



## NOTICE OF HEARING

December 11, 2023

Chris Petersen  
25374 S Hughes Ln.  
Canby, OR 97013

**RE::** County of Clackamas v. Chris Petersen  
**File:** V0027422

**Hearing Date:** January 11, 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.



**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. A Zoom invite has been sent to [chrispetersenconstruction@gmail.com](mailto:chrispetersenconstruction@gmail.com), a copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Shane Potter at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Shane Potter at 503-742-4465 **within 3 calendar days of receipt of the Notice of Hearing.**

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet.

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

Zoom invite

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

Please click this URL to join.

<https://clackamascounty.zoom.us/j/89574973736?pwd=amZBZ1Z0NXZQUXlnZSt6c1dOa2xoUT09>

Passcode: 718747

Or One tap mobile:

+16694449171,,89574973736# US

+16699006833,,89574973736# US (San Jose)

Or join by phone:

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

US: +1 669 444 9171 or +1 669 900 6833 or +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 +1 386 347 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 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

Webinar ID: 895 7497 3736

## 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,

Petitioner,

v.

CHRIS PETERSEN

Respondent.

File No(s): V0027422

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' place of residence is: 25374 S Hughes Ln., Canby, OR 97013.

2.

The address or location of the violations of law alleged in this Complaint is: 25374 S Hughes Ln., Canby, OR 97013 also known as T4S, R2E., Section 08B, Tax Lot 00701, and is located in Clackamas County, Oregon.

3.

On or about the 15<sup>th</sup> day of August, 2022, Respondent violated the following laws, in the following way:

Respondent violated Section 12.316.03 of the Clackamas County Zoning and Development Ordinance (ZDO) by occupying recreational vehicles without land use approval on the above referenced property. Said property is zoned Rural Residential Farm Forest 5-Acre (RRFF-5) District.

This violation is a Priority 2 violation pursuant to the Clackamas County violation priorities.

4.

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

5.

Notice of the violation was given to Respondent in the following manner: Administrative Citation No. 2200274 - 1 in the amount of \$400.00 was mailed on April 20, 2023. A copy of the notice document is attached to this Complaint as Exhibit L, and incorporated by this reference.

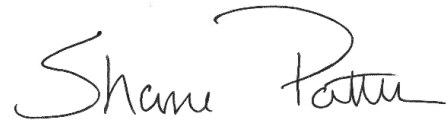
Based on these allegations, petitioner requests that a hearing be set in this matter. Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violation 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 Board of County Commissioners. Said range for a Priority 2 violation being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and
4. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED this 8<sup>th</sup> day of December, 2023.

A handwritten signature in black ink, appearing to read "Shane Potter". The signature is fluid and cursive, with a large initial "S" and a distinct "P".

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Shane Potter  
Code Enforcement Specialist  
for Clackamas County

COUNTY OF CLACKAMAS,

Petitioner,

v.

CHRIS PETERSEN,

Respondent.

File No.: V0027422

STATEMENT OF PROOF

History of Events and Exhibits:

July 6, 2022 Exhibit A	Clackamas County received a complaint regarding occupied recreational vehicles, greenhouses, garbage and inoperable vehicles.
July 6, 2022 Exhibit B	An alleged letter was mailed requesting contact by the Respondent within 10 days. The mail was not returned.
July 12, 2022 & July 14, 2022 Exhibit C	Email from Respondent Chris Petersen to Code Enforcement Specialist (CES) Shane Potter discussing the violation.
August 8, 2022 Exhibit D	CES Potter received an email with photos the complainant provided taken on July 5, 2022. Photos show several recreational vehicles in different states of repair on site and some occupied.
August 15, 2022 Exhibit E	Facts of the alleged violation were reviewed, the violation verified and Notice of Violation mailed containing a statement of the facts that support the finding and a violation exists on the property. The Notice of Violation was mailed first class mail. The mail was not returned.
September 20, 2022 Exhibit F	CES Potter received and email from Respondent Chris Petersen stating they would be addressing the violation.
December 4, 2022 Exhibit G	CES Potter received photos from the complainant regarding the violation on site. The photos show several RV's that appear to be occupied and solid waste on site.

December 12, 2022	CES Potter performed a site visit and identified recreational vehicles on site that were not in a stored position. Photos did not record to the phone.
December 16, 2022 through January 3, 2023 Exhibit H	Emails between CES Potter and Respondent Chris Petersen regarding the issues with the occupied recreational vehicles.
January 23, 2023 Exhibit I	CES Potter performed a site visit. There are 2 recreational vehicles seen from the lane. The vehicles appeared to be in a stored condition. I could not see the back portion from the road.
February 27, 2023 Exhibit J	CES Potter performed a site visit and there are several recreational vehicles on site again.
March 30, 2023 Exhibit K	Complainant provided photos of the violation to CES Potter. The photos show recreational vehicles that are connected to utilities and are not in a stored condition. The photos were taken on March 11, 2023
April 20, 2023 Exhibit L	Citation #2200274 – 1 was issued for occupying a recreational vehicle. The Citation was mailed first class mail, the mail was not returned, and the Citation has not been paid.
April 25, 2023 Exhibit M	CES Potter received photos from complainant showing a porta-potty cleaning system cleaning out a porta-potty.
August 8, 2023 Exhibit N	CES Potter received photos from complainant showing a porta-potty cleaning truck on site with porta-pottys again.
August 29, 2023 Exhibit O	CES Potter received photos from complainant showing several RV's on site and setup for occupancy.
November 9, 2023	CES Potter referred this matter to the Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of occupying recreational vehicles exist on the subject property, the County would request a Continuing Order be issued requiring the Respondent:

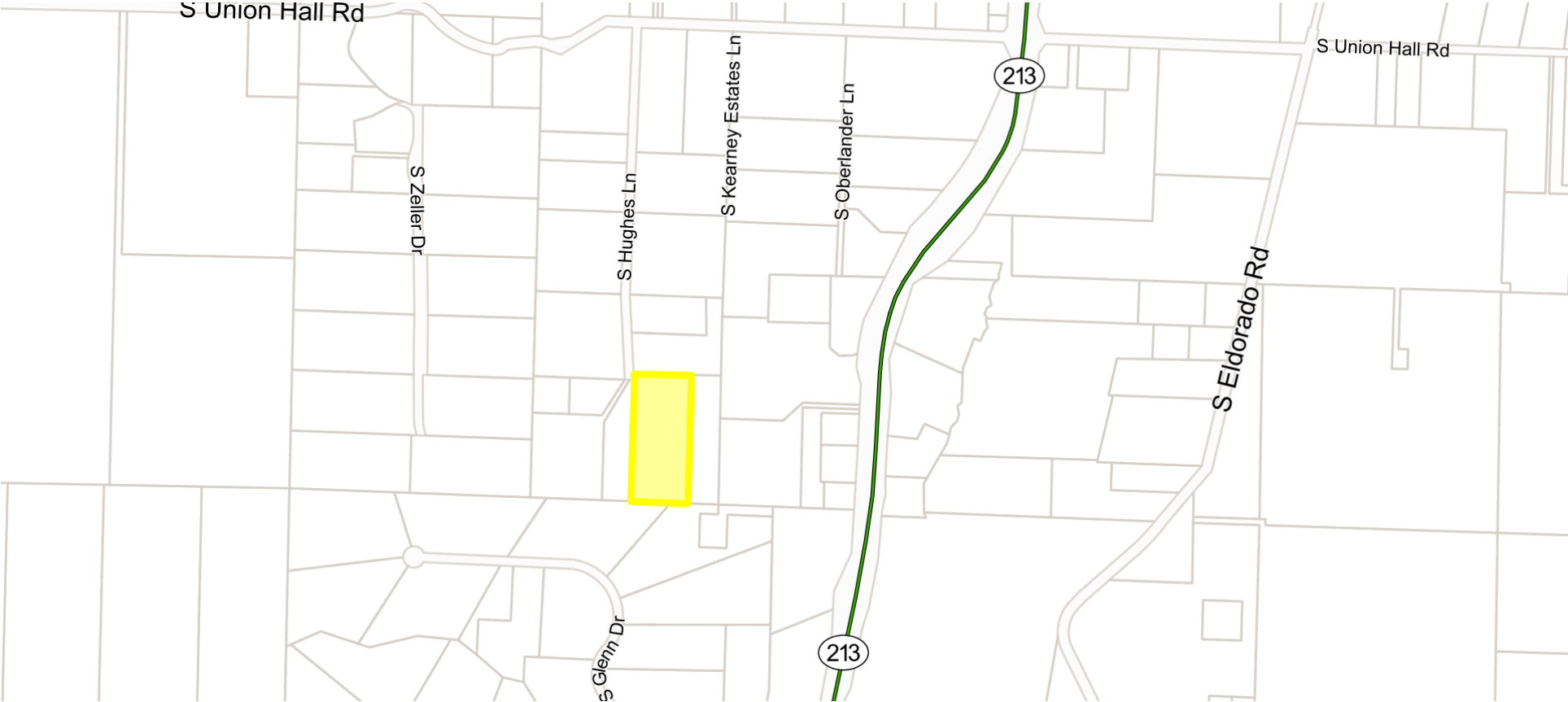
- The Respondent vacate the use of the recreational vehicles and remove all recreational vehicles not licensed to those residing in the primary structure within 15 days, or
- Within 30 days from the Continuing Order submit a land use application and obtain land use approval for occupancy of the recreational vehicle(s).



- If the land use application is deemed incomplete by the Planning and Zoning Division the applicant shall provide a completed application within 30 days of the date of the incomplete notice.
- All remaining recreational vehicles on site must be currently licensed to individuals residing on site, operable and remain in a stored condition.

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:

- Payment of Citation #2200274 – 1 for \$400.00
- The imposition of civil penalties of up to \$2,500.00
- The administrative compliance fee to be imposed from August 2022. As of the date of this report the amount of the compliance fee is \$1,125.00
- If the violation is 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.







**SUBJECT  
PROPERTY**





81376228

## Property Account Summary

<b>Account Number</b>	01376228	<b>Property Address</b>	25374 S HUGHES LN , CANBY, OR 97013
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**General Information**

Alternate Property #	42E08B 00701
Property Description	Section 08 Township 4S Range 2E Quarter B TAX LOT 00701
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	035-013
Remarks	

**Tax Rate**

Description	Rate
Total Rate	11.9496

**Property Characteristics**

Neighborhood	12164: Mulino all other
Land Class Category	401: Tract Land Improved
Building Class Category	16: Single family res, class 6
Acreage	5.00
Change property ratio	4XX
Manf Structure Exempt	Exempt from Titling

**Related Properties**

No Related Properties Found

Parties			
Role	Percent	Name	Address
Taxpayer	100	PETERSEN CHRIS	25374 S HUGHES LN, CANBY, OR 97013
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	PETERSEN CHRIS	25374 S HUGHES LN, CANBY, OR 97013
Mortgage Company	100	PENNYMAC	UNKNOWN, MILWAUKIE, OR 00000

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$282,521	\$274,293	\$247,038	\$239,843	\$232,857
Exempt					
TVR Total	\$282,521	\$274,293	\$247,038	\$239,843	\$232,857
Real Mkt Land	\$433,680	\$355,039	\$308,780	\$293,746	\$269,460
Real Mkt Bldg	\$137,260	\$115,820	\$74,490	\$73,620	\$68,520
Real Mkt Total	\$570,940	\$470,859	\$383,270	\$367,366	\$337,980
M5 Mkt Land	\$433,680	\$355,039	\$308,780	\$293,746	\$269,460
M5 Mkt Bldg	\$137,260	\$115,820	\$74,490	\$73,620	\$68,520
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$282,521	\$274,293	\$247,038	\$239,843	\$232,857
Mkt Exception		\$33,240			
AV Exception		\$19,844			

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks

06/09/2014	06/09/2014 16:10:00	Seg/Merge Completed	Parent in Seg/Merge SM140372, Effective: 01/02/2013 by DROME
06/09/2014	06/09/2014 16:09:00	Seg/Merge Initiated	SEG/MERGE BEGUN ON SM140372 AC ADJ OF TL 00701 (.14 AC) BY SURVEY PS22921, EFF 2014-15 by DROME
04/14/2008	04/18/2008 16:24:00	Recording Processed	Property Transfer Filing No.: 175476, Warranty Deed, Recording No.: 2008-026897 04/14/2008 by AMANDAOLS
04/14/2008	04/18/2008 16:24:00	Taxpayer Changed	Property Transfer Filing No.: 175476 04/14/2008 by AMANDAOLS
04/19/2001	04/19/2001 16:06:00	Annexation Completed For Property	Cancel 035-028 into 035-013-annexed by 035-013 for 2001-Revise TCA Membership by JENMAYO
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Personal Representative: 89-01261, 1/1/89, \$ 68500

### Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

**Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.**

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

### Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/10/2022 00:00:00	<a href="#">5276064</a>	\$3,376.02	\$3,376.02	\$3,274.74	\$0.00
11/08/2021 00:00:00	<a href="#">5089255</a>	\$3,221.79	\$3,221.79	\$3,125.14	\$0.00
11/12/2020 00:00:00	<a href="#">4890839</a>	\$2,906.70	\$2,906.70	\$2,819.50	\$0.00
11/15/2019 00:00:00	<a href="#">4719645</a>	\$2,822.18	\$2,822.18	\$2,737.51	\$0.00
11/13/2018 00:00:00	<a href="#">4521438</a>	\$2,744.66	\$2,744.66	\$2,662.32	\$0.00

### Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
04/10/2008	04/18/2008	04/14/2008	2008-026897	\$305,000.00	175476		PETERSEN CHRIS	No

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
	28 X 67	1981	65	1.0	0	0	0



**Transnation**  
The Agency of Oregon

After recording return to:  
Chris Petersen  
25374 S Hughes Lane  
Canby, OR 97013

Clackamas County Official Records  
Sherry Hall, County Clerk

2008-026897



01205610200800268970020024

\$36.00

04/14/2008 03:16:22 PM

D-D Cnt=1 Stn=10 JANISKEL  
\$10.00 \$16.00 \$10.00

Until a change is requested, all tax statements shall be sent  
to the following address:  
Chris Petersen  
25374 S Hughes Lane  
Canby, OR 97013

### STATUTORY WARRANTY DEED

Robert L. George and Ethel J. George, Grantor, conveys and warrants to Chris Petersen, Grantee, the  
following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No. 01376228

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$305,000.00

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. 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.

Dated 10 day of April, 2008

Robert L. George  
Robert L. George

Ethel J. George  
Ethel J. George

STATE OF OREGON  
COUNTY OF Clackamas

The foregoing instrument was acknowledged before me this 10th day of April, 2008 by Robert  
L. George and Ethel J. George.

Michele K Callison  
Notary Public State of Oregon  
My commission expires: 6/23/2010

Order No. 44y0040179





Exhibit "A" with Exceptions

42E08B

00701

A tract of land in the Northwest one-quarter of Section 8, Township 4 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Southwest corner of that tract of land conveyed to James A. Roberts and wife, in Deed Book 692, Page 162, Clackamas County Records, which point is South, along the West line of the East one-half of the Northwest one-quarter, 1,500 feet, South 88°56'40" East, 516 feet and South 4°00'30" East, 426.82 feet from the Northwest corner of the East one-half of the Northwest one-quarter of Section 8; thence from said point of beginning South 88°53'18" East, along the South line of said Roberts tract, a distance of 315.92 feet to a point; thence South 0°10'01" West, 697.46 feet, more or less, to the South line of the Northwest one-quarter of Section 8; thence North 88°49'17" West along the South line of the Northwest one-quarter of Section 8, a distance of 312.27 feet to the Southeast corner of a tract of land conveyed to Jerry M. Nordstrom and wife in the Clackamas County Film Records, 66-16583; thence North 0°10'01" East along the East line of said Nordstrom tract, a distance of 647.18 feet to the Northeast corner of said tract, said point being also the Southeast corner of a 50 foot public road; thence North 4°00'30" West, 50.01 feet to the point of beginning.

Subject to:

1. An easement disclosed by instrument,  
Recorded : October 16, 1959  
As : B 562; P 496  
In favor of : Pacific Northwest Pipeline Corporation  
For : Right of way

Easement was modified by instrument,  
Recorded : August 8, 1960  
As : B 575; P 115

(2)



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

July 6, 2022

Chris Peterson  
25374 S Hughes Ln  
Canby, OR 97013

**Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040 and Solid Waste Code, Title 10.030.060 of the Clackamas County Code of the Clackamas County Code**

Site Address: 25374 S Hughes Ln., Canby, OR 97013  
Legal Description: T4S, R2E, Section 08B, Tax Lot 00700

It has come to the attention of Clackamas County Code Enforcement that a marijuana grow site may be operating from the above referenced property without land use approval and there may be multiple unauthorized occupied recreational vehicles.

In addition, there may be an accumulation of solid waste including but not limited to putrescible (household) garbage, inoperable and/or non-currently licensed vehicles and other miscellaneous debris.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040 and Solid Waste Code, Title 10.030.060 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 (Manderin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 [www.clackamas.us/transportation/nondiscrimination](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.

## Potter, Shane

---

**From:** Chris Petersen <chrispetersenconstruction@gmail.com>  
**Sent:** Thursday, July 14, 2022 10:00 AM  
**To:** Potter, Shane  
**Subject:** Re: Re:  
**Attachments:** image002.jpg

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

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Oh yes I'm sorry about that. It is 25374 South Hughes Lane Canby 97013

On Thu, Jul 14, 2022, 8:44 AM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Chris,

I need an address as I am unsure which violation this is?

Sincerely,

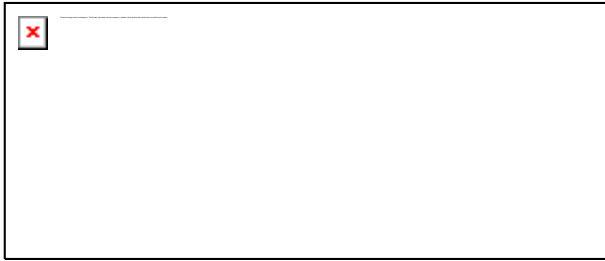
Shane Potter

Code Enforcement Specialist

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

503-742-4465

Office Hours: 7:30 a.m. to 4:00 p.m



**From:** Chris Petersen <[chrispetersenconstruction@gmail.com](mailto:chrispetersenconstruction@gmail.com)>  
**Sent:** Thursday, July 14, 2022 8:10 AM  
**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>  
**Subject:** Re:

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

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Good morning.

After sorting through all the information about land use and licenses and whatnot I am getting quite an education. Hi obviously need to get the land use First. My friend who was supposed to be on top of these things obviously was not so I am going to straighten this out. Most likely get a attorney that specializes in this area. The other issues such as the RV people living in them, 1 friend who's completely on disability it's staying in a small fifth wheel trailer. He has lights in it but he is not hooked up the sewer or water he uses the facilities in the house and sleeps in it for the most part. He has an advocate with the state that will be getting him an apartment soon. He came here few months ago because he had nowhere else to go covid-19 and everything so I let him come here. Another man is temporarily here he was hit by a car and also lost his place he was living in. So I I'm helping him as well. As far as cars trucks sitting around I have two that need to be fixed. They are in the back buy my lumber. As far as garbage laying around that is completely false I have a load I need to take to the dump which are miscellaneous things no household garbage I don't know what whoever's talking about. Anyway I'm going to talk to an attorney or someone that knows what I need to get done on how to do it.

Thank you

On Tue, Jul 12, 2022, 9:16 AM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Chris,

What is the address

Sincerely,

Shane Potter

Code Enforcement Specialist

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

503-742-4465

Office Hours: 7:30 a.m. to 4:00 p.m

**From:** Chris Petersen <[chrispetersenconstruction@gmail.com](mailto:chrispetersenconstruction@gmail.com)>

**Sent:** Tuesday, July 12, 2022 9:14 AM

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

**Subject:**

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

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I just opened your letter last night I was gone for a few days. I need to talk to my friend about the land use thing. I I am the owner of the property. I will sort it out with him and see how this was overlooked and so on. As far as the other allegations, they are Farfetch'd. I take pride in keeping my property clean and organized it's a little tough with my leftover Lumber and whatnot cuz I'm a general contractor and I repair travel trailers and things like it. I will get back to you soon after I have a chance to sort things out a little. Thank you





































August 15, 2022

Violation No.: V0027422

Chris Petersen  
25374 S Hughes Ln.  
Canby, OR 97013

**VIOLATIONS OF CLACKAMAS COUNTY CODES:**

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT URBAN AND RURAL RESIDENTIAL DISTRICTS ORDINANCE 12.316.03 – USES PERMITTED – Occupied travel trailer and camping without land use approval
2. CLACKAMAS COUNTY FRANCHISES SOLID WASTE OR WASTE ACCUMULATION PROHIBITED TITLE 10.03.060(A, B.5, B.7, B.8, B.9, & B.11) – SOLID WASTE OR WASTES ACCUMULATION PROHIBITED – Solid waste and inoperable and/or not currently licensed vehicles on site
3. CLACKAMAS COUNTY ZONING AND DEVELOPMENT CODE TITLE 12.841.01 – MARIJUANA PRODUCTION AND/OR PROCESSING PROCEDURE
4. CLACKAMAS COUNTY BUILDING CODE AND ENFORCEMENT OF THE COUNTY BUILDING CODE TITLE 9.02.040(C, D, E, & K) – Buildings erected without permits

SITE ADDRESS: 25374 S Hughes Ln., Canby, OR 97013

LEGAL DESCRIPTION T4S, R2E, SECTION 08B, TAX LOT(S) 00701

**OCCUPIED RECREATIONAL VEHICLES – PLANNING AND ZONING  
DIVISION / CODE ENFORCEMENT**

There are multiple occupied recreational vehicles throughout the site. Occupying a recreational vehicle for more than thirty (30) days in a calendar year constitutes a violation. In order to abate this violation(s) you must complete the following **NO LATER THAN: September 15, 2022**

1. If the recreational vehicle is operable, currently licensed and registered to the person residing in the primary structure on the subject property, it may remain in a stored condition.

**OR;**

2. If the recreational vehicle is not currently licensed and/or inoperable then the following applies:
  - a. Remove the inoperable and/or not currently licensed vehicles from the subject property,

**OR;**



- b. Render the inoperable and/or not currently licensed vehicles operable and currently licensed,

**AND/OR;**

- c. Place the inoperable and/or not currently licensed vehicle(s) inside a permitted structure,

**AND/OR;**

- d. Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.050 (c)). Please note: placing items under tarps or tarp like structures does not remedy the violation.

**OR;**

- 3. Seek land use approval from the Clackamas County Planning and Zoning Division.

- a. We first encourage you to contact the Planning and Zoning Division at 503-742-4500 or by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to discuss options, applications and procedures.

- b. By the deadline listed above the respondent must have submitted the application to the Planning and Zoning Division as requested by the Planning and Zoning Division. You may be required to first attend a pre-application conference.

- i. If after the submittal, you are notified that the application is deemed incomplete you have no more than thirty (30) days to submit the required information/documents requested.

- ii. If you obtain approval from the Planning and Zoning Division you must:

- 1. Comply with all conditions of approval.
    - 2. Within thirty (30) days of final approval you must obtain all required permits for hookups that may be required and/or exist.

- a. Submit permit application(s) and any required technically complete plans and pay the appropriate fee(s) as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)

- b. If it is determined that the permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within thirty (30) days of being notified of the incomplete application.

- c. The permits must have been paid in full within ten (10) days of being notified by the Building Codes Division.

- d. Schedule all inspections so that final inspections may be obtained not later than forty-five (45) days of the date of the receipt of your approved permit(s).

- iii. If you do not obtain approval through the land use process you will be required to comply with the code and remove the business from the location or cease the activity.
- c. The owner may explore other options both through the Planning and Zoning Division and the Building Codes Division by contacting them at the numbers provided and talking with a representative.

### **SOLID WASTE AND WASTES MANAGEMENT – CODE ENFORCEMENT**

There is solid waste and inoperable and/or not currently licensed vehicles throughout the property. Please abate the violation of the remaining solid waste on the subject property that is not a vehicle. Also there are vehicles being maintained on the property that are not currently licensed and/or inoperable. In order to abate the solid waste and inoperable vehicles you must complete the following **no later than: September 15, 2022**

1. For solid waste onsite:
  - a. Remove all putrescible waste (such as food scraps, sewer, and other debris that can create a health hazard), solid waste, including but not limited to, automotive parts, tires, appliances, equipment, furniture, scrap metal, and miscellaneous debris to an authorized disposal facility. All putrescible waste must be stored in a rodent proof container with tight-fitting lid and removed to an authorized disposal facility a minimum of once every seven (7) days. Covering solid waste with a tarp does not remove the items from violation. For a definition of solid waste please go to Title 10.03.030(59).

#### **AND/OR;**

- b. Place the items that you wish to keep code compliant, by screening them from view or placed within a compliant structure for such use.
2. For inoperable and/or not currently licensed vehicles onsite. Inoperable and or not currently licensed vehicles that includes, but not limited to, motorcycles, boats, and/or boat trailers, and/or motor-homes, and travel trailers, etc.,:
  - a. Remove the inoperable and/or not currently licensed vehicles from the subject property,

#### **AND/OR;**

- b. Render the inoperable and/or not currently licensed vehicles, operable and licensed,

#### **AND/OR;**

- c. Place the inoperable and/or not currently licensed vehicles inside a permitted structure,

#### **AND/OR;**

- d. Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (c)). Please note: placing items under tarps or tarp like structures does not remedy the violation.

3. When the violation has been abated contact your Code Specialist to perform a site visit to confirm the violation has been violated.

**OPERATING A MARIJUANA PRODUCTION AND/OR PROCESSING  
FACILITY WITHOUT LAND USE APPROVAL – PLANNING AND ZONING  
DIVISION**

There may be a large marijuana grow in outbuildings and/or the greenhouse that was erected recently. Operating a marijuana production and/or processing facility without land use approval or in violation of an existing land use approval constitutes a violation of Clackamas County Ordinance 12.841.01. In order to abate the violation(s) you must complete the following **no later than: September 15, 2022**

1. Comply with the established rules and regulations for your allowance of marijuana.

**OR;**

2. Seek land use approval from the Clackamas County Planning and Zoning Division.
  - a. We first encourage you to contact the Planning and Zoning Division at 503-742-4500 or by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to discuss options, applications and procedures.
  - b. By the deadline listed above the respondent must have submitted the application to the Planning and Zoning Division as requested by the Planning and Zoning Division. You may be required to first attend a pre-application conference.
    - i. If after the submittal, you are notified that the application is deemed incomplete you have no more than thirty (30) days to submit the required information/documents requested.
    - ii. If you obtain approval from the Planning and Zoning Division you must:
      1. Comply with all conditions of approval.
      2. Within thirty (30) days of final approval you must obtain all required permits for hookups that may be required and/or exist.
        - a. Submit permit application(s) and any required technically complete plans and pay the appropriate fee(s) as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
        - b. If it is determined that the permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within thirty (30) days of being notified of the incomplete application.
        - c. The permits must have been paid in full within ten (10) days of being notified by the Building Codes Division.

- d. Schedule all inspections so that final inspections may be obtained not later than forty-five (45) days of the date of the receipt of your approved permit(s).
- iii. If you do not obtain approval through the land use process you will be required to comply with the code and remove the business from the location or cease the activity.
- c. The owner may explore other options both through the Planning and Zoning Division and the Building Codes Division by contacting them at the numbers provided and talking with a representative.

#### **BUILDING PERMIT(S)/INSPECTION(S) REQUIRED – BUILDING CODES DIVISION**

There has been work performed without building permits on the subject site. Numerous work on buildings and new buildings have been erected without permits. Such work requires a permit and inspections. Performing work without the benefit of required permits and/or inspections constitute a violation. To abate these violations you must complete the following **NO LATER THAN: September 15, 2022**

1. Submit the permit application(s) and technically complete plans and pay the appropriate fee(s) as requested by the Building Code Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us).
  - a. If it is determined that a permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within thirty (30) days of being notified of the incomplete application.
  - b. The permit(s) must have the fees paid in full within ten (10) days of being notified by the Building Codes Division.
  - c. Schedule all inspections so that final inspections may be obtained not later than forty-five (45) days of the date of receipt of your approved permit(s).
2. If the respondent wishes to explore other options to compliance please contact the Building Codes Division at the numbers listed above.

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

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 Beaver Creek 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 Beavercreek 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.

## Potter, Shane

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**From:** Chris Petersen <[chrispetersenconstruction@gmail.com](mailto:chrispetersenconstruction@gmail.com)>  
**Sent:** Tuesday, September 20, 2022 8:52 AM  
**To:** Potter, Shane  
**Subject:** Re:

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

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Good morning Shane

I just got back into town two days ago checking up on things here. We have corrected many of the things in your letter some of which I will need to discuss further at a later time but for the most part it's neighbor friendly. Love Thy Neighbor has been put to the test with me. This man has really been obsessed with anything and everything on my property to the point where it is becoming disturbing Behavior. False accusations to law enforcement walking around the property taking pictures of everything and anything and yet I remain calm and my son. He ripped the fence out and the trees that were on the property line destroyed a bunch of my belongings some parts to my cars knowingly and I let that slide. Just so you know this guy is really pushing the wrong direction too much but I would do anything to keep things peaceful. I know this man this is really not like him but I'm not surprised about his actions because of I know how he is. I might have to hire an attorney to deal with this man unless he comes to his senses. Anyway I saw the latest letter I see that the 15th was kind of a deadline for response, but I didn't get the letter to a couple days ago so I am doing something about it and I have done something about it a lot make things better neighbor friendly and abide by county codes. It was never my intention to make somebody or anybody upset and never would be my intention but still I recognize that I could be a little bit more organized than neater so it's okay. I'm here now but I'll be gone again working down the coast on another property and everybody knows what to do here you get all this crap done and over with I'll be in contact with them. Sorry for the late response it wasn't intentional I'm just really busy but I fully intend to see this thing out and settle it.

Thank you

Chris petersen

On Tue, Jul 12, 2022, 9:13 AM Chris Petersen <[chrispetersenconstruction@gmail.com](mailto:chrispetersenconstruction@gmail.com)> wrote:

I just opened your letter last night I was gone for a few days. I need to talk to my friend about the land use thing. I I am the owner of the property. I will sort it out with him and see how this was overlooked and so on. As far as the other allegations, they are Farfetch'd. I take pride in keeping my property clean and organized it's a little tough with my leftover Lumber and whatnot cuz I'm a general contractor and I repair travel trailers and things like it. I will get back to you soon after I have a chance to sort things out a little. Thank you













## Potter, Shane

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**From:** Potter, Shane  
**Sent:** Friday, December 16, 2022 8:08 AM  
**To:** 'Chris Petersen'  
**Subject:** RE: Re:

Hi Chris,

I was able to check the property again this week and there appears to be more recreational vehicles on site that appear occupied. I will need you to have those addressed within the next 14 days as it was originally part of the first letter I sent out to address some time ago. If you believe they can obtain a hardship through the Planning and Zoning Division you will need to start that process within the 14 days from today. Please let me know if you have any questions.

Sincerely,

Shane Potter  
Code Enforcement Specialist

[spotter@clackamas.us](mailto:spotter@clackamas.us)  
503-742-4465

Office Hours: 7:30 a.m. to 4:00 p.m

Were you happy with the service you received today?



**From:** Chris Petersen <chrispetersenconstruction@gmail.com>  
**Sent:** Tuesday, September 20, 2022 8:52 AM  
**To:** Potter, Shane <SPotter@clackamas.us>  
**Subject:** Re:

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

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Good morning Shane

I just got back into town two days ago checking up on things here. We have corrected many of the things in your letter some of which I will need to discuss further at a later time but for the most part it's neighbor friendly. Love Thy Neighbor has been put to the test with me. This man has really been obsessed with anything and everything on my property to the point where it is becoming disturbing Behavior. False accusations to law enforcement walking around the property taking pictures of everything and anything and yet I remain calm and

my son. He ripped the fence out and the trees that were on the property line destroyed a bunch of my belongings some parts to my cars knowingly and I let that slide. Just so you know this guy is really pushing the wrong direction too much but I would do anything to keep things peaceful. I know this man this is really not like him but I'm not surprised about his actions because of I know how he is. I might have to hire an attorney to deal with this man unless he comes to his senses. Anyway I saw the latest letter I see that the 15th was kind of a deadline for response, but I didn't get the letter to a couple days ago so I am doing something about it and I have done something about it a lot make things better neighbor friendly and abide by county codes. It was never my intention to make somebody or anybody upset and never would be my intention but still I recognize that I could be a little bit more organized than neater so it's okay. I'm here now but I'll be gone again working down the coast on another property and everybody knows what to do here you get all this crap done and over with I'll be in contact with them. Sorry for the late response it wasn't intentional I'm just really busy but I fully intend to see this thing out and settle it.

Thank you

Chris petersen

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I just opened your letter last night I was gone for a few days. I need to talk to my friend about the land use thing. I I am the owner of the property. I will sort it out with him and see how this was overlooked and so on. As far as the other allegations, they are Farfetch'd. I take pride in keeping my property clean and organized it's a little tough with my leftover Lumber and whatnot cuz I'm a general contractor and I repair travel trailers and things like it. I will get back to you soon after I have a chance to sort things out a little. Thank you



## Potter, Shane

---

**From:** Potter, Shane  
**Sent:** Tuesday, January 3, 2023 8:26 AM  
**To:** 'Chris Petersen'  
**Subject:** RE: Re:

Hi Chris,

It sounds like a couple of issues are going on here. First no one can stay in the RVs unless they have obtained a hardship permit from Clackamas County Planning. It does not appear that this is happened so this would be a violation. Also you cannot store RVs on site that do not belong to the individuals residing on the property. Please make sure to address these violations by the deadline previously discussed.

For the occupied RVs if you believe they qualify for a hardship permit you can make application to Clackamas County Planning and Zoning Division. If you believe you can store additional RV's at this location you will need to obtain Planning and Zoning approval for those as well.

Sincerely,

Shane Potter  
Code Enforcement Specialist

[spotter@clackamas.us](mailto:spotter@clackamas.us)  
503-742-4465

Office Hours: 7:30 a.m. to 4:00 p.m

Were you happy with the service you received today?



CLICK A SMILEY

**From:** Chris Petersen <chrispetersenconstruction@gmail.com>  
**Sent:** Monday, January 2, 2023 7:48 AM  
**To:** Potter, Shane <SPotter@clackamas.us>  
**Subject:** Re:

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

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Hello Shane.  
Happy New Year.

About the RVs here, the motorhome is mine. I need to do some minor repairs inside of it to get ready to use. I have a old travel trailer that is stripped on the inside and I'm going to strip the outside turn into a flatbed trailer it is in the barn at the moment. There is a trailer down by my pond that belongs to a friend of mine. He's not occupying that. He's been misplaced. His pickup is being worked on as we speak and the trailer needs some flooring and some other minor repairs which he's been working on and I've been helping him he has a limited income. A friend of mine has a shop and I've been going over there helping him get his truck fixed for as we both belong to the Christian Alliance whereas we donate our time on certain things to help people in need. The truck will be done in a few days and then he will be able to tow the trailer over to Central Oregon where he has a place for it. I have another travel trailer that I was going to sell but I gave it to my friend David who stays here with me for now, but his old little fifth wheel trailer is in bad shape so we are going to and have been taking the fridge and things like that out of the old one I'm putting it into the trailer I gave him, which is in much better shape and a little bigger and then the fifth wheel will be stripped down and I will determine if I wish to turn it into a flatbed trailer as well. David is on mental disability and his capabilities are limited I am helping him. The state of Oregon knows he is staying with me. He has an advocate that communicates with me. He does sleep in his trailer and has his things in there but he uses the facilities in the house at this time. I am unsure about his relocation and or if he could be here with a hardship. I've been conscious of my property and how it presents itself. I can only do so much to please everyone who has an issue with me. And like I said before I work on RVs and cars or trucks off and on or either friends or me flipping them or I fix them and donate them to the Christian Alliance to help out the needy. So with that being said I guess I'll wait for your reply have a good day. Thank you

On Tue, Jul 12, 2022, 9:13 AM Chris Petersen <[chrispetersenconstruction@gmail.com](mailto:chrispetersenconstruction@gmail.com)> wrote:

I just opened your letter last night I was gone for a few days. I need to talk to my friend about the land use thing. I I am the owner of the property. I will sort it out with him and see how this was overlooked and so on. As far as the other allegations, they are Farfetch'd. I take pride in keeping my property clean and organized it's a little tough with my leftover Lumber and whatnot cuz I'm a general contractor and I repair travel trailers and things like it. I will get back to you soon after I have a chance to sort things out a little. Thank you

























































































Citation No.: 2200274 - 1

Case No.: V0027422

# ADMINISTRATIVE CITATION

Date Issued: April 20, 2023

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

Name: Chris Petersen  
Mailing Address: 25374 S Hughes Ln.  
City, State, Zip: Canby, OR 97013

Date Violation(s) Confirmed: March 30, 2023, 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): 25374 S Hughes Ln., Canby, OR 97013

Legal Description: T4S, R2E SECTION 08B, Tax Lot 00701

**Law(s) Violated**

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.316.03

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

- 1) Occupied recreational vehicles for more than 30 days in a calendar year

Maximum Civil Penalty \$2,500.00                      Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$400.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation Issued by: Shane Potter  
Telephone No.: 503-742-4465

Date: April 20, 2023  
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 Beavercreek Rd.  
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](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: \_\_\_\_\_



























































