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Clackamas County
www.clackamas.us

April 8, 2026

64235 E Brightwood Loop

Brightwood, Oregon 97011

(503) 729-1724

Sent Via Email To:

Hearings Officer KimBen@clackamas.us

Clackamas County, Oregon

Re: Unpermitted Wedding Venue

Sandy River Getaway, 64297 E. Brightwood Loop, Brightwood, OR

Owner/Builder Michael Gregory DBA Gregory Management 7704 LLC

County File #V0015525

Dear Hearings Officer(s):

Thank you for the opportunity to provide comments regarding Short Term Rentals (STR) in our area. We request that you include our comments in your review since we just recently learned that this process was underway.

My husband and I live at 64235 E. Brightwood Loop, Brightwood, Oregon. Our property is immediately adjacent to and above a property known as the Sandy River Getaway, which is a commercial STR venue that contains "Luxurious Mt. Hood cabin rentals and Wedding venue targeting use by large groups" as per the venue website. We purchased our property in June 2024 at which time we did not know there was any such venue below us.

However, upon our arrival and continually since then, this commercial venue situation has disrupted enjoyment and use of our property both day and night. It has also affected our safety and wellbeing as well as that of other residents and visitors to Brightwood Loop and the area.

We are aware of current violations being considered regarding this venue including: an unpermitted covered structure, not permitted to conduct commercial rental activity, approvals were given to build 4 single family residences, the use of portable toilets, and continual use of recreational fires in the woods.

We oppose continued use and approval of the Sandy River Getaway property and the 4 houses that Gregory states he “custom built” for STR’s knowing the building approval was intended for 4 single family residences on 4 individual lots. The easement on our deed that benefits Gregory and his STR’s was intended only for access and use by individual residents. Yet now Gregory regularly advertises the venue for weddings, retreats, and other large groups which it appears have been using the venue since our arrival in June 2024.

Further, we have serious concerns about the stability of our property given ongoing significant soil erosion issues both on our property, the primitive road, and elsewhere due to this venue.

Gregory states that capacity is 64 persons per day total for 4 houses, plus additional space for up to 125 total guests. This does not include traffic and activity for support staff, housing, entertainment, etc. All 4 houses are offered with a minimum 3-night stay for \$25,000 with parking for 4 spaces each house plus “shared overflow parking”. Again 64 people per day in the houses plus up to 125 total guests per day.

We regularly observe that guests are driven to and from the venue below by private car/shuttle that picks them up on the main road right next to our house on Brightwood Loop at the location of the primitive road easement. This causes an extremely dangerous situation as Brightwood Loop is a busy rural residential road with very limited visibility. We ourselves have difficulty safely entering and exiting our own property because of this, as well as our friends and family. Guests are lined up waiting in groups on the side of the road and someone wearing a safety vest can sometimes be seen. They are ferried in and out on the primitive gravel road easement in all weather and all times of the day and night.

Further, Gregory has advised us (personal communication) that he does not need to comply with any fire codes, although on his Airbnb he states that venue users can roast marshmallows in the woods but that they must check with the county on this. However, there are in fact regular fires in the woods below us that are used by the guests during events.

Further, Gregory has installed huge LED lights over the corner entrance of our property and the primitive road that beam into our house at all hours of the night. There is no relief from this unforeseen and uncorrectable incursion which Gregory says is necessary for customers needing to enter and exit at night from the venue using the primitive road easement at the corner of our lot. This is an unpermitted commercial activity meant for Gregory’s benefit alone that negatively affects us as well as our animals and local wildlife.

Further, Gregory has repeatedly trespassed onto our property without permission to remove large living trees and shrubs, stating he needs people to see venue signs (personal communication) that he also installed on our property without permission. In addition, he has violated Oregon timber trespass laws that were enacted to prevent this type of activity.

Further, it has come to our attention that in advertisements on social media, Gregory states that we, my husband and I, as adjacent homeowners are not home which potentially makes us and our property vulnerable to damage and theft or worse by people using the venue or random people seeing this on the worldwide web.

Further, Gregory has stated that our property lines are incorrect and that a fence that came with our property is encroaching on his primitive road easement! We now must incur the cost of thousands of dollars to resolve this dispute even though he was surely provided with and aware of property line specifics during the recent approval process for building his houses as single family homes. If traffic and congestion as approved originally was limited to 4 single family residences, we would not have the agony of tolerating without recourse the daily noise, traffic, and property issues we now find ourselves in. Unknown large groups of people below us are using the property for seclusion and privacy and in doing so are invading ours that we purposely moved here to enjoy.

Gregory literally changed the approved use and building on the 4 lots below us from single family homes into a large commercial venue for over 100 people per event bringing in up to \$25,000 per event. Plus Gregory has told us (personal communication) that he lives in California and not at the venue.

This is an unreasonably intrusive situation that negatively affects our ability to live and thrive here peacefully as full-time residents year-round. We respectfully and urgently request that no STR permits are approved for this specific venue that would allow this situation to continue given the original parameters. We welcome any questions, comments and concerns. Thank you again for including us in your review process.

We hereby state that the information stated herein is correct to the best of our knowledge and ability. Sincerely,

Summer Jewel Fuls-Ulmer /s/

Jason Ulmer /s/

The image shows two handwritten signatures in red ink. The top signature is for Summer Jewel Fuls-Ulmer, written in a cursive style. The bottom signature is for Jason Ulmer, also in a cursive style. The signatures are positioned to the right of their respective printed names.