



**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: 11/15/2023

Notice Mailed To: Property owners within 500 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0442-23

Application Type: Home Occupation

Proposal: Home Occupation renewal for a Tri-State Shotblasting Inc.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 316, 822, and 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: KNABLE, JAMES & SHELLI

Property Owner: KNABLE JAMES J TRUSTEE

Site Address: 18165 S ELIDA RD
OREGON CITY, OR 97045

Location: on S Elida Rd approximately 700 feet south of S Redland Rd

Assessor's Map and Tax Lot: 32E01A 01302

Zoning: RA2-RURAL AREA 2

Staff Contact: Mya Ganzer

E-mail: MGanzer@clackamas.us

File Number: Z0442-23

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

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

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

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

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

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

How to Comment on this Application:

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

Comments:

Your Name/Organization

Telephone Number

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

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



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

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

TYPE II OR III LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:

FILE NUMBER:

APPLICATION TYPE:

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:



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

STAFF USE ONLY

RECEIVED

Nov 13 2023

Clackamas County
 Planning & Zoning Division

Z0442-23

Staff Initials: _____ File Number: _____

Land use application for:

HOME OCCUPATION

(Level Two or Level Three Major Home Occupation)

Application Fee: \$1,065

APPLICANT INFORMATION			
Applicant name: <i>James Knable</i>	Applicant email: <i>tri-state-shotblasting@yahoo.com</i>	Applicant phone: <i>503-631-4787</i>	
Applicant mailing address: <i>18165 S. Elida Rd</i>	City: <i>Oregon City</i>	State: <i>OR</i>	ZIP: <i>97045</i>
Contact person name (if other than applicant): <i>Shelli Knable</i>	Contact person email: <i>tri-state-shotblasting@yahoo.com</i>	Contact person phone: <i>503-631-4787</i>	
Contact person mailing address: <i>18165 S. Elida Rd.</i>	City: <i>Oregon City</i>	State: <i>OR</i>	ZIP: <i>97045</i>

PROPOSAL
Brief description of proposal: <i>Renewal of home occupation permit to operate a home office, park vehicles, store supplies and maintain equipment for Tri-State Shot Blasting, Inc.</i>

SITE INFORMATION		
Site address: <i>18165 S. Elida Rd Oregon City OR 97045</i>	Comprehensive Plan designation:	Zoning district: <i>RA-2</i>
Map and tax lot #:	Land area:	
Township: <i>3S</i> Range: <i>2E</i> Section: <i>1A</i> Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Adjacent properties under same ownership:		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: <i>James Knable</i> <i>Shelli Knable</i>	Signatures of all property owners: <i>James Knable</i> <i>Shelli Knable</i>	Date(s): <i>11-3-23</i> <i>11-3-23</i>
--	---	--

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Applicant signature: <i>James Knable</i>	Date: <i>11-3-23</i>
---	-------------------------

A. Review applicable land use rules:

This application is subject to the provisions of Section 822, Home Occupations of the Clackamas County Zoning and Development Ordinance (ZDO).

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

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$1,065**. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the Credit Card Authorization Form available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted Fee Schedule for refund policies.
- Site plan:** Provide a site plan (also called a plot plan). A Site Plan Sample is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All existing and proposed structures, signs, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Floor plans:** Attach detailed, accurate, and to-scale floor plans for all structures used in association with the home occupation. Label all rooms with their proposed use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- Building elevation diagrams:** Attach drawings of all structures used in association with the home occupation, including any garages, out-buildings, sheds, and in-home offices. The drawings must be to-scale and must show each side of the building and any windows, doors, or other appurtenances. Include all measurements (height, length, width, and area). Identify any proposed signs and show their dimensions.
- Proof of neighboring property sizes:** Attach evidence (tax maps, plats, and/or surveys, for example) showing the size of all lots of record abutting the subject property. A lot of record is considered "abutting" if it is contiguous to the tract on which the home occupation is proposed, or if it is directly across an access drive, private road, or public or county road with a functional classification below that of a collector.
- Proof of operator's residency:** Attach evidence that the operator of the home occupation currently resides, or provide a statement that they will reside, full-time in a lawfully established dwelling unit on the tract on which the home occupation will be located.

C. Answer the following questions:

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

1. a. Is this an application for a renewal of a previously approved home occupation?

NO, this is a *new* application. (Skip to Question 2)

YES, this is a renewal application.

The previous permit's File No. is: Z 0411-20

b. Was the home occupation to be renewed previously approved with exceptions under ZDO Subsection 822.05?

NO

YES, the home occupation was approved for the following exceptions only:

We did not see any exceptions

2. Describe the proposed home occupation business in detail. Explain what the business will be, all of the business-related activities that will take place on the property, all of the equipment that will be used, all of the services to be provided, and all of the materials to be produced:

We provide concrete floor preparation, shotblasting and diamond grinding services. Services are provided on site - (food plants, airports, bridges, parking structures - commercial and industrial buildings.)
In home, one room is used for our office. The Shop 15' x 15' enclosed area in polebarn is used for maintenance on equipment and storage for parts and supplies

3. The "operator" of the home occupation is the person who conducts the home occupation, has majority ownership interest in the home occupation, *and* is responsible for strategic decisions and day-to-day operations of the home occupation.

Who will be the operator of the home occupation?

Operator's name: James Knable

4. Does the operator reside full-time in a lawfully established dwelling unit on the tract on which the home occupation will be located?

YES

Not currently, but they will prior to and during operation of the home occupation.

5. How many employees will the home occupation have? (An "employee" is any on-site person, whether they work full-time or part-time in the home occupation, including, but not limited to, the operator, partners, assistants, and any other persons participating in the operation of the home occupation.)

Number of employees: 4

6. List everything associated with the home occupation that will create any noise. Include the noise generated by idling vehicles, but do not include noise generated by vehicles entering or exiting the subject property:

Starting of trucks

7. From 8:00 a.m. until 6:00 p.m., the average peak sound pressure level of noise created by everything listed in response to Question 6 *cannot* exceed the greater of 60dB(A) or the ambient noise level, when measured off the subject property (not including from public rights-of-way or railroad rights-of-way). Will your proposal comply with this requirement?

NO

(noise study on file)

YES. The combined average peak sound pressure level *will not* exceed the greater of 60dB(A) or the ambient noise level, and it is understood that a noise study may be required to demonstrate this, pursuant to ZDO Subsection 822.04(C)(2).

8. During all other hours (between 6:00 p.m. and 8:00 a.m. the next day), the home occupation *cannot* create noise detectable to normal sensory perception off the subject property (not including from public rights-of-way or railroad rights-of-way)? Will your home occupation comply with this requirement?

NO

YES

9. The home occupation, including idling vehicles but not including vehicles entering or exiting the subject property, *cannot* create vibration, glare, fumes, or odors detectable to normal sensory perception off the subject property. Will your home occupation comply with this requirement?

NO

YES

10. The home occupation *cannot* create visual or audible electrical interference in any radio, television, or other electronic device off the subject property, or cause fluctuations in line voltage off the subject property. Will your home occupation comply with this requirement?

NO

YES

11. Except for business logos flush-mounted on vehicles used in the daily operations of the home occupation, no outside storage, display of goods or merchandise visible from outside the enclosed building space in which such goods or merchandise are stored, or external evidence of the home occupation shall occur, except as specifically allowed by ZDO Subsection 822.04. Will your home occupation comply with this requirement?

NO

YES

12. Will the home occupation have any signs?

NO

YES, and the location of all proposed signs are identified on the attached site plan and the signs, including their dimensions, are shown on the attached building elevation diagrams. I understand that signs are subject to criteria in ZDO Section 1010, Signs.

13. Vehicles associated with the home occupation cannot be stored, parked, or repaired in public rights-of-way. Will the home occupation comply with this requirement?

NO

YES

14. Will parking spaces be provided for employees or customers of the home occupation?

NO

YES, and those parking spaces will be provided in defined areas of the subject property. Such areas, which are shown on the attached site plan, will be accessible, usable, designed, and surfaced for parking.

(parking on plot plan)

15. Does the subject property take access via a private road or access drive that also serves other properties?

NO

YES, and evidence in the form of a petition signed by all other property owners who have access rights to the private road or access drive is attached. The signed petition states that these other property owners agree to allow the specific home occupation described in this application, subject to any conditions stipulated in the agreement.

YES, but this is an application for a renewal of a previously approved home occupation and a signed petition was previously provided.

- attached

16. If the subject property is in the Ag/Forest (AG/F), Exclusive Farm Use (EFU), or Timber (TBR) zoning districts, explain how the home occupation will be operated substantially in the operator's dwelling or other buildings normally associated with uses permitted in the applicable zoning district (otherwise, skip to the next question):

N/A

17. Per ZDO Subsection 822.04(K), hazardous materials shall not be present on the subject property in quantities greater than those normally associated with the primary uses allowed in the applicable zoning district, or in quantities greater than those exempt amounts allowed by the current edition of the Oregon Structural Specialty Code, whichever is less.

Identify all hazardous materials that will be present on the subject property, and their quantities:

NONE

D. Answer the following, as relevant to home occupation level:

Major home occupations are classified as level two or three. A level three major home occupation may be established only if at least 50 percent of the lots of record abutting the subject property are larger than two acres; however, a renewal application shall be evaluated on the basis of the lot size analysis first applied to the home occupation.

A lot of record is considered abutting if it is contiguous to the tract on which the home occupation is proposed, or if it is directly across an access drive, private road, or public or county road with a functional classification below that of a collector.

1. Will this be a level two or a level three major home occupation?

LEVEL TWO

LEVEL THREE, and evidence (tax maps, plats, and/or surveys, for example) showing the size of all lots of record abutting the subject property is attached.

2. Will the home occupation be conducted in a dwelling unit?

NO, the home occupation will only be conducted in one or more accessory buildings.

YES, and a floor plan of the dwelling showing where the home occupation will be conducted is attached.

- office in home

- enclosed area in polebarn

3. Identify the total square feet of accessory building floor space that will be used by the home occupation and attach a floor plan, with dimensions, of all accessory buildings used for the home occupation.

Total square footage: 225 polebarn

72 office in home

4. Will only a portion of an accessory building be used for the home occupation?

NO, the home occupation will use all of the floor area of the accessory building(s).

YES, and a partition wall at least seven feet in height, or a height as required by the County Building Codes Division, whichever is greater, will separate the home occupation space from the remainder of the building. The partition wall is identified on the accessory building's floor plan.

See plot plan permit B0009000

5. A vehicle trip is a (one-way) vehicular movement either to or from the subject property by any vehicle used in the home occupation, any delivery vehicle associated with the home occupation, or any customer vehicle.

What is the maximum number of vehicle trips the home occupation will generate per day?

Maximum number of (one-way) vehicle trips per day: 6

6. A "vehicle" is any motorized or non-motorized transportation equipment intended for use on public roads and associated with the home occupation, including, but not limited to, a car, van, pickup, motorcycle, truck, bus, recreational vehicle, detached trailer, or a truck tractor with no more than one trailer. Any attached trailer beyond one is a separate vehicle. A detached trailer is categorized as equipment, rather than a vehicle, if it is stored in enclosed accessory building floor space.

What is the maximum number of vehicles associated with the home occupation that will be located on the subject property at any time, including, but not limited to, employee and customer vehicles and vehicles to be repaired?

Maximum number of vehicles: 3

7. Except for deliveries by parcel post, United Parcel Service, or similar in-town delivery service trucks, how many of the vehicles counted in response to Question 6 will have a gross vehicle weight rating exceeding 11,000 pounds?

Number of vehicles exceeding 11,000 pounds in gross vehicle weight: 1

8. Will the home occupation include the repair of any vehicles (motorized or non-motorized)?

NO

YES, and vehicles to be repaired will be located within an enclosed building or in an area not visible from off the subject property, as shown in attached site plan and floor plan.

9. Marijuana production, processing, wholesaling, and retailing are prohibited as home occupations. (See ZDO Section 202 for definitions of these terms.)

Will the home occupation include marijuana production, marijuana processing, marijuana wholesaling, or marijuana retailing?

NO YES

10. Check the box next to *all* of the following uses that the home occupation will include, if any:

- Repair of motorized vehicles and equipment, including the painting or repair of automobiles, trucks, (motorized) trailers, or boats
- Towing and vehicle storage business
- A use that requires a structure to be upgraded to a more restrictive use, under the current edition of the Oregon Structural Specialty Code, than an automobile repair shop with open flame

11. Will the home occupation include any use that requires a structure to be upgraded to a more restrictive use, under the current edition of the Oregon Structural Specialty Code, than aircraft engine repair?

NO YES

E. Answer the following, if in a Natural Resource District:

Natural Resource Districts include the Ag/Forest (AG/F), Exclusive Farm Use (EFU), and Timber (TBR) zoning districts. Answer the following questions as applicable to the subject property's zone. Attach additional pages, if necessary.

1. Explain how the home occupation will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding lands devoted to farm or forest use:

N/A

2. If the subject property is zoned AG/F or TBR, explain how the home occupation will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

N/A

3. If the subject property is zoned AG/F or TBR, has a written statement been recorded with the deed or written contract with the County or its equivalent been obtained from the land owner that recognizes the rights of the adjacent and nearby land owners to conduct forest operations consistent with the Oregon Forest Practices Act and Rules?

NO, but it is understood this will be required for a home occupation in the AG/F or TBR Districts.

YES, and a copy of the statement/contract is attached.

N/A

4. Is the property zoned AG/F or TBR *and* would road access to the home occupation be by a road owned and maintained a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management (BLM), or the United States Forest Service (USFS)?

NO

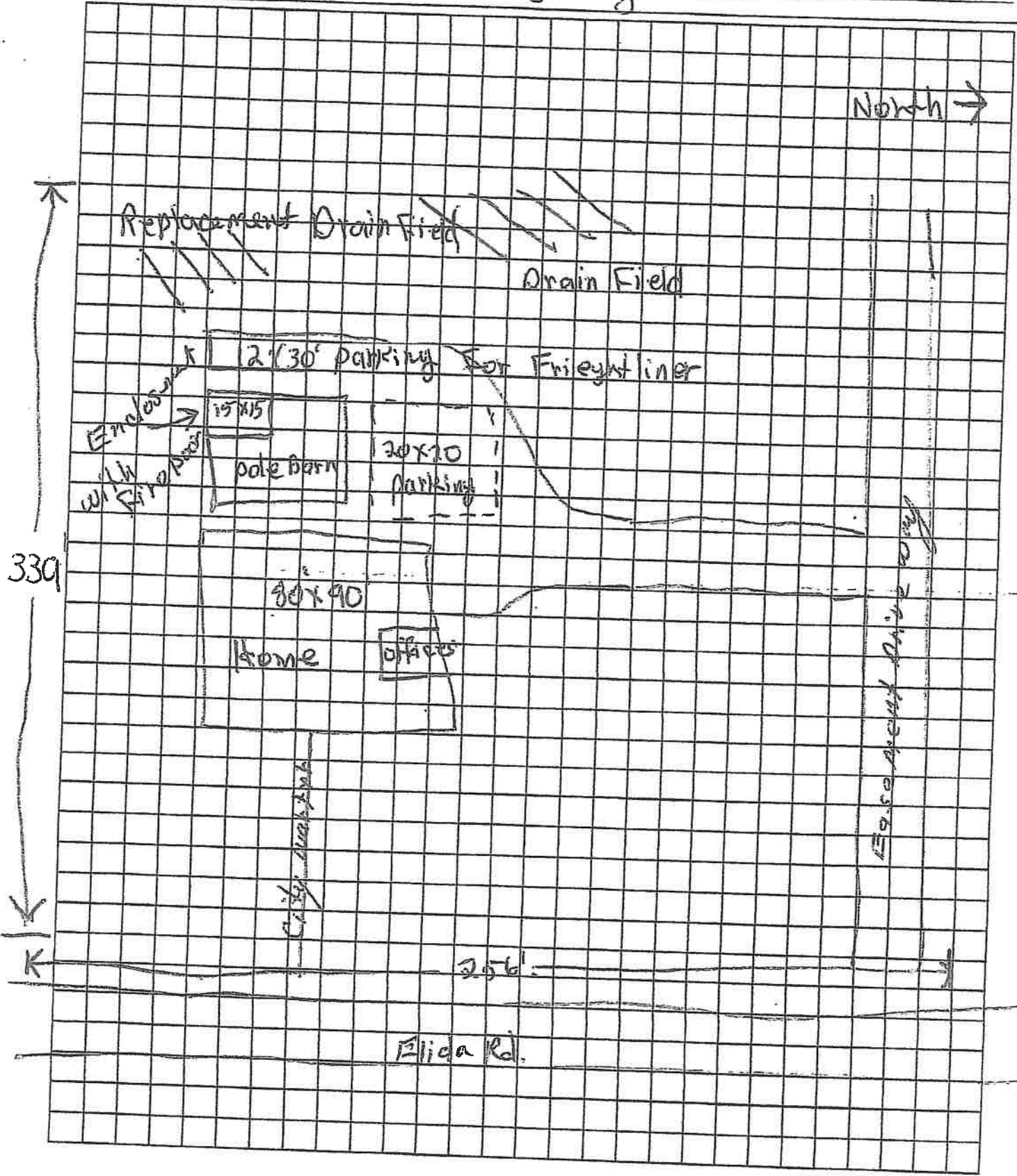
N/A

YES, and proof of a long-term road access use permit or agreement is attached.

5. If the subject property is zoned AG/F or TBR, explain how the home occupation will not unreasonably interfere with other uses permitted in the zoning district.

N/A

Township 3 S Range 2E Section 1A Tax Lot 1302 W.M
 Address 18165 S. Elida Rd. Oregon City OR 97045



Building Permit or Building Permit Application Number: _____

October 31, 2023

To: Clackamas County

Re: File #Z0411-20 Home Occupation Permit Renewal

Regarding the home occupation renewal for Tri-State Shot Blasting Inc. the application states that a petition must be submitted showing that all property owners sharing the access road agree to the home occupation. I have no objections of sharing the access road with Tri-State Shot Blasting Inc.

Regards,



Jac Eells

18101 S. Elida Rd.

Oregon City. OR 97045

September 1, 2017

To: Clackamas County

Re: File #ZO280-14 Home Occupation Permit Renewal

Regarding the home occupation renewal for Tri-State Shotblasting Inc. the application states that a petition must be submitted showing that all property owners sharing the access road agree to the home occupation. I have no objections of sharing the access road with Tri-State Shotblasting Inc.

Regards,



Jac Eells
18101 S. Elida Rd.
Oregon City, OR 97045



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

10/24/2023

KNABLE, JAMES
18165 S ELIDA RD
OREGON CITY, OR 97045

RE: File Number: Z0411-20, Home Occupation Permit Renewal
Legal Description: 32E01A 01302

On 12/02/2020 a permit was issued to you for a Home Occupation. This permit will expire on 12/02/2023. If you are continuing to operate a business from the subject property you may be eligible to renew your permit.

A renewal application shall include the following:

1. A completed Home Occupation application signed by the property owner (form enclosed). It is necessary for you to answer all of the questions on this application each time you renew your permit. Therefore, you may wish to retain a copy for future renewals.
2. Application fee of \$1065.

Please submit the above no later than 12/02/2023. If you are no longer operating a business on the subject property, please notify this office at 503-742-4500 or ZoningInfo@clackamas.us.