

To request translation or disability-related accommodations, please contact us at CodeEnforcement@clackamas.us | 503-742-4452

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al CodeEnforcement@clackamas.us | 503-742-4452

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по: CodeEnforcement@clackamas.us | 503-742-4452

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними: CodeEnforcement@clackamas.us | 503-742-4452

如需翻译服务或残障相关的协助，请与我们联系：
CodeEnforcement@clackamas.us | 503-742-4452

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua CodeEnforcement@clackamas.us | 503-742-4452



Clackamas County
www.clackamas.us



NOTICE OF HEARING

February 26, 2026

Gregory Management LLC
365 NE Palmblad Dr.
Gresham, OR 97030

Michael Gregory – Registered Agent
365 NE Palmblad Dr.
Gresham, OR 97030

RE: County of Clackamas v. Gregory Management LLC
File: V0015525

Hearing Date: March 26, 2026

Time: This item will not begin before 10:30 AM however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>

You may contact Kimberly Benthin, Code Compliance Specialist for Clackamas County at (503) 742-4457, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and talk to County Staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
- (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
- (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.

2. Procedure. The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence; the burden is on the County to establish by a preponderance of evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that at the hearing. If you wish to be represented by an attorney, they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.

3. Record of Proceedings. An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.

4. Hearings Officer. The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence and interpret and apply the law. After the hearing is closed, the Hearings Officer will enter written findings of fact, conclusions of law and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a final order or a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007**

5. Right to Recess. If, during the course of the hearing, the Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceedings be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.

6. Right to Appeal. The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been emailed to mvgregory@gmail.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

If you would like to present evidence at the Hearing please email Kimberly Benthin at KimBen@clackamas.us or mail your evidence to Kimberly Benthin at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform, please contact Kimberly Benthin at 503-742-4457 **within 3 calendar days of receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/83916262404?pwd=i6wnAQAFAbziXmZ9oC0a1u3IHSSh4k.1>

Passcode:039452

Phone one-tap:

+16699006833,,83916262404# US (San Jose) 17193594580,,83916262404# US

Join via audio:

+1 669 900 6833 US (San Jose)

+1 564 217 2000 US

+1 719 359 4580 US

+1 646 876 9923 US (New York)

+1 253 205 0468 US

+1 646 931 3860 US

+1 253 215 8782 US (Tacoma)

+1 689 278 1000 US

+1 346 248 7799 US (Houston)

+1 301 715 8592 US (Washington DC)

+1 408 638 0968 US (San Jose)

+1 305 224 1968 US

+1 669 444 9171 US

+1 309 205 3325 US

+1 360 209 5623 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 507 473 4847 US

Webinar ID: 839 1626 2404

International numbers available: <https://clackamascounty.zoom.us/j/83916262404?pwd=i6wnAQAFAbziXmZ9oC0a1u3IHSSh4k.1>

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
For
COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

GREGORY MANAGEMENT, LLC

Respondent.

File No: V0015525

COMPLAINT AND REQUEST FOR HEARING

I, Kimberly Benthin, Code Enforcement Specialist for Clackamas County,
allege the following:

1.

Respondent mailing address is: 365 NE Palmblad Dr, Gresham, OR
97030.

2.

The Respondent owns the location of the violation(s) of law alleged in this
Complaint 64285 E Brightwood Loop Rd, Brightwood, OR 97011, also known as T2S,
R7E, Section 30BC, Tax Lots 00202, 02700, 03000, 03201, and 03203, and is located
in Clackamas County, Oregon. The property is zoned Residential Recreational (RR)
Section 316 and is the location of violation(s) asserted by the County.

3.

On or about the 16th day of June 2025 and on or about the 18th day of September 2025, the Respondent violated the following laws, in the following ways:

Respondent violated Chapter 9.02 of the Clackamas County Code Application and Enforcement of the Clackamas County Building Code, by constructing an unpermitted building without the benefit of permits.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

Respondent violated Title 12 and 13 of the Clackamas County Code Zoning and Development Ordinance, Section 316, by operating an event center without land use approval.

This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

Respondent violated Title 12 and 13 of the Clackamas County Code Zoning and Development Ordinance Section 704 by constructing a structure within the mapped floodplain without land use approval.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondent in the following manner:
Violation notice dated June 16, 2025, and Administrative Citation #2500155-1 dated September 22, 2025. A copy of the notice documents is attached to this Complaint as Exhibits L and N respectively and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter. Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future.

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the Chapter 9.02 of the Clackamas County Code Application and Enforcement of the Clackamas County Building Code Priority 1 violation being \$1,000.00 to \$3,500.00 per occurrence; Said range for the Title 12 and 13 of the Clackamas County Code Zoning and Development Ordinance Section 316 Priority 2 violation being \$750.00 to \$2,500.00 per occurrence;

Said range for the Title 12 and 13 of the Clackamas County Code Zoning and Development Ordinance Section 704 Priority 1 violation being \$1,000.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code.

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expenses the County may incur in collection of any penalties, fines or fees that may be imposed:

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 23rd day of February 2026.



Kimberly Benthin
Code Enforcement Specialist
For Clackamas County

COUNTY OF CLACKAMAS,

Petitioner,

v.

GREGORY MANAGEMENT, LLC,

Respondent.

File No.: V0015525

STATEMENT OF PROOF

History of Events and Exhibits:

April 14, 2025 Exhibit: A, B, C	Clackamas County received a complaint concerning the operation of a wedding venue and development within the Sandy River buffer on the subject property. File number V0015525 was opened for investigation.
April 16, 2025 Exhibit: D	Staff researched the internet and identified a website SandyRiverGetaway.com advertising a wedding venue. The venue was also found listed on website HereComestheGuide.com.
April 16, 2025 Exhibit: E	Correspondence was mailed to the Respondent regarding the violation requesting contact.
April 22-28, 2025 Exhibit: F	The Respondent Michael Gregory sent an email to Code Enforcement Specialist (CES) Shane Potter in reply to the April 16 th correspondence. The Respondent believes he is in compliance with short-term rentals and the accessory uses of short-term rentals.
May 16, 2025 Exhibit: G	Clackamas County Planner Joy Fields exchanged emails with Respondent Gregory clarifying the pre-application conference application and scheduling the conference.
June 4, 2025 Exhibit: H	CES Potter researched the internet and identified a website advertising the property as a wedding venue.
June 17, 2025 Exhibit: I	A pre-application conference (ZPAC-0048-25) proposing a Home Occupation to Host Events was held. The summary was issued on June 18, 2025.
June 17, 2025 Exhibit: J	The Respondent and CES Potter exchanged emails regarding differences between short term rental usage and events.

June 22, 2025 Exhibit: K	Respondent sent an email requesting clarity on the types of activity that would be defined as an event.
July 14, 2025 Exhibit: L	Facts of the alleged violation were reviewed, the violation verified and Notice of Violation was mailed by first class mail to the Respondent. The Notice of Violation provided a deadline of August 14, 2025, to complete first steps to abate the unauthorized event center, the placement of a building within the protected areas of the Sandy River, and the construction of an unpermitted building.
July 23, 2025	Violation Notice was returned by mail. It was resent to the forwarding address from the USPS: Gregory Management LLC 365 NE Palmlad Dr Gresham, OR 97030.
August 15, 2025	CES Potter spoke with the Respondent by phone. The Respondent shared he is trying to wind down events, but they are not traditional events they are more like the Boy Scouts rented two houses and come together on one lot to chop wood or do a project. He is removing the events from his website while he goes through the process. The Respondent has AKS Engineering preparing documents for the structure in the Floodplain and for the event center application. The Respondent is working with Planner Joy Fields.
September 22,2025 Exhibit: M	CES Benthin researched wedding venues online. The Sandy River Getaway wedding venue was advertised on VenueReport, Airbnb, Facebook posts, and the Sandy River Getaway website.
September 22,2025 Exhibit: N	The event venue continues to be advertised and no land use application submittals or building permit(s) to resolve the violations. Citation # 2200155-1 was issued for a priority 2 Zoning Code Ordinance Violation for the event venue, a priority 1 violation for the Zoning Code Violation related to the floodplain work, and a priority 1 Building Code Violation for the unpermitted structure. The citation and a copy of the citation were mailed to Michael Gregory, Registered Agent at the Brightwood address and to Gregory Management LLC at the Damascus address. The citation was mailed first class mail and has not been paid.
October 2, 2025	The citation mailed to Gregory Management LLC at the Damascus address was returned, marked as Not Deliverable as Addressed - Unable to Forward. The citation sent to the registered agent's mailing address has not been returned.
October 2, 2025 Exhibit: O	CES Benthin performed a site inspection and took photos of the unpermitted structure and portable toilets on site.

- October 12, 2025 Respondent Gregory called regarding the receipt of the citation and left a message. He stated he is working on abating the violations. However, engineers are slow and the solution is complicated.
- October 13, 2025 CES Benthin returned the call to the Respondent. He stated his engineer will be working on a Conditional Use permit but is 6 months out. CES Benthin asked if he had a contract with the engineer as evidence? The Respondent indicated that because it is so complicated he does not have a contract per se - instead a pay as you go. He offered to email his project manager to get a status update.
- October 13, 2025 Exhibit: P The Respondent sent an email to his AKS Engineering project manager, Taylor Ireland. The project manager replied by email with a list of items to be completed.
- February 10, 2026 Exhibit: Q A review of the website for Sandy River Getaway reveals that the peak season weekend dates are nearly filled for 2026.
- February 17, 2026 The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that violations of the Zoning Development Ordinance and Building Code exist on the subject property, the County requests a Final Order be issued with the following recommendations:

- Payment of Citation No. Citation # 2200155-1 for \$514.00 for the Priority 1 Building Code violation, \$514.00 for the Priority 1 Zoning Development Ordinance of the floodplain violation and \$411.00 for the Priority 2 Zoning Development Ordinance violation for the unauthorized venue.
- Assessment of a civil penalty between \$1,000.00 and \$3,500.00 for the Priority 1 Building Code violation.
- Assessment of a civil penalty between \$1,000.00 and \$3,500.00 for the Priority 1 Zoning Development Ordinance violation for the Floodplain violation.
- Assessment of a civil penalty between \$750.00 and \$2,500.00 for the Priority 2 Zoning and Development Ordinance violation for the venue violation.
- Assessment of an administrative compliance fee calculated at the rate of \$100 per month starting July 2025 through date of abatement or the date of the Final Order. As of the date of this document, the subtotal is \$700.00
- If the violations are not abated the County may request authorization for further enforcement action including proceeding to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondent from violating these laws in the future.

- If the Compliance Hearings Officer imposes penalties, fines and fees. The County would also ask the Hearings Officer to order reimbursement for any expenses the County incurs in collection of those monies, per Clackamas County Code Chapter 2.07.090(6)

Should mitigating factors be presented in the hearing, which the Hearings Officer determines warrants a Continuing Order, the County would request:

- The unauthorized use (i.e. Wedding venue activity) and advertising of the unauthorized use discontinue until such time as land use authorization is obtained.
 - If land use approval is gained, all conditions of approval must be implemented within 30 days of the approval date. A final inspection may be required to confirm.
Or:
- Move the use to an approved parcel.
- The unpermitted structure constructed in the Floodplain must have a Floodplain Development permit submitted.
 - If the Respondent is successful in obtaining an approved Floodplain Development Permit, permits for the structure must be submitted within 30 days of the approval.
Or:
- Obtain a demolition permit and remove the unpermitted structure.

The County will submit a Post Hearing Status Report. The report may include fines and fees as recommended above. The report will be sent to the Compliance Hearings Officer and to the Respondent.

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

This space reserved for use by the County Recording Office

**After recording return to:
Gregory Management LLC
19235 SE Debora Dr
Damascus, OR 97089**

Clackamas County Official Records
Catherine McMullen, County Clerk

2023-014349

04/28/2023 10:14:01 AM

D-D Cnt=1 Stn=73 LESLIE
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

- 1) **Title(s) of Transaction(s)** ORS 205.234(a)
Statutory Bargain and Sale Deed
- 2) **Direct Party/Grantor(s)** ORS 205.125(1)(b) and ORS 205.160
Sharon R. Predmore
- 3) **Indirect Party/Grantee(s)** ORS 205.125(1)(a) and ORS 205.160
Gregory Management LLC, an Oregon limited liability company
- 4) **True and Actual Consideration** ORS 93.030
\$0.00
- 5) **Send Tax Statements to:**
No Change

FIRST AMERICAN 4055381-GR

: If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of First American Title to correct the grantee line to 'Gregory Management LLC, an Oregon limited liability company' previously recorded in Book and Page , or as Fee Number 2023-013403."

(Legal description if corrected is attached to included certified document of the original.)

First American Title Accommodation
Recording Assumes No Liability



After recording return to:
Gregory Management LLC
19235 SE Debora Dr
Damascus, OR 97089

Until a change is requested all tax
statements shall be sent to the
following address:
Gregory Management LLC
19235 SE Debora Dr
Damascus, OR 97089

File No.: 7012-4055381 (ES)
Date: April 19, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Catherine McMullen, County Clerk

2023-013403

04/21/2023 10:14:01 AM

D-D Cnt=1 Stn=73 LESLIE
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

First American Title Accommodation
Recording Assumes No Liability

FIRST AMERICAN - 4055381-6R

STATUTORY BARGAIN AND SALE DEED

Sharon R. Predmore, Grantor, conveys to Gregory Management LLC, an Oregon limited liability company as to Parcels I, II, IV, V and VI, and Gregory Management LLC., an Oregon limited liability company and Gregory Management LLC, an Oregon limited liability company and Sharon R. Predmore as to Parcel III, Grantee, the following described real property:

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

PARCEL III: 27E30BC00202 00723729

BEGINNING AT A 3.25" BRASS CAP BEING THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON. THENCE, SOUTH 89°31'40" EAST 657.70' TO THE MOST SOUTH WESTERLY CORNER OF PARCEL 1 AND THE TRUE POINT OF BEGINNING. THENCE, NORTH 00°00'00" EAST 78.46' TO THE SOUTHWEST CORNER OF PARCEL 2, THENCE, NORTH 71°23'26" EAST 180.02', THENCE, NORTH 21°14'41" WEST 228.81' TO THE NORTHEAST CORNER OF PARCEL 2, THENCE, NORTH 17°57'02" EAST 202.37' TO THE ORDINARY-HIGH-WATER LINE OF THE SANDY RIVER. THENCE, SOUTHEASTERLY ALONG SAID HIGH WATER LINE, 600' MORE OR LESS TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN. THENCE, NORTH 89°31'40" WEST 402.70' ON SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 TO THE TRUE POINT OF BEGINNING.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

**CALIFORNIA ALL-PURPOSE
ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

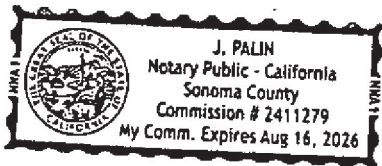
State of California
County of Napa

On 4/20/2023 before me, J. Palin, Notary Public, personally appeared Sharon B. Preadmore

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



J. Palin

J. Palin, Notary Public
Commission #2411279
Expires: 08-16-2026

(SEAL)

If marked, then attached pages will bear embossment of above notary.

Optional: Not required by law, however, may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

Signature Authority of Signer:

- Individual(s)
- Corporate Officer(s)

- _____ (Title)
- Partner (Limited or General)
- Attorney In Fact
- Trustee(s)
- Guardian/Conservator
- Other _____

Description of Attached Documents:

Title or type of Document: Statutory Bargain and Sale Deed
Number of Pages: 02
Date of Document: _____
Signer(s) other than Named Above:

STATE OF OREGON }
COUNTY OF CLACKAMAS } ss.

I, CATHERINE MCMULLEN, County Clerk of the
State of Oregon for the County of Clackamas, do
hereby certify that the foregoing copy of
DEED RECORD PGS 3
2023-013403

has been by me compared with the original,
and that is a correct transcript therefrom, and
the whole of such original, as the name
appears on file and of record in my office and
in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed my official seal
this 24th day of April, 2023

CATHERINE MCMULLEN, Clerk

By: Lillie Wells
Lillie Wells, Deputy Clerk





Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

04-16-2025
13:45

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1358105-96	DLLC	ACT	OREGON	09-06-2017	09-06-2025	
Entity Name	GREGORY MANAGEMENT LLC					
Foreign Name						

[New Search](#)

[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS					
Addr 1	365 NE PALMBLAD DR						
Addr 2							
CSZ	GRESHAM	OR	97030		Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	09-24-2020	Resign Date	
Name	MICHAEL	GREGORY					
Addr 1	365 NE PALMBLAD DR						
Addr 2							
CSZ	GRESHAM	OR	97030		Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS					
Addr 1	365 NE PALMBLAD DR						
Addr 2							
CSZ	GRESHAM	OR	97030		Country	UNITED STATES OF AMERICA	

Type	MEM	MEMBER				Resign Date	
Name	MICHAEL	GREGORY					
Addr 1	365 NE PALMBLAD DR						
Addr 2							
CSZ	GRESHAM	OR	97030		Country	UNITED STATES OF AMERICA	

[New Search](#)

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Name History









Business Entity Name	Name Type	Name Status	Start Date	End Date
GREGORY MANAGEMENT LLC	EN	CUR	09-06-2017	

Please [read](#) before ordering [Copies](#).

[New Search](#)

[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	07-22-2024		FI		
	AMENDED ANNUAL REPORT	08-01-2023		FI		
	AMENDED ANNUAL REPORT	07-25-2022		FI		
	AMENDED ANNUAL REPORT	08-06-2021		FI		
	AMENDED ANNUAL REPORT	09-24-2020		FI	Agent	
	AMENDED ANNUAL REPORT	07-31-2019		FI	Agent	
	AMENDED ANNUAL REPORT	07-31-2018		FI		
	ARTICLES OF ORGANIZATION	09-06-2017		FI	Agent	

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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

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Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

Property Account Summary



Account Number	00723729	Property Address	64285 E BRIGHTWOOD LOOP RD , BRIGHTWOOD, OR 97011		
General Information					
Alternate Property #	27E30BC00202				
Property Description	Section 30 Township 2S Range 7E Quarter BC TAX LOT 00202				
Property Category	Land &/or Buildings				
Status	Active, Locally Assessed				
Tax Code Area	046-040				
Remarks					
Tax Rate					
Description	Rate				
Total Rate	11.2061				
Property Characteristics					
Neighborhood	16208: Sandy River mountain area 800, 801				
Land Class Category	800: Recreational vacant				
Acreage	2.01				
Fire patrol acres	2.01				
Change property ratio	8XX				
Related Properties					
No Related Properties Found					
Parties					
Role	Percent	Name	Address		
Taxpayer	100	GREGORY MANAGEMENT LLC	19235 SE DEBORA DR, DAMASCUS, OR 97089		
Owner	100	GREGORY MANAGEMENT LLC	19235 SE DEBORA DR, DAMASCUS, OR 97089		
Property Values					
Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$9,349	\$9,249	\$8,478	\$5,684	\$5,519
Exempt					
TVR Total	\$9,349	\$9,249	\$8,478	\$5,684	\$5,519
Real Mkt Land	\$9,349	\$9,249	\$8,478	\$7,900	\$7,056
Real Mkt Bldg					
Real Mkt Total	\$9,349	\$9,249	\$8,478	\$7,900	\$7,056
M5 Mkt Land	\$9,349	\$9,249	\$8,478	\$7,900	\$7,056
M5 Mkt Bldg					
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$10,508	\$10,508	\$10,508	\$5,684	\$5,519
Mkt Exception					
AV Exception					

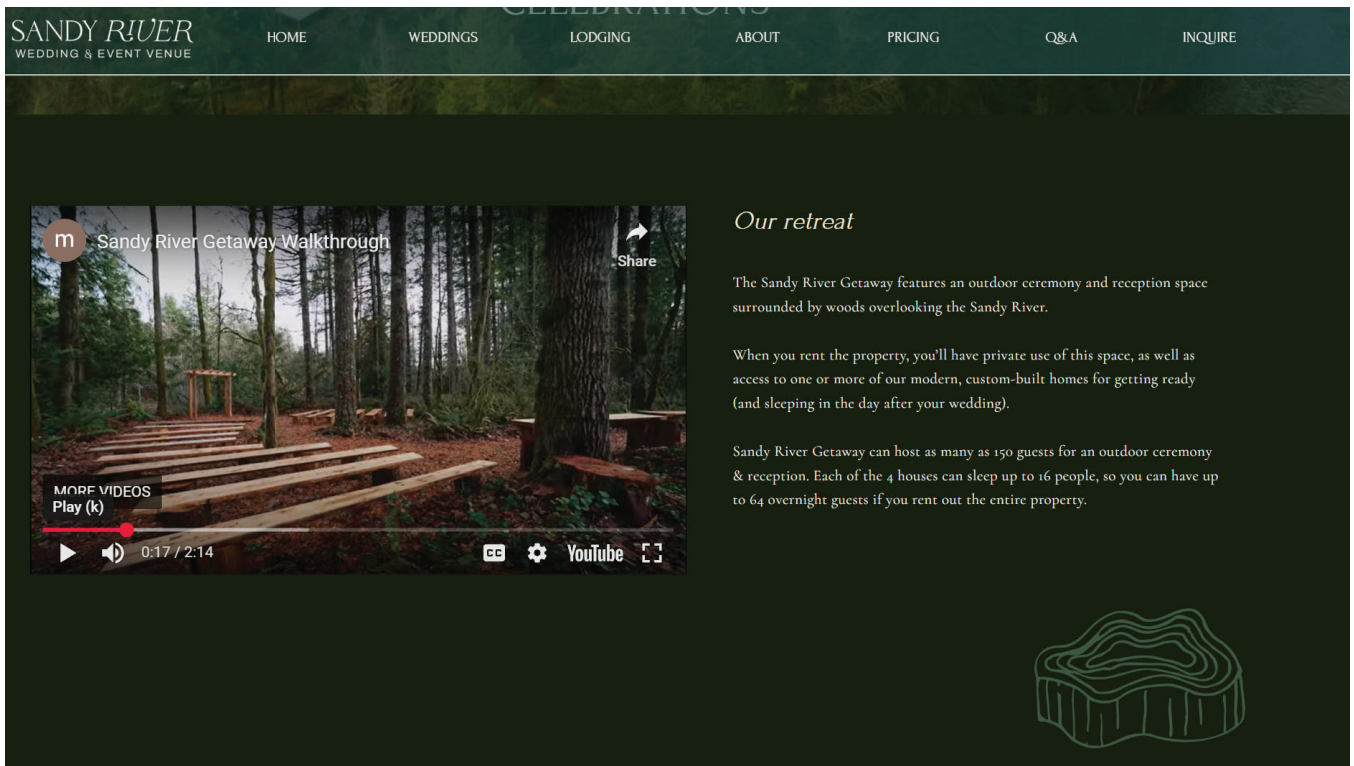
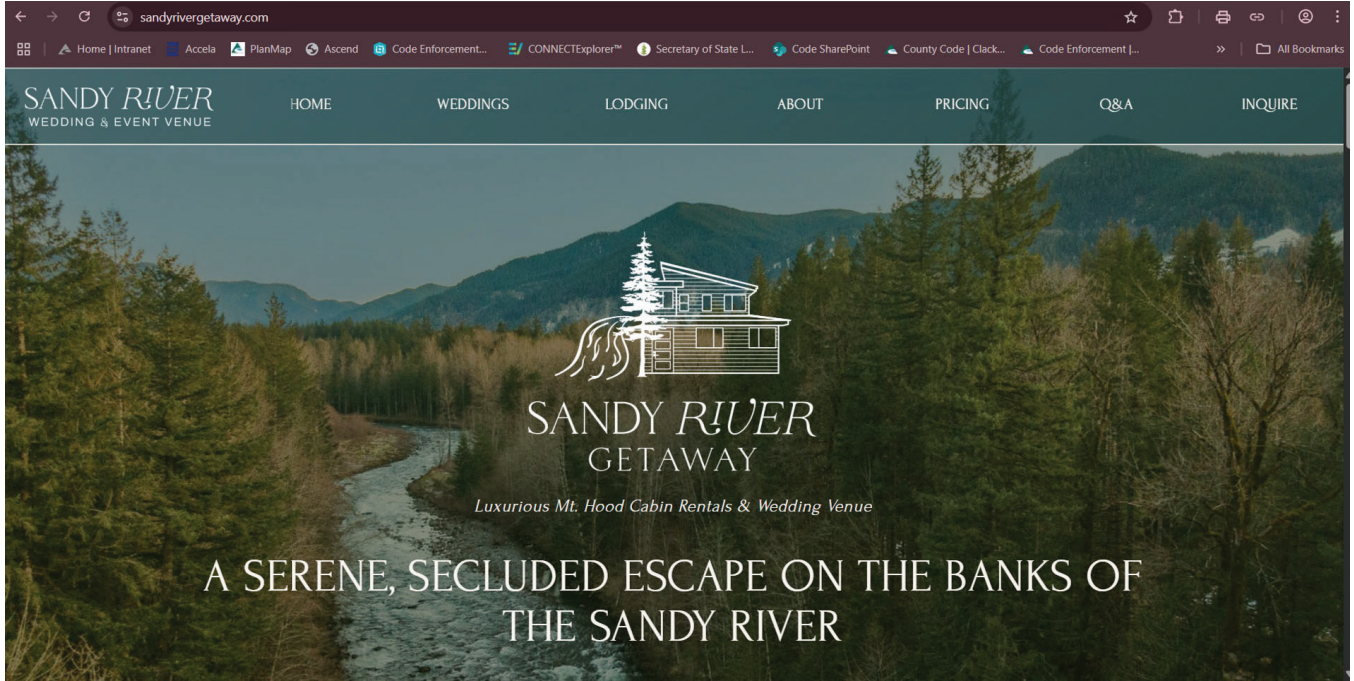
Active Exemptions						
No Exemptions Found						
Events						
Effective Date	Entry Date-Time	Type	Remarks			
07/19/2023	07/19/2023 08:04:00	Value Modification	Type: Clerical Error ORS 311.205 (1) (a), Status: Approved, Tax Year: 2022 by MAURAJEN			
04/28/2023	05/10/2023 10:29:00	Taxpayer Changed	Property Transfer Filing No.: 427702 04/28/2023 by ROMYMIE			
04/28/2023	05/10/2023 10:29:00	Recording Processed	Property Transfer Filing No.: 427702, Bargain & Sale, Recording No.: 2023-014349 04/28/2023 by ROMYMIE			
03/22/2023	03/30/2023 14:04:00	Taxpayer Changed	Property Transfer Filing No.: 426166 03/22/2023 by ROMYMIE			
03/22/2023	03/30/2023 14:04:00	Recording Processed	Property Transfer Filing No.: 426166, Bargain & Sale, Recording No.: 2023-009267 03/22/2023 by ROMYMIE			
03/09/2023	03/23/2023 12:20:00	Recording Processed	Property Transfer Filing No.: 426048, Bargain & Sale, Recording No.: 2023-007640 03/09/2023 by SMALSOM			
09/26/2022	09/26/2022 16:59:00	The situs address has changed	by ROMYMIE			
02/10/2022	02/10/2022 08:56:00	Seg/Merge Completed	Parent in Seg/Merge SM220151, Effective: 01/02/2021 by DROME			
02/10/2022	02/10/2022 08:54:00	Seg/Merge Initiated	SEG/MERGE BEGUN ON SM220151 PT TL 00202 (.47 AC) TO TL 03203 & AC ADJ (.23 AC) OF TL 00202 BY 2022-007874 by DROME			
08/11/2021	09/02/2021 11:19:00	Taxpayer Changed	Property Transfer Filing No.: 398598 08/11/2021 by DROME			
08/11/2021	09/02/2021 11:19:00	Recording Processed	Property Transfer Filing No.: 398598, Warranty Deed, Recording No.: 2021-075094 08/11/2021 by DROME			
10/06/2003	12/16/2003 14:32:00	Taxpayer Changed	Property Transfer Filing No.: 88954 10/06/2003 by LINDADUN			
10/06/2003	12/16/2003 14:32:00	Recording Processed	Property Transfer Filing No.: 88954, Bargain & Sale, Recording No.: 2003-134163 10/06/2003 by LINDADUN			
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Trust Deed: 98-35282, 4/1/98, \$ 0			
Tax Balance						
Installments Payable						
Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
No Records Found						
View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.						
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): <input type="text" value="2024"/>						
Receipts						
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change	
11/12/2024 00:00:00	5609536 (ReceiptDetail.aspx?receiptnumber=5609536)	\$118.87	\$118.87	\$115.31	\$0.00	
11/07/2023 10:26:00	5408757 (ReceiptDetail.aspx?receiptnumber=5408757)	\$118.27	\$2,804.71	\$2,720.58	\$0.00	
11/09/2022 07:24:00	5226198 (ReceiptDetail.aspx?receiptnumber=5226198)	\$110.25	\$2,590.33	\$2,590.33	\$0.00	
10/27/2021 00:00:00	5017036 (ReceiptDetail.aspx?receiptnumber=5017036)	\$80.06	\$80.06	\$77.66	\$0.00	
05/06/2021 00:00:00	4999570 (ReceiptDetail.aspx?receiptnumber=4999570)	\$81.05	\$81.05	\$81.05	\$0.00	

Sales History								
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
04/20/2023	05/10/2023	04/28/2023	2023-014349	\$0.00	427702		GREGORY MANAGEMENT LLC	No
03/09/2023	03/30/2023	03/22/2023	2023-009267	\$0.00	426166		GREGORY MANAGEMENT LLC	No
03/09/2023	03/23/2023	03/09/2023	2023-007640	\$0.00	426048		GREGORY MANAGEMENT LLC & S R PREDMORE	No
08/11/2021	09/02/2021	08/11/2021	2021-075094	\$591,000.00	398598		GREGORY MANAGEMENT LLC	No
10/02/2003	12/16/2003	10/06/2003	2003-134163	\$4,141.00	88954		NEUBAUER JEAN	No

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Printable Version

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 Version 4.5.0.0



sandyrivergetaway.com/about

HOME WEDDINGS LODGING ABOUT PRICING Q&A INQUIRE

A note from the founder

I'm Michael Gregory, owner and builder of Sandy River Getaway.


There's something magical about spending time with loved ones surrounded by nature. It lets you slow down, disconnect from the demands of everyday life, and savor the smaller moments.

As an outdoor enthusiast—rock climbing, hiking, skiing, you name it—I've always loved the Mount Hood area for everything it has to offer. You're not that far away from Portland, and yet it feels like an entirely different world.

Sandy River Getaway was designed for groups. I love to hang out with friends and it's awesome to have a place where everyone can be together.

When I started the project, I knew I wanted to harvest the trees and use the lumber on site. All the logs were taken to a local mill, and then made their way to my shop. It's a lot more work to hand craft all the woodwork, tables, etc. but I think it gives a unique personal touch to the space.

I'm happy that I get to share this place with you, and I hope you enjoy it as much as I do.



sandyrivergetaway.com/pricing

HOME WEDDINGS LODGING ABOUT PRICING Q&A INQUIRE

Maximum # of Guests
50 Extra Day Guests

Maximum # of Guests
164 Total

PEAK SEASON AVAILABILITY CHECK

We know you may have your heart set on a certain date, or you may have a range that will work. As summer weekends are our peak season, here is a helpful calendar showing what's available.

INQUIRE ABOUT YOUR DATE

JUNE 2025 6th - 8th 14th - 16th 21st - 23rd 27th - 29th	JULY 2025 4th - 6th 11th - 13th 18th - 20th 25th - 27th	AUGUST 2025 1st - 3rd 8th - 10th 15th - 17th 22nd - 24th 29th - 31st	SEPTEMBER 2025 5th - 7th 12th - 14th 19th - 21st 26th - 28th	OCTOBER 2025 3rd - 5th 10th - 12th 17th - 19th 24th - 26th 31st - Nov 2nd
JUNE 2026 5th - 7th 12th - 14th 19th - 21st 26th - 28th	JULY 2026 3rd - 6th 10th - 12th 17th - 19th 24th - 26th 31st - Aug 2nd	AUGUST 2026 7th - 9th 14th - 16th 21st - 23rd 28th - 30th	SEPTEMBER 2026 4th - 6th 11th - 13th 18th - 20th 25th - 27th	OCTOBER 2026 2nd - 4th 9th - 11th 16th - 19th 23rd - 26th 30th - Nov 1

Sandy River Getaway

64297 E Brightwood Loop Road • Mount Hood Village • OR 97011



1 / 23





April 16, 2025

Gregory Management LLC
19235 SE Debora Dr
Damascus, Or 97089

Michael Gregory – Registered Agent
365 NE Palmblad Dr
Gresham, OR 97080

**Subject: Alleged Violation of the Zoning and Development Ordinance, Title 12,
Section 316 of the Clackamas County Code**

Site Address: 64285 E Brightwood Loop Rd Brightwood, OR 97011
Legal Description: T2S, R7E, Section 30BC, Tax Lot 202

It has come to the attention of Clackamas County Code Enforcement that a commercial business may be operating from the above referenced property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 of the Clackamas County Code.

Please contact Shane Potter, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is Spotter@clackamas.us
Telephone number is 503-742-4465.

**Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination.

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination.

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination.

From: [Michael Gregory](#)
To: [Potter, Shane](#)
Subject: Re: 64285 E Brightwood Loop Letter
Date: Monday, April 28, 2025 9:31:12 AM
Attachments: [image001.png](#)

Warning: External email. Be cautious opening attachments and links.



Hi Shane, I looked into the "events" code, and by that definition, yes, I have had hundreds of "events" on the property. HOWEVER, I own 6 adjacent properties, 4 of which are licensed Short Term Rentals (965-24). I allow my guests to use the outdoor space as part of the rental, which is extremely reasonable, and part of the draw. I do not, have never, and will never, rent the outdoor space separately. Additionally, I have been in contact with zoning and paid for a pre-app conference to apply for the "home occupation to host events" conditional use permit, because I like to be on the county's good side, and to be able to tell complainy neighbors to pound sand.

I don't believe any violation has occurred, unless it's illegal for Airbnb guests to have a picnic on my lawn.

Thanks,

Michael Gregory
503 502 0192

On Mon, Apr 28, 2025 at 9:18 AM Potter, Shane <SPotter@clackamas.us> wrote:

Hi Michael,

The letter you received is a letter of allegation. This is a new file that I have not had a chance to review until now. The complaint we received was regarding operating events without land use approval. I will be doing some follow up research and work over the course of the next couple of weeks and If findings show a violation I will prepare a violation letter that will detail the complaint and how to resolve it.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

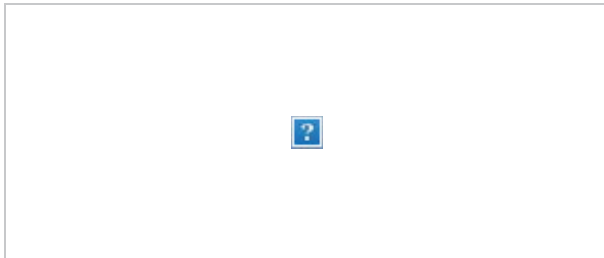
150 Beaver Creek Rd., Oregon City, OR 97045

Primary Phone: 503-742-4465

spotter@clackamas.us

www.clackamas.us

Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

From: Michael Gregory <mvgregory@gmail.com>

Sent: Tuesday, April 22, 2025 10:14 PM

To: Potter, Shane <SPotter@clackamas.us>

Subject: 64285 E Brightwood Loop Letter

Warning: External email. Be cautious opening attachments and links.

Hi Shane, I got your letter just as you went on vacation for a week. Tried calling the main line, but can't get anyone to call me back. So, what's the deal? The letter is somewhat vague on details. What sort of business am I allegedly running from this property?

Thanks,

Michael Gregory

503 502 0192

Benthin, Kim

From: Fields, Joy
Sent: Friday, May 16, 2025 3:51 PM
To: Michael Gregory
Subject: RE: ZPAC-0048-25 pre-application conference for hosting events

Michael,

Thank you for that clarification. The Zoom information for the pre-application conference is below:

Joy Fields is inviting you to a scheduled Zoom meeting.

Topic: ZPAC0048-25

Time: Jun 17, 2025 10:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://clackamascounty.zoom.us/j/85282122521?pwd=0MIEcV5yewsB7Uu87PUutab1uFVvvs.1>

Meeting ID: 852 8212 2521

Passcode: 358328

One tap mobile

+17193594580,,85282122521# US

+12532050468,,85282122521# US

Dial by your location

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

Meeting ID: 852 8212 2521

Find your local number: <https://clackamascounty.zoom.us/u/keGVfrAkTy>

Join by H.323

• 144.195.19.161 (US West)

• 206.247.11.121 (US East)

Meeting ID: 852 8212 2521

Passcode: 358328

From: Michael Gregory <mvgregory@gmail.com>

Sent: Friday, May 16, 2025 12:06 PM

To: Fields, Joy <JFields@clackamas.us>

Subject: Re: ZPAC-0048-25 pre-application conference for hosting events

Warning: External email. Be cautious opening attachments and links.



Hi Joy,

In the pre-app conference request you state that the proposal is for “Home Occupations to Host Events on my 6 adjacent parcels”. By that do you mean that you propose to have six adjacent event sites, or do you propose to use all 6 parcels for each single event?

All 6 parcels work together to create the space for events.

Based on your narrative and your site plan it appears that the place people would park and gather for the “event” would be on the property with map and tax lot #27E30BC00202 and that you live in the house on one of the other properties. What is the map and tax lot # of the property you live at?

Primary Address: 64297 E Brightwood Loop Rd, Brightwood, 97011
Jurisdiction: Clackamas County
Map Number: 27E30BC
Taxlot Number: 27E30BC03203
Parcel Number: 01728376

Thank you for clarifying these aspects of your proposal. This clarity is needed before I can schedule the meeting and invite the other agencies and departments to the meeting.

Sincerely,

Joy Fields, Principal Planner, AICP

Clackamas County Transportation & Development

Planning and Zoning Division

150 Beaver Creek Road

Oregon City, Oregon 97045

503.742.4510

My office hours are M-F 7:30 am to 5:00 pm with every other Monday off

www.clackamas.us

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

The Planning and Zoning public service telephone line (503-742-4500), email account (zoninginfo@clackamas.us), and front lobby are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m.



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).

From: Michael Gregory <mvgregory@gmail.com>
Sent: Friday, May 16, 2025 8:58 AM
To: Fields, Joy <JFields@clackamas.us>
Subject: Re: ZPAC-0048-25 pre-application conference for hosting events

Warning: External email. Be cautious opening attachments and links.

Yes, that will work.

Michael Gregory

503 502 0192

On Fri, May 16, 2025 at 8:34 AM Fields, Joy <JFields@clackamas.us> wrote:

Michael,

I have been assigned to your pre-application conference for hosting events at 64297 E Brightwood Loop. The first available date and time for the conference is June 17th at 10:30 am. All of our pre-application conferences are held electronically using the Zoom platform. Please let me know as soon as possible if that date and time works for you and I will send you the Zoom details.

Sincerely,

Joy Fields, Principal Planner, AICP

Clackamas County Transportation & Development

Planning and Zoning Division

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Oregon City, Oregon 97045

503.742.4510

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A SERENE, SECLUDED ESCAPE
THE BANKS OF THE SANDY

INQUIRE

BUILT WITH GATHERINGS IN MIND

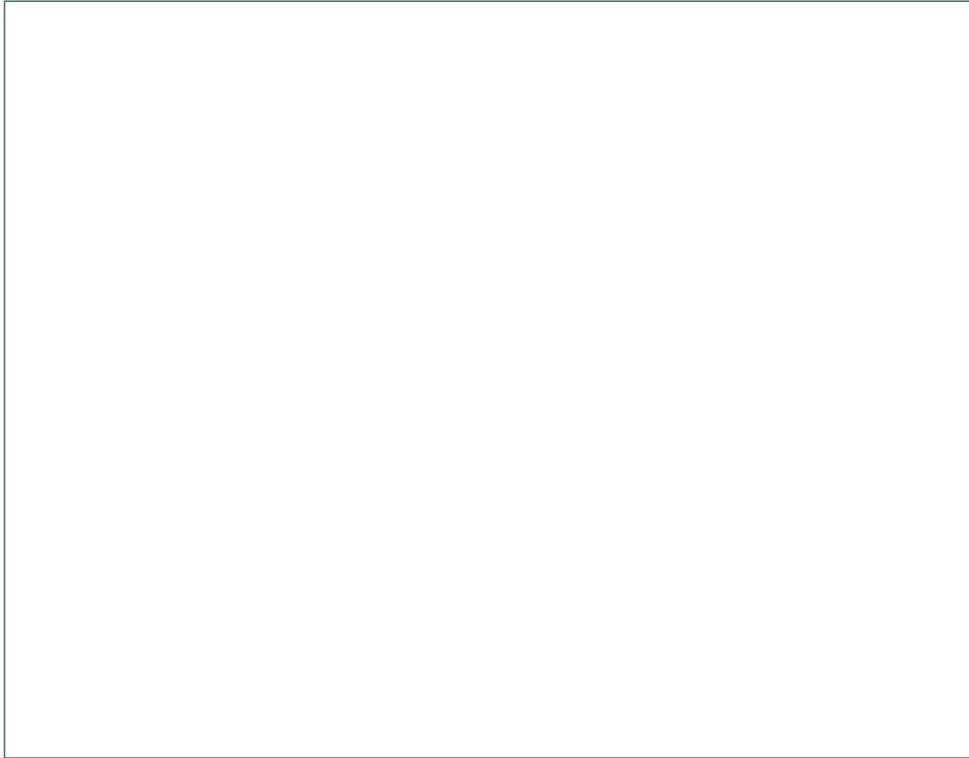
Our luxurious Mt. Hood cabin rentals were designed to make large groups feel at home, whether you're hosting a wedding or planning a retreat.

DREAMING OF A FOREST WED

Our premium Mt. Hood cabin rentals allow you to host an outdoor wedding onsite. You'll enjoy breathtaking views and plenty of privacy, without having to deal with "rustic" accommodations.

Our luxurious, custom-built vacation homes can fit up to 64 overnight guests, and we have space for up to 125 daytime guests.

[DISCOVER WEDDINGS AT SANDY RIVER GETAWAY](#)



PLANNING GETAWAY?

When we're not hosting wedding receptions at Sandy River Getaway, Rent 1 is perfect for a family reunion, a meditation retreat, or a group getaway.

[LODGING OPTIONS](#)

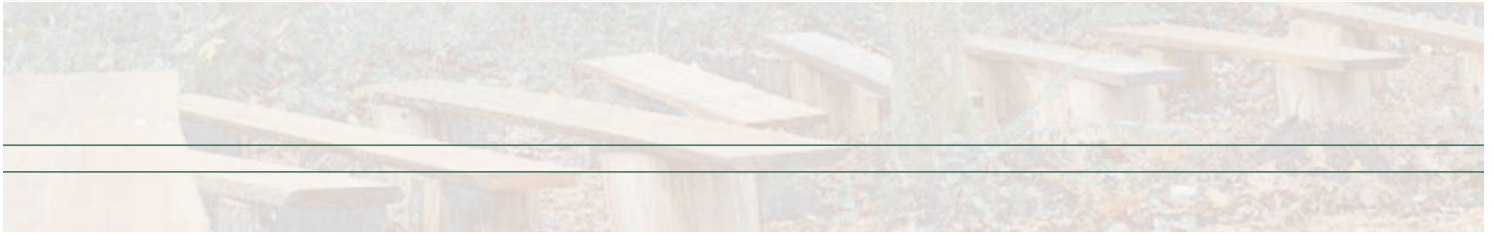


“A WELL-DESIGNED AND EXECUTED GROUP SPACE.

We loved this spot and hope to return. It was peaceful, easily accessible from Portland, and had plenty of room for both private and group time.”

- MONICA & ALEX



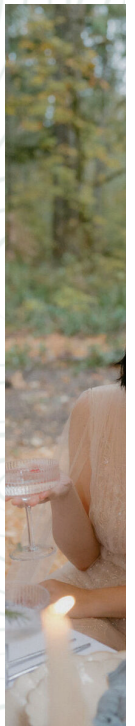
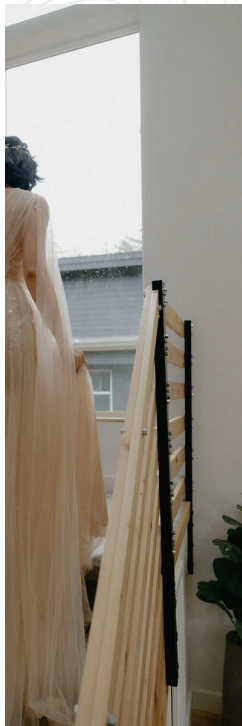


A MODERN RETREAT WITH A SENSE OF

We created the premium Mt. Hood cabin rental we'd want to stay in. Think soaring ceiling, contemporary design, custom woodworking, and fully equipped kitchens. Outdoors, there's plenty of room to roam—or just soak in the river views from your covered deck while you sip a cup of coffee.

[EXPLORE THE PROPERTY](#)





← PREVIOUS

NEXT

STEP AWAY FROM THE EVERYDAY

built 4 spacious homes on 6 acres of private land. It's a secluded retreat space that also happens to serve as an outdoor wedding venue in Oregon, less than an hour from Portland.

Whether you want to plan an intimate wedding, a lavish celebration, or a tranquil retreat, Sandy River Getaway has everything you need.

A note from the founder

I'm Michael Gregory, owner and builder of Sandy River Getaway.

There's something magical about spending time with loved ones surrounded by nature. It lets you slow down, disconnect from the demands of everyday life, and savor the smaller moments.

As an outdoor enthusiast—rock climbing, hiking, skiing, you name it—I've always loved the Mount Hood area for everything it has to offer. You're not that far away from Portland, and yet it feels like an entirely different world.

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I'm happy that I get to share this place with you, and I hope you enjoy it as much as I do.

OUR LOCATION

Tucked between Portland & Mt. Hood

Our 4 identical cabins sit on the banks of the Sandy River—an easy 40-minute drive from Portland.

Come in the summer for the river, or the winter for the skiing. The historic Timberline lodge is 20 minutes from our property.

Whether you want to bike, climb, fish, ski, or hike, you'll be able to do it nearby. From our property, you have direct access to a community trail that runs along the river. The Mount Hood National Forest, which surrounds us, is home to over 1,000 miles of additional trails that can be used for hiking, biking, and even horseback riding.

Just a short distance down the road, you'll find over a dozen resorts where you can ski, snowboard, or even go sledding in winter.

[LEARN ABOUT OUR WEDDINGS](#)

[VIEW OUR PRICING](#)

EXPLORE YOUR SURROUNDINGS

Our property

Once you're settled into your cabin, it's time to soak up the beauty of the Sandy River and the surrounding forest.

On the 6-acre property, you'll have access to:

- Outdoor fire pits
- Picnic tables
- Hand-built log bridges that cross the creek
- Two beach areas (depending on water levels)
- A community trail that runs along the Sandy River

We also have a large central lawn (60' x 70') with a covered shelter (20' x 30') that can be used to host a wedding or another gathering onsite.

[EXPLORE THE PROPERTY](#)

What Sets Us Apart

A SPACE DESIGNED FOR EVENTS

You can host your event and stay for the weekend at Sandy River Getaway. There's no rush to clean up the night of your wedding, and your guests don't have to worry about driving home.

POWER AND INTERNET, APLENTY

Your getaway is truly what you make it when you stay in one of our 4 lodges. Whether you wish to completely unplug or need access to WiFi, you can stay connected at Sandy River Getaway. We even have an EV charging station on-site for electric vehicle owners.

A CUSTOM-BUILT SP/

Many of the details of our properties crafted by the owner, Michael, and bui wood from the original trees on the pro adds to the story of our spaces, and add of resourcefulness and sustainabili

SPACE TO SPREAD OUT

Each home can sleep 16 people, so a large family can easily stay the night. For your event or wedding day, our spacious kitchens provide space for hosting an intimate dinner or toast. There are king size beds and bunk beds available to sleep guests of all ages.

SPACE TO GET READY

There are clean, luxury-built bathrooms in each of our 4 lodges to have space to get ready for your event. It makes the perfect spot to kick off your wedding day, with plenty of outlets, mirrors, and seating for your entire party to get ready for the big day.

LOCATION, LOCATION, LOCATION

Access to tons of recreation is nearby - everything from biking, climbing, hiking, and fishing to fantastic ski resorts. If you're more of a city person, you're 40 minutes away from Portland, and can drive out to the lodge each night after hopping around the city. Our property has access to fire pits for s'mores and cooking, a river view, and hot tubs. Whatever your vacation looks like, you can make it yours here.

AN INTIMATE SPACE FOR EVENTS

While some venues feel close to a road or force you to share the space, Sandy River Getaway gives you a complete escape from the city, allowing you and your guests to enjoy a fully private event. Noise has to be off at 10pm during the summer months and 9pm during the winter months because of city ordinances, but you and your group are otherwise welcome to gather and enjoy the luxury lodges into the night.



GETTING HERE

Because cell service isn't 100% reliable here, we recommend downloading local maps to your device.

ASK US A QUESTION



Sandy River Getaway is a wedding and event venue with custom-built, luxurious Mt. Hood cabin rentals. All couples are welcome here.

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TERMS & CONDITIONS

Branding and website design by Emily Foster Creative

Photography credits

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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

PRE-APPLICATION CONFERENCE SUMMARY

Permit Type: Conditional Use

File No.: ZPAC-0048-25

Proposal: Home Occupation to Host Events

Staff Contact: Joy Fields, Principal Planner, JFields@clackamas.us, 503-742-4510

Applicant: Michael Gregory

Assessor's Map and Tax Lot No.: 27E30BC Tax Lots 3203, 3000, 202,2700, 3201, and 3202

Site Address: 64297 E BRIGHTWOOD LOOP RD , BRIGHTWOOD, OR 97011

Zoning: RR

Pre-Application Conference Date: 6/17/2025 via Zoom.

Date of this Summary: 6/18/2025

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? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

APPLICABLE ZDO AND COMPREHENSIVE PLAN STANDARDS

Note to applicant: Pre-application conferences are advisory in nature and are intended to familiarize applicants with the requirements of this Ordinance; to provide applicants with an opportunity to meet with County staff to discuss proposed projects in detail; and to identify standards, approval criteria, and procedures prior to filing a land use permit application. The pre-application conference is intended to be a tool to orient applicants and assist them in navigating the land use review process, but is not intended to be 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. This document is not a land use decision and is not subject to appeal.

a. **ZDO Section 315:**

- i. The subject property is located in the RR zoning district. Table 316-1 identifies "Home Occupations to Host Events." As a Conditional use subject to 806

- b. **ZDO Section 703 – Floodplain Management District: Special Flood Hazard Area** – must be addressed if any development, grading, fill, or manmade change occurs in the floodplain.

c. **ZDO Section 704 - River and Stream Conservation Area (RSCA):** Address in relation to suitability of the site for the proposed use and identify how far the proposed use is from the edge of the high water mark. Principal River Review is needed if any development occurs within 150 feet of the river.

d. **ZDO Section 806 - Special Use Requirements:**

ZDO 806, Home Occupation to Host Events: Are existing structures proposed for use? If so, is change of occupancy building permit is required. The use of the picnic shelter/covered shelter requires a building permit. Refer to the event guide from the Building Codes Program. ADA accessibility requirements will need to be addressed. Are temporary tents proposed? If so, are there any fire or building code requirements that apply? Portable restroom facilities, new onsite wastewater system or authorization notice to connect to existing system? Building Codes may require ADA-accessible restrooms. Every section of 806 applies and needs to be addressed in the application narrative. A sound study will be needed to ensure the sound levels at the edge of the property are met.

II. **ZDO Section 1000 – Development Standards** Applicable to a Conditional Use Application for Commercial Activities:

Most of the findings and material will be related to the 1000s series which set forth standards for the remodeled structures, parking areas, walkways, lighting, landscaping and other elements customarily associated with a conditional use land use process. Details are included below for those standards that specifically apply, or are routinely missed in land use applications. However, each section of the 1000s would need to be addressed in the submitted land use application.

Definitions from ZDO 202 are included below

COMMERCIAL USE: The use of land and/or structures for the conduct of retail, service, office, artisan, restaurant, lodging, child care, adult daycare, entertainment, private recreational, professional, and similar uses.

SHORT-TERM RENTAL: The rental of a dwelling unit, portion of a dwelling unit, or guest house for overnight residential purposes, for a period of up to 30 consecutive nights. Overnight occupancy of the dwelling unit plus any guest house shall not exceed 15 persons. A short-term rental may include use of accessory structures, such as decks or swimming pools, that are located on the same lot as the dwelling unit or guest house being rented.

TRACT: One or more contiguous lots of record under the same ownership.

All of the properties used for the events must be in the same ownership and the owner must live on the tract or a Home Occupation is not permitted. If the rental use becomes for more than overnight residential purposes then the gathering of people from all of the different rental houses on the tract with, or without, day users become events pursuant to the definition of event in ZDO 806.

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														

Per [Table 1000-1](#) the following 1000s sections apply to the application and must be addressed even if only to say how the section does not apply to the proposed site/use:

- 1002 – Protection of Natural Features – slopes, significant groups of trees, river and stream corridors – How will your proposed use impact these?
- 1003 – Hazards to Safety – No known steep slopes and landslide deposits
- 1004 – Historic Protection – No known historic resources on or near the subject site
- 1005 – Site and Building Design – discussed below
- 1006 – Utilities – discussed below
- 1007 – Roads and Connectivity – discussed below and included in attachments.
- 1009 – Landscaping – Are there adjacent properties used for residential uses that need screening and buffering? How are you going to landscape the parking lot to comply with the standards? At least 25 percent of each property involved in the Conditional Use must be landscaped. A landscaping plan is needed even if existing vegetation is being used to provide the 25% landscaping, buffering, and screening needs.
- 1010 – Signs - No sign was included in the conditional use pre-app, here is no record of a separate sign permit. Therefore, submit pictures, dimensions and other information in your land use application to ensure the sign is included in conditional use review or a separate sign permit will be needed for any exterior sign.
- 1011 – Open Space and Parks – Identified as floodplain on Mount Hood Community plan map MH-3 – subject to Open Space Review.
- 1015 – Parking and Loading – see attachments
- 1021 – Solid Waste & Recycling – Include a letter from the hauler that your plan is suitable for them. Concerns to address:
 - access road improvements will be needed to allow the franchise collector service the site
 - some type of enclosure at the top of the hill near E Brightwood Loop, or in a different location will be needed.
 - Easement to allow for the enclosure in or near Brightwood Loop.

Below is a more detailed summary of the standards that will have to be addressed in the application with narrative and evidence.

Section 1005, Site and Building Design

- 1005.02 Walkways – applicable to all applications
- 1005.04(A) Outdoor lighting – applicable to home occupations to host events.

If there are sections of 1005 that need to be modified for the proposed use to meet the intent of 1005.01 specifically request modifications to the standard identified in Subsections 1005.02 and 1005.03 as allowed pursuant to 1005.06 MODIFICATIONS.

Section 1006, Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control

- Utilities must be underground unless prohibited by the utility service provider.
- Onsite wastewater - an approved site evaluation for a new septic system or authorization notice is required prior to land use application submittal. Septic permit approval would be a condition of approval.
- If well water or ricer water usage is proposed, refer to OWRD to determine if a water right is needed
- [Preliminary statements of feasibility](#) for septic will be the approved septic evaluation, surface water, water

Section 1007: Roads and Circulation

- Frontage improvements - A right-of-way dedication to the county along the subject properties is possible for this conditional use. The Comprehensive Plan identifies local cross sections as having a 28-50 foot right of way and thus right of way dedication to the county may be needed to meet this standard for a rural local road. Evidence of existing right of way and access will be needed in the application.
- Developments shall comply with the intersection sight distance and roadside clear zone standards of the Clackamas County Roadway Standards. Traffic engineer analysis that this is met will be needed in the application

Section 1009, Landscaping

- Minimum site percentage – 25% in the RR zone for conditional uses
- Parking lot/vehicular use area landscape strips, islands, swales
- Screening (e.g., loading areas, storage areas, parking lots adjacent to residential zones, solid waste receptacles such as dumpsters), buffering (e.g., dissimilar adjacent uses)
- Irrigation and Maintenance guarantee – needed if landscaping is added

Section 1011, Open Space

Areas included on the open space map as Special Flood Hazard Areas are identified as second-priority open space. Second-priority open space shall be preserved to the maximum extent possible making full use, as necessary, of techniques which reduce the need for land coverage, and disturbance of open space features. Various site plan and development options shall be identified and applied on a case-by-case basis pursuant to **Section 1103, Open Space Review**. Site plan and development techniques may include but are not limited to: 1. Multistory construction; 2. Elevated pole structures; 3. Understructure parking; 4. Reduction of parking requirements as provided under Subsection 1015.02(D)(2)(a) and (b); 5. Clustering of buildings; 6. Minimized driveway areas, use of shared

driveways and loading areas; 7. Reduction of road widths or use of one-way roads to accommodate terrain or other features; and 8. Siting of buildings to maximize transit and pedestrian orientation.

Section 1015, Parking and Loading – Potentially modified by 1011.

- OAR 918-460-0200 *Electric Vehicle Charging Station Infrastructure Requirements*
These requirements are implemented by Building Codes. The requirements apply to new privately owned commercial, buildings. The requirement applies to 20 percent of the parking spaces and requires charging infrastructure as specified in the rule but not the actual installation of the chargers.

III. **ZDO Section 1103 - Open Space Review**

Code language: A. The **required site analysis** and development plans shall be reviewed to ensure that all Comprehensive Plan policies, Ordinance, and development standards relevant to the open space resource designation are being satisfied. B. The probable impact of the proposed development on relevant natural systems or features, in particular on resources of area-wide significance, shall be evaluated. C. The potential for conservation easements, public acquisition, dedication, or any other available means of securing parts of the site as a park, trail, or other open space resource shall be evaluated. D. Alternative development proposals that better protect the open space resources through the appropriate use of such techniques as density transfers, commonwall structures, multistory buildings, parking structures, under-structure parking, and reduced parking requirements near transit lines, shall be identified. The intent of this is to assist the applicant in using the various provisions of the Comprehensive Plan, Ordinance, and development standards to achieve the best possible balance of development and open space protection.

IV. **ZDO Section 1203 – CONDITIONAL USES:**

1203.02 SUBMITTAL REQUIREMENTS

1203.03 GENERAL APPROVAL CRITERIA

- Listed as Conditional Use in the RR District
- How is the site suitable for the proposed use
- 1007.07 – Transportation system safety – Home Occupations are exempt
- Character of the surrounding area will not be altered in a way that substantially limits, impairs or precludes the use of the surrounding properties for rural residential, farming, or forestry activities. Sound study, landscaping plan, and lighting plan are common ways of showing compliance with this requirement.
- Compatibility with the goals and polies of the Clackamas County Comprehensive Plan. Chapter 3 and 4 may be applicable to the proposed use and the site, and other chapters may be relevant too. Review to find the goals and policies that apply:
<https://www.clackamas.us/planning/comprehensive.html>

V. **Department of State Lands requirements (e.g. DSL notice, permits and mitigation):** Contact them to determine what requirements they have for your use.

VI. LAND USE PERMITTING PROCESS

- a. 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, 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.**
- b. The recommended land use application(s) is/are:

Open Space Review 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.

- Application form uses the General Land Use Application and must be accompanied with narrative that addresses all of the criteria in ZDO 1103 and 1011: <https://dochub.clackamas.us/documents/drupal/ce03877d-5138-4586-83a6-d0de23ade11f>.
- Fee: \$1,065
 - 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](#)
 - Our fee schedule is changing July 1st with the adoption of the new budget for Clackamas County. Therefore, the fees identified above are subject to change
- Timeline:
 - Completeness review: 30 days; within the first 30 days of the application being submitted, Planning and Zoning 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.
 - Notice period: 20 days, minimum; once an application is deemed complete the County will send a mailed notice to property owners within 500 feet of the subject property, the CPO and other reviewing agencies. Staff cannot issue a final decision until the minimum 20-day notice period has passed.

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.

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

- Application form: <https://dochub.clackamas.us/documents/drupal/60589df3-91b7-4dee-a8aa-602bdfef7226>
 - Fee: \$7,735
 - 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](#)
 - Our fee schedule is changing July 1st with the adoption of the new budget for Clackamas County. Therefore, the fees identified above are subject to change
 - Timeline:
 - Completeness review: 30 days; within the first 30 days of the application being submitted, Planning and Zoning 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.
 - Notice period: at least 35 days prior to the first evidentiary hearing the County will send a mailed notice to surrounding property owners within 2,640 feet, the CPO and other reviewing agencies
 - Staff report: Planning and Zoning staff will write a staff report and make a recommendation to the Hearings Officer. This report is available to the public for review at least one week prior to the hearing.
 - Public hearing: A public hearing is held with the Hearings Officer for the purpose of receiving testimony regarding the application.
 - Decision: The decision authority is the Hearings Officer. The Hearings Officer will issue a decision based on the applicable standards and criteria within 3 weeks of when the record closes. State law generally requires a final County decision issued within 120 or 150 days of being deemed complete.
 - The processing timelines and decision pathways for each of the application types: varies. 1307.04 (C) – an applicant may choose to process a Type II land use permit for the Open Space Review concurrently with the Conditional Use application. However, submitting the Type II Open Space Review and Conditional Use land use applications together for the entire project length will result in using the Type III procedure, and the Hearings Officer shall be the review authority for the initial decision pursuant to 1307.06. The decision of the Hearings Officer shall be the final decision of the County.
- 1307.06 REVIEW OF MULTIPLE APPLICATIONS – Also allows for the consolidated review of applications.

VII. MINIMUM LAND USE APPLICATION SUBMITTAL REQUIREMENTS

The submittal requirements are provided in ZDO 1307.07(C), 704, 706, 1103, and 1203. 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.

VIII. 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
Joy Fields, Principal Planner, JFields@clackamas.us, 503-742-4510	Yes	Yes
Ken Kent, Development Engineering, KenKen@Clackamas.us, 503-742-4673	Yes	Yes
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	Yes	Yes
Clackamas County Building Codes, Chris Long, CLong@clackamas.us ; 503-742-4769	Yes	Yes
Clackamas Water Master- amy.j.landvoigt@water.oregon.gov ; 503-312-1743	No	No
Hoodland CPO-Patricia Erdenberger; hoodlandcpo@gmail.com ; 714-642-1365	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.*

IX. LIST OF ATTACHMENTS

- a. Development Engineering
- b. Building Codes Event Guide and Q&A page
- c. Septic

X. 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).



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

PRE-APPLICATION INFORMATION FROM DEVELOPMENT ENGINEERING

All information is considered informal, based on current Zoning and Development Ordinance requirements, current Roadway Standards requirements, and current Comprehensive Plan requirements. The information presented here is subject to change as revisions are made to the aforementioned documents and in the formal Conditional Use Process. Prior to the submittal of a Conditional Use application, the applicant is encouraged to contact staff to ensure that these pre-application comments reflect the current standards.

FILE NO. ZPAC0048-25

PROJECT: Event Hosting, 64297 SE Brightwood Loop Road

LEGAL: 27E30BC03203

DATE: June 12, 2025

MEETING DATE: June 17, 2025

Engineering staff: Kenneth Kent 503-742-4673
kenken@co.clackamas.or.us

- a. **Access** – The access road serving the event facility site from SE Brightwood Loop Road shall be surfaced with screened gravel or better and no less than 20 feet in width.
- b. The applicant shall provide adequate on-site circulation for the parking and maneuvering of all vehicles anticipated to use site, as follows:
 1. Roads and parking areas shall be constructed per Standard Drawing R100. Plans shall be provided showing existing and new roads and parking areas, indicating the width of existing and proposed road cross sections.
 2. Parking spaces and drive aisles shall meet the standards of ZDO Section 1015 and Roadway Standards Drawings P100/P200. Each parking space will be required to meet the minimum width of 8.5 feet by 16 feet deep, with a 24-foot wide drive isle adjacent to 90-degree parking spaces. The plans shall list the number of parking spaces required and the number of parking spaces provided. One parking space for every three anticipated guests will be required. A portion of the parking area may be on mowed grass or similar in the dry season.
 3. Parking spaces shall be adequately delineated. For paved surfaces, parking spaces shall be striped. For a gravel surface, wheel stops or a similar physical features shall be provided to delineate each gravel parking space.

4. The applicant shall provide a dimensioned site plan indicating each parking space and drive aisles.
 5. Handicapped (ADA) parking spaces and adjacent accessible areas shall be paved with asphalt concrete or an equivalent approved by Clackamas County Engineering staff, as required by the Building Department.
 6. Drainage facilities shall be designed and constructed in conformance with *Clackamas County Roadway Standards* Chapter 4, providing water quality treatment and conveyance to a suitable outfall.
- d. A Development Permit will be required from the County Engineering Section prior to initiation of construction. The applicant shall pay the minimum Permit fee deposit (\$2,000) for commercial/industrial/multi-family development. The plan review and inspection fee is based upon 8.83 percent of the estimated costs for public street frontage improvements and 5 percent of the estimate costs of the onsite transportation improvements. These plans shall be signed and stamped by a Professional Engineer registered in the State of Oregon or shall comply with requirements acceptable to the Engineering Division.
- e. Prior to the issuance of a building permit and/or site development, the applicant shall submit to Clackamas County Engineering Office:
1. Written approval from the Hoodland Fire District #74 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.
 2. Written approval from the Clackamas County Engineering for surface water management facilities and erosion control measures.
 3. A set of street and site improvement construction plans, 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.
 - a. The permit will be for driveway, drainage, parking and maneuvering areas, and other site improvements.
 - b. The minimum fee deposit is required upon submission of plans for the Development Permit. The fee will be calculated based on 8.83% of the public improvements and 5% of the onsite transportation improvements, according to the current fee schedule.
 - c. The applicant shall have an Engineer, registered in the state of Oregon, design and stamp construction plans for all required improvements, or provide alternative plans acceptable to the Engineering Division.

Fields, Joy

From: Septic Info
Sent: Monday, May 19, 2025 8:48 AM
To: Fields, Joy
Subject: RE: ST004123 and ZPAC0048-25
Attachments: AOS no longer O&M provider email 2-20-25.pdf

Good morning,

The Septic systems for these properties are not currently in compliance. The type of septic systems that serve the dwellings on these properties are sand filters. This type of system requires the property owner to have a septic system maintenance agreement, annual maintenance inspections and an annual Operation & Maintenance report to be submitted to our department. We received an email from their contracted maintenance provider that they were no longer in contract with the property owner. To date we have not received an updated O&M contract from the property owner. I have attached a copy of the contractor's email for reference.

Take care,

Kristi Bruck, Permit Technician

Pronouns: she/her/hers

Clackamas County Onsite Wastewater Systems Program

150 Beaver Creek Rd | Oregon City OR 97045

(503) 742-4740

WWW.CLACKAMAS.US/SEPTIC

Septic Public Service Hours Change

Effective September 30, 2024

Beginning Monday, Sept. 30, Septic staff will only be available *by appointment* for in-person and online meetings during the following hours:

- 1-4 p.m. on Mondays (or on Tuesday, if Monday is a holiday)
- Thursdays, 8 a.m.-noon

To talk with Septic staff in person or remotely, you can schedule an appointment in two ways:

- Online (<https://apps.clackamas.us/schedule/start.jsp?type=septic>)
- By phone at 503-742-4740

Questions? Email septicinfo@clackamas.us or call 503-742-4740.

Thank you for your understanding and cooperation as we work to serve you with limited resources.

Q&A FORM

MULTI-FAMILY RESIDENTIAL

COMMERCIAL

PROPERTY INFORMATION

SITE ADDRESS: _____

PARCEL NUMBER: _____

BUILDING SIZE (In SQ FT): _____

EXISTING BUILDING USE: (If applicable) _____

PROPOSED USE: _____

EXISTING SANITATION: SEPTIC SEWER

PROPOSED SANITATION: SEPTIC SEWER

SECTION 1

PROPERTY/BUILDING OWNER (CHECK IF PROJECT CONTACT)

NAME: _____

ADDRESS: _____

CITY: _____

ZIP: _____

EMAIL: _____

CONTACT PHONE: _____

OWNER REPRESENTATIVE (CHECK IF PROJECT CONTACT)

CONTRACTOR ARCHITECT ENGINEER REALTOR TENANT OTHER

COMPANY NAME: _____

CONTACT NAME: _____

ADDRESS: _____

CITY: _____ ZIP: _____

PHONE: _____

OWNER / REPRESENTATIVE SIGNATURE

DATE

SECTION 2

COMMERCIAL BUILDING ONLY

USE: _____

TOTAL SQUARE FOOTAGE: _____ TOTAL NO. STORIES: _____

ARE THERE ANY OF THE FOLLOWING?

AUTOMATIC FIRE SPRINKLER SYSTEM: EXISTING PROPOSED UNKNOWN N/A

FIRE ALARM SYSTEM: EXISTING PROPOSED UNKNOWN N/A

BUILDING WASTE DISPOSAL: EXISTING PROPOSED UNKNOWN N/A

FOOD SERVICE FACILITY: EXISTING PROPOSED UNKNOWN N/A

SECTION 3

PROJECT TITLE: _____ ESTIMATED PROJECT VALUE: \$ _____

PROJECT DESCRIPTION / SCOPE OF WORK: *(Please provide a detailed description of the proposed project)*

SPECIFIC QUESTIONS FOR RESIDENTIAL AND COMMERCIAL:

Does the project require an Architect and/or Engineer? Yes | No | N/A

Do you know your occupancy type(s)? Yes | No | N/A

What other separate permits will be required? Yes | No | N/A

Will there be Deferred submittal for this project? Yes | No | N/A

Do the drawings include a Site Plan / Elevation / Plan Views / Roof Plan View / Reflected Ceiling? Yes | No | N/A

Will Erosion Control be required for this project? Yes | No | N/A

Will a Grading permit be required? Yes | No | N/A

Is a Certificate of Occupancy required? Yes | No | N/A

Does this project include the Handling and/or Storing of Hazardous? Yes | No | N/A

Does the project include installing Walk-In Coolers and/or Freezers? Yes | No | N/A

Will there be any Prefabricated Structures as part of this project? Yes | No | N/A

Will there be any use of Intermodal Shipping Containers for this project? Yes | No | N/A

Does this project include handling/storing/selling Marijuana? Yes | No | N/A

Will any Paint booths to be installed? Yes | No | N/A

Will the project include a new or altering an existing Cell Tower? Yes | No | N/A

Does this project require Fire-Rated walls (including demising walls) and/or Ceilings? Yes | No | N/A

Are Gypsum Assemblies rated for their use? Yes | No | N/A

Are Fire Sprinklers required? Yes | No | N/A

Will there be any Kitchen Hoods with Suppression required? Yes | No | N/A

Are Fire Alarms required? Yes | No | N/A

Does this project require Emergency Radio Responder Coverage? Yes | No | N/A

Will the number of exits be required to be updated to meet requirements of the use? Yes | No | N/A

Do the Door Handles and Locks meet code requirements? Yes | No | N/A

Do stairways and handrails meet the code requirement? Yes | No | N/A

Will Emergency Lighting need to be included and/or updated? Yes | No | N/A

Are there any ADA/Accessibility requirements? (Including Parking) Yes | No | N/A

What Energy requirements are needed to be met? Yes | No | N/A

Is this project located in a Flood Zone / Snow Zone / High Wind Zone? Yes | No | N/A

Does this project change the Risk Category of the building? Yes | No | N/A

Will this project require Special Inspection from a third-party? Yes | No | N/A

Is a Geo-Technical report required for this project? Yes | No | N/A

Does this project require Radon Mitigation? Yes | No | N/A

Does this project require installation of Emergency Power? Yes | No | N/A

Does this project change the required minimum number of Plumbing Fixtures? Yes | No | N/A

Will there be an elevator installed for this project? Yes | No | N/A

Does this project require Solar-Ready construction? Yes | No | N/A

Is this project a Tenant Improvement? Yes | No | N/A

Will this project include a Change of Use or Occupancy of the structure and/or tenant space? Yes | No | N/A

Will EV Parking be required? Yes | No | N/A

Are there new RTUs / Hoods / similar equipment to be installed on the roof? Yes | No | N/A

Does the project have a total Valuation for the work to be completed? Yes | No | N/A

Please provide any additional questions/concerns regarding building code requirements for your project:

LIST ANY NAMES OF COUNTY EMPLOYEES YOU HAVE BEEN IN CONTACT WITH RELATION TO THIS PROJECT

STAFF NAME	DEPARTMENT

Event Center Guidelines

1. An architect shall be provided where required by ORS 671.030
2. A structural engineer shall be required where required by ORS 672
3. Code summary required OSSC 107.2.1
4. A building code analysis for the building construction requirements shall be provided. OSSC 107.2.1
5. Fire and life safety sheet required. OSSC 107.3.5 & 107.3.5.1
6. Fire sprinklers may be required per section 903.1.2 (NET 7 Table 1004.5)
7. Fire alarm control panel with smoke, manual pull, and tamper switch may be required. OSSC 903.4.1, 903.3.8.4, 903.4.2, 907.2
8. Permanent restrooms will be required, and portable toilets will not be accepted. OSSC 2901.1
9. EV parking spaces need shown and need pre-plumbed for new buildings. OAR [918-460-0200](#)
10. Solar ready needs to be shown for new buildings on the drawings. OSSC 3111.4.4
11. ADA parking needs shown meeting the Oregon: Transportation Commission Guidelines and Table 1106.2 of the OSSC
12. Restroom Count needs provided per the OSSC Table 2902.1
13. Emergency illumination needs shown on the drawings. OSSC 1008.3
14. Comchecks need provided for the thermal envelope and MEP's. OEESC E104.2
15. Energy Compliance Form needs provided OEESC E104.2.1
16. Net Zero calculator report needs provided. OEESC E104.2.1
17. Door hardware schedule with opening and locking devices need shown on the drawings. OSSC 1010 & 1010.2.4, 1010.2.9
18. Exit signs need shown on an electrical lighting sheet. OSSC 1013.1
19. Sliding doors at an exit need to comply with the special door requirements of section 1010.3 of the OSSC to be considered for a required exit.
20. The site needs to have an accessible path from parking to the building. OSSC 1028.5
21. Event Centers are a mixed occupancy of A2 & A3 and the most restrictive requirements of the OSSC for section 508.3.1 and chapter 9 and other applicable section shall apply.
22. Finishes for floors, walls and ceiling shall be provided on the drawings. Chapter 8

Event Center Guidelines

23. Roof cover fire classifications shall be provided for the material used. OSSC Table 1505.1
24. Special inspection may be needed. OSSC Chapter 17
25. Emergency power may be required. OSSC 2702
26. Reflected ceiling plans shall be required. OSSC 107.2.1
27. Flammable decorative materials will require a review. OSSC 806.2 & Ch. 26
28. If commercial cooking will be installed additional requirements will be required. OSSC 903.2.11.5
29. Entrances shall be accessible. OSSC 1105.1
30. ADA assembly requirements will be required, even outside of the structure. OSSC 1109.2
31. Dining areas will be required to comply with ADA requirements. OSSC section 1109.2.9
32. Heating and cooling requirements are not exempt from assembly requirements. OSSC 1203.1
33. Exterior / interior lighting is required from a reliable source. OSSC 1008 & 1204.3
34. Grading permits may be required. County Code 9.03
35. Special glazing requirements will be required based on the OEESC and OSSC chapter 24
36. Canvas / Membrane structures will require permits from one or all of the following departments: Fire, Building, Planning OSSC Chapter 31
37. Existing AG exempt structures under ORS 455.315 being proposed as “Event Centers” will require school taxes to be paid & will be treated as a new building under the building code.
38. Existing AG buildings may be exempt under ORS 215.760(2) from converting to a commercial building depending on the land use designation and that statute. (Please contact planning and zoning for further information)

These are some of the requirements, although there may be additional requirements based on other factors.

From: [Michael Gregory](#)
To: [Potter, Shane](#)
Subject: Re: Brightwood Violation
Date: Wednesday, June 18, 2025 9:22:35 AM
Attachments: [image001.png](#)

Warning: External email. Be cautious opening attachments and links.



Yeah, I'll be having to hop on a call. Anything before 1 o'clock today would be ideal for me.

Michael Gregory
503 502 0192

On Wed, Jun 18, 2025 at 7:52 AM Potter, Shane <SPotter@clackamas.us> wrote:

Hi Michael,

I appreciate your willingness to be up front and honest but I think maybe we need to speak by phone and go over air bnb vs events a little more. I could do by email but I think it will generate more questions. I will attempt it here and if we need to discuss more in detail feel free to contact me.

Air bnb's are allowed per code as you have it permitted through the County. When a member of the air bnb goes out and uses a picnic table that happens to lie on an adjacent lot that they may not understand that would not be an event. An event would more likely occur when all the houses are rented out together for a retreat and then they come together in a large group. As of right now I believe you are limited to 15 people per house so one house is not going constitute an event unless you actually hold such an event like a wedding or some training activity. But if 15 people staying in that house go out and have a picnic then play badmitton, for instance, that would not be an event. So basically the rentals of the house as an air bnb, pursuant to the county rules, would be allowed but planned events, and advertising of such events would not.

As for fees I would need to complete my research and prepare the violation letter then based off that letter I can let you know what the fees will be if they continue.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

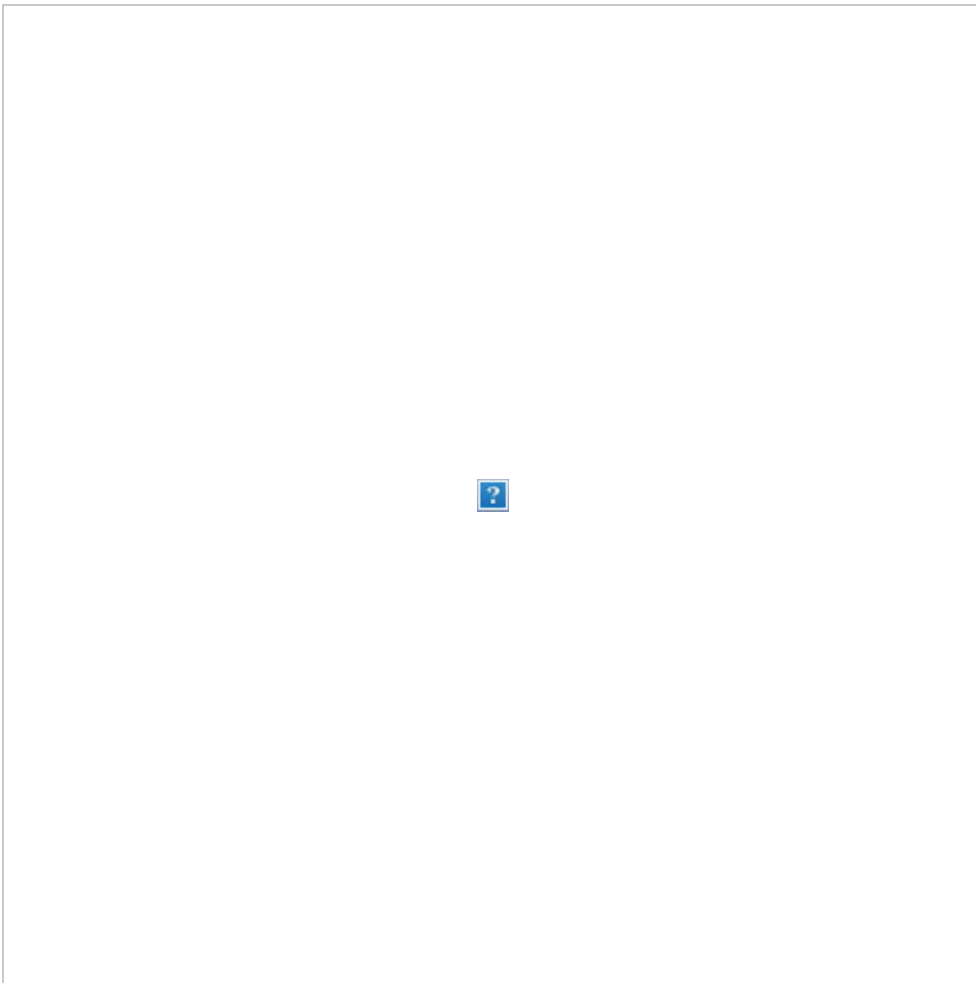
[150 Beaver Creek Rd., Oregon City, OR 97045](#)

Primary Phone: 503-742-4465

spotter@clackamas.us

www.clackamas.us

Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

From: Michael Gregory <mvgregory@gmail.com>

Sent: Tuesday, June 17, 2025 4:25 PM

To: Potter, Shane <SPotter@clackamas.us>

Subject: Brightwood Violation

Warning: External email. Be cautious opening attachments and links.

Hi Shane,

I appreciate you showing up for the meeting today. It looks like, short of installing razor wire on my lawn I'm having events (illegally). The scope of the permitting needed to legalize this is, frankly, mind-boggling. I've already talked with AKS Engineering, and we are just waiting on the detailed meeting notes to start tackling everything in turn. Obviously this is going to take quite a while to even complete the 4 separate application packets, let alone receive the final approval.

I'm not in a financial position to stop having Airbnb guests until this is completely resolved, as I would go bankrupt long before we could even submit. So, I guess I'm going to be continuing to violate the events code, despite my best efforts to comply with the Short Term Rental rules.

What kind of fine are we looking at? If the fine is going to bankrupt me anyway, I'd rather not go through the permitting hell to legalize this thing if the county is just going to drive my business into the ground. I would also just like to point out, for fun, that I remitted over \$25,000 in occupancy taxes last year, and I'm on track for closer to \$50,000 this year, plus another \$25,000+ in property taxes. I know you don't make the rules, but this is just one more kick in the balls for a productive citizen.

Thanks,

Michael Gregory

503 502 0192

From: [Michael Gregory](#)
To: [Joy Farquhar](#); [Potter, Shane](#)
Subject: How to count events at Brightwood
Date: Sunday, June 22, 2025 6:11:28 PM

Warning: External email. Be cautious opening attachments and links.



Hi Joy,

I'm still trying to wrap my head around how to count the number of events at my Brightwood properties for the application. I'm hoping you can give me a little more clarity on the County position of a few scenarios. I'm just assuming that everyone is going to go down to the river, which is almost wholly owned by the empty lot at 64285.

1. The Vail Colorado Mogul Ski Team is coming from July 8 - 21 and renting 2 houses. Does that count as 1 event? 1 a day?
2. Beaverton High Cheer Squad is coming for the 2nd year in a row in July and renting 1 house, and will be utilizing the lawn heavily for their practice. If they overlap the ski team, would that mean that I'm in violation by having 2 events in one day? Or is it not an event since they are only bringing 15 people?
3. OHSU Psychology department is renting two houses in September next to each other. If they did not utilize the outdoor space, would that NOT count as an event? Or does the fact that they are a group automatically make it one?

Thanks!

Michael Gregory
503 502 0192



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

July 14, 2025

Violation No.: V0015525

Gregory Management LLC.
19235 SE Debra Dr.
Damascus, OR 97089

RE: CLACKAMAS COUNTY NO. V0015525

CLACKAMAS COUNTY CODE SECTIONS VIOLATED:

1. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE – SECTION 316.030: USES PERMITTED
2. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE TITLE 12 – SECTION 700 SPECIAL DISTRICTS – 703 FLOODPLAIN MANAGEMENT DISTRICT (FMD) – 12.703.04 APPLICABILITY
3. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE TITLE 12 – SECTION 700 SPECIAL DISTRICTS – 704 RIVER AND STREAM CONSERVATION AREA (RSCA) – 12.704.03 AREA OF APPLICATION
4. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 9.02.040(A & E): CLACKAMAS COUNTY BUILDING CODE

ZONING: RR (Recreational Residential)
SITE ADDRESS: 64285 E Brightwood Loop Rd., Brightwood, OR 97011
LEGAL DESCRIPTION T2S, R7E, SECTION 30BC, TAX LOTS 00202, 02700, 03000, 03201, and 03203

Dear Gregory Management LLC.,

On June 17, 2025, Clackamas County Planning held a pre-application conference with you regarding the events at the location listed in this letter. During this meeting we discussed several items that currently need to be addressed, including holding events and the structure that exists on site. To abate the violations, you must complete one of the following **NO LATER THAN: August 14, 2025**

OPERATING AN EVENT CENTER WITHOUT LAND USE APPROVAL

As discussed, there are events taking place at this location without the benefit of land use approval. However, the County does acknowledge that you have begun the process of getting your land use approval. Please adhere to the language below as it has changed since the last letter you received. To abate the violations regarding the events taking place at 1 or multiple sites listed above by the date listed above:

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. We have identified Conditional Use and/or Home Occupation as possible land use options. However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at

zoninginfo@clackamas.us to determine the appropriate option for your situation and whether other options exist.

- a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
- b. If you obtain land use approval, you must implement all conditions of approval before staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.

CONSTRUCTION OF A BUILDING WITHIN THE SETBACKS OF THE RIVER AND STREAM CONSERVATION AREA (RSCA) AND/OR PLACEMENT OF A BUILDING WITH THE MAPPED FLOODPLAIN MANAGEMENT DISTRICT (FMD)

There is a structure that has been erected on tax lot 00202 that appears to be constructed within the RSCA and FMD.

1. Vegetation, tree removal, grading, placement of rocks and structures in the Floodplain Management District (FMD), and River and Stream Conservation Area (RSCA) constitutes a violation of the Clackamas County Zoning Ordinance. All activities as described here should cease until review by planning and zoning occurs.
 - a. Violations in the floodplain zone require a Floodplain Development Permit (No Rise Permit). Violations in the River and Stream Conservation Area may require Principal River Conservation Area (PRCA) or Stream Conservation Area (SCA) permit(s). In some cases, a Mitigation Plan may be allowed to address the violation. Please contact the Clackamas County Planning and Zoning Division by calling 503-742-4500 or by email at zoninginfo@clackamas.us.
 1. The application to the Planning and Zoning Division should be submitted by the deadline in this letter. Once submitted the Planning and Zoning Division will review the application for completeness. If the application is deemed incomplete you must provide a complete application to the Planning and Zoning Division within 30 days of notice of incompleteness.
 2. Other voluntary actions on the part of the applicant such as “tolling the clock” or withdrawal of the application will cause the enforcement actions to continue when remaining in violation.
 - b. We encourage you to reach out to the Planning and Zoning Division, at the numbers listed above, to discuss any other possible solutions to resolving this violation that may not be listed in this letter.

APPROXIMATE 600 SQUARE FOOT COVERED AREA WITHOUT PERMITS

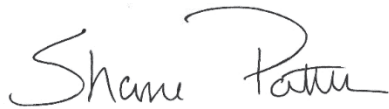
On Tax Lot 00202 there is a covered structure over 600 square foot in size that has not obtained permits. Please abate the violation of this structure by the deadline listed in this letter by:

1. Submit, or have your professional submit, building permit application(s), appropriate fee(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the building code and relevant laws. We encourage you to reach out to discuss the permitting process and review the permit requirements by calling 503-742-4240 or by email at bldservice@clackamas.us:

- a. Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request.
- b. The permit(s) must have the fee(s) paid in full within 10 days of being notified by Building Codes in order to prevent delay of the issuance of permits.
- c. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.



Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement
Phone: 503-742-4465
spotter@clackamas.us

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 (\$100 beginning July 1, 2025) will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-compliance may result in a lien upon your property:** Fines, and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after the payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's order may result in the matter being referred to County Counsel for legal action in Circuit Court, which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

what are you planning?
wedding, engagement party, workshop...
where?
city, state, or country

Submit your venue

Learn more about marketing opportunities with The Venue Report.

apply now

Wedding Venues | United States | Oregon | Clackamas County

Sandy River Getaway EST. 2024

64297 E Brightwood Loop Rd, Brightwood, OR, USA



Venue Reports Map Gallery

Sandy River Getaway

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Send messages & view rates of your favorite venues in one spot.

Message Venue

[Request a Venue Tour](#)

⚡ This venue has been favorited 3 times

📍 Directions

🌐 Website

📞 Call Venue

64297 E Brightwood Loop Rd, Brightwood, OR, USA



Sandy River Getaway

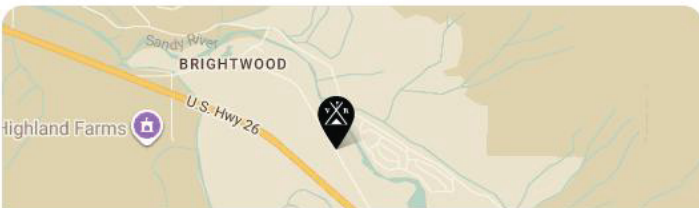


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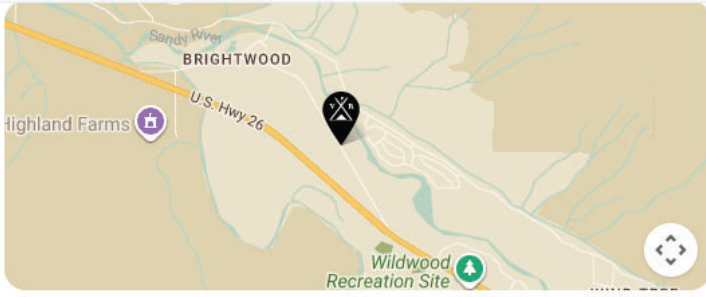
📍 Directions

🌐 Website

📞 Call Venue

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⚡ This venue has been favorited 3 times

📍 Directions

🌐 Website

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[Venue](#) [Reports](#) [Map](#) [Gallery](#)

Forest Venue With Lodging for 64

Luxury accommodations plus a Sandy River front wedding

The Lowdown

















Type
Beach / Lake / Waterfront Location
Field / Forest / Orchard
Lodge / Mountain / Ski Resort

Views
Forest
River

Style
Country
Elegant

Elegant
Minimalistic
Modern

Best Type Of Celebrations

-  Adventure Travel
-  Bachelor / Bachelorette Party
-  Birthday Party
-  Bridal Shower
-  Conferences
-  Corporate Event
-  Dinner Party
-  Elopement
-  Family Reunion
-  Group Getaway
-  Photo/Video Shoot
-  Retreats: Corporate, Spa, Wellness, Etc.
-  Vow Renewal
-  Wedding Ceremony
-  Wedding Reception
-  Workshops: Creative, Photo, Etc.

Venue setting

Get married in a forest glade with the Sandy River as your backdrop.

Capacity

- Seated
- Buffet
- Standing

Seated

164

Buffet

164

Standing

164

Fees

(Prices listed here are estimates only & are subject to change)

Price range

Join the party and sign in to view pricing

Does this include catering fees?

No

Estimated price per head

from \$100 to \$200

Full venue buyout option

from \$10,000 to \$15,000

Insurance

Additional Insurance May Be Required Depending On The Event

Connect

[Request a Venue Tour](#)

[Message Venue](#)

[Call Venue](#)

[Directions](#)









[Website](#)

 Website

 Facebook

Event Logistics And Amenities

(Essential event logistics and amenities to ensure a seamless and memorable experience for you gathering)

 Celebrations hosted here since	2024
 Renovated In	2024
 Curfew	8 pm
 Venue spaces	outdoor venue space only
 Catering	client can select the caterer of their choice
 Alcohol	byo permitted – you can bring your own alcohol licensed server is required
 Music	outdoors only
 Smoking	non-smoking venue

Smoking

non-smoking venue

Accommodations

Four luxurious 3500 sq ft houses for a total sleeping capacity of 64 overnight guests.

Pet-Friendly Events

yes

Kid Friendly Events

yes

Amenities

✓ Bridal Suite/Changing Rooms Onsite

✓ Dining Tables

✓ Onsite Restrooms

VenueReport

Venues →

Magazine →

Destinations →

ABOUT

About Us

Advertise

Careers

Press

Contact Us

List Your Venue

EXPLORE

Venues

Room Blocks

Magazine

Submit Your Story

Subscribe to Venue

Report

Press

Contact Us

List Your Venue

Submit Your Story

Subscribe to Venue

Report

you@email.com



Photos Amenities Reviews Location

+ 1 review

Hosted by Michael
Superhost · 9 years hosting

Beautiful area
This home is in a s

At-home coffee
Start your mornin

Michael is a Super
Superhosts are ex

Your dream wedding aw
can make your outdoor
beautiful homes, and ha
overlooking the Sandy R
lawn. Booking for 2025 n
season weekends. A cle

The space...

Show more

×

About this space

Your dream wedding awaits at the Sandy River Group Getaway! With 6 private acres, you can make your outdoor wedding vision come to life. I can host up to 64 guests on site in 4 beautiful homes, and have plenty of outdoor space for the wedding and reception, overlooking the Sandy River in a forest glade. Reception area is 4000 sq ft (60' x 70') of lawn. Booking for 2025 now! Please inquire for rates and dates. 4k+ off peak 7k+ peak season weekends. A clever monkey could find SANDY RIVER GETAWAY

The space
All weddings come with 3+ night rental of at least one house (Sleep 16 per house), venue picnic tables, shelter, extra parking and outdoor utilities.

Summer weekends start at \$10000, off peak starts at \$6000.

Contact me for detailed wedding info, pricing and to book a tour.

Add dates for prices

CHECK-IN Add date

CHECKOUT Add date

Availability

s listing

Beach access

Dedicated workspace

What this place offers

airbnb

Anywhere Any week Add guests

Become a host

Sandy River Wedding Venue

Share Save



Entire place in Mount Hood Village, Oregon

16+ guests · 20 bedrooms · 32 beds · 20 baths

+ 1 review

Hosted by Michael
Superhost · 9 years hosting

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability



Sandy River Getaway

15 followers • 0 following

Contact us Message Follow

Posts About Mentions Reviews Reels Photos More

Intro

Mt Hood area wedding venue with overnight lodging for up to 64 people

- Page · Wedding Venue
- 64297 E Brightwood Loop Rd, Brightwood, OR, United States, Oregon
- (503) 502-0192
- mvgregory@gmail.com
- SandyRiverGetaway.com
- Always open
- Not yet rated (0 Reviews)

Posts

Filters

Sandy River Getaway September 8 at 8:12 PM



Photos

See all photos



Sandy River Getaway's Post

Sandy River Getaway
August 3 · 🌐

We had a lovely couple get married this weekend. Love what they did with the lawn for the reception



3 1 comment

Like

Comment

Share

11 comments

Sheri Gregory-Predmore
Beautiful!

Sandy River Getaway
July 7 · 🌐

Here's a little highlight reel from our first big wedding!



INSTAGRAM

... you commented on one of the "looking for a photographer" posts & now you're at their 4 day long wedding retreat in the mountains 🏞️ Complete...

2



SANDY RIVER
GETAWAY

Luxurious Mt. Hood Cabin Rentals & Wedding Venue

A SERENE, SECLUDED ESCAPE ON THE BANKS OF THE SANDY RIVER

INQUIRE

BUILT WITH GATHERINGS IN MIND

Our luxurious Mt. Hood cabin rentals were designed to make large groups feel at home, whether you're hosting a wedding or planning a retreat.

At Sandy River Getaway, we've taken care of every last detail to make sure you're comfortable, indoors and out.



DREAMING OF A FOREST WEDDING?

DREAMING OF A FOREST WEDDING?

Our premium Mt. Hood cabin rentals allow you to host an outdoor wedding onsite. You'll enjoy breathtaking views and plenty of privacy, without having to deal with "rustic" accommodations.

Our luxurious, custom-built vacation homes can fit up to 64 overnight guests, and we have space for up to 125 total guests.

DISCOVER WEDDINGS AT SANDY RIVER GETAWAY



PLANNING A GROUP GETAWAY?

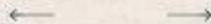
When we're not hosting weddings, we'd love to welcome you to Sandy River Getaway. Rent a house or all 4, whether you're planning a family reunion, a meditation retreat, or just a cozy ski weekend.

LODGING OPTIONS

"A WELL-DESIGNED AND EXECUTED GROUP SPACE."

We loved this spot and hope to return. It was peaceful, easily accessible from Portland, and had plenty of room for both private and group time.

- MONICA & ALEX



meals together and we enjoyed the roomy deck with beautiful forests views, as well as the hot tub. Overall, this is a well-designed and executed group space."

- MONICA



A MODERN RETREAT WITH A SENSE OF PLACE

We created the premium Mt. Hood cabin rental we'd want to stay in. Think soaring ceilings, contemporary design, custom woodworking, and fully equipped kitchens. Outdoors, there's plenty of room to roam—or just soak in the river views from your covered deck while you sip a cup of cocoa.

[EXPLORE THE PROPERTY](#)



**SANDY
RIVER**
WEDDING & EVENT VENUE

Sandy River Gateway is a wedding and event venue with custom-built, luxurious Mt. Hood cabin rentals. All couples are welcome here.

[Home](#)

[Weddings](#)

[Lodging](#)

[About](#)

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[Q&A](#)

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[PRIVACY STATEMENT](#)

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[Branding and website design by Emily Foster Coates](#)

[Photography credits](#)

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A PRIVATE MT. HOOD WEDDING VENUE

A luxurious forest retreat, made with weddings in mind

[BOOK A TOUR](#)

[VIEW OUR PRICING HERE](#)

*For intimate gatherings
& big celebrations alike*

YOUR EXPERIENCE

Weddings are your once-in-a-lifetime chance to gather everyone you love in one place. We've built a private Mt. Hood wedding venue where you can get married in a gorgeous wooded glade overlooking the Sandy River. But because it's also a retreat space with four luxurious homes, you can spend time with your guests beyond just your reception.

Imagine waking up on your wedding day and savoring a cup of freshly brewed coffee with your wedding party on a deck, hearing the lull of the Sandy River nearby. Or closing out your wedding weekend with a celebratory campfire, s'mores and all.

Whether you have in mind an intimate dinner for 20 with a private chef or a full-fledged celebration for 190, Sandy River Getaway offers you unparalleled beauty and flexibility.

[EXPLORE OUR GALLERIES](#)





← PREVIOUS

NEXT →

A SECLUDED, LUXURIOUS VENUE FOR EXTENDED CELEBRATIONS

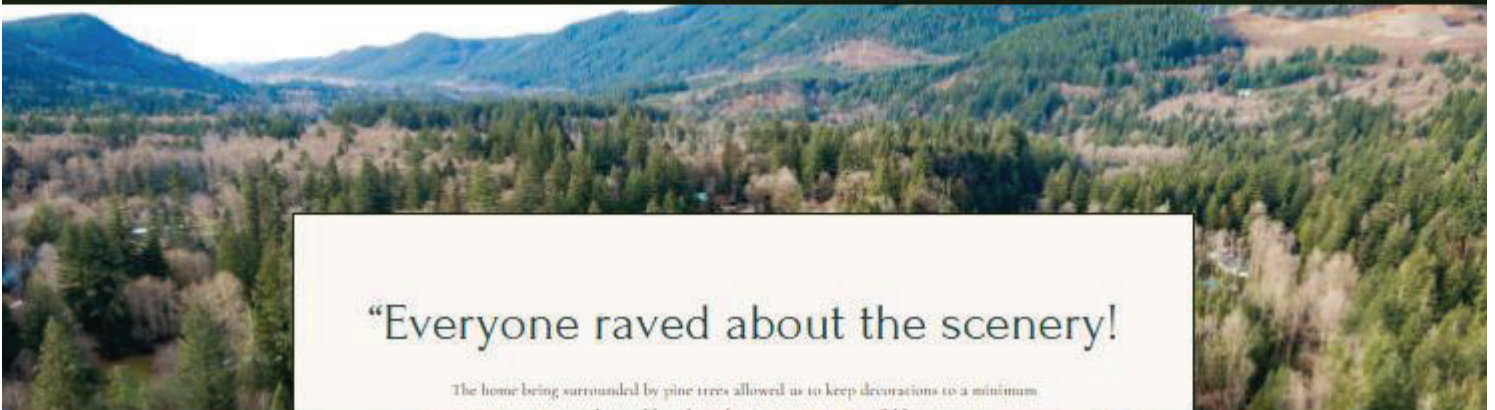


Our retreat

The Sandy River Getaway features an outdoor ceremony and reception space surrounded by woods overlooking the Sandy River.

When you rent the property, you'll have private use of this space, as well as access to one or more of our modern, custom-built homes for getting ready (and sleeping in the day after your wedding).

Sandy River Getaway can host as many as 150 guests for an outdoor ceremony & reception. Each of the 4 houses can sleep up to 16 people, so you can have up to 64 overnight guests if you rent out the entire property.



“Everyone raved about the scenery!”

The home being surrounded by pine trees allowed us to keep decorations to a minimum

The home being surrounded by pine trees allowed us to keep decorations to a minimum & being able to hear the river was very peaceful!

- ALEXIS

A space to make your own

PLANNING YOUR WEDDING

Think of Sandy River Getaway as a “blank slate” venue—but one that’s steeped in nature’s beauty. Our spacious lawn allows you to bring in tables, chairs, tents, and anything else you need for your dream wedding. For catering, you can choose to hire a caterer, or you can keep it simple and do your own thing. It’s really the perfect set-up for any size of wedding party and guest list.



Celebrate on the banks of the Sandy River

OUR LOCATION

Our Mt. Hood wedding venue is located approximately 40 minutes east of Portland, in Trighewood, a small, intimate mountain community. We’re surrounded by the Mount Hood National Forest, which has over a thousand miles of trails as well as countless other recreation opportunities. Whether you’re into hiking, rock climbing, snowshoeing, or just a scenic train ride through the forest, you’ll find it here.





COME EXPLORE OUR GETAWAY

Get in touch with us on our contact page. We can't wait to hear from you!

[ASK US A QUESTION](#)



SANDY RIVER WEDDING & EVENT VENUE

Sandy River Getaway is a wedding and event venue with custom-built, luxurious Mt. Hood cabin rentals. All couples are welcome here.

- [Home](#)
- [Weddings](#)
- [Lodging](#)
- [About](#)
- [Pricing](#)
- [Q&A](#)
- [Galleries](#)
- [Inquire](#)

[PRIVACY STATEMENT](#)

[TERMS & CONDITIONS](#)

[Branding and website design by Emily Foster Creative](#)

[Photography credits](#)

[Copyright Sandy River Getaway © 2014-2015](#)

WEDDING VENUE PRICING

Plan your wedding costs at Sandy River Getaway

Our pricing is based on time of year, and how many nights and houses you wish to reserve. Pricing shown is your total cost, including lodging taxes. Weekday weddings (S-Th) receive a 30% discount.

OUR PACKAGES

Every rental includes a 3+ night stay at one or more houses, venue tables, use of the covered shelter, parking lot, and portable restrooms for the wedding day.

Peak Season: July 1 - August 31

Shoulder Season: May, June, September, and October

Off-Peak: All other times excluding major holidays

Season

July + August

Number Of Houses

2 - Sleep 32 Max

Number of Nights

3

Price

\$15,000

MICRO

Weekdays and off peak weekends only

Lodging

1 House

Exclusive use of the outdoor venue for your day of ceremony

Maximum # of Guests
10 Extra Day Guests

PARTIAL

Lodging

2-3 Houses

Exclusive use of the outdoor venue for your day of ceremony

Maximum # of Guests
30 Extra Day Guests

FULL VENUE

Lodging

All 4 Houses

Exclusive use of the outdoor venue for the duration of your stay

Maximum # of Guests
125 Total

PEAK SEASON AVAILABILITY CHECK

PEAK SEASON AVAILABILITY CHECK

We know you may have your heart set on a certain date, or you may have a range that will work. As summer weekends are our peak season, here is a helpful calendar showing what's available.

[INQUIRE ABOUT YOUR DATE](#)

<p>JUNE 2026</p> <p>5th - 7th 12th - 14th 19th - 21st 26th - 28th</p>	<p>JULY 2026</p> <p>3rd - 5th 10th - 12th 17th - 19th 24th - 26th 31st - 2nd</p>	<p>AUGUST 2026</p> <p>7th - 9th 14th - 16th 21st - 23rd 28th - 30th</p>	<p>SEPTEMBER 2026</p> <p>4th - 6th 11th - 13th 18th - 20th 25th - 27th</p>	<p>OCTOBER 2026</p> <p>2nd - 4th 9th - 11th 16th - 19th 23rd - 26th 30th - Nov 1</p>
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STILL HAVE QUESTIONS?

Please contact us below and we'll be in touch soon.

[CONTACT US](#)



EXPLORE THE VENUE

Explore photos and tours of our property, or contact us below to book a tour.

[VIEW GALLERIES](#)



SANDY



SANDY RIVER

WEDDING & EVENT VENUE

Sandy River Gateway is a wedding and event venue with custom-built, luxurious Mt. Hood cabin rentals. All couples are welcome here.

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[Copyright Sandy River Gateway © 2014-2015](#)



Citation No. 2500155-1

Case No. V0015525

ADMINISTRATIVE CITATION

Date Issued: September 22, 2025

Name and Address of Person(s) Cited:

Name: Gregory Management LLC.
Mailing Address: 19235 SE Deborah Dr.
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 18th day of September, 2025 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 64285 E Brightwood Loop Rd., Brightwood, OR 97011 and No Situs

Legal Description: T2S, R7E Section 30BC, Tax Lots 00202, 02700, 03000, 03201, and 03203

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040(A,D,E)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.316.030
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.704.04 and 12.704.07

Description of the violation(s):

- 1) Approximate 600 square foot covered building without built without permits

Maximum Civil Penalty \$3,500.00 Fine \$514.00

- 2) Operating an event center without land use approval.

Maximum Civil Penalty \$2,500.00 Fine \$411.00

- 3) Structure built/placed within the mapped floodplain without land use approval.

Maximum Civil Penalty \$3,500.00 Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,439.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Kimberly Benthin
Telephone No.: 503-742-4457

Date: September 22, 2025
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine including the administrative compliance fees that have accrued. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
150 Beaver Creek Rd.
Oregon City, OR 97045

2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____





From: [Taylor Ireland](#)
To: [Michael Gregory](#); [Benthin, Kim](#)
Cc: [Marie Holladay](#)
Subject: RE: Status update
Date: Monday, October 13, 2025 2:31:24 PM

Warning: External email. Be cautious opening attachments and links.



Hi Michael,

Good timing on your email. Our Natural Resource staff confirmed the wetland delineation extents this morning, and we are finalizing the existing conditions plan this week. The surveyor is out sick today, but we should have that ready for you tomorrow if he is back in the office.

To clarify our next steps for the conditional use phase of the project, we have the following items on our radar. I would like to schedule a follow up call with you to discuss the next steps described below, let me know what your availability looks like later this week.

- Our Natural Resource staff has confirmed that the indirect wetland impacts for the bridge installation are not substantial enough for a DSL violation, and there is no need to submit for a DSL concurrence.
- Prepare a permit package for a new dwelling structure to be located on the same tax lot as the commercial event. This will be lived in by the property owner or event manager for the wedding venue.
- Design and install a new septic system for the new dwelling structure.
- Obtain a floodplain development permit for the new structure and any accessory structures that were previously not permitted with a floodplain development permit.
- Prepare a sight distance study of the existing driveway to ensure it meets Clackamas County sight distance requirements.
- Engage and coordinate with a sub-consultant that will perform an Acoustical (Sound) study for the inclusion in the conditional use land use application.
- Synthesize signage documentation for the conditional use application.
- Complete County Land Use Action Application Form
- Prepare a written narrative describing the project and addressing relevant approval criteria, development standards, and compatibility with relevant foals and policies of the Comprehensive Plan.
- Prepare, submit, and obtain Statements of Feasibility as identified by County Staff (Water service, Hoodland Fire District, Solid Waste and recycling hauler).

- Compile all preliminary plans, written materials, and other information into a land use package to address the conditional use requirements.

Thank you,

Taylor Ireland, EIT

AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 Ext. 129 | www.aks-eng.com | irelandt@aks-eng.com

From: Michael Gregory <mvgregory@gmail.com>

Sent: Monday, October 13, 2025 1:35 PM

To: Taylor Ireland <irelandt@aks-eng.com>; kimben@clackamas.us

Subject: Status update

Proceed with caution: This email hails from an external source. Unverified emails may lead to phishing attacks or malware infiltration. Always exercise due diligence.

Hey Taylor, the county code department is asking for a status update and if we have a general timeframe for being able to submit the permits.

I know we don't have a formal contract for this one, but if you could also kind of describe the scope of work that Aks is doing that would be helpful as well I think

Thanks!

Michael Gregory
503 502 0192

Exclusive use of the outdoor venue
for your day of ceremony

Exclusive use of the outdoor venue
for your day of ceremony

Exclusive use of the outdoor venue
for the duration of your stay

Maximum # of Guests
10 Extra Day Guests

Maximum # of Guests
30 Extra Day Guests

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125 Total

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JULY 2026

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~~24th - 26th~~
31st - 2nd

AUGUST 2026

~~7th - 9th~~
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~~28th - 30th~~

SEPTEMBER 2026

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OCTOBER 2026

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~~30th - Nov 1~~

JUNE 2027

4th - 6th
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23rd - 25th
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OCTOBER 2027

1st - 3rd
8th - 10th
15th - 17th
22nd - 24th
29th - 31st

STILL HAVE QUESTIONS?

Please contact us below and we'll be in touch soon.

March 20, 2026

Michael Gregory
Gregory Management LLC
365 NE Palmsblad Drive
Gresham, OR 97030

RE: Land Use Application—E Brightwood Loop Road

Dear Michael:

AKS Engineering & Forestry, LLC (AKS) respectfully provides this letter to demonstrate the substantial progress made in preparing a land use application for the subject site. These efforts signify a proactive commitment to satisfying the applicable code criteria and regulatory requirements. Since engagement in September 2025, our firm has completed or is currently working on the following tasks:

- Topographic survey field work and creation of an Existing Conditions Plan, which provides the baseline for subsequent design and permitting work
- Natural resource assessment illustrating the extent of jurisdictional features and the principal river conservation area setback
- Extensive coordination with Hoodland Fire District #74 to design a code-compliant fire apparatus access route, emergency vehicle turnaround, service plan, etc.
- Preliminary sight distance evaluation of the existing shared driveway to E Brightwood Loop Road
- Preliminary Transportation Impact Study preparation
- On-site wastewater management system layout for new home
- Earthwork cut and fill balance calculations and home placement coordination with structural engineer for floodplain development permit
- Preliminary civil engineering plan set, including a Site Plan illustrating the planned project improvements
- Written narrative preparation addressing the applicable goals and policies of the Clackamas County Comprehensive Plan, the approval criteria of the Zoning and Development Ordinance, etc.

As documented by the list above, significant work has been performed to date, and several technical engineering items being performed by AKS and others remain in progress. Our firm intends to submit a comprehensive Land Use Application upon completion of the required materials and tasks.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

Chuck Gregory, PE – Principal, Assoc. DBIA
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
503-563-6151 | chuckg@aks-eng.com



RENEWS: JUNE 30, 2027