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**Clackamas County**  
[www.clackamas.us](http://www.clackamas.us)



## NOTICE OF HEARING

May 18, 2026

Jessica Rose O'Brien  
21900 SW Ribera Ln.  
West Linn, OR 97068

**RE:** County of Clackamas v. Jessica Rose O'Brien  
**File:** V0048518

**Hearing Date:** June 23, 2026

**Time:** This item will not begin before 10:30 am 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 Andrea Hall, Senior Code Enforcement Specialist for Clackamas County at (503) 742-4467, 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 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 evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that 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 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 a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox  
Attorney at Law  
14725 NE 20<sup>th</sup> Street, #D-5  
Bellevue, WA 98007**

**5. Right to Recess.** If, during the course of the hearing, the 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 proceedings 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 Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the 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 emailed to [circaroserealty@gmail.com](mailto:circaroserealty@gmail.com). A copy of the link is provided below. Once you have joined the meeting, you will be prompted to join as panelist. Please click **JOIN AS PANELIST.**

If you would like to present evidence at the Hearing, please email Andrea Hall at [AndreaHal@clackamas.us](mailto:AndreaHal@clackamas.us) or mail your evidence to Andrea Hall at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing.** Staff will process 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 Andrea Hall at 503-742-4467 **within 3 calendar days of receipt of the Notice of Hearing.**

If you are unfamiliar with using the Zoom platform, please perform an internet search of “how to use Zoom” and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/87074497007?pwd=4qBvXYTH4Y4W443XgJaHX6TI5gfdUk.1>

Passcode: 404524

Phone one-tap:

+17193594580,,87074497007# US +12532050468,,87074497007# US

Join via audio:

+1 719 359 4580 US

+1 301 715 8592 US (Washington DC)

+1 253 205 0468 US

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 408 638 0968 US (San Jose)

+1 360 209 5623 US

+1 669 444 9171 US

+1 386 347 5053 US

+1 669 900 6833 US (San Jose)

+1 507 473 4847 US

+1 646 876 9923 US (New York)

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

Webinar ID: 870 7449 7007

International numbers available: <https://clackamascounty.zoom.us/j/87074497007?pwd=4qBvXYTH4Y4W443XgJaHX6TI5gfdUk.1>

## Department of Transportation and Development

### Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

**¡LE DAMOS LA BIENVENIDA!** Spanish

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**ДОБРО ПОЖАЛОВАТЬ!** Russian

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**欢迎!** Chinese (Mandarin)

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**CHÀO MỪNG!** Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

BEFORE THE COMPLIANCE HEARINGS OFFICER  
for  
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

JESSICA ROSE O'BRIAN,

Respondent.

File No: V0045818

COMPLAINT AND REQUEST FOR HEARING

I, Andrea Hall, Senior Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 21900 SW Ribera Ln., West Linn, OR 97068.

2.

The Respondent own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 21900 SW Ribera Ln., West Linn, OR 97068 also known as T2S, R1E, Section 28DD, Tax Lot 2400, and is located in Clackamas County, Oregon. The property is zoned Rural Residential Farm Forest 5 Acre and is the location of violation(s) asserted by the County.

3.

On or about the 16<sup>th</sup> day of November 2018, the 5<sup>th</sup> day of May 2022 and on June 21, 2024 the Respondent violated the following laws, in the following ways:

- a. Respondent violated Section 706 of the Clackamas County Zoning and Development Ordinance by failing to implement a plan to revegetate a disturbed area in a Habitat Conservation Area District. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondent in the following manner: Violation Notices dated November 16, 2018, May 5, 2022 and Citation and Complaint number 1800485 issued on June 24, 2024. A copy of the notice document is attached to this Complaint as F, I & J, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Zoning and Development Ordinance Priority 1 violation being \$1,000.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

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

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

DATED THIS 4<sup>th</sup> day of May 2026



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Andrea Hall  
Senior Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

JESSICA ROSE O'BRIAN,

Respondent.

File No.: V0048518

STATEMENT OF PROOF

History of Events and Exhibits:

September 4, 2018 Exhibit A	In response to a complaint, the County sent a letter to the Respondent alleging vegetation removal within a protected area.
September 13, 2018 Exhibit B	Sidney True sent an email to the County along with a notice from the Oregon Department of Forestry indicating timber was to be harvested on the subject property as part of the Forest Practices Act.
September 17, 2018 Exhibit C	The County received an email and a report from Mike Haasken from the Oregon Department of Forestry indicating that the tree removal was not part of the Forest Practice Act.
October 5, 2018	The County spoke with Nate from Nate's Logging who indicated he had been hired to remove dangerous tree, the County's code did not require an arborist report so he did not obtain one.
October 18, 2018 Exhibit D	Former Code Enforcement Staff Michael Hamilton performed a site visit. He reported that numerous trees near the dwelling on the property had been removed as well as trees and vegetation throughout the property. Google Earth photos show the difference in the amount of vegetation on the property.
November 16, 2018 Exhibit E	A violation notice was sent to the owners with a deadline of December 14, 2018 to submit a revegetation plan prepared by a certified arborist to the Clackamas County Planning Department.
December 21, 2018 Exhibit F	The County received an approved a revegetation plan submitted by John van Staveren from Pacific Habitat Services.
May 2, 2022 Exhibit G	The County received an email from Respondent Jessica O'Brian indicating that she has not implemented the revegetation plan yet.

May 5, 2022  
Exhibit H

A review of County Tax Assessor records revealed that Sidney True was no longer an owner of the property. A violation notice was sent to the Respondent Jessica O'Brian with a deadline of July 5, 2022 to implement the approved revegetation plan and submit photos to the County.

June 24, 2024  
Exhibit I

The Respondent had indicated to the County several times that new proposed development, specifically, a new septic system, was preventing her from implementing the approved revegetation plan. After confirming with the Septic Department that this was not the case, citation number 1800485 was issued in the amount of \$500.00 for the priority 1 Zoning and Development Ordinance violation. The citation was sent first class mail and was not returned to the County, the citation remains unpaid.

April 3, 2026  
Exhibit J

Planning sent an email indicating that the Respondent has applied for a replacement dwelling agreement, B0350326, which will require a Habitat Conservation Area application. Planning also received what appears to be an updated revegetation plan also submitted by Pacific Habitat Services.

May 12, 2026

This matter was referred to the Compliance Hearings Officer.

Due to the Respondents lack of cooperation in taking the necessary steps to abate the violation the fact that the violation was not due to conditions or circumstances beyond the Respondents reasonable control and the relative ease of abating the violation, the County is requesting a Final Order in this matter and authorization to refer the file to County Counsel for further enforcement action.

However, should the Hearings Officer find that there are mitigating factors in this case, the County would request a Continuing Order requiring the Respondent to:

- Bring the property into compliance with Section 706 of the Clackamas County Zoning and Development by completing the approved revegetation plan within 30 days of the date of the Order.
- Code Enforcement will confirm compliance of the above item and will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties of \$1,000.00 to \$3,500.00 for the Priority 1 Zoning and Development Ordinance violation for date cited June 21, 2024.
- Payment for Citation No. 1800485 issued on June 24, 2024 for \$500.00 for date cited June 21, 2024.
- Assessment of an administrative compliance fee calculated at \$75.00 per month starting November 2018 to June 2025 subtotaling \$5,925.00. The County is requesting a reduction of \$5,175.00 in the assessed administrative compliance fee due to 69 months of inactive code enforcement activity and is seeking a total administrative compliance fee currently subtotaling \$750.00.
- Assessment of an administrative compliance fee calculated at \$100.00 per month starting July 2025 through date of abatement or date of Final Order currently subtotaling \$900.00. The County is requesting a reduction of \$500.00 in the assessed administrative compliance fee due to 5 months of inactive code enforcement activity and is seeking a total administrative compliance fee of \$400.00. Total administrative fee of \$1,150.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



September 4, 2018

Jessica Rose O'Brien  
Sidney True  
21900 SW Ribera Ln.  
West Linn, OR 97068

**Subject: Alleged Violations of the Zoning and Development Ordinance,  
Title 12, Section 704 River & Stream Conservation Area  
Ordinance of the Clackamas County Code**

Site Address: 21900 SW Ribera Ln., West Linn, OR 97068  
Legal Description: T2S, R1E, Section 28DD, Tax Lot 2400

It has come to the attention of Clackamas County Code Enforcement that vegetation removal may have occurred in the protected area on the above referenced property.

This may constitute a violation of the Clackamas County Zoning and Development Ordinance, specifically pertaining to the River & Stream Conservation Area Ordinance

Section 704 River and Stream Conservation Area of the Clackamas County Zoning and Development Ordinance regulates the identified buffer areas of rivers and streams within Clackamas County.

Please contact Andrea Hall, Code Enforcement Coordinator, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is [Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)

Telephone number is 503-742-4467

*\*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

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### **欢迎!** Chinese (Mandarin)

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### **환영합니다.** Korean

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**From:** [Sidney True](#)  
**To:** [Hall, Andrea](#)  
**Cc:** [Jessica Rose O'Brien](#)  
**Subject:** County Letter regarding 21900 SW Ribera Lane, West Linn, OR 97068  
**Date:** Thursday, September 13, 2018 4:32:08 PM  
**Attachments:** [Copies of Clackamas County Letter and ODF permit.pdf](#)  
[Copies of Clackamas County Letter and ODF permit \(Back side\).pdf](#)

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Hello Mrs. Hall,

We are in receipt of your letter dated 9/4/18. I've attached a copy of your letter to this email for convenience of your review. My apologies for providing two copies; my scanner cannot scan two-sided documents, so one copy contains the front pages the other copy contains the back pages.

Digressing, your letter says logging activities at 21900 SW Ribera Ln, West Linn, OR, 97068, may constitute a violation of Section 704 of the River and Stream Conservation Area of the Clackamas County Zoning.

We hired Mr. Nate Ives of Nate's Logging to perform logging work. He can be reached at (503) 754-6439. Mr. Ives consulted with the State Forester, Mr. Mike Haasken, who inspected the property and met with Mr. Ives and both property owners (myself and Jessica O'Brien) onsite in July. Mr. Haasken agreed that the timber we were planning to remove were "danger" trees since we had holes in our roof and deck from limbs and our foundation and critical infrastructure was being undermined. I attached a copy of the ODF permit to this email as well. I was not sure who Mr. Ives contacted to perform the job; we hired him since he's a licensed, bonded logger. I assume he notified all required parties. Please contact him if you have any questions for him.

Regarding replanting, Jess and I recently hired a landscape architect (Jeff at Ridgeline) who will help us replant native vegetation to comply with Section 704. We invite any comments or suggestions the County may have.

Please let us know how best to proceed.

Thanks,

Sidney

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[Spam](#)  
[Not spam](#)  
[Forget previous vote](#)



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

September 4, 2018

Jessica Rose O'Brien  
Sidney True  
21900 SW Ribera Ln.  
West Linn, OR 97068

**Subject: Alleged Violations of the Zoning and Development Ordinance,  
Title 12, Section 704 River & Stream Conservation Area  
Ordinance of the Clackamas County Code**

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Telephone number is 503-742-4467

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# NOTIFICATION OF OPERATIONS/PERMIT TO OPERATE POWER-DRIVEN MACHINERY (NOAP)



Notification Number: 2018-581-09534  
Operation Name: Ives

This NOAP includes the following for the lands described in the NOAP:

The notifier has given notice to the State Forester that an operation will be conducted.

The Oregon Department of Forestry or local Forest Protective Association has issued a permit to use fire or operate power-driven machinery.

The notifier has given notice to the State Forester and the Department of Revenue of the intent to harvest timber.

Person Submitting the NOAP: NOAP Molalla  
Date NOAP Submitted: July 3, 2018  
Report Generated: July 6, 2018

9 LOADS

### Notifier Comment

Would like to see if he can request the 15- Day waiting period to be waived.

### 15-Day Waiting Period

You must wait at least 15 days after successful submittal of this NOAP before starting the activities in the NOAP (see OAR 629-605-0150(1)). You may ask the Stewardship Forester to waive this 15-day waiting period, **but you must wait the full 15 days unless the Stewardship Forester notifies you that you may start sooner.**

### Oregon Department of Forestry Contact Info

Molalla  
14995 S Hwy 211  
Molalla, Oregon 97038  
Phone: (503) 829-2216  
Stewardship Forester: Mike Haasken  
Email: mike.a.haasken@oregon.gov

### Operator's Fire Emergency Contact

Contact Name: Nate Ives  
Phone: 503-754-6439

### Landowner(s)

Jessica O'Brien  
21900 SW Ribera Lane  
West Linn, Oregon 97068  
503-314-2048

### Notice to Landowner(s)

Reforestation may be required after timber harvesting. The Oregon Department of Forestry may conduct on-site inspections for compliance with forest practice and fire protection laws. Land use conversion to non-forest use is subject to other state and local regulations, which may affect use or development of a site.

### Timber Owner

Nate Ives  
Nate's Logging  
19594 S Redland Rd  
Oregon City, Oregon 97045  
503-754-6439

### Notice to Timber Owner

If timber is harvested, the party owning the timber at the point it is first measured is responsible for payment of Oregon timber taxes.

### Written Plans

Ives  
2018-581-09534

1 of 3

BRAN  
360  
790 7766

ROB VANCE  
+ (360) 355 2817  
360 577 7112

**Unit 1 of 1: Unit**

0.8 acres    Clackamas County(s)    T2S R1E Sec28    Regulated Use Area: WW-1

<b>Operator:</b> Nate Ives Nate's Logging 19594 S Redland Rd Oregon City, Oregon 97045 503-754-6439	<b>Activity:</b> Clearcut/Overstory Removal <b>Start:</b> 7/18/2018 <b>End:</b> 12/31/2018	<b>Method(s):</b> Ground <b>Quantity:</b> 40.00 MBF
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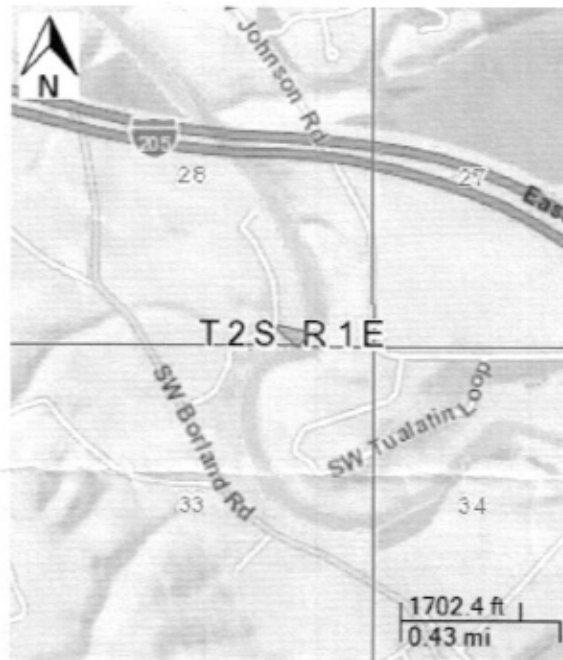
**Resources on or near this Unit**

Statutory Written Plan required within 100 feet of	Statutory Written Plan required within 300 feet of
Tualatin River: Large - Type F Stream	

**Notes:**

1. A statutory written plan is required for operations within 300 feet of Estuarine or Marine Wetlands, not 100 feet as may be shown above.
2. Contact your Stewardship Forester about streams not shown on the map.

**Unit Map: Unit**



## Department of Transportation and Development

### **Nondiscrimination Policy:**

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

[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), email [swilliams@clackamas.us](mailto:swilliams@clackamas.us) or call (503) 742-4696.

### **¡LE DAMOS LA BIENVENIDA! Spanish**

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [swilliams@clackamas.us](mailto:swilliams@clackamas.us) o llame al 503-742-4696.

### **ДОБРО ПОЖАЛОВАТЬ! Russian**

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [swilliams@clackamas.us](mailto:swilliams@clackamas.us) или позвоните по телефону 503-742-4696.

### **欢迎! Chinese (Mandarin)**

交通和发展部致力于实现非歧视。如需了解更多信息，请访问

[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [swilliams@clackamas.us](mailto:swilliams@clackamas.us) 或致电 503-742-4696。

### **CHÀO MỪNG! Vietnamese**

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

[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [swilliams@clackamas.us](mailto:swilliams@clackamas.us) hoặc gọi điện thoại theo số 503-742-4696.

### **환영합니다. Korean**

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은

홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [swilliams@clackamas.us](mailto:swilliams@clackamas.us), 또는 전화 503-742-4696번으로 연락 주십시오.

A Written Plan (in addition to this NOAP) is required before starting activities near the Resources listed under Site Conditions or Units below unless waived in Technical Note #10 Statutory Written Plan Waiver (available [here](#) or at the local Oregon Department of Forestry office). The Stewardship Forester may notify you of other resources or Written Plan requirements. Written Plans have a waiting period separate from the NOAP waiting period. For more information, contact the Stewardship Forester or see [OAR 629-605-0170](#).

#### Formal Comments from Oregon Department of Forestry

Mike Haasken on 7/6/2018

A written plan is required for operating within 100 feet of the Tualatin River. Waived 15 day waiting period for operating beyond 100 feet from the River.

#### Site Conditions (reported by the Notifier)

Stream within 100 feet of area.

#### Notices

**Permission from Landowner and Timber Owner Required:** Submitting this notification does *not* give permission to enter someone's land or remove forest products. Anyone doing so must first obtain permission from the landowner and timber owner.

**Pesticide Use:** Pesticide users must follow all pesticide product label requirements, including any that prohibit applications near or into streams or other water bodies! Pesticide users must be sure the label that comes with the pesticide product allows the planned use! Contact the Oregon Department of Agriculture [here](#) or at 503-986-4635 for information on allowed uses of pesticide products.

**Operations Near Utility Lines:** If you are conducting timber harvesting or road construction within 100 feet of overhead utility lines contact the local utility in accordance with ORS 757.805 - Oregon's Overhead Safety Act and OAR 437-007-0230 - Power Line Safeguards. Identification tags are located on each pole.

Call the Oregon Utility Notification Center at 811 at least 2 business days before starting timber harvesting, road construction, or any other activities involving excavation that may affect an underground utility line. The Center will coordinate with the appropriate utility companies to locate underground utility lines that may be affected by your activities.

**Using Water for Pesticides or Slash Burning:** If you plan to use on-site water (water from a stream, for example) to mix pesticides or for slash burning, you must provide a copy of this NOAP to the local offices of the Oregon Water Resources Department and the Oregon Department of Fish and Wildlife (see ORS 537.141).

**NOAP Changes:** The notifier must inform the Oregon Department of Forestry of any changes in a NOAP before the activity takes place. A new NOAP may be required.

**Subscribers:** There may be subscribers to this Notification, please see Notification Summary page within the e-Notification system or contact ODF for more details.

**From:** [HAASKEN Mike A \\* ODF](#)  
**To:** [Hall, Andrea](#)  
**Subject:** RE: Notification  
**Date:** Monday, September 17, 2018 10:49:31 AM  
**Attachments:** [20180917105154410.pdf](#)

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Attached is my pre operation inspection report. I told them it wasn't in our jurisdiction because all the trees were within striking distance of the home and therefore not on "forestland". The home is 30 feet away from the river. I referred them to your department and/or an arborist.

**Mike Haasken**  
**Stewardship Forester, Molalla Unit**  
**503-829-2216**  
**Cell: 503-781-7754**  
**[mike.a.haasken@oregon.gov](mailto:mike.a.haasken@oregon.gov)**  
**Oregon Department of Forestry**  
**14995 S. Hwy. 211**  
**Molalla, OR. 97038**

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**From:** Hall, Andrea [mailto:[Andreahal@co.clackamas.or.us](mailto:Andreahal@co.clackamas.or.us)]  
**Sent:** Friday, September 14, 2018 1:00 PM  
**To:** HAASKEN Mike A \* ODF <[Mike.A.HAASKEN@oregon.gov](mailto:Mike.A.HAASKEN@oregon.gov)>  
**Subject:** Notification

Hi Mike,

The County received a complaint regarding vegetation removal at 21900 SW Ribera Ln. in West Linn. The property owner supplied me with a copy of the notification from the State, 2018-581-09534.

From what the owner shared, it sounds like you visited the property prior to the removal of the trees. Have you inspected the property since the work was performed? I'm just trying to determine if the work was outside of the 100 ft. buffer of the river.

Any information you can provide would be appreciated.

Thank you,

Andrea Hall  
Clackamas County  
Code Enforcement Coordinator

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[Spam](#)  
[Not spam](#)  
[Forget previous vote](#)

# New Forest Practice Activity Inspection Report

OPERATION NAME: Ives

SUBMIT DATE: 7/3/2018 1:14:50 PM

• NOAP ID: 2018-581-09534

Inspection Date

2018-07-12

Operation Status

Pre-operation

Inspected By

Mike Haasken

## Activities Inspected

Unit                      Nate  
Clearcut/Overstory Removal

Operations observed were **in compliance** at the time of this inspection



## Inspection Notes

• **07-12-2018 10:53:59 AM**

Site visit with landowner and operator. Home is 30 feet from river, all trees in question are within striking distance of home and therefore are not on 'forestland'. This is not a forestry operation subject to the Forest Practices Act. I recommend contacting Clackamas County code enforcement for permission to cut hazard trees or a certified arborist for more information.

— Mike Haasken

21890

21900 SW Ribera Ln



21910

July 2018 Exhibit D 1 of 2

21890

21900 SW Ribera Ln



1910

May 2019

Exhibit D 2 of 2



November 16, 2018

Jessica O'Brien  
Sidney True  
21900 SW Ribera Ln.  
West Linn, OR 97068

**Subject: Violation of the Clackamas County Code**

Site Address: 21900 SW Ribera Ln., West Linn, OR 97068  
Legal Description: T2S, R1E, Section 28DD, Tax Lot 2400

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that you have had vegetation removed from the above referenced property within the Habitat Conservation Area District of the Tualatin River without land use approval. This constitutes a violation of Section 706 of the Clackamas County Zoning and Development Ordinance.

In order to abate this violation, please submit a re-vegetation plan prepared by an arborist certified through the International Society of Arboriculture (ISA) or a certified Natural Resource Specialist to Planner Ben Blessing in the Clackamas County Planning Department no later than December 14, 2018. Once Ben has approved the plan, a schedule for planting will be developed. Inspections of the property will be made as needed to ensure compliance with the approved plan.

If you have any questions concerning these requirements, please contact Ben at 503-742-4521 or at [bblessing@clackamas.us](mailto:bblessing@clackamas.us). Or, you may stop by our offices 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. and Fridays 8:00 a.m. and 3 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email [andreaahal@clackamas.us](mailto:andreaahal@clackamas.us) .

Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Andrea Hall', is displayed on a light gray rectangular background.

Andrea Hall  
Clackamas County  
Code Enforcement Coordinator

Copy: Ben Blessing (via email)

## Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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.

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.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

**From:** [John van Staveren](#)  
**To:** [Hall, Andrea](#)  
**Cc:** [Blessing, Ben](#); "[Sidney True](#)"; "[Jessica Rose O'Brien](#)"; [Carlee Michelson](#)  
**Subject:** RE: 21900 SW Ribera Lane  
**Date:** Friday, December 21, 2018 3:00:29 PM  
**Attachments:** [Revegetation Plan Memorandum\\_6668.pdf](#)

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Andrea – attached is a memorandum complying with Section 706. Please review and let us know if you have any questions.

Thanks and have a Happy Holiday

John

**John van Staveren, PWS**  
**Pacific Habitat Services, Inc.**  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070  
Office: (503) 570-0800  
Cell: (503) 708-8320  
[jvs@pacifichabitat.com](mailto:jvs@pacifichabitat.com)  
[www.PacificHabitat.com](http://www.PacificHabitat.com)

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**From:** Hall, Andrea [<mailto:Andreahal@co.clackamas.or.us>]  
**Sent:** Tuesday, December 11, 2018 1:34 PM  
**To:** John van Staveren  
**Cc:** Blessing, Ben; 'Sidney True'; 'Jessica Rose O'Brien'  
**Subject:** RE: 21900 SW Ribera Lane

Hi John,

If I extend the deadline for the plan to December 21<sup>st</sup> would that be enough time for you?

Thank you,

Andrea

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**From:** John van Staveren [<mailto:JVS@PacificHabitat.com>]  
**Sent:** Tuesday, December 11, 2018 1:09 PM  
**To:** 'Jessica Rose O'Brien' <[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)>  
**Cc:** Blessing, Ben <[BBlessing@co.clackamas.or.us](mailto:BBlessing@co.clackamas.or.us)>; 'Sidney True' <[Sidney@bltg-ip.com](mailto:Sidney@bltg-ip.com)>; Hall, Andrea <[Andreahal@co.clackamas.or.us](mailto:Andreahal@co.clackamas.or.us)>  
**Subject:** RE: 21900 SW Ribera Lane

Jessica – we'll need to conduct a site visit to prepare the plan to look at current conditions. This

Friday may be a tall order to get everything wrapped up.

Ben/Andrea – can you delay needing the plan until next week?

Thanks

John

**John van Staveren, PWS**

**Pacific Habitat Services, Inc.**

9450 SW Commerce Circle, Suite 180

Wilsonville, OR 97070

Office: (503) 570-0800

Cell: (503) 708-8320

[jvs@pacifichabitat.com](mailto:jvs@pacifichabitat.com)

[www.PacificHabitat.com](http://www.PacificHabitat.com)

**From:** Jessica Rose O'Brien [<mailto:circaroserealty@gmail.com>]

**Sent:** Tuesday, December 11, 2018 12:31 PM

**To:** [jvs@pacifichabitat.com](mailto:jvs@pacifichabitat.com)

**Cc:** [bblessing@clackamas.us](mailto:bblessing@clackamas.us); Sidney True; [Andreahal@co.clackamas.or.us](mailto:Andreahal@co.clackamas.or.us)

**Subject:** 21900 SW Ribera Lane

Hi John,

Thank you for taking my call. Attached is a copy of the letter I received from the county. I have cc'd Ben Blessing and Andrea Hall, from Clackamas County, to keep them in the loop.

Please let me know the next steps with regard to coming up with a revegetation plan.

Thank you,

Jess

Jessica Rose O'Brien

Principal Broker

Circa Rose Realty

503-908-4548 office

503-314-2048 cell

503-214-8512 fax

[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)

[www.circarose.com](http://www.circarose.com)

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**Pacific Habitat Services, Inc.**  
**9450 SW Commerce Circle, Suite 180**  
**Wilsonville, Oregon 97070**

**Telephone number: (503) 570-0800      Fax number: (503) 570-0855**

**MEMORANDUM**

**Date:            December 20, 2018**

**To:              Ben Blessing, Planner**  
**Clackamas County**

**From:           Carlee Michelson, John van Staveren, PWS**

**RE:              Section 706 Code Violation: 21900 SW Ribera Lane, West Linn, OR 97068**  
**PHS #6668**

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Ben,

This is a response to a November 16<sup>th</sup>, 2018 letter from Andrea Hall, Clackamas County Code Enforcement Coordinator, to Jessica O’Brien, regarding a violation of the Clackamas County Code (Section 706) involving tree removal within a Habitat Conservation Area (HCA) along the Tualatin River at 21900 SW Ribera Lane, West Linn, OR 97068 (T2S, R1E, Section 28DD, Tax Lot 2400 and 2300). The letter requested a re-vegetation plan in order to abate the violation, which is discussed below.

Pacific Habitat Services, Inc. (PHS) was hired by Jessica O’Brien, the owner of the property, to prepare the revegetation plan. As all mature trees were removed from both tax lots, PHS visited the site to estimate the amount of trees removed and their diameter breast height (dbh) to determine the amount of trees and shrubs required for the revegetation plan. Table 1 is an explanation of our findings. Figure 1 displays the general location and topography of the study area, and Figure 2 shows an aerial with existing Metro HCA boundaries and their designated qualities (High, Medium or Low).

**Table 1    Quantities of trees removed and trees and shrubs proposed to be planted<sup>1</sup>**

<b>Size of Tree (inches in diameter)<sup>2</sup></b>	<b>Quantity Removed</b>	<b>Trees to be Planted</b>	<b>Shrubs to be Planted</b>
6-12	3	6	9
24-30	12	84	216
Over 30	16	160	480
<b>Total</b>	<b>31</b>	<b>250</b>	<b>705</b>

<sup>1</sup>Based on Clackamas County Code 706.10(A)(6)(a)(i)

<sup>2</sup>Diameter at breast height (dbh) estimated based on existing cut trunk diameter

PHS is proposing a revegetation plan based on the available area for replanting the site (approximately 22,004 square feet). Areas where existing and future building footprints are or will be located, as well as drain fields, sand filters, and septic areas, were removed from the area of proposed revegetation. The areas of the drain fields, sand filters and will be planted with native grasses as these areas cannot contain trees or shrubs. Figure 3 shows the proposed revegetation plan based on the estimates in Table 1 and a plan that conveys a natural clustered distribution of trees, shrubs and herbaceous vegetation similar to less disturbed riparian areas along the Tualatin River. Figure 4 displays a planting table with species quantities, as shown in Table 2 below.

Plantings will occur on the subject property, either within the HCA or in an area contiguous to the HCA. All other planting requirements will comply with Clackamas County Code 706.10(A)(6)(b-h). As stated in 706.10(A)(8), the applicant is requesting to vary the number and size of vegetation as the proposed plantings will achieve appropriate mitigation results.

Trees and shrubs proposed as mitigation for this removal will comply with Clackamas County Code Chapter 706 spacing densities and quantities. Conifers shall be replaced with conifers and bare ground will be planted or seeded with native grasses or herbs. Replacement trees shall be at least one-half inch in caliper (average), measured at six inches above the soil line. Shrubs shall be in at least a one-gallon container or the equivalent in ball and burlap, at least 12 inches in height. Trees shall be planted between 8-12 feet on center, and shrubs shall be planted 4-5 feet on center, or clustered in single species groups of no more than four plants; each cluster planted 8-10 feet on center.

**Table 2. Proposed Planting Table**

Plant Species*	Common Name	Form/ Size*	Caliper size	Avg Spacing (On Center)	Quantity
<b>TREES (250 Total)</b>					
<i>Acer macrophyllum</i>	Big leaf maple	BR or 1 gal, 6"	0.5"	8-12'	30
<i>Fraxinus latifolia</i>	Oregon ash	BR or 1 gal, 6"	0.5"	8-12'	15
<i>Malus fusca</i>	Oregon crabapple	BR or 1 gal, 6"	0.5"	8-12'	10
<i>Pseudotsuga menziesii</i>	Douglas Fir	BR or 1 gal, 6"	0.5"	8-12'	100
<i>Quercus garryana</i>	Oregon white oak	BR or 1 gal, 6"	0.5"	8-12'	20
<i>Thuja plicata</i>	Western red cedar	BR or 1 gal, 6"	0.5"	8-12'	75
<b>SHRUBS (750 Total)</b>					
<i>Amelanchier alnifolia</i>	Western serviceberry	BR or 1 gal, 12"	n/a	4-5'	87
<i>Mahonia nervosa</i>	Cascade Oregon grape	BR or 1 gal, 12"	n/a	4-5'	87
<i>Frangula purshiana</i>	Cascara	BR or 1 gal, 12"	n/a	4-5'	87
<i>Omeleria cerasiformis</i>	Indian plum	BR or 1 gal, 12"	n/a	4-5'	87

Plant Species*	Common Name	Form/ Size*	Caliper size	Avg Spacing (On Center)	Quantity
<i>Philadelphus lewisii</i>	Mock orange	BR or 1 gal, 12"	n/a	4-5'	87
<i>Polystichum munitum</i>	Sword fern	BR or 1 gal, 12"	n/a	4-5'	87
<i>Rhododendron macrophyllum</i>	California rhododendron	BR or 1 gal, 12"	n/a	4-5'	87
<i>Rhododendron occidentale</i>	Western azalea	BR or 1 gal, 12"	n/a	4-5'	10
<i>Ribes sanguineum</i>	Red flowering currant	BR or 1 gal, 12"	n/a	4-5'	86

\*BR = Bare root

NATIVE SEED MIX (20#/ac broadcast) PT 402 Native Riparian Mix:	
<i>Elymus glaucus</i>	Blue wildrye
<i>Hordeum brachyantherum</i>	Meadow barley
<i>Deschampsia cespitosa</i>	Tufted hairgrass

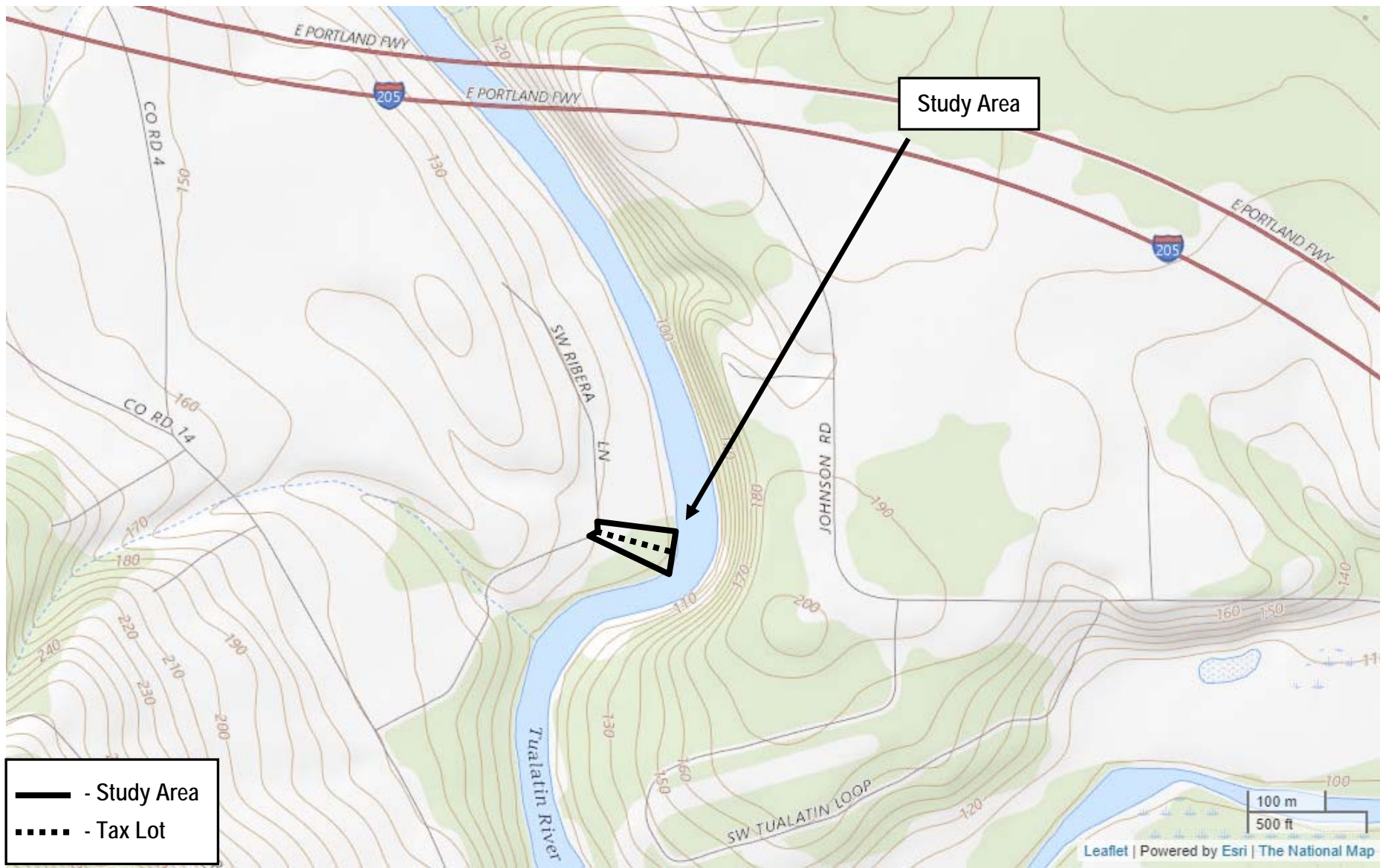
The property owner is responsible for maintaining a five-year monitoring schedule following the date that the mitigation planting is completed. This requires that the property owner submit an annual report to the planning director of Clackamas County documenting the survival rate of trees and shrubs in the mitigation area. In lieu of this report, a bond (or other surety) may be posted with the County in an amount equal to the cost of carrying out the mitigation planting and maintenance.

Feel free to contact me directly should you require any additional information pertinent to this memo.

Sincerely



Carlee Michelson  
 Natural Resource Specialist



— - Study Area  
 - - - - Tax Lot

#6668  
12/17/2018






Pacific Habitat Services, Inc.  
9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

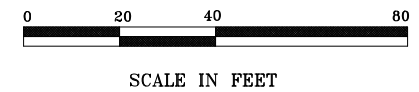
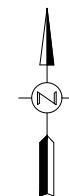
General Location and Topography  
 21900 SW Ribera Lane , West Linn, Oregon  
 United States Geological Survey (USGS), Canby, Oregon, 7.5 Quadrangle, 2017  
 (viewer/nationalmap.gov/basic)

FIGURE  
 1



LEGEND

-  Project Area Boundary
-  Mapped HCA (High)
-  Mapped HCA (Moderate)

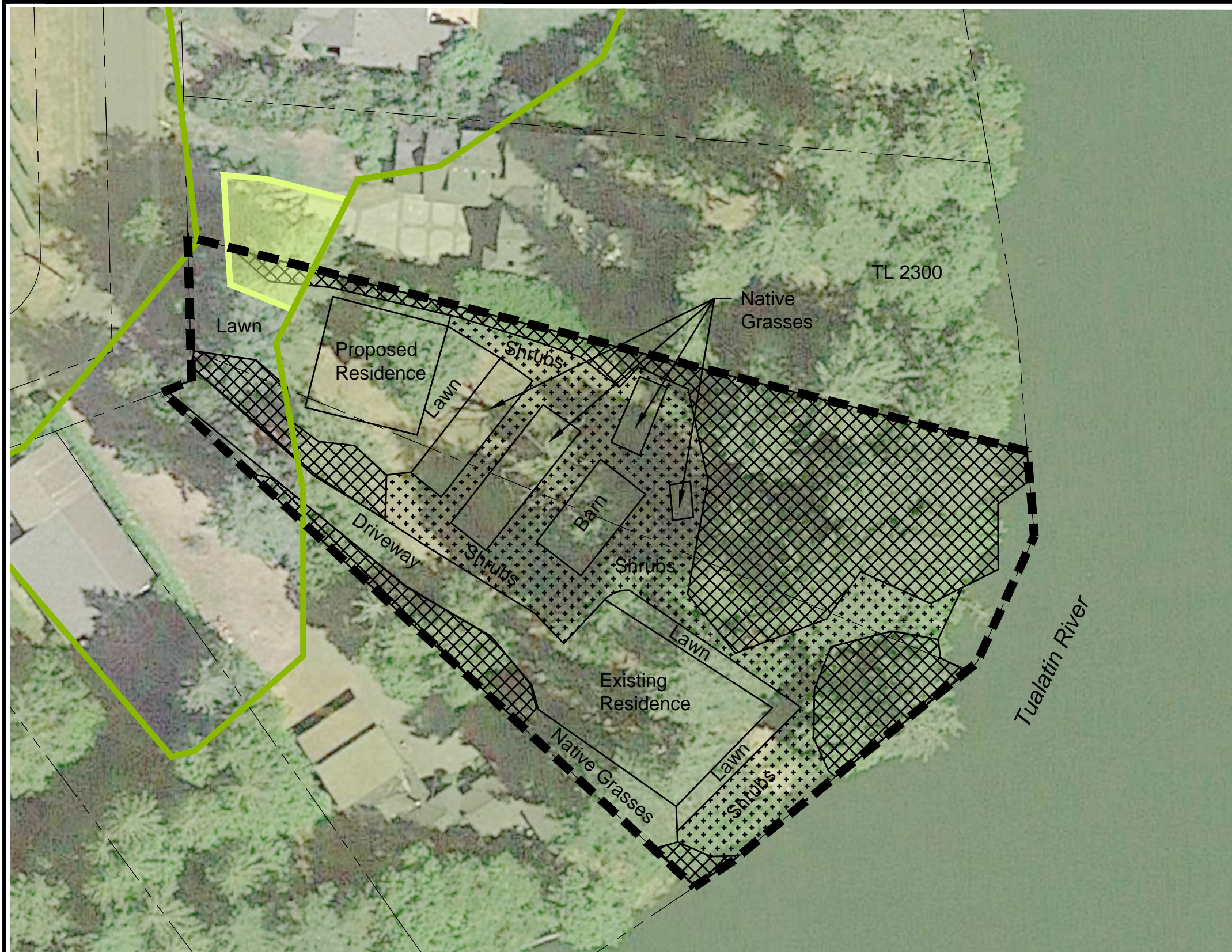


Source: Aerial Photo Google Earth (July 2018)  
 Habitat Conservation Areas HCA: Metro  
 Taxlots: Regional Land Information Systems (RLIS)

Existing Conditions  
 21900 SW Ribera Lane, West Linn, Oregon

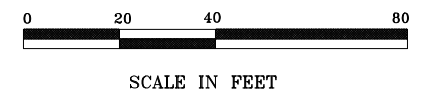
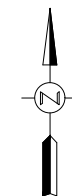
FIGURE  
**2**

12-18-2018



**LEGEND**

- ■ ■ ■ Project Area Boundary
- ▭ Mapped HCA (High)
- ▭ Mapped HCA (Moderate)
- ▨ Forested Area (13,461 sf / 0.31 ac)
- ▨ Shrub Areas (8,544 sf / 0.20 ac)



Source: Aerial Photo Google Earth (July 2018)  
Habitat Conservation Areas HCA: Metro  
Taxlots: Regional Land Information Systems (RLIS)

Re-Vegetation Plan  
21900 SW Ribera Lane, West Linn, Oregon

FIGURE  
**3**

12-18-2018

Plant Species*	Common Name	Form/ Size*	Caliper size	Avg Spacing (On Center)	Quantity
<b>TREES (250 Total)</b>					
<i>Acer macrophyllum</i>	Big leaf maple	BR or 1 gal, 6"	0.5"	8-12'	30
<i>Fraxinus latifolia</i>	Oregon ash	BR or 1 gal, 6"	0.5"	8-12'	15
<i>Malus fusca</i>	Oregon crabapple	BR or 1 gal, 6"	0.5"	8-12'	10
<i>Pseudotsuga menziesii</i>	Douglas Fir	BR or 1 gal, 6"	0.5"	8-12'	100
<i>Quercus garryana</i>	Oregon white oak	BR or 1 gal, 6"	0.5"	8-12'	20
<i>Thuja plicata</i>	Western red cedar	BR or 1 gal, 6"	0.5"	8-12'	75
<b>SHRUBS (750 Total)</b>					
<i>Amelanchier alnifolia</i>	Western serviceberry	BR or 1 gal, 12"	n/a	4-5'	87
<i>Mahonia nervosa</i>	Cascade Oregon grape	BR or 1 gal, 12"	n/a	4-5'	87
<i>Frangula purshiana</i>	Cascara	BR or 1 gal, 12"	n/a	4-5'	87
<i>Omeleteria cerasiformis</i>	Indian plum	BR or 1 gal, 12"	n/a	4-5'	87
<i>Philadelphus lewisii</i>	Mock orange	BR or 1 gal, 12"	n/a	4-5'	87
<i>Polystichum munitum</i>	Sword fern	BR or 1 gal, 12"	n/a	4-5'	87
<i>Rhododendron macrophyllum</i>	California rhododendron	BR or 1 gal, 12"	n/a	4-5'	87
<i>Rhododendron occidentale</i>	Western azalea	BR or 1 gal, 12"	n/a	4-5'	10
<i>Ribes sanguineum</i>	Red flowering currant	BR or 1 gal, 12"	n/a	4-5'	86

\*BR = Bare root

<b>NATIVE SEED MIX (20#/ac broadcast)</b>	
<b>PT 402 Native Riparian Mix:</b>	
<i>Elymus glaucus</i>	Blue wildrye
<i>Hordeum brachyantherum</i>	Meadow barley
<i>Deschampsia caespitosa</i>	Tufted hairgrass

Notes:

1) Invasive non-native or noxious vegetation shall be removed within the mitigation area prior to planting, and shall be removed or controlled for five years following the date that the mitigation planting is completed.

2) Mulch shall be applied around new plantings at a minimum of three inches in depth and 18 inches in diameter.

3) Trees and shrubs that die shall be replaced in kind to the extent necessary to ensure that a minimum of 80 percent of the trees initially required and 80 percent of the shrubs initially required shall remain alive on the fifth anniversary of the date that the mitigation planting is completed.

4) All other planting requirements will comply with Clackamas County Code 706.10(A)(6)



Planting Table and Planting Notes  
21900 SW Ribera Lane, West Linn, Oregon

FIGURE  
**4**

12-18-2018

**From:** [Jessica Rose O'Brien](#)  
**To:** [Hall, Andrea](#)  
**Subject:** Re: 21900 SW Ribera Lane  
**Date:** Monday, May 2, 2022 4:21:42 PM  
**Attachments:** [image001.png](#)

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

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Hi Andrea,

I hope this email finds you well. Unfortunately I have not replanted. I have been in the process of getting permits approved. This included a potential, likely, drainfield in the area where we need to replant. This was all stalled during Covid and restarted again. I did get a new well drilled a few months ago which was part of the preliminary approval process for the septic and drain field. I had to relocate the well about 30' away to get the drainfield part approved. I met with my plan person the week before last and expected a revised plan last week. I did not get it. I just called him to see where we are at with it all.

I hope to have updates for you in the next week or two. I am looking forward to replanting. Things seem pretty bare around here without trees.

Thank you,

Jess

Jessica Rose O'Brien  
Principal Broker  
Circa Rose Realty  
503-314-2048 cell  
503-214-8512 fax  
[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)

On Fri, Apr 22, 2022 at 3:57 PM Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)> wrote:

Hi Jessica,

I checked my file and it doesn't look like you've submitted photos of the vegetation you planted. If you would send me some pictures of your project, I will be able to close the Code Enforcement case.

Thank you,

Andrea Hall

Clackamas County

Code Enforcement Section

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**From:** Hall, Andrea

**Sent:** Monday, February 10, 2020 10:20 AM

**To:** '[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)' <[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)>

**Subject:** FW: 21900 SW Ribera Lane

Hi Jessica,

Please see Ben's response below.

Thank you,

Andrea

---

**From:** Blessing, Ben

**Sent:** Monday, February 10, 2020 10:05 AM

**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>

**Subject:** RE: 21900 SW Ribera Lane

Andrea,

This plan meets the requirements of the mitigation letter and ZDO Sec. 706. The applicant shall send us photos once the vegetation has been planted. We may also request photos within the

next five years to ensure plant survival and/or make a site visit to verify.

Thanks,

***Ben Blessing***

***Planner 2, Certified Floodplain Manager (CFM)***

***503-742-4521***



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**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>

**Sent:** Monday, February 10, 2020 9:57 AM

**To:** Blessing, Ben <[BBlessing@clackamas.us](mailto:BBlessing@clackamas.us)>

**Subject:** FW: 21900 SW Ribera Lane

**From:** Jessica Rose O'Brien [<mailto:circaroserealty@gmail.com>]

**Sent:** Monday, February 10, 2020 9:40 AM

**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>; John van Staveren (PHS) <[JVS@pacifichabitat.com](mailto:JVS@pacifichabitat.com)>

**Subject:** Fwd: 21900 SW Ribera Lane

Hi Andrea,

Here's the original e-mail and attachment sent 12/21/19. You did confirm receipt and said you'd be in touch.

Thank you,

Jess

Jessica Rose O'Brien  
Principal Broker  
Circa Rose Realty  
503-908-4548 office

503-314-2048 cell  
503-214-8512 fax  
[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)  
[www.circarose.com](http://www.circarose.com)

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

From: **John van Staveren** <[JVS@pacifichabitat.com](mailto:JVS@pacifichabitat.com)>  
Date: Fri, Dec 21, 2018 at 3:00 PM  
Subject: RE: 21900 SW Ribera Lane  
To: Hall, Andrea <[Andreahal@co.clackamas.or.us](mailto:Andreahal@co.clackamas.or.us)>  
Cc: Blessing, Ben <[BBlessing@co.clackamas.or.us](mailto:BBlessing@co.clackamas.or.us)>, Sidney True <[Sidney@bltg-ip.com](mailto:Sidney@bltg-ip.com)>, Jessica Rose O'Brien <[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)>, Carlee Michelson <[cm@pacifichabitat.com](mailto:cm@pacifichabitat.com)>

Andrea – attached is a memorandum complying with Section 706. Please review and let us know if you have any questions.

Thanks and have a Happy Holiday

John

**John van Staveren, PWS**

**Pacific Habitat Services, Inc.**

9450 SW Commerce Circle, Suite 180

Wilsonville, OR 97070

Office: (503) 570-0800

Cell: (503) 708-8320

[jvs@pacifichabitat.com](mailto:jvs@pacifichabitat.com)

[www.PacificHabitat.com](http://www.PacificHabitat.com)

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**From:** Hall, Andrea [mailto:[Andreahal@co.clackamas.or.us](mailto:Andreahal@co.clackamas.or.us)]  
**Sent:** Tuesday, December 11, 2018 1:34 PM  
**To:** John van Staveren  
**Cc:** Blessing, Ben; 'Sidney True'; 'Jessica Rose O'Brien'  
**Subject:** RE: 21900 SW Ribera Lane

Hi John,

If I extend the deadline for the plan to December 21<sup>st</sup> would that be enough time for you?

Thank you,

Andrea

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**From:** John van Staveren [mailto:[JVS@PacificHabitat.com](mailto:JVS@PacificHabitat.com)]  
**Sent:** Tuesday, December 11, 2018 1:09 PM  
**To:** 'Jessica Rose O'Brien' <[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)>  
**Cc:** Blessing, Ben <[BBlessing@co.clackamas.or.us](mailto:BBlessing@co.clackamas.or.us)>; 'Sidney True' <[Sidney@bltg-ip.com](mailto:Sidney@bltg-ip.com)>; Hall, Andrea <[Andreahal@co.clackamas.or.us](mailto:Andreahal@co.clackamas.or.us)>  
**Subject:** RE: 21900 SW Ribera Lane

Jessica – we'll need to conduct a site visit to prepare the plan to look at current conditions. This Friday may be a tall order to get everything wrapped up.

Ben/Andrea – can you delay needing the plan until next week?

Thanks

John

**John van Staveren, PWS**

**Pacific Habitat Services, Inc.**

9450 SW Commerce Circle, Suite 180

Wilsonville, OR 97070

Office: (503) 570-0800

Cell: (503) 708-8320

[jvs@pacifichabitat.com](mailto:jvs@pacifichabitat.com)

[www.PacificHabitat.com](http://www.PacificHabitat.com)

**From:** Jessica Rose O'Brien [<mailto:circaroserealty@gmail.com>]

**Sent:** Tuesday, December 11, 2018 12:31 PM

**To:** [jvs@pacifichabitat.com](mailto:jvs@pacifichabitat.com)

**Cc:** [blessing@clackamas.us](mailto:blessing@clackamas.us); Sidney True; [Andreahal@co.clackamas.or.us](mailto:Andreahal@co.clackamas.or.us)

**Subject:** 21900 SW Ribera Lane

Hi John,

Thank you for taking my call. Attached is a copy of the letter I received from the county. I have cc'd Ben Blessing and Andrea Hall, from Clackamas County, to keep them in the loop.

Please let me know the next steps with regard to coming up with a revegetation plan.

Thank you,

Jess

Jessica Rose O'Brien  
Principal Broker  
Circa Rose Realty  
503-908-4548 office

503-314-2048 cell  
503-214-8512 fax  
[circaroserealty@gmail.com](mailto:circaroserealty@gmail.com)  
[www.circarose.com](http://www.circarose.com)

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[Spam Email](#)  
[Phishing Email](#)



May 5, 2022

Jessica O'Brien  
21900 SW Ribera Ln.  
West Linn, OR 97068

**Subject: Violation of the Clackamas County Code v0048518**

Site Address: 21900 SW Ribera Ln., West Linn, OR 97068  
Legal Description: T2S, R1E, Section 28DD, Tax Lot 2400

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that you have had vegetation removed from the above referenced property within the Habitat Conservation Area District of the Tualatin River without land use approval. This constitutes a violation of Section 706 of the Clackamas County Zoning and Development Ordinance. On December 20, 2018 a revegetation plan was prepared and ultimately approved by the Clackamas County Planning Department, however, the plan has yet to be fulfilled.

In order to abate this violation, please implement the approved revegetation plan and submit photos of the plantings to Code Enforcement no later than **July 5, 2022**.

If you have any questions concerning these permit requirements, please contact the Planning Division at 503-742-4500, by email [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) or, you may stop by our offices 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. and Friday 8:00 a.m. to 3:00 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email [andreaahal@clackamas.us](mailto:andreaahal@clackamas.us).

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read "Andrea Hall".

Andrea Hall  
Clackamas County  
Code Enforcement Section

### **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](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



Citation No. 1800485

Case No. V0048518

# ADMINISTRATIVE CITATION

Date Issued: June 24, 2024

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

Name: Jessica Rose O'Brien  
Name:  
Mailing Address: 21900 SW Ribera Ln.  
City, State, Zip: West Linn, OR 97068

Date Violation(s) Confirmed: On the 21st day of June, 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): 21900 SW Ribera Ln., West Linn, OR 97068

Legal Description: T2S, R1E Section 28DD, Tax Lot(s) 2400

**Law(s) Violated:**

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 706

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

- 1) Person cited failed to implement a plan to revegetate a disturbed area in a Habitat Conservation Area District.

Maximum Civil Penalty \$3500.00

Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Andrea Hall  
Telephone No.: 503-742-4467

Date: June 24, 2024  
Department Initiating Enforcement Action: Code Enforcement



**From:** [Hall, Andrea](#)  
**To:** [Campi, Taylor](#)  
**Subject:** RE: V0048518 & B0350326  
**Date:** Monday, April 6, 2026 8:56:19 AM  
**Attachments:** [20-02-10 re-vegetation plan.pdf](#)  
[image001.png](#)

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Hi Taylor,

I agree, the building permit should be related to the violation. Attached is a copy of the plan she submitted to Planning but has yet to implement. The owner has been noticed and a citation has been issued for the violation, the next step in our process would be a hearing.

Thank you!

Andrea

---

**From:** Campi, Taylor <TCampi@clackamas.us>  
**Sent:** Friday, April 3, 2026 2:39 PM  
**To:** Hall, Andrea <Andreahal@clackamas.us>  
**Subject:** V0048518 & B0350326

Hi Andrea,

I have a building permit B0350326 for a replacement dwelling in the floodplain and HCA on the property that has violation V0048518. In working with the applicants on their HCA application I required them to calculate their mitigation in order to account for the unpermitted vegetation removal. The conditions of land use approval Z0469-24 require them to install the mitigation prior to occupancy. I noticed that the building permit has a note on it that says “NOT RELATED TO VIOLATION” but I am wondering if this should be changed because we won’t grant occupancy until they’ve installed the mitigation, and the mitigation was calculated to abate the violation, so I would think that the building permit is related to the violation?

Sorry if that’s confusing – let me know what you think or if there’s more to the violation than the unpermitted veg removal. Thanks!

**Taylor Campi, Senior Planner**

Clackamas County | Transportation & Development | Planning & Zoning

(503) 742-4512

150 Beaver Creek Road, DTD Administration MS-1, Oregon City, OR 97045

Hours: Mon – Fri, 8 a.m. – 4:30 p.m.



[Get email updates.](#)

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).