



NOTICE OF HEARING

February 5, 2024

Jerry & Karrie Shirley
14354 S Macksburg Rd.
Molalla, OR 97038

Jerry & Karrie Shirley
12381 S Toliver Rd.
Molalla, OR 97038

RE:: County of Clackamas v. Jerry & Karrie Shirley
File: V0000522

Hearing Date: February 27, 2024

Time: This item will not begin before 9:30am 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

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to Klshirley1616@gmail.com , a copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Shane Potter at 150 Beaver Creek 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.

If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-830-9960 for assistance.

Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/83420290241?pwd=b0V1dkJYNnNnbEdrM3I2aE5ndEk1Zz09>

Passcode: 636702

Or One tap mobile:

+17193594580,,83420290241# US

+12532050468,,83420290241# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923

Webinar ID: 834 2029 0241

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 (Mandarin)

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

JERRY R & KARRIE L SHIRLEY,

Respondents.

File No(s): V0000522

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' place of residence is: 12381 S Toliver Rd., Molalla, OR 97038.

2.

The address or location of the violation(s) of law alleged in this Complaint is: 12381 S Toliver Rd., Molalla, OR 97038 also known as T5S, R2E., Section 07, Tax Lot 00501, and is located in Clackamas County, Oregon.

3.

On or about the 7th day of February 2022, AND on or about the 15th day of February, 2023, Respondents violated the following laws, in the following ways:

Respondents violated Chapter 12.401.04 of the Clackamas County Zoning and Development Ordinance (ZDO) by operating an event center without first obtaining land use approval. Said property is zoned Exclusive Farm Use (EFU) District.

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

4.

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

5.

Notice of the violation was given to Respondents in the following manner: Violation notice dated the 7th day of February 2022 and Administrative Citation No. 2200005 - 1 in the amount of \$400.00 was mailed on February 15, 2023. A copy of the notice documents are attached to this Complaint as Exhibit D and Exhibit H, and incorporated by this reference.

Based on these allegations, petitioner requests 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 Respondents to immediately abate the violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation within the range established by Board of County Commissioners. Said range for a Priority 2 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 Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and

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

DATED this 31st day of January 2024.

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping initial "S".

Shane Potter
Code Enforcement Specialist
for Clackamas County

COUNTY OF CLACKAMAS,

Petitioner,

v.

JERRY R & KARRIE L SHIRLEY,

Respondents.

File No.: V0000522

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|-------------------------------|--|
| January 3, 2022
Exhibit A | Clackamas County received a complaint regarding Country's Edge Wedding Venue without land use, accessory building built without permits used for event venue and mechanical installed without permits. |
| January 4, 2022
Exhibit B | Letter of allegation mailed to the owner. The letter requested contact within 10 days. The mail was not returned. |
| February 7, 2022
Exhibit C | Researched the internet and found a website and Facebook posts advertising for events. |
| February 7, 2022
Exhibit D | Facts of the alleged violation were reviewed, the violation verified and Notice of Violation mailed containing a statement of the facts that support the finding a violation exists on the property. The Notice of Violation was mailed by first class mail. The mail was not returned. |
| February 14, 2022 | Code Enforcement Specialist (CES) Shane Potter received a call from the Respondent Karrie Shirley who stated the marijuana grow is no longer operational and that Jerry Shirley still resides at this location and operates the business from this site. Respondent Karrie Shirley stated that her daughter has run a couple of events and wants to pursue it further. CES Potter provided the contact information for Planning for Respondents daughter to call and start that process. |
| July 5, 2022 | CES Potter spoke to the Respondents daughter Katie Shirley by phone. Katie Shirley stated that she lives with her dad and wants to run events. CES Potter explained the process they have to go through with Planning. Katie Shirley stated they are too busy |

currently to submit an application but will do this down the road. CES Potter explained they cannot run events and advertise during this time until they have obtained land use approval. CES Potter also received a call from Respondent Jerry Shirley. I explained the conversation I had with his daughter Katie. Respondent Jerry Shirley stated he would let his daughter take care of this.

July 9, 2022
Exhibit E

CES Potter received an email from Respondent's daughter Katie Shirley who stated she is having the person who constructed the web site put it under construction for the time being.

August 10, 2022

CES Potter spoke with Respondent's daughter Katie Shirley by phone regarding the website still up and running. Katie Shirley stated she would call and have it taken down.

December 28, 2022
Exhibit F

CES Potter researched and found the website was still up and there are now posts on Facebook showing booking for 2023 and 2024. CES Potter researched zoning and found no land use approval has been obtained or applied for.

January 4, 2023
Exhibit G

Citation #2200005 – 1 issued for the Zoning violation of operating an event center without land use approval was mailed to the owner listed on the Assessors records. The mail was returned as unable to forward.

February 15, 2023
Exhibit H

After obtaining a new address from the returned citation CES Potter updated the date on citation #2200005 – 1 issued for the zoning violation of operating an event center without land use approval to the owners listed on the Assessors record (Toliver address) and a copy sent to the new address of 14354 S Macksburg Rd, Molalla, OR 97038. The mailer to the Toliver Rd. address was returned but the mail to the Macksburg address was not returned. The citation has not been paid.

April 12, 2023

CES Potter had a phone call with Respondent's daughter Katie Shirley who stated she is working with Planning to submit an application and expects to have this started very soon.

January 31, 2024
Exhibit I

CES Potter reviewed the Planning and Zoning records and did not see any applications currently being reviewed or approved for the operating an event center. CES Potter also reviewed the internet and found Facebook and Website advertising for next year's events. Clackamas County forwarded this file to the Code Hearings Officer.

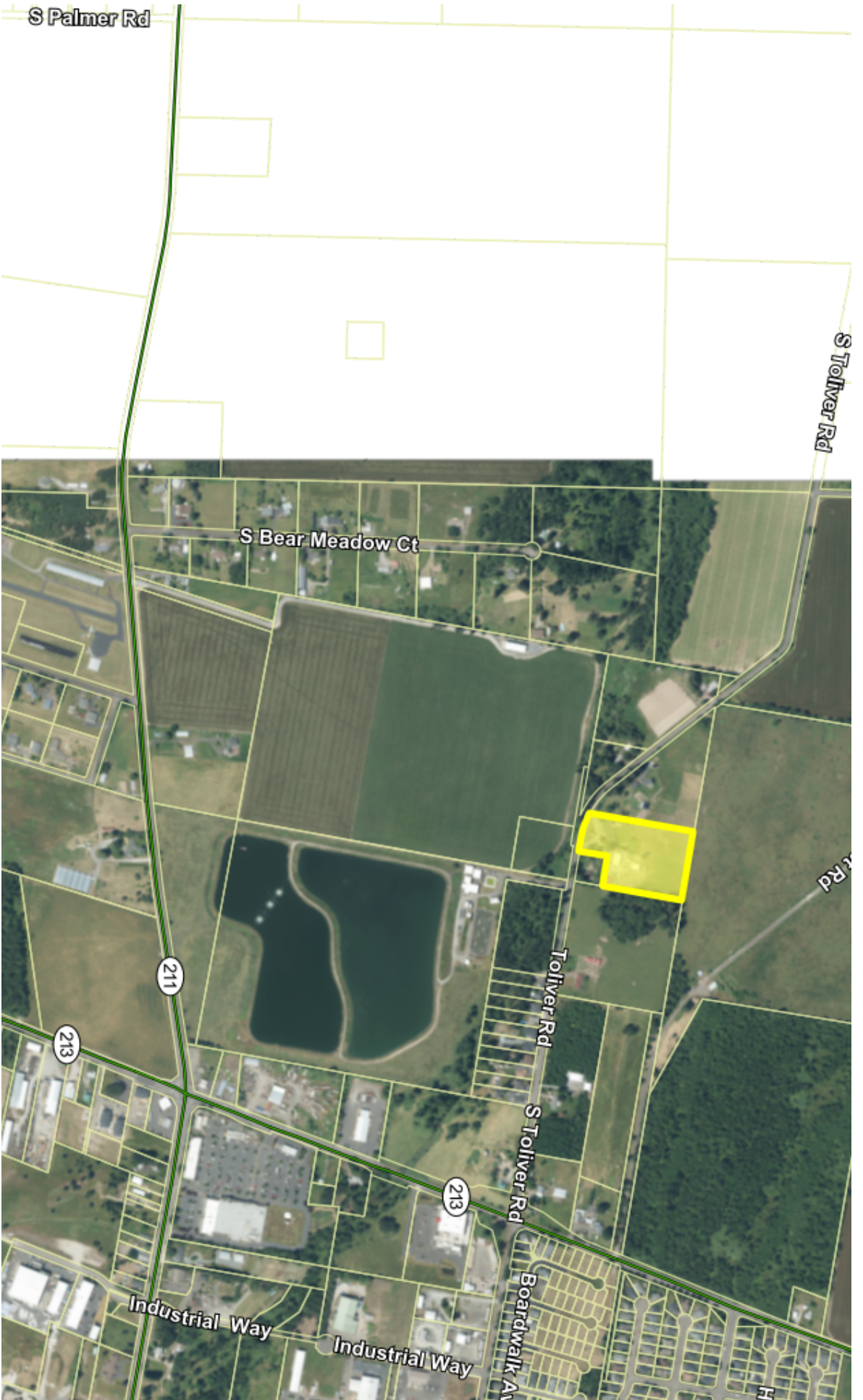
If the Hearings Officer affirms the County's position that a violation of Zoning Ordinance exists on the subject property, the County would request a Continuing Order be issued requiring the Respondents:

- Cease operating events on the subject property and remove all advertising for such events in all forms; or,
- Within 30 days make application to the Planning and Zoning Division to operate an event center and obtain land use approval.
 - If you are required to go through a Pre-Application Conference first you must submit the pre-application materials by the deadline listed above. You must then follow up with the formal application within 30 days following the staff letter providing an overview of the Pre-Application Conference.
 - If either the Pre-Application Conference application and/or the land use application is deemed incomplete you will have 30 days from the date of the incomplete letter to provide a complete application to continue the review process. Other voluntary actions such as "tolling the clock" or withdrawal of the application will cause the enforcement action to continue to exist.
- There has been work done to the barn where the events are being held. If you are to maintain the use of holding events using this structure you will be required to obtain all necessary permits. Within 30 days of receiving land use approval submit technically complete plans, permits and supporting documents to the Building Codes Division. We encourage you to reach out to discuss the permitting process by calling 503-742-4240 or by email at bldservice@clackamas.us.
 - If it is determined that the application is incomplete and additional materials are required you must submit that documentation within 30 days of the date of the notification of being complete.
 - Once the permit has been approved you have 10 days to pick the permit up and pay all fees required.
 - Within 45 days of the date of the permit is issued obtain all inspections including a final inspection.

The County will submit a timely Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents. The report may include the following recommendations:

- Payment of Citation #2200005 – 1 for \$400.00.
- The imposition of civil penalties of up to \$2,500.00 for a Type 2 Zoning Code Violation.
- The administrative compliance fee to be imposed from February 2022. As of the date of this report the administrative compliance fee was \$1,725.00.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.

- The County requests the Hearing's Officer to permanently enjoin the Respondents 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.





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Business Name Search

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Business Entity Data

 02-03-2022
09:18

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1880053-92	DLLC	ACT	OREGON	10-12-2021	10-12-2022	
Entity Name	COUNTRY'S EDGE EVENT VENUE LLC					
Foreign Name						

[New Search](#)
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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	12381 S TOLIVER RD					
Addr 2						
CSZ	MOLALLA	OR	97038	Country	UNITED STATES OF AMERICA	

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

Type	AGT	REGISTERED AGENT	Start Date	10-12-2021	Resign Date
Name	KATHRINE	LEANN-SHIRLEY	PHILLIPS		
Addr 1	12381 S TOLIVER RD				
Addr 2					
CSZ	MOLALLA	OR	97038	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS
Addr 1	12381 S TOLIVER RD	
Addr 2		
CSZ	MOLALLA	OR 97038 Country UNITED STATES OF AMERICA

Type	MEM	MEMBER	Resign Date
Name	KATHRINE	I	PHILLIPS
Addr 1	12381 S TOLIVER RD		
Addr 2			
CSZ	MOLALLA	OR 97038	Country UNITED STATES OF AMERICA

Type	MGR	MANAGER	Resign Date
Name	KATHRINE		PHILLIPS
Addr 1	12381 S TOLIVER RD		

EXHIBIT A PAGE 3 OF 10



Addr 2					
CSZ	MOLALLA	OR	97038		Country UNITED STATES OF AMERICA

[New Search](#) [Printer Friendly](#) **Name History**

Business Entity Name	Name Type	Name Status	Start Date	End Date
COUNTRY'S EDGE EVENT VENUE LLC	EN	CUR	10-12-2021	

Please [read before ordering Copies](#).

[New Search](#) [Printer Friendly](#) **Summary History**

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	11-02-2021		FI		
	ARTICLES OF ORGANIZATION	10-12-2021		FI	Agent	

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

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Property Account Summary



Account Number	01088138	Property Address	12381 S TOLIVER RD , MOLALLA, OR 97038
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General Information	
Alternate Property #	52E07 00501
Property Description	359 TOLIVER ACRES PT LT 15
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	035-013
Remarks	

Tax Rate	
Description	Rate
Total Rate	11.9504

Property Characteristics	
Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12204: Molalla rural north all other
Land Class Category	551: EFU farmland improved
Building Class Category	13: Single family res, class 3
Year Built	1969
Change property ratio	5XX

Related Properties
No Related Properties Found

Parties				
Role	Percent	Name	Address	
Taxpayer	100	SHIRLEY JERRY R & KARRIE L	12381 S TOLIVER RD, MOLALLA, OR 97038	
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000	
Owner	100	SHIRLEY JERRY R & KARRIE L	12381 S TOLIVER RD, MOLALLA, OR 97038	
Mortgage Company	100	BANK OF AMERICA MSP EAGLE1	NO MAILING ADDRESS, AVAILABLE,	

Property Values					
Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
AVR Total	\$458,339	\$445,110	\$432,266	\$419,793	\$407,685
Exempt					
TVR Total	\$458,339	\$445,110	\$432,266	\$419,793	\$407,685
Real Mkt Land	\$182,991	\$177,547	\$145,576	\$126,528	\$126,528
Real Mkt Bldg	\$810,160	\$796,260	\$653,100	\$575,810	\$582,630
Real Mkt Total	\$993,151	\$973,807	\$798,676	\$702,338	\$709,158
M5 Mkt Land	\$24,856	\$24,116	\$19,774	\$17,186	\$17,186
M5 Mkt Bldg	\$810,160	\$796,260	\$653,100	\$575,810	\$582,630
M5 SAV	\$20,033	\$19,566	\$19,566	\$19,780	\$19,838
SAVL (MAV Use Portion)	\$9,304	\$9,153	\$9,006	\$8,860	\$8,720
MAV (Market Portion)	\$449,035	\$435,957	\$423,260	\$410,933	\$398,965
Mkt Exception					
AV Exception					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
09/22/2021	09/22/2021 10:05:00	The situs address has changed	by DROME
09/22/2021	09/22/2021 10:04:00	The situs address has changed	by DROME
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 98121172, 12/1/98, \$ 185000

Tax Balance

Installments Payable

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
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No Records Found

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/13/2023 00:00:00	5460319 (ReceiptDetail.aspx? receiptnumber=5460319)	\$5,477.33	\$5,477.33	\$5,313.01	\$0.00
11/10/2022 00:00:00	5274072 (ReceiptDetail.aspx? receiptnumber=5274072)	\$5,318.89	\$5,318.89	\$5,159.32	\$0.00
11/08/2021 00:00:00	5087437 (ReceiptDetail.aspx? receiptnumber=5087437)	\$5,077.31	\$5,077.31	\$4,924.99	\$0.00
11/12/2020 00:00:00	4889099 (ReceiptDetail.aspx? receiptnumber=4889099)	\$4,939.37	\$4,939.37	\$4,791.19	\$0.00

11/20/2019 09:39:00	4767961 (ReceiptDetail.aspx? receiptnumber=4767961)	\$4,797.14	\$4,797.14	\$4,653.23	\$0.00
11/13/2018 00:00:00	4519889 (ReceiptDetail.aspx? receiptnumber=4519889)	\$4,666.79	\$4,666.79	\$4,526.79	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
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No Sales History Found

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3178	0 X 0	1969	35	1.0	4	4	0

Printable Version

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Version 4.5.0.0

98165090

Title Order No. 98165090
Escrow No. 98165090

After recording return to:
Jerry R Shirley
12381 S Toliver Road
Molalla, OR 97038
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.
Jerry R Shirley
12381 S Toliver Road
Molalla, OR 97038
Name, Address, Zip

This space reserved for recorder's use

98165090 - C
PE

STATUTORY WARRANTY DEED

Perry M Knowlton, Grantor, conveys and warrants to Jerry R Shirley and Karrie L. Shirley, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Clackamas county, OREGON, to wit:
SEE ATTACHED LEGAL DESCRIPTION

This property is free from encumbrances, EXCEPT: 1) As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest. 2) Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$185,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 17th day of December, 1998.

Perry M Knowlton
Perry M Knowlton

STATE OF OREGON
County of CLACKAMAS } ss.

BE IT REMEMBERED, That on this 17th day of December, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Perry M. Knowlton

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Jean I Karp
Jean I. Karp
My Commission Expires 4/11/02
Notary Public for Oregon

98-121172

Pacific NW Title

EXHIBIT "A"

Legal Description:

Part of Lot 15, TOLIVER ACRES, in Clackamas County, Oregon described as follows:

Beginning at the Northeast corner of Lot 15; thence South 8° West, along the East line of Lot 15, a distance of 494.7 feet; thence North 82° West, 174 feet; thence South 8° West, 165 feet to the South line of Lot 15; thence North 82° West, along the South line 225.8 feet to the Southeast corner of that tract of land conveyed to Carl A. Swanson and wife by Deed Book 625, page 303 Clackamas County Records; thence North 8° East along the East line of the Swanson Tract 659.8 feet to its Northeast corner on the North line of Lot 15; thence South 82° East 399.8 feet, more or less, to the point of beginning.

EXCEPT the right of the public in and to that portion lying within the limits of public roads and highways.

2

STATE OF OREGON 98-121172
CLACKAMAS COUNTY
Received and placed in the public
Records of Clackamas County
RECEIPT# AND FEE: 84647 \$40.00
DATE AND TIME: 12/21/98 10:32 AM
JOHN KAUFFMAN, COUNTY CLERK



January 4, 2022

Jerry & Karrie Shirley
12381 S Toliver Rd
Molalla, OR 97038

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 401 and the Building Code, Chapter 9.02.040
of the Clackamas County Code**

Site Address: 12381 S Toliver Rd, Molalla OR 97038
Legal Description: T5S, R2E, Section 07, Tax Lot 00501

It has come to the attention of Clackamas County Code Enforcement that Country's Edge Wedding Venue may be operating from the above referenced property without land use approval. In addition, an accessory building may have been built without the benefits of permits and mechanical fans may have been installed in a barn.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 401 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

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

E-mail address is SPotter@clackamas.us

Telephone number is 503-742-4465

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

Department of Transportation and Development

Nondiscrimination Policy:

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

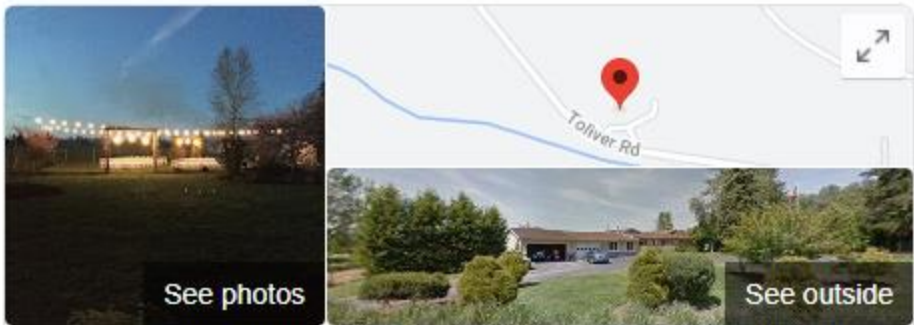
交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

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.



Country's Edge Event Venue

[Website](#)

[Directions](#)

[Save](#)

Event venue in Clackamas County, Oregon

Address: 12381 Toliver Rd, Molalla, OR 97038

Hours: Open · Closes 5PM ▾

Phone: (971) 701-0659

[Suggest an edit](#) · [Own this business?](#)

Questions & answers

[Be the first to ask a question](#)

[Ask a question](#)

Reviews ?

[Be the first to review](#)

[Write a review](#)

[Add a photo](#)

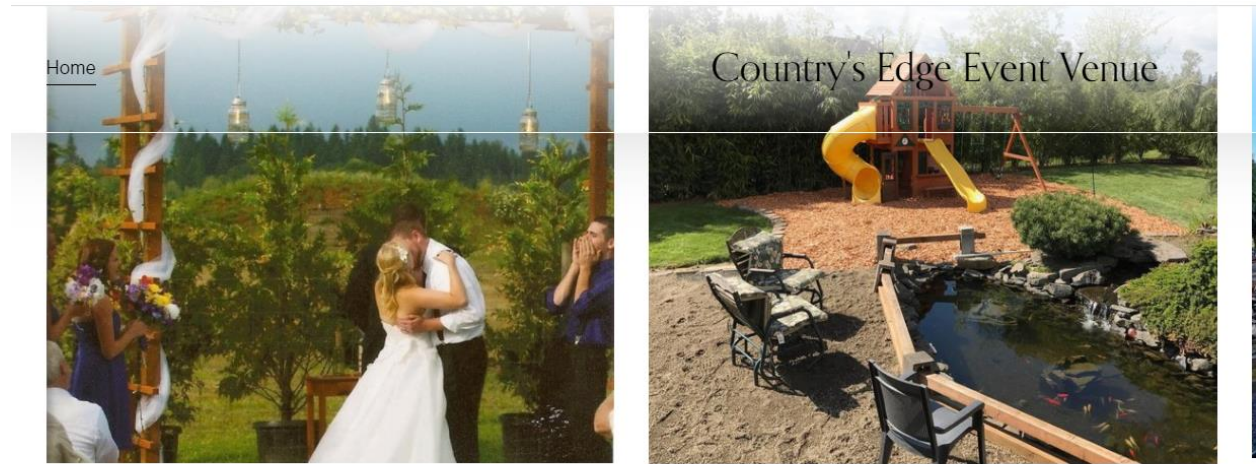
From Country's Edge Event Venue

"Welcome to Country's Edge Event Venue. We are located just on the outside edge of Molalla, Oregon on 5 acers of land. We have hosted many weddings, baby showers, bridal parties, and birthday's here at our location. Come take a tour. Host your event here, at Country's Edge. - Weddings - Birthdays - Fundraisers - Bridal Showers - Baby Showers - Religious Events - Family reunions - And more..."

People also search for

[View 15+ more](#)

<https://www.countrysedge.com/> - Link to website



Check out this beautiful wedding venue in Molalla, OR

Make sure this is the perfect wedding space for you

12381 Toliver Rd. Molalla, OR 97038

Katie Phillips (971) 701-0659



Posts

Filters



Country's Edge Event Venue

December 26, 2021 at 5:41 PM · 🌐



Are you looking for an intimate event of 50 or less? Contact [Country's Edge Event Venue](#) for prices on our 23'x40' indoor space with French doors leading to a beautiful coy pond and scenic views for your family photos.

Or Contact Katie Phillips 971-701-0659



COUNTRYSEDGE.COM

Country's Edge Event Venue

An affordable venue located in Molalla, OR that gives weddings or ...

1 Comment



Like



Comment



Share

Most relevant ▾



Write a comment...



ue



Country's Edge Event Venue

December 26, 2021 at 12:50 PM · 🌐



t venue in
ys, reunions

Welcome to [Country's Edge Event Venue!](#) We are located in Molalla Oregon. Come take a tour of our indoor event space equipped with kitchen, bathroom, and changing room. This room is 40'x23' and has accommodated parties of 50-100. Book your birthday, baby shower, bridal shower, bachelorette party, private bachelor party, anniversary or celebration of life in this beautiful room.

\$500 special running now

Contact:

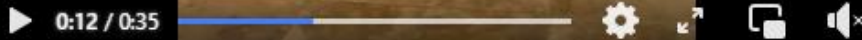
Katie Phillips 971-701-0659

, United

[All Photos](#)



Cookies · More ·



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Write a comment...





Country's Edge Event Venue

December 26, 2021 at 12:50 PM · 🌐



Welcome to [Country's Edge Event Venue](#)! We are located in Molalla Oregon. Come take a tour of our indoor event space equipped with kitchen, bathroom, and changing room. This room is 40'x23' and has accommodated parties of 50-100. Book your birthday, baby shower, bridal shower, bachelorette party, private bachelor party, anniversary or celebration of life in this beautiful room.

\$500 special running now

Contact:

Katie Phillips 971-701-0659

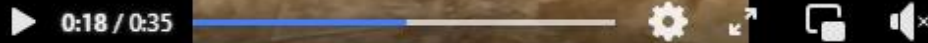
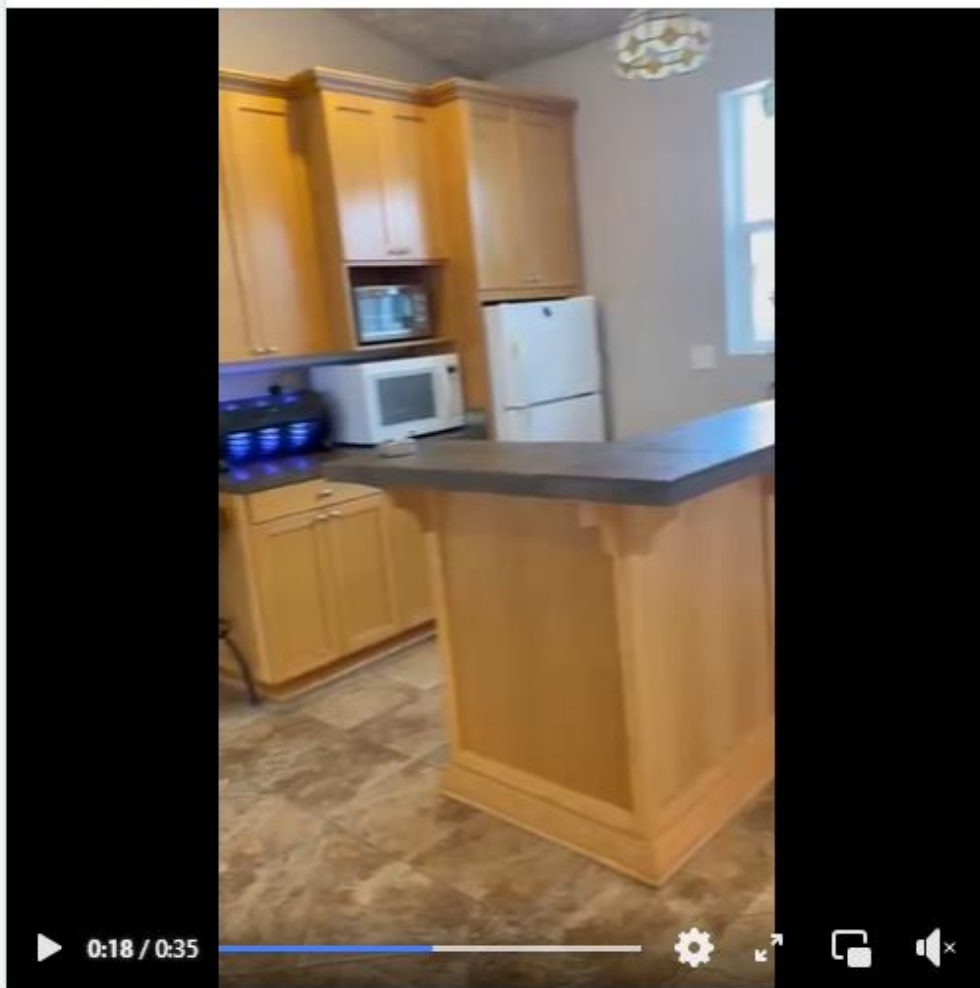
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Photos



More



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Write a comment...



February 7, 2022

Violation No: V0000522

Jerry R & Karrie L Shirley
12381 S Toliver Rd.
Molalla, OR 97038

VIOLATIONS OF CLACKAMAS COUNTY CODES:

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT CODE TITLE 12.401.04 – USES PERMITTED
2. CLACKAMAS COUNTY ZONING AND DEVELOPMENT CODE TITLE 12.841.01 – MARIJUANA PRODUCTION AND/OR PROCESSING PROCEDURE
3. CLACKAMAS COUNTY BUILDING CODE & ENFORCEMENT OF THE COUNTY BUILDING CODE TITLE 9.02.040 (A, B, C, D, & E)

SITE ADDRESS: 12381 S Toliver Rd., Molalla, OR 97038

LEGAL DESCRIPTION T5S, R2E, SECTION 07, TAX LOT(S) 00501

OPERATING A BUSINESS WITHOUT LAND USE APPROVAL - PLANNING & ZONING DIVISION

There are a few businesses operating on the site. Country's Edge Venue LLC. Is operating in violation of the Clackamas County Code. There is also a home occupation operating from the site (Full House Electric). Reports state that the owners of this business no longer reside on the site. There is also a marijuana grow approval for this location. In order to abate the code violations on the subject property, please use **one of the following** options for addressing operating a business on site **not later than: March 7, 2022**

Remove the business(es) listed above from the site and all references and advertisement of the business should be removed as well. This also includes any signage and vehicles associated with the business(es).

OR;

If you wish to maintain the business(es) on site you must comply with the standards established for that zoning district. For both businesses: Full House Electric and County's Edge Venue you must:

- a. First contacting the Planning and Zoning Division at 503-742-4500 or by email at zoninginfo@clackamas.us to check if the business(es) may be allowed to operate at this location and what land use approval(s) may be required to obtain this approval.
- b. After consultation you will be required to submit the proper applications for use from the Planning and Zoning Division.

- i. If Planning & Zoning deems your application incomplete you will have 30 days from the date of the letter they send to notify you of an “incomplete application” to provide this additional information.
- c. If you are denied and all appeal periods have expired you will need to comply immediately by removing the business and all elements of the business from the location.
- d. If you are approved and all appeal periods have expired you will need to notify your Code Enforcement Specialist for confirmation so this part of the violation may be closed.

VIOLATION OF OPERATING A MARIJUANA PRODUCTION AND/OR PROCESSING FACILITY WITHOUT LAND USE APPROVAL - PLANNING & ZONING DIVISION

There is an approved marijuana production for this location however the approval is for outside grow only and not allowed inside a structure as is currently taking place. In order to abate the violation(s) you must complete the following **no later than: March 7, 2022**

Remove all marijuana related products and growing except those allowed outright by law

OR;

Comply with your current land use approval, including but not limited to, growing in the locations approved in the land use approval.

UNPERMITTED CONSTRUCTION – BUILDING CODES DIVISION

There has been accessory structure(s) erected and fans installed in an existing barn without the benefit of permits. There may have also been electrical and plumbing work done within the structure(s) that have not been permitted. In order to abate the building code violations on the subject property, please use **one of the following** options **not later than: March 7, 2022**

Please submit your building permit application(s), technically complete plans, and pay the appropriate fee(s) to address the unpermitted construction.

- a. We recommend contacting the building codes division to check on the exact plans you are required to submit.
- b. If it is found that additional information is required to complete the plan review, please submit the required information not later than 15 days of the request.
- c. The permit(s) must have the fee(s) paid in full within ten days of your being notified they are due by Building Codes.
- d. Please schedule all inspections so that all inspections, including the final inspections may be successfully obtained not later than 30 days of the date of receipt of your issued permit(s).

OR;

Demolish the structure(s) and remove the mechanical devices (fans). Obtain building permits to code compliantly decommission the building and utilities connected to the structure. All required inspections must be successfully obtained and all remaining debris must be removed within 30 days.

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

CONTACT INFORMATION

Planning & Zoning Division – If you have questions related to the Planning & Zoning Division please call them at 503-742-4500 or email at zoninginfo@clackamas.us

Code Enforcement Specialist – Shane Potter – For all other questions please contact me at 503-742-4465 or email at spotter@clackamas.us

Building Department – Permitting – If you have questions related to the Building Department please call them at 503-742-4240 or email at bldservice@clackamas.us

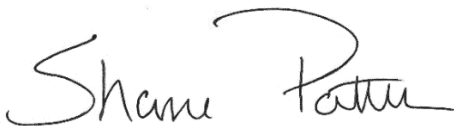
If you have any questions concerning these permit requirements, online submittal process, or land use process, please contact the department listed above at the phone number or email, or you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Friday 8:00 a.m. to 3:00 p.m.

If you choose to come to the Development Services Building please bring a copy of this correspondence in order for us to provide the highest level of customer service. You may also review the code at: <https://www.clackamas.us/code>

This letter addresses violations identified and will provide options on how to abate those violations. You should always check with the department identified in the violation for other options that may exist and were not brought up in this letter. Department contact information can be found in this letter under Contact Information. You may contact that department to discuss options outlined or ask for other possible alternatives, if such alternatives exist. Further this letter may not address all violations that exist on site and instead is intended to address those violations identified during the review, research and inspections of this file. Items usually should be addressed in the order they are listed below.

ITEMS INCLUDED IN THIS PACKET

- Violation Letter
- Required Notice of Fines and Penalties



Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement

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 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **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.

From: [Katie Shirley](#)
To: [Potter, Shane](#)
Date: Saturday, July 9, 2022 11:40:27 AM
Attachments: [image003.jpg](#)

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

Hi Shane,

I hope you are having a great sunny Saturday I had my website person put my site under construction until I get my act together. We are still wanting to do an event venue eventually but I think I still need a little help getting all my ducks in a row

We should be good to go and i compliance for now.

Have a great week!

Katie Phillips
971-701-0659

On Tue, Jul 5, 2022 at 10:06 AM Potter, Shane <SPotter@clackamas.us> wrote:

Hi Katie,

Thanks for taking the time to talk with me this morning. Please let me know when you have the website taken down.

Sincerely,

Shane Potter

Code Enforcement Specialist

Clackamas County – Transportation & Development

Clackamas County Code Enforcement

spotter@clackamas.us



Country's Edge Event Venue

115 followers • 1 following

 **Country's Edge Event Venue**
December 14 at 11:24 AM · 🌐

Country's Edge Event Venue in Molalla is officially booking for 2023-2024 weddings!!



  10 2 comments 6 shares

 Like  Comment

Most relevant ▾

 **Wendy Place**
<https://www.countrysedge.com/>

 COUNTRYSEDGE.COM
Country's Edge Event Venue

Connect with Country's Edge Event Venue on Facebook

Log In

or

Create new account

EXHIBIT F PAGE 1 OF 10

see your love grow.

Country's edge is now booking for 2023 dates.

Book a tour with [Katie Shirley Phillips](#) and have your day, your way. 🍷



P... See more



Country's Edge Event Venue

Send message

10

5 comments 1 Share

Like

Comment

Newest



Beby Sanchez
Where?

23w



Author

Country's Edge Event Venue
Beby Sanchez Molalla oregon

23w

View 1 more reply



Angela Frye
location

23w



Vanessa Richardson
Yayyyyyy! Thats great!

23w



Country's Edge Event Venue

May 14 · 🌐

We have our first wedding of the season tomorrow at [Country's Edge Event Venue](#). Setting up inside for my bride as a little time saving gift

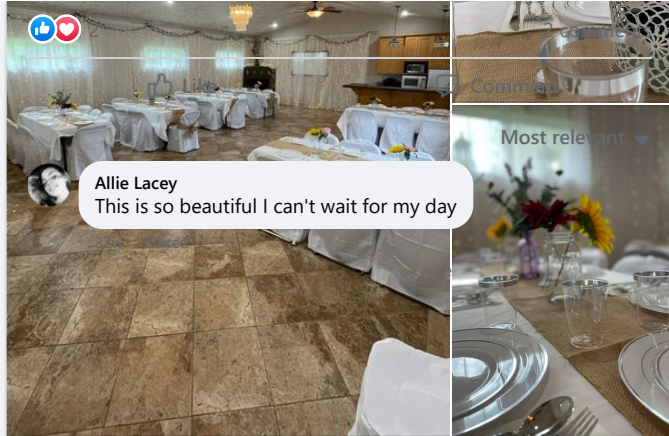


Connect with Country's Edge Event Venue on Facebook

Log In

or

Create new account



Allie Lacey
This is so beautiful I can't wait for my day



Country's Edge Event Venue

March 26 · 🌐

Good morning brides 🍷

wedding season is 1 month away and [Country's Edge Event Venue](#) has open dates available for your wedding today 😊 come tour our large, outdoor, country themed venue in Molalla, OR.

Couples will fall in love with our beautiful open field background, barn strung lights, and long formal entrance for the perfect song you found to walk down the isle. Now booking for 2023 🍷❤️🌈💍💙



Intro

Country's Edge is the newest Event venue in Molalla. Weddings, Showers, birthdays, reunions

Connect with Country's Edge Event Venue on Facebook

Log In

or

Create new account

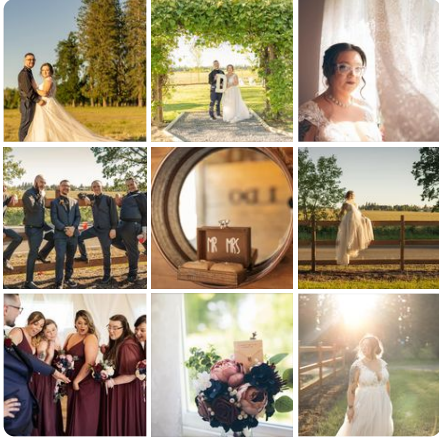
EXHIBIT F PAGE 3 OF 10

countrysedge.com

★ Not yet rated (2 Reviews)

Photos

[See all photos](#)



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18

5 comments 1 Share

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Most relevant ▾



Author

Country's Edge Event Venue

Venue pricing for 2023 is \$2000 for an all day wedding (8am-10pm) venue does include tables, chairs, white linens, brides room, grooms room, 3 bathrooms, 2 kitchens, and much more

3

39w

Karissa Lynn Kinsman replied · 1 Reply

[View 1 more comment](#)



Country's Edge Event Venue

December 26, 2021 ·

Are you looking for an intimate event of 50 or less? Contact [Country's Edge Event Venue](#) for prices on our 23'x40' indoor space with French doors leading to a beautiful coy pond and scenic views for your family photos.
Or Contact Katie Phillips 971-701-0659



COUNTRYSEDGE.COM

Country's Edge Event Venue

An affordable venue located in Molalla, OR that gives weddings or ...

1 comment

Like

Comment

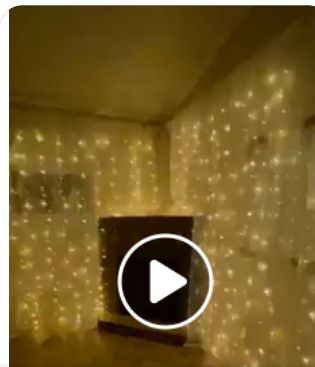
Share

Most relevant ▾



Author

Country's Edge Event Venue




Connect with Country's Edge Event Venue on Facebook

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or

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EXHIBIT F PAGE 4 OF 10

 **Country's Edge Event Venue**
December 26, 2021 · 🌐

Welcome to [Country's Edge Event Venue](#)! We are located in Molalla oregon. Come take a tour of our indoor event space equipped with kitchen, bathroom, and changing room. This room is 40'x23' and has accommodated parties of 50-100. Book your birthday, baby shower, bridal shower, bachelorette party, private bachelor party, anniversary or celebration of life if this beautiful room.

\$500 special running now


Contact:

Katie Phillips 971-701-0659



 Like

 Comment

 **Country's Edge Event Venue**
December 26, 2021 · 🌐

Good morning all!

congratulations to all of our newly engaged couples. [Country's Edge Event Venue](#) has plenty of open dates available for your wedding, birthday, anniversary, bridal shower and baby shower.

We are running a special for baby showers, and bridal showers in our indoor fairytale venue holding 100 people. \$500 to book your event in this room.... [See more](#)

  16

5 comments 1 Share

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 Author
Country's Edge Event Venue

Connect with Country's Edge Event Venue on Facebook

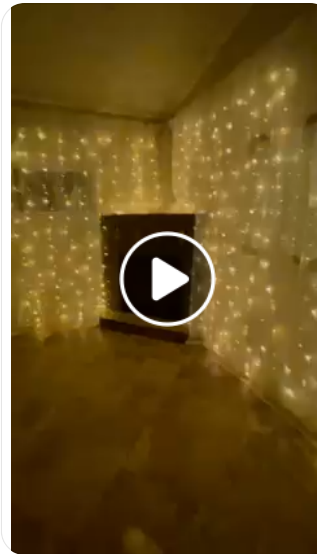
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or

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facebook

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View 3 more comments



Country's Edge Event Venue

October 11, 2021 · 🌐



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or

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1 comment

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Most relevant ▾



Author

Country's Edge Event Venue
end of October wedding 😊

1y

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[Home](#) [Photo Gallery](#)

Country's Edge Event Venue

[Contact Us](#)

Country's Edge Event Venue

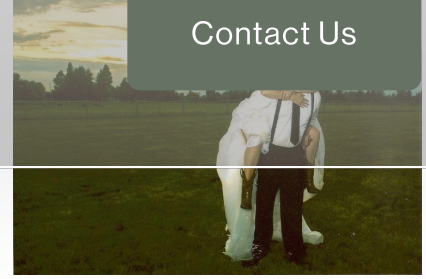
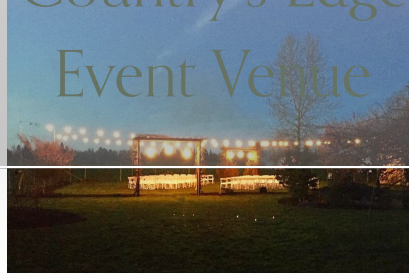
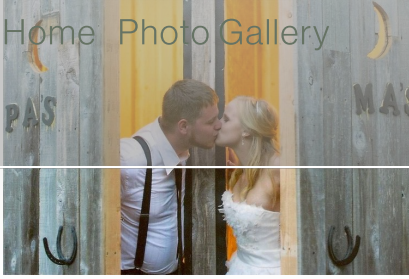
Your Event, Your Way



Home Photo Gallery

Country's Edge Event Venue

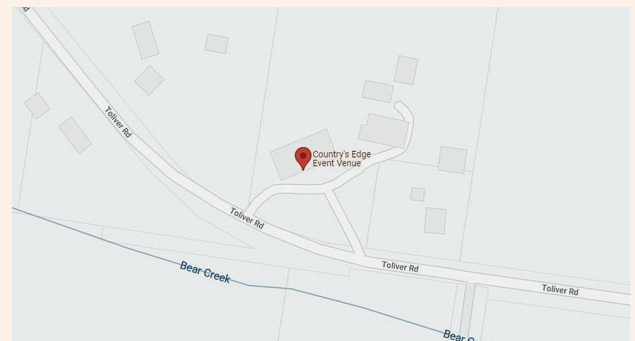
Contact Us



[See More Photos](#)

Check out this beautiful wedding venue in Molalla, OR

Make sure this is the perfect wedding space for you



12381 Toliver Rd. Molalla, OR 97038

Katie Phillips (971) 701-0659
Home Photo Gallery

Country's Edge Event Venue

Contact Us

We hope you'll join us on your wedding day.

Tell Us About Your Special Day



Citation No.: 2200005

Case No.: V0000522

ADMINISTRATIVE CITATION

Date Issued: January 4, 2023

Name and Address of Person(s) Cited:

Name: Jerry Jr. & Karrie L Shirley
Mailing Address: 12381 S Toliver Rd.
City, State, Zip: Molalla, OR 97038

Date Violation(s) Confirmed: December 28, 2022, 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): 12381 S Toliver Rd., Molalla, OR 97038

Legal Description: T5S, R2E SECTION 07, Tax Lot 00501

Law(s) Violated

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.401.04

Description of the violation(s):

- 1) Operating an event center without land use approval

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: January 4, 2023
Telephone No.: 503-742-4465 Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
150 Beaver Creek Rd.
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

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

- a. Your name and address;
- b. A copy of the citation or the Citation 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: _____



CLACKAMAS
COUNTY

DEVELOPMENT SERVICES BUILDING
CODE ENFORCEMENT DIVISION
150 BEAVERCREEK ROAD | OREGON CITY, OR 97024

**RETURN SERVICE
REQUESTED**

**PRESORTED
FIRST CLASS**



ZIP 97045 \$ **000.45**
02 1W
0001404531 JAN 04 200

Jerry Jr. & Karrie L Shirley
12381 S Toliver Rd.
Molalla, OR 97038

STREET NAME 12381 TOLIVER RD
FORWARD TIME EXP RTN TO SEND
SHIRLEY JERRY
14354 S WACKSBURG RD
MOLALLA OR 97038-8494

INT

34 LRRANNSB 97038

RETURN TO SENDER



EXHIBIT G PAGE 3 OF 5



Citation No.: 2200005

Case No.: V0000522

ADMINISTRATIVE CITATION

Date Issued: January 4, 2023

Name and Address of Person(s) Cited:

Name: Jerry Jr. & Karrie L Shirley
Mailing Address: 12381 S Toliver Rd.
City, State, Zip: Molalla, OR 97038

Date Violation(s) Confirmed: December 28, 2022, 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): 12381 S Toliver Rd., Molalla, OR 97038

Legal Description: T5S, R2E SECTION 07, Tax Lot 00501

Law(s) Violated

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.401.04

Description of the violation(s):

- 1) Operating an event center without land use approval

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: January 4, 2023
Telephone No.: 503-742-4465 Department Initiating Enforcement Action: Code Enforcement

V0000522 – 12381 S Toliver Rd.

PLEASE READ CAREFULLY!

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

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

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
150 Beaver Creek Rd.
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

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

- a. Your name and address;
- b. A copy of the citation or the Citation 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: _____



Citation No.: 2200005 - 1

Case No.: V0000522

ADMINISTRATIVE CITATION

Date Issued: February 15, 2023

Name and Address of Person(s) Cited:

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City, State, Zip: Molalla, OR 97038

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City, State, Zip

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CLACKAMAS
 COUNTY
 DEVELOPMENT SERVICES BUILDING
 ENFORCEMENT DIVISION
 150 BEAVERCREEK ROAD | OREGON CITY, OR 9701

Jerry Jr. & Karrie L Shirley
 12381 S Toliver Rd.
 Molalla, OR 97038

97038-9508 FIM
 97045 > 4302

FORWARD TIME 971 NEE 1 RTN 82110102/16/23
 SHIRLEY JERRY MACKS BURG RD
 14354 S OR 97038-8404
 MOLALLA
 RETURN TO SENDER



US POSTAGE with **PITNEY BOWES**

 ZIP 97045 \$ 000.60⁰
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 0001404531 FEB 15 2023



Citation No.: 2200005 - 1

Case No.: V0000522

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Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____

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Email or phone

Password

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Country's Edge Event Venue

204 followers • 4 following

Posts

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Photos

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or

Create new account

facebook

Log In

Forgot Account?

12381 S. Toliver rd. , Molalla, OR, United States, Oregon

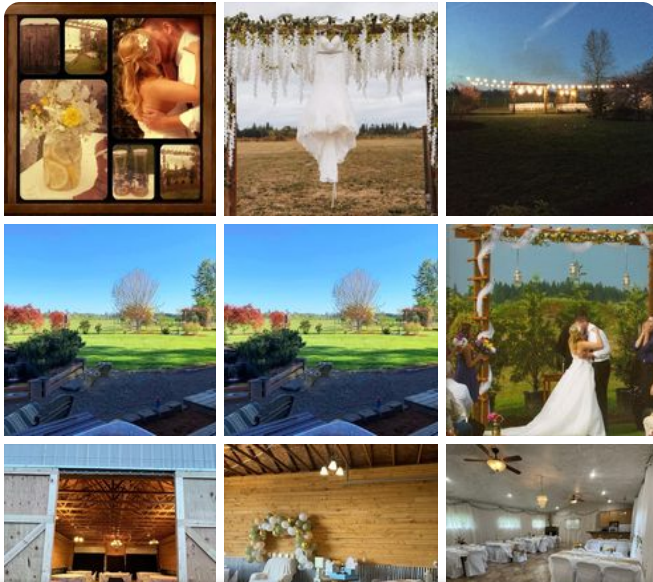
(971) 701-0659

countrysedge.com

Not yet rated (2 Reviews)

Photos

See all photos



Host your rehearsal dinner and wedding on our property and clean up the following day! That's right, a 3 day rental, Fri-Sun is ONLY \$2000-\$2500. Message or check out countrysedge.com for more information or book a tour with Katie: 971-701-0659



Country's Edge Event Venue
Wedding Venue

Send message

6

1 7

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or

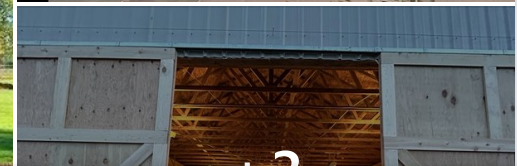
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Log In

Forgot Account?

CONGRATULATIONS to all the newly engaged couples! How exciting 🎉 First thing to do is to secure your 2024/2025 venue. 🏡 We would LOVE to host your rehearsal dinner and wedding! Message us today to see if your date is still available. Fri - Sun rental is ONLY \$2000-\$2500. Message or check out countrysedge.com for more information or book a tour with Katie: 971-701-0659



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or

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Billiejean Amaya

Highly recommend! I had my wedding there it was beautiful and easy and local ❤️ molalla!

4w



Country's Edge Event Venue

August 25, 2023 · 🌐

September / October booking special! With fall quickly approaching I would like to welcome all of our newly engaged couples! 💍💍 We are Country's Edge Event Venue and we do weddings from May through October. We can accommodate 100-150 people in our back yard barn style venue with open field views, a spacious bride room, decor included, and a full week to set up. Prices fall between \$2000 and \$2500. Book a tour with Katie 971-701-0659



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Country's Edge Event Venue
Wedding Venue

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8

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Like

Comment

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Author
Country's Edge Event Venue
Country's Edge Event Venue
@countryseidge.com



COUNTRYSEDGE.COM
Country's Edge Event Venue

21w



Country's Edge Event Venue updated their cover photo.
May 15, 2023 ·

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7

5 1

Like

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Teresa Kenny

U don't have any prices on ur website! Lol

37w



Author

Country's Edge Event Venue

Teresa Kenny I put out special prices for my

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Country's Edge Event Venue

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Country's Edge Event Venue

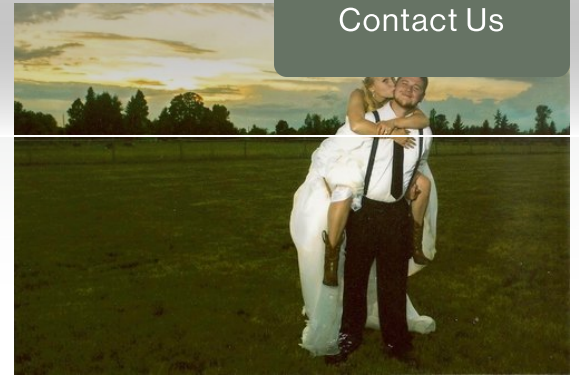
Your Event, Your Way



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Contact Us



[See More Photos](#)

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Country's Edge Event Venue

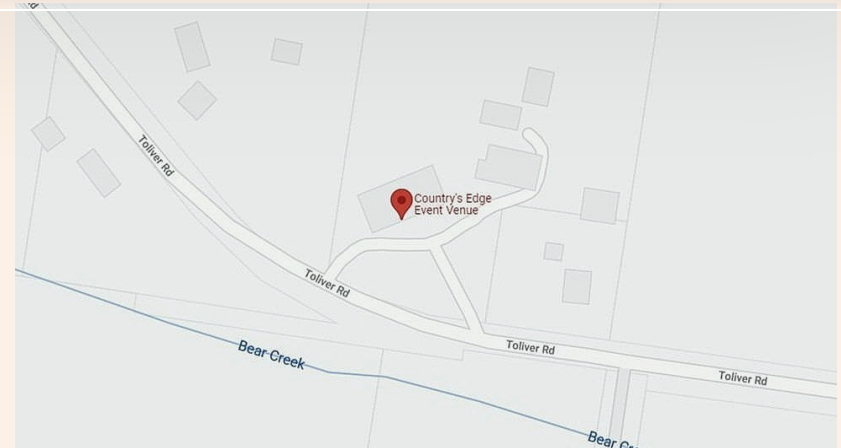
[Contact Us](#)

Check out this beautiful wedding venue in Molalla, OR

Make sure this is the perfect wedding space for you

12381 Toliver Rd. Molalla, OR 97038

Katie Phillips (971) 701-0659



We hope you'll join us on your wedding day.

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Country's Edge Event Venue



Contact Us

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AMENITIES

The Gardens: Plan your ceremony amidst the majestic backdrop of century-old pine trees. Whether you choose an expansive open field or opt for the charm of one of our exquisite arbors, you have the freedom to adorn the space with your unique wedding colors and flowers.

The Barn: Experience our newly renovated horse barn, featuring floor-to-ceiling tongue-and-groove walls, corrugated metal ceilings, and rustic lighting. Barn doors effortlessly slide open, revealing picturesque field views and additional venue space. Stay warm with the cozy ambiance provided by propane fire pillar columns, making it the perfect setting for gatherings with seating for up to 150 people.

The Bridal Suite: Step into the enchanting Bridal Suite designed for every bride's fairy-tale experience. Adorned with elegant lights and decorative mirrors, this space ensures that your photographer captures every precious moment of you and your

bridesmaids preparing for the big day. Toast to the joyous occasion with mimosas at

the well-appointed wet bar, while a 65" TV keeps the little ones entertained.

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Country's Edge Event Venue

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Rental Includes:

- 16 6' round Tables
- 10 6' rectangle tables
- 200 Chairs with white cloth chair covers white or black
- Linens (navy, white, black)
- Spacious Bride's room with A/C and wet bar
- Grooms room in barn
- Covered DJ space
- Large dancing space under lights
- Lit ceremony & reception
- 3 bathrooms
- 2.5 kitchen / prep areas
- Kids' play area
- 4 wine barrels
- 12 wire spools
- Artificial flowers for arbor arrangement
- 4 cupcake stands
- 1 cake stand

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Country's Edge Event Venue

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- 200 feet of garland
- 20 shepherd hooks
- 20 LED black lanterns
- 14 large 14" white lanterns
- 100 Mason jars
- Misc signage
- Burlap table runners
- Burlap chair ties
- Formal entrance
- Beautiful field backdrop
- Parking
- Day before set up
- Day after clean up
- Industrial fridge
- Industrial freezer
- Industrial ice machine: 70 pounds every 8 hours
- 1 very helpful venue owner

BOOKING: This is both our family business and home so we keep *showings by appointment only*. Please feel free to call or email us for an appointment or for a list of available dates. Thank you!

FAQs

How many guests can Country's Edge Event Venue accommodate? —

Our venue space is primarily outdoor from May - October. Our barn is available as well for indoor events or for inclement weather. 150 guests is the maximum occupancy.

How much will it cost to have our wedding at your venue? —

Your wedding rental includes 3 consecutive days, with the 3rd day clean-up to be completed by 11 am. The cost of a “dry” wedding is \$2000 and \$2500 when alcohol will be served. Please see below for any additional costs and additional alcohol FAQs.

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Do you host non-wedding parties?
Country's Edge Event Venue

[Contact Us](#)

From May - October, we only host weddings. Off season, we can host holiday parties, bridal showers and baby showers for \$500 + the cost of insurance.

What services does the rental fee include? —

Our rental fee includes use of the bridal suite, the barn kitchen, the small barn and large barn for 3 consecutive days. All decor accumulated and donated from past brides is also available to use as well as everything detailed on our Amenities Page.

Do you provide drinking water? —

Our tap water is safe to drink but it is well water, so we recommend you provide your own drinking water for your event.

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Are there any additional costs, cleaning fees or liability insurance
Country's Edge Event Venue

[Contact Us](#)

A damage deposit of \$200 is required and will be refunded after your event. Event insurance is also required and we can help in securing the required insurance for your event. Policies usually cost around \$150.

What time does our event need to end?

Clackamas County code compliance requires a 10 pm noise cut off. Clean up noises and a bluetooth speaker are acceptable after 10 pm.

How much time will I have for décor setup? Can I add hours to my package?

Rental includes 3 consecutive days. If the day prior to your event does not work for the bridal party, another day can be arranged, as long as it doesn't conflict with our calendar of events.

Where can I find nearby overnight accommodations for my guests at Country's Edge Event Venue

Contact Us

Some ideas would be: Stagecoach inn, Hoffman house, Woodburn, Motel 6.

What is your alcohol policy?

Beer and wine is permitted with a designated cut off supervisor. An additional \$500 alcohol serving fee will be applied.

Will I need to get a liquor license or licensed bartender?

No.

What is your smoking policy?

No smoking is allowed in the barn or near entrances. The Fire

Pit area is the ONLY area where smoking is permitted.

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[Country's Edge Event Venue](#)

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Do you have a dance floor?

We do not have a dance floor right now. One barn has a concrete floor and one barn has black horse mats. Quarter minus landscaping is on the majority of the venue space.

Can we choose our own caterer or must we pick from a select list?

We do not have a preferred caterer list. You can choose your own caterer.

Who is in charge of setup and take-down on the wedding day? What is the time frame for this?

We will provide the tables and chairs needed to accommodate your event. The setup of all furniture is up to you. You may begin setup as soon as your rental time begins, and all takedown of decorations and cleanup of personal items needs