



NOTICE OF HEARING

January 31, 2023

Angel Hill Farms LLC
3201 NE 183rd St, Apt 1808
Aventura, FL 33160

RE:: County of Clackamas v. Angel Hill Farms LLC
File: V0056618

Hearing Date: February 28, 2023

Time: This item will not begin before 1:30 pm however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights;
2. Copy of Exhibits which have been submitted by the County

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 Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, 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 Officers 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Diane Bautista to receive either the link or the phone number with password in order to attend the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to DianeBau@clackamas.us or 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 work 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 Diane Bautista at 503-742-4459 or DianeBau@clackamas.us within **3 calendar days** of receipt of the notice of hearing packet.

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 503-348-4692 for assistance.

**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.

BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

ANGEL HILL FARMS LLC,

Respondent.

File No:

V0055618

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's place of residence is: 3201 NE 183rd St., Apt. 1808, Aventura, FL 33160.

2.

The location of the violation(s) of law alleged in this Complaint is: 30725 S. Wall St., Colton, OR 97017, also known as T5S, R3E, Section 04, Tax Lot 02402, and is located in Clackamas County, Oregon.

3.

On or about the 28th day of April, 2022 Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits and final approved inspections for the electrical work and containers. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 2nd day of June, 2022 Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits and final approved inspections for the electrical work and containers. This violation is a Priority 1 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 violations was given to Respondent in the following manner: Citation and Complaint #1800556-1 in the amount of \$200.00 was mailed via first class mail on April 28, 2022. A copy of the notice document is attached to this Complaint as Exhibit D, and incorporated by this reference.

Notice of the violations was given to Respondent in the following manner: Citation and Complaint #1800556-2 in the amount of \$1,000.00 was mailed via first class mail on June 2, 2022. A copy of the notice document is attached to this Complaint as Exhibit E, 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 Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Title 9.02 Priority 1 violation being \$250.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

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

DATED THIS 30th day of January, 2023.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

ANGEL HILL FARM LLC,

Respondent.

File No.: V0055618

STATEMENT OF PROOF

History of Events and Exhibits:

- September 20, 2018 The County received a complaint regarding a marijuana grow exceeding approved conditions in land use decision Z0558-17-NCU for a non-conforming use for a medical marijuana operation.
- October 30, 2018 The Respondent received approval for an Alternation of Nonconforming use. File Z0265-18-E is approved for Angel Hill Farms to change from an Oregon Health Authority (OHA) registered medical marijuana grow site to an Oregon Liquor Control Commission (OLCC) licensed producer. Power and water to be extended on two existing greenhouses and four (4) storage containers to be placed and used for storage, drying, and security purposes.
- March 17, 2021
Exhibit A Respondent submitted electrical permit application E0197921 for installation of low voltage alarm system and CCTV system.
- April 12, 2021
Exhibit B Correspondence was sent to the Respondent regarding failure to obtain required permits with a deadline of May 12, 2021 to abate the violations.
- July 6, 2021
July 7, 2021
Exhibit C Respondent submitted applications AGM01621, AGM01721, AGM01821 and AGM01921 for (4) 24 x 8 containers.
- April 28, 2022
Exhibit D A review of the County permit system showed that (3) of the container permits remain in lobby status and permit AGM01921 had been voided. Electrical permit E0197921 remained in pending status and had not been issued. Citation 1800556-1 was issued for \$200.00 and sent via first class mail. This citation was not returned. This citation has not been paid.
- June 2, 2022
Exhibit E A review of the County permit system showed that (3) of the container permits remain in lobby status and permit AGM01921 had been voided. Electrical permit E0197921 remained in pending status and had not been issued. Citation 1800556-2 was issued for \$1,000.00 and sent via first class mail. This citation was not returned. This citation has not been paid.

January 30, 2023

The County referred this matter to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Clackamas County Building Code by submitting applications for the electrical work and the containers within 30 days of the Continuing Order. Respondent to respond within 10 days of being notified of additional information requested for plan review and receive final approved inspections within 30 days of the permits being issued.
- Code Enforcement to confirm compliance of the above items and the County will submit a Post Hearing Status Report. The Report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for dates cited April 28, 2022 and June 2, 2022. For a total amount due of \$2,000.00.
- Payment for Citation No. 1800556-1 issued on April 28, 2022 for \$200.00 and Citation No. 1800556-2 issued on June 2, 2022 for \$1,000.00. For a total amount due of \$1,200.00.
- The administrative compliance fee to be imposed from June 2021 until the violation is abated. As of this report the total is \$1,500.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



Permit #: E0197921	Applied: 03/17/2021
Type: Electrical / Electrical	Approved: 03/17/2021
Status: Pending	Final:
Valuation: \$0.00	Expiration: 9/13/2021
Address: 30725 S WALL ST COLTON, OR 97017	

Applicant: Bill Glasbrenner 5032579696
 Owner: ANGEL HILL FARMS LLC
 Contractor:

Certificate of Occupancy Required:

Parcel: 53E04 02402	Class:	
Entered By:	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 01/27/2023	Violation:	
Description: Installation of low voltage alarm system and CCTV system		
Conditions:		

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Limited Energy - Up to 2 Inspections	2	\$218.00
Electrical State Surcharge	1	\$26.16
Total Fees:		\$244.16
Total Payments:		\$244.16
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>



April 12, 2021

Angel Hill Farms LLC
3201 NE 183rd Street, Apt. 1808
Aventura, FL 33160

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (A), and (D)

VIOLATION: V0055618

SITE ADDRESS: 30725 S. Wall St., Colton, OR 97017

LEGAL DESCRIPTION: T5S, R3E, Section 04, Tax Lot 02402

This letter serves as notice of violations of the Clackamas County Code. The violations include:

- Failure to obtain required agricultural exempt permits for (4) containers
- Failure to obtain electrical permits

The placement of the containers and electrical installation without permits constitutes a violation of Clackamas County Code Title 9.02.40 (A) and (D). In order to abate the violations, please complete the following **no later than May 12, 2021**:

- Obtain permits for the containers and for all work done.
 - Submit appropriate building applications, and technically complete plans and pay the appropriate fee(s).
 - The permit must be picked up within ten days of being notified.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianeau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties

A handwritten signature in blue ink that reads "Diane Bautista". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Diane Bautista
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.

3626072839DCM
by TICOR TITLE

RECORDING REQUESTED BY:

Ticor Title Company

GRANTOR:

Richard Pixner and Juliana Pixner, as tenants by the entirety
30725 S Wall Street
Colton, OR 97017

GRANTEE:

Angel Hill Farms, LLC, an Oregon limited liability corporation
38954 Proctor Blvd Unit 163
Sandy, OR 97055

SEND TAX STATEMENTS TO:

Angel Hill Farms, LLC, an Oregon Limited Liability Company
c/o Anita Pearlman
3201 NE 183rd St Apt 1808
Aventura, FL 33160

AFTER RECORDING RETURN TO:

Angel Hill Farms, LLC, an Oregon Limited Liability Company
c/o Anita Pearlman
3201 NE 183rd St Apt 1808
Aventura, FL 33160
Escrow No: 3626072839DCM-TTPOR55

01115698
30725 S Wall Street
Colton, OR 97017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard Pixner and Juliana Pixner, as tenants by the entirety, Grantor, conveys and warrants to Angel Hill Farms, LLC, an Oregon limited liability corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$350,000.00. (See ORS 93.030)

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

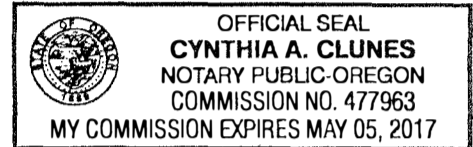
3626072839DCM-TTPOR55
Deed (Warranty-Statutory)

DATED: April 23, 2015

Richard Pixner
Richard Pixner
Juliana Pixner
Juliana Pixner

State of OREGON *Clackamas*
COUNTY of _____
This instrument was acknowledged before me on April 23, 2015

by Richard Pixner and Juliana Pixner.
Cynthia A. Clunes
Notary Public - State of Oregon
My commission expires: 5/5/2017



53E04 02402 01115698

EXHIBIT "A"

The South one-half of Lot 6, CARLSBORG TRACTS, Clackamas County, Oregon.
EXCEPTING THEREFROM a tract of land described as follows:
Beginning at the corner to Sections 3, 4, 9 and 10, Township 5 South, Range 3 East of the Willamette Meridian;
-2401, -2500
thence South 89° 52' 40" West along the line between Sections 4 and 9, a distance of 651.5 feet to the centerline of Wall Street; thence North 0° 44' 50" East along the centerline of Wall Street 1466.91 feet; thence North 89° 15' 10" West 20.0 feet to an iron pipe in the Westerly line of Wall Street at the Northeast corner of that tract of land described in deed to Raymond C. Hallgren, et ux, recorded November 16, 1959 in Book 563, Page 816, Clackamas County Deed Records, and the true point of beginning; thence South 0° 44' 50" West along the West line of Wall Street, 155.00 feet to the Southeast corner of aforesaid Lot 6; thence Westerly along said South line 334.00 feet; thence North 0° 44' 50" East parallel with the West line of Wall Street 194 feet; thence Easterly to a point in the West line of Wall Street that is North 0° 44' 50" East 21 feet from the true point of beginning; thence South 0° 44' 50" West 21 feet to the true point of beginning.



Permit #: AGM01621 Applied: 07/06/2021
 Type: Marijuana / Agriculture Approved:
 Status: Lobby Final:
 Valuation: \$0.00 Expiration:
 Address: 30725 S WALL ST COLTON, OR 97017

Applicant:
 Owner: ANGEL HILL FARMS LLC
 Contractor:

Certificate of Occupancy Required:

Parcel: 53E04 02402 Class:
 Entered By: SHIRLEYC Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 01/27/2023 Violation:
 Description: EPR - ANGEL HILL FARMS - STORAGE CONTAINER 1 - 24X8 - USE IS FOR DRYING/TRIMMING/CURING, STORAGE AND SECURITY EQUIP. FOR MARIJUANA

Conditions:

SFR/Dup 1st Unit(sqft): Additional Unit(sqft):

Total Fees:

Total Payments:

Balance Due: \$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>



Permit #: AGM01721 Applied: 07/07/2021
 Type: Marijuana / Agriculture Approved:
 Status: Lobby Final:
 Valuation: \$0.00 Expiration:
 Address: 30725 S WALL ST COLTON, OR 97017

Applicant:
 Owner: ANGEL HILL FARMS LLC
 Contractor:

Certificate of Occupancy Required:

Parcel: 53E04 02402 Class:
 Entered By: SHIRLEYC Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 01/27/2023 Violation:
 Description: EPR - ANGEL HILL FARMS - STORAGE CONTAINER #2 24X8 - USE IS FOR DRYING/TRIMMING/CURING, STORAGE AND SECURITY EQUIP. FOR MARIJUANA
 Conditions:

SFR/Dup 1st Unit(sqft): Additional Unit(sqft):

Total Fees:
 Total Payments:
Balance Due: \$0.00

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Permit #: AGM01821	Applied: 07/07/2021
Type: Marijuana / Agriculture	Approved:
Status: Lobby	Final:
Valuation: \$0.00	Expiration:
Address: 30725 S WALL ST COLTON, OR 97017	

Applicant:
 Owner: ANGEL HILL FARMS LLC
 Contractor:

Certificate of Occupancy Required:

Parcel: 53E04 02402	Class:
Entered By: SHIRLEYC	Occupancy:
Insp Area:	Units: Bldgs:
Printed: 01/27/2023	Violation:
Description: EPR - ANGEL HILL FARMS - STORAGE CONTAINER #3 24X8 - USE IS FOR DRYING/TRIMMING/CURING, STORAGE AND SECURITY EQUIP. FOR MARIJUANA	
Conditions:	

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):
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Total Fees:	
Total Payments:	
Balance Due:	\$0.00

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Permit #: AGM01921	Applied: 07/07/2021
Type: Marijuana / Agriculture	Approved:
Status: Void	Final:
Valuation: \$0.00	Expiration:
Address: 30725 S WALL ST COLTON, OR 97017	

Applicant:
 Owner: ANGEL HILL FARMS LLC
 Contractor:

Certificate of Occupancy Required:

Parcel: 53E04 02402	Class:
Entered By: SHIRLEYC	Occupancy:
Insp Area:	Units: Bldgs:
Printed: 01/27/2023	Violation:
Description: EPR - ANGEL HILL FARMS - STORAGE CONTAINER #4 24X8 - USE IS FOR DRYING/TRIMMING/CURING, STORAGE AND SECURITY EQUIP. FOR MARIJUANA	

Conditions:

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):
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Total Fees:	
Total Payments:	
Balance Due:	\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>



Citation No. 1800556-1

Case No. V0055618

ADMINISTRATIVE CITATION

Date Issued: April 28, 2022

Name and Address of Person(s) Cited:

Name: Angel Hill Farms LLC
Mailing Address: 3201 NE 183rd Street, Apt. 1808
City, State, Zip: Aventura, FL 33160

Date Violation(s) Confirmed: On the 28th day of April, 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): 30725 S. Wall St., Colton, OR 97017

Legal Description: T5S, R3E Section 04, Tax Lot(s) 02402

Law(s) Violated:

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A) and (D)

Description of the violation(s):

- 1) Failure to obtain required agricultural exempt permits for (4) containers

Maximum Civil Penalty \$1,000.00 Fine \$100.00

- 2) Failure to obtain required electrical permits

Maximum Civil Penalty \$1,000.00 Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$200.00. 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 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: Diane Bautista
Telephone No.: 503-742-4459

Date: April 28, 2022
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: _____



Citation No. 1800556-2

Case No. V0055618

ADMINISTRATIVE CITATION

Date Issued: June 2, 2022

Name and Address of Person(s) Cited:

Name: Angel Hill Farms LLC
Mailing Address: 3201 NE 183rd Street, Apt. 1808
City, State, Zip: Aventura, FL 33160

Date Violation(s) Confirmed: On the 28th day of April, 2022 and continues to exist on the 2nd day of June 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): 30725 S. Wall St., Colton, OR 97017

Legal Description: T5S, R3E, Section 04, Tax Lot(s) 02402

Law(s) Violated:

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A) and (D)

Description of the violation(s):

- 1) Failure to obtain required agricultural exempt permits for (4) containers

Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 2) Failure to obtain required electrical permits

Maximum Civil Penalty \$1000.00 Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,000.00. 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 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: Diane Bautista
Telephone No.: 503-742-4459

Date: June 2, 2022
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

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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: _____