CLACKAMAS COUNTY

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

NOTICE OF HEARING

May 15, 2025

Yunjiang Hao
14951 SE Paddington Rd
Clackamas, OR 97015

RE:: County of Clackamas v. Yunjiang Hao
File: V0047722

Hearing Date: June 24, 2025

Time: **This hearing will begin at 1:00 pm** 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 Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, 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

CLACKAMAS COUNTY

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You must have access to the internet or to a telephone line to use the Zoom platform. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist. Closed captioning is available for the zoom platform upon request.

If you would like to present evidence at the Hearing please email or mail your evidence to Code Enforcement at 150 Beavercreek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will number 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 Shane Potter at 503-742-4465 **within 3 calendar days of receipt of the Notice of Hearing.**

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet. **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 503-830-9960 for assistance.

Zoom invite

Topic: Code Enforcement Hearing - Yunjiang Hao - V0047722 - June 24 - 1:00 pm

Join from PC, Mac, iPad, or Android:
https://clackamascounty.zoom.us/j/85226483075?pwd=T01KDAEUB9Ivu4XLCibsO7Y0WvYS8i.1
Passcode:716302

Phone one-tap:
+12532158782,,85226483075#,,,,*716302# US (Tacoma)
+13462487799,,85226483075#,,,,*716302# US (Houston)

Join via audio:
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 669 444 9171 US

+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 253 205 0468 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 689 278 1000 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
Webinar ID: 852 2648 3075
Passcode: 716302
International numbers available: https://clackamascounty.zoom.us/u/kbgoCMIdmB

Join from an H.323/SIP room system:
H.323:
144.195.19.161 (US West)
206.247.11.121 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
159.124.15.191 (Amsterdam Netherlands)
159.124.47.249 (Germany)
159.124.104.213 (Australia Sydney)
159.124.74.212 (Australia Melbourne)
170.114.180.219 (Singapore)
64.211.144.160 (Brazil)
159.124.132.243 (Mexico)
159.124.168.213 (Canada Toronto)
159.124.196.25 (Canada Vancouver)
170.114.194.163 (Japan Tokyo)
147.124.100.25 (Japan Osaka)
Meeting ID: 852 2648 3075
Passcode: 716302
SIP: 85226483075@zoomcrc.com
Passcode: 716302

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, email JKauppi@clackamas.us or call (503) 742-4452.

¡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, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

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, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

欢迎！ Chinese (Manderin)
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，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

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, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean
운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER
FOR THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY, Petitioner, v. YUNJIANG HAO, Respondent.	FILE NO(S): V0047722 COMPLAINT AND REQUEST FOR HEARING

I Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents' mailing address is: 14951 SE Paddington Rd., Clackamas, OR 97015

2.

The Respondent own/owns or occupies the address or location of the violation(s) of law alleged in this complaint 14951 SE Paddington Rd., Clackamas, OR 97015, also known as T2S, R2E, Section 12BA, Tax Lot 11600, the property is zoned VR 5/7 (Village Standard Lot Residential) and is the location of violation(s) asserted by the County.

3.

On or about the 25th day of April, 2024, and on or about the 9th day of September, 2024, the Respondents violated the following laws, in the following ways:

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Code Section 315.030 and 1307.15. The property is zoned VR 5/7 (Village Standard Lot Residential). This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondent in the following manner: Violation notice dated April 25, 2024 and Citation and Complaint #2200477-1 on September 9, 2024. A copy of the notice documents are attached to this Complaint as Exhibits G and I, and incorporated by this reference.

6.

Based on these allegations, the 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 Commissions. Said range for a Priority 2 for a Zoning Ordinance violation being $500.00 to $2,500.00 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 expense 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 14th day of May, 2025

Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY, Petitioner, v. YUNJIANG HAO, Respondent.	File No.: V0047722 STATEMENT OF PROOF

History of Events and Exhibits:

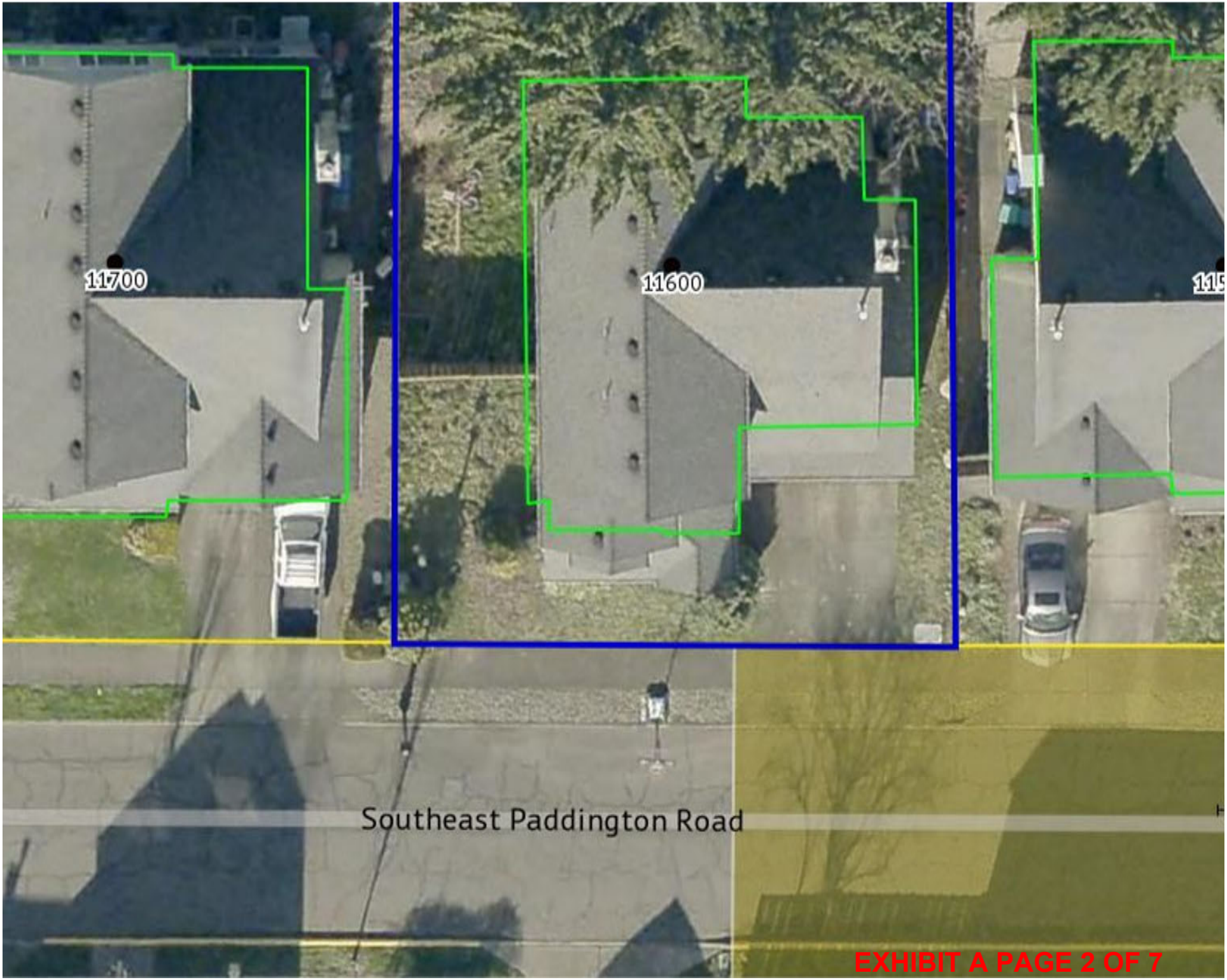
Exhibit A	The Respondent's mailing address is 14951 SE Paddington Rd., Clackamas, OR 97015. Respondents own and/or reside on property located at 14951 SE Paddington Rd., Clackamas, OR 97015, also known as T2S, R2E, Section 12BA, Tax Lot 11600, located within Clackamas County. The parcel is zoned VR 5/7 (Village Standard Lot Residential). Exhibit A page 1 is a 2006 aerial and page 2 is a 2025 aerial.
Exhibit B	Land use file Z0433-94-SS is the land use decision for this subdivision. I have also included street tree maps.
Exhibit C	Code Enforcement Specialist (CES) Shane Potter and Planning staff reviewed the utilities and identified the original land use approval required 2 street trees to be planted. However, due to restrictions and setback requirements only 1 street tree must be planted.
October 18, 2022	Clackamas County received complaints regarding street trees not being replanted as required by the conditions of approval in the land use creating the subdivision as shown in Exhibit B.
November 8, 2022 Exhibit D	CES Potter conducted a site visit, and no street trees had been planted.
April 10, 2023 Exhibit E	The County issued a courtesy letter to all identified violators. This letter specifically requested the planting of 1 street tree.
April 4, 2024 Exhibit F	CES Potter conducted a site visit, and no street trees have been planted in the planter strip as required.
April 25, 2024 Exhibit G	CES Potter prepared a Notice of Violation for a Zoning Ordinance violation for failure to plant street trees as required in the conditions of approval. The notice provided a deadline of May 25, 2025, to abate the violation. The notice was mailed first class mail, and the mail was not returned.

August 8, 2024 Exhibit H	CES Kimberly Benthin conducted a site visit, and no street trees had been planted in the planter strip.
September 9, 2024 Exhibit I	Citation #2200477-1 issued for the Zoning Ordinance violation for failure to plant street tree in compliance of conditions of approval for land use file Z0433-04-SS. The citation was mailed first class mail, the mail was not returned, and the citation has not been paid.
December 5, 2024 Exhibit J	CES Potter conducted a site visit, and no street trees have been planted in the planter strip.
May 14, 2025	The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the Zoning Ordinance exists on the subject property, the County would request a Final Order be issued requiring the Respondent:

- Payment of Citation #2200477-1 for $400.00.
- Imposition of civil penalties of up to $2,500.00.
- Administrative compliance fee to be imposed from April 2024. As of the date of this report the total fee is $825.00. However, due to inactivity the County is requesting a reduction of this fee of $525.00 leaves a request for the administrative compliance fee of $300.00.
- 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.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.

1700
11600
11500
Southeast Paddington Road


11700
11600
Southeast Paddington Road

Property Account Summary

01785679

Account Number	01785679	Property Address	14951 SE PADDINGTON RD , CLACKAMAS, OR 97015

General Information

Alternate Property #	22E12BA11600
Property Description	3356 ADDINGTON PL #3 LT 131
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	012-073
Remarks	

Tax Rate

Description	Rate
Total Rate	18.726

Property Characteristics

Neighborhood	11071: Sunnyside subdivisions 100, 101
Land Class Category	101: Residential land improved
Building Class Category	14: Single family res, class 4
Year Built	1998
Change property ratio	1XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	HAO YUNJIANG	14951 SE PADDINGTON RD, CLACKAMAS, OR 97015

Owner	100	HAO YUNJIANG	14951 SE PADDINGTON RD, CLACKAMAS, OR 97015

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	$305,516	$296,618	$287,979	$279,592	$271,449
Exempt					
TVR Total	$305,516	$296,618	$287,979	$279,592	$271,449
Real Mkt Land	$206,347	$202,049	$198,364	$168,272	$150,462
Real Mkt Bldg	$306,520	$304,250	$298,420	$256,470	$228,850
Real Mkt Total	$512,867	$506,299	$496,784	$424,742	$379,312
M5 Mkt Land	$206,347	$202,049	$198,364	$168,272	$150,462
M5 Mkt Bldg	$306,520	$304,250	$298,420	$256,470	$228,850
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	$305,516	$296,618	$287,979	$279,592	$271,449
Mkt Exception					
AV Exception					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
02/14/2014	03/10/2014 11:32:00	Taxpayer Changed	Property Transfer Filing No.: 258815 02/14/2014 by CINDYSIM
02/14/2014	03/10/2014 11:32:00	Recording Processed	Property Transfer Filing No.: 258815, Warranty Deed, Recording No.: 2014-007128 02/14/2014 by CINDYSIM
12/15/1999	12/15/1999 11:21:00	The situs address has changed	
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 98121070, 4/1/98, $ 186175

Tax Balance

Installments Payable

Clackamas County Official Records
Sherry Hall, County Clerk
2014-007128
02/14/2014 12:02:00 PM
D-D Cnt=1 Stn=5 KANNA
$15.00 $16.00 $10.00 $22.00
$63.00

RECORDING REQUESTED BY:
Chicago Title Company of Oregon
10135 SE Sunnyside Road Suite 130
Clackamas, OR 97015

GRANTOR:
Christopher J. Rooney and Tina M. Rooney
14951 SE Paddington Road
Clackamas, OR 97015

GRANTEE:
YunJiang Hao
11635 SE Aerie Crescent Road
Happy Valley, OR 97086

SEND TAX STATEMENTS TO:
YunJiang Hao
14951 SE Paddington Road
Clackamas, OR 97015

AFTER RECORDING RETURN TO:
YunJiang Hao
14951 SE Paddington Road
Clackamas, OR 97015

Escrow No: 472514514373SD-CT45
TAX ACCOUNT #01785679
14951 SE Paddington Road
Clackamas, OR 97015

CHICAGO TITLE 472514514373-45

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Christopher J. Rooney and Tina M. Rooney, as tenants by the entirety, Grantor, conveys and warrants to YunJiang Hao, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 131, ADDINGTON PLACE NO. 3, in the County of Clackamas and State of Oregon.

The true consideration for this conveyance is $286,500.00.

ENCUMBRANCES: See Attached Exhibit A

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated 2-11-14; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Christopher J. Rooney

Tina M. Rooney

STATE OF OREGON
County of Clackamas

This instrument was acknowledged before me on 2/11/2014 by Christopher J. Rooney and Tina M. Rooney.

Notary Public for Oregon

My Commission Expires: 2/21/2016

(SEAL)

OFFICIAL SEAL
SHIRLEY D SCOTT DE WOLF
NOTARY PUBLIC-OREGON
COMMISSION NO. 466038
MY COMMISSION EXPIRES FEBRUARY 21, 2016

EXHIBIT "A"

1. The Land is within Clackamas County Service District No. 1 and is subject to its levies and assessments.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Adjacent property owners
   Purpose: Roadway
   Recording Date: December 10, 1960
   Recording No.: Book 580, Page 837
   Affects: The Northerly portion

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Adjacent property owners
   Purpose: Roadway and utility purposes
   Recording Date: October 2, 1968
   Recording No.: 68-020292
   Affects: The Northerly portion

4. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Addington Place No. 3

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

   Purpose: Public utilities
   Affects: 6 feet wide along the frontage of all lots and tracts abutting public rights-of-way
   Affects: 6 feet in width along the frontage of all lots and tracts abutting public right-of-ways

6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

   Recording Date: July 16, 1996
   Recording No.: 96-051519

   Amendment(s)/Modification(s) of said covenants, conditions and restrictions

   Recording Date: October 23, 1997
   Recording No.: 97-083127

7. Liens and assessments, if any, by the Addington Place Homeowner's Association.

8. Declaration and Maintenance Agreement for On-Site Stormwater Facilities

   Recording Date: October 23, 1997
   Recording No.: 97-083128

9. Before the Board of County Commissioners of Clackamas County, State of Oregon

   Recording Date: March 5, 2007
   Recording No.: 2007-019082

5. The final subdivision plat shall conform to the East Sunnyside Village Plan.

6. The local street serving the site is an extension of Frontier Avenue which is planned within Pioneer Estates. The extension of this street must have sidewalks along both sides and meet the requirements illustrated on either Figure x-3 or Figure x-4. The new street must be constructed ~~as close as possible~~ to the standards in the Sunnyside Village plan. Some adjustments will be needed to transition from the R-4028 standard for right of way and street improvements previously approved in Pioneer Estates. The adjustments will be as follows:

   a. The right of way shall be 42 feet plus sufficient easement must be provided for sidewalk to accommodate transitions for sidewalk design and usable planter strips. The sidewalk shall align with the sidewalks in Pioneer Estates, shall be 5 feet in width and shall transition to provide usable planter strips as required in the Sunnyside Village plan.

   b. Setbacks for structures located on lots in Sieben Creek III shall be measured from the combined width of right of way and easements needed for the construction of improvements. This will help to provide adequate on-site parking without encroaching into pedestrian access and meet the intent of a 20 foot setback from the sidewalk.

   c. The curb line shall taper between Pioneer Estates and the south end of Sieben Creek III (from 28 feet curb to curb to 24 feet curb to curb). This will eliminate the need for jogs in the curb which are unsightly, pose a traffic hazard, and a maintenance problem.

7. It will be necessary to furnish street and drainage improvement plans prepared and stamped by a registered engineer in the state of Oregon. These plans must address street improvements to the new streets. These plans must also address storm drainage improvements to accommodate water on or crossing the subdivision. As the engineer develops these plans, he/she must take into consideration the provisions for each and every building lot consistent with the requirements of the County Zoning and Development Ordinance Section number 1008 and Service District No. 1. The County's requirements for storm sewer detention is applicable in this proposed development. These plans must also include a site specific erosion control plan in accordance with Clackamas County's Technical Guidance Handbook.

8. Provisions must be made for roof and foundation drains from the newly developed homes within the subdivision and must be detailed on the street and drainage improvements plans.

9. Furnish storm sewer easements as deemed necessary for the above-mentioned drainage work. The following statement must be added to the dedication on the subdivision plat:

   "The public is hereby granted the right to maintain, replace or enlarge storm sewer facilities along these easements and will not be in anyway responsible for replacing the landscaping, fencing or other structures, shrubs or trees that may exist or be placed within the storm drainage easements. The public is required to give adequate notice before such activities are commenced and shall limit activities to that necessary to achieve the purpose of maintaining the storm drainage features."

10. Street trees are a requirement for this subdivision. The type and location of street trees shall be submitted to and reviewed and approved by staff prior to approval of the final plat.

11. Street lights are a requirement for the subdivision. The developer must make arrangements for the installation of street lights with the power company and to pre-wire for acceptance of these street lights. The developer must also submit an application by letter to the County Department of Utilities for the installation of the street lights and annexation into the street light district.

12. All improvements must be constructed and inspected or bonded via DTD prior to final plat approval. Sidewalk construction within the plat may be coordinated with house construction. However, the sidewalk design must be completed with the design of the new street.

13. The street stub shall terminate in a 1' x 42' strip deeded to Clackamas County prior to final plat approval. The developer must contact DTD regarding deed format.

14. The street construction, storm sewer, and utilities work must be designed and built to be compatible with adjoining existing approved plats and accommodate future needs of adjoining property.

15. Prior to approval of the street and construction plans, a copy of an approved site grading plan and a grading permit shall be submitted. Said permit is available through the Clackamas County Development Services Section.

16. Furnish slope easements as required to encompass all fill slopes that will support the project roadways. The following statement must be added to the dedication on the subdivision plat:

"The public is hereby granted the right to construct, reconstruct, maintain, repair or use the slope supporting the adjacent roadway, and will not in any way, be responsible for replacing the landscaping, fencing, or other structures, shrubs or trees that may exist or be placed within the slope easement. No buildings, footings, or excavations or any kind will be permitted within the slope easement. The public is required to give adequate notice before such activities are commenced and shall limit activities to that necessary to achieve the purpose of maintaining the slope supporting the adjoining roadway".

17. The developer is responsible for all applications, fees and coordination of Federal and State regulator offices with regards to fills and excavations in stream riparian zones and wetlands associated to the Clean Water Act and the Urban Stormwater National Pollutant Discharge Elimination System.

18. At completion of the initial paving/construction, the engineer shall submit one set of "As–Builts" on reproducible mylar.

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

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE. IF YOU DISAGREE WITH THESE FINDINGS OR CONDITIONS, YOU MAY APPEAL THIS DECISION TO THE CLACKAMAS COUNTY HEARINGS OFFICER. THE COST OF THE APPEAL IS $100. YOUR APPEAL MUST BE RECEIVED IN THE PLANNING DIVISION OFFICE BY 5:00 ON THE LAST DATE TO APPEAL WHICH IS . THIS PERMIT WILL NOT BE ISSUED UNTIL THE DAY AFTER THE APPEAL DEADLINE.

0713/406A/ld:mp

NOTICE OF DECISION ON
SHORT SUBDIVISION – APPROVAL

CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
LAND USE AND ENVIRONMENTAL PLANNING DIVISION
902 Abernethy Road, Oregon City, Oregon 97045
Phone: 655-8521

TO: Applicant, Citizens Planning Organization, Agencies, and Property Owners within 300 feet of this application.

DATE: July 13, 1994

LAST DATE TO APPEAL: JUL 25 1994

FILE NO.: Z0433-94-SS

STAFF CONTACT: Ken Dauble

Date Mailed: 7-13-94
Neighborhood Group ✓
Property owners (250') 300' ✓
Applicant ✓
Attorney
Others: N. Clark SD#12
CCFD #1

APPLICANT: Great American Development, Inc.; 12999 South Haven Road; Oregon City, OR 97045

OWNER OF PROPERTY: Donald and Cheryl Miller

LOCATION: West side of S.E. 152nd Drive, approximately 1/2 mile south of Sunnyside Road; Rock Creek area.

LEGAL DESCRIPTION: T2S, R2E, Section 1C, Tax Lot(s) 2100, W.M.

SITE ADDRESS: Not available.

TOTAL AREA INVOLVED: Approximately .60 acre

PRESENT ZONING: VR-5/7, Village Standard Lot

CITIZENS PLANNING ORGANIZATION FOR THE AREA: Rock Creek; Chris Utterback; P.O. Box 1112; Clackamas, OR 97015; 658-5338

PROPOSAL: Subdivision to divide the property into four lots.

DECISION: Approval

The Planning Division staff has reviewed this application for a Short Subdivision. This application is subject to Sections 1600, 1603, 1000, 1105 of the Clackamas County Zoning and Development Ordinance. The Planning Division staff has reviewed these sections in conjunction with this proposal and makes the following findings:

1. The request is consistent with the Zoning and Development Ordinance.

2. The request is consistent with the Comprehensive Plan.

Based on the above findings, it is the decision of the Clackamas County Planning Division staff to approve this request for a Short Subdivision subject to the following conditions:

1. Approval is based on the preliminary plan submitted with the application. Any change in design, including lot layout and access to lots, must be approved by the Planning Division prior to final plat approval. Changes in approved access locations may also require additional public notice.

2. All conditions of approval shall be guaranteed or completed prior to issuance of any building permits unless otherwise noted below.

3. Within two (2) years of the date of this decision, a final subdivision plat survey of the approved map must be submitted to this office for review. Once approved by the Planning Division, the approved subdivision plat will be sent to the County Surveyor for review. When approved by the Surveyor, the plat must then be filed and recorded by the County Clerk. Failure to submit the final survey will void this subdivision approval.

4. The subdivision plat survey shall include a statement of water rights. The statement shall indicate whether a water right or permit is appurtenant to the subject property. The water right certificate number or permit number shall appear in the statement. (Reference ORS 92.120(5)). A copy of the approved final plat must be submitted to the Oregon Water Resources Department if the plat indicates a water right, or permit if appurtenant.

5. The final subdivision plat shall conform to the East Sunnyside Village Plan.

6. The local street serving the site is an extension of Frontier Avenue which is planned within Pioneer Estates. The extension of this street must have sidewalks along both sides and meet the requirements illustrated on either Figure x-3 or Figure x-4. The new street must be constructed as close as possible to the standards in the Sunnyside Village plan. Some adjustments will be needed to transition from the R-4028 standard for right of way and street improvements previously approved in Pioneer Estates. The adjustments will be as follows:

   a. The right of way shall be 42 feet plus sufficient easement must be provided for sidewalk to accommodate transitions for sidewalk design and usable planter strips. The sidewalk shall align with the sidewalks in Pioneer Estates, shall be 5 feet in width and shall transition to provide usable planter strips as required in the Sunnyside Village plan.

   b. Setbacks for structures located on lots in Sieben Creek III shall be measured from the combined width of right of way and easements needed for the construction of improvements. This will help to provide adequate on site parking without encroaching into pedestrian access and meet the intent of a 20 foot setback from the sidewalk.

   c. The curb line shall taper between Pioneer Estates and the south end of Sieben Creek III (from 28 feet curb to curb to 24 feet curb to curb). This will eliminate the need for jogs in the curb which are unsightly, pose a traffic hazard, and a maintenance problem.

7. It will be necessary to furnish street and drainage improvement plans prepared and stamped by a registered engineer in the state of Oregon. These plans must address street improvements to the new streets. These plans must also address storm drainage improvements to accommodate water on or crossing the subdivision. As the engineer develops these plans, he/she must take into consideration the provisions for each and every building lot consistent with the requirements of the County Zoning and Development Ordinance Section number 1008 and Service District No. 1. The County's requirements for storm sewer detention is applicable in this proposed development. These plans must also include a site specific erosion control plan in accordance with Clackamas County's Technical Guidance Handbook.

8. Provisions must be made for roof and foundation drains from the newly developed homes within the subdivision and must be detailed on the street and drainage improvements plans.

9. Furnish storm sewer easements as deemed necessary for the above-mentioned drainage work. The following statement must be added to the dedication on the subdivision plat:

   "The public is hereby granted the right to maintain, replace or enlarge storm sewer facilities along these easements and will not be in anyway responsible for replacing the landscaping, fencing or other structures, shrubs or trees that may exist or be placed within the storm drainage easements. The public is required to give adequate notice before such activities are commenced and shall limit activities to that necessary to achieve the purpose of maintaining the storm drainage features."

10. Street trees are a requirement for this subdivision. The type and location of street trees shall be submitted to and reviewed and approved by staff prior to approval of the final plat.

11. Street lights are a requirement for the subdivision. The developer must make arrangements for the installation of street lights with the power company and to pre-wire for acceptance of these street lights. The developer must also submit an application by letter to the County Department of Utilities for the installation of the street lights and annexation into the street light district.

12. All improvements must be constructed and inspected or bonded via DTD prior to final plat approval. Sidewalk construction within the plat may be coordinated with house construction. However, the sidewalk design must be completed with the design of the new street.

13. The street stub shall terminate in a 1' x 42' strip deeded to Clackamas County prior to final plat approval. The developer must contact DTD regarding deed format.

14. The street construction, storm sewer, and utilities work must be designed and built to be compatible with adjoining existing approved plats and accommodate future needs of adjoining property.

KD NOTE: * 10' setback or measured w/ 20' to curb stubs.

15. Prior to approval of the street and construction plans, a copy of an approved site grading plan and a grading permit shall be submitted. Said permit is available through the Clackamas County Development Services Section.

16. Furnish slope easements as required to encompass all fill slopes that will support the project roadways. The following statement must be added to the dedication on the subdivision plat:

"The public is hereby granted the right to construct, reconstruct, maintain, repair or use the slope supporting the adjacent roadway, and will not in any way, be responsible for replacing the landscaping, fencing, or other structures, shrubs or trees that may exist or be placed within the slope easement. No buildings, footings, or excavations or any kind will be permitted within the slope easement. The public is required to give adequate notice before such activities are commenced and shall limit activities to that necessary to achieve the purpose of maintaining the slope supporting the adjoining roadway".

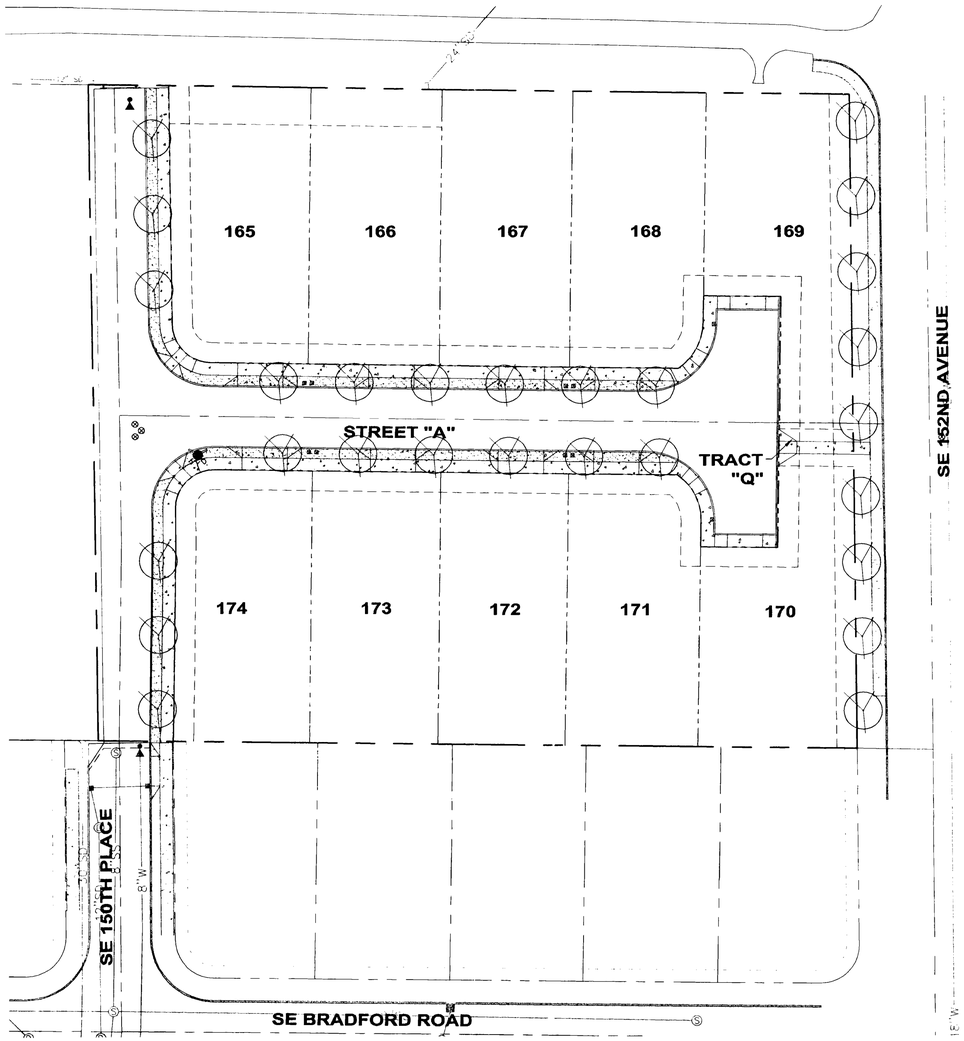
17. The developer is responsible for all applications, fees and coordination of Federal and State regulator offices with regards to fills and excavations in stream riparian zones and wetlands associated to the Clean Water Act and the Urban Stormwater National Pollutant Discharge Elimination System.

18. At completion of the initial paving/construction, the engineer shall submit one set of "As-Builts" on reproducible mylar.

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

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE. IF YOU DISAGREE WITH THESE FINDINGS OR CONDITIONS, YOU MAY APPEAL THIS DECISION TO THE CLACKAMAS COUNTY HEARINGS OFFICER. THE COST OF THE APPEAL IS $100. YOUR APPEAL MUST BE RECEIVED IN THE PLANNING DIVISION OFFICE BY 5:00 ON THE LAST DATE TO APPEAL WHICH IS JUL 25 1994 . THIS PERMIT WILL NOT BE ISSUED UNTIL THE DAY AFTER THE APPEAL DEADLINE.

0713/406A/kd:mp



TREES	QTY	SIZE	SPACING	BOTANICAL NAME	COMMON NAME
	27	1¼" CAL.	30' O.C.	PYRUS CALLERYANA 'GLEN'S FORM'	CHANTICLEER PEAR

2421 S.F. LAWN

IRRIGATION NOTE:

1. THE CONTRACTOR IS TO DESIGN, INSTALL AND MAINTAIN A PERMANENT AUTOMATED IRRIGATION SYSTEM TO IRRIGATE ALL PROPOSED PLANTINGS. THIS SYSTEM MUST MEET INDUSTRY STANDARDS, JURISDICTIONAL REQUIREMENTS AND THE WRITTEN SATISFACTION OF THE OWNER'S DESIGNATED REPRESENTATIVE.

2. THE CONTRACTOR IS TO MAINTAIN THE IRRIGATION SYSTEM IN GOOD WORKING ORDER FOR TWO YEARS FROM THE DATE OF THE INSTALLATION ACCEPTANCE, OR AS SPECIFIED IN WRITING BY THE OWNER'S DESIGNATED REPRESENTATIVE.

3. PRIOR TO INSTALLATION ACCEPTANCE THE CONTRACTOR WILL PROVIDE THE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION AND COPIES OF ALL OPERATING MANUALS AND WARRANTEE DOCUMENTS.

N

SCALE

30 0 15 30 60

1 IN = 30 FT

GENERAL NOTES:

General

1. Plans and details on this sheet, the bid form, and these notes constitute the construction docments for landscape improvements at Addington Place Phase 4 in Clackamas Count, Oregon.
2. The Landscape Contractor must be licensed to perform this work in the State of Oregon.
3. All local, Municipal, County and State laws regarding uses and regulations governing or relating to any portion of the work depicted on these plans and details are hereby incorporated intc and made part of these specifications, and their provisions shall be carried out by the contractor.
4. The Contractor shall obtain all necessary licenses, bonds, permits, and insurance required to perform the wirk indicated herein before commencing work and shall be responsible for coordinating work with all parties involved, including jurisdictional.
5. Contractor is responsible for locating and protecting any and all existing utilities on and adjacent to the project prior to beginning construction.
6. The Contractor shall locate and protect all existing utilities and features on and adjacent to the project site during construction, and shall repair at his own expense all damage resulting rom his operations or negligence.
7. Protect exising buildings, walls, fences, pavements, reference points, monuments and markers on and adjacent to this site. Protect work and materials of other trades. Use all means necessary to protect the public from injury at all times.
8. Any discrepacies between these plans and the actual field conditions shall be reported to the Landscape Architect prior to working in the affected area.
9. The Contractor shall maintain a clean and orderly construction site, removing all rubble, debris and exces materials. These materials shall be properly disposed of off site in a timely manner to avoid unreasonable disruption or mess. No materials shall be staged in public streets without written approval of the Landscape Architect.
10. Plant materia shall conform to American Nursery Association standards governing health, size, brancing habit, form, and root development.

General Inspectio and Acceptance

1. The landscape contractor is to maintain the plant material until the work is completed through final acceptance of the project.
2. The project remains incomplete until accepted by owner.
3. Seeded lawnareas will be accepted provided a healthy, generally uniform in color, close stand of the specified grass is established, free of bare spots, weeds, ponding, non-continuous slopes and surface irregularities.
4. No fewer tha two lawn mowings shall have occurred prior to final acceptance of any section of the wirk.
5. Upon completion of the irrigation system, as a condition of it's acceptance and for final payment, deliver to the Owner's representative the following: A) 'As-Built' drawings that include 3 prints ad the supplied reproducible irrigation showing at the min. valve location & size, controller nuiber & size, GPM, pipe size, heads, quick couplers, manual drain and all other required sytem components. This base contains all revisions to the irrigation including a Contriller Zone Reference chart and controller operation manual. B) Owner instruction for operation of system components & system winterization.
6. When the landscape work is completed, including the above-described maintenance, the Landscape Architect will, upon request, make an inspection to determine project acceptability. Natify Landscape Architect 48 hours prior to visit. The Landscape Architect shall determine whether the project is substantially complete and conditionally or unconditionally acceptable.
7. Where inspeced landscape work does not comply with the specified requirements, replace rejectedwork and continue specified site maintenance until reinspected by the Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site.
8. Final acceptance shall be in writing from the Landscape Architect or by Landscape Architect's releas of the project retainer.
9. This Landscape Contract requires that all workmanship, supplied materials, site furnishings, plants, lawn areas, and the irrigation system shall be guaranteed, upon completion, (except for acts of nature and vandalism) for 1 year from job acceptance.

Seeded Lawn

1. Grade base to maintain existing rough grading drainage, providing uniform and continuous slopes maintaining minimum 2% drainage unless noted for swales.
2. Rake and remove weeds and rocks over 1-1/4" in size in top 4" of soil.
3. Apply ground limestone at rate of 80 pounds per 1,000 square feet.
4. Thoroughly mix and then till (rototill) soil additives into soil base a minimum of 6" in a moist condition, then reestablish a level, smooth surface.
5. Roller seed bed with water filled roller in two directions to firm up bed. Regrade if necessary.
6. Spread Turf Treat lawn fertilizer at a rate of 5 pounds per 1,000 square feet.
7. Sow specified lawn seed (minimum 7 pounds/1,000 square feet unless otherwise specified) by seeder (do not apply if wind exceeds 5 mph) evenly over entire area by sowing equal quantity in two directions at right angles.
8. Rake seed lightly into top 1/3" of soil, roll lightly.
9. Apply mulch of damp peat moss 1/8" - 3/16" deep.
10. Keep mulch dark with moisture until grass is up.
11. Protect and maintain the seeded area until acceptance of established lawn.

Note: Hydroseeding is an approved alternative unless otherwise noted. Hydroseed any areas with slopes greater than 4:1. Clean up all overspray not in the designated lawn area.

12. Regrade, repair, and reseed all washouts and thin areas.

SECTION B1
Maintenance Specifications During Construction

1. The Contractor shall maintain all landscape areas until project completion and acceptance.
2. Maintenance shall include at a minimum:
   A) Regrade and re-bark any settlement, or erosion washout.
   B) Monitor irrigation, adjust as required.
   C) Seeded area care includes reseeding, repairing, weeding, policing and removal of unwanted plant materials and debris during specified period. Regrade with approved material and reseed all washouts. Fall leaf removal is outside the scope of this maintenance specification.
   D) Composted bark mulch shall be maintained or brought to a 3" depth during this maintenance period.
   E) Maintain all tree stakes and guys.
   F) Maintain all barked areas weed free during maintenance period.
   G) Any unsatisfactory conditions arising during this maintenance period shall be brought immediately to the attention of the Owner.

LANDSCAPE SPECIFICATIONS

PLANTING
SECTION A1 - General Specifications

1. Any discrepacies between these plans and the actual field conditions shall be reported to the Owner. In case of discrepancies between plant schedule, call-outs and plan, PLAN shall govern.
2. Notify owner for approval of fine grading prior to commencing plant installation.
3. The Contracor shall maintain a clean and orderly construction site, removing all rubble, debris and exces materials. These materials to be properly disposed of off site in a timely manner to avoid unreasonable disruption or mess.
4. All paved areas, fences or surfaces stained or soiled from landscape material shall be cleaned. All surfaces shall be washed with proper equipment and materials as approved by the Owner. Stage no dirt or bark in public streets without Owners approval.
5. All trees to be planted as per plan, specifications and details. After final raking, tree rings and mowing strips shall receive a 3" layer of medium grade COMPOSTED hem/fir bark mulch.
6. Any changes or substitutions in plant material or revisions to plant locations to be approved by Landscape Architect prior to planting. Adjust plant locations in coordination with Owner if deviations from planting plan are necessary due to unknown site conditions.
7. Plant materials shall conform to American Nursery Association standards governing health, size, branching habit, form, and root development.

SECTION A2
Planting Specifications

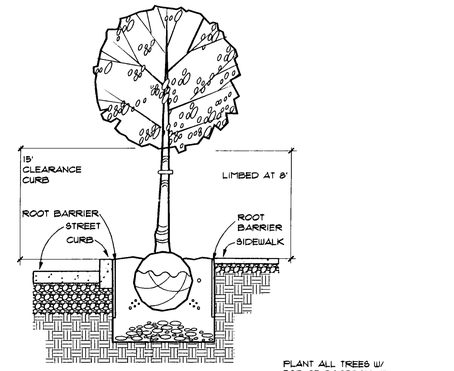
1. Backfill soil for all plants shall be a mixture of three equal parts topsoil (from site): rotted manure or mushroom compost: and rotted sawdust or leaf mulch. See planting details.
2. As necessary Preparation of soil for perennial overseed areas consists of 1/3 of APPROVED rotted sawdust or animal manure, 1/3 well drained sandy loam, 1/3 native soil, mix completely. See planting instructions below.

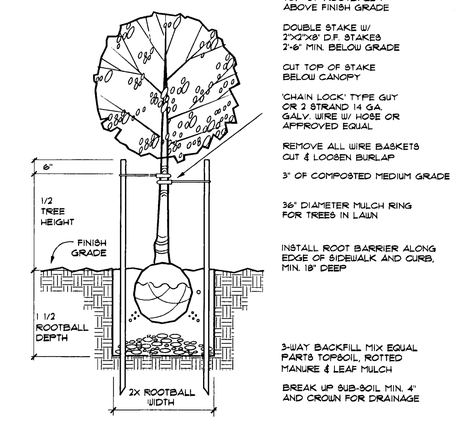
Trees

1. All trees to be healthy, disease-free, well branched, with straight trunks and well crowned. Remove all dead, dying, and crossed branches. They shall have no cut off limbs over 3/4" cameter not completely healed over. Trees shall be free of scrapes and scars.
2. Wire baskets shall be cut away completely. Avoid ball breakage. The first 2/3 of the Burlap wrap shall be peeled away prior to backfill. Trees in tree wells shall be installed with crown flush or above surrounding grade and paving cover ball with 3" of bark.
3. All trees are to be planted a minimum of 24" from any fence, pole, wall, curb, sidewalk, property line or iny other landscape feature, unless specifically called out in the plan. Trees shall be placed a minimum of 7' from irrigation rotor heads, minimum of 5' from street lights, unless noted otherwise.
4. Trees in tree wells shall be centered. Over excavate all compacted material.
5. Plant all tree according to details. Orient best side to dominant view.

SECTION A3
Lawn Area Installation

1. Owner to revew and approve layout of lawn area prior to seeding. Receive approval of fine grading prior to lawn installation.
2. All lawn areasadjoining sidewalks, concrete slabs, manholes or curbs are to be installed flush with the top of each surface to facilitate mowing and maintenance. Lawn areas adjoining fences, walls, utility vaults, buildings or other site features, shall have a uniform 6" barked mowing stip with catch to facilitate mowing and maintenance.





1 Street Tree Planting Detail
section n.t.s.

N:\proj\104-013\dwg\Civil\Sheets\104013-STTREE.dwg - SHEET: STTREE Dec 06, 2006 - 11:03am pac

alpha COMMUNITY DEVELOPMENT

9600 SW Oak, Suite 230
Portland, OR 97223
(T) 503-452-8003 (F) 503-452-8043
www.alphacommunity.com

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED 380 JEFFREY G. JOHNSON OREGON LANDSCAPE ARCHITECT

ADDINGTON PLACE PHASE - 4

STREET TREE PLAN

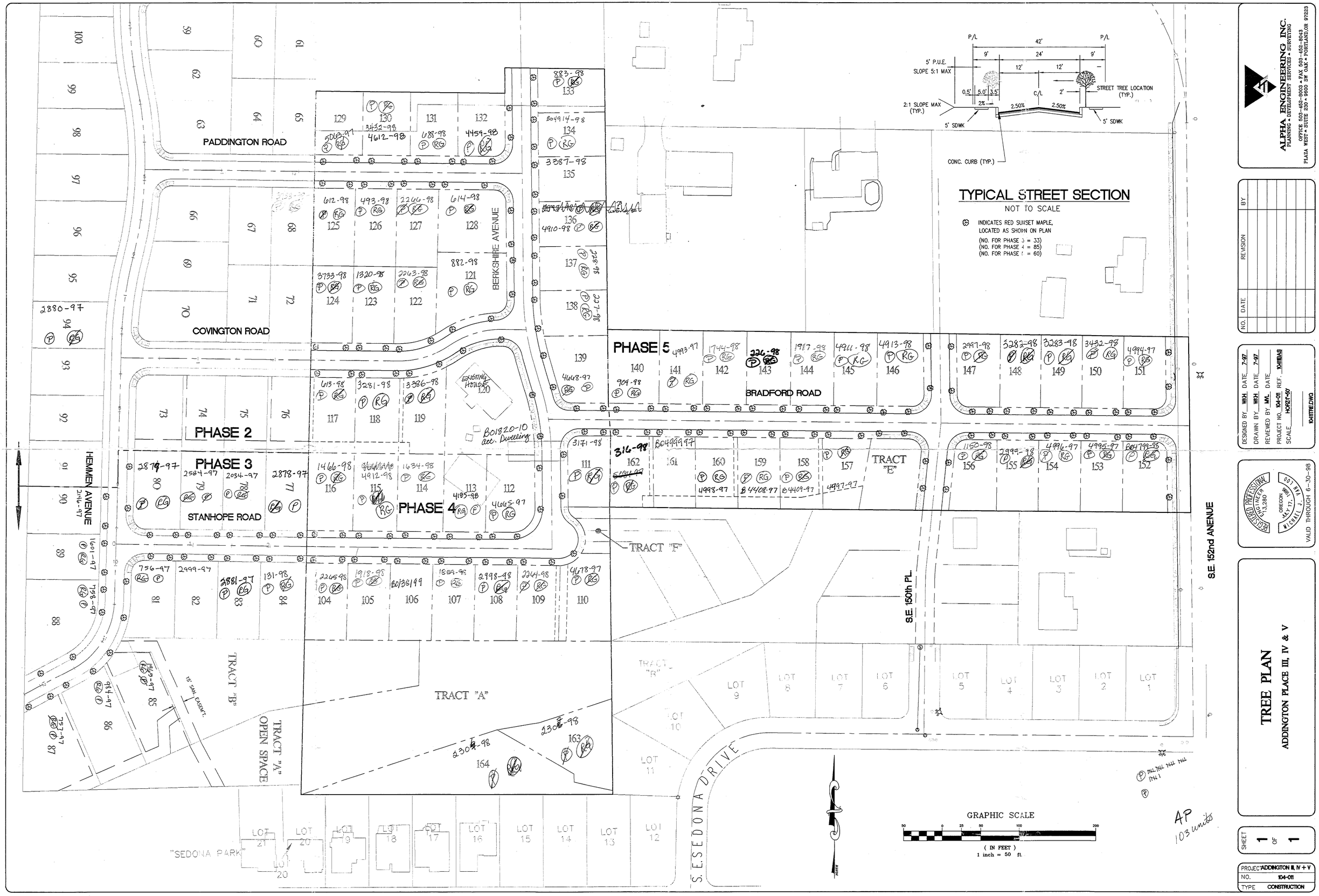
approved K Pocock 12-8-06

alpha COMMUNITY DEVELOPMENT

PROJECT NO.:	104-013
TYPE:	CONSTRUCTION
DATE:	7/6/06

L1

EXHIBIT B PAGE 7 OF 8



TYPICAL STREET SECTION

NOT TO SCALE

⊛ INDICATES RED SUNSET MAPLE, LOCATED AS SHOWN ON PLAN
(NO. FOR PHASE 3 = 33)
(NO. FOR PHASE 4 = 85)
(NO. FOR PHASE 5 = 60)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

AP
103 units

ALPHA ENGINEERING INC.
PLANNING • DEVELOPMENT SERVICES • SURVEYING
OFFICE 503-452-8003 • FAX 503-452-8043
PLAZA WEST • SUITE 250 • 9600 SW OAK • PORTLAND,OR 97223

NO.	DATE	REVISION	BY

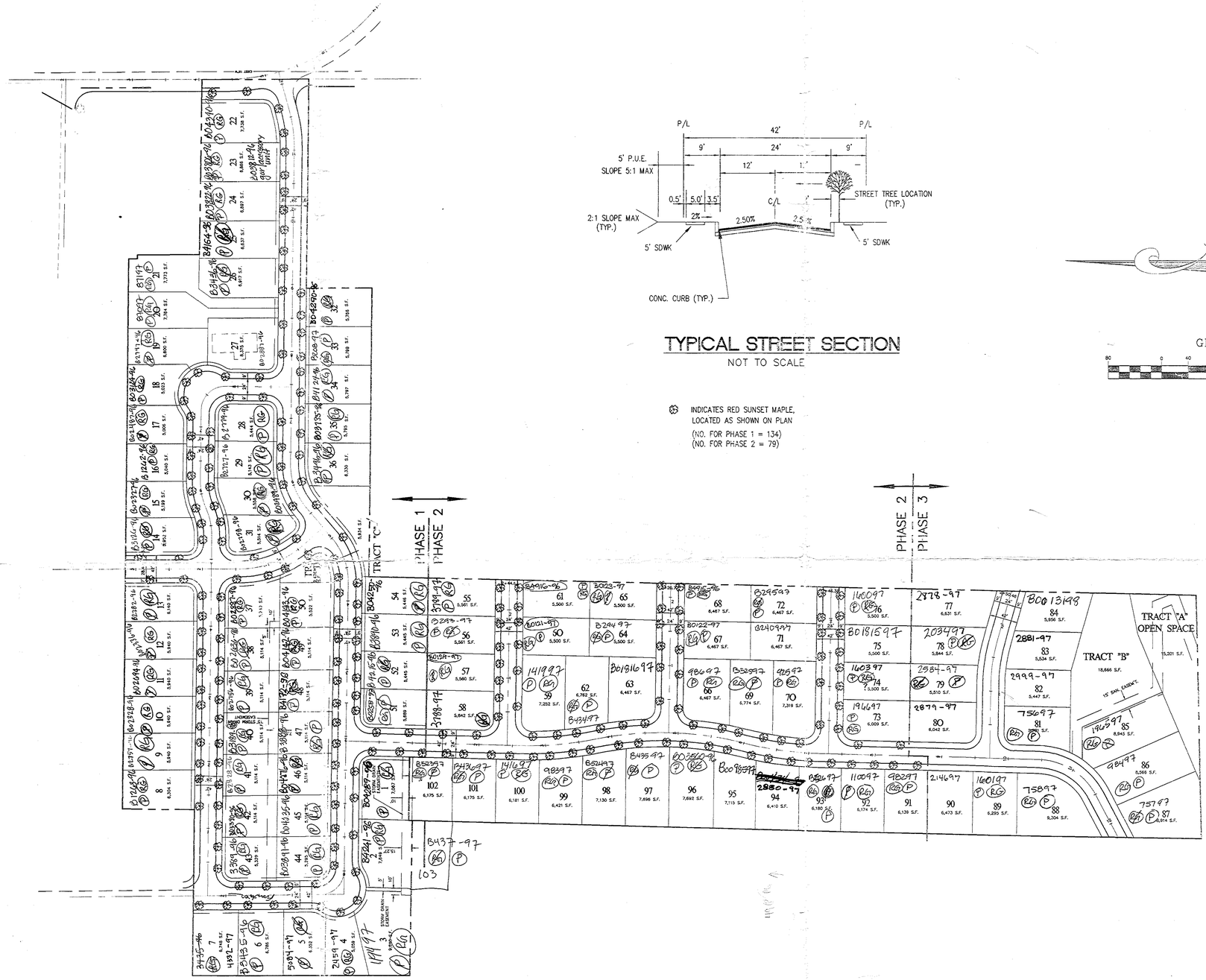
DESIGNED BY WSH DATE 7-97
DRAWN BY WSH DATE 7-97
REVIEWED BY MWL DATE
PROJECT NO. 104-011 REF. 104EBAS
SCALE HORIZ 1"=50' 104TREEDWG

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT OREGON MAY 17, 1983 MICHAEL J. LARSEN
VALID THROUGH 6-30-98

TREE PLAN
ADDINGTON PLACE III, IV & V

SHEET 1 OF 1

PROJECT ADDINGTON III, IV + V
NO. 104-011
TYPE CONSTRUCTION



TYPICAL STREET SECTION

NOT TO SCALE

⊛ INDICATES RED SUNSET MAPLE, LOCATED AS SHOWN ON PLAN
(NO. FOR PHASE 1 = 134)
(NO. FOR PHASE 2 = 79)

MAGNETIC

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Addington Place

ALPHA ENGINEERING INC.
ENGINEERING • DEVELOPMENT SERVICES • SURVEYING
OFFICE 503-452-8003 • FAX 503-452-8043
PLAZA WEST • SUITE 230 • 8600 SW OAK • PORTLAND,OR 97223

NO.	DATE	REVISION	BY

DESIGNED BY MD DATE 4-4-96
DRAWN BY JMC DATE 4-4-96
REVIEWED BY ____ DATE ____
PROJECT NO. 104-009 REF. ____
SCALE H:0"1"=80' ____
POSTPEDWG

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1990
MICHAEL J. DUNN
61,280
VALID THROUGH 6-30-95

TREE PLAN
ADDINGTON PLACE

SHEET 1 OF 1

PROJECT ADDINGTON PL
NO. 104-009
TYPE CONSTRUCTION

I:\104-009\ACAD\104DTREE Thu Apr 4 10:51:01 1996 JMC

Paddington Rd
There is approximately 38 foot from west property line to east driveway. The light post is near the property line. This leaves 20' from the light post and 10' for the driveway so there is room for 1 tree.
EXHIBIT C PAGE 1 OF 4
4.60 ft

Google Maps 14951 SE Paddington Rd

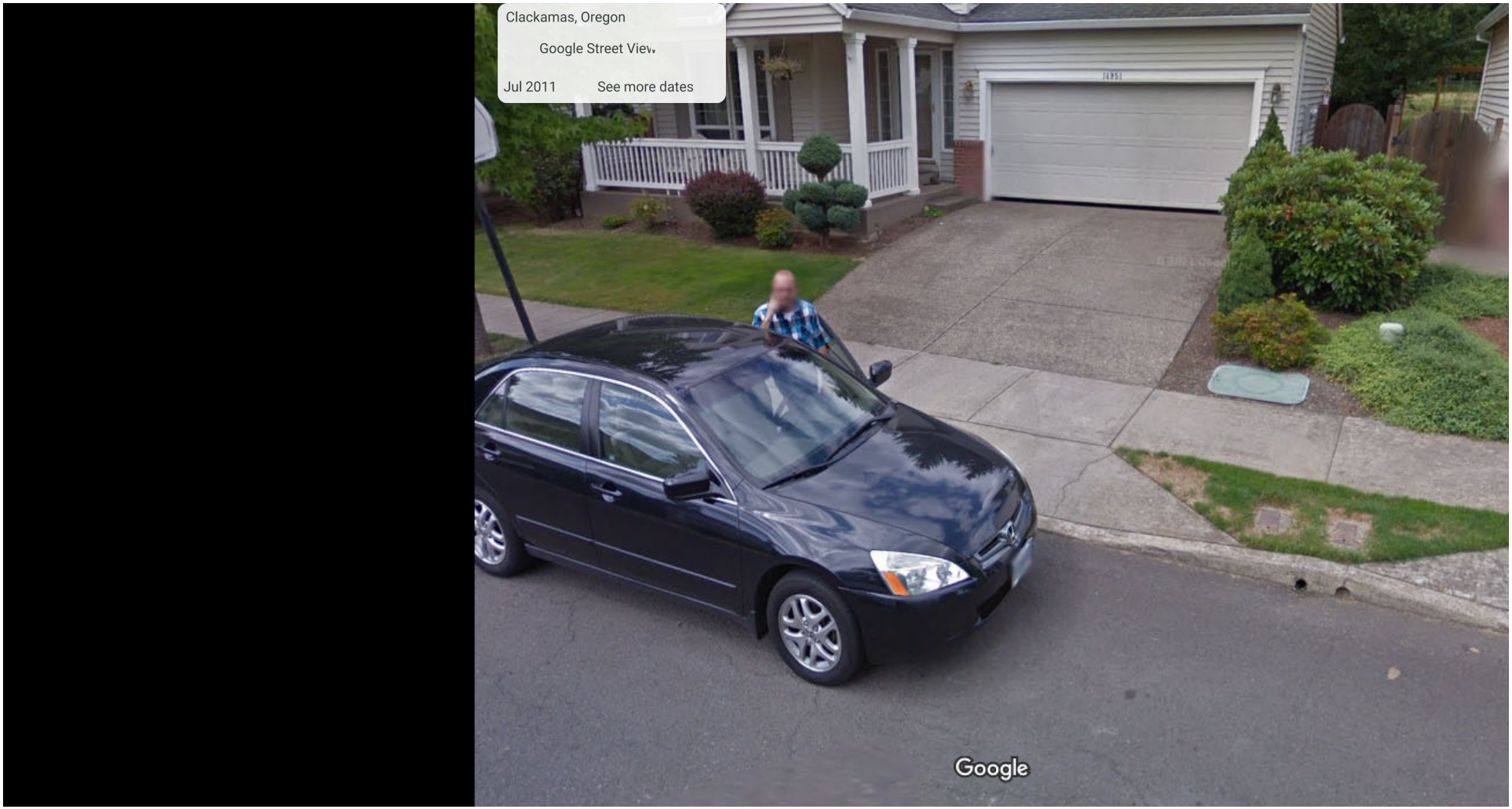


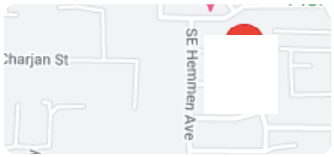
Image capture: Jul 2011 © 2023 Google

14951 SE Paddington Rd

All Street View & 360°

Google Maps 14947 SE Paddington Rd

Image capture: Jul 2011 © 2023 Google



14951 SE Paddington Rd

02/12/2022

14951

CLACKAMAS COUNTY

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

April 10, 2023

Yunjiang Hao
14951 SE Paddington Rd.
Clackamas, OR 97015

SITE ADDRESS: 14951 SE Paddington, Rd, Clackamas, OR 97015
LEGAL DESCRIPTION T2S, R2E, SECTION 12BA, TAX LOT 11600

Dear Ynjiang Hao,

Clackamas County Code Enforcement has received complaints regarding the removal of, or improper replacement of, street trees on your property. We would like to work with the property owners to resolve the following:

- Removal and replacement of required street trees.
- Addressing street trees that may be in violation of setbacks to utilities and driveways.

The street tree plan created when your neighborhood was developed lays out the number of street trees to be planted per residence. However, changes to the code requirements have occurred since development of this plan and in some cases fewer street trees are required due to distances from driveways and utilities.

Staff conducted a site visit of your neighborhood to determine if trees need to be replaced or removed. Staff has determined the following for your location:

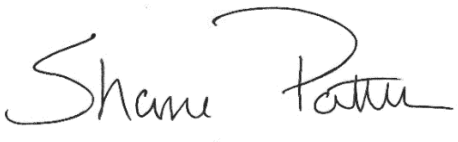
1. At the time of inspection your lot had 0 street trees. The approved street tree plan from 1995 requires 2 street trees. After review of current codes and regulations we have determined that your lot will require 1 street tree. Before planting or starting any other work related to street trees please complete the following:
   a. We encourage you to contact Roman Sierra at the Clackamas County Planning and Zoning Division at 503-742-4516 or by email at rsierra@clackamas.us to discuss the types of trees you will be planting to ensure they are on the allowed tree list. If you choose a tree outside of the street tree list you will need to work with Roman Sierra to determine if that street tree is an allowed tree.
   b. Attached to this letter is a copy of the street tree standards labeled L100 and L200. Please adhere to those standards when planting. If you have additional questions about the installation requirements you may reach out to the Clackamas County Development Engineering at 503-742-4691 or by email at engineering@clackamas.us.
   c. Call before you dig. Oregon Law requires utility locates to be requested at least two full business days but not more than ten full business days before beginning any excavation. Information can be found on the website at

www.digsafelyoregon.com. Your request can be made online by clicking on the "HOMEOWNERS Online Locate Request" box, or you can call 811 and speak with an operator at the One Call Center.

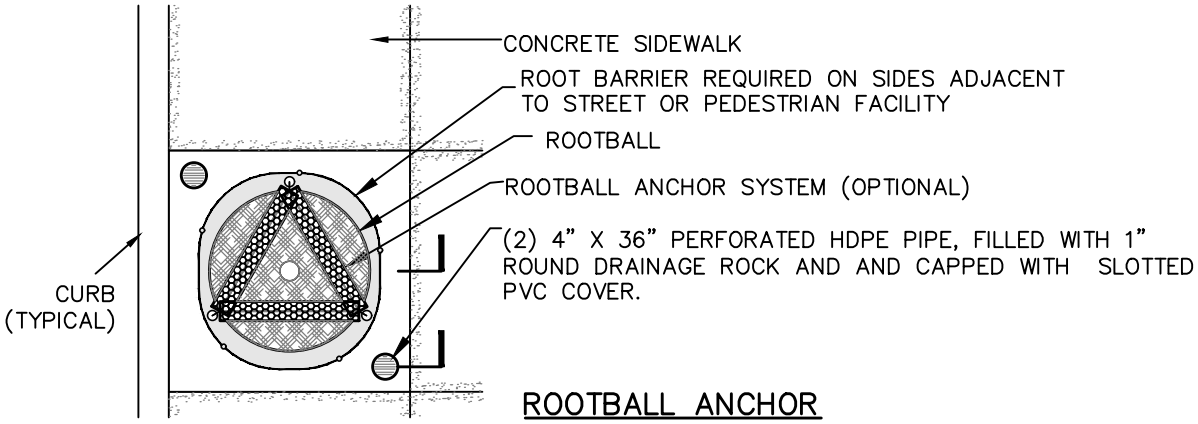
If you have questions concerning the steps you should take we encourage you to reach out to Code Enforcement Specialist Shane Potter as listed below, or stop by the offices located at 150 Beavercreek Rd., Oregon City, OR 97045, Monday, Tuesday or Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Wednesdays and Fridays

ITEMS INCLUDED IN THIS PACKET

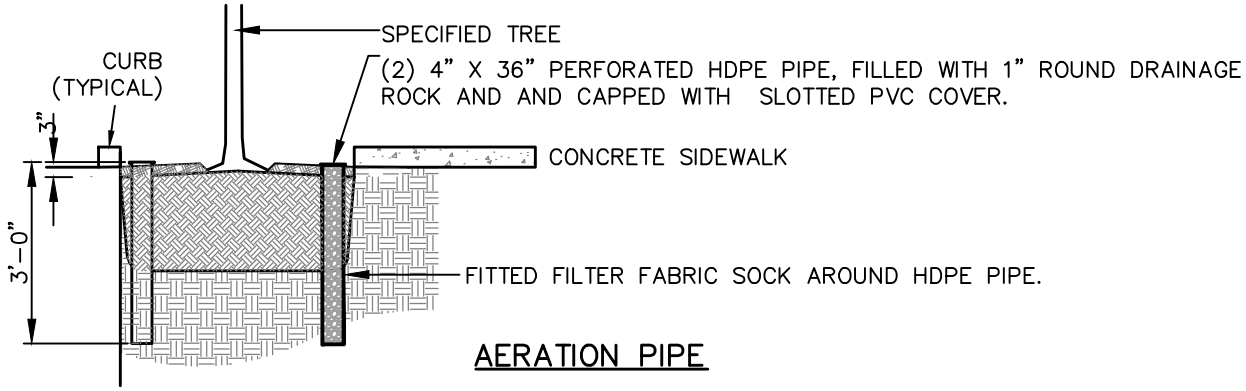
- Letter of Explanation
- Form L100 Street Tree Planting Detail
- Form L200 for Engineering for placement
- Street Tree List for Planter Strips 2.5 foot to 3.5 foot in width



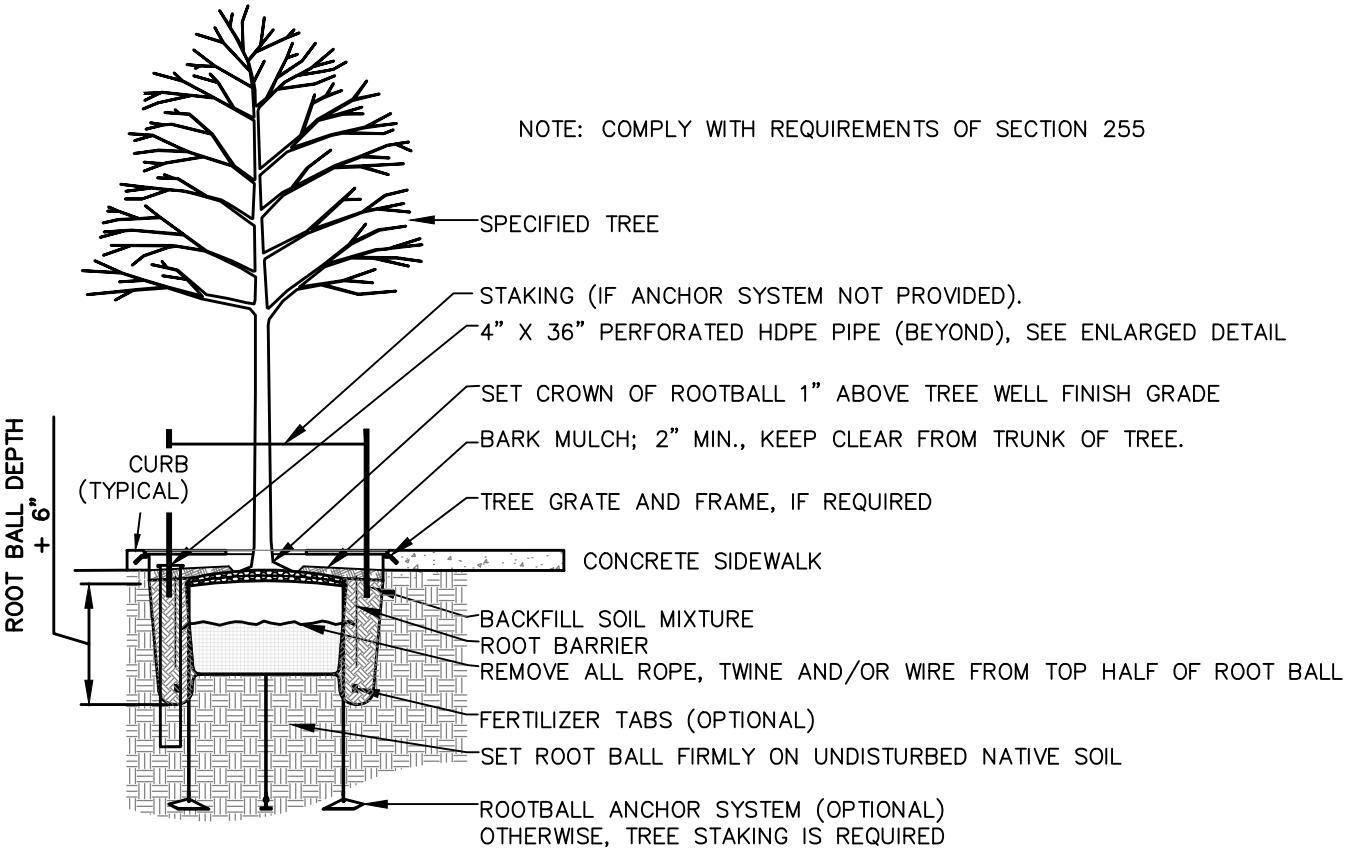
Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement
Phone: 503-742-4465
spotter@clackamas.us



ROOTBALL ANCHOR



AERATION PIPE



TREE PLANTING

REVISION	DATE	BY
REV 1	11/19	BP

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

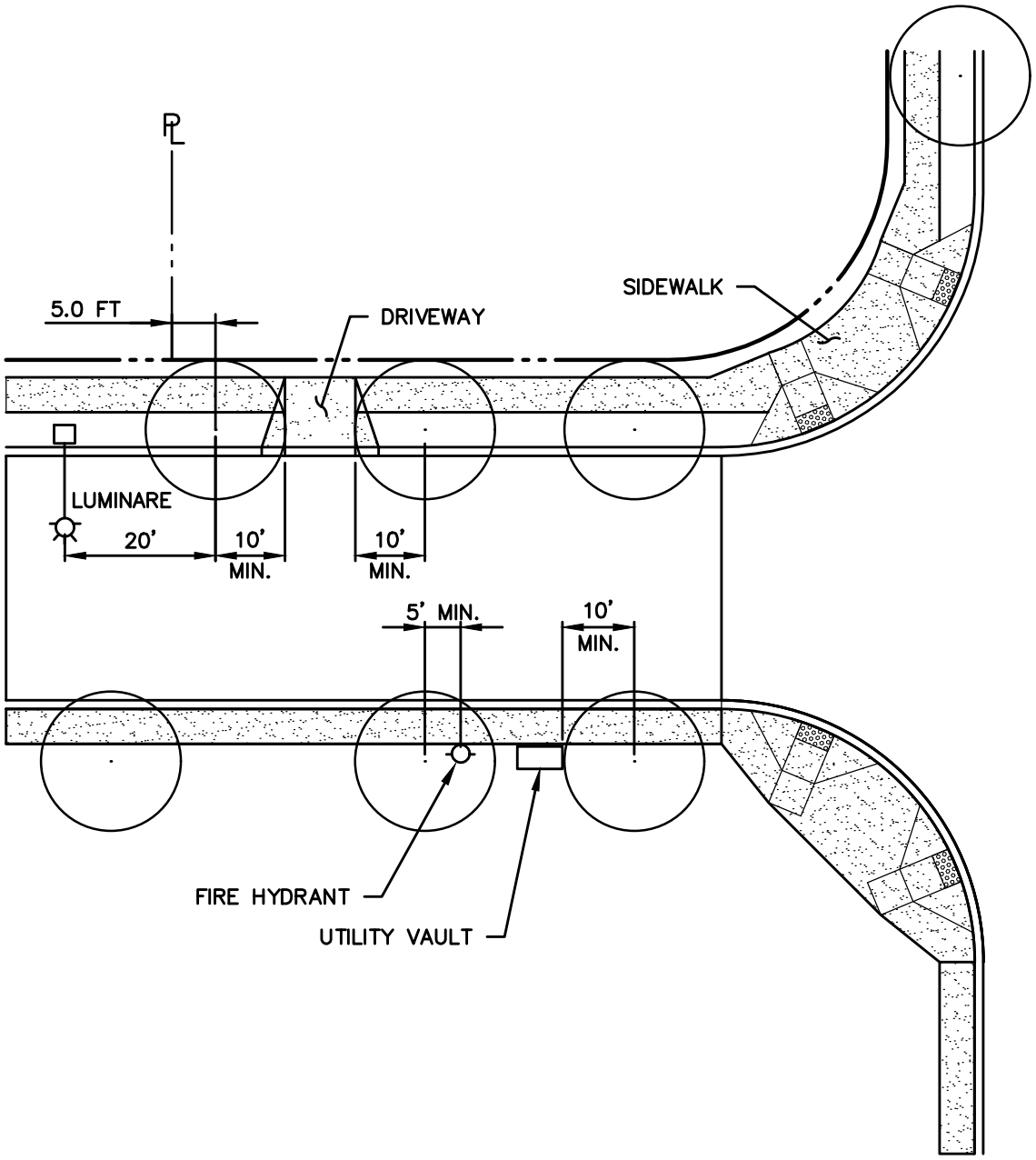
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045

CLACKAMAS COUNTY

APPROVAL DATE: 6/1/2020 SCALE: N.T.S.

TREE PLANTING DETAILS
(NEW DEVELOPMENT)

STANDARD DRAWING
L100



NOTES

1. COMPLY WITH LANDSCAPING STANDARDS OF SECTION 255.
2. COMPLY WITH SIGHT DISTANCE STANDARDS OF SECTION 240 AND COUNTY CODE SECTION 7.03 CONSIDERING INTERIM AND FULL TREE MATURITY.
3. TREES SHOULD BE PLACED TO AVOID IMPACT TO EXISTING AND PROPOSED UTILITIES.
4. FOR TREES NOT LOCATED WITHIN A LANDSCAPE STRIP, MINIMUM TREE SETBACK FROM SIDEWALK SHALL BE 1/2 OF THE STANDARD LANDSCAPE STRIP WIDTH.

REVISION	DATE	BY
REVISED	11/19	AAR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

150 BEAVERCREEK ROAD
OREGON CITY, OR 97045

CLACKAMAS COUNTY

APPROVAL DATE: 6/1/2020 SCALE: N.T.S.

STREET TREE LOCATION
(NEW DEVELOPMENT)

STANDARD DRAWING
L200

Approved Street Trees for Planter Strips 2.5 feet to 3.5 feet in Width

Scientific Name	Common Name	Native Species	Height	Canopy Width	Shape	Evergreen	Under overhead wires
Acer ginnala	Amur Maple		20'	20'	Round	No	Yes
Acer ginnala 'Flame'	Flame Maple		20'	20'	Round	No	Yes
Acer grandidentatum 'Schmidt'	Rocky Mt. Glow Maple		25'	15'	Round	No	Yes
Acer griseum	Paperbark Maple		10'	20'	Narrow/Vase	No	Yes
Acer palmatum	Japanese Maple		12'	6'	Round	No	Yes
Acer tataricum subsp. Ginnala 'Flame'	Flame Maple		25'	20'	Round	No	Yes
Acer triflorum	Roughbark Maple		20'	20'	Round	No	Yes
Amelanchier alnifolia	Pacific Serviceberry	✓	20'	15'	Round	No	Yes
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		20'	15'	Round	No	Yes
Amelanchier x grandiflora 'Cole Select'	Cole's Select Serviceberry		20'	15'	Round	No	Yes
Amelanchier x grandiflora 'Forest Prince'	Forest Prince Serviceberry		20'	15'	Round	No	Yes
Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry		20'	15'	Round	No	Yes
Cornus mas	Cornelian Cherry Dogwood		15-20'	20'	Round	No	Yes
Cornus nuttalli x cornus florida	Eddies White Wonder Dogwood		25'	20'	Narrow/Round	No	Yes
Cotinus coggygria x obovatus 'Grace'	Grace Smoketree		20'	15'	Round	No	Yes
Frangula purshiana (Rhamnus purshiana)	Cascara	✓	20-40'	10-30'	Round	No	Yes
Halesia carolina 'Wedding Bells'	Wedding Bells, Silverbell		20'	20-35'	Round	No	Yes
Malus transitoria 'Schmidtcutleaf'	Golden Raindrops Crabapple		20'	15'	Round	No	Yes
Pistachia chinensis	Chinese Pistache		25'	25'	Round	No	Yes
Prunus Cascade Snow	Cascade Snow Cherry		25'	20'	Round	No	Yes
Stewartia pseudocamellia	Japanese Stewartia		30'	25'	Round	No	No
Stewartia ovata	Mountain Stewartia		10-15'	10-15'	Round	No	Yes
Stryax japonicus	Japanese Snowbell		25-30'	25'	Pyramid	No	Yes
Styrax japonicus 'JFS-D'	Snowcone Japanese Snowbell		20'	20'	Round	No	Yes

EXHIBIT F PAGE 1 OF 1

CLACKAMAS COUNTY

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

April 25, 2024

Violation No.:V0047722

Yunjiang Hao
14951 SE Paddington Rd.
Clackamas, OR 97015

RE: CLACKAMAS COUNTY CODE SECTIONS ADDRESSED IN VIOLATION: No.: V0047722

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE TITLE 12 – SECTION 12.300: URBAN AND RURAL RESIDENTIAL DISTRICT – SECTION 12.315: VILLAGE STANDARD LOT RESIDENTIAL DISTRICT (VR – 5/7) – 12.315.03: USES PERMITTED
1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT LAND USE DECISIONS Z0433-94-SS
2. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE TITLE 12 – SECTION 1300 ADMINISTRATIVE ACTION REVIEW PROCESS – SECTION 1307 PROCEDURES – 12.1307.15 CONDITIONS OF APPROVAL

SITE ADDRESS: 14951 SE Paddington Rd., Clackamas, OR 97015
LEGAL DESCRIPTION T2S, R2E, SECTION 12BA, TAX LOT 11600

Dear Yunjiang Hao,

Clackamas County Code Enforcement has received complaints regarding the removal of, or improper replacement of, street trees on your property. To abate these violations you must complete the following **NO LATER THAN: June 14, 2024**

The street tree plan created when your neighborhood was developed lays out the number of street trees to be planted per residence. However, changes to the code requirements have occurred since development of this plan and in some cases fewer street trees are required due to distances from driveways and utilities.

Staff conducted a site visit of your neighborhood to determine if trees need to be replaced or removed. Staff has determined the following for your location:

1. At the time of inspection your lot had 0 street trees. The approved street tree plan from 1995 requires 2 street trees. After review of current codes and regulations we have determined that your lot will require 1 street tree. Before planting or starting any other work related to street trees please complete the following:
   a. We encourage you to contact Roman Sierra at the Clackamas County Planning and Zoning Division at 503-742-4516 or by email at rsierra@clackamas.us to discuss the types of trees you will be planting to ensure they are on the allowed tree list. If you choose a tree outside of the street tree list you will need to work with Roman Sierra to determine if that street tree is an allowed tree.
   b. Attached to this letter is a copy of the street tree standards labeled L100 and L200. Please adhere to those standards when planting. If you have additional questions about the installation requirements you may reach out to the

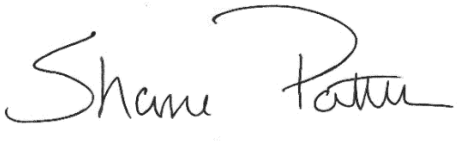
Clackamas County Development Engineering at 503-742-4691 or by email at engineering@clackamas.us.

c. Call before you dig. Oregon Law requires utility locates to be requested at least two full business days but not more than ten full business days before beginning any excavation. Information can be found on the website at www.digsafelyoregon.com. Your request can be made online by clicking on the "HOMEOWNERS Online Locate Request" box, or you can call 811 and speak with an operator at the One Call Center.

If you have questions concerning permit requirements, online submittal process, or land use process, please contact the department listed above at the phone number or email listed, or stop by the offices located at 150 Beavercreek 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

ITEMS INCLUDED IN THIS PACKET

- Violation Letter
- Required Notice of Fines and Penalties
- Form L100 Street Tree Planting Detail
- Form L200 for Engineering for placement
- Street Tree List for Planter Strips 2.5 foot to 3.5 foot in width



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 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.

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 Beavercreek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.

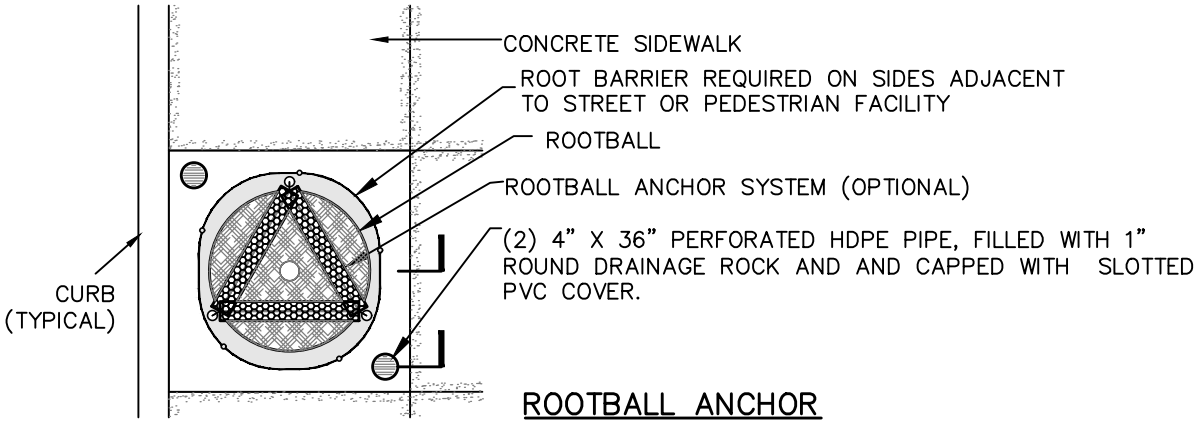
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to $500 and additional civil penalties imposed by the Hearings Officer of up to $3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each 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. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the $75 per month administrative fee.

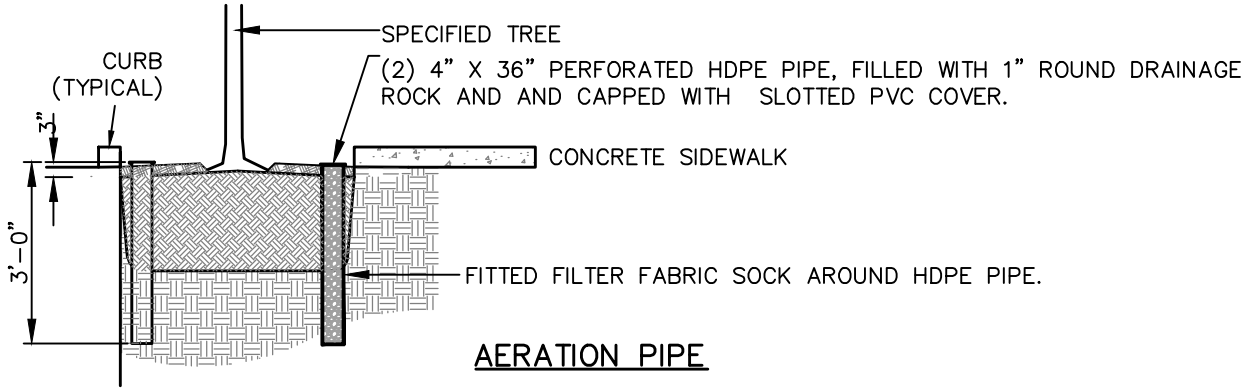
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.

7. **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.

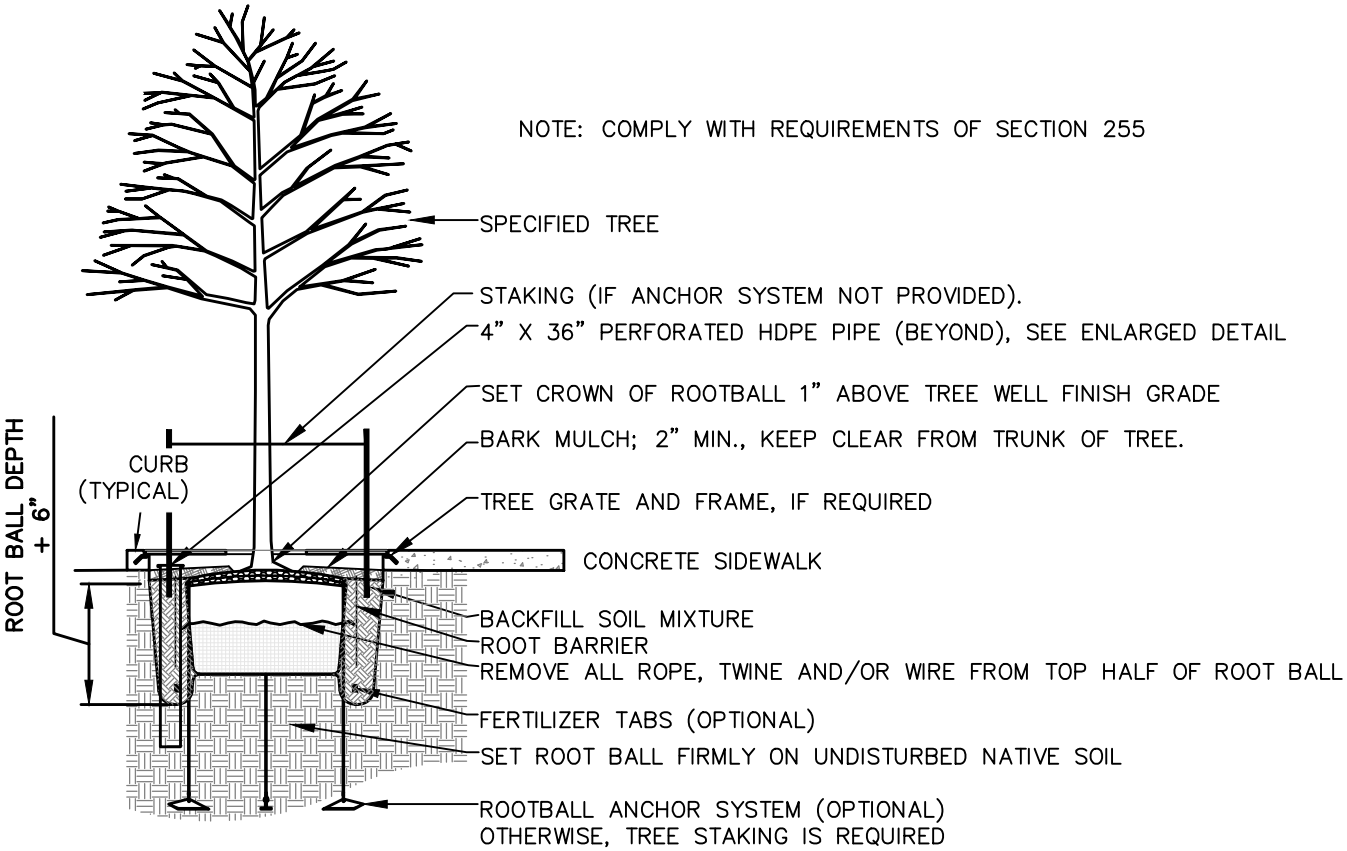
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



ROOTBALL ANCHOR



AERATION PIPE



TREE PLANTING

REVISION	DATE	BY
REV 1	11/19	BP

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

150 BEAVERCREEK ROAD
OREGON CITY, OR 97045

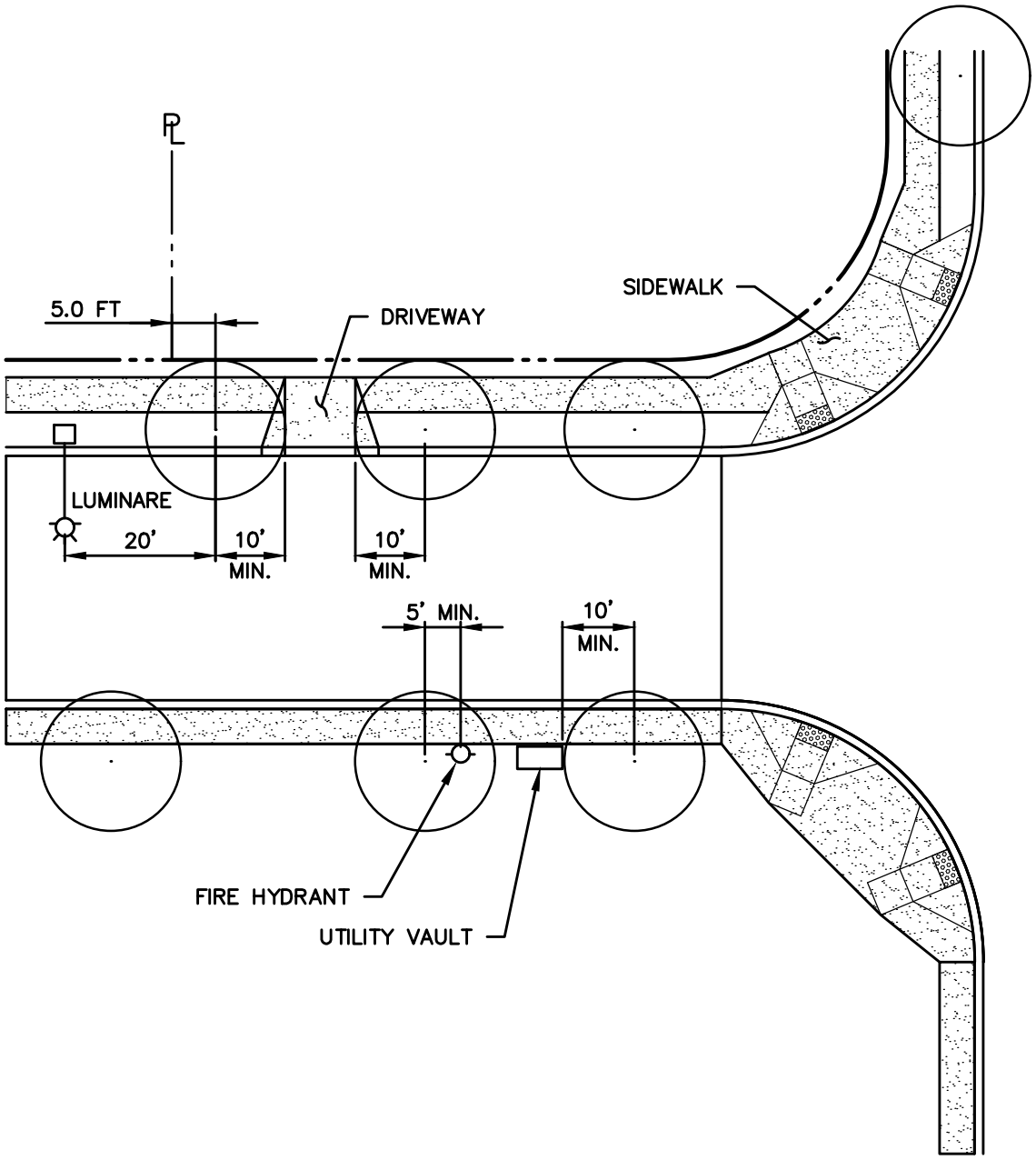
CLACKAMAS COUNTY

APPROVAL DATE: 6/1/2020 SCALE: N.T.S.

TREE PLANTING DETAILS (NEW DEVELOPMENT)

STANDARD DRAWING

L100



NOTES

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REVISION	DATE	BY
REVISED	11/19	AAR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

150 BEAVERCREEK ROAD
OREGON CITY, OR 97045

CLACKAMAS COUNTY

APPROVAL DATE: 6/1/2020 SCALE: N.T.S.

STREET TREE LOCATION
(NEW DEVELOPMENT)

STANDARD DRAWING
L200

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EXHIBIT H PAGE 1 OF 2

EXHIBIT H PAGE 2 OF 2

CLACKAMAS COUNTY

Citation No.: 2200477-1

Case No.: V0047722

ADMINISTRATIVE CITATION

Date Issued: September 9, 2024

Name and Address of Person(s) Cited:

Name: Yunjiang Hao
Mailing Address: 14951 SE Paddington Rd.
City, State, Zip: Clackamas, OR 97015

Date Violation(s) Confirmed: August 8, 2024, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 14951 SE Paddington Rd., Clackamas, OR 97015

Legal Description: T2S, R2E SECTION 12BA, Tax Lot 11600

Law(s) Violated

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.315.03
☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.1307.15 Conditions of Approval for Land Use File Z0433-94-SS

Description of the violation(s):

1) Violation of Conditions of Approval for removing street trees and not replanting as required by the Violation Letter issued.

Maximum Civil Penalty $2,500.00 Fine $400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of $400.00. 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 $75.00 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: Shane Potter Date: September 9, 2024
Telephone No.: 503-742-4465 Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violations(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. 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 Beavercreek 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 No. and Case No.; 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. 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: _____

TOYOTA

14951