



NOTICE OF HEARING

July 25, 2024

Larry & Nancy Carnahan
20231 Woodglen Way
Oregon City, OR 97045

RE:: County of Clackamas v. Larry & Nancy Carnahan
File: V0013223

Hearing Date: August 13, 2024

Time: This item will not begin before 12:00pm 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 nancy@venturesrealttygroup.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/86908544515?pwd=LpfAUICvhy48R3ljiojXiAWeGY900k.1>

Passcode: 970280

Or One tap mobile:

+16699006833,,86908544515# US (San Jose)

+17193594580,,86908544515# US

Or join by phone:

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

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 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

Webinar ID: 869 0854 4515

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.

LARRY & NANCY CARNAHAN

Respondents.

File No(s): V0013223

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' mailing address is: 20231 Woodglen Way, Oregon City, OR 97045

2.

The address or location of the violation(s) of law alleged in this Complaint is: 22280 S Beaver Creek Rd., Beaver Creek, OR 97004 also known as T3S, R2E., Section 25, Tax Lot 01002, and is located in Clackamas County, Oregon.

3.

On or about the 28th day of February, 2024, AND on or about the 2nd day of May, 2024, the Respondents violated the following laws, in the following ways:

Respondents violated Section 12.401.04 of the Clackamas County Zoning and Development Ordinance (ZDO) by operating a dog park. Said property is zoned Exclusive Farm Use (EFU) District and, pursuant to Section 12.401.04 of the ZDO.

This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities,

4.

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

5.

Notice of the violation was given to Respondents in the following manner: Violation Letter was mailed on February 28, 2024 and Administrative Citation No. 2300132 – 1 in the amount of \$400.00 was mailed on May 2, 2024. A copy of the notice document is attached to this Complaint as Exhibit G and Exhibit J, 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 Respondents to immediately abate the violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

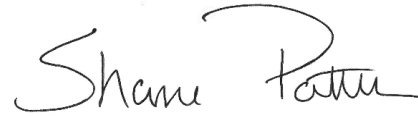
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent(s) for each violation within the range established by Board of County Commissioners. Said range for a Priority 2 violation

being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent(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 15th day of July, 2024

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

Shane Potter
Code Enforcement Specialist
for Clackamas County

COUNTY OF CLACKAMAS,

Petitioner,

v.

LARRY & NANCY CARNAHAN,

Respondent.

File No.: V0013223

STATEMENT OF PROOF

History of Events and Exhibits:

April 27, 2023 Exhibit A	Clackamas County received a complaint regarding a dog park (sniffspot.com) operating from the site, placing a shipping container to use as a restroom, construction of viewing shelter, driveway not permitted, and a free standing sign without permits. All issues other than the dog park have been resolved through permitting or are actively going through the permitting process. The parcel is approximately a 71 acre lot with a farm stand and outbuildings. There is not a residence on the site. The parcel lies in an Exclusive Farm Use (EFU) District.
April 28, 2023 Exhibit B	Code Enforcement staff researched the internet and found advertising on sniffspot.com for a dog park.
May 1, 2023 Exhibit C	A letter of allegation was mailed first class mail. The letter requested contact within 10 days. The mail was not returned.
May 12, 2023	Phone call between Code Enforcement Specialist (CES) Shane Potter and Respondent Larry Carnahan. Respondent Larry Carnahan stated they operate using Sniffspot, which is only for use by one person at a time. Respondent Larry Carnahan stated that most of the people that use the dog park are using it for training.
June 26, 2023 Exhibit D	CES Potter performed a site visit and identified advertising for Sniffspot located on the fence at the entrance to the site.
July 10, 2023 Exhibit E	Facts of the alleged violation were reviewed, the violation verified and Notice of Violation mailed containing a statement of the facts that support the finding a violation exists on the property and provides a deadline of August 10, 2023. The Notice of Violation was mailed first class mail. The mail was not returned.

August 3, 2023	Respondent Larry Carnahan came into the building and spoke with planning about several issues identified in the letter including the dog park. There was discussion that they would use the site for dog training.
December 5, 2023	Additional complaints were received regarding the subject property being used as a dog park and not dog training. Discussions with Planning Director Jennifer Hughes identified that dog training would not just be exercise or play focused and would have to be teaching and training of skills. After researching State and County statute, it was determined the County identifies “dog training classes” to require more structure than a setting in which owners independently teach their dogs different commands (i.e., a dog park). To qualify as a “dog training class,” the dogs should be developing the same skill under the same guidance.
February 20, 2024 Exhibit F	Clackamas County received videos with dates of August 19, 2023 through October 22, 2023. The videos show activities consistent with a dog park.
February 28, 2024 Exhibit G	A new Notice of Violation was sent after facts were reviewed, the continued violation verified and Notice of the Violation was mailed containing a statement of facts that support the finding a violation exists on the property giving them a deadline of March 29, 2024. The Notice of Violation was mailed first class mail. The mail was not returned.
March 4, 2024 through March 11, 2024 Exhibit H	Series of emails between CES Potter, Clackamas County Planner (CCP) Joy Fields and the Respondent Nancy Carnahan regarding the use of the dog park as part of the farm stand.
April 17, 2024 Exhibit I	Clackamas County received a series of videos with dates of April 5, 2024 through April 15, 2024. The videos show activities consistent with a dog park.
May 2, 2024 Exhibit J	Citation #2300132 – 1 for \$400.00 was issued for a zoning violation for operating a dog park without land use approval. The citation was mailed first class mail. The mail was not returned and the citation has not been paid.
May 7, 2024 through May 13, 2024 Exhibit K	Email exchange between CCP Fields and the Respondent Nancy Carnahan regarding the use of “dog parks” as part of the farm stand allowance.

June 6, 2024
Exhibit L

CES Potter reviewed the website and identified advertising is still occurring with recent comments. CES Potter selected a few of the numerous photos from the webpage.

July 8, 2024

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 exists on the subject property, the County would request a Continuing Order be issued requiring the Respondent:

- Cease operating the dog park immediately, or;
- If the use of a dog park is allowed through a land use review, within 30 days of the date of the Continuing Order, submit a land use application to the Planning and Zoning Division and obtain approval to operate the dog park.
 - If an application is made and the file is deemed incomplete by the Planning and Zoning Division the applicant shall submit a completed application within 30 days of the date of the incomplete notice. Any voluntary pause in the file such as "tolling the clock" will result in the violation continuing.

The County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents. The report may include the following recommendations:

- Payment of Citation #2300132 – 1 of up to \$400.00.
- Imposition of civil penalties of up to \$2,500.00.
- The administrative compliance fee to be imposed from February 28, 2024. As of the date of this report the administrative compliance fee is \$300.00
- 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(s) 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	01696800	Property Address	22280 S BEAVERCREEK RD , BEAVERCREEK, OR 97004
General Information			
Alternate Property #	32E25 01002		
Property Description	Partition Plat 1994-046 PT PARCEL 2 SEE FARM LAND ONLY 01002W1 SEE EXEMPT PORTION 01002E1		
Property Category	Land &/or Buildings		
Status	Active, Locally Assessed		
Tax Code Area	062-070		
Remarks			
Tax Rate			
Description	Rate		
Total Rate	14.3979		
Property Characteristics			
Property Tax Deferral	Potential Additional Tax Liability		
Neighborhood	13084: Oregon City rural all other		
Land Class Category	551: EFU farmland improved		
Change property ratio	5XX		
Related Properties			
No Related Properties Found			
Parties			
Role	Percent	Name	Address
Taxpayer	100	CARNAHAN LARRY & NANCY	20231 WOODGLEN WAY, OREGON CITY, OR 97045
Owner	100	CARNAHAN LARRY & NANCY	20231 WOODGLEN WAY, OREGON CITY, OR 97045

File No.: 22-419818

WFG Title 22-419818 LO

Grantor
Timothy Q. Haldane and Lisa Ann Haldane, Trustee (s) under the Haldane Living Trust dated December 22, 2005 22280 S Beaver Creek Road Beaver Creek, OR 97004
Grantee
Larry Carnahan and Nancy Carnahan 17250 S Steiner Road Beaver Creek, OR 97004
After recording return to
Larry Carnahan and Nancy Carnahan 17250 S Steiner Road Beaver Creek, OR 97004
Until requested, all tax statements shall be sent to
Larry Carnahan and Nancy Carnahan 17250 S Steiner Road Beaver Creek, OR 97004 Tax Acct No(s): 32E25 01002, 01696800, 32E25 01002W1, 00894802

Clackamas County Official Records Sherry Hall, County Clerk	2022-048079
	08/31/2022 09:24:03 AM
D-D Cnt=1 Stn=74 LILLIE	\$103.00
\$15.00 \$16.00 \$10.00 \$62.00	

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Timothy Q. Haldane and Lisa Ann Haldane, Trustees, or their successors in trust, under the Haldane Living Trust dated December 22, 2005, and any amendments thereto, Grantor(s) convey and warrant to Larry Carnahan and Nancy Carnahan, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$650,000.00**. (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.

Executed this 25 day of August, 2022

By: Timothy Q Haldane
Timothy Q. Haldane, Trustee

By: Lisa Ann Haldane
Lisa Ann Haldane, Trustee

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 25 day of August, 2022 by Timothy Q. Haldane and Lisa Ann Haldane, Trustee (s) under the Haldane Living Trust dated December 22, 2005, on behalf of the Trust.

[Signature]
Notary Public for Oregon
My Commission Expires

5.12.2023

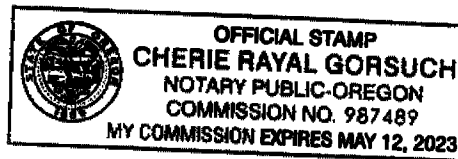


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2, Partition Plat No. 1994-46, in the County of Clackamas and State of Oregon.

Country Farms

Hosted by Nancy D

Spot

Book

\$15







Country Farms

Hosted by Nancy C

Book

\$15





May 1, 2023

Larry & Nancy Carnahan
20231 Woodglen Way
Oregon City, OR 97045

Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the Clackamas County Code, Section 401 of the Zoning and Development Ordinance, Section 7.03 Road Use Code

Site Address: 22280 S Beaver Creek Rd., Beaver Creek, OR 97004
Legal Description: T3S, R2E, Section 25, Tax Lot 1002

It has come to the attention of Clackamas County Code Enforcement that a Sniffspot location may be operating from the above referenced property without land use approval. Additionally, a viewing shelter, farm stand sign and shipping container structure used for a restroom are on site without the benefit of permits or inspection. There is also no record of a permit for the driveway.

This may constitute a violation of the Building Code, Chapter 9.02.040 Clackamas County Code, Section 401 of the Zoning and Development Ordinance and 7.03 of the Clackamas County Road Use 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:

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¡LE DAMOS LA BIENVENIDA! Spanish

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ДОБРО ПОЖАЛОВАТЬ! Russian

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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

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오.







July 10, 2023

Violation No.:V0013223

Larry & Nancy Carnahan
20231 Woodglen Way
Oregon City, OR 97045

RE: VIOLATIONS OF CLACKAMAS COUNTY CODES: No.: V0013223

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT NATURAL RESOURCE DISTRICTS ORDINANCE 12.401.04. – USES PERMITTED – **Operating a sniffspot location without Land Use Approval and potential violation of operating a farm stand approval**
2. CLACKAMAS COUNTY BUILDING CODE APPLICATION AND ENFORCEMENT OF THE BUILDING CODE TITLE 9.02.040(A, C, & E) – **Use of a agriculturally exempt building for commercial purposes and possible violation of plumbing code based on no final inspections on a permit for a bathroom**

SITE ADDRESS: 22280 S Beaver creek Rd., Beaver creek, OR 97004
LEGAL DESCRIPTION T3S, R2E, SECTION 25, TAX LOT 01002

Dear Larry & Nancy Carnahan,

There has been a complaint received regarding operating a dog park, agricultural buildings being used for commercial purposes, a bathroom installed without permits, a free standing sign without permits, and violations of operating a farm stand in violation of the approval conditions. Below is a review of our findings and how to resolve those issues we have identified. The owner Larry Carnahan and I spoke by phone on May 12, 2023 and addressed these issues. Some of the information below is based off that conversation. To abate these violations you must complete the following **NO LATER THAN: August 10, 2023**

1. Operating Sniffspot at this location. Dog parks are not allowed as an outright use in the EFU zone. The owner has stated that the individuals who use it are dog trainers, however based on how Sniffspot is advertised as a general dog park registration the County is unable to confirm these individuals are dog trainers. Please address this violation by:
 - a. We first encourage you to contact the Clackamas County Planning and Zoning Division to determine options that may not be listed below. You can reach the Planning and Zoning Division at 503-742-4500 or by email at zoninginfo@clackamas.us. The more specific you are about the use the better response you will be able to obtain from the Planning and Zoning Division. If

- another option is provided please contact your Code Enforcement Specialist to discuss. Please provide the name of the Planner you spoke with.
- b. Cease operating Sniffspot at this location, or
 - c. Provide such evidence sufficient to the Planning and Zoning Division to determine that the dog training complies with the standards established in the code, or
 - d. Obtain a Conditional Use Permit if you exceed the standards for a dog training. Or obtain a home occupation permit, which may require an exception for outdoor use:
 - i. Submit the required application and materials by the due date listed in this letter.
 - ii. If the Planning and Zoning Division determine the submittal is deemed incomplete you will have 30 days from the date of the incomplete letter to provide a completed application.
2. You received approval for a Farm Stand (Z0565-22) which has a series of Conditions of Approval. We have received a complaint regarding the percentage of items being sold on site compared to what is being raised on site. The complaint states several loads of nursery stock is being brought in to be sold. Condition #2 in the above referenced Land Use Approval states: "Incidental items and fee-based promotional activities shall be limited to no more than 25 percent of annual sales from the farm stand. Prepared foods shall be considered incidental items and shall be limited to no more than 25 percent of annual sales from the farm stand. (ZDO 401.05(D)(10)(a)).
- a. Provide an overview of products being grown on site and explain how you are in compliance with the Condition of Approval listed above.
3. There was a complaint regarding a bathroom installed in a building without permits. You stated that there was septic and permit approval for this around 2014. A search of our records shows septic approval to install a drainfield (SE007214) was approved but nothing showing an actual approved drainfield was installed. There is also a plumbing permit for one of the agriculturally exempt buildings during this time, however there is no final approval for that permit (P0102614 as is shows expired. This permit, if for the bathroom, will need to be reviewed, re-issued and a final inspection completed.
- a. Submit the permit applications and technically complete plans and pay the appropriate fees as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or by email at bldservice@clackamas.us.
 - i. If it is determined that the permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within 30 days of being notified of the incomplete application.
 - ii. The permit must have been paid in full within 10 days of being notified by the Building Codes Division.
 - iii. Schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

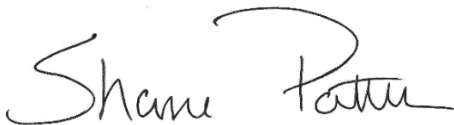
4. There is a shelter that is being used for cover for individuals who are there for the Sniffspot. The covered area is currently an agricultural exemption and may require a change of use permit if the Sniffspot use continues. Please see the process for permitting as outlined in 3.a above.
5. There is a large free standing sign approximately 6' x 7' in size. This sign exceeds that allowed outright. You will need to obtain Land Use Approval for the sign consistent with 1a. and 1d above. If approved you will then need to obtain Building permits consistent with 3.a above.
6. The complaint stated that there was an access being used that was not permitted. While this is not currently a violation with our department it may be filed with the Transportation Department. I would encourage you to reach out to discuss the approval of any access that may not currently be permitted with the Clackamas County Transportation Engineering. You can reach them at 503-742-4691 or by email at engineering@clackamas.us

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 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays

ITEMS INCLUDED IN THIS PACKET

- Violation Letter
- Required Notice of Fines and Penalties



Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement
Phone: 503-742-4465
spotter@clackamas.us

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.

EXHIBIT F – DOG PARK VIDEOS

FEBRUARY 20, 2024

24-02-20 – 1

24-02-20 – 2

24-02-20 – 3

24-02-20 – 4

24-02-20 – 5

24-02-20 – 6

24-02-20 – 7

24-02-20 – 8

24-02-20 – 9

24-02-20 - 10



February 28, 2024

Violation No.:V0013223

Larry & Nancy Carnahan
20231 Woodglen Way
Oregon City, OR 97045

RE: CLACKAMAS COUNTY CODE SECTIONS ADDRESSED IN VIOLATION: No.:
V0013223

1. TITLE 12 CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE: SECTION 400: NATURAL RESOURCE DISTRICTS – SECTION 401.04: USES PERMITTED
2. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 9.02: APPLCIATION AND ENFORCEMENT OF THE CLACKAMAS COUNTY BUILDING CODE – CHAPTER 9.02.040(A, C, & E): CLACKAMAS COUNTY BUILDING CODE

SITE ADDRESS: 22280 S Beaver creek Rd., Beaver creek, OR 97004
LEGAL DESCRIPTION T3S, R2E, SECTION 25, TAX LOT 01002

Dear Larry & Nancy Carnahan,

This notice is an amended notice to a previous violation letter that was mailed in July of 2023. At that time there was discussion regarding dog training and building permit issues. This letter should serve as an update to those permits as well as a re-addressing of the dog training concerns. The information below will address how these are to be met. Evidence has been provided to Clackamas County to determine the current dog usage is more in line with a dog park and does not meet the criteria of a dog training class. To abate these violations you must complete the following **NO LATER THAN: March 29, 2024**

Operating a Dog Training and Boarding Facility

Your property is zoned EFU (Exclusive Farm Use). We had received confirmation from you previously about dog training taking place at this location. However recent evidence shows that there is actually activity not consistent with dog training as stated below. To abate this violation complete one of the following:

1. Vacate the dog rentals by the deadline listed above; or,
2. Your property is currently in a zone that allows dog training classes. These zones include the EFU, TBR, and AG/F zones. There are limitations to the dog training classes allowed in this zone, as outlined below. What constitutes a dog training class? Dog training classes require more than a setting where owners independently teach their dogs different commands. To constitute a dog training class, dogs must be developing the same skills or set of skills under the same guidance.
 - a. Dog training classes may be conducted outdoors or in preexisting farm buildings when:

- i. The number of dogs participating in training does not exceed 10 dogs per training class; and
 - ii. The number of training classes to be held on-site does not exceed 6 per day.
- b. If training occurs over these limits, then a conditional use permit is required.
3. Operating a dog kennel in the EFU, TBR, and AGF zones requires a conditional use permit.

Outstanding Building Permits

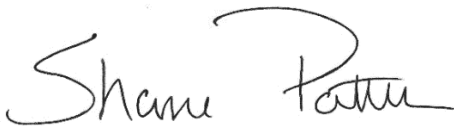
1. While I understand there is currently work being performed I wanted to update you on outstanding permits that are still showing in our system. Below is a list of those permits. If you have questions about how to proceed with those permits please contact the Clackamas County Building Codes Division at 503-742-4240 or by email at bldservice@clackamas.us.
 - a. E0581023 – Issued but not completed. This is the electrical for the barn.
 - b. E0114223 – Expired permit for 400 amp service to pole barn.
 - c. B0101923 – Issued but not completed building permit for 36' x 36' building with 10' x 36' shed roof tenant improvement
 - d. B0093223 – waiting info this is for the 36' x 36' building. Check to see if both this and the B0101923 building can be combined or if they are two different permits.
 - e. P01026414 – Expired for plumbing to the barn

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, the online submittal process, or the land use process, please contact Planning and Zoning at the phone number or email listed above, 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

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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.
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8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

From: [Potter, Shane](#)
To: ["Nancy Carnahan"](#)
Cc: [Fields, Joy](#)
Subject: RE: Farm Stand and Fee Based Activities
Date: Monday, March 11, 2024 12:26:00 PM
Attachments: [image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)

Hi Larry and Nancy,

Thank you for the email. I do want to clarify a couple items. When referring to the 25% rule this is in regards to items associated with the farm stand.

As for dog parks and dog training these are not items identified as a farm use and are separate from the farm stand. Therefore my understanding of these uses would be a separate matter. If you would like to further address that issue with planning please begin those discussions with the Planning and Zoning Division prior to the deadline listed in the letter.

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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From: Nancy Carnahan <nancy@venturesrealtygroup.com>
Sent: Monday, March 11, 2024 11:17 AM
To: Potter, Shane <SPotter@clackamas.us>
Cc: Fields, Joy <JFields@clackamas.us>
Subject: Fwd: Farm Stand and Fee Based Activities

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

Shane,

In regards to your letter dated February 28, 2024 (Violation No.: V0013223)

As you indicated, our property is zoned EFU (Exclusive Farm Use). In addition, we have an approved Land Use as a Farm Stand.

The Farm Stand Land Use allows for fee-based activity to promote the sale of farm crops or livestock sold at the farm stand if the annual sales of the incidental items and fees from promotional activity do not make up more than 25 percent of the total annual sales of the farm stand. As outlined below from the Planning and Zoning Division.

Our only fee based promotional activity at this time is the dog activity. The annual sales from these fees are less than 25% of the total annual sales of the farm stand. We have been informed that we are not in violation of our land use.

We believe this should resolve the dog activity concerns.

Larry and Nancy Carnahan

Nancy Carnahan

Principal Broker/Owner in Oregon

Ventures Realty Group

Nancy@VenturesRealtyGroup.com

503-804-6029

----- Forwarded message -----

From: **Fields, Joy** <JFields@clackamas.us>

Date: Wed, Mar 6, 2024 at 4:49 PM

Subject: RE: Farm Stand and Fee Based Activities

To: Nancy Carnahan <nancy@venturesrealtygroup.com>

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

Nancy,

The current zoning code and the code in effect when your land use application was approved in 2023 allowed “incidental items and fees from promotional activity” that “do not make up more than 25 percent of the total annual sales of the farm stand”. That means that 75% of the annual sales has to be from farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in Oregon. There is a condition of approval in Z0565-22 that addresses this and ensures that the income from incidental items (such as the prepared foods) and fees from promotional activities don’t comprise more than 25% of the annual sales generated from the farm stand. Therefore, as long as you can meet that limitation and 75% of the annual sales is from farm crops and livestock, then the fees from promotional activities and incidental items was part of the

land use decision as shown by the condition of approval.

Sincerely,

Joy Fields, AICP,
Principal Planner
Clackamas County DTD | Planning and Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500
zoninginfo@clackamas.us

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



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

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

From: Nancy Carnahan <nancy@venturesrealtygroup.com>
Sent: Tuesday, March 5, 2024 11:06 AM
To: Fields, Joy <JFields@clackamas.us>
Subject: Re: Farm Stand and Fee Based Activities

Warning: External email. Be cautious opening attachments

and links.

Here's our farm address: 22280 S Beavercreek Rd., Beavercreek
Thank you

Nancy Carnahan
Nancy@VenturesRealtyGroup.com
503-804-6029

On Tue, Mar 5, 2024 at 10:42 AM Fields, Joy <JFields@clackamas.us> wrote:

Nancy,

What is the address of the property or the land use file #? I would like to review the decision to be able to accurately answer your question below.

Joy Fields, AICP,
Principal Planner
Clackamas County DTD | Planning and Zoning Division
150 Beavercreek Road | Oregon City, OR 97045
503-742-4500
zoninginfo@clackamas.us

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

cid:image001.jpg@01D8611D.AA8FDB50



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Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule,

future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

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

From: Nancy Carnahan <nancy@venturesrealtygroup.com>

Sent: Tuesday, March 5, 2024 10:36 AM

To: Fields, Joy <JFields@clackamas.us>

Subject: Re: Farm Stand and Fee Based Activities

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

Thank you Joy,

We have an approved Farm Stand, but did not list Fee Based activities as we hadn't considered them at that time.

We would like to add such activities... is there an amendment process to the application?

Thank you,

Nancy Carnahan

Nancy@VenturesRealtyGroup.com

503-804-6029

On Tue, Mar 5, 2024 at 8:08 AM Fields, Joy <JFields@clackamas.us> wrote:

Nancy,

Examples of fee based activities that are mentioned in ZDO 401.05 (D) (8) could be entrance fees to the pumpkin patch, corn maze, or the petting zoo.

Sincerely,

Joy Fields, Principal Planner, AICP

Clackamas County Transportation & Development

Planning and Zoning Division

150 Beaver Creek Road

Oregon City, Oregon 97045

503.742.4510

My office hours are M-F 7:30 am to 5:00 pm with every other Friday off

www.clackamas.us

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

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



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

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

From: Nancy Carnahan <nancy@venturesrealtygroup.com>
Sent: Monday, March 4, 2024 12:21 PM
To: Fields, Joy <JFields@clackamas.us>
Subject: Farm Stand and Fee Based Activities

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

Hello Joy,
Could you please provide for me guidance in regards to Fee based activities as described below... Are there restrictions to the type of activity? If so, what are they?

401.05 (D) (8)

8. Farm stands if: a. The structures are designed and used for sale of farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in Oregon, including the sale of retail incidental items and fee-based activity to promote the sale of farm crops or livestock sold at the farm stand if the annual sales of the incidental items and fees from promotional activity do not make up more than 25 percent of the total annual sales of the farm stand; and

Thank you,

Nancy Carnahan

Nancy@VenturesRealtyGroup.com

503-804-6029

EXHIBIT I – DOG PARK VIDEOS

APRIL 17, 2024

24-04-17 – 1

24-04-17 – 2

24-04-17 – 3

24-04-17 – 4

24-04-17 – 5



Citation No.: 2300132 - 1

Case No.: V0013223

ADMINISTRATIVE CITATION

Date Issued: May 2, 2024

Name and Address of Person(s) Cited:

Name: Larry & Nancy Carnahan
Mailing Address: 20231 Woodglen Way
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: April 26, 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): 22280 S Beaver Creek Rd., Beaver Creek, OR 97004

Legal Description: T3S, R2E SECTION 25, Tax Lot 1002

Law(s) Violated

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.401.04

Description of the violation(s):

- 1) Operating a commercial 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: May 2, 2024
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____

From: [Potter, Shane](#)
To: ["Nancy Carnahan"; Fields, Joy](#)
Subject: RE: Farm Stand and Fee Based Activities
Date: Monday, May 13, 2024 12:07:31 PM
Attachments: [image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image001.jpg](#)

Hi Nancy,

I am including Joy in this email in case she needs to correct my understanding of this code. The code for dogs even when associated with hay fields and the beef on the site would not be an allowed use as this is a dog park. There may be a process you can go through with land use to obtain such approval but the use of the dog park is not associated with the farm stand and is in violation. Failure to cease this use or obtain land use approval as spelled out in the violation letter and citation issued may result in further enforcement actions.

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)



From: [Fields, Joy](#)
To: [Nancy Carnahan](#)
Cc: [Potter, Shane](#)
Subject: RE: Farm Stand and Fee Based Activities
Date: Tuesday, May 7, 2024 3:12:42 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

Good afternoon,

As Shane said below, dog parks and dog training these are not items identified as a farm use and are separate from the farm stand.

To explain further, promotional activities included in the farm stand income are connected with farm use by using farm animals or by using farm products in every activity/visit. Charging people to bring their dogs to your farm is not a farm use because the dogs themselves are not being raised or bred by you as farm animals and every dog visit to your farm does not include the tasting of beef you grow on the farm.

Additionally, the space you are providing is for a use that is not considered farm use pursuant to ORS and thus a conditional use review would need to determine if there are farm and forest impacts. For example hosting a wedding event would not be considered a promotional activity that could be part of the 25% incidental income from the farm stand even though wedding participants would see your farm because the wedding itself is not related to farming and the use of the farm for weddings is not considered a farm use in the ORS, so the use of the farm for a wedding venue would be reviewed using conditional use process that includes a review of the farm and forest impacts of the proposed use.

Sincerely,

Joy Fields, Principal Planner, AICP
Clackamas County Transportation & Development
Planning and Zoning Division
150 Beaver Creek Road
Oregon City, Oregon 97045
503.742.4510

My office hours are M-F 7:30 am to 5:00 pm with every other Friday off
www.clackamas.us

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

From: Nancy Carnahan <nancy@venturesrealtygroup.com>

Sent: Tuesday, May 7, 2024 8:29 AM

To: Fields, Joy <JFields@clackamas.us>

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

Subject: Fwd: Farm Stand and Fee Based Activities

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

Good morning Joy,

Please see below the email sent to you March 11, 2024 regarding Promotional Activities on our farm.

We believe our fee based activity of inviting the public to bring their dogs to our farm to train in a safe environment and view our livestock, hay, nursery stock, etc. falls within the Promotional Activity of a Farm Stand use.

Much like a farm tour or petting zoo, the guests and their dogs interact with the farm animals on our property. Cattle, sheep, goats, etc.

This interaction translates into purchases from our Farm Stand including beef, lamb, pork, hay, etc. and does not exceed the

[“incidental items and fees from promotional activity” that “do not make up more than 25 percent of the total annual sales of the farm stand”](#)

We appreciate your guidance in the matter.

Sincerely,

Larry and Nancy Carnahan

White Oak Country Farms

Nancy@venturesrealtygroup.com

502-804-6029

22280 S Beaver creek Rd

Beaver creek, OR 97004

Home > All Dog Parks > Oregon > Beaver Creek > White Oak Country Farms

White Oak Country Farms

Beaver Creek, Oregon



Hosted by Nancy C.



★ 5.0 • 594 reviews

Top spot

Fully Fenced

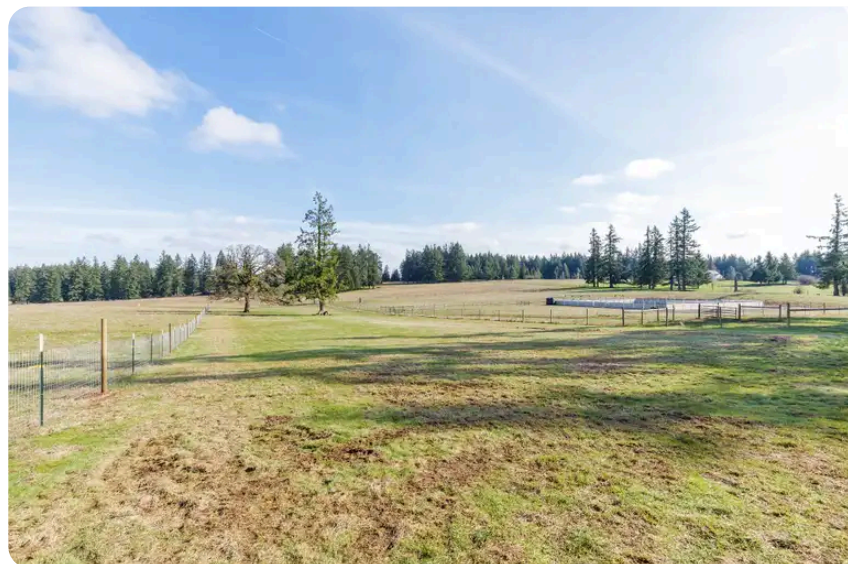
2 acres

Book this spot!

\$15 per dog per hour ★ 5.0 (594)

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): Cattle with wire 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**
Yes >
-  **Other people**
Sometimes >
-  **Private entry**
Yes >





Amenities

-  Agility equipment
-  Dog drinking water
-  Indoor restroom available
-  Field
-  Chairs
-  Dog toys


Show all 21 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

 Beavercreek, Oregon

Description

We welcome you to White Oak Country Farms! Our Dog Run and Outdoor Training Grounds are located in the Hamlet of Beavercreek. Just outside of Oregon City. An excellent spot to personally train your dog or utilize Certified Dog Trainer:

Verena Sutherland

Canine Behavior Coach at Reward Your Dog Training

CBCC-KA, CPDT-KA, KPA-CTP, FDM

verena@rewardyourdogtraining.com

503-995-0892.


Upcoming Classes:

- Recall Training
- Loose Leash Walking
- Basic and Intermediate Manners
- Excited Dog Class
- Chill Dog Class
- Nervous Dog Class

We offer agility equipment for additional training and fun!

Enjoy the views of the countryside, farm animals (sheep, goats, horses and cattle) wildlife and hayfields on our 71 acre family farm!

Cleanliness

 **98% of guests** said this spot was as clean as expected during their visit.

Hazards

Cattle hot wire located 5 inches outside of dog park fencing on NW side.


Host Rules

 **Minimum visit length**

30 minutes

 **Max dogs per booking**

20


 **Is the host present?**

I prefer to meet my guests on their first visits

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 (594 Reviews)**

[See all reviews](#)

 With comments first ▾



Xylona S.

 Jun 4, 2024



Beautiful clean location with plenty of space for big, fast dogs to stretch their legs.



Nic A.

Jun 1, 2024 •  SNIFFPASS



Great



Breck N.

May 27, 2024



Property was absolutely beautiful, livestock were adorable, space was clean! Only drawback was the timing it took the host to respond to messages on the app and via text. If that's not an issue for you this is an A+ visit all the way and would highly recommend.



Dara G.


May 27, 2024



So beautiful!



Elizabeth H.

May 26, 2024 •  SNIFFPASS



Outstanding! Beautiful well-maintained property. Appreciate the agility pieces.



Anne C.

May 25, 2024 • SNIFFPASS



This was definitely worth the drive from Portland! Huge field of grass which the pups loved. Very clean! Water for the pups, container of toys/balls, doggy bags and agility equipment. Chairs for two humans under a covered area. Looks like little heated tables too. Dogs didn't seem to care about the nearby farm animals. We will definitely be back!



Hailey S.

May 24, 2024 • SNIFFPASS



What a beautiful spot, the dogs had so much! Very well taken care of and loved all the signs for clear directions how to get to the spot and park. Thanks for sharing!



Morgan S.

May 21, 2024 • SNIFFPASS



Another fantastic visit!! Always so clean, extra safe fencing and fun toy box!



Nancy T.

May 21, 2024



This is one of our favorite spots. We ahve been here multiple times now. This is the first time we have visited when the weather was warmer, so my boy didn't want to explore quite as much this time. The only suggestion I would make for improvements is adding a little swimming pool with a way to fill it. A place to cool down on those hot days is always nice. Otherwise, we love this place!



Christina F.

May 17, 2024



Best place ever!!!

Load more reviews

Meet your host



Nancy C.

Joined in February 2023

Nancy's verified information

- ✓ Email address
- ✓ Phone number

My husband, son and daughter in law provide our Sniffspot on our 71 acre farm! We have cattle, sheep, goats and horses and beautiful views!

We hope you and your dogs enjoy your time here!

Other spots nearby



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

We're a great option if you want a peaceful place to relax at. There is plenty to sniff for the pups and we maintain the pasture regularly to kee...

Fully Fenced 2 acres

★ 5 (21)

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 (150)

📍 Portland, OR

Fully Fenced 2 acres

\$14 dog / hour

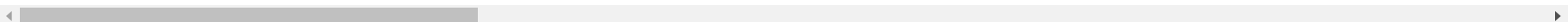


The Boring Barking Lot - Dog Park

Hi! My name is Theresa. I recently started my sniffspot and love sharing my property with you and your doggos to enjoy. We will provide you and...

★ 5 (84)

📍 Boring, OR



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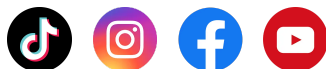
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- Explore spots
- Become a host
- Customer reviews
- Blog
- Mobile app

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- Dog Hiking Trails
- Dog Fields
- Fenced Dog Parks
- Dog Agility Parks
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- Indoor dog parks

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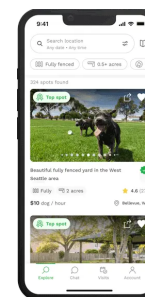


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★★★★★ 4.9 • 7K Ratings



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