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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 **email** | 503-655-8581.



Clackamas County
www.clackamas.us

Exhibit List April 2, 2026, File V0015525

Exhibit 2 Respondent Email

Exhibit 3 Respondent Email

Exhibit PC 1 Page 1 of 11 Public Comment Email

Exhibit PC 1 Page 4 of 11

A. (Photo) screen capture of phone call ...

Exhibit PC 1 Page 5 of 11

B. phone call (screenshot) of call made to Mr. Gregory ...

Exhibit PC 2 Video 1 of 4 Video

C. August 23rd from our deck...

Exhibit PC 1 Page 6 of 11

D Screenshot of video (C above) showing the timestamp and location.

Exhibit PC 2, Video 2 of 4

E. Sept 18th of music from lower deck Video

Exhibit PC 1 Page 7 of 11

F. Screenshot of video (E above) showing the timestamp and location.

Exhibit PC 2, Video 3 of 4

G. Video Sept 18 of dance music heard on the corner...

Exhibit PC 1 Page 8 of 11

H. Screenshot of video G with timestamp and location.

Exhibit PC 2, Video 4 of 4

I. Video Sept 18 of upper deck music coming from Sandy River Getaway.

Exhibit PC 1 Page 9 of 11

J. Screenshot of video I with timestamp and location.

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K. Complaint sent to Airbnb ...

Exhibit PC 3 Public testimony

Exhibit PC 4 Challenge To Sound Study

Exhibit PC 5 CPO Comments

Benthin, Kim

From: Michael Gregory <mvgregory@gmail.com>
Sent: Thursday, March 26, 2026 12:35 PM
To: Benthin, Kim
Subject: Brightwood events

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

i This message needs your attention
• This is a personal email address.

Report this Email or Mark as Safe Powered by Mimecast

Hi Kim,

I've updated my website / airbnb listings to remove the mention / booking of events.

WE'RE TAKING A SMALL BREAK
Feel free to inquire and we'll let you know when we're ready to start accepting bookings again.

INQUIRE ABOUT YOUR DATE

JUNE 2027 Currently Unavailable	JULY 2027 Currently Unavailable	AUGUST 2027 Currently Unavailable	SEPTEMBER 2027 Currently Unavailable	OCTOBER 2027 Currently Unavailable
JUNE 2028 Currently Unavailable	JULY 2028 Currently Unavailable	AUGUST 2028 Currently Unavailable	SEPTEMBER 2028 Currently Unavailable	OCTOBER 2028 Currently Unavailable

I'm still going to make the argument that the county's definition of events is so broad as to encompass about half of my general Airbnb bookings, e.g someone books 2 houses for a family ski vacation. I'd also like to point out that I never received any clarification as to what constituted an event in response to my questions to Joy Fields.

However, it sounds like from the public comments that the weddings, in particular the noise, are the biggest concern. I've worked with a sound engineer, as part of the application process, to mitigate the noise, and will be implementing the final suggestions.

Thanks,

Michael Gregory
503 502 0192

Benthin, Kim

From: Michael Gregory <mvgregory@gmail.com>
Sent: Friday, March 27, 2026 10:06 AM
To: Benthin, Kim
Subject: Re: Brightwood events

Sure, you can throw it in the public record, I'm sure the neighbors will have a little victory party, not as big as the one when I run out of money and the bank forecloses on the property though. You can throw this email in too. This whole process, starting 5 years ago, has been extremely frustrating, costly, and full of misinformation from the county. Here are the major points where the county staff gave me incorrect information, or made mistakes that I had to bear the penalty for fixing.

1. 1200C - When I submitted my first batch of 6 floodplain applications, county staff incorrectly flagged the development as NOT requiring notice to DEQ for a development over 2 acres. I was specifically told that I didn't need to file the required DEQ paperwork for a 1200C permit, as my individual lots were pre-existing and not a partition. THIS WAS FALSE. DEQ informed me later that any contiguous development totaling 2 acres or more required the 1200C. To reach compliance I had to hire AKS engineering to urgently create the plans, at great cost, and I got fined by DEQ.
2. Wetland - Before beginning ground work, I had already been the subject of several complaints by neighbors about clearing blackberries, brush, river setback requirements etc. These were all cleared by Shane Potter as not a violation, but I knew the neighbors were watching like hawks and very opposed to any development in general, so I decided to visit the county in person to get clarity on my next steps. I sat in person with Ben Blessing, senior planner, to discuss scraping the road beds in, logging the property and digging the stumps and the crossing the creek on the property. He informed me that the waterway on my property was NOT a county regulated creek, but may be a regulated wetland. He looked up the map of wetlands for the area, which showed several nearby, including another waterway on my property that was marked as a wetland. He then told me where I was proposing to work was not a wetland, and that I could go ahead. THIS WAS FALSE. DSL informed me later the wetland map is a general guide, and that a staff survey should have been done to determine the existence of a wetland. I got fined by DSL, had to remediate the damage, then got fined by DEQ for following the remediation instructions. To reach compliance I had to hire AKS engineering, at great cost, to urgently delineate the wetland, resurvey the property, and I had to span the wetland with a \$20,000 bridge. The total cost burden, on ME, for these 2 mistakes was \$125,000.

I was genuinely surprised at the pre-application conference that the county position was that any time a group booked more than one adjacent house it qualified as an "event". I realize that I'm probably in a semi unique situation, having 4 short term rentals next to each other, but the entire premise of this Brightwood project was that the space would offer a chance for families and groups to stay next to each other. Human nature is built to socialize and do group activities, so it's no surprise that in 2025, my first full year of operations I had 17 "events" as defined by the county, where a group booked more than one house. Many of these groups LOVED the houses, property, and the experience of staying in a fancy house

next to their friends, and booked again for 2026. Highlights include: A family that booked 2 houses in January for a ski vacation; Ski team from Vail Colorado that booked 2 houses in July for 2 weeks as a base for their training camp at Timberline; A local non-profit that held a board of directors meeting; The psychology department from OHSU; and yes weddings. Most of the 2026 wedding bookings happened early in 2025, as people tend to plan far in advance. All this represents a large source of revenue for me. Yes, this is a business venture, if I don't make the \$35,000 / month payments to the bank, they will seize my property and I will lose 4 years of, unpaid, labor and all my personal money that has been invested. This property is also a good source of revenue for the county. Property taxes totaled ~\$40,000 and occupancy taxes were \$32,825 in 2025. Not to mention the boost to the local economy from tourism.

So here we are at my latest and greatest violation. Given the financially and reputationally damaging history of trying to do things myself based on information I was given by the county, I decided for this, extremely complicated application, to bring in the experts and I hired AKS engineering out of the gate. My hope was to move quickly through the application process, but the number of required steps, and nature of the materials means that to date I've spent \$123,865.47, and we're still not quite done with the paperwork. My vision for the property is to be a great place where people can hang out, enjoy nature and the Sandy River, and NOT disturb the neighbors. As I mentioned in the hearing, a noise study has been completed, and I'm in the process of implementing all the recommendations to control sound. I genuinely apologize for the noise, and have since stressed to ALL guests that this is a residential area and noise needs to be limited.

I'm following up with all my various engineers today to try to get a firm timeline on when we can submit the applications. I know that doesn't solve the violation, but that's the step I can take the soonest without destroying my finances and losing the property to foreclosure.

Michael Gregory
503 502 0192

On Fri, Mar 27, 2026 at 8:29 AM Benthin, Kim <KimBen@clackamas.us> wrote:

Good morning, Michael,

Do you wish for your email to be a submission to the hearing record? Or are you simply updating me?

Kimberly Benthin, Code Enforcement Specialist

Clackamas County | Transportation & Development | Code Enforcement

503-742-4457 office

150 Beaver Creek Rd, Development Services Building Suite 255, Oregon City, OR 97045

Development Services Building

Hours: 7a-4:30 M-F



WERE YOU HAPPY WITH THE SERVICE YOU RECEIVED TODAY?

From: Michael Gregory <mvgregory@gmail.com>

Sent: Thursday, March 26, 2026 12:35 PM

To: Benthin, Kim <KimBen@clackamas.us>

Subject: Brightwood events

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

Hi Kim,

I've updated my website / airbnb listings to remove the mention / booking of events.

Benthin, Kim

From: Sharon Dallas <sharon.dallas64@gmail.com>
Sent: Thursday, March 26, 2026 8:37 PM
To: Benthin, Kim
Subject: Re: Video Evidence for V0015525 Wedding Event
Attachments: D- Video 1 timestamp.png; H video 3 time stamp.png; F-Video 2 time stamp.png; B- Aug 23 phone call.png; A- June 24 phone call.png; J- video 4 time stamp.png

Evidence for hearings officer re: Gregory V0015525

Thank you again for giving me the opportunity to offer evidence of community impact of the unpermitted Sandy River Getaway wedding and event venue.

I have organized my photos/videos chronologically to show persistent operation of events with high amplification levels (despite knowing that it was against county codes) and despite knowing it was and is an extreme nuisance to the community (first phone call by me to Mr. Gregory was June 24, 2025.) I now know county was involved as early as April 2025.

This is only a sampling, and I could have/should have taken many more videos to show the repeated disregard for the county rules and the neighbors. Also of note is that I am using an iPhone to record, and while you can hear the noise in the recordings, and it is much louder in person. You can hear clearly words amplified and what the songs are despite being across a whitewater section of the Sandy River. I can't even imagine what it must sound like for his neighbors on the same side of the river. There are many more neighbors who are concerned but many on the mountain who either don't follow through for whatever reason or don't understand the formal community complaint process. I did what I could but wish I could have done more, filed complaints with the county sooner and each time etc. I didn't realize the wedding venue operator could drag things out so long and was under the incorrect assumption that advertising and booking and continuing to hold events was enough for him to incur escalating fines and give him motivation to stop holding events. My hope is that by bringing this information forward that this can happen now and the events will cease.

I have labeled the photos and videos using letter A- K. See links to Google Drive files at the bottom of this email.

A. (Photo) screen capture of phone call with Michael Gregory on June 24, 2025 at 11:20 pm. I informed him of excessive noise with amplification coming from his bonfire pit area. I let him know that whatever event was going on was amplified so loudly day and night for two full days that we could hear all voices clear as a bell through closed windows, even in our driveway with our home and the river between myself and the noise, as well as a good three blocks into the neighborhood of Timberline Rim- all the way to Barlow Rd.

B. phone call (screenshot) of call made to Mr. Gregory on August 23rd at 9 pm. There is an accompanying video (C). In this call I asked Mr. Gregory if he had a permit to hold wedding and events. He said he was 'working on it' I told him the volumes were unbelievably high and again, that we could hear song lyrics

inside the house with the windows shut. This is a new house with new double pane windows, fully insulated and closed up.

C. video August 23rd from our deck- we can clearly hear the introduction of the bride and groom and music afterwards. This had been going on all evening. I called Mr. Gregory well into the party when the sound level of music was unbearable.

If you have trouble viewing this video here, I also also posted it to Vimeo here:

<https://vimeo.com/1177398584>

D. Screenshot of video (C above) showing the timestamp and location.

E. Video Sept 18th of music from lower deck

F. Screenshot of video (E above) showing the timestamp and location.

G. Video Sept 18 of dance music heard on the corner of E Sandy River Lane and Alder- to show sound travels well over river bank and berm into neighborhood beyond.

H. Screenshot of video G with timestamp and location.

I. Video Sept 18 of upper deck music coming from Sandy River Getaway.


J. Screenshot of video I with timestamp and location.


k. Complaint sent to Airbnb on September 18 describing the situation at the time.


I didn't videotape other events but there were many others through the summer and fall, but I believe that is well supported by Kim's work sleuthing on his Facebook and Instagram Sandy River Getaway pages as well as his booking page on his website.
Hope all this helps in some way!

Kind regards,
Sharon Dallas

The videos are too large to send on email, so these are Google Drive links. Please let me know if it does not work for you! Thanks!


 _A- June 24 phone call.png


 _B- Aug 23 phone call.png


 _C- Video 1 the wedding party announced.mov


Alternate link on Vimeo to view Video 'C' is <https://vimeo.com/1177398584>


 _D- Video 1 timestamp.png


 _E- video 2 lower deck.mov


 _F-Video 2 time stamp.png


 _G-video 3 street level.mov

 _H video 3 time stamp.png

 _I- video 4 on upper deck.mov

 _J- video 4 time stamp.png

 _K- Airbnb complaint Sept 18.pdf

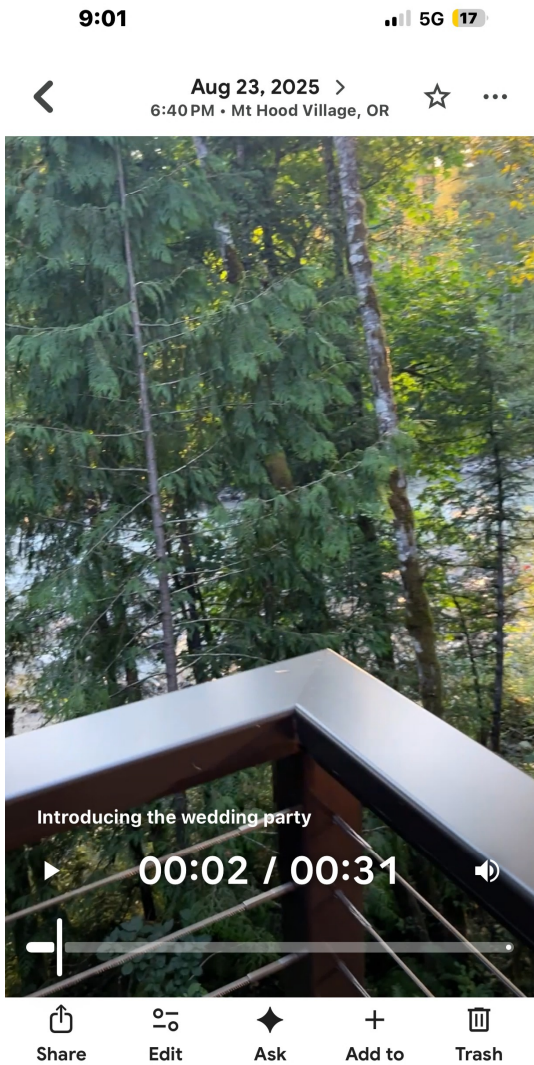
 _K- Airbnb complaint Sept 18.pdf



A - June 24 Phone call



B- Aug 23 phone call



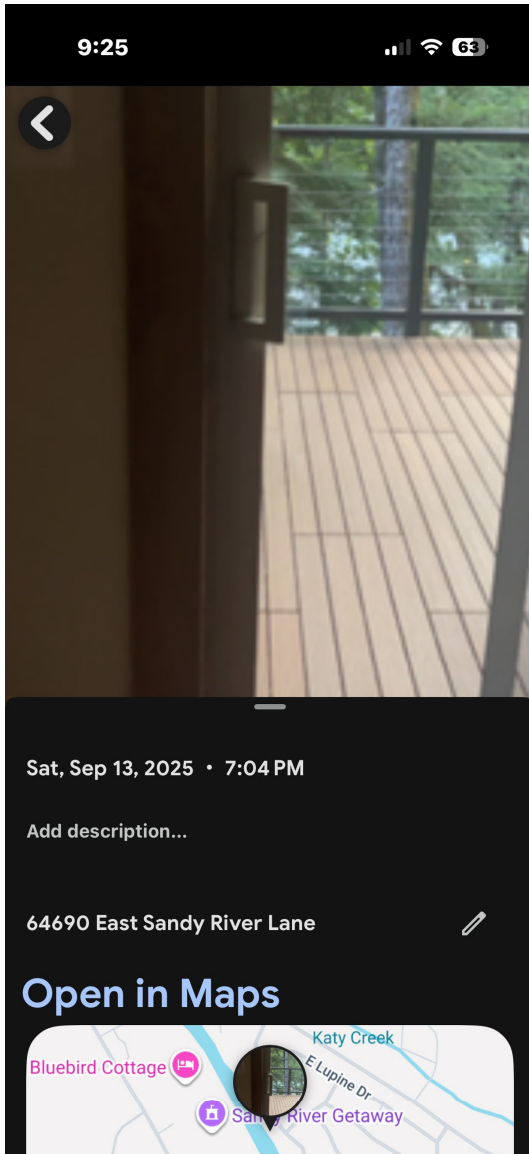
D - Video 1 timestamp



F - Video 2 timestamp



H video 3 timestamp



J - video 4 timestamp



We're looking into it now—here's what you can expect next.

Hi Sharon Dallas,

Thanks for sharing your concern about potential home sharing activity in your community. We take these issues seriously, and we'll do our best to help resolve your concern.

Our team has officially processed your submission and has created a case number for you: **A72372408**

Here's what we'll do next:

- We'll review the Airbnb listing URL you shared
- Our team will then get in touch with the host to voice your concern and, if needed, take further action.
- We'll follow up with you after additional investigation. If we need to, we'll reach out for more information.

As a reminder, here's the information we received from you that we'll be following up on:

Concern

Noise, party, or disturbance

Listing URL

<https://www.airbnb.com/rooms/1081851880255656701>

Date of issue

2025-09-13

Message to host

This property is holding loud parties every weekend with a PA system—music we can hear inside our house with the windows closed. It's

happening right now. <https://www.airbnb.com/>

Message to Airbnb

I understand Airbnb doesn't allow parties. This man is running a wedding venue and the county has told us he does not have a permit to do so. We called him to complain about noise one night and he admitted he was 'working on it' but there is no application on file, and so he is advertising weddings there without permission in what is zoned residential with homes all around him. I can literally hear the lyrics to the sound and announcements in my house with all the windows shut and I'm not even one of the closest neighbors to him. I am across a river and the river doesn't even buffer it. I can't even imagine being his next door neighbor. Here is his website <https://sandyrivergetaway.com/> Here he is advertising the four airbnb properties as a wedding venue. We have twice had to call him, but feel uncomfortable doing so. and don't feel neighbors should continually have to get him to ask the guests to turn the volume down in the evening and sometimes past 11 pm. One time it was a daycamp and yelling lady on pa all day long as well.

Thanks again for sharing your concern with us,
The Airbnb Team

Airbnb, Inc., 888 Brannan St, San Francisco, CA 94103, USA

Zoning Violation V0015525 Hearing

March 26, 2026

Eddie Dallas Testimony

My name is Eddie Dallas (spell)
64690 E Sandy River Ln
Rhododendron, OR 97049

I am a property owner in close proximity to the alleged violations.

I have a written statement I plan to read that is about 4 minutes in length.

During a portion of the calendar year between April and October 2025, I observed large outdoor events on the site operated and advertised by Gregory Management LLC.

The venue site was observed with the following activities:

- outdoor open chapel
- outdoor open shelter
- outdoor open picnic tables with grass celebration space
- outdoor parking area
- bank of portable toilets
- amplified public address equipment noise
- large crowd uproar noise
- amplified dance music noise
- wedding parties using one or more of the adjacent short term rentals

Amplified speech and music lyrics were heard inside our home with windows closed 100 feet away from the venue property boundary across the river which would indicate sound power levels exceeding 95 dB(A) at the venue property boundary.

The Sandy River Getaway maintains a Facebook page. On the page it shows:

- various posts from wedding events summer 2025 held at the venue.
- a Dec 21, 2025, post that says the bridge didn't survive but the wedding area is ok
- add for wedding venue with overnight lodging for 64 people.

The Sandy River Getaway maintains a website. The site shows:

- nearly every weekend from June 5th to October 11th booked with a wedding.

Zoning Violation V0015525 Hearing

March 26, 2026

Eddie Dallas Testimony

- add for wedding parties to rent venue for \$25,000 per weekend.

Home occupations to host events require that an owner lives on the site with characteristics of the site suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.

The Sandy River Getaway venue site is located in a marshy depression along the SW riverbank of the Natural and Wild Scenic Sandy River.

The outdoor venue activities are held primarily on two parcels adjacent to the riverbank.

These two venue parcels occupy about three acres with about one acre within a protected riparian river buffer.

The other 4 parcels are away from the river and each contain a short term rental home.

The width of the venue from the west property line to the riverbank property line is approximately 400 feet.

The outdoor chapel is about 100 feet from the riverbank property line.

The outdoor open shelter is about 150 feet from the riverbank property line.

There are few natural acoustical barriers around the venue with most low to medium vegetation cleared and no manmade barriers to block sound.

There are 14 neighboring residential homes mapped within a 500 foot radius of the central location of outdoor noise activities.

The owner did not reside full time in 2025 in a dwelling on the outdoor venue site to supervise venue events.

The owner was made aware of the complaint in April 2025 and given detailed county compliance steps in June of 2025.

Zoning Violation V0015525 Hearing

March 26, 2026

Eddie Dallas Testimony

The violation activity log contains an email from the owner to code enforcement that attributed the following statement from the owner on April 28, 2025.

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 can say firsthand that maintaining a recreation home in the Sandy River basin is difficult due to storms, fires, floods and many months of poor weather. The payoff is quietly enjoying the river and forest sounds outdoors and through open windows June through September.

This outdoor event venue where located, as constructed and as operated, has demonstrated its ability to alter the character of the surrounding area in a manner that substantially limits, impairs and precludes the primary use of our adjacent property by projecting high decibel noise into the peaceful space within our residential zoned home.

It is reasonable to believe noise disturbing outdoor events will continue given an owner that may not be receptive to neighbors' concerns, a currently unsuitable site and a lucrative financial incentive to go forward with booked events without permitting.

I close my testimony with two requests.

We ask that the owner be prohibited by the hearings officer from using this site as an outdoor event venue until a ZDO 1203 conditional use public hearing is held, land use outdoor event permits are granted and fully implemented.

We also ask that the county code enforcement pursue a separate fine violation and penalty for each day the site is used for an outdoor event until the site is brought into full compliance.

Thank you for the opportunity to testify.

**Violation Hearing Zoning Violation V0015525
Challenge To Sound Study
Referenced By Owner
Eddie Dallas March 26, 2026**

During the hearing on March 26, 2026, the owner referred to a sound study being conducted to abate the noise.

This location should receive a high burden of proof that noise can be contained at the property boundaries given the unique physical characteristics of this site, its small size, intensity of amplified events and the number of neighbors that will have to bear the noise consequences. There could be a high likelihood of continuous disturbances and complaint calls due to the open nature of the venue and close proximity to property lines.

This is a narrow width wedding venue in a sensitive location next to a peaceful national scenic river and wetland. It is surrounded by hundreds of residential homeowners all with the expectation of peaceful natural sound enjoyment outside and inside their homes and warm evenings.

In addition, there are 4 large homes on the tract that are short term rental homes used in coordination with events and to house 15 venue guests each overnight.

This tract has essentially functioned as a commercial hotel and outdoor amplified event venue. A large number of guests don't leave the premises after event hours and remain celebrating at venue locations after hours.

Loud, sustained and disturbing amplified events and dance music noise were heard days and evenings across the Sandy River from this unpermitted venue in the late spring and summer of 2025.



**Violation Hearing Zoning Violation V0015525
Challenge To Sound Study
Referenced By Owner
Eddie Dallas March 26, 2026**

There are approximately:

- 100 residential homes within a 1050-foot radius
- 14 residential homes within a 500-foot radius

from the midpoint of the venue's existing point noise sources.

The point noise sources consist of

- an outdoor open chapel with 100 feet of property line
- an outdoor open shelter within 150 feet of property line
- an outdoor open celebration space at venue center

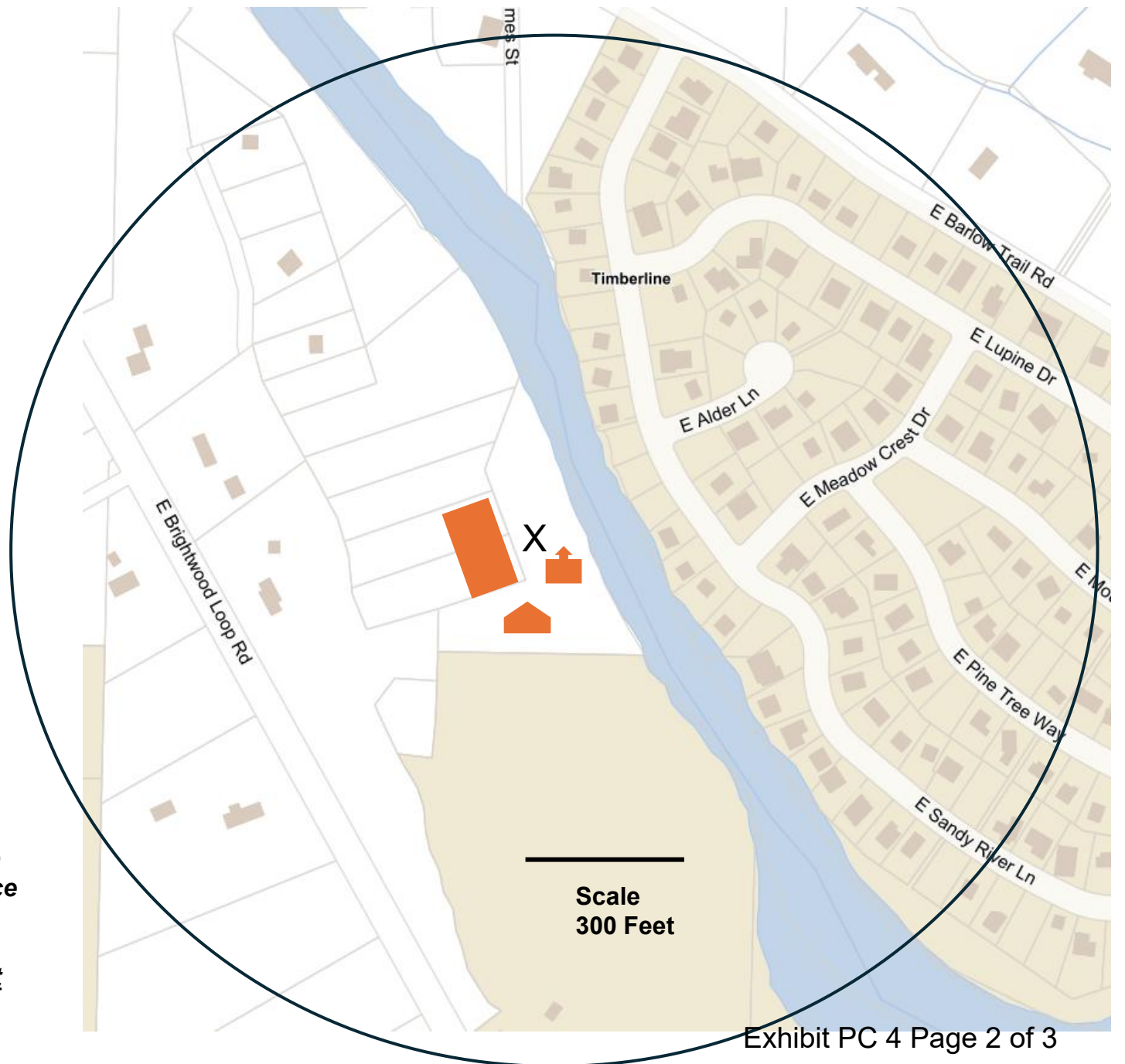
This venue location is in a lowland adjacent to Sandy River projecting noise onto bluffs to the east and the west. It essentially acts as a large outdoor amphitheater.

The ambient river sound does little to mitigate noise leaving the property line from the venue as the sound projects over the river to the neighbors on the east bluff.

There are few natural acoustical barriers to block the omnidirectional and sustained noise from 300-person wedding and event venue activities with most low to medium height vegetation previously cleared.

The noise study should demonstrate with a comprehensive and detailed test method that represents actual noise source sound levels and intensities emitting in all directions originating from the existing event locations.

The results should then be validated by a sound consultant representing the surrounding neighborhood.






**Violation Hearing Zoning Violation V0015525
 Challenge To Sound Study
 Referenced By Owner
 Eddie Dallas March 26, 2026**

Low frequency sounds from public addresses, crowd uproar and dance music are omnidirectional and will carry across distance and open spaces.

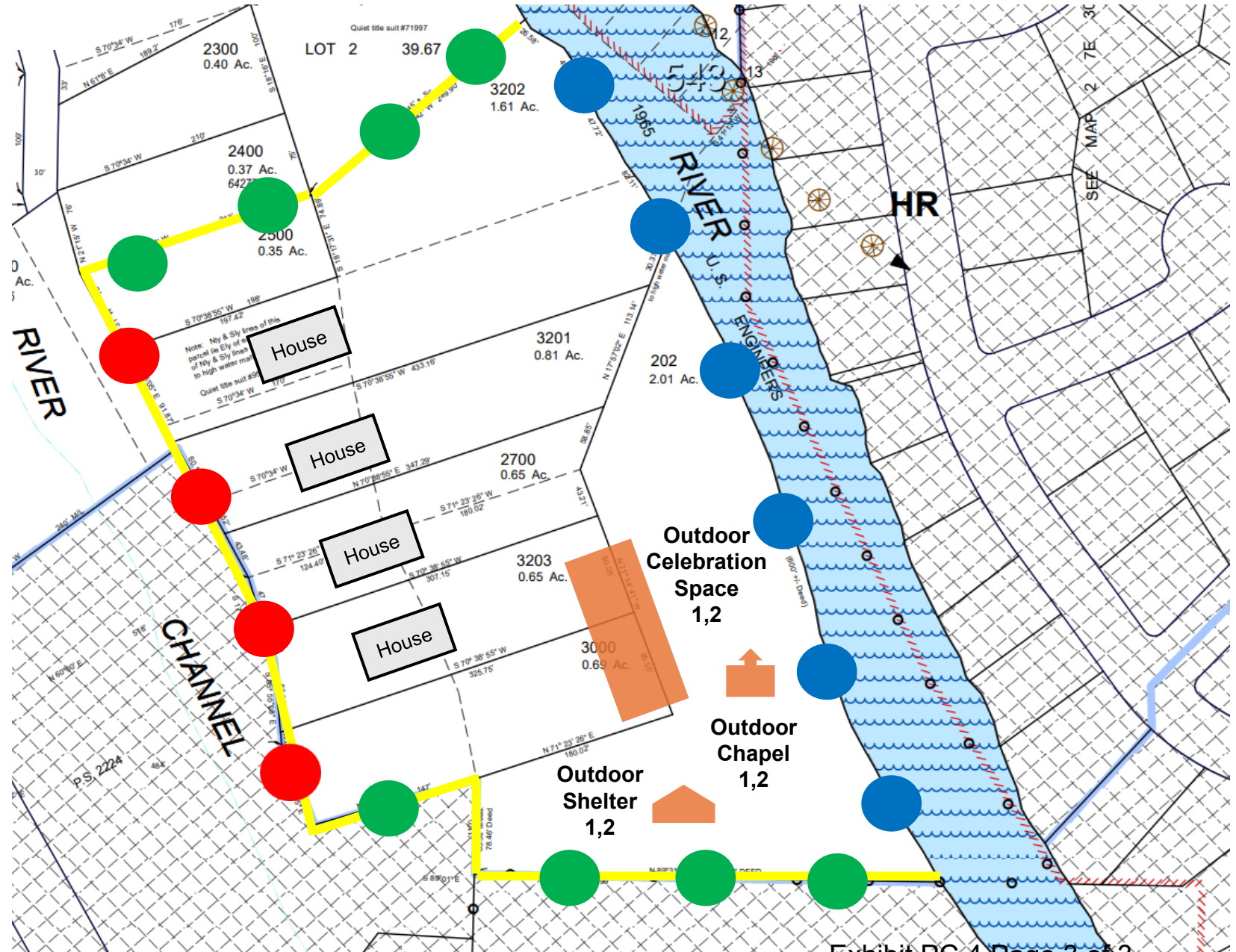
Noise Source Types

- 1) Outdoor amplified dance/DJ music with crowd noise from 300 persons:
103dB(A) at 10 feet away from point source.
- 2) Outdoor amplified speech with crowd celebration from 300 persons:
100dB(A) at 10 feet away from point source.

dB(A) Test Locations

-  dB(A) sound data taken elevated at 15 feet above ground to account for noise projection to elevated homes on bluff across the Sandy River.
-  dB(A) sound data taken elevated at 8 feet above ground to account for noise projection to elevated homes above floodplain.
-  dB(A) sound data taken at 20 feet elevated above ground to account for noise projection to elevated homes on bluff on Brightwood Loop road.

- Each noise source type emits from the center of each of the noise source locations shown.
- Speakers emit both noise source types at each of the point sources in E, S, W, N directions.
- Sound dB(A) readings taken at perimeter property points at the heights indicated for each perimeter test location.





March 31, 2026

Mr. Carl Cox, Clackamas County Hearings Officer
c/o Kimberly Benthin,
150 Beaver Creek Rd, Room 225
Oregon City, OR 97045

Subj: File No V0015525 and Citation #2500155-1

In the Complaint and Request for Hearing, Section 3, County staff should have referenced ZDO 703, Floodplain Management District (FMD) for a structure being placed in the floodplain rather than ZDO 704, River and Stream Conservation Area (RSCA).

The Hoodland CPO supports the County's Code Enforcement for Citation #2500155-1 for the following reasons:

1. Building Code Violation building a structure without a permit;

Respondent built a 600 sq ft covered area without permits.

2. ZDO 703 Flood Plain Development Permit;

Respondent built a structure within the Floodplain Management District as stated in Exhibit L, Page 2.

3. ZDO 316 Unauthorized Venue without a Conditional Use Permit;

Respondent did not have a Conditional Use Permit.

Respondent could not be approved for a CU as ZDO 806 requires the operator of an event venue to have majority ownership and reside full-time on the tract.

ZDO 806.01C *"Operator: The person who conducts the home occupation, has majority ownership interest in the home occupation, and is responsible for strategic decisions and day-to-day operations of the home occupation."*

ZDO 806.02A *"Operator: The operator shall reside full-time in a lawfully established dwelling unit on the tract on which the home occupation is located."*

According to the Property Account Summary (Exhibit C, Page 1) the tax statement mailing address for the subject properties is 19235 SE Debora Dr, Damascus, OR 97089, indicating Respondent did not live at the Wedding Venue site since its inception.

4. In addition to the violation descriptions listed above, there are other concerns:

Respondent Gregory violated ZDO 704 River and Stream Conservation Area (RSCA).

Respondent built a structure within the setback area and there was vegetation and tree removal, grading, and placement of rocks adjacent to the Sandy River, as stated in Exhibit L, Page 2. Respondent must be ordered to move the 600 sq ft covered structure from the setback.

Respondent must be ordered to restore the trees and vegetation that were removed in the protected area of the Sandy River by hiring a licensed and bonded landscape architect to develop a restoration plan for trees and vegetation that would naturally grow on the property. This plan must be approved through a PRCA permit. The current violation (V0015525) does not require a PRCA permit.

Therefore, Respondent must be issued a violation for building a structure and vegetation removal in violation of ZDO 704.

The Hoodland CPO requests that the Respondent be assessed to the maximum amount of civil penalties because of all the current violations and past violations.

Thank you for your review and the HCPO looks forward to your final decision.

Respectfully Submitted,

Patricia Erdenberger

Patricia Erdenberger, Chair
Hoodland Community Planning Organization

Cc: Kimberly Benthin, kbenthin@clackamas.us