



NOTICE OF HEARING

June 6, 2024

James Dunlap Trustee
14792 S Thayer Rd.
Oregon City, OR 97045

RE:: County of Clackamas v. James Dunlap Trustee
File: V0021023

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



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to j.c.dunlap62@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/81652787402?pwd=9OabwfltexZBe8bjbgzZxsb6mCMVa.1>

Passcode: 685340

Or One tap mobile:

+14086380968,,81652787402# US (San Jose)

+16694449171,,81652787402# US

Or join by phone:

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

US: +1 408 638 0968 or +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 +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592

Webinar ID: 816 5278 7402

Department of Transportation and Development

Nondiscrimination Policy:

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

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

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

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

JAMES C DUNLAP TRUSTEE

Respondent.

File No(s): V0021023

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' place of residence is: 14792 S Thayer Rd., Oregon City, OR 97045.

2.

The address or location of the violation(s) of law alleged in this Complaint is: 14792 S Thayer Rd., Oregon City, OR 97045 also known as T3S, R2E., Section 9AA, Tax Lot 00590, and is located in Clackamas County, Oregon.

3.

On or about the 26th day of October 2023 and on or about the 3rd day of April 2024, Respondent violated the following laws, in the following ways:

Respondent(s) violated Section 12.316.03 of the Clackamas County Zoning and Development Ordinance (ZDO) by operating a dog park without land use approval. Said property is zoned RRFF-5 (Rural Residential Farm Forest 5 Acre) 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(s) was given to Respondent(s) in the following manner: Violation notice mailed on October 26, 2023 and Citation #2300210 – 1 in the amount of \$400.00 was mailed on April 3, 2024. A copy of the notice document is attached to this Complaint as Exhibit D and Exhibit K, and incorporated by this reference.

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

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

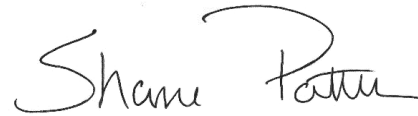
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent(s) for each violation within the range established by Board of County Commissioners. Said range for a Priority 2 Zoning Ordinance violation being \$500.00 to \$2,500.00 per occurrence as provided by

Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent(s) 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 5th day of June, 2024.

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

Shane Potter
Code Enforcement Specialist
for Clackamas County

COUNTY OF CLACKAMAS,

Petitioner,

v.

JAMES C DUNLAP TRUSTEE,

Respondent.

File No.: V0021023

STATEMENT OF PROOF

History of Events and Exhibits:

July 9, 2023 Exhibit A	Clackamas County received a complaint regarding operating a dog park on a residential lot.
August 3, 2023 Exhibit B	A letter of allegation was sent first class mail to the Respondent. The correspondence was not returned to the County.
August 9, 2023 Exhibit C	Respondent James Dunlap contacted Code Enforcement Specialist (CES) Shane Potter by phone regarding the notice they received about the dog park. CES Potter stated that a land use decision would likely be required in order to operate a dog park. CES Potter followed the phone conversation up with an email to the Clackamas County Planning and Zoning Division asking about requirements for a dog park in an RRFF-5 district. Planning and Zoning stated that privately owned recreation areas including "parks", require a conditional use approval in the RRFF-5 zone.
October 26, 2023 Exhibit D	Facts of the alleged violation were reviewed, the violation verified, and Notice of Violation mailed containing a statement of the facts that support the finding a violation exists on the property. The correspondence was mailed first class mail. The mail was not returned.
November 13, 2023 Exhibit E	Respondent James Dunlap mailed a letter rebutting the violation and explained how they operate.
November 15, 2023 and November 20, 2023 Exhibit F	Emails between CES Potter and Respondent James Dunlap regarding dog training and whether this is allowed.

November 20, 2023 Respondent James Dunlap came into the County Offices and met with the Planning and Zoning Division. CES Diane Bautista also met with the Respondent and stated I CES Potter was working on reviewing some issues and would get back to the Respondent once he had more information.

December 19, 2023 Exhibit G Email to Respondent explaining that dog training does not apply in the RRF-5 District they are currently in therefore I was moving forward with the violation. I extended the deadline for compliance to January 19, 2024.

January 19, 2024 I spoke with Respondent James Dunlap by phone and explained that if they want to continue the use they would need to apply for a conditional use permit through the Planning and Zoning Division. Respondent Dunlap stated that since the use is not listed then he felt he could continue to operate. I explained the commercial aspects of a dog park and how they would have to obtain land use approval. Mr. Dunlap stated it costs too much and he could not pay that much. I explained I do not have anything to do with the fees he would need to talk with the Planning and Zoning Division to determine if there are any other options.

February 12, 2024 Exhibit H CES Potter received another letter from Respondent James Dunlap regarding his belief they have the right to operate the dog exercise enclosure and he spoke with Clackamas County Planning Director Jennifer Hughes who did not disagree.

February 21, 2024 Exhibit I Email from CES Potter to the Respondent explaining after a conversation with Planning Director Jennifer Hughes the following options based on the use for the dogs on site: 1. Apply for a conditional use or a home occupation with exceptions; 2. Request a hearing before the hearings officer if they would like to argue this point; or 3. Abate the violation and no longer rent out the site for a dog park.

March 20, 2024 Exhibit J CES Potter researched the internet and there remains advertising on Sniffspot. We continued to receive complaints regarding the use of the site as a dog park.

April 3, 2024 Exhibit K Citation #2300210 – 1 was issued for operating a dog park without land use approval. The Citation was issued for a Priority 2 Land Use violation for \$400.00. The Citation was mailed first class mail and the mail was not returned. The citation has not been paid.

May 28, 2024 Exhibit L	Researched the internet and downloaded several photos along with advertising on Sniffspot.com.
May 28, 2024	Clackamas County referred this matter to the Hearings Officer.

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

- Cease operating the dog park immediately; or,
- Apply for a conditional use or a home occupation with exceptions within 30 days of the Continuing Order.
 - If the application is deemed incomplete by the Planning and Zoning Division you must provide a completed application within 30 days from the date of the incomplete letter. Any voluntary action such as "tolling the clock" will be considered to be a continued violation.

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 #2300210 – 1 for \$400 for a Priority 2 Zoning Code violation.
- Imposition of civil penalties of up to \$2,500.00 for date cited.
- The administrative compliance fee to be imposed from October 2023. As of the date of this report the administrative compliance fee was \$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.



Property Account Summary



Account Number	01654622	Property Address	14792 S THAYER RD , OREGON CITY, OR 97045	
General Information				
Alternate Property #	32E09AA00590			
Property Description	SEE SPLIT CODE ACCT 00500			
Property Category	Land &/or Buildings			
Status	Active, Locally Assessed, Use Assessed			
Tax Code Area	062-033			
Remarks				
Tax Rate				
Description	Rate			
Total Rate	14.9725			
Property Characteristics				
Property Tax Deferral	Potential Additional Tax Liability			
Neighborhood	13084: Oregon City rural all other			
Land Class Category	541: Non EFU farmland improved			
Building Class Category	15: Single family res, class 5			
Year Built	1990			
Acreage	6.38			
Change property ratio	5XX			
Related Properties				
No Related Properties Found				
Parties				
Role	Percent	Name	Address	

Taxpayer	100	DUNLAP JAMES C TRUSTEE	14792 S THAYER RD, OREGON CITY, OR 97045
Owner	100	DUNLAP JAMES C TRUSTEE	14792 S THAYER RD, OREGON CITY, OR 97045
Owner	100	DUNLAP TWYLA TRUSTEE	NO MAILING ADDRESS, AVAILABLE,

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
AVR Total	\$556,919	\$540,702	\$524,954	\$509,666	\$494,825
Exempt					
TVR Total	\$556,919	\$540,702	\$524,954	\$509,666	\$494,825
Real Mkt Land	\$614,109	\$584,267	\$494,742	\$449,195	\$439,770
Real Mkt Bldg	\$722,240	\$694,770	\$594,510	\$541,080	\$532,260
Real Mkt Total	\$1,336,349	\$1,279,037	\$1,089,252	\$990,275	\$972,030
M5 Mkt Land	\$164,615	\$156,616	\$132,618	\$120,409	\$117,882
M5 Mkt Bldg	\$722,240	\$694,770	\$594,510	\$541,080	\$532,260
M5 SAV	\$12,863	\$12,491	\$12,491	\$12,646	\$12,692
SAVL (MAV Use Portion)	\$4,384	\$4,260	\$4,136	\$4,017	\$3,903
MAV (Market Portion)	\$552,535	\$536,442	\$520,818	\$505,649	\$490,922
Mkt Exception					
AV Exception					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
08/25/2022	08/25/2022 10:44:00	Value Modification	Type: Error or Omission ORS 311.205 (1) (b), Status: Approved, Tax Year: 2021 by MAURAJEN
07/02/2014	11/02/2016 13:50:00	Recording Processed	Property Transfer Filing No.: 305468, Quit Claim Deed, Recording No.: 2014-032066 07/02/2014 by LESLIESOS

07/02/2014	11/02/2016 13:50:00	Taxpayer Changed	Property Transfer Filing No.: 305468 07/02/2014 by LESLIESOS
06/17/2004	06/17/2004 14:14:00	Seg/Merge Completed	Parent in Seg/Merge SM040701, Effective: 01/02/2003 by LAURIEB
06/17/2004	06/17/2004 14:13:00	Seg/Merge Initiated	SM040701 EFFECTIVE 2004-05: MERGE 32E09AA00690 INTO 32E09AA00590 & -0.03 AC ADJ BY 2004-030285 by LAURIEB
06/07/2002	06/07/2002 12:34:00	Property Use Approval	Approved Farm Deferral 2002 by JEANBOR
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 89-52002, 11/1/89, \$ 36000

Tax Balance

Installments Payable

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
2023	Property Tax Principal	062-033	\$8,338.47	\$2,779.49	\$8,338.47	11/15/2023
TOTAL Due as of 10/26/2023			\$8,338.47	\$2,779.49	\$8,338.47	

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

Total Due does NOT include any discounts for the 2023 taxes nor for any previous years owing. 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
11/22/2022 00:00:00	5345192 (ReceiptDetail.aspx? receiptnumber=5345192)	\$7,804.87	\$7,804.87	\$7,570.72	\$0.00
11/23/2021 00:00:00	5161419 (ReceiptDetail.aspx? receiptnumber=5161419)	\$7,467.94	\$7,467.94	\$7,243.90	\$0.00
11/23/2020 00:00:00	4962998 (ReceiptDetail.aspx? receiptnumber=4962998)	\$7,255.71	\$7,255.71	\$7,038.04	\$0.00

11/20/2019 00:00:00	4765662 (ReceiptDetail.aspx? receiptnumber=4765662)	\$7,117.51	\$7,117.51	\$6,903.98	\$0.00
11/19/2018 00:00:00	4566726 (ReceiptDetail.aspx? receiptnumber=4566726)	\$6,724.58	\$6,724.58	\$6,522.84	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
07/02/2014	11/02/2016	07/02/2014	2014-032066	\$0.00	305468		DUNLAP JAMES C TRUSTEE	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2959	0 X 0	1990	55	1.0	0	3	1

Printable Version

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Version 4.5.0.0

EOB NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



JAMES C. & TWYLA F. DUNLAP
14792 S. THAYER ROAD
OREGON CITY, OR 97045

Grantor's Name and Address

THE JAMES & TWYLA DUNLAP LIVING TRUST
14792 S. THAYER RD.
OREGON CITY, OR 97045

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
JAMES DUNLAP Counter
14792 S. THAYER RD.
OREGON CITY, OR 97045

Until requested otherwise, send all tax statements to (Name, Address, Zip):
JAMES DUNLAP
14792 S. THAYER RD.
OREGON CITY, OR 97045

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was
Clackamas County Official Records 2014-032066 n
Sherry Hall, County Clerk



\$58.00 n

07/02/2014 10:40:47 AM

D-D Cnt=1 Stn=9 COUNTER1
\$10.00 \$10.00 \$16.00 \$22.00

By _____, Deputy.

QUITCLAIM DEED - STATUTORY FORM

JAMES C. & TWYLA F. DUNLAP _____, Grantor,
releases and quitclaims to THE JAMES AND TWYLA DUNLAP TRUST, James C Dunlap as
Trustee and Twyla Dunlap as Trustee _____, Grantee,
all right, title and interest in and to the following described real property situated in CLACKAMAS
County, Oregon, to-wit:
14792 S. THAYER RD. OREGON CITY, OR 97045

TAX LOT 590 & 500
MAP 3 2E 9AA
SEE ATTACHED LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ -0- (Here, comply with the requirements of ORS 93.030.)

DATED July 2nd 2014; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

[Handwritten signature]
Twyla F Dunlap

STATE OF OREGON, County of Clackamas) ss.
This instrument was acknowledged before me on July 2, 2014
by James C. Dunlap and Twyla F. Dunlap
This instrument was acknowledged before me on July 2, 2014
by Kelly Sue Flye Kelly Sue Flye
as Notary Public
of Oregon



[Handwritten signature]
Kelly Sue Flye
Notary Public for Oregon
My commission expires March 31, 2018

LOVE LAND SURVEYS, INC.
1415 Washington Street
Oregon City, OR 97045-1650

Phone: 503-656-4915

Richard S. Love, PLS

February 23, 2004

Jim Dunlap
Job No. 03-4001

Legal descriptions for property line adjustment.
Clackamas Co. Planning Dept. File # Z0683-03-PLA.

Revised tax lot 590, Map 3 2E 9AA.

A tract of land, being a part of that certain tract of land conveyed to James C. and Twyla F. Dunlap by deed recorded as Fee No. 2003-115413 and all of that certain tract of land described in Fee No. 89-52002, deed records of Clackamas County, in the Washington Williams D.L.C. No. 56 and in the northeast one quarter of Section 9, Township 3 South, Range 2 East, Willamette Meridain, and being more particularly described as follows:

Beginning at the northwest corner of said deed document, Fee No. 2003-115413, which is South 89°57'02" West, measured along the north line of the Washington Williams D.L.C. 56, (which is also the north line of section 9 and the centerline of Thayer Road, County Road No. 377) 1386.11 feet from the northeast corner of said Section 9; thence South 00°22'56" East, along the west line of said Fee No. 2003-115413, and the east line of Lots 55 and 56 of Thayer Estates No. 2, 170.00 feet to the TRUE POINT OF BEGINNING; thence North 89°57'02" East, parallel with the north line of said Washington Williams D.L.C. No. 56, 102.00 feet; thence North 00°22'56" West, parallel to the west line of said Fee No. 2003-115413, 150.00 feet to the south right of way line of Thayer Road; thence North 89°57'02" East, measured along the said south right of way line, 50.00 feet to the northwest corner of that tract of land conveyed to Susie Holderfield by deed recorded as Fee No. 2001-058502, deed records of Clackamas County; thence South 00°24'38" East. Along the west line of the Holderfield tract, 339.70 feet to a 5/8 inch iron rod at the southwest corner thereof; thence South 89°58'40" East along the south line of the Holderfield tract, 280.82 feet to a 5/8 inch iron rod at the southeast corner thereof; thence South 00°23'58" East, along the east line of said Fee No. 89-52002, 583.13 feet to the southeast corner thereof; thence South 89°57'50" West, along the south line of said Fee No. 89-52002, 432.93 feet to a stone at the southwest corner thereof; thence North 00°26'25" West along the west line of said Fee No. 89-52002, 255.02 feet to a 1/2 inch iron rod inside a 3/4 inch iron pipe at the southeast corner of Thayer Estates No. 2; thence North 00°22'56" West along the east line of Thayer Estates No. 2, 578.05 feet to the TRUE POINT OF BEGINNING. Said tract contains 6.843 acres.

②



August 3, 2023

James C Dunlap Trustee
14792 S Thayer Rd
Oregon City, OR 97045

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

Site Address: 14792 S Thayer Rd Oregon City, OR 97045
Legal Description: T3S, R2E, Section 09AA, Tax Lot 00590

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

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 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: [ZoningInfo](#)
To: [Potter, Shane](#)
Subject: RE: Dog Parks in the RRF-5 Zone
Date: Wednesday, August 9, 2023 4:27:05 PM
Attachments: [image001.png](#)
[image003.jpg](#)
[image004.jpg](#)

Hi Shane. Privately owned recreation areas, including “parks”, which presumably would include dog parks and well as human parks, require a conditional use approval in the RRF-5 zone.

Martha

Clackamas County Planning & Zoning
150 Beaver Creek Road
Oregon City, OR 97045
ZoningInfo@clackamas.us
Tel: 503-742-4500



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

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



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

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

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

Sent: Wednesday, August 9, 2023 3:24 PM

To: ZoningInfo <ZoningInfo@clackamas.us>

Subject: Dog Parks in the RRF-5 Zone

I am trying to figure out what the rules are for dog parks in the RRF-5 zone. I have a complaint of a dog park on a site that is zoned RRF-5.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

150 Beaver Creek Rd., Oregon City, OR 97045

Primary Phone: 503-742-4465

spotter@clackamas.us

www.clackamas.us

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



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October 26, 2023

Violation No.:V0021023

James C Dunlap Trustee
Twyla Dunlap Trustee
14792 S Thayer Rd.
Oregon City, OR 97045

RE: CLACKAMAS COUNTY CODE SECTIONS ADDRESSED IN VIOLATION: No.:
V0021023

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE TITLE 12 – SECTION 300 URBAN AND RURAL RESIDENTIAL DISTRICTS – SECTION 316.03 USES PERMITTED – RURAL RESIDENTIAL FARM FOREST 5 ACRE (RRFF-5)

SITE ADDRESS: 14792 S Thayer Rd., Oregon City, OR 97045
LEGAL DESCRIPTION T3S, R2E, SECTION 09AA, TAX LOT 00590

Dear James & Twyla Dunlap Trustee,

The owner and I spoke by phone and I said I would do some research with planning regarding the use. After my review I have confirmed that a dog park is operating on site and would require Land Use approval in order to continue to operate. Your property is zoned RRFF-5 (Rural Residential Farm Forest 5 Acre). In this zone parks are listed as a conditional use. Dog parks would fall under parks. To abate these violations you must complete the following **NO LATER THAN: November 26, 2023**

Operating a Dog Park

There is a dog parking operating on site through the website Sniffspot.com. You may choose the following:

1. You may choose to cease operating the dog park and remove all advertising through online and other advertising avenues, or;
2. There may be a path forward through the Land Use review process. Please contact the Clackamas County Planning and Zoning Division at 503-742-4500 or by email at zoninginfo@clackamas.us to discuss your options. Code Enforcement has identified a Conditional Use option may be available as a Land Use option, however there may be additional options that are not listed here. We encourage you to reach out to the Planning and Zoning Division to discuss your options. You must make application to the Planning and Zoning Division by the deadline listed in this letter.
 - a. If you are required to go through a Pre-Application Conference first you must submit the pre-application materials by the deadline listed above. You must then follow up with the formal application within 30 days following the staff letter providing an overview of the Pre-Application Conference.

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

If you have questions concerning permit requirements, online submittal process, or land use process, please contact the department listed above at the phone number or email listed, or stop by the offices located at 150 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

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

Shane Potter
Code Enforcement Specialist
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.

Rowd
11-13-23


November 6, 2023

James & Twyla Dunlap
14792 S. Thayer Rd.
Oregon City, OR 97045

Clackamas County
Code Enforcement
Mr Dean Brown
Mr Shane Potter
150 Beaver creek Rd.
Oregon City, OR 97045

RE; Alleged code violation V0021023

Dear; Mr. Dean Brown and Mr. Shane Potter

In response to your alleged violation letter dated August 3, 2023 regarding our property at 14792 S. Thayer Rd. O. C. 97045. (T3S, section 09AA, T L 590) Zoned RRRF 5.

I would like to take this opportunity to explain what we are doing with our property. We are NOT operating a park as it has been referred to by some. We are renting a secured fenced portion of our property to Dog owners for a self care off leash training and exercise area. We have no contact with the owners or their pets. These dogs are mostly rescued dogs that are reactive to other dogs, humans, and animals, or may have other issues where they need a calm environment.

I feel we are doing a service to the owners and their dogs by providing a space where they can rehabilitate these dogs.

We employ the rental agency Sniffspot.com to provide on line rental service.
I do not believe we are in violation of the RRRF5 zoning ordinance.

If you need any more information or have any questions please feel free to call me at 503-310-8988 or I will be glad to meet with you to resolve this matter.

Thank you.

Sincerely


James Dunlap

14792 S. Thayer Rd.
OC 92045

ATT. Dean Brown
Shane Potter

Clackamas County
Development Services Building
Code Enforcement
105 Beaver Creek Rd.
Oregon 97005



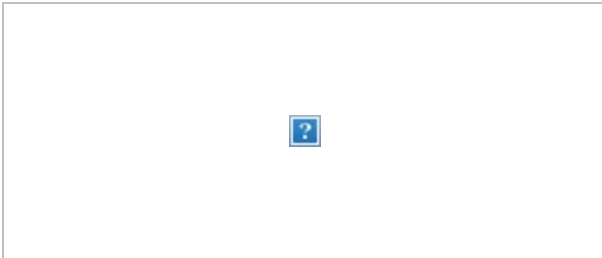
From: [Potter, Shane](#)
To: ["James Dunlap"](#)
Subject: RE: V0021023
Date: Monday, November 20, 2023 11:08:00 AM
Attachments: [image002.jpg](#)

Hi James,

Sorry we have had trouble connecting by phone. I am currently working with our County Counsel with regards to these uses. I will be happy to respond to you after I have spoken to them about this and gotten direction from them. I do appreciate you contacting me within the timeframe of the letter I sent and I will get back to you as quickly as possible.

Sincerely,

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



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

From: James Dunlap <j.c.dunlap62@gmail.com>
Sent: Wednesday, November 15, 2023 8:39 AM
To: Potter, Shane <SPotter@clackamas.us>
Subject: V0021023

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

Dear; Mr. Potter

In regard to the letter I sent you on November 6. I was wondering if you received it and had a

chance to review it?

I hope to hear from you to settle this matter.

Thank you for your time and assistance .

Regards Jim Dunlap

From: [Potter, Shane](#)
To: ["James Dunlap"](#)
Subject: RE: V0021023
Date: Tuesday, December 19, 2023 2:08:00 PM
Attachments: [image002.jpg](#)

Hi James,

After review of the file I thought I was waiting to hear back about dog training as there is a statute to allow dog training as an option but with some rules and regulations that have to be followed.

Upon review of your file it shows that your property is zoned RRF-5 which I must have overlooked when I first reviewed this. Dog training is allowed in the EFU and forest districts but not listed as an use in the zoning code under the RRF-5 zone.

If you choose to move forward with the uses on the site you will want to reach out to the Planning and Zoning Division at 503-742-4500 or by email at zoninginfo@clackamas.us to discuss possible options such as a conditional use.

I will extend the deadline to January 19, 2024 since there was a delay in getting back to you. If you have any questions please feel free to contact me.

Sincerely,

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

February 12, 2024

James & Twyla Dunlap
14792 S, Thayer Rd.
Oregon City, OR 97045

Clackamas County
Code Enforcement
Mr. Shane Potter
150 Beavercreek Rd.
Oregon City, OR 97045

RE; V0021023

Dear, Mr. Potter

We met with Jennifer Hughes as you suggested on 2/7/24. She explained all the options for a conditional use permit, plus all the onsite improvements the County may require. I indicated that was not feasible for the amount of revenue we will receive, and she agreed.

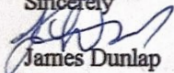
We went over the allowed accessories in Table 12 Section 316-1 and I indicated we have a Pet Enclosure that we are renting to Sniffspot.com and that seemed to me an allowable and simple solution to this situation and she did not disagree.

We would appreciate your help in solving this issue.

We are willing to work with our neighbors to address any legitimate complaints.

Thank you for your assistance in this matter.

Sincerely



James Dunlap

From: [Potter, Shane](#)
To: ["James Dunlap"](#)
Subject: RE: V0021023
Date: Wednesday, February 21, 2024 12:32:00 PM
Attachments: [23-11-28 - V0037323 - Violation Letter.pdf](#)
[image002.jpg](#)

Hi James,

I was able to speak to Jennifer and we discussed the conversation along with options that may be available to you. Below is a list of the options.

1. Apply for the appropriate land use application. The two options were a conditional use or a home occupation with exceptions.
2. The violation letter issued on November 28, 2023, I have attached to this email. The last page in that letter provides important notices. Option 3 is a request for a hearing. This would be your chance to argue before the Hearings Officer regarding your belief that it is an accessory use. The Hearings Officer would make a decision on this case. I will note, again as you have expressed that costs are an issue, that if the County prevailed in the hearing there is likely a request of fines and fees for the violation. These fines and fees are outline in the County's code.
3. Abate the violation by no longer renting out the site for a dog park.

I understand you may have further questions and I am happy to speak with you about those. You can reach me at the numbers listed below if you would like to talk by phone.

Sincerely,

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



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

[Home](#) > [All dog parks](#) > [Oregon](#) > [Oregon City](#) > Thayer Ridge Acres

Thayer Ridge Acres

Oregon City, Oregon



Hosted by James D.



★ 5.0 • 369 reviews

Top spot

Fully Fenced

1 acre

Book this spot!

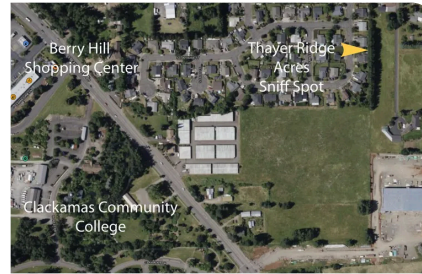
\$15 per dog per hour ★ 5.0 (369)

[Book now](#)

[Find an available time](#)

Top spot!

This spot consistently provides amazing experiences to guests



[Show all photos](#)

Fencing

Enclosure

Fully Fenced

Fencing height (at lowest point)

4 ft

99% of guests said fencing at this spot was secure enough to contain their dogs

Gaps or holes in fence: No gaps

Fencing type(s): Wood fence with 2 inch mesh

**Designed for private play**

Only the people and dogs in your booking are allowed in the spot during your visit.

Distractions seen/heard from the spot

**Other dogs**

Sometimes >

**Other domestic animals**

Sometimes >

**Other people**

Sometimes >

**Private entry**

Yes >

Amenities



Field



Dog drinking water



Chairs



Dog toys



Woods



Rain shelter / sun shade

Show all 22 amenities

Pricing

\$15 per dog per hour



50% off all dogs after the 1st dog



25% off hourly price for 30 min visit



Optional monthly membership available!


[Learn more](#) →



Sniffpass holders get discounts on all bookings at all spots by buying monthly credits!
This spot offers additional discounts.

[Learn more](#) →

Location

 Oregon City, Oregon

Description


Welcome to Thayer Ridge Acres, a fully fenced acre in Oregon City located within a short mile of Clackamas Community College and Berry Hill Shopping Center.

The property is a perfect pup playground, with a large grass field and a small stand of Douglas Fir trees for shade at the entrance. The fence is secure two-inch mesh for safety. Enjoy our toys, water hose and bowl, and open space to run free!

Dog Moms and Dads can take a break from throwing the ball at the table in the shade. Our covered area is a place to step out of the drizzle and watch your pups without getting wet. Bonus...Mount Hood views on clear days!

Thayer Ridge Acres offers super easy access from Hwy 213 and Beavercreek Road. Reserve your time, load up your dogs, grab your coffee, and come visit!

Cleanliness

 **100% of guests** said this spot was as clean as expected during their visit.


Host Rules

 **Minimum visit length**

30 minutes

 **Max dogs per booking**

4

 **Is the host present?**

I generally do not meet my guests

 **Additional rules**


Please no smoking on the property.

Community safety rules

Dogs must be leashed when entering and exiting the spot.

- ✔ Make sure the area is safe and secure before bringing your dog in.
- ✔ Never enter a spot before your booking start time and never leave late.
- ✔ Pick up after your dogs. Leave the spot as it was when you arrived.
- ✔ Always review and abide by spot specific rules.
- ✔ Unless otherwise stated, restrooms are not available on site.

In addition, please make sure to read Sniffspot's [booking policies](#)

 **Top spot!**
This spot consistently provides amazing experiences to guests

★ 5.0 (369 Reviews)

[See all reviews](#)

☑️ [With comments first](#) ▾



Christina J.

📅 Mar 19, 2024 • 🌿 SNIFFPASS



Great spot. I tend to come weekdays vs early mornings now as there can be distractions for my big barkers :) Perfect spot to get the zoomies out!



Damarys S.

📅 Mar 18, 2024



Such a nice and huge open space! Would definitely visit again!



Nichole M.

Mar 18, 2024



Love love this area.



Rachael P.

Mar 17, 2024



Great first Sniff Spot experience. The area was clean and peaceful. Winnie has a great time running around. Thanks! We will be back.



Mackenna C.

Mar 17, 2024



Our dogs had a great time. It was clean and easy to find the toys, water and garbage for the poop.



Jess A.

Mar 16, 2024



Great open space with toys, table, chairs, poop bags, trash, and water. Would highly recommend. Some lovely shady spots under the big trees. It was a clear day so we could see the mountain. My only concern would be if your dog wants to get out the plastic fencing is not buried.



Kasey B.

Mar 16, 2024



The space was perfect! There was tons of room for the dogs to run, and they liked sniffing all the trees. Although we didn't use them, there were plenty of dog toys available to use, and a big bowl of fresh water, which was much needed because of how warm it was today.



Chloe L.

Mar 15, 2024



2nd time going to this Sniff Spot.
One of our favorites! Big open space, water hose + bowl, covered space + chairs!
Feels secluded, rarely a distraction if any.
Thank you!



Derek V.

Mar 15, 2024



Plenty of shade and room to zoom!



Lily B.

Mar 14, 2024



I love that we've found such a straightforward way of making a beautiful spring day, extra fun for our babies. Plenty of space to run, clean, and quiet. Just what we needed for them to let loose and have a blast. :)

Load more reviews

Meet your host



James D.

Joined in July 2023

James's verified information

✓ Email address

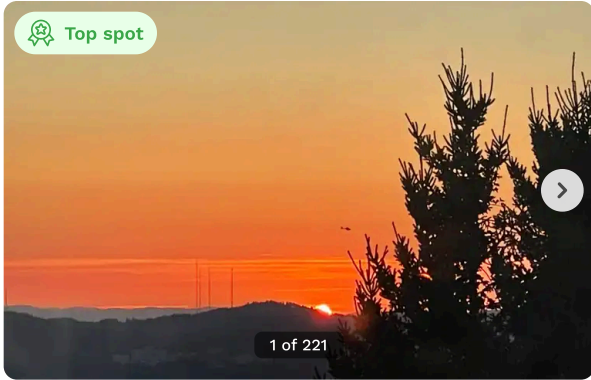
✓ Phone number

Hello! I am James, a retired custom home builder. My wife and I have been married 60 years. We have lived on this seven acre property on Thayer Road since 1990 and look forward to sharing our space with you and your furry best friends!

Ask the host a question

Report this spot/host

Other spots nearby



Savor Panoramic Views at the TOP of Scott Mtn

Whether you're looking to catch the sunset or relax above the clouds, our yard is the place to be, located just a few minutes from HWY 205. PNW...

Fully Fenced 0.46 acres

★ 5 (109)

Fully Fenced 0.25 acres

\$12 dog / hour

Happy Valley, OR

\$8 dog / hour



1/4 Acre Fully Fenced Yard in SE Portland

Our yard is mostly grass with some trees for shade, chairs and a hammock for humans, and plenty of privacy for all. Fences are solid wood, 6 feet ta...

★ 5 (77)

Fully Fenced 0.25 acres

Portland, OR

\$10 dog / hour



Shelby's Fully Fenced Backyard Oasis For Dogs To Rent In Wils...

My name is Shelby and I have three dogs of my own. We live in Wilsonville in a culdesac on a .225 acre lot, most of which is a beautifully landscape...

★ 4.9 (13)

Wilsonville, OR



Find Sniffspot on TikTok!



Also find us on



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Company

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support@sniffspot.com

Navigation

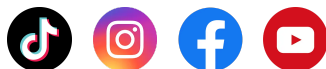
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- Dog Water Parks
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- Dog Fields
- Fenced Dog Parks
- Dog Agility Parks
- Small dog parks
- Dog beaches
- Indoor dog parks

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Find Sniffspot on your favorite social media

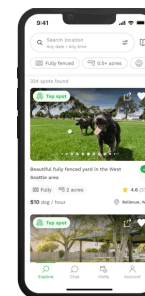


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Download Sniffspot iOS and Android App

★★★★★ 4.9 • 7K Ratings



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- | | | | | |
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| Austin | Denver | Milwaukee | Ottawa | San Francisco |
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| Calgary | Houston | Nashville | Phoenix | Tampa |
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Citation No.: 2300210 - 1

Case No.: V0021023

ADMINISTRATIVE CITATION

Date Issued: April 3, 2024

Name and Address of Person(s) Cited:

Name: James C Dunlap Trustee & Twyla Dunlap Trustee
Mailing Address: 14792 S Thayer Rd.
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: April 3, 2024, 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): 14792 S Thayer Rd., Oregon City, OR 97045

Legal Description: T3S, R2E SECTION 09AA, Tax Lot 00590

Law(s) Violated

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

Description of the violation(s):

- 1) Operating a dog park without land use approval

Maximum Civil Penalty \$2,500.00

Fine \$400.00

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

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

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

Date: April 3, 2024
Department Initiating Enforcement Action: Code Enforcement

V0021023

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: _____

[Home](#) > [All dog parks](#) > [Oregon](#) > [Oregon City](#) > Thayer Ridge Acres

Thayer Ridge Acres

Oregon City, Oregon



Hosted by James D.



★ 5.0 • 505 reviews

Top spot

Fully Fenced

1 acre

Book this spot!

\$16 per dog per hour ★ 5.0 (505)

[Book now](#)

[Find an available time](#)

Top spot!

This spot consistently provides amazing experiences to guests



Fencing

Enclosure

Fully Fenced


Fencing height (at lowest point)

4 ft


100% of guests said fencing at this spot was secure enough to contain their dogs

Gaps or holes in fence: No gaps

Fencing type(s): Wood fence with 2 inch mesh

 **Designed for private play**
Only the people and dogs in your booking are allowed in the spot during your visit.

Distractions seen/heard from the spot

-  **Other dogs**
Sometimes >
-  **Other domestic animals**
Sometimes >
-  **Other people**
Sometimes >
-  **Private entry**
Yes >





Amenities

-  Field
-  Dog drinking water
-  Chairs
-  Dog toys
-  Woods
-  Rain shelter / sun shade

Show all 22 amenities

Pricing

\$16 per dog per hour

-  50% off all dogs after the 1st dog
-  25% off hourly price for 30 min visit
-  Optional monthly membership available!
[Learn more](#) →
-  Sniffpass holders get discounts on all bookings at all spots by buying monthly credits!
This spot offers additional discounts.
[Learn more](#) →

Location

 Oregon City, Oregon

Description


Welcome to Thayer Ridge Acres, a fully fenced acre in Oregon City located within a short mile of Clackamas Community College and Berry Hill Shopping Center.

The property is a perfect pup playground, with a large grass field and a small stand of Douglas Fir trees for shade at the entrance. The fence is secure two-inch mesh for safety. Enjoy our toys, water hose and bowl, and open space to run free!

Dog Moms and Dads can take a break from throwing the ball at the table in the shade. Our covered area is a place to step out of the drizzle and watch your pups without getting wet. Bonus...Mount Hood views on clear days!

Thayer Ridge Acres offers super easy access from Hwy 213 and Beaver Creek Road. Reserve your time, load up your dogs, grab your coffee, and come visit!

Cleanliness

 **100% of guests** said this spot was as clean as expected during their visit.


Host Rules

 **Minimum visit length**

30 minutes

 **Max dogs per booking**

4

 **Is the host present?**

I generally do not meet my guests

 **Additional rules**


Please no smoking on the property.

Community safety rules

Dogs must be leashed when entering and exiting the spot.

- ✔ Make sure the area is safe and secure before bringing your dog in.
- ✔ Never enter a spot before your booking start time and never leave late.
- ✔ Pick up after your dogs. Leave the spot as it was when you arrived.
- ✔ Always review and abide by spot specific rules.
- ✔ Unless otherwise stated, restrooms are not available on site.

In addition, please make sure to read Sniffspot's [booking policies](#)

 **Top spot!**
This spot consistently provides amazing experiences to guests


★ **5.0 (505 Reviews)**

[See all reviews](#)

 [With comments first](#) ▾



Shannon G.

 May 28, 2024



Very peaceful and quiet and plenty of space for my GSD to wear himself out!



Rhiannon U.


 May 28, 2024 •  SNIFFPASS



This was one of our favorite sniff spots, but sadly we won't be back because I didn't realize what a nuisance it was to the neighbors until I met them this last time.



Searching f.

 May 27, 2024



Large fenced in area, hose for water, toys, seating and shade. Parking space clearly marked. 100% recommend. The price

for this spot is a steal! We will be back.



Cheese K.

May 27, 2024



Big, clean, and safe! Three herding dogs had the time of their lives



Emily F.

May 26, 2024



Fantastic spot! Plenty of space to let the dog roam and well-maintained. And box of toys if needed!



Katie O.

May 26, 2024 • SNIFFPASS



Another great visit at this spot!



Patricia M.

May 25, 2024 • SNIFFPASS



This was an excellent spot, our pup loved it! Lots of space to run and enjoy, and the signage and amenities were perfect.





Skye T.

May 25, 2024 • SNIFFPASS



What a large, clean, beautiful space! Is was easy to find, access and enjoy.



Jordan H.

May 19, 2024



Great area! Nice set up and lovely open field — some spots in plastic fence mesh that my small bulldozer of a doggo could push through so we kept on long leash just in case because he likes to find those holes and escape as a fun game. Thank you for sharing your beautiful space!



Aubrey O.

May 19, 2024



Great sniff spot, very neat and clean, fencing secure with no gaps. Dog had a wonderful time running off leash. No other animals in sight.

Load more reviews

Meet your host



James D.

Joined in July 2023

James's verified information

✓ Email address

✓ Phone number

Hello! I am James, a retired custom home builder. My wife and I have been married 60 years. We have lived on this seven acre property on Thayer Road since 1990 and look forward to sharing our space with you and your furry best friends!

Ask the host a question

Report this spot/host

Other spots nearby



Furry Fellows Pasture Fully Fenced, Easy Parking & Private Entr...

What we offer: ✓ Large fully fenced pasture ✓ Large parking area for easy parking and multiple guests. ✓ Private entrance straight to the...

Fully Fenced 2 acres

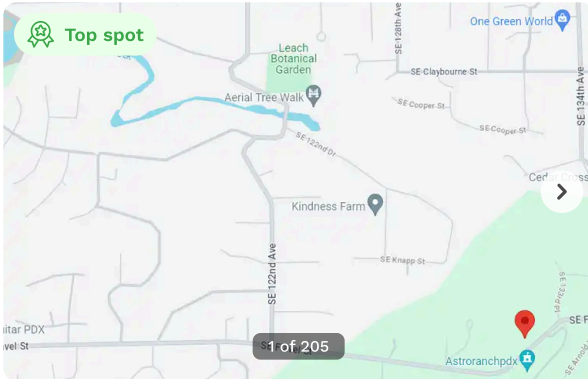
★ 5 (8)

Unfenced 2 acres

\$10 dog / hour

Beavercreek, OR

\$12 dog / hour



Zach's 2 Acre Forested Pooch Path/Creek

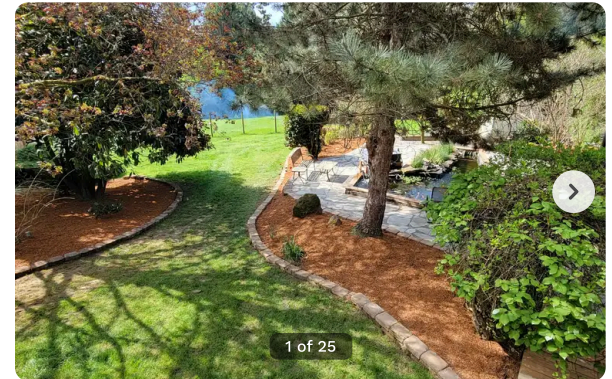
This is a 2 acre wooded loop on Mt Scott. Our property bumps up against the Wahoo nature reserve is very private, shaded by large trees and well...

★ 5 (139)

Fully Fenced 0.75 acres

Portland, OR

\$5 dog / hour



Heintz57 Heaven - Covered Seating & No Mud Experience

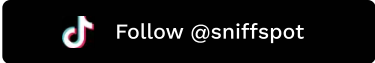
We have the perfect escape for you and your paw partners! Our Sni Spot features a peaceful covered seating area where you can relax and watch...

★ 5 (4)

Oregon City, OR



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Also find us on



© Sniffspot, Inc.

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Navigation

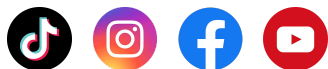
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- Fenced Dog Parks
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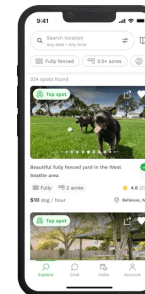
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Download Sniffspot iOS and Android App

★★★★★ 4.9 • 7K Ratings



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| Austin | Denver | Milwaukee | Ottawa | San Francisco |
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| Calgary | Houston | Nashville | Phoenix | Tampa |
| Chicago | Las Vegas | New York | Portland | Washington |
| Columbus | Logan | Old Toronto | San Antonio | Westminster |

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Thayer Ridge Acres

Oregon City, Oregon Hosted by James D. MEMBERSHIP OFFERED

★ 4.9 - 31 reviews

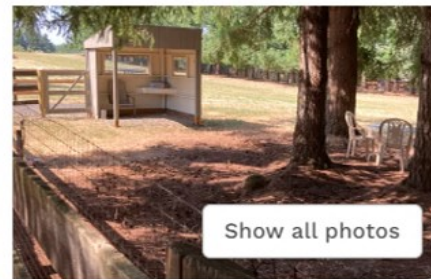
Fully Fenced 1 acre

Book this spot!

\$15 per dog per hour ★ 4.9 (31)

[Book now](#)

[Find an available time](#)



Fencing

Enclosure
Fully Fenced

Fencing height (at lowest point)
4 ft

100% of guests said fencing at this spot was secure enough to contain their dogs

Gaps or holes in fence: No gaps

Fencing type(s): Wood fence with 2 inch mesh

Other audible/visible from the spot

Only the people and dogs included in your booking can be in the spot during your visit. This section refers to distractions seen/heard **from** the spot.

Dogs

Other domestic animals





























