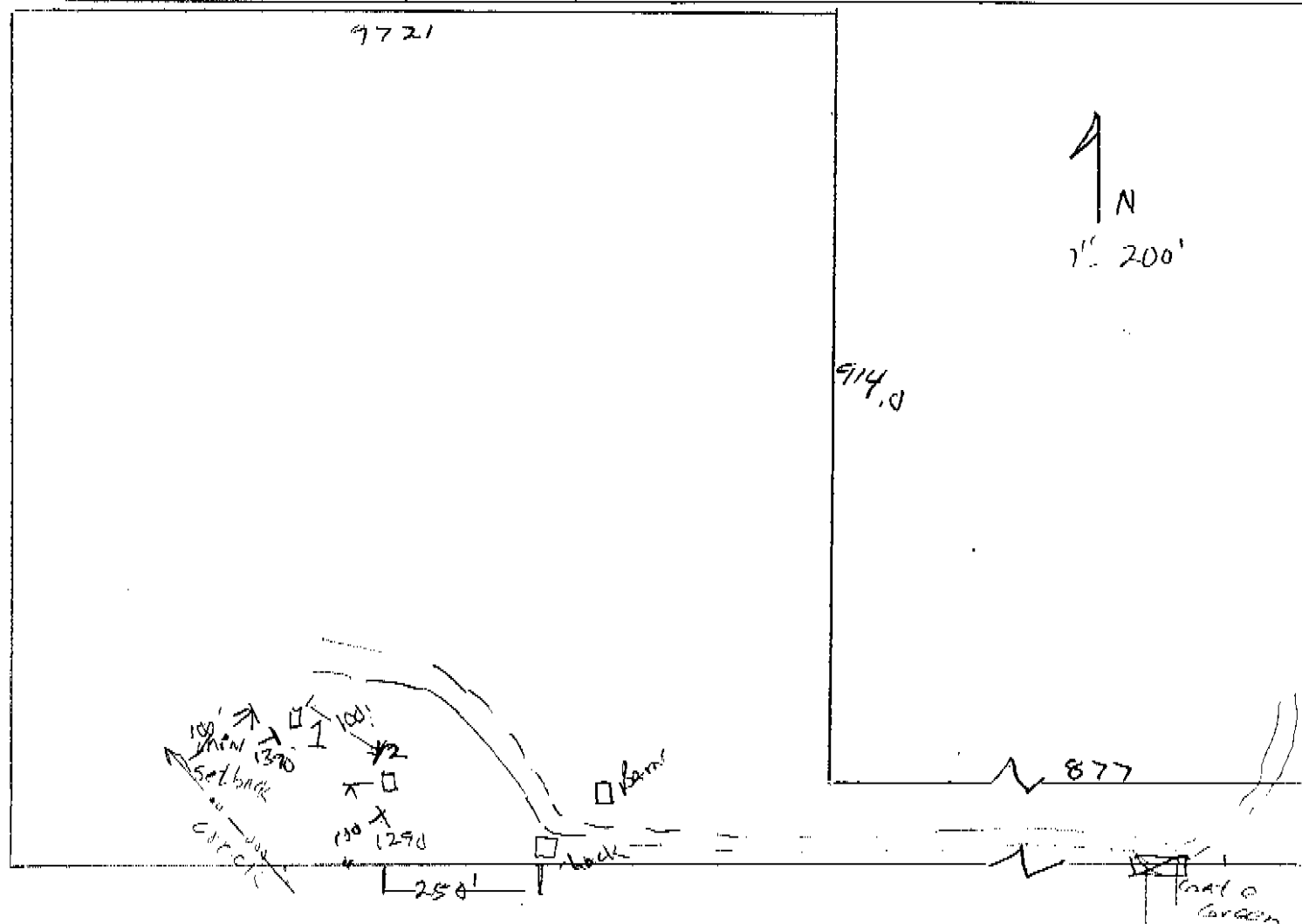
Site: ☒ Approved
☐ Denied

Soil Scientist Wit Dak Weather Clear 48° Date 7/10/8/90

Depth	Texture	Mottling	Soil Matrix Color, % Coarse Fragments, Roots, Structure. Layer Limiting Effective Soil Depth, Etc.
0-10	silt	none	5 yr 3/2 d. red brn
10-24	silt to ss clay	none	5 yr 4/4 red brn
24-48	ss clay	none	5 yr 4/4 red brn
			5 yr 3/2 5 yr 4/4

Pit 2	0-8	sil	none	5 y 1/2 all red brn
	8-21	sil 10% 1/2 red	none	red brn
	21-48	COBBLE red	None	red brn
				50-49" M-48"

Pit 3			

Proposed Number of Bedrooms 4

Required Lineal Feet of Leach Line Per 150 gpd. 12.5

Septic Tank Capacity 1,000 Gallons

Drainfield (Equal _____ or Serial 1 Distribution)

Total Length of Lines 375 Feet

Number of Lines 34 Distance Between Lines 10

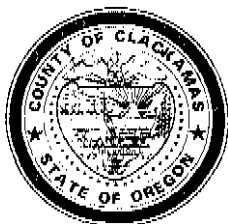
Maximum Trench Depth 36 Inches

Groundwater Interceptor Depth _____ Inches (Minimum)

Comments Mr. or 7.14

100' Green w. 11

100' from perpendicular stream



CLACKAMAS COUNTY, OREGON

Department of Transportation & Development
Building Services Division
902 Abernethy Road, Oregon City, Oregon 97045
Office Phone: (503) 655-8521
Fax Line: (503) 650-3019
Electrical Inspection Line: (503) 655-8699
All Other Inspections: (503) 655-8890

File No : SE094590
Permit Type : SFS SOIL FEASIBILITY STUDY
Permit Status : PENDING
Situs Address : 22625 S STORMER RD
Permit Title : SOIL FEASIBILITY STUDY
Permit Descr. : S.F.R. SOIL FEASIBILITY STUDY
Development :
Development Des :
Parcel Number : 33E11 -01002
Valuation : 0
Owner : *ALLRED STEVAN NIEL
Applicant Name : ALLRED STEVAN
Applicant Addr. : 15420 S. FORSYTHE RD
OREGON CITY OR 97045
Applicant Phone: 657-4765
Page : 1 of 1
Date : 10/02/90
Time : 10:54
Applied : 10/02/90
Pits Stat : 10/02/90
Results :
To Expire :
Construction : NEW
Classification :
Occupancy : S.F.R.
Validated by : WES
Inspector Area : 2

Are you:Owner/Agent/Othr OWNER
Nearest Known Address 22645 S. STORMER RD
Acres of Land 24.64
Water Source WELL

SFR-Give No.of Bedrooms 4

Fee description	Units	Fee/Unit	Ext fee	Data
Soil Study Test 1.....(Y/N)>			150.00	Y
No. of Test(s) 0-1000 GAL....>	1.00	15.00	15.00	
Consultant Review.....(Y/N)>				N

*** Fees Required ***	*** Fees Collected & Credits ***
Fees: 165.00	Receipt No. 001A0013 Date 10/02/90 Payment 165.00
Adjustments: .00	Total Credits: .00
Total Fees: 165.00	Total Payments: 165.00
	Balance Due: .00

NOTICE: Inspections are required and must be requested at least one working day before the day an inspection is needed. Permit Number and type of inspection must be provided with the inspection request. A reinspection fee may be charged when work for which inspection was requested was not ready for inspection or when required corrections had not been made.

Building, Plumbing, Mechanical, Electrical and Mobile Home Permits become null and void if the work or construction for which the permit is issued is not commenced within 180 days or if work is suspended or abandoned for 180 days after work has begun under this permit. Septic Tank Permits are valid for one year from the date of issuance.

I certify that the information presented by the applicant in support of this permit is true and correct to the best of my knowledge

Stevan Allred
SIGNATURE OF APPLICANT

Department of Transportation & Development
County of Clackamas
902 Abernethy Road
Oregon City, OR 97045
Phone: 655-8521

Date Received 10/2/90
Date Test Pits
Will be Ready 10/2/90

SOIL FEASIBILITY STUDY APPLICATION

PLEASE PRINT

Name Stevan Allred

LEGAL DESCRIPTION OF PROPERTY

Address 15420 S. Forsythe Rd

Tax Lot 01002

Oregon City Oregon 97045

Section 11

Phone (H) 657 4765 (W) 243 1227

Township 3S Range 3E

I am the: ☒ PROPERTY OWNER ☐ OWNER'S AGENT

☐ OTHER

Address of property or closest known address: _____

Driving Directions: (Provide map on back of form) Take Springwater Rd south towards
Melver Park. Turn right on Storrer Rd and go 1/10 mile to a
gravel driveway on right. Drive to gate. Key to lock is hanging
on a wire behind gate on left hand gate post. Inside the gate take over

Acres of Land: 24.71 Water source: WELL

Proposed Development: ☒ Single Family Residence - Number of Bedrooms: 4

☐ Other - Please Specify: _____

Has Planning Dept. been consulted? ☐ Yes ☒ No File No. _____

I understand that this application authorizes Clackamas County personnel to perform a Soil Feasibility Study on the above property. I understand that this Study will not be completed unless this Application is completed and signed. I understand that all fees required for completion of the Study are non-refundable once any substantial work has been done under this Application.

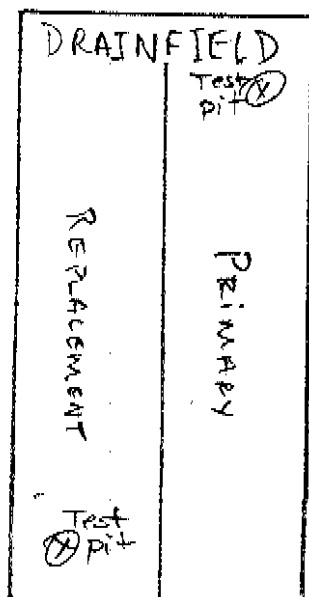
Signed: Stevan Allred Date: _____

Received By: Wesley mail ☐

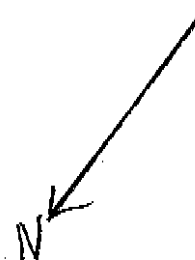
Proposed
mobile
Homesite

Proposed
Driveway

Proposed
Homesite



Creek

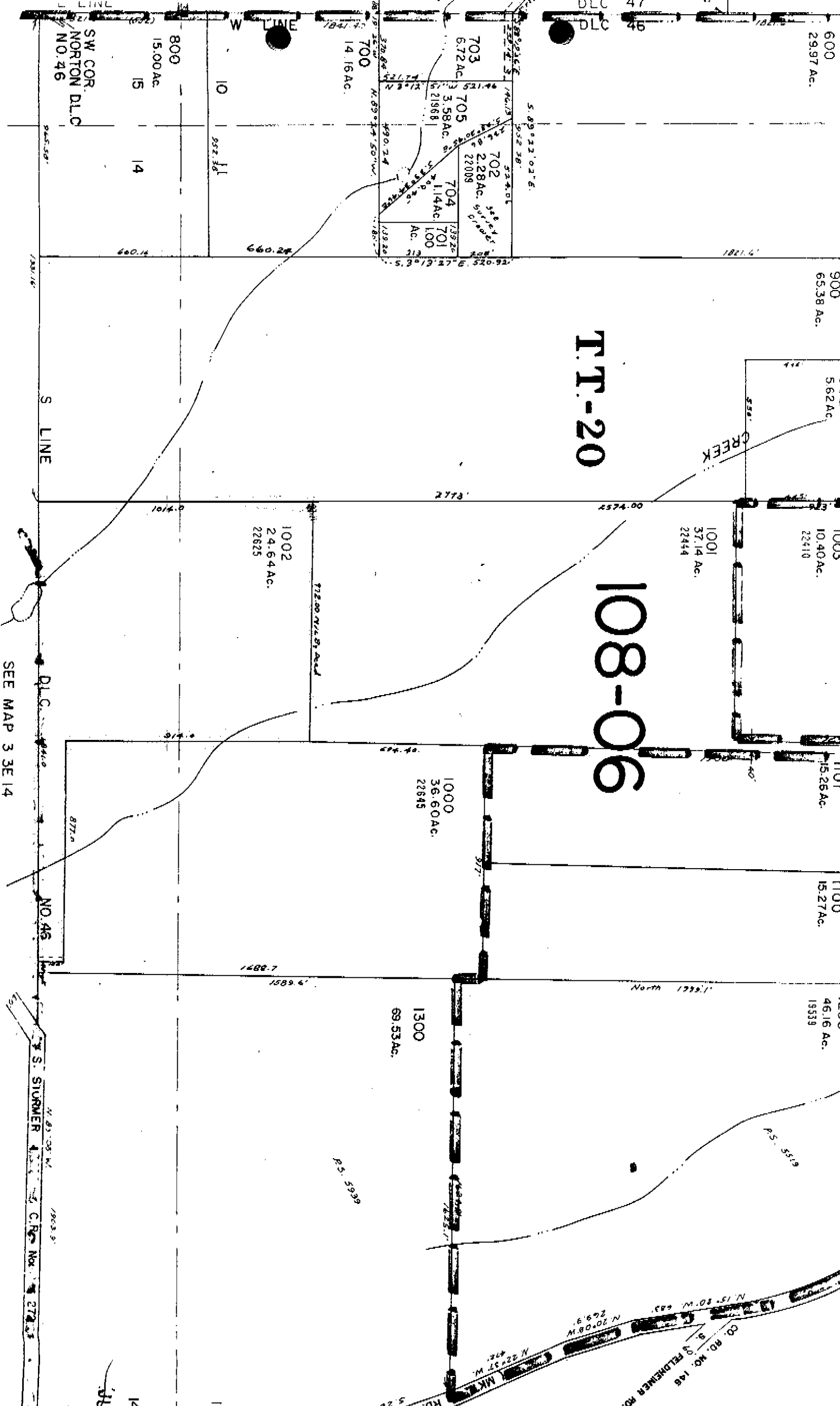


Preliminary Sketch

$\frac{1}{4}'' = 10'$

TT-20

108-06



Minimum Separation Distances for Disposal System Components

Items Requiring Setback	From Sewage Disposal Area, Including Replacement Area	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units
1. Groundwater Supplies (wells, including temporarily abandoned wells)	100'	50'
2. Springs: --upgradient --downgradient	50' 100'	50' 50'
3. Surface Public Waters (creeks, ponds, lakes, rivers, etc.) setback to be measured from bank dropoff or mean yearly high water mark, whichever provides the greatest setback.	100'	50'
4. Intermittent Streams: --Piped (watertight not less than 25' from any part of the on-site system) --Unpiped	20' 50'	20' 50'
5. Groundwater Interceptors, including footing drains, agricultural drain tile, and ditches On a slope of 3% or less On a slope greater than 3% --Upgradient --Downgradient.	20' 10' 50'	20' 10' 25'
6. Irrigation Canals: Lined (watertight canal) Unlined --Upgradient --Downgradient	25' 25' 50'	25' 25' 50'
7. Manmade Cuts in Excess of 30 Inches (Top of Downslope Cut): --Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface --Which Do not Intersect Layers That Limit Effective Soil Depth	50' 25'	25' 10'
8. Escarpments (Naturally occurring slopes over 50 percent and greater than six feet in height) --Which Intersect Layers that Limit Effective Soil Depth --Which Do Not Intersect Layers That Limit Effectively Soil Depth	50' 25'	10' 10'
9. Property Lines	10'	10'
10. Water Lines	10'	10'
11. Foundation Lines of any Building Including Garages and Out Buildings	10'	5'

*This does not prevent stream crossings of pressure effluent sewers.

LAND USE APPLICATION RESEARCH FORM

File No: _____ Zone: _____ T___S, R___E, Section _____, Tax Lot(s) _____

Prior Land Use Files: Accela ☐ Microfiche ☐ Property History Files ☐ Rolodex ☐ SharePoint ☐

and File Numbers: _____

	<u>Y</u>	<u>N</u>	<u>File No. (if applicable) and comments:</u>
Lot of Record	☐	☐	_____
Replacement Dwelling	☐	☐	_____
Reserves (no upzoning)	☐	☐	_____
UGMA (notify city)	☐	☐	_____
Measure 49	☐	☐	_____
FMD	☐	☐	_____
RSCA	☐	☐	_____
WRG	☐	☐	_____
HCAD	☐	☐	_____
HL/HD/HC	☐	☐	_____
MAO	☐	☐	_____
WQRAD	☐	☐	_____
CCSD#1 Buffers	☐	☐	_____
LWI/SWI (notify DSL)	☐	☐	_____
SBH	☐	☐	_____
Airport Overlay	☐	☐	_____
Slopes 20% or greater	☐	☐	_____
Excessive Tree Removal	☐	☐	_____
Deer & Elk Winter Range	☐	☐	_____
Landslide Hazards	☐	☐	_____
Groundwater Limited	☐	☐	_____
Open Space	☐	☐	_____
(Plan Maps 4-6, 10-MH-1 through 3)			



**OREGON DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT**

**ORS 195.300 to ORS 195.336 (MEASURE 49) SUPPLEMENTAL REVIEW
OF MEASURE 37 CLAIM
Final Order and Home Site Authorization**

STATE ELECTION NUMBER:

E132437

CLAIMANT:

Stevan N. Allred
22625 S Stormer Road
Estacada, OR 97023

**MEASURE 37 PROPERTY
IDENTIFICATION:**

Township 3S, Range 3E
Section 11, Tax lots 1000 and 1002
Section 14, Tax lots 201 and 202
Clackamas County

The claimant, Stevan Allred, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on December 1, 2006, for property located at 22625 and 22645 S Stormer Road, near Estacada, in Clackamas County. ORS 195.300 to ORS 195.336 (Measure 49) entitles claimants who filed Measure 37 claims to elect supplemental review of their claims. The claimant has elected supplemental review of his Measure 37 claim under Section 6 of Measure 49, which allows the Department of Land Conservation and Development (the department) to authorize up to three home site approvals to qualified claimants.

This Final Order and Home Site Authorization is the conclusion of the supplemental review of this claim.

I. ANALYSIS OF CLAIM

A. Maximum Number of Home Sites for Which the Claimant May Qualify

Under Section 6 of Measure 49, the number of home site approvals authorized by the department cannot exceed the lesser of the following: three; the number stated by the claimant in the election materials; or the number described in a Measure 37 waiver issued by the state, or if no waiver was issued, the number of home sites described in the Measure 37 claim filed with the state. The claimant has requested three home site approvals in the election material. No waiver was issued for this claim. The Measure 37 claim filed with the state describes three home sites. Therefore, the claimant may qualify for a maximum of three home site approvals under Section 6 of Measure 49.

B. Qualification Requirements

To qualify for a home site approval under Section 6 of Measure 49, the claimant must meet each of the following requirements:

1. Timeliness of Claim

A claimant must have filed a Measure 37 claim for the property with either the state or the county in which the property is located on or before June 28, 2007, and must have filed a Measure 37 claim with both the state and the county before Measure 49 became effective on December 6, 2007. If the state Measure 37 claim was filed after December 4, 2006, the claim must also have been filed in compliance with the provisions of OAR 660-041-0020 then in effect.

Findings of Fact and Conclusions

The claimant, Stevan Allred, filed a Measure 37 claim, M132437, with the state on December 1, 2006. The claimant filed a Measure 37 claim, ZC526-06, with Clackamas County on December 4, 2006. The state claim was filed prior to December 4, 2006.

The claimant timely filed a Measure 37 claim with both the state and Clackamas County.

2. The Claimant Is an Owner of the Property

Measure 49 defines "Owner" as: "(a) The owner of fee title to the property as shown in the deed records of the county where the property is located; (b) The purchaser under a land sale contract, if there is a recorded land sale contract in force for the property; or (c) If the property is owned by the trustee of a revocable trust, the settlor of a revocable trust, except that when the trust becomes irrevocable only the trustee is the owner."

Findings of Fact and Conclusions:

According to the deeds submitted by the claimant, Stevan Allred is the owner of fee title to the property as shown in the Clackamas County deed records and, therefore, is an owner of the property under Measure 49.

Clackamas County has confirmed that the claimant is the current owner of the property.

3. All Owners of the Property Have Consented in Writing to the Claim

All owners of the property must consent to the claim in writing.

Findings of Fact and Conclusions:

The deeds by which the claimant acquired the property indicate that there is a non-claimant owner. The claimant submitted a consent form signed by the non-claimant owner.

4. The Property Is Located Entirely Outside Any Urban Growth Boundary and Entirely Outside the Boundaries of Any City

The Measure 37 claim property must be located entirely outside any urban growth boundary and entirely outside the boundaries of any city.

Findings of Fact and Conclusions:

The Measure 37 claim property is located in Clackamas County, outside the urban growth boundary and outside the city limits of the nearest city, Estacada.

5. One or More Land Use Regulations Prohibit Establishing the Lot, Parcel or Dwelling

One or more land use regulations must prohibit establishing the requested lot, parcel or dwelling.

Findings of Fact and Conclusions:

Tax lots 201 and 202 of the property are currently zoned Exclusive Farm Use (EFU) by Clackamas County, in accordance with ORS chapter 215 and OAR 660, division 33, because the property is "agricultural land" as defined by Goal 3. Goal 3 requires agricultural land to be zoned exclusive farm use. Applicable provisions of ORS chapter 215 and OAR 660, division 33, enacted or adopted pursuant to Goal 3, generally prohibit the establishment of a lot or parcel less than 80 acres in size in an EFU zone and regulate the establishment of dwellings on new or existing lots or parcels.

Tax lots 201 and 202 consist of 0.50 acre. Therefore, state land use regulations prohibit the claimant from establishing on this portion of the Measure 37 claim property the three home sites the claimant may qualify for under Section 6 of Measure 49.

Tax lots 1000 and 1002 of the property are currently zoned Timber District (TBR) by Clackamas County, in accordance with ORS chapter 215 and OAR 660, division 6, because the property is "forest land" under Goal 4. Applicable provisions of ORS chapter 215 and OAR 660 division 6, enacted or adopted pursuant to Goal 4, generally prohibit the establishment of a lot or parcel less than 80 acres in size in a forest zone and regulate the establishment of dwellings on new or existing lots or parcels.

Tax lots 1000 and 1002 consist of 61.24 acres. Therefore, state land use regulations prohibit the claimant from establishing on this portion of the Measure 37 claim property the three home sites the claimant may qualify for under Section 6 of Measure 49.

6. The Establishment of the Lot, Parcel or Dwelling Is Not Prohibited by a Land Use Regulation Described in ORS 195.305(3)

ORS 195.305(3) exempts from claims under Measure 49 land use regulations:

- (a) Restricting or prohibiting activities commonly and historically recognized as public nuisances under common law;
- (b) Restricting or prohibiting activities for the protection of public health and safety;
- (c) To the extent the land use regulation is required to comply with federal law; or
- (d) Restricting or prohibiting the use of a property for the purpose of selling pornography or performing nude dancing.

Findings of Fact and Conclusions

Based on the documentation submitted by the claimant, it does not appear that the establishment of the three home sites for which the claimant may qualify on the property is prohibited by land use regulations described in ORS 195.305(3).

7. On the Claimant's Acquisition Date, the Claimant Lawfully Was Permitted to Establish at Least the Number of Lots, Parcels or Dwellings on the Property That Are Authorized Under Section 6 of Measure 49

A claimant's acquisition date is "the date the claimant became the owner of the property as shown in the deed records of the county in which the property is located. If there is more than one claimant for the same property under the same claim and the claimants have different acquisition dates, the acquisition date is the earliest of those dates."

Findings of Fact and Conclusions

Clackamas County deed records indicate that the claimant acquired tax lots 1000 (36.60 acres) and 201 (0.43 acre) on January 1, 1986, and tax lots 1002 (24.64 acres) and 202 (0.07 acre) on November 30, 1987.

On January 1, 1986 and November 30, 1987, tax lots 201 and 202, respectively, were subject to Clackamas County's acknowledged Exclusive Farm Use (EFU-20) zone. Clackamas County's EFU-20 zone required 20 acres for the creation of a new lot or parcel on which a dwelling could be established. Tax lot 201 consists of 0.43 acre and tax lot 202 consists of 0.07 acre. Therefore, the claimant lawfully could not have established any home sites on tax lots 201 and 202 on his dates of acquisition.

On January 1, 1986 and November 30, 1987, tax lots 1000 and 1002, respectively, of the Measure 37 claim property were subject to Clackamas County's acknowledged Transitional Timber (TT-20) zone. Clackamas County's TT-20 zone required 20 acres for the creation of a new lot or parcel on which a dwelling could be established. Tax lots 1000 and 1002 consist of 61.24 acres. Therefore, the claimant lawfully could have established the requested three home sites on tax lots 1000 and 1002 on his date of acquisition of tax lot 1002.

II. COMMENTS ON THE PRELIMINARY EVALUATION

The department issued its Preliminary Evaluation for this claim on January 7, 2010. Pursuant to OAR 660-041-0090, the department provided written notice to the owners of surrounding properties. No written comments were received in response to the 28-day notice.

III. CONCLUSION

Based on the analysis above, the claimant does not qualify for Measure 49 home site approvals on tax lots 201 and 202 because the claimant was not lawfully permitted to establish the lots, parcels or dwellings on the claimant's date of acquisition.

Based on the analysis above, the claimant qualifies for up to three home sites on tax lots 1000 and 1002. However, the number of lots, parcels or dwellings that a claimant may establish pursuant to a home site authorization is reduced by the number of lots, parcels or dwellings currently in existence on the Measure 37 claim property and any contiguous property under the same ownership according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49.

Based on the documentation provided by the claimant and information from Clackamas County, the Measure 37 claim property includes four lots or parcels and two dwellings. There is no contiguous property under the same ownership. Therefore, the three home site approvals the claimant qualifies for under Section 6 of Measure 49 will authorize the claimant to establish no additional lots or parcels and one additional dwelling on the portion of the Measure 37 claim property consisting of tax lots 1000 and 1002. The dwelling must be contained within tax lots 1000 and 1002 of the Measure 37 claim property. The claimant will be required to alter the configuration of the lots or parcels currently in existence on the Measure 37 claim property and contiguous property if he intends to develop one additional dwelling on the portion of the property consisting of tax lots 1000 and 1002, so that the additional dwelling established on the Measure 37 claim property, pursuant to these home site approvals, is sited on a separate lot or parcel and that the total number of lots or parcels located on the Measure 37 claim property does not exceed four.

IV. HOME SITE AUTHORIZATION

Based on the analysis set forth above, this claim is approved, and the claimant qualifies for three home site approvals. As explained in section III above, after taking into account the number of existing lots, parcels or dwellings, the claimant is authorized for no additional lots or parcels and one additional dwelling on the portion of the Measure 37 claim property consisting of tax lots 1000 and 1002. The dwelling must be contained within tax lots 1000 and 1002 of the Measure 37 claim property. The claimant will be required to alter the configuration of the lots or parcels currently in existence on the Measure 37 claim property and contiguous property if he intends to develop one additional dwelling on the portion of the property consisting of tax lots 1000 and 1002, so that the additional dwelling established on the Measure 37 claim property, pursuant to these home site approvals, is sited on a separate lot or parcel and that the total number of lots or parcels located on the Measure 37 claim property does not exceed four. Measure 49 relief is subject to the following terms:

1. Each dwelling must be on a separate lot or parcel, and must be contained within the property on which the claimant is eligible for Measure 49 relief. The establishment of a land division or dwelling based on this home site authorization must comply with all applicable standards governing the siting or development of the land division or dwelling. However, those standards must not be applied in a manner that prohibits the establishment of the land division or dwelling, unless the standards are reasonably necessary to avoid or abate a nuisance, to protect public health or safety, or to carry out federal law.
2. This home site authorization will not authorize the establishment of a land division or dwelling in violation of a land use regulation described in ORS 195.305(3) or in violation of any other law that is not a land use regulation as defined by ORS 195.300(14).
3. A claimant is not eligible for more than 20 home site approvals under Sections 5 to 11 of Measure 49 regardless of how many properties a claimant owns or how many claims a claimant filed. If the claimant has developed the limit of twenty home sites under Measure 49, the claimant is no longer eligible for the home site approvals that are the subject of this order.
4. The number of lots, parcels or dwellings a claimant may establish under this home site authorization is reduced by the number of lots, parcels and dwellings currently in existence on the Measure 37 claim property and contiguous property in the same ownership, regardless of whether evidence of their existence has been provided to the department. If, based on the information available to the department, the department has calculated the number of currently existing lots, parcels or dwellings to be either greater than or less than the number of lots, parcels or dwellings actually in existence on the Measure 37 claim property or contiguous property under the same ownership, then the number of additional lots, parcels or dwellings a claimant may establish pursuant to this home site authorization must be adjusted according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49. Statements in this final order regarding the number of lots, parcels or dwellings currently existing on the Measure 37 claim property and contiguous property are not a determination on the current legal status of those lots, parcels or dwellings.
5. Temporary dwellings are not considered in determining the number of existing dwellings currently on the property. The claimant may choose to convert any temporary dwelling currently located on the property on which the claimant is eligible for Measure 49 relief to an authorized home site pursuant to a home site approval. Otherwise, any temporary dwelling is subject to the terms of the local permit requirements under which it was approved, and is subject to removal at the end of the term for which it is allowed.
6. A home site approval only authorizes the establishment of a new lot, parcel or dwelling on the property on which the claimant is eligible for Measure 49 relief. No additional development is authorized on contiguous property for which no Measure 37 claim was filed or on Measure 37 claim property on which the claimant is not eligible for Measure 49 relief. A lot or parcel established pursuant to a home site approval must either be the site of a dwelling that is currently in existence or be the site of a dwelling that may be established pursuant to the home site approval.

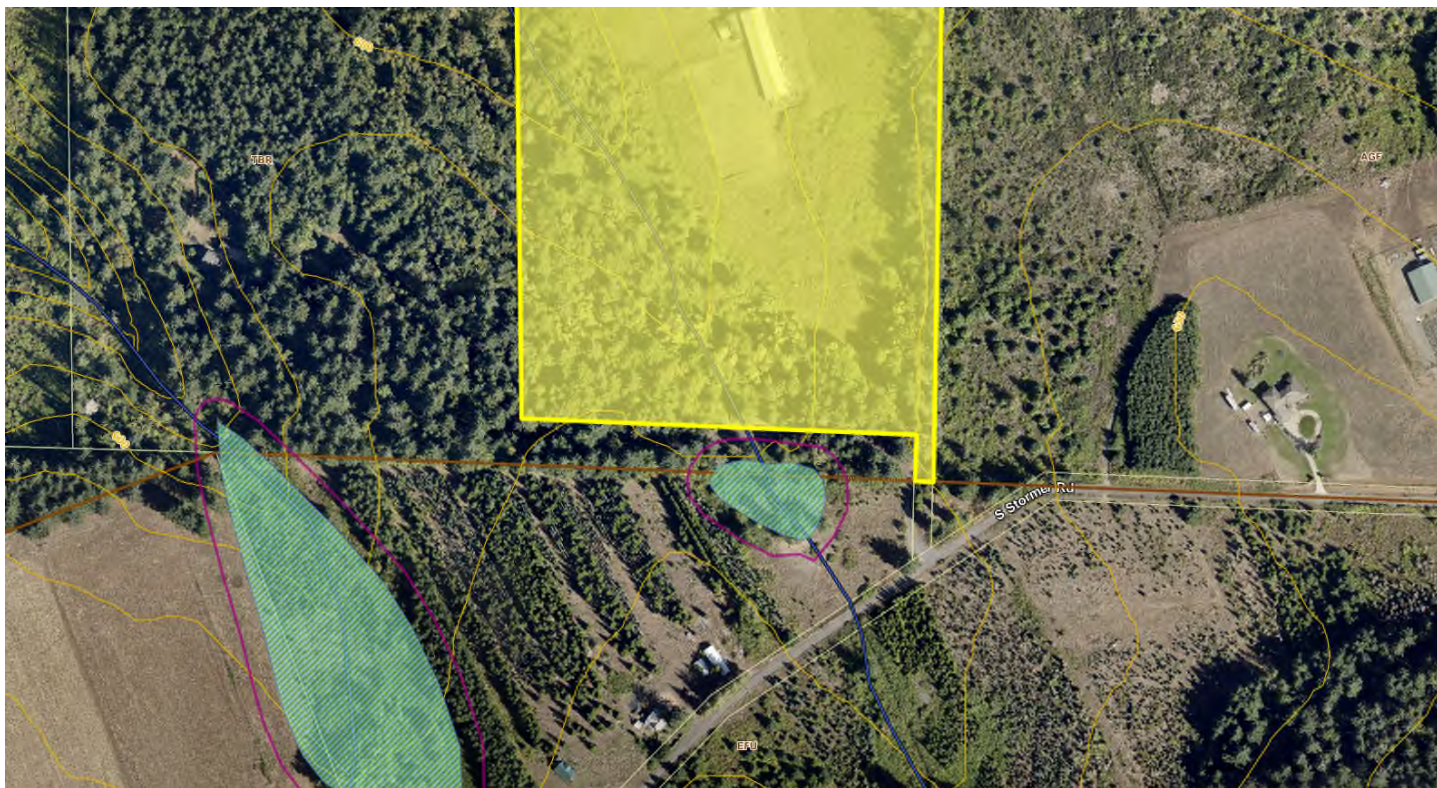
7. The claimant may use a home site approval to convert a lot, parcel or dwelling currently located on the property on which the claimant is eligible for Measure 49 relief to an authorized home site. If the number of lots, parcels or dwellings existing on the property on which the claimant is eligible for Measure 49 relief exceeds the number of home site approvals the claimant qualifies for under a home site authorization, the claimant may select which existing lots, parcels or dwellings to convert to authorized home sites; or may reconfigure existing lots, parcels or dwellings so that the number is equivalent to the number of home site approvals.
8. The claimant may not implement the relief described in this Measure 49 home site authorization if a claimant has been determined to have a common law vested right to a use described in a Measure 37 waiver for the property. Therefore, if a claimant has been determined in a final judgment or final order that is not subject to further appeal to have a common law vested right as described in Section 5(3) of Measure 49 to any use on the Measure 37 claim property, then this Measure 49 Home Site Authorization is void. However, so long as no claimant has been determined in such a final judgment or final order to have a common law vested right to a use described in a Measure 37 waiver for the property, a use that has been completed on the property pursuant to a Measure 37 waiver may be converted to an authorized home site.
9. A home site approval does not authorize the establishment of a new dwelling on a lot or parcel that already contains one or more dwellings. The claimant may be required to alter the configuration of the lots or parcels currently in existence on the Measure 37 claim property and contiguous property so that each additional dwelling established on the property on which the claimant is eligible for Measure 49 relief, pursuant to this home site authorization, is sited on a separate lot or parcel.
10. Because the property is located in an exclusive farm use zone and a forest zone, the home site authorization does not authorize new lots or parcels that exceed five acres. However, existing or remnant lots or parcels may exceed five acres. Before beginning construction, the owner must comply with the requirements of ORS 215.293. Further, the home site authorization will not authorize new lots or parcels that exceed two acres if the new lots or parcels are located on high-value farmland, on high-value forestland or on land within a ground water restricted area. However, existing or remnant lots or parcels may exceed two acres.
11. Because the property is located in an exclusive farm use zone and a forest zone, Measure 49 requires new home sites to be clustered so as to maximize suitability of the remnant lot or parcel for farm or forest use. Further, if an owner of the property is authorized by other home site authorizations to subdivide, partition, or establish dwellings on other Measure 37 claim properties, Measure 49 authorizes the owner to cluster some or all of the authorized lots, parcels or dwellings that would otherwise be located on land in an exclusive farm use zone, a forest zone or a mixed farm and forest zone on a single Measure 37 claim property that is zoned residential use or is located in an exclusive farm use zone, a forest zone or a mixed farm and forest zone but is less suitable for farm or forest use than the other Measure 37 claim properties.

12. If the claimant transferred ownership interest in the Measure 37 claim property prior to the date of this order, this order is rendered invalid and authorizes no home site approvals. Provided this order is valid when issued, a home site approval authorized under this order runs with the property and transfers with the property. A home site approval will not expire, except that if a claimant who received this home site authorization later conveys the property to a party other than the claimant's spouse or the trustee of a revocable trust in which the claimant is the settlor, the subsequent owner of the property must establish the authorized lots, parcels and dwellings within 10 years of the conveyance. A lot or parcel lawfully created based on this home site authorization will remain a discrete lot or parcel, unless the lot or parcel lines are vacated or the lot or parcel is further divided, as provided by law. A dwelling lawfully created based on a home site approval is a permitted use.
13. To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, this home site authorization will not authorize the use of the property unless the claimant first obtains that permit, license or other form of authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a permit as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies, and restrictions on the use of the subject property imposed by private parties.



Property Report

Geographic Information Systems
121 Library Court
Oregon City, OR 97045



Parcel Number	00911650
Tax Payer	MJ3 LLC
Site Address	22645 S STORMER RD, ESTACADA, OR 97023
Mailing Address	PO BOX 781, CORVALLIS, OR 97339
Tax Lot Number	33E11 01000
Land Value	\$671,573.00
Building Value	\$785,810.00
Total Value	\$1,457,383.00
Bedrooms	0
Bathrooms	1
Living Area	1593
Assessed Acres	36.60
Assessed Value	\$644,129.00
Year Built	1991
Sale Date	08/10/2022
Sale Amount	\$850,000.00
Sale Type	S
Document Number	2022-045069
Land Class	661
Building Class	14

Neighborhood	Estacada rural all other
Taxcode Districts	108028
Urban Growth Boundary	Not within boundary
FEMA	Area Of Minimal Flood Hazard
Zoning	TBR: 33.35 acres
Fire District	Estacada Fire Dist #69
Park District	Not In District
Park District Zone	No Park District Zone
School District	Estacada
Sewer District	N/A
Water District	N/A
Community Planning Organization	Redland - Fischers Mill - Viola
Garbage And Recycling Service	Waste Management of Oregon
City	Unincorporated Clackamas County

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

Generated:
Wed, 21 May 2025 19:47:53
GMT



Property Report

Geographic Information Systems
121 Library Court
Oregon City, OR 97045



Parcel Number	00911678
Tax Payer	DOUGLAS TYLER
Site Address	22625 S STORMER RD, ESTACADA, OR 97023
Mailing Address	22625 S STORMER RD, ESTACADA, OR 97023
Tax Lot Number	33E11 01002
Land Value	\$614,320.00
Building Value	\$497,530.00
Total Value	\$1,111,850.00
Bedrooms	3
Bathrooms	2
Living Area	2512
Assessed Acres	24.64
Assessed Value	\$321,273.00
Year Built	1994
Sale Date	03/15/2023
Sale Amount	\$900,000.00
Sale Type	S
Document Number	2023-008677
Land Class	661
Building Class	14

Neighborhood	Estacada rural all other
Taxcode Districts	108028
Urban Growth Boundary	Not within boundary
FEMA	Area Of Minimal Flood Hazard
Zoning	TBR: 24.44 acres
Fire District	Estacada Fire Dist #69
Park District	Not In District
Park District Zone	No Park District Zone
School District	Estacada
Sewer District	N/A
Water District	N/A
Community Planning Organization	Redland - Fischers Mill - Viola
Garbage And Recycling Service	Oregon City Garbage Co.
City	Unincorporated Clackamas County

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

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Wed, 21 May 2025 19:15:35
GMT



00911678

Property Account Summary

Account Number	00911678	Property Address	22625 S STORMER RD , ESTACADA, OR 97023
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General Information

Alternate Property #	33E11 01002
Property Description	Section 11 Township 3S Range 3E TAX LOT 01002
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	108-028
Remarks	

Tax Rate

Description	Rate
Total Rate	12.8817

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12054: Estacada rural all other
Land Class Category	661: Small Tract Forestland Option Improved
Building Class Category	14: Single family res, class 4
Year Built	1994
Acreage	24.64
Change property ratio	6XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	DOUGLAS TYLER	22625 S STORMER RD, ESTACADA, OR 97023
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	DOUGLAS TYLER	22625 S STORMER RD, ESTACADA, OR 97023
Owner	100	DOUGLAS HEATHER	22625 S STORMER RD, ESTACADA, OR 97023
Mortgage Company	100	PENTAGON FEDERAL CREDIT UNION	NO MAILING ADDRESS, AVAILABLE,

Property Values					
Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$321,273	\$311,921	\$302,840	\$293,997	\$285,408
Exempt					
TVR Total	\$321,273	\$311,921	\$302,840	\$293,997	\$285,408
Real Mkt Land	\$614,320	\$614,320	\$596,133	\$489,030	\$424,366
Real Mkt Bldg	\$497,530	\$498,020	\$490,530	\$407,000	\$353,170
Real Mkt Total	\$1,111,850	\$1,112,340	\$1,086,663	\$896,030	\$777,536
M5 Mkt Land	\$75,687	\$75,687	\$73,446	\$60,250	\$52,284
M5 Mkt Bldg	\$497,530	\$498,020	\$490,530	\$407,000	\$353,170
M5 SAV	\$4,917	\$4,610	\$3,972	\$3,830	\$3,782
SAVL (MAV Use Portion)	\$2,600	\$2,529	\$2,459	\$2,364	\$2,269
MAV (Market Portion)	\$318,673	\$309,392	\$300,381	\$291,633	\$283,139
Mkt Exception					
AV Exception					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
03/17/2023	03/21/2023 11:37:00	Taxpayer Changed	Property Transfer Filing No.: 425960 03/17/2023 by DSCHNEIDER
03/17/2023	03/21/2023 11:37:00	Recording Processed	Property Transfer Filing No.: 425960, Warranty Deed, Recording No.: 2023-008677 03/17/2023 by DSCHNEIDER
01/06/2010	01/28/2010 17:07:00	Taxpayer Changed	Property Transfer Filing No.: 198514 01/06/2010 by LAURIEB
01/06/2010	01/28/2010 17:07:00	Recording Processed	Property Transfer Filing No.: 198514, Bargain & Sale, Recording No.: 2010-000724 01/06/2010 by LAURIEB
07/11/2008	07/11/2008 14:09:00	Current Use Removal--To Year Value Set	Effective to year 2003 Designated Forestland by PAULAOAK
04/19/2005	04/19/2005 15:58:00	Annexation Completed For Property	Form Estacada Library Svc, Ord 172-2004 Pt 10 for 2005-Revise TCA Membership by JENMAYO
07/16/2004	07/16/2004 14:53:00	Property Use Approval	23.64 Acres for 2004 -Approved Small Tract Forestland Option by JEANBOR
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Creating an estate by entirety: 95-55916, 9/1/95, \$ 0

Tax Balance

Installments Payable

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date		
No Records Found								
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2024								
Receipts								
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change			
11/13/2024 00:00:00	5650112	\$4,138.55	\$4,138.55	\$4,014.39	\$0.00			
11/13/2023 00:00:00	5456011	\$4,048.48	\$4,048.48	\$3,927.03	\$0.00			
11/10/2022 00:00:00	5269932	\$3,933.77	\$3,933.77	\$3,815.76	\$0.00			
11/08/2021 00:00:00	5083665	\$3,826.93	\$3,826.93	\$3,712.12	\$0.00			
11/12/2020 00:00:00	4885507	\$3,673.46	\$3,673.46	\$3,563.26	\$0.00			
Sales History								
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
03/15/2023	03/21/2023	03/17/2023	2023-008677	\$900,000.00	425960		DOUGLAS TYLER	No
01/05/2010	01/28/2010	01/06/2010	2010-000724	\$0.00	198514		ALLRED STEVAN	No
Property Details								
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths	
2512	0 X 0	1994	48	2.0	3	2	1	



Property Account Summary

Account Number 00911650 **Property Address** 22645 S STORMER RD , ESTACADA, OR 97023

General Information

Alternate Property #	33E11 01000
Property Description	Section 11 Township 3S Range 3E TAX LOT 01000
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	108-028
Remarks	

Tax Rate

Description	Rate
Total Rate	12.8817

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12054: Estacada rural all other
Land Class Category	661: Small Tract Forestland Option Improved
Building Class Category	14: Single family res, class 4
Year Built	1991
Acreage	36.6
Change property ratio	6XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	MJ3 LLC	PO BOX 781, CORVALLIS, OR 97339
Owner	100	MJ3 LLC	PO BOX 781, CORVALLIS, OR 97339

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$644,129	\$625,488	\$607,389	\$589,799	\$420,666
Exempt					
TVR Total	\$644,129	\$625,488	\$607,389	\$589,799	\$420,666
Real Mkt Land	\$671,573	\$671,573	\$651,690	\$534,607	\$464,719

Real Mkt Bldg	\$785,810	\$794,680	\$775,610	\$642,910	\$561,790
Real Mkt Total	\$1,457,383	\$1,466,253	\$1,427,300	\$1,177,517	\$1,026,509
M5 Mkt Land	\$325,037	\$325,037	\$315,414	\$258,747	\$12,058
M5 Mkt Bldg	\$785,810	\$794,680	\$775,610	\$642,910	\$561,790
M5 SAV	\$7,609	\$7,383	\$6,915	\$6,811	\$9,696
SAVL (MAV Use Portion)	\$5,909	\$5,856	\$5,804	\$5,735	\$7,418
MAV (Market Portion)	\$638,220	\$619,632	\$601,585	\$584,064	\$413,248
Mkt Exception				\$244,851	
AV Exception				\$158,419	

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
08/12/2022	08/16/2022 12:46:00	Recording Processed	Property Transfer Filing No.: 417699, Personal Representative Deed, Recording No.: 2022-045069 08/12/2022 by ROMYMIE
08/12/2022	08/16/2022 12:46:00	Taxpayer Changed	Property Transfer Filing No.: 417699 08/12/2022 by ROMYMIE
03/01/2017	03/06/2017 08:13:00	Recording Processed	Property Transfer Filing No.: 312363, Warranty Deed, Recording No.: 2017-014242 03/01/2017 by MMORRIS
03/01/2017	03/06/2017 08:13:00	Taxpayer Changed	Property Transfer Filing No.: 312363 03/01/2017 by MMORRIS
01/06/2010	01/28/2010 17:07:00	Recording Processed	Property Transfer Filing No.: 198514, Bargain & Sale, Recording No.: 2010-000724 01/06/2010 by LAURIEB
01/06/2010	01/28/2010 17:07:00	Taxpayer Changed	Property Transfer Filing No.: 198514 01/06/2010 by LAURIEB
07/11/2008	07/11/2008 14:09:00	Current Use Removal--To Year Value Set	Effective to year 2003 Designated Forestland by PAULAOAK
04/19/2005	04/19/2005 15:58:00	Annexation Completed For Property	Form Estacada Library Svc, Ord 172-2004 Pt 10 for 2005-Revise TCA Membership by JENMAYO
07/16/2004	07/16/2004 14:52:00	Property Use Approval	35.60 Acres for 2004 -Approved Small Tract Forestland Option by JEANBOR
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Creating an estate by entirety: 95-55916, 9/1/95, \$ 0

Tax Balance

Installments Payable

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
No Records Found						

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#) 2024

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/12/2024 00:00:00	5609572	\$9,144.28	\$9,144.28	\$8,895.36	\$0.00
08/21/2024 00:00:00	5571614	\$17,839.62	\$18,693.39	\$17,839.62	\$0.00
11/08/2021 00:00:00	5083664	\$17,587.59	\$17,587.59	\$17,059.96	\$0.00
11/12/2020 00:00:00	4885506	\$5,414.35	\$5,414.35	\$5,251.92	\$0.00

Sales History								
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
08/10/2022	08/16/2022	08/12/2022	2022-045069	\$850,000.00	417699		MJ3 LLC	No
02/23/2017	03/06/2017	03/01/2017	2017-014242	\$445,000.00	312363		PEARSON JIMMY A	No
01/05/2010	01/28/2010	01/06/2010	2010-000724	\$0.00	198514		ALLRED STEVAN	No

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1593	0 X 0	1991	45	1.0	0	1	1

Statewide Wetlands Inventory

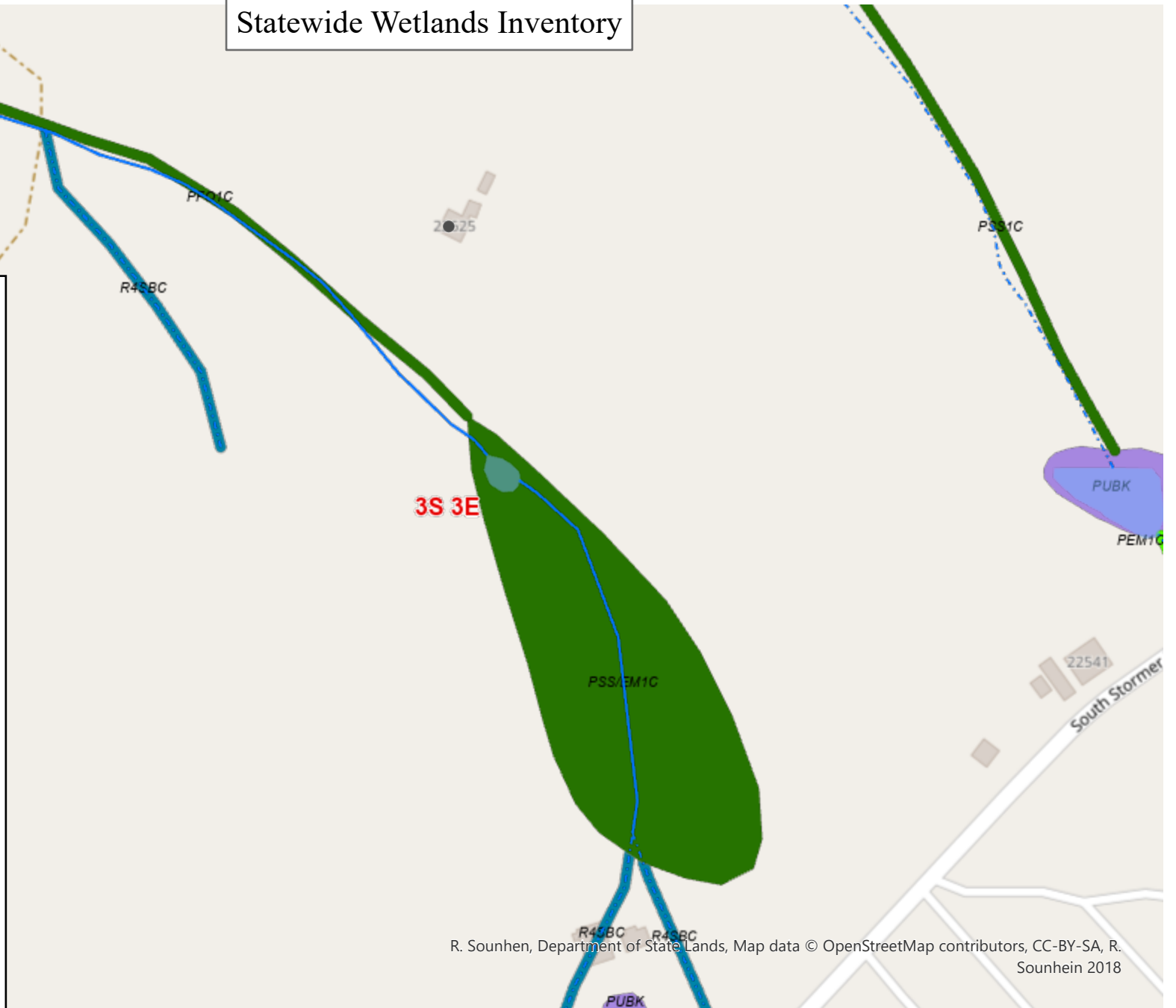
- Oregon Scenic Waterway - Water Courses
- Essential Salmonid Habitat
- └─┐ Townships
- LWI Study Area
- BASEDAT.DBO.NHDWaterbody
- BASEDAT.DBO.NHDArea

BASEDAT.DBO.NHDFlowline

- Perennial
- - - Intermittent
- Ephemeral
- - - Unknown
- - - Canal/Ditch
- - - Canal/Ditch
- - - Canal/Ditch
- BASEDAT.DBO.NHDPoint

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Agate-Winlo Soils
- SWI Predominantly Hydric Soil Map Units



R. Sounhein, Department of State Lands, Map data © OpenStreetMap contributors, CC-BY-SA, R. Sounhein 2018

Date: 6/9/2025



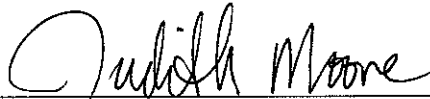
State of Oregon
Department of State Lands
775 Summer Street, NE, Ste 100
Salem, OR 97301-1279

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



IT IS HEREBY ORDERED that this Final Order and Home Site Authorization is entered by the Director of the Department of Land Conservation and Development as a final order of the department and the Land Conservation and Development Commission under ORS 197.300 to ORS 195.336 and OAR 660-041-0000 to 660-041-0160.

FOR THE DEPARTMENT AND THE LAND
CONSERVATION AND DEVELOPMENT
COMMISSION:



Judith Moore, Division Manager
Dept. of Land Conservation and Development
Dated this 21st day of March 2010

NOTICE OF RIGHT TO APPEAL OR OTHER JUDICIAL RELIEF

You are entitled, or may be entitled, to judicial remedies including the following:

1. Judicial review is available to anyone who is an owner of the property as defined in Measure 49 that it the subject of this final determination, or a person who timely submitted written evidence or comments to the department concerning this final determination.
2. Judicial review under ORS 183.484 may be obtained by filing a petition for review within 60 days from the service of this order. A petition for judicial review under ORS 183.484 must be filed in the Circuit Court in the county in which the affected property is located. Upon motion of any party to the proceedings, the proceedings may be transferred to any other county with jurisdiction under ORS 183.484 in the manner provided by law for change of venue.
3. Judicial review of this final determination is limited to the evidence in the record of the department at the time of its final determination. Copies of the documents that comprise the record are available for review at the department's office at 635 Capitol St. NE, Suite 150, Salem, OR 97301-2540. Judicial review is only available for issues that were raised before the department with sufficient specificity to afford the department an opportunity to respond.



**Planning and Zoning
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

PRE-APPLICATION CONFERENCE SUMMARY

Permit Type: M49 Partition

File No.: ZPAC0055-25

Proposal: Two-parcel land division under Measure 49 (M49) Election E132437 - Allred. The property is in the Timber (TBR) Zone.

Under the approved M49 claim, the property is eligible for a three-home sites and a land division creating one new parcel, with the newly created parcel not exceeding two acres in size and the remainder parcel encompassing the remaining land.

The claim includes 4 tax lots consisting of two lots of record.

- 22645 S Stormer Rd. Tax lots 33E11 01000 (36.60 acres), 33E14 00201 (0.43 acres) and 33E14 00202 (0.07 acres) owner MJ3 LLC combined form one lot of record sold from original claimant 2/23/2017.
- 22625 S Stormer Rd. Tax ID 33E11 01002, consists of approximately 24.64 acres and was sold from the claimant 3/15/2023.

Each lot is currently developed with a single family home. This partition request is located at 22625 S Stormer Rd and will exercise the extent of the claim. Furthered division of the properties included in the claim will not be allowed

The site is relatively flat with slopes ranging from 4% to 15%, DSL identified pond and open channel wetland, and Unregulated RSCA streams are identified at the at the southeast of the property crossing the established access and the southwest corner of the property running north south.

Staff Contact: Lizbeth Dance, Planner II, Ldance@clackamas.us, (503)742-4524

Applicant: Heather and Tyler Douglas

Assessor's Map and Tax Lot No.: 33E11 01002

Site Address: 22625 S Stormer Rd

Zoning: TBR, Approximately 24 acres

Pre-Application Conference Date: 6/26/2025 via Zoom.

Date of this Summary: 7/7/2025

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?

翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

I. APPLICABLE ZDO AND COMPREHENSIVE PLAN STANDARDS

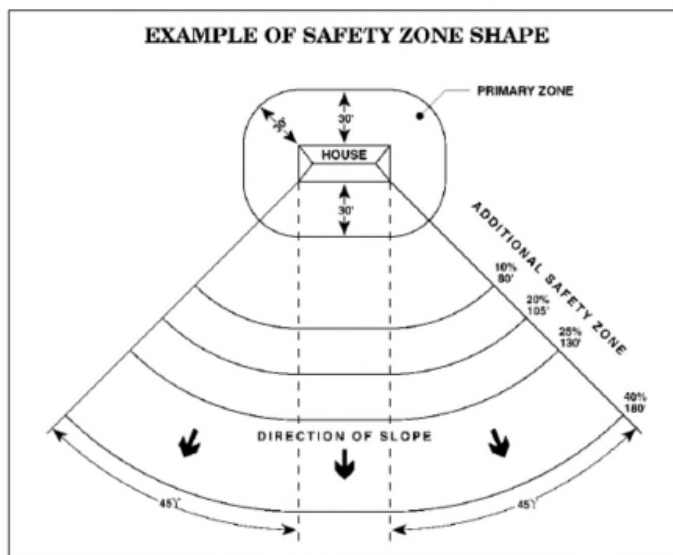
1. ZDO Section 406 Timber (TBR) Zone:

- i. TBR Density Standards – Property is approximately 24 acres as outlined in ZDO 406 as modified by M49 claim E118383, - partition creating no more than 3 parcels may be created. Two parcels can be no larger than 2 acres leaving the 3rd parcel as the remainder which is modified from what ZDO 401.07 requires. plat must be recorded and homes established meaning -final inspection (see Deed record in submittal packet documents) must be completed within that 10 year approval period.
- ii. SETBACK STANDARDS - All existing and proposed development needs to meet setback standards for the zone with the newly created lot lines. Front– 30', Sides– 10', Rear – 30' residence, 10' accessory structures. A shared access easement is considered a Front lot line as long as it is shared – 30' measured from either side. In addition to Primary Fuel Break as outlined in 406.08
- iii. 406.08 DEVELOPMENT STANDARDS A. Fire-Siting Standards for New Structures: Fuel-free break standards shall be provided surrounding any new structure approved after April 28, 1992, pursuant to a land use application, as follows:
 1. A primary fuel-free break area shall be maintained surrounding any new structure, including any new dwelling.
 - a. The primary safety zone is a fire fuel break extending a minimum distance around structures. The minimum distance is established by Table 406-2, Minimum Primary Safety Zone and Figure 406-1, Example of Primary Safety Zone. The goal within the primary safety zone is to remove fuels that will produce flame lengths in excess of one foot. Vegetation within the primary safety zone may include green lawns and shrubs less than 24 inches in height. Trees shall be spaced with greater than 15 feet between the crowns and pruned to remove dead and low (less than eight feet) branches. Accumulated leaves, needles, limbs and other dead vegetation shall be removed from beneath trees. Nonflammable materials (i.e., rock) instead of flammable materials (i.e., bark mulch) shall be placed next to the structure. As slope increases, the primary safety zone shall increase away from the structure and down the slope at a 45-degree angle from the structure, in accordance with Table 406-2 and Figure 406-1:

Table 406-2: Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

Figure 406-1: Example of Primary Safety Zone



- iii. M 49 Farm and Forest Deed Restrictions will be required to be recorded: Prior to Plat recording for the existing home and at time of residential development for each proposed parcel currently undeveloped.
- iv. 406.08.D. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Oregon Water Resources Department's (OWRD) administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Oregon Forest Practices Rules (OAR chapter 629). Evidence of a domestic water supply means:
 - a. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;
 - b. A water use permit issued by the OWRD for the use described in the application; or

- c. Verification from the OWRD that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under Oregon Revised Statutes 537.545, the applicant shall submit the well constructor's report to the County upon completion of the well.

Finding: This application is for a two parcel partition. The application as stated that a shared well will be used to supply water to each new parcel. A condition of approval requires that prior to Planning and Zoning approval of the Final Plat, the applicant shall submit a well constructor's report and well log for a completed well, or a "water availability letter" from a well constructor prior to drilling a well. Upon completion of the well, the owner shall submit the well constructor's report and well log to Planning and Zoning. As conditioned this standard can be met.

3. ZDO Section 1105- Subdivisions and partitions
<https://dochub.clackamas.us/documents/drupal/18ab246b-73fa-4207-b8fd-6424bdac58c0> as outlined in section 1105 any partition shall meet the applicable Development Standards outlined in ZDO section 1000. The applicable Development Standard Sections associated with this proposal are identified in 1001 general provisions, Table 1001. *A written response to each applicable section must be provided in the application narrative.*

Section 1005.02 outlines submittal requirements and 1105.02.D.5 requires that Wetland areas be identified on the submitted Partition Plan and that the wetland be identified on the Final Plat

Table 1001-1 Applicability of Section 1000.

Type of Development	1002 Protection of Natural Features	1003 Hazards to Safety	1004 Historic Protection	1005 Site and Building Design	1006 Utilities, etc	1007 Roads & Connectivity	1009 Land- scaping	1010 Signs	1011 Open Space and Parks	1012 Lot Size and Density	1013 Planned Unit Develop- ments	1015 Parking and Loading	1017 Solar Access	1021 Solid Waste & Recyclable Material Collection
Partitions														
Subdivisions	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	
Replats														
Institutional														
Commercial ²	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓
Industrial														

4. 1002 Protection and Natural features –
- No slopes over 20% have been identified on the property.
 - Excessive Tree Removal – Site not with UGB these standards do not apply
 - Trees and wooded areas – The property is forested with the TBR zone, forest uses are the primary allowed use in the zone.
 - River and Stream Corridors – 2 RSCA classified streams are identified on the property that are also DSL open Chanel wetlands. Please identify these areas and a adequate buffer to protect them between 50 and 150 feet
 - Deer Elk Wither Range – Property is not within this area

5. 1003 – Hazards and Safety – Property contains no known: mass movement areas, Floodplain or Floodway, Soil Hazard area or Fire Hazard area. Fire Department review of the access roads for life safety will be part of the site development review prior to plat recording and prior to building permit issuance.
6. ZDO 1004 – Historic Protection – there are no mapped historic overlays on the property, and no other known historic resources.
7. ZDO 1006 –
 - a. Utilities, -All utilities are required to be underground

ZDO 1006.03 Water Supply: The property is not located within a Ground Water Limited Area, meaning there are no additional water restrictions beyond standard zoning requirements. The existing development on one of the proposed parcels is already served by an individual exempt well, which does not require a water rights permit under state law.

For the newly created lots, water can be provided through either individual exempt wells or a shared well system. If a shared well is used, a Shared Well Agreement must be recorded with the partition to establish usage rights. Additionally, a 5-foot water line easement must be designated for any water lines crossing property lines, and a Maintenance Agreement must be included to outline responsibilities for upkeep and repairs.

At the meeting a Shared well was discussed. Also include the existing established well location.

Prior to final approval of a partition or subdivision, the applicant shall provide evidence that any wells in the tract subject to temporary or permanent abandonment under Oregon Revised Statutes (ORS) 537.665 have been properly abandoned.

The following standards apply outside the Portland Metropolitan Urban Growth Boundary, Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, and Zigzag Village:

Applicants shall specify a lawful water source for the proposed development, such as a public or community water system, certificated water right, or exempt-use well.

The subject property is located outside of the Portland UGB and outside of the unincorporated communities identified above. Therefore, a written response to this section must be provided in the application narrative.

- b. 1006.05 Onsite Waste Water Treatment – *property is not in a sewer district please provide Septic Department verification through a Septic Statement of Feasibility for*

all parcels. This will included verification of the establish system serving the home, Please check with the Septic Department to verify the established system for the existing home that will be on the reminder parcel.. For this partition 2 total systems will need to be verified. This includes the existing home. There is septic records on the property from 1990, 1992 and please verify the existing and proposed systems with Septic.

- c. 1006.06 Surface water management and erosion control - *On Site Surface Water Management Statement of Feasibility required to be submitted with the Partition application. The form can be completed by Transportation and Engineering.*
- d. 1006.07 Preliminary Statements of Feasibility are required for
 - 1. On site Surface Water – *Transportation and Engineering is the Surface Water Authority for this area – please have them complete the Statement of feasibility*
 - 2. On Site Wastewater Treatment – *Septic verification is required to confirm the functionality of the existing system and to ensure that the soils on each proposed parcel can support a septic system. This process includes obtaining three septic approvals to verify feasibility for wastewater disposal on the site.*

7. ZDO 1007.01 GENERAL PROVISIONS

- a. The location, alignment, design, grade, width, and capacity of all roads shall conform to Section 1007, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards. Where conflicts occur between Section 1007, the Comprehensive Plan, and the Clackamas County Roadway Standards the Comprehensive Plan shall control.
- b. Right-of-way dedications and improvements shall be required of all new developments, including partitions, consistent with Section 1007, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards.
- c. New developments shall have access points connecting with existing roads.
 - 1. Intersection spacing and access control shall be based on Subsection 3.08.110(E) of the Metro Code (*Regional Transportation Functional Plan*); Chapters 5 and 10 of the Comprehensive Plan; and the Clackamas County Roadway Standards.
 - 2. For development on any portion of a contiguous site identified on Comprehensive Plan Map 5-6, *Potentially Buildable Residential Sites > 5 Acres in UGB*, the applicant shall provide a conceptual map of new streets for the entire site. The map shall identify street connections to adjacent areas to promote a logical, direct, and connected system of streets; demonstrate opportunities to extend and connect new streets to existing streets, and provide direct public right-of-way routes. Closed-end street designs shall be limited to circumstances in which barriers prevent full street extensions. Closed-end streets shall not exceed 200 feet in length and shall serve no more

than 25 dwelling units. Subsequent development on the site shall conform to the conceptual street map, unless a new map is approved pursuant to Subsection 1007.01(C)(2).

3. Access control shall be implemented pursuant to Chapter 5 of the Comprehensive Plan and the Clackamas County Roadway Standards considering best spacing for pedestrian access, traffic safety, and similar factors.
4. Approaches to public and county roads shall be designed to accommodate safe and efficient flow of traffic and turn control where necessary to minimize hazards for other vehicles, pedestrians, and bicyclists.

ZDO 1007.02 – Public and Private Roadways

Direct access to County Road through existing access– new roadways are proposed.

ZDO 1007.03 Private Roads and Access Drives

- A. Private roads and access drives shall be developed according to classifications and guidelines listed in Section 1007, Comprehensive Plan Figures 5-1 through 5-3, *Typical Roadway Cross Sections*, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards, except:
 1. When easements or “flag-pole” strips are used to provide vehicular access to lots or parcels, the minimum width shall be 20 feet, unless a narrower width is approved by the Department of Transportation and Development and the applicable fire district’s Fire Marshal;
 2. Where the number of lots served exceeds three, a wider width may be required as deemed appropriate or necessary by the Department of Transportation and Development consistent with other provisions of Section 1007, the Comprehensive Plan, and the Clackamas County Roadway Standards;
 3. Access easements or “flag-pole” strips may be used for utility purposes in addition to vehicular access;
 4. The standards listed above may be deviated from when deemed appropriate by the Department of Transportation and Development to accommodate one-half streets or private common access drives and roads within developed urban areas providing access to not more than seven lots; and
 5. The intersection of private roads or access drives with a public or county road and intersections of two private roads or access drives shall comply with the sight distance and clear zone standards pursuant to Subsection 1007.02(D).

Additional ZDO sections *identified below do not appear to be applicable to the proposed partition. However, a written response to each of these sections must be provided in the application narrative.*

1010 – Signage – no signage proposed

1011 – Open Space and Parks – this partition is not creating either

1012- Lot size and Density –as outlined in M49 Claim – 2 parcels no larger than 2 acres with a remainder.

1013 – PUD not proposed

1015 – Parking and loading – no applicable

1017 – Solar access – no applicable

Make sure you complete Partition Review Application and all other required Land Use reviews, including narrative addressing all zoning code sections outlined herein and provide all required feasibility statements and site plan details.

II. LAND USE PERMITTING PROCESS

1. Land use applications are not conceptual. At the time of submittal, the applicant is expected to be at final design stage for all of the following that apply to the particular proposal: site plan, building elevations/materials, and access location/width and frontage improvements. **This is important because most changes after land use approval, except as necessary to comply with conditions of approval, will require a new land use application.**

2. The recommended land use application(s) is/are:

Partition is a “Type II” land use application process, as provided for in Section 1307 of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director’s decision can be appealed to the County Land Use Hearings Officer.

- **Partition Application:** Please check [fee schedule](#)
 - o **Statement of Feasibility:** On site surface water management (completed by the Transportation and Engineering Department)
 - o **Statement of feasibility:** Septic for both parcels (verifying established systems and shown a new system can be established on the proposed parcels)

Payable by cash, credit card, or check payable to Clackamas County

- Credit card payment subject to a 2.75% service fee and must be accompanied by the [Credit Card Authorization Form](#)

IMPORTANT NOTE: Clackamas County Fees will be going up July 1, 2025. Fees identified above are current fees. If the applications are submitted after July 1, 2025 fees in place at that time will be applied.

- o Timeline:
 - o Completeness review: 30 days; within the first 30 days of the application being submitted the Planning Division will review the application materials to ensure that everything required has been turned in. In the event that there are items missing from the application packet, you will be notified of the specific items missing and information on how you can provide staff with the missing documents/information.
 - o Notice period: 20 days, minimum; once an application is deemed complete the County will send a mailed notice to property owners within 750 feet of the subject property, the Community Planning Organizations (CPO), and various partner agencies. Staff cannot issue a final decision until the minimum 20-day notice period has passed.
 - o Decision: Staff makes every effort to issue a decision within 45 days of being deemed complete; however, State law generally requires a final County decision issued within 120 or 150 days of being deemed complete.

III. QUESTIONS RAISED BY THE APPLICANT & COUNTY STAFF RESPONSES

1. *Will need to verify access easement Martian Sprague with Survey will be providing additional info based on available research but access easement verification is the applicant's responsibility to provide. See his notes included in this summary.*

IV. MINIMUM LAND USE APPLICATION SUBMITTAL REQUIREMENTS

The submittal requirements are provided in ZDO 1307.07(C) and 202, 406, 704, 1001, 1002, 1003, 1004, 1006, 1007, 1010, 1011, 1012, 1013, 1015, 1017, 1105. In addition, review the applicable criteria listed above while preparing your written narrative and other land use application items. It is the applicant's responsibility to clearly demonstrate how a proposal meets all applicable criteria.

V. AGENCY/DEPARTMENT CONTACT INFORMATION: **This list is provided for the applicant to follow up with relevant service providers, agencies, Community Planning Organization and County staff as needed.*

Contact	Invited to Pre-App	Attended Pre-App
Lizbeth Dance, Planner II, LDance@clackamas.us, 503-742-4524	Yes	Yes
Ken Kent, Development Engineering, KenKen@Clackamas.us, 503-742-4673	Yes	Yes
Estacada Fire, Sarah Poet, spoet@estacadafire.org. 503-630-7788	No	
Clackamas County Septic & Onsite Wastewater, SepticInfo@Clackamas.us , 503-742-4740	Yes	No

Clackamas County Parks and Transportation System Development Charges Wendi Coryell, 503-742-4657, DTDTransSDC@clackamas.us	no	-
Clackamas County Service District No. 5 Street Lighting, Wendi Coryell, 503-742-4657; SDN5-StreetLighting@clackamas.us	no	-
Clackamas County Survey, Martin Sprague, Msprague@clackamas.us , 503-742-4481	Yes	Yes
Community Planning Organization* CPO-Redland- Fischers Mill - Viola	No	-

**Community Planning Organizations (CPOs) are part of the county's community involvement program. They are advisory to the Board of County Commissioners, Planning Commission and Planning and Zoning Division on land use matters affecting their communities. CPOs are notified of proposed land use actions and decisions on land within their boundaries and may review these applications, provide recommendations or file appeals. You are encouraged to contact the CPO and attend any meeting they may hold to discuss your application.*

VI. LIST OF ATTACHMENTS

1. Development Engineering
2. Survey

VII. LIMITATIONS AND DISCLAIMERS

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

The information in this document is introductory and is designed to act as a guide to relevant Zoning and Development Ordinance (ZDO) and Comprehensive Plan standards. This is an initial review and is based on the information submitted by the applicant for the pre-application conference.

Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

SURVEY:

Here are the comments,

After a little more deep drive into the parcels it appears that the owner (in the 74 and 75 deeds) overlapped the access strip (40' foot) one deed going south to Right of way then Southwest (about 40 feet) then north 126 to claim line then west 1900+/- to Point of beginning. The other deed goes south to Right of way then Northeast to the claim line (the triangle portion) then to point of beginning. This should be fixed fairly easily (hope so). We need to find who had senior right first, surveyor should be able to tract that down.

Thanks

Martin

There are recent Survey SN 2025-149 East of this property on record with the County Surveyor's Office. A search of Deeds appears that there may be ownership to the Stormer Road this will need to be resolved before Recorded. Old surveys and field books in the card index has not been conducted as part to this look at survey activity in the area.

All partition plats must be prepared pursuant to ORS Chapter 92 and County Code Chapter 11.01 and 11.02. Current ZDO 1105.07 rules effective June 1, 2015, all parcels and partition plats must be surveyed and monumented, the only unsurveyed plats allowed are those with all parcels over 80 acres in size.

Fees, minimum submittal requirements and application for plat review are available from the Clackamas County Surveyor's web site, <http://www.co.clackamas.or.us/surveyor/> .

This property appears to take access to a public or county road via a private easement. Expansion of use of a private easement (over burdening the easement) may not be allowed by language in the document that created the easement or by common law, this is a legal issue that should be resolved prior to moving ahead with any land division process. It however understood that if there is an existing easement access the subject property that access may be apportioned to additional parcels, this is a legal issue that would need to be reviewed by the developer's legal counsel. Additional easements may need to be acquired to provide access to the newly created lots or parcels.

Easements created to access parcels that may have the ability to be further divided in the future should contain language that would allow the access and utilities easement to be used by the future divisions of those newly created lots or parcels. (I.E.: The access and utilities easements shown are for the benefit of parcels 1 and 2 and any future divisions thereof.) Any private easements should also contain provisions for public utility services such as water, electric, communications, natural gas, storm drainage, sanitary sewer, emergency services, etal.

Fences, other occupations and encroachments that fall across deed lines may indicate that unwritten title (property ownership) issues exist. It is the responsibility of the surveyor conducting the property boundary survey to notify the declarant and/or property owner if such situations exist. Failure to present the issues and resolve them will usually result in delay of the plat approval and recording. If problems are noted please bring them to the attention of the County Surveyors office as soon as possible. We may be able to suggest solutions. Easements will (as a general rule) not be acceptable solutions for encroachments.

For any Public Land Corners not recently restored the county will provide restoration prior to completion of the plat boundary survey by the developer's surveyor. Request to protect/restore forms

are available on our County Surveyor's web page at <http://www.co.clackamas.or.us/surveyor/landcorners.htm> , please provide adequate timing for us to place the restoration in our work queue.

We note that some existing surveys in the area indicate that fence or occupation lines may not be on the deed lines this may require negotiation with adjoining neighbors or boundary line agreements as warranted to resolve and boundary line issues prior to plat approval by the County Surveyor.

No other special survey issues.

Martin Sprague, Land Surveyor Supervisor

Clackamas County Surveyor's Office

150 Beavercreek Road Oregon City, OR 97045

Primary Phone 503-742-4481

Hours of operation: Mon- Friday - 7am -3:30pm,

msprague@clackamas.us