



NOTICE OF HEARING

February 18, 2025

Amber Tudor & Patricia Kowalski
16777 S Henrici Rd.
Oregon City, OR 97045

RE:: County of Clackamas v. Amber Tudor & Patricia Kowalski
File: V0020121

Hearing Date: March 25, 2025

Time: This item will not begin before 10:00am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>

You may contact Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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



You must have access to the internet or to a telephone line to use the Zoom platform, a copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

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

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

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet. **When joining the webinar please accept the request to join as a panelist.**

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

Zoom invite

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/82779899969?pwd=yGn0af0Lk1fGshjZgt2oMh6Uqy4Hso.1>

Passcode:553156

Phone one-tap:

+14086380968,,82779899969# US (San Jose) 16694449171,,82779899969# US

Join via audio:

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

Webinar ID: 827 7989 9969

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 COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

AMBER N TUDOR & PATRICIA A
KOWALSKI

Respondents.

FILE NO: V0020121

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' mailing address is: 16777 S Henrici Rd., Oregon City, OR, 97045.

2.

The Respondents own/owns or occupies the address or location of the violation of law alleged in this complaint at 16777 S Henrici Rd., Oregon City, OR, 97045, also known as T3S, R2E, Section 14AD, Tax Lot 01000, the property is zoned RRFF-5 (Rural Residential Farm Forest 5 Acre) and is the location of violations asserted by the County.

3.

On or about the 20th day of September, 2023, and on or about the 23rd day of October, 2023, the Respondents violated the following laws, in the following ways:

Title 9 of the Clackamas County Building Code Section 02.040. The violation is for the creation of a new habitable space. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Section 316.03. The violation is for the creation of an apartment rental without land use approval. The property is zoned RRFF-5. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondents in the following manner:
Violation Notice dated September 20, 2023 and Citation and Complaint #2100201-1 on October 23, 2023. A copy of the notice documents are attached to this Complaint as Exhibits F and H, and incorporated by this reference.

6.

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

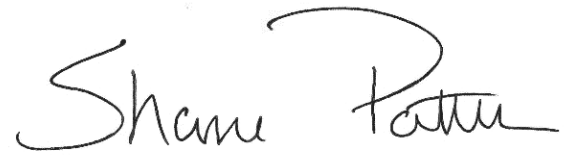
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissions. Said range for a Priority 1 Building Code violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code; and said range for a Priority 2 Zoning Ordinance violation being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed.

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

DATED THIS 3rd day of February, 2025

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

Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

File No.: V0020121

v.

AMBER N TUDOR & PATRICIA A
KOWALSKI,

Respondents.

STATEMENT OF PROOF

History of Events and Exhibits:

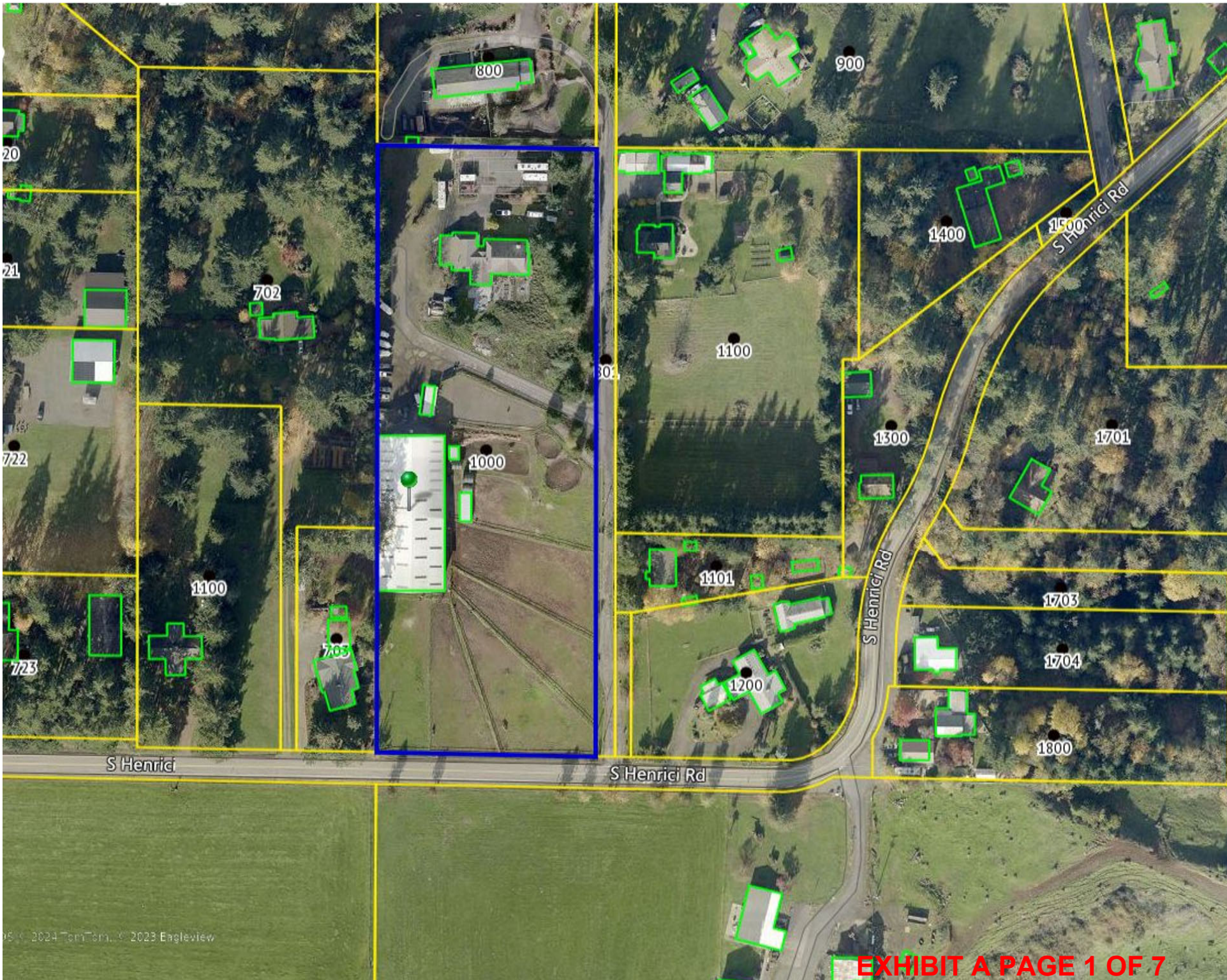
- Exhibit A Respondents' mailing address is 16777 S Henrici Rd., Oregon City, OR, 97045. The Respondents' own and/or reside on property located at 16777 S Henrici Rd., Oregon City, OR, 97045, also known as T3S, R2E, Section 14AD Tax Lot 01000, located within Clackamas County. The parcel is zoned RRFF-5 (Rural Residential Farm Forest 5 Acre).
- May 23, 2021 Clackamas County received complaints that the pool house was converted to a studio apartment with 1 bath. The complaints also stated a horse show and boarding facility is operating from the site named Amethyst Performance Horses.
- May 24, 2021 Exhibit B Code Enforcement Specialist (CES) Shane Potter researched businesses at this location and found a website advertising for Aunties Pony Rides and Amethyst Performance Horses. Research also showed an apartment advertising for rent at this location.
- May 25, 2021 Exhibit C A letter of allegation was mailed to the complainant by first class mail. The mail was not returned.
- July 22, 2021 Exhibit D CES Potter completed a site visit and not much could be seen regarding the home. There were 5 or more horses throughout the area where the barn is located.
- April 7, 2023 Exhibit E CES Potter emailed Planner Aldo Rodriguez regarding the various equestrian events and what would be required. Planner Rodriguez stated they need to complete a land use process either a home occupation with exceptions or a conditional use.

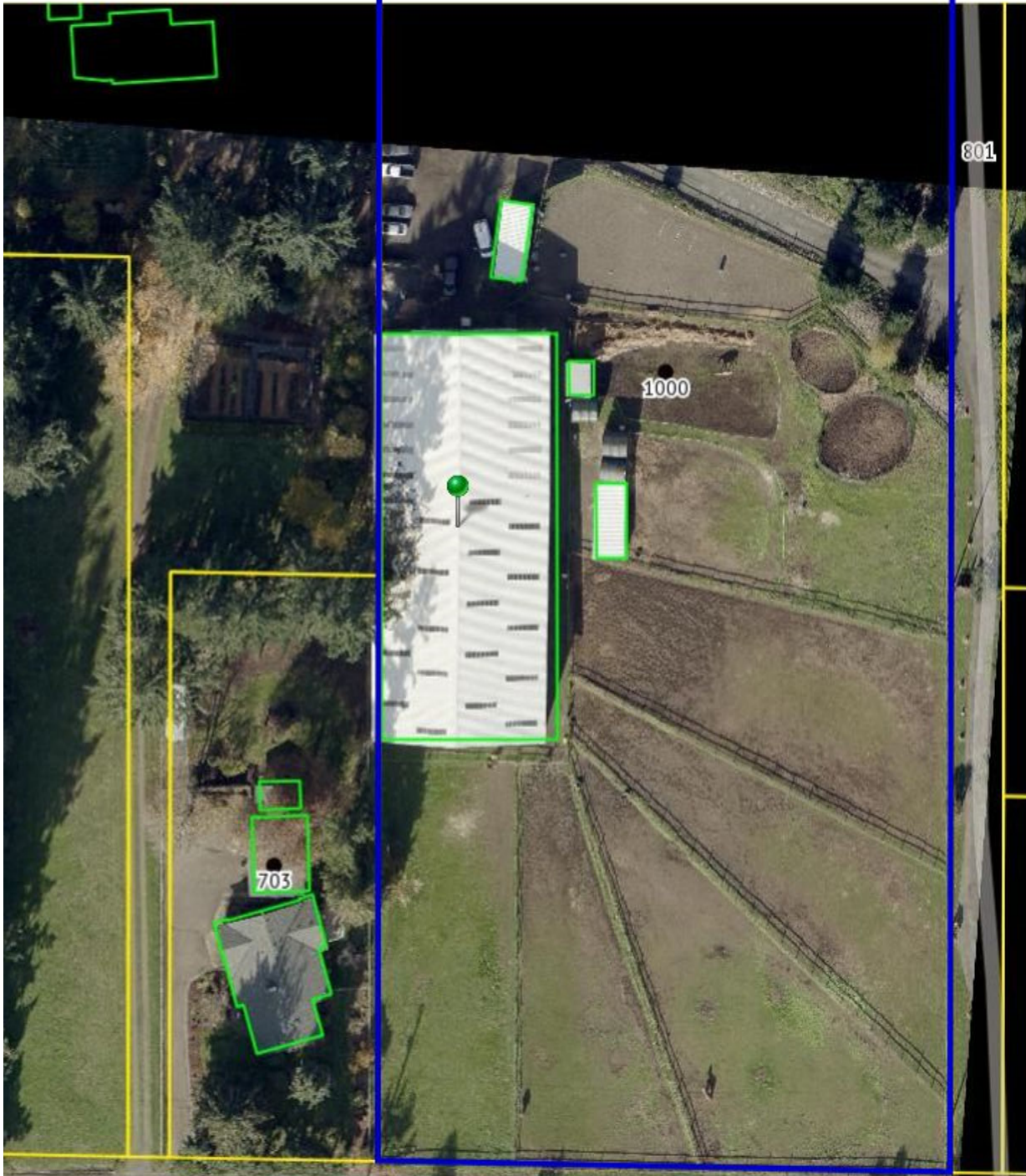
September 20, 2023 Exhibit F	CES Potter prepared a Notice of Violation letter for operating an equine boarding and training facility without land use approval, a 2 nd dwelling without land use approval, and the 2 nd dwelling created without permits. The deadline in the correspondence to address these violations was October 20, 2023. The notice was mailed first class mail, and the mail was not returned.
October 23, 2023 Exhibit G	CES Potter researched the internet and found information on the various equestrian operations continued and the apartment continues being advertised.
October 23, 2023 Exhibit H	CES Potter issued citation #2100201-1 for a Zoning Code Violation of operating Amethyst Performance Horses LLC., a horse boarding and training facility operating and open to the public without land use approval and multiple dwellings without land use approval. The citation also included a building code violation for construction that occurred including mechanical, electrical and plumbing work without obtaining permits.
October 18, 2024 Exhibit I	CES Potter requested a Building Inspector complete a site visit after a request by the Respondent to have an inspector come out and look at the apartment area. Inspector Justin Humphrey completed the site visit.
December 19, 2024	CES Potter researched the internet and found that Amethyst horse is still operating from this location.
January 9, 2025	The County referred this matter to the Code Enforcement Hearings Officer.

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

- Payment of Citation #2100201-1 for \$400.00.
- Imposition of civil penalties of up to \$1,000.00 for Building Codes and \$2,500.00 for the Zoning Ordinance violation for a total of up to \$3,500.00.
- Payment of Administrative Compliance fee to be imposed from September 2023 in the amount of \$1,125.00. The County is requesting a reduction of \$600 for inactivity during this time for a final Administrative Compliance fee request of \$525.00.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondent from violating these laws in the future.

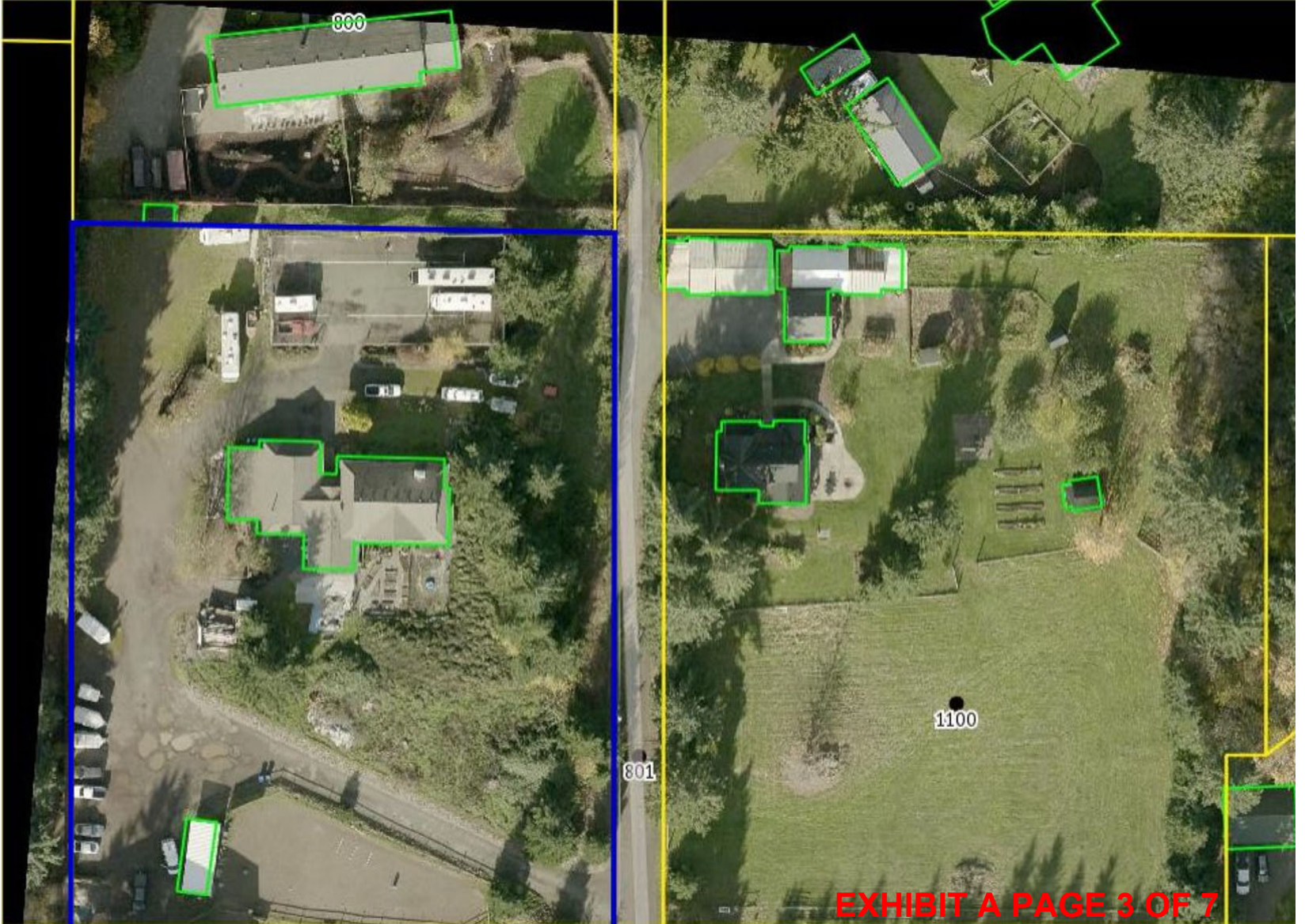
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.





South Henrici Road

© All EagleView Technology Corporation



800

801

1100

EXHIBIT A PAGE 3 OF 7



Property Account Summary  Barcode

Account Number 00876467 **Property Address** 16777 S HENRICI RD , OREGON CITY, OR 97045

General Information

Alternate Property #	32E14AD01000
Property Description	Section 14 Township 3S Range 2E Quarter AD TAX LOT 01000
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	062-070
Remarks	

Tax Rate

Description	Rate
Total Rate	13.8686

Property Characteristics

Neighborhood	13084: Oregon City rural all other
Land Class Category	401: Tract Land Improved
Building Class Category	15: Single family res, class 5
Year Built	1984
Acreage	4.89
Change property ratio	4XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	TUDOR AMBER N	16777 S HENRICI RD, OREGON CITY, OR 97045
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	TUDOR AMBER N	16777 S HENRICI RD, OREGON CITY, OR 97045
Owner	100	KOWALSKI PATRICIA A	NO MAILING ADDRESS, AVAILABLE,
Mortgage Company	100	US BANCORP SERVICE PROVIDERS LLC	MORTGAGE CO MAILING, UNKNOWN,

Property Values



After recording return to:
Amber N. Tudor
16777 S Henrici Road
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
Amber N. Tudor
16777 S Henrici Road
Oregon City, OR 97045

File No.: 1165350p (mac)
Date: April 09, 2013

*Consideration
\$625,000-*

Clackamas County Official Records
Sherry Hall, County Clerk

2013-048557

07/12/2013 01:18:58 PM

D-D Cnt=1 Stn=1 LESLIE
\$15.00 \$16.00 \$10.00 \$17.00

\$58.00

STATUTORY WARRANTY DEED

Benjamin C. Lamb, III and Pamela S. Lamb, Grantor, conveys and warrants to **Amber N. Tudor and Patricia A. Kowalski**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

Part of the Northeast one-quarter of Section 14, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows, to-wit:

Beginning at the Southwest corner of that certain tract of land conveyed to Steve Monogios, et ux, by deed recorded May 21, 1964 in Book 640, page 302, Deed Records, Clackamas County, Oregon; thence West 300.0 feet, more or less, along the South line of a tract conveyed to Steve Monogios, et ux, by deed recorded December 4, 1964 in Book 650, page 266, Deed Records, Clackamas County, Oregon, to a point of intersection with the West line of the East one-half of the Northeast one-quarter of said Section 14; thence North along said West line, 795.0 feet; thence East 300.0 feet, more or less, to a point of intersection with the most Westerly, West line of that certain tract of land conveyed to Steve Monogios, et ux, by deed recorded July 8, 1964 in Book 642, page 775, Deed Records, Clackamas County, Oregon; thence Southerly 795.0 feet, along the most Westerly, West line of said tract described in Book 642, page 775, Deed Records and the Westerly line of said tract described in Book 640, page 302, Deed Records, Clackamas County, Oregon, to the place of beginning.

EXCEPTING THEREFROM the Easterly 25.0 feet of even width.

NOTE: This legal description was created prior to January 01, 2008.

FIRST AMERICAN 1165350p-BV

APN: **00876467**

Statutory Warranty Deed
- continued

File No.: **1165350p (mac)**

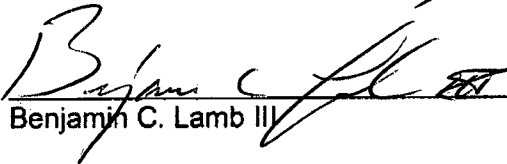
Subject to:


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$625,000.00**. (Here comply with requirements of ORS 93.030)

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

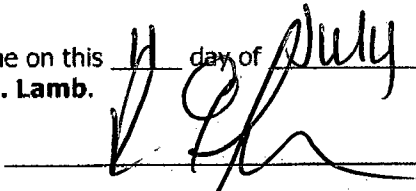
Dated this 11 day of July, 2013.


Benjamin C. Lamb III

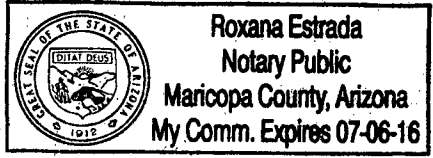

Pamela S. Lamb

STATE OF AZ)
County of Maricopa)ss.

This instrument was acknowledged before me on this 11 day of July, 2013
by **Benjamin C. Lamb, III and Pamela S. Lamb.**



Notary Public for AZ
My commission expires: 07-06-16





Auntie's Pony Rides and Parties


@auntiesponyrides · Sports & Recreation


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Auntie's Pony Rides and Parties

March 21 · 

It's almost time! Opening Soon! You can book appointments for weekends, April 17th forward. We look forward to seeing you. 😊

 4

 6 Comments

Type a question

ASK

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See All



i Pony parties and rides for kids. Perfect for ages 2-8. Weight must be 85 pounds or lighter, please.

👍 183 people like this

👤 197 people follow this

📍 5 people checked in here

🌐 <http://www.auntiesponyrides.com/>

✉️ Send Message

💰 Price Range - \$

✉️ auntiesponyrides@gmail.com

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Photos

See All



Auntie's Pony Rides and Parties

March 21 · 🌐

...

It's almost time! Opening Soon! You can book appointments for weekends, April 17th forward. We look forward to seeing you. 😊

👍 4

6 Comments

👍 Like

💬 Comment

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Amanda Bethune

Sent you a message with an appointment request 🙏

...

Like · Reply · 5w

↳ 1 Reply



Write a comment...



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Auntie's Pony Rides and Parties

May 15 at 4:03 PM · 🌐

...



Auntie's Pony Rides and Parties updated their business hours.



Auntie's Pony Rides and Parties

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Pony Rides

30 minutes · \$30

\$30 includes a 30 minute appointment for 1 or 2 children. They come meet Patches and help brush him. We saddle him up and go ride in a small arena. At the end, we give Patches (and maybe some of the other 17 horses on the property) treats. The kids also get a treat bag, so if that is not ok, let me know prior.

[Book](#)



Pony Parties!

3 hours · \$200/ up depending on services provided.

Parties for up to 20 people total. For details, please go to www.auntiesponyrides.com/parties/ Kids will need to be under 85lbs. Patches will be saddled up and ready to go. 3 hour time frame includes 2 hour actual party time. Parents and Guest of Honor arrive 30 minutes early to set up and the special guest will have uninterrupted riding time before guests arrive. This is also the time to take special photos or videos. Parties are for 2 hours each. Canopy tent, tables and chairs are provided. Face painting, rock painting, cotton candy and snow cones are included.

[Book](#)





Like



Comment



Share



Caprice Lovesu Pearce

May 19, 2019 · 🌐



After wanting this since I was a kid, and after 2 years of stumbling blocks, sacrifices, obstacles, working hours of overtime, dreaming and wishing, TODAY my dream became a reality with my first customer. Unless you have ever tried to start a small business, you may never know how frigging hard I worked for this \$20. I would give anything right now to have my grandma, grandpa and my precious angel, Serena here physically with me to experience this with. I think they would be really proud and happy for me. [Auntie's Pony Rides and Parties](#)



19

7 Comments



Like



Comment



Share

kies · More ·

Oregon City CMT Chat (OCCL)

Private group · 31.7K members



+ Invite

About Discussion Announcements Topics Members Events Media Files



Lynne Hartman

May 2 at 11:20 AM · 🌐



Summer Horse Camps! Register Now For A Spot!
Amethyst Performance Horses is offering our annual horse camps!
First camp is June 21st-24th and the second camp is July 12th-15th.
Camps run from 9 AM until 1 PM. Kids learn riding skills under saddle and bareback, how to work with horses on the ground such as leading, lunging, etc. Learning how to clip, bathe, clean stalls and feeding is also included. Fun activities such as learning how to rope, crafts, water fun and more is also part of our camps. Lots of fun activities for ages 5 and up! Price is \$225 and includes a t-shirt and pictures. Taking reservations now. 50% down to secure a spot. Non-refundable. 971-404-5968.

Visit our website at www.amethystperformancehorses.com

\$225

Summer Horse



Message



Like



Comment



Write a comment...



About

Answer all questions to gain admittance. If you don't answer, you will be denied access.

This is a community group for those in Oregon City and... [See More](#)



Private

Only members can see who's in the group and what they post.



Visible

Anyone can find this group.



Oregon City, Oregon



General

AMETHYST PERFORMANCE HORSES, LLC

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[Facility Rules](#)

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--

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: [971 404-5968](tel:9714045968)

Welcome to Amethyst Performance Horses, LLC

Amethyst Performance Horses, LLC is located in Oregon City, Oregon.

We specialize in horse riding lessons for the beginning to advanced rider. All ages and all levels are welcome. We offer lessons for the show rider who competes or wants to learn to compete as well as lessons for the rider who just wants to have fun.

With our years of experience and lesson options and packages available, you're sure to find something to fit your needs while riding and having fun.



.....
Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

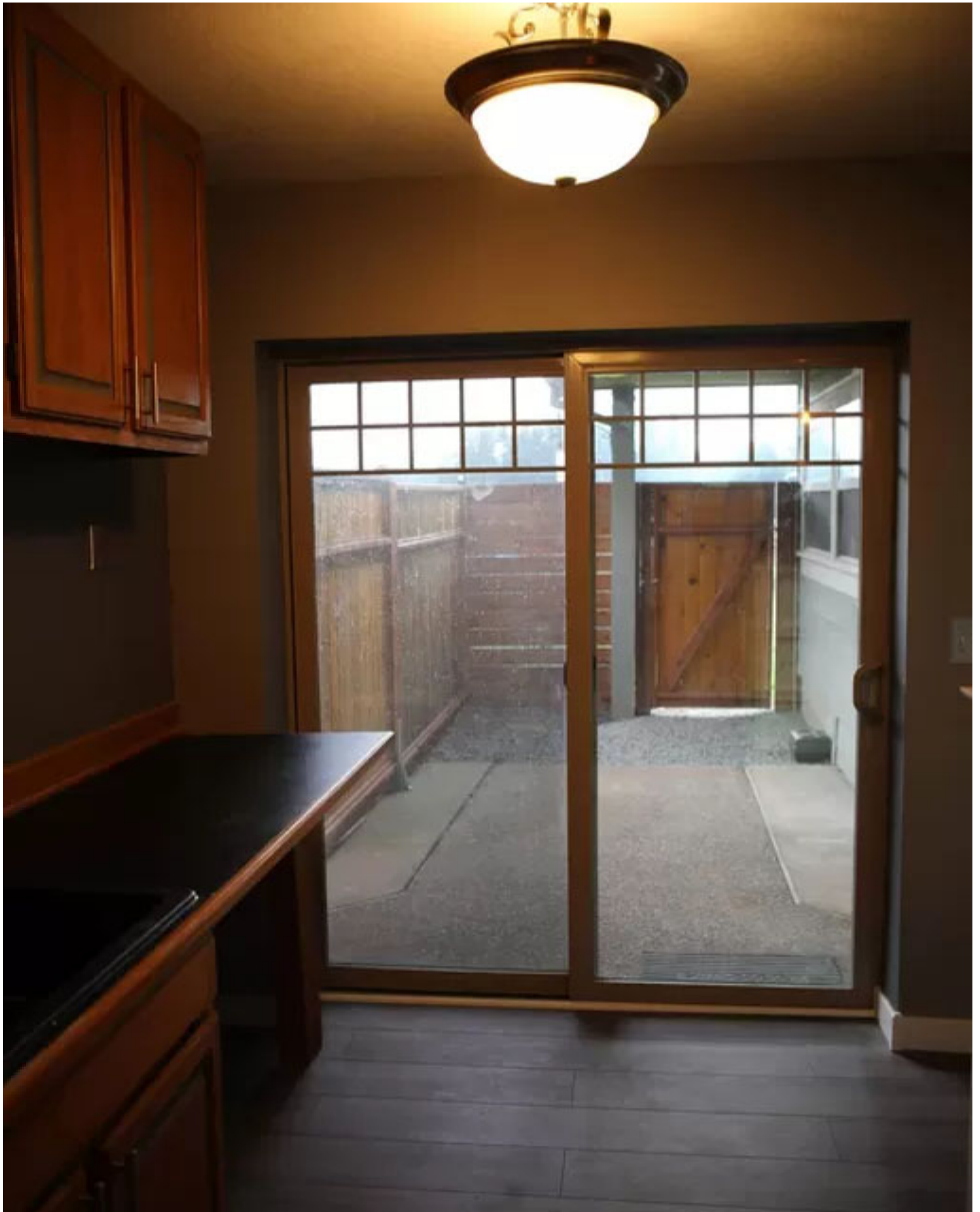
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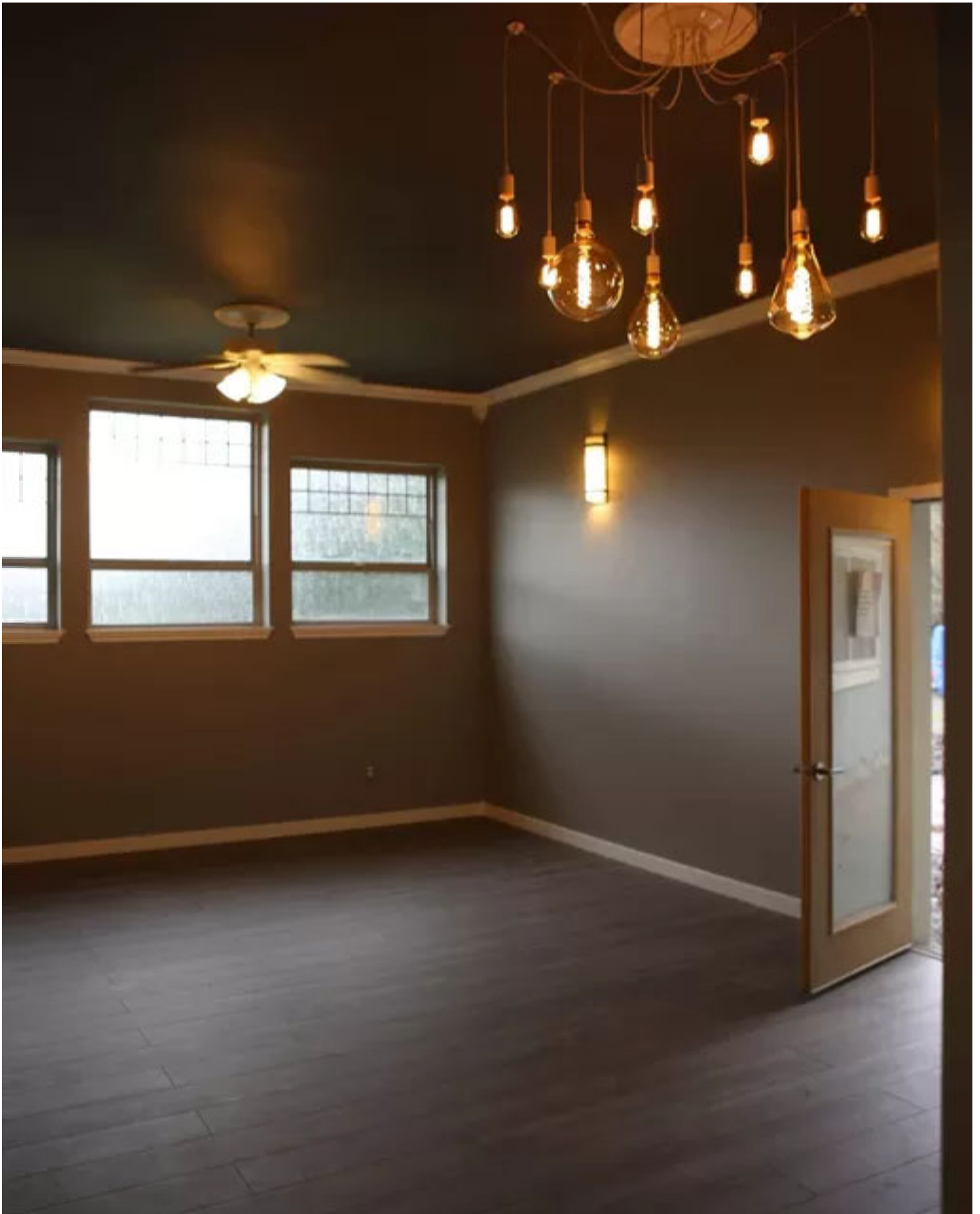






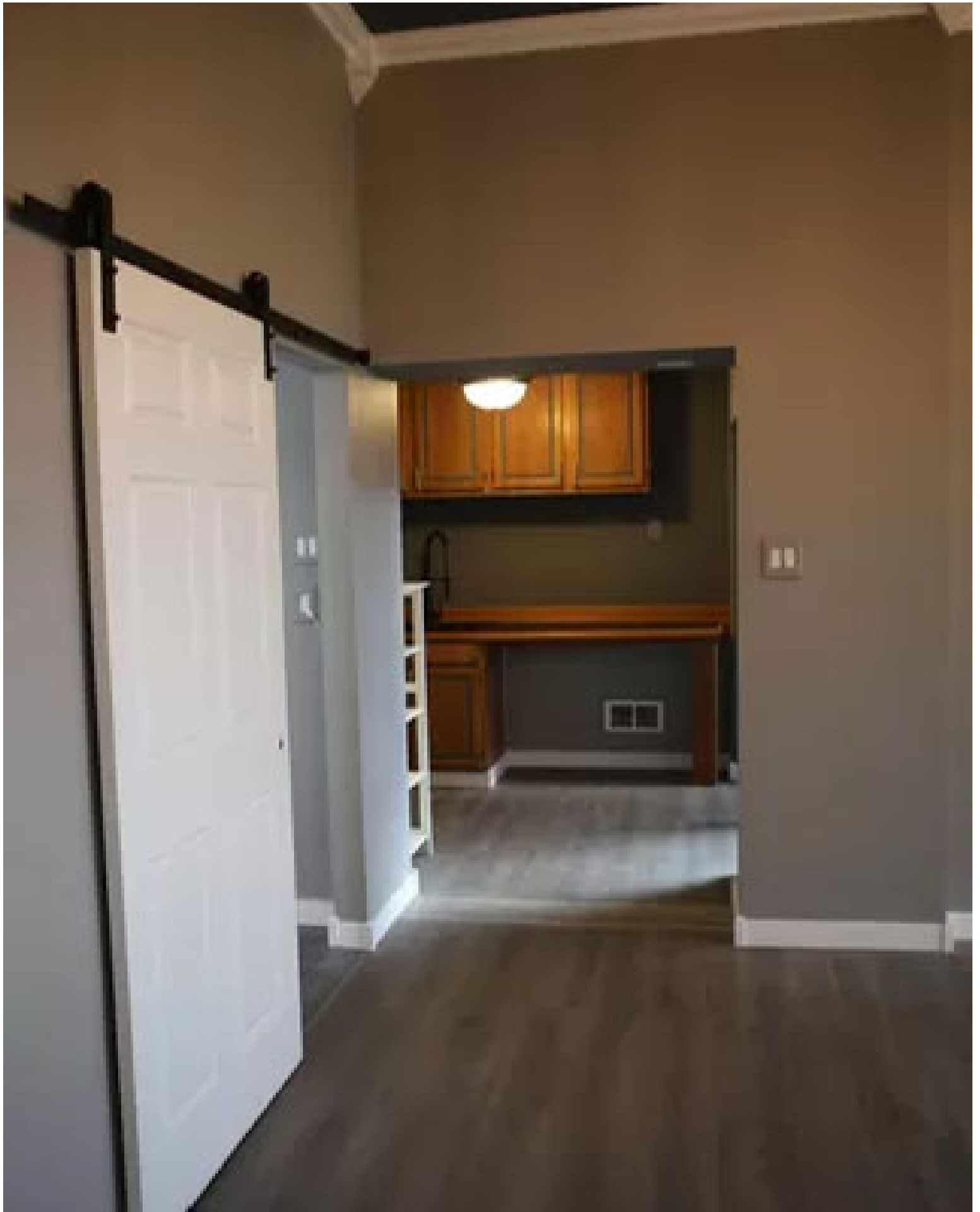




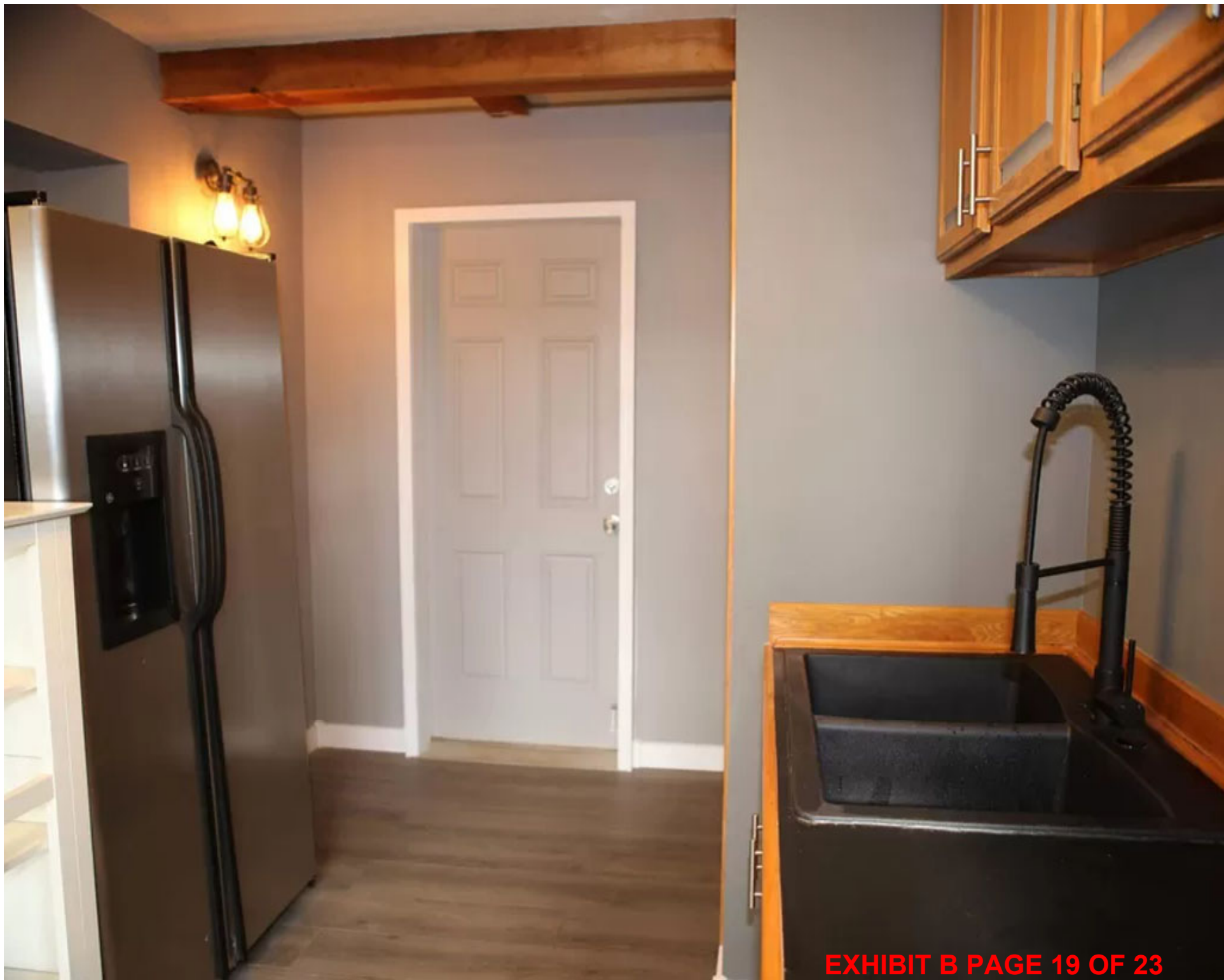






















May 25, 2021

Amber Tudor
Patricia Kowalski
16777 S Henrici Rd
Oregon City, OR 97045

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

Site Address: 16777 S Henrici Rd, Oregon City OR 97045
Legal Description: T3S, R2E, Section 14AD, Tax Lot 01000

It has come to the attention of Clackamas County Code Enforcement that Aunties Pony Rides & Parties and Amethyst Performance Horses may be operating from the above referenced property without land use approval. In addition, a studio apartment with full bathroom and kitchen may have been built without the benefits of permits.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

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

E-mail address is SPotter@clackamas.us

Telephone number is 503-742-4465

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

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

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

환영합니다. Korean

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







From: [Rodriguez, Aldo](#)
To: [Potter, Shane](#)
Subject: RE: 16777 S Henrici Rd
Date: Friday, April 7, 2023 8:17:28 AM
Attachments: [63035.pdf](#)
[image001.jpg](#)
[image002.jpg](#)
[image004.jpg](#)

Hello Shane,

I checked with another planner and this what we have concluded on the matter.

I read Z0175-14-C, attached, the conditional use permit was revoked. Take a look at pages 23 to 27 of the attached document.

So, they could call themselves an equine facility which requires a conditional use permit. They could also go through the Home Occupation route, but given the size of the facility would likely need to be a Home Occupation Exception. Alternatively, they could also be a “commercial activity in conjunction with farm use” which is a conditional use as well.



Either way, these three potential pathways will require a pre-application conference to get started.

Regards,

Aldo Rodriguez
Planner 1

Clackamas County Transportation & Development
Planning & Zoning / Long Range Planning / Septic & Onsite Wastewater
150 Beaver Creek Road
Oregon City, Oregon 97045
503-742-4541

My office hours are Mon-Fri 8:00 am – 4:30 pm

www.clackamas.us

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

The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m., and the public service lobby is open Monday, Tuesday and Thursday from 8:00 a.m. to 4:00 p.m..

cid:image001.jpg@01D85FD7.7A94A940



From: Potter, Shane <SPotter@clackamas.us>
Sent: Monday, March 27, 2023 3:33 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: 16777 S Henrici Rd

Hi there,

I have a violation at the above address for several items one being a zoning violation for horse and events. Below is a list of items they are listing as services they provide. The name of the business is Amethyst Performance Horses, LLC.

1. Provide horse riding lessons
2. Instruction for Showing or Pleasure riding is offered
3. Renting horses to individuals to ride
4. They advertise for both indoor and outdoor riding
5. Have a trainer work at the site that does not live there
6. Horse riding birthday parties that includes a covered area for cake and presents
7. Summer horse camps for kids advertising June 20 – 23, July 25 – 28, and August 7 – 10
8. Spring through Fall camps for adults they operate these on Saturdays and Sundays
9. Provide team building opportunities using horses
10. Provide training for girl scouts and boy scouts to teach horse care, feed, tack and equipment

Any help you can provide me about what is allowed and what is not or would require land use approval would be helpful.

Sincerely,

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



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

September 20, 2023

Violation No.:V0020121

Amber N Tudor
Patricia A Kowalski
16777 S Henrici Rd.
Oregon City, OR 97045

RE: CLACKAMAS COUNTY CODE SECTIONS ADDRESSED IN VIOLATION: No.:
V0020121

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE TITLE 12 – SECTION 300 URBAN AND RURAL RESIDENTIAL DISTRICTS – SECTION 316 RURAL RESIDENTIAL FARM FOREST 5 ACRE (RRFF-5) – 12.316.03 USES PERMITTED
2. CLACKAMAS COUNTY CODE TITLE 9 BUILDINGS – SECTION 9.02 APPLICATION AND ENFORCEMENT OF THE BUILDING CODE – 9.02.040(A, B, C,D, E,& K)

SITE ADDRESS: 16777 S HENRICI RD., OREGON CITY, OR 97045
LEGAL DESCRIPTION T3S, R2E, SECTION 14AD, TAX LOT 01000

Dear Amber Tudor & Patricia Kowalski,

There is currently an equine boarding and training facility operating at this location along with an apartment created within the residence all without permits and Land Use approval. To abate these violations you must complete the following **NO LATER THAN: October 20, 2023**

Boarding Horses and Training

1. The boarding and training of horses is limited in the Rural Residential Farm Forest 5 Acre zone to 5 horse's total or 1 horse per acre, whichever is less. Services such as riding lessons, training clinics and schooling shows shall be provided only to family members and nonpaying guests of the operator of the equine facility, the owners of boarded horses, or the family members and nonpaying guests of the boarded horses. It has been determined that this use is not consistent with this criteria and would require an approved Land Use review.
2. We encourage you to contact the Clackamas County Planning and Zoning Division to discuss your options for this use. You can reach them at 503-742-4500 or by email at zoninginfo@clackamas.us
3. You may choose to remove the boarding and training operations from the property, or
4. Submit a Land Use Application by the deadline listed above.
 - a. If you are required to go through a Pre-Application Conference first you must submit the pre-application materials by the deadline listed above. You must then follow up with the formal application within 30 days following the staff letter providing an overview of the Pre-Application Conference.

- b. If either the Pre-Application Conference application and/or the Land Use application is deemed incomplete you will have 30 days from the date of the Incomplete Letter to provide a complete application to continue the review process.

An Apartment inside the Primary Residence


1. There is at least one apartment identified as being created inside the primary residence. There are no approvals for multiple dwellings at this location. If you would like to maintain the other residence(s) you must submit any required Land Use applications by the deadline listed in this letter. You must follow 4 above for the process.
2. If you obtain Land Use approval you must submit technically complete plans, permits and supporting documents to the Building Codes Division within 30 days of final approval of the Land Use application. We encourage you to reach out to discuss the permitting process by calling 503-742-4240 or by email at bldservice@clackamas.us.
 - a. If it is determined that the application is incomplete and additional materials are required you must submit that documentation within 30 days of the date of the notification of being complete.
 - b. Once the permit has been approved you have 10 days to pick the permit up and pay all fees required.
 - c. Within 45 days of the date the permit is issued obtain all inspections including an approved final inspection.

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

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.

16777 S Henrici Rd Apartments

16777 S Henrici Rd, Oregon City, OR 97045 – [Map - Oregon City](#)

No Availability
Studio



[View Nearby Apartments](#)

14 Images



Last Updated: 2 Wks. Ago

Studio, 1 Bath

500 Avg Sq Ft

No Availability

Note: Price and availability subject to change without notice.

Lease Terms

Contact office for Lease Terms

About 16777 S Henrici Rd

This apartment community has 2 units.

16777 S Henrici Rd is located in [Oregon City](#), Oregon in the [97045](#) zip code.

Floorplan Amenities

- Washer/Dryer
- Heating

[Home](#) / [Oregon](#) / [Oregon City](#) / 16777 S Henrici Rd Unit Studio  2 Weeks A

16777 S Henrici Rd Unit...

Oregon City, OR 97045

[Oregon City](#)

Check Back Soon for
Upcoming Availability

[Alert Me About Listings](#)

Beds	Baths	Average SF
0 Br	1 Ba	500 SF

About This Property

16777 S Henrici Rd is an apartment community located in [Clackamas County](#) and the [97045](#) ZIP Code.

Amenities

- In Unit Washer & Dryer
- Heating
- Ceiling Fans
- Smoke Free
- Double Vanities
- Framed Mirrors
- Disposal
- Refrigerator
- Tile Floors

Welcome to Amethyst Performance Horses, LLC

Amethyst Performance Horses, LLC

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until 10:00
PM By Appointment Only**

Amethyst Performance Horses, LLC is located in Oregon City, Oregon.

We specialize in horse riding lessons for the beginning to advanced rider. All ages and all levels are welcome. We offer lessons for the show rider who competes or wants to learn to compete as well as lessons for the rider who just wants to have fun.

With our years of experience and lesson options and packages available, you're sure to find something to fit your needs while riding and having fun.





We are a family oriented lesson program that welcomes kids and adults. We offer something for everyone!

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**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

About Us







Lynne Hartman has been involved with horses since the age of 11. She has shown in 4-H, open shows and breed shows winning numerous awards at the local and state levels.

She began teaching lessons at the age of 16 and has continued to teach while producing top winning students that have won several awards at the local, state and national levels.

Lynne has been an actively coaching 4-H and OHSET riders for years as well as being a former 4-H leader for many years as well as coaching an OHSET team.

Lynne's background includes a well-rounded knowledge and she keeps updated on the latest techniques and information in the horse world. Lynne's love of horses and kids makes her a great teacher for either the competitive rider or the rider just wanting to have fun!

The Facilities

We have a 70x120 indoor arena with lots of natural light, sand outdoor arena, round pen, private grooming bays, hot/cold washrack, upstairs viewing area with couch and chairs, paddocks for turn out and individual tack lockers.









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Contact Us



You can also contact us directly by using the form below:

Phone: 971 404-5968

Email: amarabians67@aol.com

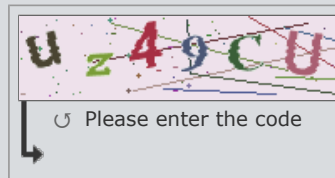
Contact form

Name: *

E-mail address: *

Phone # *

Captcha (spam protection code) *



Note: Fields marked with * are required

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Facility Rules:

We welcome you to Amethyst Performance Horses!

The owners of the stables would like for you to know a few of the facility rules before coming for your lesson or event. We are a very friendly barn but have to have some rules to ensure safety while having fun!

1. Please enter the gravel road and property driving no more than 5 MPH. Once you pull in stay to the left and do not go past the sign on the right that says "Private Residence - No Parking Or Entry Beyond This Point" when parking. Do not park beyond the horse trailers! No exceptions to this! You may park in front of the horse trailers and also in front of the white tent.
2. Once you are parked please come directly inside the barn. There is no walking around the property by owner's house or driveway. Must stay inside barn or inside vehicle. If you have other children or friends watching, they must stay inside barn or inside vehicle.
3. No dogs allowed outside the vehicle. This includes letting dogs outside of your vehicle to go to the bathroom or carrying small dogs inside. There is no exception to this rule!
4. No smoking, drinking or drugs on the property. If you must smoke, do it in your car.
5. We have a policy of only 1 car per student, boarder or leaser. Parking is very limited so please ride together if you have family or friends coming to watch. Birthday parties may have two vehicles.
6. If you arrive early before the instructor arrives, please wait in your vehicle or inside the barn. Please don't wander around the property or disturb the people in the house.
7. We have a no refund policy.
8. If you are 5 minutes or over late to your lesson, that lesson will be cancelled and forfeited. This policy is because the instructor often has several students in a group lesson and it's not fair to the student that was on time when the instructor has to leave the lesson to help a late student.
9. All people on the property must sign both release forms. To save time, you may print out and sign the release forms and bring to your first visit.

Thanks for your understanding and have a great time!!!

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HORSE RIDING BIRTHDAY PARTIES

Enjoy a horse riding birthday party! Ages 3 and up! Horses are decorated and kids (adults too if they want) get to ride and brush the horses! Indoor arena so weather isn't an issue. \$20 per rider. Covered area available for cake/presents if needed for no extra charge. 50% down required to book a date. Non-refundable.



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Horse Show Team

Our Horse Show Team is currently accepting new members. Youth and adult riders are both welcome. We attend about one or two shows a month. Haul your horse in for lessons or use one of our lesson horses. Team members must take at least one lesson a week. Great fun team of youth and adults who love to show, support each other and have a great time! Stop attending shows by yourself and join a fun team! Attend a show and then enjoy a fun dinner out afterwards!



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Horses For Lease

Have you always wanted a horse but didn't want all the expenses? Try a 1/2 lease! We currently have a few horses available for 1/2 lease at our private facility. Lease fee is \$230 per month and includes all care, feed, vet, farrier, use of horse, use of tack, use of amenities and one lesson a month. Ride western or english! All horses can be ridden any discipline! Trailering for clients is also available to shows, trail rides, cow sorting, etc. We also have several activities on site as well. If you are looking for some fun and want to enjoy a horse come see us today! Just like owning a horse of your own but we do all the work! We welcome all ages and all levels.



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Our Services & Information



We offer lessons in western (stock seat), english (hunt seat & saddleseat), showmanship, halter, trail, in-hand trail and more!

Instruction for showing or pleasure riding is offered. Learn to ride the trail or even how to show a horse. 40+ years of experience in breed, open, 4-H & OHSET showing.

Several well trained school horses are available from beginning levels to advanced levels or bring your own horse. No extra fees for hauling in your own horse.

Our lesson program is a very hands on learning program which has an emphasis on equitation and teaching students to work as one with the horse. Build confidence and learn all kinds of skills as well as how to care for a horse. Riders learn confidence and safety while having fun. All students will learn everything about horses from the ground up. Learn how to groom, saddle, bridle, ride and much more!

Indoor lighted arena and outdoor arena. Private or group lessons available. Great affordable rates.

Producing winning students & horses of several hi-point awards, buckles, etc. at the local and state levels.

Horses available for students to take to shows, clinics, cow sorting, etc. Horses available for ½ leases. Trailering available for students.

Come join a great group of fun people! Gift certificates available.

One Hour Private Lesson \$40

One Hour Group Lesson \$30

Special Package of four private lessons for \$140

Special Package of four group lessons for \$100

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Release Forms



[LYNNE HARTMAN RELEASE FORM 1.docx](#)
Microsoft Word document [160.9 KB]



[Tudor Release Form Page 1.jpeg](#)
JPG image [135.1 KB]



[Tudor Release Form Page 2.jpeg](#)
JPG image [145.2 KB]



[Tudor Release Page 3.jpeg](#)
JPG image [93.1 KB]

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SUMMER HORSE CAMPS

Join us for our annual summer horse camps for kids! Camp date for 2021 will be:

AUGUST 10-13 9AM to 1 PM

Cost for camp is \$250 for the four days and includes a t-shirt and pictures!

Learning at camp includes riding horses (under saddle and bareback), learning how to work with horses on the ground such as lunging, walking and trotting, clipping, bathing, etc. Kids learn how to groom the horses and move around them safely. Other fun things include learning how to rope, braid and more!

We do a daily craft and game and we also have an hour of water fun and games on the last day with water ball games, relay water races and more!

Sign up today to reserve a spot as space is limited! 50% down required to reserve a spot. Non-refundable.

ADVANCED CAMP DATE IS: AUGUST 16-19

Cost for advanced camp is \$350 for the four days and includes a t-shirt and pictures.

Advanced camp riders must know how to saddle and bridle and have experience riding and working around horses. Campers will work on riding and building skills from the ground up! Riders will work on skills needed to improve thier riding abilities and learn new skills. Great camp for those wanting to show or build more advanced skills. Riders will be given a horse of their own for the week! Must call [971-404-5968](tel:971-404-5968) to discuss if qualified for our advanced camp.

WE OFFER CAMPS IN JUNE, JULY AND AUGUST!





SHOW TEAM

Our show team members learn riding skills and ground skills about how to show horses while learning to interact with their local community. We offer a competitive show team that is constantly learning and having fun.

[Learn More](#)



THERAPY

We offer horse therapy in riding and ground work.

[Learn More](#)



VOLUNTEERS

We love our volunteers! Volunteers are what help our program be successful!

[Learn More](#)

Our Philosophy



COMPETENT

We pride ourselves on educating and having fun while showing horses.

[Learn More](#)



INSPIRING

Inspiring, encouraging and supporting everyone to achieve their highest level of success.

[Learn More](#)



FORWARD LOOKING

We strive to continuously looking forward to build our program.

[Learn More](#)



We will be happy to answer any questions you may have.

Contact Us

Where to find us:

Physical Location: 16777 S
Henrici Rd, Oregon City OR
97045

Mailing Address: 17746 S
Canter Ln, Oregon City OR
97045, United States

Call us:
+1 971 404 5968

E-mail:
aphshowteam@gmail.com

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Citation No.: 2100201 - 1

Case No.: V0020121

ADMINISTRATIVE CITATION

Date Issued: October 23, 2023

Name and Address of Person(s) Cited:

Name: Amber N Tudor & Patricia A Kowalski
Mailing Address: 16777 S Henrici Rd.
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: October 23, 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): 16777 S Henrici Rd., Oregon City, OR 97045

Legal Description: T3S, R2E SECTION 14AD, Tax Lot 01000

Law(s) Violated

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A, B, C, D, E, & K)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.316.03

Description of the violation(s):

- 1) Constructed an apartment in the house without building, plumbing, mechanical, electrical and septic permits.

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

- 2) Operating Amethyst Performance Horses LLC., a horse boarding, and training facility operating and open to the public without land use approval and multiple dwellings without land use approval.

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

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$900.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75.00 monthly administrative fee is being assessed.

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

Citation Issued by: Shane Potter Date: October 23, 2023
Telephone No.: 503-742-4465 Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspections: 503-742-4720

Location:

16777 S HENRICI RD OREGON CITY OR 97045

Inspection Date:

Fri, 18 Oct 2024

Record Type:

Code Enforcement - Violation

Record ID:

V0020121

Inspection Type:

270 Miscellaneous/Consultation

Inspector:

Justin Humphrey

Inspector Phone:

503-793-5690

Inspector Email:

jhumphrey@clackamas.us

Result:

In Violation

Submit Time:

Fri, 18 Oct 2024 10:42:AM

Comments:

The pool removal does not require a building permit per R105.2 #4

The new habitable space that the pool use to occupy does require permitting. R105.1.1
Also the new floor structure and the use of the deck as floor structure that now carries a dead load for a living space would qualify under R105.2 and R105.1