



## NOTICE OF HEARING

September 25, 2024

Bruce & Christine Guild  
35309 S Soda Springs Rd.  
Molalla, OR 97038

**RE::** County of Clackamas v. Bruce & Christine Guild

**File:** V0016323

**Hearing Date:** November 14, 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 20<sup>th</sup> 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 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. **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

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

Please click this URL to join.

<https://clackamascounty.zoom.us/j/81176272199?pwd=4aMUodWffXgYGNwTvPaUJUjW01BbPP.1>

Passcode: 761866

Or One tap mobile:

+17193594580,,81176272199# US

+12532050468,,81176272199# 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 +1 301 715 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 or +1 646 931 3860 or +1 689 278 1000

Webinar ID: 811 7627 2199

## 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](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto: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/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto: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,

FILE NO: V0016323

Petitioner,

v.

BRUCE A & CHRISTINE GUILD,

Respondents.

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' mailing address is: 35309 S. Soda Springs Rd., Molalla, OR 97038.

2.

The address or location of the violation(s) of law alleged in this complaint is: 35309 & 35423 S. Soda Springs Rd., Molalla, OR 97038, also known as T5S, R2, Section 31, Tax Lots 00202 and 00203, and is located in Clackamas County, Oregon.



3.

On or about the 20<sup>th</sup> day of November, 2023, AND on or about the 22<sup>nd</sup> day of April, 2024, the Respondents violated the following laws, in the following ways:

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Code Section 12.407.04. The property is zoned AG/F (AG/Forest District). 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 Department of Transportation and Development.

5.

Notice of the violation was given to Respondents in the following manner: Violation notices dated November 20, 2023 and Citation and Complaint #2300163-1 on April 22, 2024. A copy of the notice documents is attached to this Complaint as Exhibits D and J, and incorporated by this reference.

6.

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into

compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

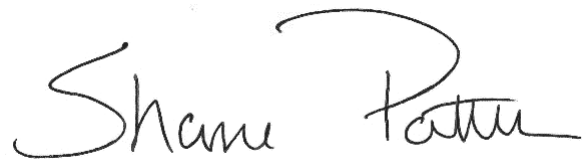
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissions. Said range for a Priority 2 for a Zoning Code violation being \$750.00 to \$2,500.00 per occurrence as provided by Appendix 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. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents 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 23<sup>rd</sup> day of September, 2024

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

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Shane Potter  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

BRUCE A & CHRISTINE GUILD,

Respondents.

File No.: V0016323

STATEMENT OF PROOF

### History of Events and Exhibits:

Exhibit A	Respondents mailing address is: 35309 S Soda Springs Rd., Molalla, OR 97038. Respondents own and/or reside on property located at 35309 and 35423 S Soda Springs Rd., Molalla, OR 97038, also known as T5S, R2E, Section 31, Tax Lots 00202 and 00203, located within Clackamas County. Both properties are zoned AG/Forest District (AG/F). Exhibit A Page 1 is a 2018 aerial photo, Page 2 is a 2023 Aerial Photo and Page 3 is a closeup of the trucks on tax lot 00203.
May 22, 2023 & June 1, 2023	Clackamas County received complaints regarding operating Allen Guild Trucking LLC., on the property without land use approval.
June 5, 2023 Exhibit B	Correspondence was mailed to the Respondents advising them of a business operating on their property without land use approval and may constitute a violation of the County Zoning and Development Ordinance and requesting a return contact.
June 10, 2023 through June 30, 2023	On June 10, 2023 Code Enforcement Specialist (CES) Shane Potter received a call from the Respondent Christine Guild stating they are using the trucks to haul materials for the farm. CES Potter recommended Mrs. Guild contact the Planning and Zoning Division to determine if this use is consistent with farming practices and whether it is exempt or not. On June 16, 2023 CES Potter received a call from Mrs. Guild who stated she spoke with Planning and the work they are doing there is consistent with farming practices. On June 21, 2023 CES Potter spoke with Planner Roman Sierra who stated the Respondents informed Planner Sierra they transport farm material for their farm and that would fall within the allowance of farm practices. On June 30, 2023 CES Potter received complaints that there is more being hauled than just agricultural items such as rock and asphalt.



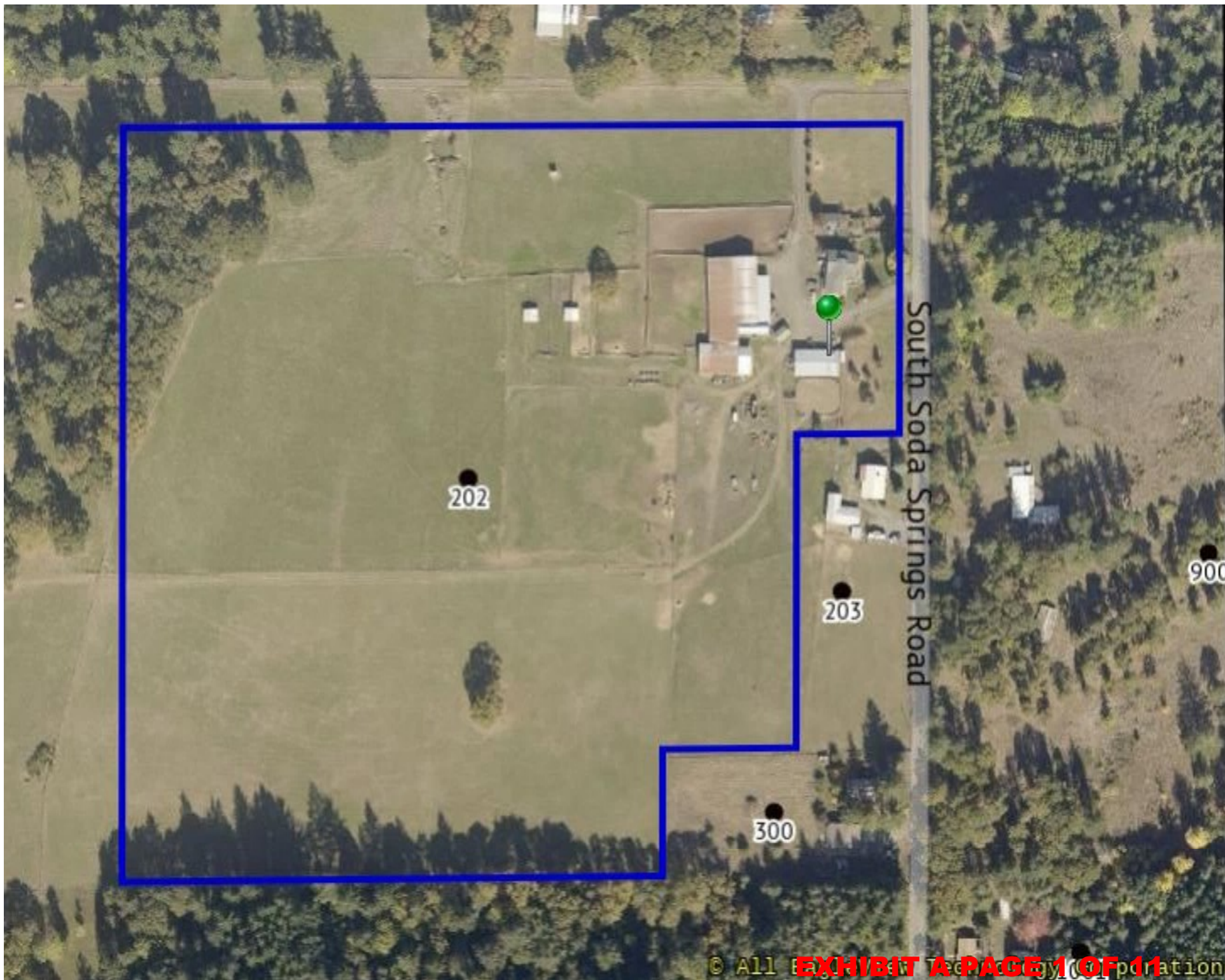
<p>July 31, 2023 Exhibit C</p>	<p>CES Potter performed a site visit and noticed a couple of semis and 3 trailers. Two of the trailers are belly dump trailers and one what appears to be a livestock trailer.</p>
<p>November 20, 2023 Exhibit D</p>	<p>CES Potter sent a violation notice to the Respondents concerning the zoning violations on the property, specifically: operating a commercial business without land use approval. The violation notice contained detailed descriptions of the violations, and required abatement by no later than September 19, 2020, providing detailed instructions for how to do so, and providing County contact information. The violation notice included required notice of fines and penalties. The mailed notice was not returned.</p>
<p>November 30, 2023 Exhibit E</p>	<p>CES Potter performed a site visit and found at least two semis and trailers on site. There were different kinds of trailers on this site visit than the previous site visit.</p>
<p>December 22, 2023 through January 10, 2024 Exhibit F &amp; G</p>	<p>On December 22, 2023 CES Potter emailed the Planning and Zoning Division asking for clarification of what can be hauled for a trucking company to be exempt for a farm use. On December 27, 2023 Planner Melissa Lord stated that if they transport agricultural goods that are grown/raised on properties other than their own, they would need a conditional use permit for “Commercial activities in conjunction with a farm use”. On January 2, 2024 CES Potter emailed Respondent Christine Guild and explained what Planning had stated. After no contact CES Potter called Mrs. Guild on January 10, 2024 and explained the email to her.</p>
<p>February 6 &amp; 7, 2024 Exhibit H</p>	<p>On February 6, 2024 CES Potter contacted Mrs. Guild by phone. During the conversation Mrs. Guild expressed frustration with playing phone tag with the Planning and Zoning Division. CES Potter sent an email to Planning and Zoning requesting they contact Mrs. Guild to answer any questions about the land use process Mrs. Guild may have. The exhibit details that conversation in an email to Mrs. Guild from the Planning and Zoning Division.</p>
<p>April 1, 2024 Exhibit I</p>	<p>CES Potter emailed Respondent Christine Guild and explained there is no application submitted yet. A deadline of Wednesday April 3, 2024 was given to submit the application.</p>
<p>April 22, 2024 Exhibit J</p>	<p>CES Potter issued Citation no. 2300163-1 to the Respondents in the amount of \$400 for the violations confirmed to exist on the property during a review of the file on April 1, 2024, specifically: 1) in the amount of \$400 for “operating a commercial business without</p>

land use approval” in violation of Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.407.04. This citation was sent via first class mail, was not returned to the County, and remains unpaid.

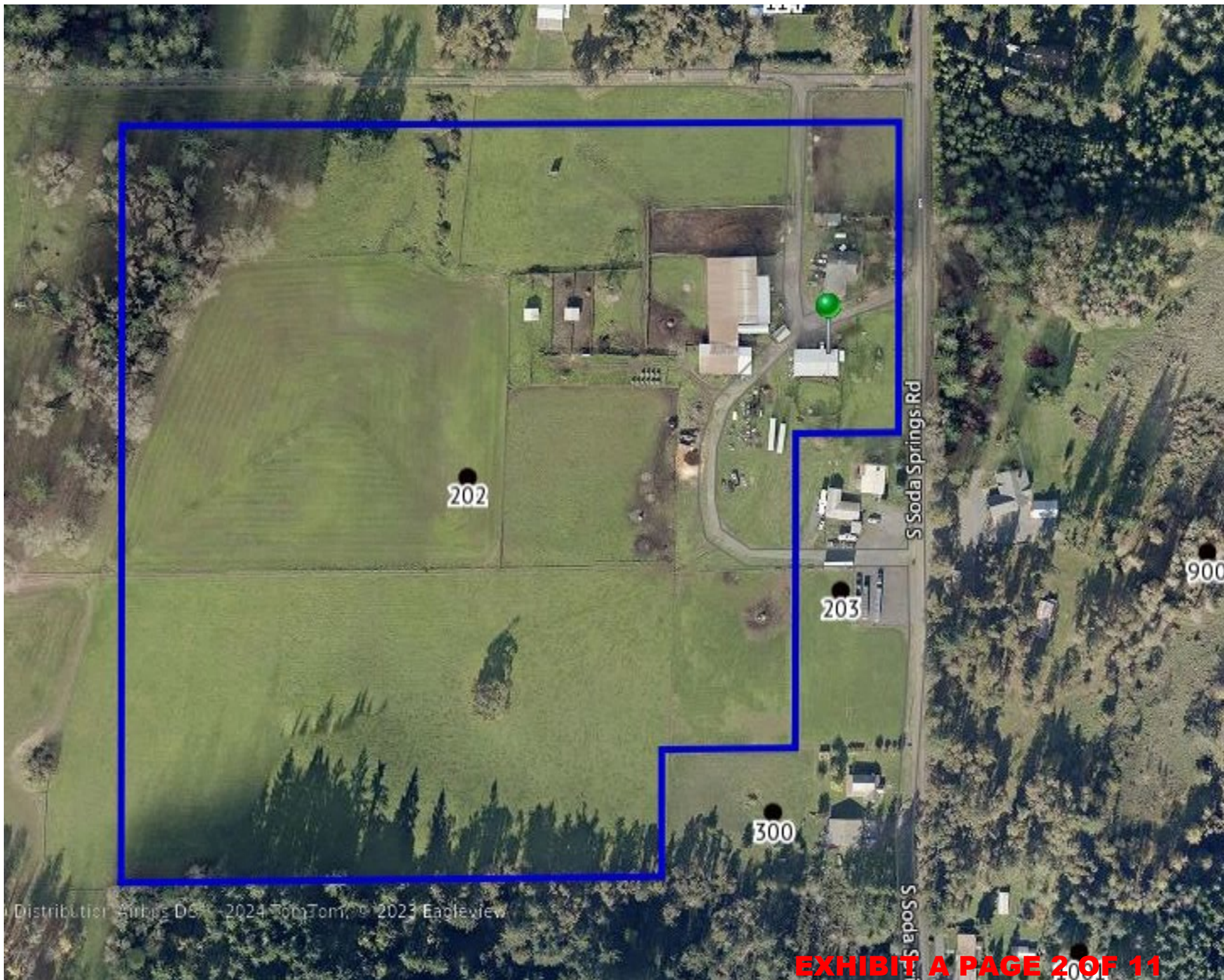
- May 6, 2024  
Exhibit K
- CES Potter received an email from Planner Max del Hierro who let me know they received an application from the Respondents and when they contacted her to discuss the matter she was pretty upset with the additional items she would need to complete.
- June 20, 2024  
Exhibit L
- CES Potter performed a site visit and at least two trailers and one semi-tractor were on site.
- June 24, 2024  
And  
June 27, 2024
- On June 24, 2024 CES Potter called Respondent Christine Guild to discuss this matter. Mrs. Guild expressed frustration and asked if they did not have employees if that would change anything. On June 27, 2024 after research with Planning and Zoning CES Potter contacted Respondent Guild and explained that they would need to obtain land use approval with Planning and Zoning if the vehicles are to remain on site.
- September 5, 2024  
Exhibit M
- CES Potter completed a site visit and found trucks and trailers remaining on site. There were up to 3 trailers and 3 semi’s seen.
- September 23,  
2024
- Clackamas County referred this matter to the Code Hearings Officer.

If the Hearings Officer affirms the County’s position that a violation of zoning code exists on the subject property, the county would request a Final Order. The County further requests:

- Payment of Citation #2300163-1 for \$400
- The imposition of civil penalties of up to \$2,500
- The administrative compliance fee to be imposed from November 2023. As of the date of this report the administrative compliance fee was \$675.00. However due to some inactivity in the file the county is requesting a reduction of \$150 for a total administrative fee due of \$525.
- 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 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.







Distribution Airbus DS - 2024 TomTom, © 2023 Eagleview

**EXHIBIT A PAGE 2 OF 11**





203



Property Account Summary  Barcode

<b>Account Number</b>	01112593	<b>Property Address</b>	35309 S SODA SPRINGS RD , MOLALLA, OR 97038
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<b>General Information</b>	
Alternate Property #	52E31 00202
Property Description	Section 31 Township 5S Range 2E TAX LOT 00202
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	035-007
Remarks	

<b>Tax Rate</b>	
Description	Rate
Total Rate	11.9504

<b>Property Characteristics</b>	
Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12224: Molalla rural south all other
Land Class Category	541: Non EFU farmland improved
Building Class Category	14: Single family res, class 4
Year Built	2006
Acreage	32.51
Fire patrol acres	3.25
Change property ratio	5XX

<b>Related Properties</b>
No Related Properties Found

<b>Parties</b>			
Role	Percent	Name	Address
Taxpayer	100	GUILD BRUCE A & CHRISTINE	35309 S SODA SPRINGS RD, MOLALLA, OR 97038
Owner	100	GUILD BRUCE A & CHRISTINE	35309 S SODA SPRINGS RD, MOLALLA, OR 97038

<b>Property Values</b>
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Property Account Summary  Barcode

<b>Account Number</b>	01112600	<b>Property Address</b>	35423 S SODA SPRINGS RD , MOLALLA, OR 97038
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**General Information**

Alternate Property #	52E31 00203
Property Description	Section 31 Township 5S Range 2E TAX LOT 00203
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	035-007
Remarks	

**Tax Rate**

Description	Rate
Total Rate	11.9504

**Property Characteristics**

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12224: Molalla rural south all other
Land Class Category	541: Non EFU farmland improved
Building Class Category	13: Single family res, class 3
Year Built	1973
Acreage	2.25
Change property ratio	5XX

**Related Properties**

No Related Properties Found

**Parties**

Role	Percent	Name	Address
Taxpayer	100	GUILD BRUCE A	35309 S SODA SPRINGS RD, MOLALLA, OR 97038
Owner	100	CALDERON LAVONNE ROSE	NO MAILING ADDRESS, AVAILABLE,
Owner	100	GUILD LAVERN PAUL	NO MAILING ADDRESS, AVAILABLE,
Owner	100	GUILD WAYNE LEE	NO MAILING ADDRESS, AVAILABLE,
Owner	100	GUILD BRUCE A	35309 S SODA SPRINGS RD, MOLALLA, OR 97038



30  
103

Clackamas County Official Records  
Sherry Hall, County Clerk

2020-108710

This Deed is recorded to correct the granting clause of that certain Bargain and Sale Deed previously recorded as Instrument No. 2020-078900.



\$103.00

12/21/2020 03:58:20 PM

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

**CORRECTION DEED**

Grantors, **BRUCE A. GUILD, Successor Trustee under the Guild Family Trust dated November 15, 1992**, conveys to Grantee, **BRUCE A. GUILD**, subject to the condition that upon sale of the property, proceeds from said sale shall be divided equally among **Bruce Allen Guild, Lavonne Rose Calderon (now known as Lavonne Blice), Lavern Paul Guild and Wayne Lee Guild**, pursuant to the terms of the Guild Family Trust, dated December 15, 1992, the hereinafter described real property in Clackamas County, State of Oregon.

*Consideration:* The true and actual consideration for this transfer is \$NONE (Trust distribution).

*Tax Statements:* Until a change is requested, all tax statements shall be sent to the following address: **Bruce A. Guild, 35309 S. Soda Springs Rd., Molalla, OR 97038.**

*After recording, return to:* **JoAnn K. Beck, Atty., 330 N. 3rd St., Woodburn, OR 97071.**

[LEGAL DESCRIPTION]

See Exhibit A attached, which by this reference is made a part hereof.

[Situs: 35423 Soda Springs Rd, Molalla, OR 97038]

**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,**

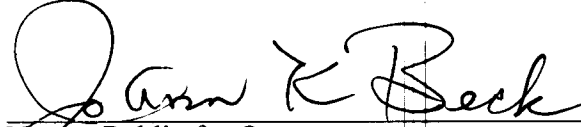
**OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

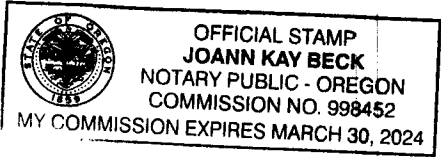
DATED: Dec. 14, 2020. **GUILD FAMILY TRUST**

By:   
Bruce A. Guild, Trustee

STATE OF OREGON            )  
  ) ss.  
County of Marion            )

The foregoing instrument was acknowledged before me this 14 day of Dec., 2020, by **Bruce A. Guild, as Trustee of the GUILD FAMILY TRUST.**

  
Notary Public for Oregon  
My Commission Expires: 03-30-2024



A 2.25 acre tract of land located in the Northwest one-quarter of Section 31, Township 5 South, Range 2 East of the Willamette Meridian in Clackamas County, Oregon, described as follows:

Beginning at a point on the west line of Soda Springs Road (County Road No. 34), said point being North 209.00 feet along the East Section line and South 89° 28' 05" West, 30.00 feet from a stone marking the Southeast corner of the Northeast one-quarter of aforesaid Section 31, said point also being at the Northeast corner of that tract conveyed to Milton H. Day, et ux by Deed recorded January 29, 1979, as Recorder's Fee No. 79-3964, Clackamas County Records; thence North along the West line of said road, 514 feet; thence South 89° 28' 05" West, 190.68 feet; thence South parallel to the East line of said Section 31, a distance of 514 feet to the North line of the aforesaid Day tract; thence North 89° 28' 05" East, along said North line, 190.68 feet to the point of beginning.

PARCEL II

An easement 10 feet in width in the Northeast one-quarter of Section 31, Township 5 South, Range 2 East, of the Willamette Meridian, in Clackamas County, Oregon, the centerline of which is described as follows:

Beginning at a point that bears North 723 feet along the East Section line, and South 89° 28' 05" West, 108.65 feet from a stone marking the Southeast corner of the Northeast one-quarter of aforesaid Section 31; thence North 6° 50' 34" West, 141.09 feet, more or less, to an existing well and the terminus of the herein described centerline.

EXHIBIT "   A   "  
PAGE   1   OF   1  

3



# Business Registry Business Name Search

[New Search](#)

## Business Entity Data

05-30-2023  
14:49

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
834331-94	DLLC	ACT	OREGON	02-14-2012	02-14-2024	
<b>Entity Name</b> ALLEN GUILD TRUCKING LLC.						
<b>Foreign Name</b>						

[New Search](#)

## Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
<b>Addr 1</b>	35309 S SODA SPR RD				
<b>Addr 2</b>					
<b>CSZ</b>	MOLALLA	OR	97038	<b>Country</b>	UNITED STATES OF AMERICA

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

Type	AGT	REGISTERED AGENT	Start Date	02-14-2012	Resign Date
<b>Name</b>	CHRISTINE GUILD				
<b>Addr 1</b>	35309 S SODA SPR RD				
<b>Addr 2</b>					
<b>CSZ</b>	MOLALLA	OR	97038	<b>Country</b>	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS			
<b>Addr 1</b>	35309 S SODA SPR RD				
<b>Addr 2</b>					
<b>CSZ</b>	MOLALLA	OR	97038	<b>Country</b>	UNITED STATES OF AMERICA

Type	MEM	MEMBER			Resign Date
<b>Name</b>	ALLEN GUILD				
<b>Addr 1</b>	35309 S SODA SPR RD				
<b>Addr 2</b>					
<b>CSZ</b>	MOLALLA	OR	97038	<b>Country</b>	UNITED STATES OF AMERICA

Type	MGR	MANAGER			Resign Date
<b>Name</b>	ALLEN GUILD				
<b>Addr 1</b>	35309 S SODA SPR RD				
<b>Addr 2</b>					
<b>CSZ</b>	MOLALLA	OR	97038	<b>Country</b>	UNITED STATES OF AMERICA

[New Search](#)

## Name History

# ALLEN GUILD TRUCKING LLC.

Oregon Office Of The Secretary Of State Business Registration · Updated 12/25/2022

[Write Review](#) [Upgrade](#) [Claim](#)

[ALLEN GUILD TRUCKING LLC.](#) is an Oregon Domestic Limited-Liability Company filed on February 14, 2012. The company's filing status is listed as Active and its File Number is [834331-94](#).

### Sponsored Links

Thorpe Machinery

**Thorpe Machinery**

We Offer Everything from Landscaping and Construction to Debris Removal Equipment.

[Directions](#) [Website](#)

The Registered Agent on file for this company is Christine Guild and is located at 35309 S Soda Spr Rd, Molalla, OR 97038. The company's principal address is 35309 S Soda Spr Rd, Molalla, OR 97038.

The company has 1 contact on record. The contact is Christine Guild from Molalla OR.

[Like 33K](#)

### Company Information

Company Name: [ALLEN GUILD TRUCKING LLC.](#)

Entity Type: OREGON DOMESTIC LIMITED-LIABILITY COMPANY

File Number: [834331-94](#)

Filing State: Oregon (OR)

Filing Status: Active

Filing Date: February 14, 2012

Company Age: 11 Years, 3 Months

Registered Agent: Christine Guild  
35309 S Soda Spr Rd  
Molalla, OR 97038

Principal Address: 35309 S Soda Spr Rd  
Molalla, OR 97038

Governing Agency: Oregon Office of the Secretary of State

### Sponsored Links



**Tv Shows**

### Company Contacts

[CHRISTINE GUILD](#)

Agent

35309 S Soda Spr Rd  
Molalla, OR 97038

### Reviews

[Write Review](#)

There are no reviews yet for this company.

### Questions

[Post Question](#)

There are no questions yet for this company.





# Allen Guild Trucking (Oregon Transport Company)

USA Trucking Companies / Oregon / Molalla / Allen Guild Trucking

### Company Overview

Allen Guild Trucking is an active DOT registered motor carrier operating under USDOT Number 2271238.

<b>Trucks</b>	3
<b>Trailers Owned</b>	3
<b>Equipment Owned</b>	3
<b>Drivers</b>	3
<b>DOT</b>	2271238
<b>Annual Mileage Year</b>	2021
<b>150 DATE</b>	20220928
<b>150 MILEAGE</b>	225000
<b>Does Allen Guild Trucking transport hazardous material?</b>	No
<b>Operating Region</b>	Interstate
<b>When Allen Guild Trucking in business since</b>	20120208

Noi Massage Comfort and Spa  
**Friendly Massage Spa**  
 Therapeutic Thai Massage | Spa in Lake Oswego

[Website](#) [Directions](#)

### Company Contact Information

**Allen Guild Trucking**

35309 S Soda Springs Rd  
 Molalla, OR 97038  
 ☎ 503-829-6024

### Goods Hauled by Allen Guild Trucking

General Freight	Lumber	Machinery
Stock	Grain Feed Hay	DryBulk
Cultural Farm Supplies		

### Do you operate Allen Guild Trucking business?

QuickTSI will provide this website/profile as a **marketing form for Allen Guild Trucking**. Let potential shippers know more about Allen Guild Trucking. QuickTSI will publish Allen Guild Trucking business information here.

[Submit Information](#)

Silkface Skin and Body  
**Gentle Brazilian and Body Wax**  
 Portland's famous Skin Care Goddess and Wax Whisperer by appointment only since 2010

[Directions](#) [Website](#)

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- [Add Freight Broker Company](#)
- [Find Loads/Trucks](#)
- [Search Trucking Companies](#)
- [Refrigerated Trucking Companies](#)
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June 5, 2023

Bruce & Christine Guild  
35309 S Soda Springs Rd  
Molalla, OR 97038

**Subject: Alleged Violations of the Zoning and Development Ordinance,  
Title 12, Section 407 of the Clackamas County Code**

Site Address: 35309 S Soda Springs Rd Molalla, OR 97038  
Legal Description: T5S, R2E, Section 31, Tax Lot 00202

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

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 407 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](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto: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/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.



















**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

November 20, 2023

Violation No.:V0016323

Bruce A & Christine Guild  
35309 S Soda Springs Rd.  
Molalla, OR 97038

**RE: CLACKAMAS COUNTY CODE SECTIONS ADDRESSED IN VIOLATION: No.:**  
V0016323

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE TITLE 12 – SECTION 400 NATURAL RESOURCE DISTRICTS – SECTION 407 – AG/F (AG/FOREST DISTRICT) – SECTION 12.407-04 USES PERMITTED

SITE ADDRESS: 35309 S Soda Springs Rd., Molalla, OR 97038  
35423 S Soda Springs Rd., Molalla, OR 97038

LEGAL DESCRIPTION T5S, R2E, SECTION 31, TAX LOT(S) 00202 and 00203

Dear Bruce & Christine Guild,

A review of this file shows a violation exists on the properties listed above. Most notably tax lot 00203 where the vehicles are being stored. During a phone conversation with Christine we discussed the uses of the equipment on site and it was determined that there was some commercial activity occurring. The commercial activity included hauling asphalt. There has been discussions held with Clackamas County Planning regarding the uses on the site. Uses for these properties for agricultural purposes would be allowed. Additional uses would not be allowed without obtaining land use approval, if allowed. To abate these violations you must complete the following **NO LATER THAN: December 20, 2023**

**Operating a Commercial Trucking Business without Land Use Approval**

1. As discussed above there has been commercial activities identified for the use of the commercial trucking company. This constitutes a violation of the Clackamas County Code.
  - a. This business is not listed as a use in this zone. If you believe the use is allowed or would like to discuss options for this use please contact the Clackamas County Planning and Zoning Division at 503-742-4500 or by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us).
2. If it is determined that there is a path forward for continue the commercial activities through the Land Use review process you will want to contact the Clackamas County Planning and Zoning Division at the phone numbers provided above.
  - a. 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.

- b. 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.

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



Shane Potter  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
Phone: 503-742-4465  
[spotter@clackamas.us](mailto: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 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto: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:** [Lord, Melissa](#) on behalf of [ZoningInfo](#)  
**To:** [Potter, Shane](#)  
**Subject:** RE: Agricultural Trucking  
**Date:** Wednesday, December 27, 2023 8:43:35 AM  
**Attachments:** [image001.jpg](#)  
[image003.jpg](#)

---

Hi Shane,

They can distribute the agricultural products (produce, livestock, poultry, crops, etc.) that they grow/raise on their property without a land use permit. This use is considered "Farm use as defined in Oregon Revised Statutes (ORS) 215.203" and is allowed outright.

If they want to operate a trucking company that does transportation of agricultural goods that are grown/raised on properties other than their own, they would need a conditional use permit for "Commercial activities in conjunction with farm use".

Mel

**Melissa Lord** (she/her)

Planner II

Clackamas County Planning and Zoning Division  
150 Beavercreek Road, Oregon City, OR 97045  
[ZoningInfo@Clackamas.us](mailto:ZoningInfo@Clackamas.us) | 503-742-4500

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



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*Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.*

*This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).*

---

**From:** Potter, Shane  
**Sent:** Friday, December 22, 2023 2:19 PM  
**To:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>  
**Subject:** Agricultural Trucking

I have a question regarding agricultural trucking and some confusion I think that has been relayed between an owner of a violation and planning. This confusion is likely due to how it was relayed to the planner that answered the question. I have a property at 35309 S Soda Springs Rd actually I believe it to be adjacent to this lot. They are operating a small trucking company that only does work with transporting of agricultural items. However there are some but not near all of what they transport coming from the property.

The owner came in and was told they could operate if they were doing agricultural products only, which they are but I think there was a misunderstanding of them doing agricultural transportation for other farms not just the one they own. So I am trying to get a determination from someone if they can operate a small trucking company or not without land use approval on this AG/F District. If they do require land use approval what land use options do they have. I will be happy to have the discussion with the owner once I get this information.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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**From:** [Potter, Shane](#)  
**To:** "[Christine Guild](#)"  
**Subject:** RE: Zoning question  
**Date:** Tuesday, January 2, 2024 1:28:00 PM

---

Hi Christine,

I was able to reach Planning and discuss the matter with regards to the trucking business. I will give you a call tomorrow to discuss this. Below is the response from Planning with the rules associated with the use of trucking in relation to your current use:

They can distribute the agricultural products (produce, livestock, poultry, crops, etc.) that they grow/raise on their property without a land use permit. This use is considered "Farm use as defined in Oregon Revised Statutes (ORS) 215.203" and is allowed outright.

If they want to operate a trucking company that does transportation of agricultural goods that are grown/raised on properties other than their own, they would need a conditional use permit for "Commercial activities in conjunction with farm use".

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beavercreek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)

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-----Original Message-----

From: Potter, Shane  
Sent: Wednesday, December 6, 2023 2:00 PM  
To: 'Christine Guild' <[christineg442@gmail.com](mailto:christineg442@gmail.com)>  
Subject: RE: Zoning question

Hi Christine,

I sure will you were on my return call list today. I will call you within the next hour I am currently working on a file.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beavercreek Rd., Oregon City, OR 97045 Primary Phone: 503-742-4465 [spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)

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-----Original Message-----

From: Christine Guild <christineg442@gmail.com>

Sent: Wednesday, December 6, 2023 1:59 PM

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

Subject: Zoning question

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

Hi Shane. It's Christine guild. I lost your other phone number and can't get thru on the 742-4465. Could you call me when you get a chance. Thanks Sent from my iPhone

**From:** [ZoningInfo](#)  
**To:** [aquildtrucking@yahoo.com](mailto:aquildtrucking@yahoo.com)  
**Cc:** [Potter, Shane](#)  
**Subject:** FW: V0016323 - 35309 & 35423 S Soda Springs Rd  
**Date:** Wednesday, February 7, 2024 2:04:01 PM  
**Attachments:** [General Land Use Application.pdf](#)  
[Site Plan Sample.pdf](#)  
[image001.png](#)  
[image004.jpg](#)  
[image005.jpg](#)

---

Good afternoon,

As we discussed on the phone earlier today the property at 35423 S and 35309 Soda Springs Rd, Molalla, 97038 (tax lot # 52E31 00203 and Township 5 Range 2E Section 31 Tax lot 00202) are zoned Ag/Forest (AGF). The AGF Zoning District requires a Type II land use application for parking up to 7 log trucks or dump trucks on the property.

Since this is an infrequent land use type we use the General Land Use Application. However we will need a site plan showing where the large trucks are parked and narrative that describes the number of trucks, how the trucks are used, and if the parking and use of the trucks impact farming of the subject site and surrounding lands including if: a. The proposed use will force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands; and if b. The proposed use will significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

Please note that the zoning code sends you to the Oregon Revised Statutes (ORS) 215.311 that is included below for your reference only

[https://www.oregonlegislature.gov/bills\\_laws/ors/ors215.html](https://www.oregonlegislature.gov/bills_laws/ors/ors215.html):

**215.311 Log truck parking in exclusive farm use zones; dump truck parking in forest zones or mixed farm and forest zones.** (1) The limitations on uses of land in exclusive farm use zones described in ORS 215.283, 215.284 and 215.700 to 215.780 and limitations imposed by or adopted pursuant to ORS 197.040 do not apply to log truck parking under this section.

(2) The provisions of this section do not affect the eligibility of a zone for special assessment as provided in ORS 308A.050 to 308A.128.

(3) Notwithstanding any other provision of law except for health and safety provisions, parking no more than seven log trucks shall be allowed in an exclusive farm use zone unless the local government determines that log truck parking on a lot or parcel will:

(a) Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or

(b) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

(4) The limitations on uses of land zoned for forest use or mixed farm and forest use described in ORS 215.700 to 215.780 and limitations imposed by or adopted pursuant to ORS 197.040 do not apply to dump truck parking under this section.

(5) The provisions of this section do not affect the eligibility of land for special assessment as provided in ORS 308A.250 to 308A.259, 308A.300 to 308A.330, 308A.350 to 308A.383, 308A.403 to 308A.430 or 308A.450 to 308A.465.

(6) Notwithstanding any other provision of law except for health and safety provisions, parking up to seven dump trucks and up to seven trailers is allowed on land zoned for forest

use or mixed farm and forest use unless the local government determines that dump truck parking on a lot or parcel will:

(a) Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or

(b) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use. [1995 c.799 §1; 1999 c.314 §60; 2001 c.672 §21; 2011 c.629 §4]

Joy Fields, Principal Planner

Clackamas County Planning & Zoning

150 Beaver Creek Road

Oregon City, OR 97045

[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)

Tel: 503-742-4500



*The Planning and Zoning public service telephone line at 503-742-4500 , email account at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) and public service lobby are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. The public service email, phone, and lobby are closed on Friday.*

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.



Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).



---

**From:** Potter, Shane <SPotter@clackamas.us>  
**Sent:** Wednesday, February 7, 2024 11:03 AM  
**To:** ZoningInfo <ZoningInfo@clackamas.us>  
**Subject:** V0016323 - 35309 & 35423 S Soda Springs Rd

Hi there,

I have a violation at the above property. They are currently operating a trucking company for ag items but not just for this farm they are operating on farms throughout the state. My understanding from previous conversations is this would require a land use review. Christine the owner would like to talk to planning. I said I would pass on her number so I could explain the violation a bit. They own both the parcels listed above the trucking business mainly operates from the smaller parcel (35423). Can you please contact Christine at **503-314-1329**

If you can provide me a brief overview of your discussion with her along with her direction on they will be proceeding I would appreciate it.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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**From:** [Potter, Shane](#)  
**To:** ["christineg442@gmail.com"](mailto:christineg442@gmail.com)  
**Subject:** 35309 S Soda Springs Rd  
**Date:** Monday, April 1, 2024 8:03:00 AM  
**Attachments:** [image002.jpg](#)

---

Hi Christine,

I just checked our system and did not see any land use applications. If you have submitted this please let me know when it was submitted so I can work with planning to ensure it shows in our system.

If you have not submitted the application it will need to be submitted no later than Wednesday or further enforcement action may be required to bring this file into compliance.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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Citation No.: 2300163 - 1

Case No.: V0016323

# ADMINISTRATIVE CITATION

Date Issued: April 22, 2024

**Name and Address of Person(s) Cited:**

Name: Bruce A & Christine Guild  
Mailing Address: 35309 S Soda Springs Rd.  
City, State, Zip: Molalla, OR 97038

Date Violation(s) Confirmed: April 1, 2024, the person(s) cited committed or allowed to be committed, the violation of law described below, at the following address:

Addresses of Violation: 35309 & 35423 S Soda Springs Rd., Molalla, OR 97038

Legal Description: T5S, R2E SECTION 31, Tax Lots 00202 & 00203

**Law(s) Violated**

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.407.04

**Description of the violation(s):**

- 1) Operating a commercial trucking company without land use approval

Maximum Civil Penalty \$2,500.00

Fine \$400.00

You may avoid paying the civil penalty by abating the violation 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  
Telephone No.: 503-742-4465

Date: April 22, 2024  
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](mailto: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: \_\_\_\_\_

**From:** [ZoningInfo](#)  
**To:** [Potter, Shane](#)  
**Subject:** RE: general land use app by mail  
**Date:** Monday, May 6, 2024 1:25:00 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

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Hi Shane,

I called Christine and explained the process for the pre-application and CUP. Christine was pretty upset and hung up on me. I am not sure they will be proceeding on that process.

Regards,

**Max del Hierro, Planner 1**  
He/Him/They  
Transportation and Development  
Clackamas County Planning  
150 Beaver Creek Road, Oregon City  
Primary: 503-742-4523  
Hours: Mon – Fri, 7:30 a.m. – 4 p.m.  
[www.clackamas.us](http://www.clackamas.us)

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

*Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.*

*This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).*

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**From:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>  
**Sent:** Monday, May 6, 2024 1:14 PM  
**To:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>  
**Subject:** RE: general land use app by mail

Hi Max,

I spoke with Mel regarding this through the general email ([zoninginfo](mailto:zoninginfo)). I have attached that email.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development



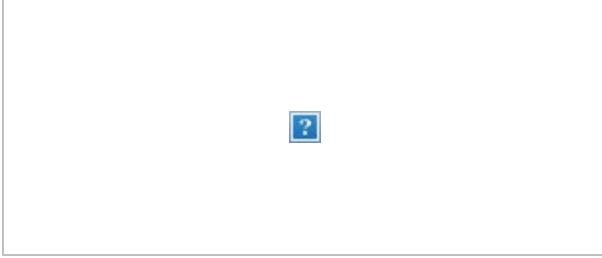
150 Beaver Creek Rd., Oregon City, OR 97045

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

[www.clackamas.us](http://www.clackamas.us)

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



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

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**From:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>

**Sent:** Monday, May 6, 2024 1:07 PM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** FW: general land use app by mail

Hi Shane,

I just called Christine and she indicated that she was working with you on this one. She used the general land use application, but indicated that she needs a CUP?

Do you recall which planner you referred her to?

Thanks,

**Max del Hierro, Planner 1**

He/Him/They

Transportation and Development

Clackamas County Planning

150 Beaver Creek Road, Oregon City

Primary: 503-742-4523

Hours: Mon – Fri, 7:30 a.m. – 4 p.m.

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**From:** Thornhill, Susan <[SThornhill@clackamas.us](mailto:SThornhill@clackamas.us)>  
**Sent:** Monday, May 6, 2024 11:31 AM  
**To:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>  
**Subject:** general land use app by mail

Hi there,

We received this application in the mail today. I don't have anything pending information for this location and no payment was received. Can someone call to find out what they are applying for and maybe the correct application? I have a feeling they will ask more questions than I can answer correctly!

Thank you!

**Susan Thornhill, Permits Specialist**  
Clackamas County Transportation & Development  
Planning and Zoning Division  
150 Beaver Creek Road  
Oregon City, Oregon 97045  
503.742.4515  
My office hours are M-F 7:30 am to 5:00 pm, with every other Friday off  
Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

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