



**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: 06/14/2023

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

File Number: Z0206-23

Application Type: Temporary Permit/Care/Renew

Proposal: Application to renew a permit for a Temporary Dwelling for Care to continue to allow the placement of a temporary manufactured home on the property in the provision of care to a family member.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections ZDO Section 202, 407, 1204, 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: HARWOOD, LOIS

Property Owner: ALLEE CAROL ELIZABETH & MATTHEW RAY

Site Address: 18012 S DILLMAN RD
OREGON CITY, OR 97045

Location:

Assessor's Map and Tax Lot: 32E12A 00101
32E12A 00104

Zoning: AGF-AG FOREST DISTRICT

Staff Contact: Aldo Rodriguez 503-742-4541

E-mail: ARodriguez@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-FISCHER'S CPO
WARD LANCE 503-631-2550
LANCECWARD@AOL.COM

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

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

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

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

How to Comment on this Application:

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

Comments:

Your Name/Organization

Telephone Number

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

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



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TYPE II OR III LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:	<input type="text" value="5/18/23"/>
FILE NUMBER:	<input type="text" value="Z0206-23-STC"/>
APPLICATION TYPE:	<input type="text" value="TEMPORARY DWELLING FOR CARE RENEWAL"/>

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

Staff Name

Title

Comments:

Check one:

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

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



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STAFF USE ONLY

RECEIVED

MAY 18 2023

Clackamas County
 Planning & Zoning Division

GM
 Staff Initials: _____ File Number: **Z0206-23-STC**

Land use application for:

TEMPORARY DWELLING FOR CARE

Application Fee: \$835

APPLICANT INFORMATION			
Applicant name: Lois Harwood	Applicant email: lois.harwood@hotmail.com	Applicant phone: 503-803-3528	
Applicant mailing address: 18012 S. Dillman Road	City: Oregon City	State: OR	ZIP: 97045
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: Renewal of Permit for temporary dwelling (existing manufactured home on a foundation) for care by occupant of handicapped grandson who lives with his parents at 18010 S. Dillman Road.

SITE INFORMATION		
Site address:	Comprehensive Plan designation:	Zoning district:
Map and tax lot #: Township: <u>3S</u> Range: <u>2E</u> Section: <u>12 A</u> Tax Lot: <u>101 & 104</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 10 acres	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Lois E. Harwood Matthew R. Allee Carol E. Allee	Signatures of all property owners: <i>Lois E. Harwood</i> <i>Matthew R. Allee</i> <i>Carol E. Allee</i>	Date(s): 5/17/2023 5/17/2023 5/17/2023
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: <i>Lois E. Harwood</i>		Date: 5/17/2023

A. Review applicable land use rules:

This application is subject to the provisions of [Section 1204, Temporary Permits](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

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

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$835**. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, acreage/square footage of lots, and contiguous properties under the same ownership;
 - All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Floor plans:** Attach detailed, accurate, and to-scale floor plans for the primary dwelling. Also include floor plans of any existing accessory dwelling on the property. Label all rooms, show all of their dimensions, include their square footage, and identify all doors and partition walls.
- Licensed healthcare provider's signed statement(s):** Have a licensed healthcare provider complete, sign, and date the statement page at the end of this application form, or another written statement that includes all of the same information, for each proposed care recipient. The signed statement(s) must be dated within 90 days preceding the date this permit application is submitted.
- Evidence for separate on-site wastewater treatment system (if applicable):** If you are requesting that the proposed temporary dwelling use a *separate* on-site wastewater treatment system than the primary dwelling, you must include evidence that the system serving the primary dwelling is not adequate to serve the temporary dwelling, unless you provide evidence that more than one lawfully established on-site wastewater treatment system exists on the subject lot of record or tract.
- Utility provider's statement for separate service (if applicable):** If you are requesting that the proposed temporary dwelling have *separate* water, electricity, natural gas, or sanitary sewer service than those of the primary dwelling, or have any separate utility meter, you must include a written statement from the utility provider substantiating that separate service is *required*, unless you provide evidence that more than one lawfully established service exists on the subject lot of record or tract.

C. Answer the following questions:

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

1. Is this an application to renew a previously approved *Temporary Dwelling for Care* permit?

NO, this is an application for a new permit.

YES, and the file number for the most recent approval is: Z0213-19.

2. Identify the type of temporary dwelling proposed (see ZDO [Section 202](#) for complete definitions of these dwelling types):

Manufactured home (Constructed on or after June 15, 1976, in accordance with federal manufactured housing construction and safety standards/regulations)

Mobile home (Constructed between January 1, 1962, and June 15, 1976, in accordance with the construction requirements of Oregon mobile home law)

Residential trailer (Greater than 400 square feet, less than 700 square feet, and constructed, for movement on the public highways, before January 1, 1962, in accordance with federal manufactured housing construction and safety standards /regulations)

Recreational vehicle (Not exceeding 400 square feet in gross floor area in the set-up mode and licensed by the State of Oregon as a vehicle, with or without motive power, that is designed for human occupancy and to be used temporarily for recreational, seasonal, or emergency purposes)

3. What are the names of all proposed care recipients?

Care recipient name(s): Logan William Dort

4. What are the names of all proposed care providers?

Care provider name(s): Carol Allee, Matthew Allee and Lois Harwood

5. Will the proposed temporary dwelling be located on the same lot of record or tract as a lawfully established permanent dwelling? (A "tract" is one or more contiguous lots of record under the same ownership.)

NO

YES

6. If the temporary dwelling would be in the Ag/Forest (AG/F), Exclusive Farm Use (EFU), or Timber (TBR) zoning districts, is every proposed care recipient a resident of an existing dwelling located on the subject lot of record or tract, or the relative of such a resident?
- NO, the proposed care recipient does not currently reside at the subject property and is not the relative of a current resident.
 - YES, the proposed care recipient currently resides at the subject property or is the relative of a current resident.
 - The temporary dwelling would not be in the AG/F, EFU, or TBR Districts.

7. Identify everyone who will occupy each dwelling on the subject lot of record or tract:

<i>Occupant name</i>	<i>Age</i>	<i>Relationship to care recipient(s)</i>
PERMANENT PRIMARY DWELLING		
Matthew Allee	39	Son-in-law
Carol Allee	42	Daughter
Logan Dort	21	Grandson
Sophia Allee	15	Granddaughter
Henry Allee	12	Grandson
Garrison Allee	10	Grandson
TEMPORARY DWELLING		
Lois Harwood	76	
ANY OTHER DWELLING (e.g. ADU, accessory historic dwelling, or other permanent dwelling)		

8. In the box below, explain why the use of any existing housing on the subject lot of record or tract, including rented or vacant housing, is not a reasonable alternative to the proposed temporary dwelling.

Also explain why the care recipient and care provider cannot reasonably be expected to reside in an existing permanent dwelling on the subject lot of record or tract.

If the reasoning is based on insufficient space in an existing dwelling or the need for privacy, you must include supporting details (such as the size of the existing housing and the number of bedrooms and bathrooms in the existing housing) in a detailed floor plan.

The primary dwelling does not have enough bedrooms to accommodate 4 adults (1 married couple and a single adult) and 4 children (3 boys and 1 girl) with Logan requiring his own room to provide for his sensory behavioral issues. It would not be safe for the younger sibling boys to share a bedroom with him.

The primary dwelling has 2600 square feet with two floors, 2 bathrooms and 4 bedrooms.

The temporary dwelling has 2100 square feet on one floor, 2 bathrooms and 3 bedrooms because the initial application for the temporary dwelling included two adults living in this dwelling with one who was handicapped and needed a caregiver, but who has subsequently died.

See attached floor plans.

9. Would another adult live with the care recipient(s) if this permit is approved?

NO

YES, but that/those other adult(s) cannot provide the care for the following reasons:

Only his parents and Logan needs adult supervision when his parents are at work.

10. Does any proposed care recipient *currently* reside on the subject lot of record or tract?

NO

YES, and no relative of the care recipient lives nearby.

YES, but other nearby relatives cannot provide care because (explain in the box below):

The only relatives that live on the property are his parents and grandmother. No other relatives live nearby. Logan needs adult supervision when the parents are at work, thus the need for the grandmother to live in the temporary dwelling.

11. Is there another temporary dwelling for care already on the subject lot of record or tract?

NO

YES

D. Understand the following conditions:

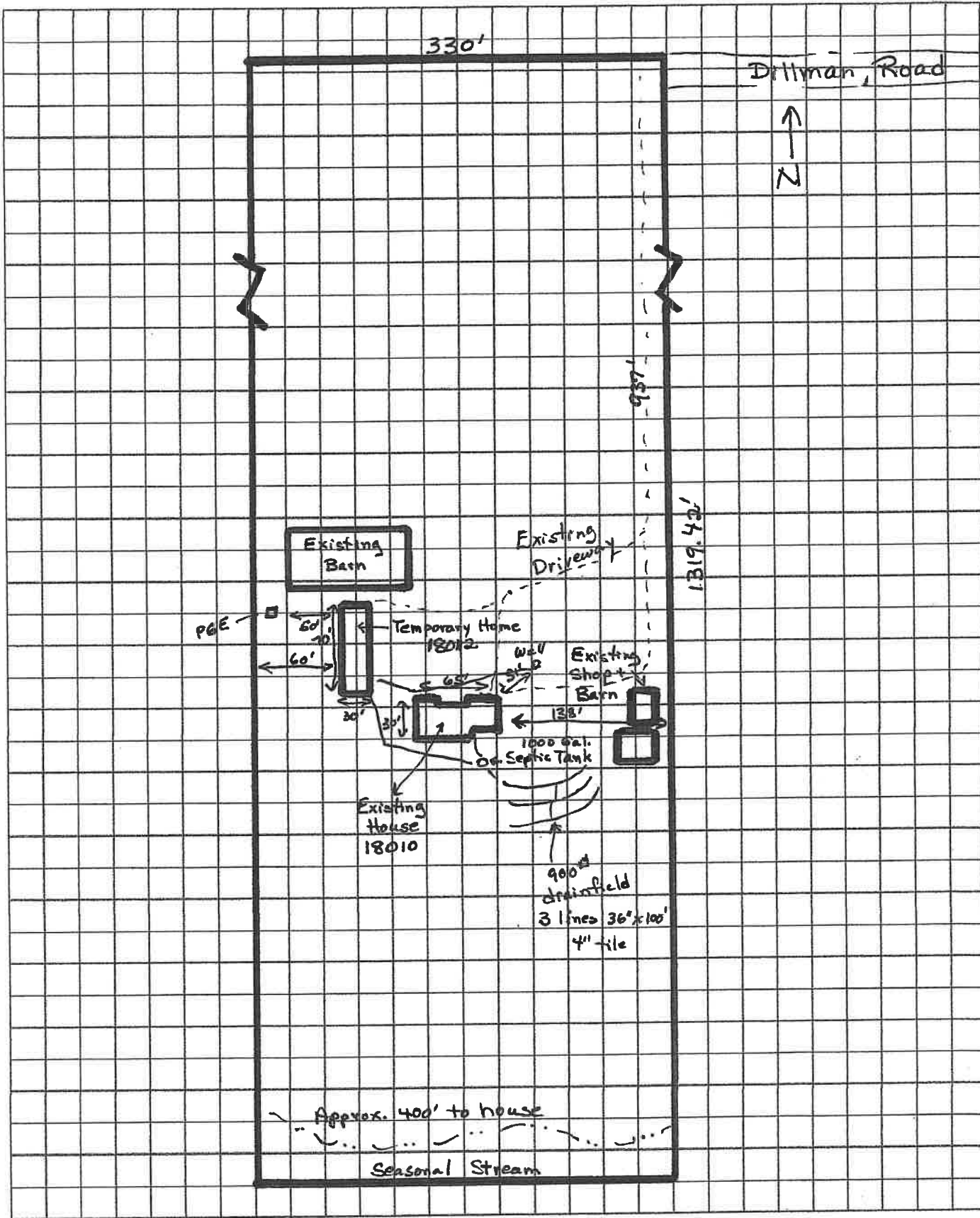
The temporary permit, if approved, will be subject to these conditions, unless an exception is specifically requested in your application and approved:

1. The temporary dwelling shall be connected to a sanitary sewer system or to an on-site wastewater treatment system approved by the County. The temporary dwelling shall use the same on-site wastewater treatment system used by the permanent dwelling, if that system is adequate to accommodate the additional dwelling. An exception may also be granted if more than one lawfully established on-site wastewater treatment system exists on the subject lot of record or tract.
2. The temporary dwelling shall comply with the minimum yard depth standards for primary buildings in the applicable zoning district.
3. All water, electricity, natural gas, and sanitary sewer service for the temporary dwelling shall be extended from the permanent dwelling services. No separate meters for the temporary dwelling shall be allowed. An exception may be granted if the utility provider substantiates that separate service is required or if more than one lawfully established service exists on the subject lot of record or tract.
4. The temporary dwelling shall use the same driveway entrance as the permanent dwelling, although the driveway may be extended. An exception may be granted if more than one lawfully established driveway entrance to the subject lot of record or tract exists.
5. The temporary dwelling shall be located within 100 feet of the permanent dwelling. This distance shall be measured from the closest portion of each structure. This distance may be increased if the applicant provides evidence substantiating that steep slopes, significant natural features, significant existing landscaping, existing structures, other physical improvements, or other similar constraints prevent compliance with the separation distance standard. The increase shall be the minimum necessary to avoid the constraint. An exception may also be granted if the temporary dwelling will be sited in the same or substantially similar location as a previous, lawfully established temporary dwelling for care.
6. A written statement shall be recorded in the County deed records recognizing that a dwelling approved pursuant to ZDO Subsection 1204.04 is temporary and that the temporary permit is not transferable when the property is conveyed to another party.
7. The temporary dwelling shall not be a source of rental income.
8. If the temporary dwelling is a manufactured dwelling or residential trailer, it shall be removed from the subject property when the permit expires or the need for care ceases, whichever first occurs. An exception to this provision may be granted if a temporary manufactured dwelling is converted to a permanent dwelling. Such a conversion shall be allowed only if the temporary dwelling complies with all applicable standards of the Zoning and Development Ordinance for a permanent dwelling, including any that limit the number of dwelling units permitted on the subject property. If the temporary dwelling is a recreational vehicle, it shall be removed from the subject property or placed in a stored condition when the permit expires or the need for care ceases, whichever first occurs. A recreational vehicle shall be deemed to

be placed in a stored condition when it ceases to be used for residential purposes and is disconnected from any on-site wastewater treatment system and all utilities other than temporary electrical connections for heating necessary to avoid physical deterioration. Storage of a recreational vehicle shall comply with all other applicable requirements of the Zoning and Development Ordinance.

PLOT PLAN

Township 35 Range 2E Section 12 Tax Lot 101 + 104
 Address 18010 S. Dillman Rd., Oregon City, OR 97045

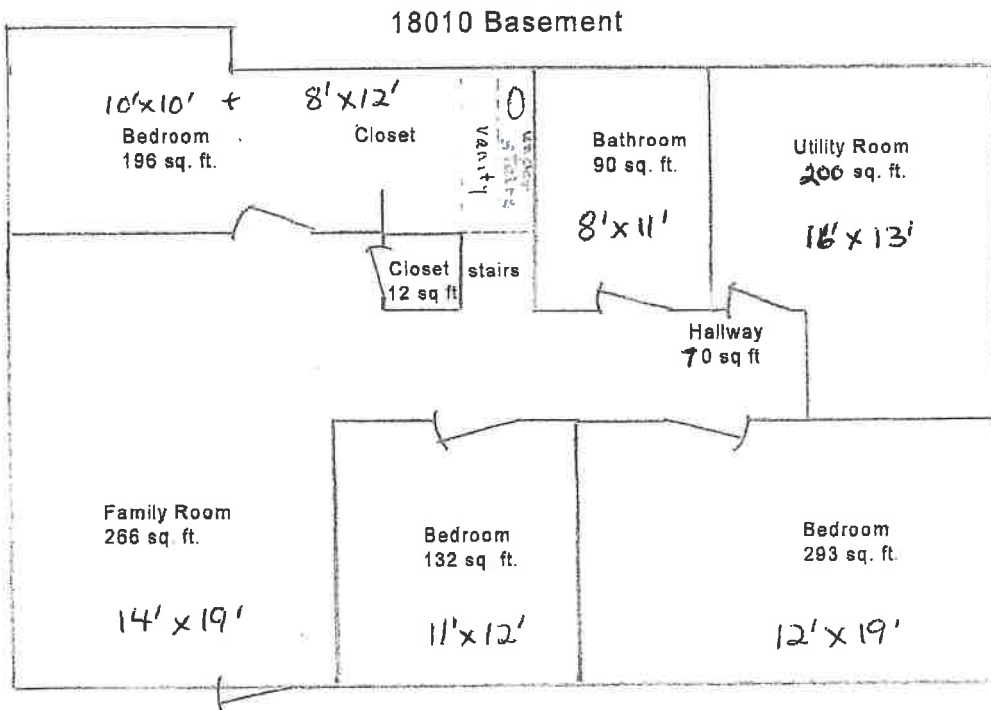
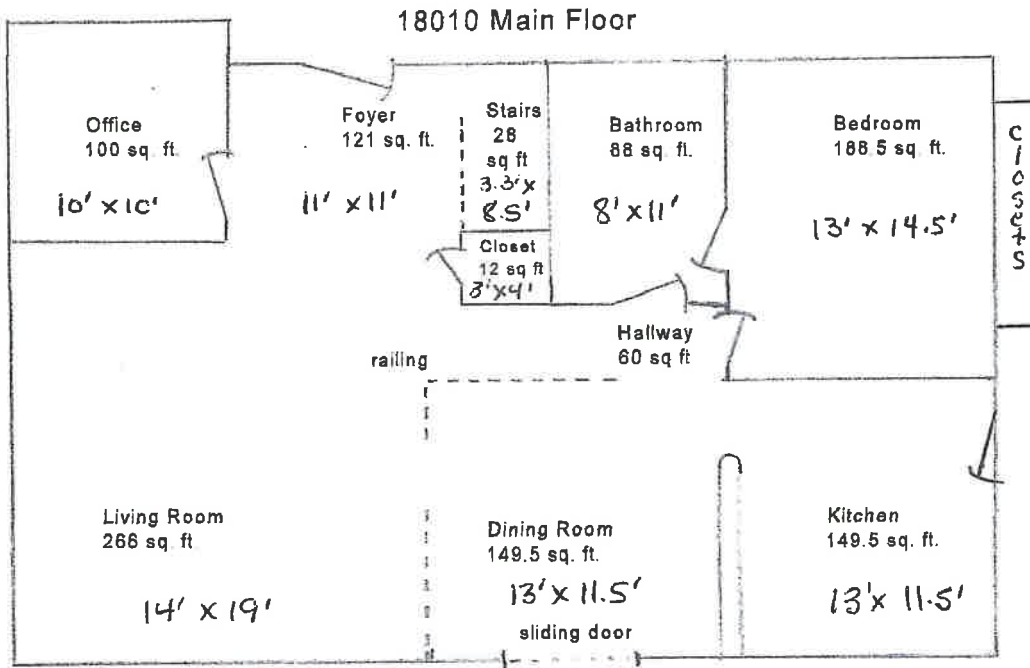


Building Permit or Building Permit Application Number: Z 0191-13

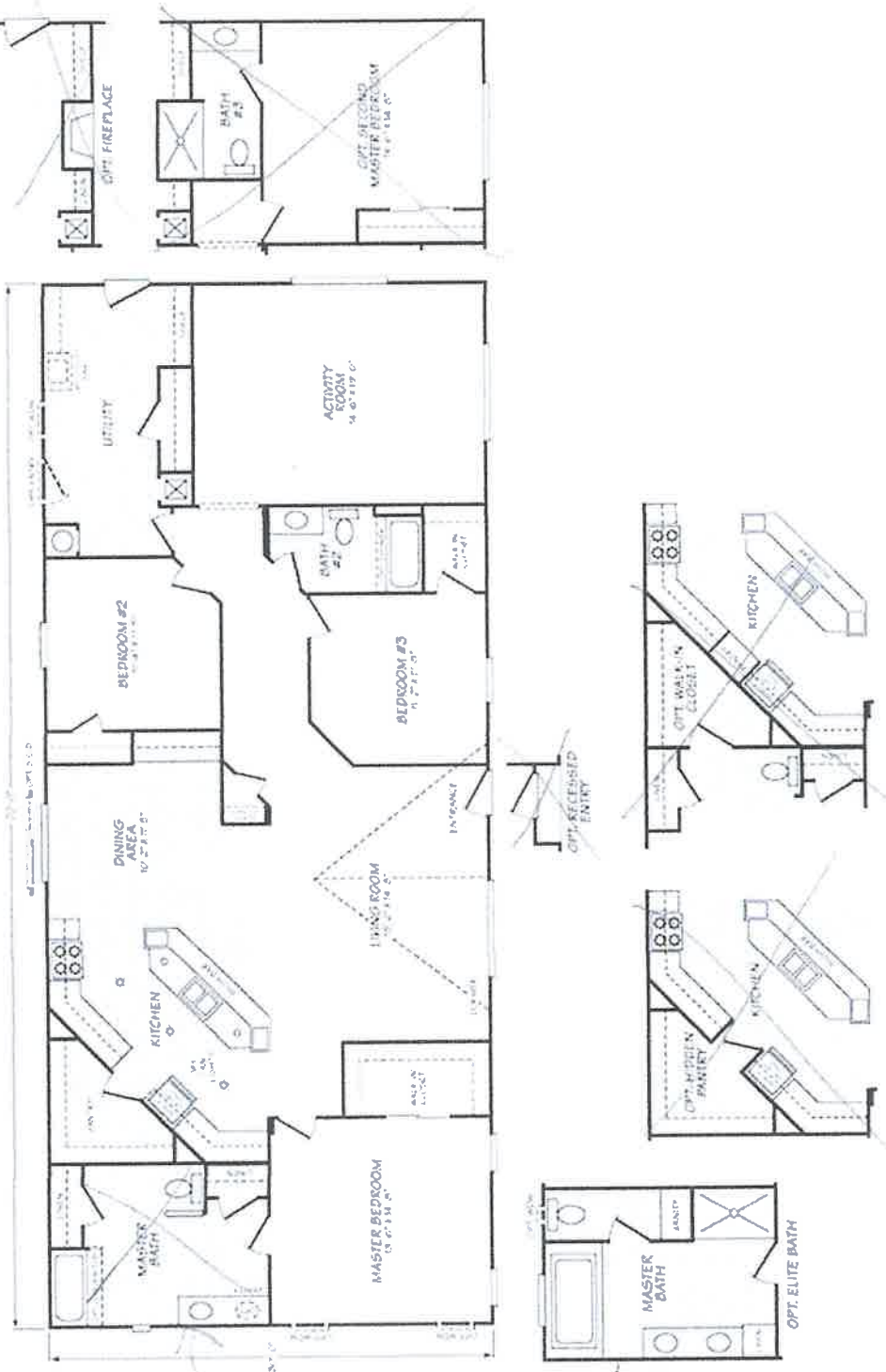
Location Maps



18010 S. Dillman Road Oregon City, OR 97045



18012 S Dillman Rd.



Last Updated: 12-28-11



**Clackamas County
Building Codes Division**

150 Beaver Creek Road
Oregon City, OR 97045
Phone: (503) 742-4240
http://www.clackamas.us
Inspection Requests (24 hours):
(503) 742-4720

Building Inspection Notice

Permit Number: MH003513
Permit Description: PERMIT FOR CARE
Inspection: 899 MH Final
Scheduled Date: 2013-10-15
Permit Address: 18012 S DILLMAN RD
Inspector: Michael W Archer
Inspector Phone: 503 519 9140
Inspection Result: **Approved**
Inspection Comments:



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Building Inspection Notice

Scheduled Inspection(s)
Permit Number: MH003513
Permit Description: TEMPORARY PERMIT FOR CARE
Inspection: 860 MH Installation
Scheduled Date: 2013-10-15
Permit Address: 18012 S DILLMAN RD
Inspector: Michael W Archer
Inspector Phone: 503 519 9140
Inspection Result: **Approved**
Inspection Comments:
Installer Cert 218081 MDI 593

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Building Inspection Notice

Scheduled Inspection(s)

Permit Number: L0350213 L: Electrical (New Single Family Res)
Permit Description: TEMPORARY PERMIT FOR CARL SLRVICE & FLDDL
Inspection: 100 Service & Rough-In
Scheduled Date: 09/06/2013
Permit Address: 18010 S DILLMAN RD, Clackamas County, OR 97045

Inspector: Rod Jones
Inspector Phone: 503-742-4763
Inspection Result: PA: Partial Approval

Inspection Comments: APPROVED SLRVICE ONLY FLDDL (DLNLD. 1) FLDDL TO MH PANLL MUS I CONTAIN A #4 INSULATION GROUND CONDUCTOR IDLNTIHLD WITH GRLLN TAPE OR MARKING.



Licensed Healthcare Provider's Statement

For an application for a Temporary Dwelling for Care Permit

PATIENT INFORMATION	
Patient's name: <i>Logan Dort</i>	Patient's age: <i>21</i>
Patient's address: <i>18010 S. Dillman Rd., Oregon City, OR 97045</i>	

This section must be fully completed only by the signed licensed healthcare provider.

1. The patient suffers from at least one of the following:

<input type="checkbox"/> Age-related condition(s) generally described as: _____	<input checked="" type="checkbox"/> Medical condition(s) generally described as: <i>autism spectrum disorder</i> <i>ACTH deficiency</i> <i>central hypothyroidism</i>
--	--

2. The condition(s) require assistance with the following daily activities (check all that apply):

<input checked="" type="checkbox"/> Bathing/grooming	<input checked="" type="checkbox"/> Food preparation
<input type="checkbox"/> Dressing	<input checked="" type="checkbox"/> Laundry
<input checked="" type="checkbox"/> Eating	<input type="checkbox"/> Income generation due to financial hardship
<input type="checkbox"/> Property maintenance or improvement	<input checked="" type="checkbox"/> Routine shopping
<input type="checkbox"/> Ambulation/transferring	<input type="checkbox"/> Toileting
<input checked="" type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Medication management
<input checked="" type="checkbox"/> Supervision due to cognitive impairment	<input type="checkbox"/> Other daily activity: _____

3. Assistance with these activities will be provided by the following people:

Name(s): *Lis HARWOOD*

I, the undersigned, do certify that I have completed this form and that the above information is true. I have marked _____ boxes in Question 1 and _____ boxes in Question 2.

Healthcare provider's name: <i>Jennifer Vines MD</i>	License number: <i>MD 25769</i>	Name of healthcare practice: <i>Kaiser</i>
Address of healthcare practice: <i>9800 SE Sunnyside Clackamas, OR</i>		Phone: <i>503-813-2000</i>
Healthcare provider's signature: <i>Jennifer Vines</i>		Date: <i>5-11-2023</i>

DISCLAIMER: This document will be held as a public record.