



NOTICE OF DECISION ON A TYPE II LAND USE PERMIT

Decision: Approved with Conditions

Permit Type: Temporary Dwelling for Care

File No. Z0363-25

Applicant's Proposal: Renewal of a permit for temporary placement of a manufactured home, in addition to the existing permanent dwelling, for the provision of care to a relative due to age-related or medical conditions. The care recipient will reside in the temporary dwelling. The care provider will reside in the permanent dwelling. The applicant has requested that the existing temporary dwelling MH0004922 become the primary dwelling and the existing temporary MH0014717 to become the temporary. The original dwelling has been decommissioned to use as storage under permit B1236725 that was issued on 01/15/26

Decision Date: January 21, 2026

Deadline for Filing Appeal: February 2, 2026, at 4:00 pm.

Issued By : Michelle Salo-Reiter, Planner I, MSalo@clackamas.us

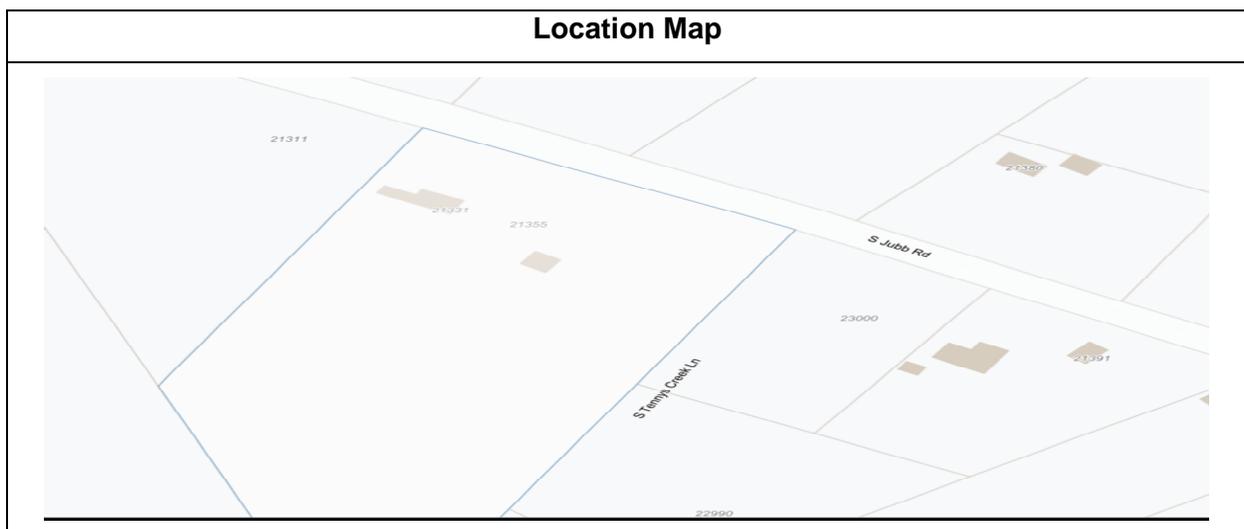
Applicant: Thomas & Kirsten Campbell

Owner of Property: Thomas Taylor Campbell

Zoning: FF10- Farm Forest 10 Acres

Assessor's Map & Tax Lot(s): T3S R3E Section 24B Tax Lot 01800

Site Address: 21355 & 21331 S Jubb Rd, Estacada, OR 97023



Community Planning Organization (CPO) for Area:

Redland-Viola-Fischer’s CPO – Lance Ward – 503-631-2550 – redlandviolafischersm.cpo@gmail.com

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. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at 503-655-8751.

Opportunity to Review the Record and Decision: The complete decision, including findings and conditions of approval, and the submitted application are available for review online at <https://aca-prod.accela.com/CLACKAMAS>. Select the **Planning** tab and enter the file number to search. Select **Record Info** and then select **Attachments** from the dropdown list, where you will find the submitted application. A copy of the decision, application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost by contacting the Planner listed above. Copies of all documents may be purchased at a cost established by the County fee schedule.

Appeal Rights: **This decision will not become final or effective until the period for filing an appeal with the County has expired without the filing of an appeal.** Any person who is adversely affected or aggrieved or who is entitled to written notice of the decision pursuant to Subsection 1307.09(C) of the Clackamas County Zoning and Development Ordinance may appeal this decision to the Clackamas County Land Use Hearings Officer by filing a written appeal. An appeal must include a completed Appeal Form available at www.clackamas.us/planning/supplemental.html and a \$250.00 filing fee and must be **received** by the Planning and Zoning Division by the appeal deadline identified above.

Appeals may be submitted in person during office hours (8:00 am to 4:00 pm Monday through Thursday, closed Friday and holidays). Appeals may also be submitted by email or US mail.

A person who is mailed written notice of this decision cannot appeal this decision directly to the Land Use Board of Appeals under ORS 197.830.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

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 email 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 통?

Site Plan



PERMIT EXPIRATION

Pursuant to ZDO Subsection 1204.04(D), approval of this temporary dwelling for care is valid for **3** years from the date of the final decision. Unless an appeal is filed, the date of the final decision is the “decision date” listed above. The permit may be eligible to be renewed, subject to compliance with the regulations in effect at that time.

This is the only notice you will receive of this permit expiration date.

CONDITIONS OF APPROVAL

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parentheses. At all times, the use shall be sited and conducted in compliance with these conditions of approval. Noncompliance may result in code enforcement action or revocation of this permit.

1. General: Approval of this land use permit is based on the submitted written narrative and plan(s) filed with the County on **9/2/2025** and additional documents submitted on 01/15/26. No work shall occur under this permit other than which is specified within these documents, unless otherwise required or specified in the conditions below. It shall be the responsibility of the property owner(s) to comply with these documents and the limitation of any approval
2. Occupancy: The temporary dwelling shall be occupied by Julie Ann Poe, the care recipient. The permanent dwelling shall be occupied by Thomas & Kirsten Campbell, the care provider. (ZDO 1204.04.A.2 and 3)
3. Wastewater: The temporary dwelling shall continue to be connected to a sanitary sewer system or to an on-site wastewater treatment system approved by the County. The temporary dwelling shall continue to use the same on-site wastewater treatment system used by the permanent dwelling. Any septic system that serves a single-family dwelling and is connected to the temporary dwelling must be reviewed every five years, in accordance with state law to ensure that the system is functioning, safe and properly maintained. The last documented Authorization Notice was approved on 08/29/22 under permit SE033522. (ZDO 1204.04.C.1)
4. Setbacks: The temporary dwelling shall continue to comply with the minimum setback standards for primary buildings in the FF10 zoning district. (ZDO 1204.04.C.2)
5. Utilities / Services: All water, electricity, natural gas, and sanitary sewer service for the temporary dwelling shall continue to be extended from the permanent dwelling services. No separate meters for the temporary dwelling shall be allowed. (ZDO 1204.04.C.3)
6. Driveway Access: The temporary dwelling shall continue to use the same driveway entrance as the permanent dwelling. (ZDO 1204.04.C.4)

7. **Separation Distance:** The temporary dwelling shall continue to be located within 100 feet of the permanent dwelling (measured from the closest portion of each structure). (ZDO 1204.04.C.5)
8. **Deed Statement:** A written statement shall be recorded in the County deed records recognizing that the temporary dwelling approved by this permit is temporary and that the temporary permit is not transferable when the property is conveyed to another party. **A copy of the recorded document shall be submitted to Planning and Zoning.** (ZDO 1204.04.C.6)Recorded as 2023-011018
9. **Rental Income:** The temporary dwelling shall not be a source of rental income. (ZDO 1204.04.C.7)
10. **Removal / Storage:** 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 only be allowed if the temporary dwelling complies with all applicable requirements 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 this Ordinance. (ZDO 1204.04.C.8)

APPLICABLE APPROVAL CRITERIA

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 202, 316, 1204 and 1307.

PUBLIC AND AGENCY COMMENTS

Notice was sent to applicable agencies and owners of property within 500 feet. Comments received relating to the applicable approval criteria listed above are addressed in the Findings Section. Comments from the following were received: 1 neighbor commented on the original dwelling and the status on whether it was still a legal livable dwelling or not.

FINDINGS

The findings below identify the standards and criteria that are relevant to this decision, state the facts relied upon in rendering the decision, and explain the justification for the decision.

1. **Background/Overview of Applicant's Proposal:** The applicant is proposing to renew a permit for a Temporary Dwelling for Care to continue to authorize the temporary placement of a manufactured dwelling, in addition to the primary dwelling, for the provision of care. The care recipient, Julie, will continue to reside in the temporary dwelling. The care providers,

Thomas & Kirsten will continue to reside in the permanent dwelling. The temporary dwelling was last renewed on 09/07/22 under land use File Z0377-22.

2. ZDO Section 1204, Temporary Permits

1204.04 TEMPORARY DWELLING FOR CARE

- C. *A temporary permit for a dwelling for care shall be subject to the following conditions of approval:*

Finding: Subsection 1204.04(C) goes on to identify a list of mandatory conditions of approval, with limited exceptions, all of which were evaluated when the permit was last approved. Conditions of approval require ongoing compliance.

As conditioned, this criterion is met.

- D. A temporary permit for a dwelling for care may be approved for a period not to exceed two years in the EFU, TBR, and AG/F Districts and for a period not to exceed three years in any other zoning district. The permit may be renewed, subject to review as a Type II application pursuant to Section 1307, for a period not to exceed two years in the EFU, TBR, and AG/F Districts and three years in any other zoning district. A temporary permit for a dwelling for care may be renewed an unlimited number of times.

Finding: *The subject property is located in the FF10 District. A condition of approval limits the renewal permit approval period to a maximum of 3 years.*

This criterion is met.

- E. *In lieu of Subsections 1204.04(A) and (B), a renewal application shall be subject to the following standards and criteria:*

1. *The circumstances that provided the basis on which the previous permit was granted remain substantially similar.*

Finding: Staff has evaluated the submitted renewal application materials and finds that the circumstances that provided the basis on which a previous permit was granted continue to remain substantially similar. Applicable Conditions of Approval that are the same conditions from the previous approval are outlined above to ensure that those circumstances continue to remain substantially similar.

A condition of approval requires that the temporary and permanent dwellings continue to be occupied by the care recipient and the care provider, respectively.

As conditioned, this criterion is met.

2. *A renewal application shall be accompanied by a signed statement from a licensed healthcare provider. The statement shall be dated within 90 days preceding the date the application is submitted and shall identify the care recipient and substantiate that the level of assistance required is substantially similar to, or greater than, the level required when the previous permit was granted.*

Finding: The applicant has provided a signed statement from **RICHARD VARAN**, a licensed healthcare provider. The statement is dated 08/26/25, which is within 90

days preceding the date this application for renewal of a temporary dwelling for care was submitted on 09/02/25. The statement identifies that **JULIE ANN POE** is the care recipient and the level of assistance is substantially similar to, or greater than, the level required when the previous permit was granted.

This criterion is met.

- F. An application shall be evaluated as a renewal application rather than a new application if the permit is requested for the same lot of record or tract and the same care recipient as the previous permit.*

Finding: This application qualifies to be evaluated as a renewal application because the property identified on Page 1 of this decision is the same lot of record for which the prior permit under File Z0377-22 was approved, and the care recipient, **JULIE ANN POE**, remains the same.

This criterion is met.

ADVISORY NOTES

Advisory notes are not a part of the decision on this land use permit. The items listed below are not conditions of land use approval and are not subject to appeal. They are advisory and informational only but may represent requirements of other agencies/departments. As such, they may be required by these other agencies/departments in order to complete your proposed development.

1. The fire department has reviewed the proposal and has provided the following advisory notes.
 - a.
 - b.
 - c.

2. Manufactured home placement, plumbing and electrical permits typically are required prior to placing the temporary dwelling on the subject property. Contact the County Building Codes program for details at bldservice@clackamas.us or 503-742-4240.