



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF HEARING

February 4, 2026

Three Rivers Investments LLC
14710 SE Lee Ave.
Milwaukie, OR 97267

Jesse L Taylor – Registered Agent
14408 SE Cedar Ave.
Portland, OR 97267

RE: County of Clackamas v. Three Rivers Investments LLC
File: V0041823

Hearing Date: February 24, 2026

Time: This item will not begin before 10:00 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 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 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 20th 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.



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

If you would like to present evidence at the Hearing please email Shane Potter at Spotter@clackamas.us 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 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 Shane Potter at 503-742-4465 **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/82212684880?pwd=xdIqVRov2B9fiLnfi86bOHvbfaaBFh.1>

Passcode: 057576

Phone one-tap:

+14086380968,,82212684880# US (San Jose) 16694449171,,82212684880# US

Join via audio:

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Webinar ID: 822 1268 4880

International numbers available: <https://clackamascounty.zoom.us/j/kKWondKJq>

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

¡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

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

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

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

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
FOR THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

THREE RIVERS INVESTMENTS
LLC.,

Respondents.

FILE NO: V0041823

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' mailing address is: 14710 SE Lee Avenue, Milwaukie, OR 97267.

2.

The Respondents own and/or operate a business from the address or location of the violation(s) of law alleged in this complaint 14710 SE Lee Ave., Milwaukie, OR 97267, also known as T2S, R1E, Section 11AA, Tax Lot 04800, the property is zoned C-2 (Community Commercial) and is the location of violation(s) asserted by the County.

3.

On or about the 29th day of January, 2024, and on or about the 20th day of June, 2024, the Respondents violated the following laws, in the following ways:

Title 9 of the Clackamas County Building Code Section 9.02.040. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Code Section 12.510.03. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondents in the following manner:
Violation notice dated January 29, 2024 and Citation and Complaint #2300418-1 on July 1, 2024. A copy of the notice documents is attached to this Complaint as Exhibits D and G, 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 Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

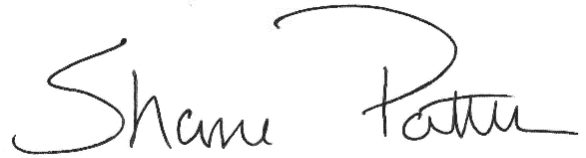
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissions. Said range for a Priority 1 for a Building Code violation being \$750.00 to \$1,000.00 per occurrence as provided by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

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

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

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

DATED THIS 29th day of January, 2026

A handwritten signature in black ink, reading "Shane Potter". The signature is fluid and cursive, with a large, sweeping initial "S" and a distinct "P" for "Potter".

Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

v.

THREE RIVERS INVESTMENTS LLC.,

Respondents.

File No.: V0041823

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|--------------------------------|---|
| Exhibit A | The Respondents' mailing address is 14710 SE Lee Ave., Milwaukie, OR 97267. The Respondents own and/or operate a business on property located at 14710 SE Lee Ave., Milwaukie, OR 97267, also known as T2S, R1E, Section 11AA, Tax Lot 04800, located within Clackamas County. The parcel is zoned (C-2) Community Commercial. Exhibit A page 2 is a 2006 aerial, and pages 3 and 4 are 2025 photos of the front and side of the property. |
| October 2, 2017 | Clackamas County received a complaint regarding a business operating from this location without land use approval and without a building permit for a change of use from residential to commercial. The lot was developed as a residential lot originally. A dwelling permit (B0458004) and more recently accessory structure for that residence permit (B0557406) were constructed and remains on site. No land use approval for a commercial business (design review approval) has been obtained and no building permits (change of use) from residential to commercial have been obtained. This violation was originally opened under V0063617 when the use was operating as a window company. |
| November 30, 2023
Exhibit B | Code Enforcement Specialist (CES) Kimberly Benthin conducted a site visit and identified the business remains on site but was in the process of moving out of the building. |
| December 28, 2023
Exhibit C | Staff confirmed a change in ownership had occurred and a new file was opened. A business is shown operating from this location named Three Rivers Heating and Cooling. |

January 29, 2024 Exhibit D	CES Shane Potter prepared a Notice of Violation regarding a zoning ordinance violation for no land use approval for business operating without a design review and a building code violation for no change of use permits obtained from residential to commercial use. The notice provided a deadline of February 29, 2024. The notice was mailed first class mail, and the mail was not returned.
April 2, 2024 And April 3, 2024 Exhibit E	Email exchange between CES Potter, Senior Planner Martha Fritzie, and Janice Altman with the Respondents. The email addresses the path to abate the violation beginning with the planning and zoning process.
June 10, 2024	CES Potter researched and found no land use application had been made to address the zoning violations.
June 20, 2024 Exhibit F	CES Potter conducted a site visit. Exhibit D page 1 shows advertising on the building and page 2 shows the entrance to the front door of the business.
July 1, 2024 Exhibit G	CES Potter issued Citation No. 2300418-1 to Respondents for a zoning code violation for failing to obtain land use approval for the change from residential to commercial use and a building code violation for failure to obtain building permits for a change of use for the change from residential to commercial. The total fine charged was \$400.00. The citation as mailed first class mail the mail was not returned and the citation has not been paid.
May 15, 2025 Exhibit H	CES Potter conducted a site visit. The business remains operating including a company van that was on site during this visit.
January 5, 2026	CES Potter researched the file and found no land use or building permit activity associated with this change of use. Staff reviewed the business and found that Three Rivers Heating and Cooling remains active as a registered business at this location.
January 12, 2026	The County referred this matter to the Code Enforcement Hearings Officer.

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

- Pay Citation #2300418 – 1 for \$400.00 for a Priority 2 Zoning Code violation and a Priority 1 Building Code violation.
- Imposition of civil penalties of up to \$3,500.00 with the following breakdown:
 - Civil penalties of up to \$2,500.00 for a Priority 2 Zoning Code violation.
 - Civil penalties of up to \$1,000.00 for a Priority 1 Building Code violation.
- Assessment of an administrative compliance fee with the following breakdown:
 - Calculated at a rate of \$75 per month starting February 2024 through June 2025 for a total fee of \$1,275.00.
 - Calculated at a rate of \$100 per month starting July 2025. At the time of this report that total is \$700.00.
 - The total administrative compliance fees is \$1,975.00. The County is requesting a reduction of 13 months for a total of \$1,050.00 in reduced fees. This leaves an administrative compliance fee request by the County of \$925.00.
- 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 Respondents 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.

In the event mitigating factors are presented at the hearing and the factors warrant a Continuing Order, the County recommends the following:

- Submit a land use application within 30 days of the Continuing Order.
 - If a Pre-Application conference is required, you must submit that request within the 30-day deadline as required above. The application for land use shall be made within 30 days following the Pre-application meeting notes provided by Planning and Zoning.
 - If either the Pre-application or the land use application is deemed incomplete, you must submit a completed application within 30 days of the application being deemed incomplete.
- If a land use application is approved the Respondents shall comply with all conditions of approval; and,
- Complete all necessary building permits for a change of use by submitting, or having your professional submit, building permit application(s) appropriate fee(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the building code and relevant laws. We encourage you to reach out to discuss the permitting process by calling 503-742-4240 or by email at bldservice@clackamas.us
 - Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request.
 - The permit(s) must have the fee(s) paid in full within 10 days of being notified by building code in order to prevent delay of the issuance of permits.
 - 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).





Southeast Oak Grove Boulevard



4800

5000

Southeast Lee Avenue



Southeast Oak Grove Boulevard

Southeast Lee Avenue



4900

5000

4800



Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

07-02-2025

10:45

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2172192-94	DLLC	ACT	OREGON	09-13-2023	09-13-2025	
Entity Name	THREE RIVERS INVESTMENTS LLC					
Foreign Name						

[New Search](#)

[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	14408 SE CEDAR AVE					
Addr 2						
CSZ	PORTLAND	OR	97267		Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	09-13-2023	Resign Date	
Name	JESSE	L	TAYLOR				
Addr 1	14408 SE CEDAR AVE						
Addr 2							
CSZ	PORTLAND	OR	97267	Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS				
Addr 1	14408 SE CEDAR AVE					
Addr 2						
CSZ	PORTLAND	OR	97267		Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER			Resign Date	
Name	BRAD		HINES			
Addr 1	5005 SE INA AVE					
Addr 2						
CSZ	PORTLAND	OR	97267	Country	UNITED STATES OF AMERICA	

Type	MGR	MANAGER			Resign Date	
Name	JESSE		TAYLOR			
Addr 1	14408 SE CEDAR AVE					
Addr 2						

CSZ	PORTLAND	OR	97267		Country	UNITED STATES OF AMERICA
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[New Search](#)

[Printer Friendly](#)

Name History



Business Entity Name	Name Type	Name Status	Start Date	End Date
THREE RIVERS INVESTMENTS LLC	EN	CUR	09-13-2023	

Please [read](#) before ordering [Copies](#).

[New Search](#)

[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	10-11-2024		FI		
	ARTICLES OF ORGANIZATION	09-13-2023		FI	Agent	

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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

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Thank You!!!

OAK GROVE

Thank you for being so patient and understanding with us all these years as we have grown and tried to operate here. You have all been amazing neighbors and we appreciate you so very much! Please come by and say hi to us at our new office up the road or give us a call if there is anything you need!

We're Moving!

10 SE McLoughlin Blvd. Milwaukie, (503) 236-8888

Sincerely,

 **LIFETIME**
WINDOWS & DOORS







Property Account Summary



00269159

Account Number	00269159	Property Address	14710 SE LEE AVE , MILWAUKIE, OR 97267
General Information			
Alternate Property #	21E11AA04800		
Property Description	103 1ST SUB OF OAK GROVE PT LTS 13&14 BLK 88		
Property Category	Land &/or Buildings		
Status	Active, Locally Assessed		
Tax Code Area	012-057		
Remarks			
Tax Rate			
Description	Rate		
Total Rate	18.726		
Property Characteristics			
Neighborhood	20050: Area 05 commercial East Side		
Land Class Category	201: Commercial land improved		
Change property ratio	CIC		
Related Properties			
No Related Properties Found			
Parties			
Role	Percent	Name	Address
Taxpayer	100	THREE RIVERS INVESTMENTS LLC	14710 SE LEE AVE, MILWAUKIE, OR 97267
Owner	100	THREE RIVERS INVESTMENTS LLC	14710 SE LEE AVE, MILWAUKIE, OR 97267

05/14/2025 00:00:00	5749268 (ReceiptDetail.aspx? receiptnumber=5749268)	\$1,384.57	\$1,397.15	\$1,384.57	\$0.00
03/18/2025 00:00:00	5742740 (ReceiptDetail.aspx? receiptnumber=5742740)	\$2,806.06	\$4,227.56	\$2,806.06	\$0.00
11/01/2023 13:03:00	5397688 (ReceiptDetail.aspx? receiptnumber=5397688)	\$4,036.89	\$4,036.89	\$3,915.78	\$0.00
11/17/2022 00:00:00	5326290 (ReceiptDetail.aspx? receiptnumber=5326290)	\$3,820.92	\$3,820.92	\$3,706.29	\$0.00
11/02/2021 00:00:00	5029267 (ReceiptDetail.aspx? receiptnumber=5029267)	\$3,681.82	\$3,681.82	\$3,571.37	\$0.00
05/06/2021 00:00:00	4999670 (ReceiptDetail.aspx? receiptnumber=4999670)	\$122.31	\$122.31	\$122.31	\$0.00
12/02/2020 14:42:00	4979796 (ReceiptDetail.aspx? receiptnumber=4979796)	\$3,459.83	\$3,582.68	\$3,459.83	\$0.00
02/04/2020 12:09:00	4790681 (ReceiptDetail.aspx? receiptnumber=4790681)	\$3,562.76	\$3,562.76	\$3,562.76	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcel
10/26/2023	11/06/2023	10/30/2023	2023-038693	\$775,000.00	434808		THREE RIVERS INVESTMENTS LLC	No
03/16/2017	03/27/2017	03/17/2017	2017-017865	\$0.00	313151		WESTERN AMERICAN PROPERTIES LLC	No
12/13/2006	01/05/2007	12/15/2006	2006-115673	\$215,000.00	152939		PETERSON ERIC R	No
04/27/2005	05/09/2005	04/29/2005	2005-038455	\$181,000.00	117352		SCHMIDT HENRY L III	No
10/20/2004	10/30/2004	10/21/2004	2004-097167	\$75,000.00	106597		TURNER SCOTT	No
10/18/2000	11/27/2000	10/18/2000	2000-067849	\$39,000.00	21702		ARNOLD FRED	No



After recording return to:
Three Rivers Investments LLC
14710 SE Lee Avenue
Milwaukie, OR 97267

Until a change is requested all tax
statements shall be sent to the
following address:
Three Rivers Investments LLC
14710 SE Lee Avenue
Milwaukie, OR 97267

File No.: 7072-4086085 (LLS)
Date: July 18, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Catherine McMullen, County Clerk

2023-038693

10/30/2023 11:16:03 AM

D-D Cnt=1 Stn=73 LESLIE
\$30.00 \$16.00 \$10.00 \$62.00

\$118.00

STATUTORY WARRANTY DEED

Western American Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Three Rivers Investments LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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

The true consideration for this conveyance is **\$775,000.00**. (Here comply with requirements of ORS 93.030)

4086085.SS
FIRST AMERICAN

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

Dated this 26th day of October, 2023.

Western American Properties, LLC, an Oregon
limited liability company, an Oregon limited liability
company

Eric R. Peterson, co manager

By: _____

Name: Eric R. Peterson

Title: Co-Manager

By: _____

Name: Carl D. Thompson

Title: Co-Manager

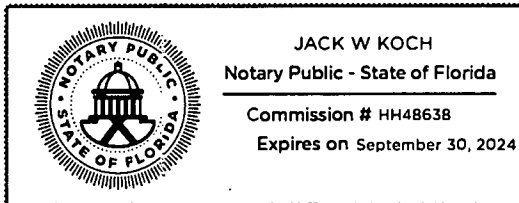
APN: 00269159

Statutory Warranty Deed
- continued

File No.: 7072-4086085 (LLS)

STATE OF Florida)
County of Pasco)ss.
)

This instrument was acknowledged before me on this 26th day of October, 2023
by Eric R. Peterson as Co-Manager of Western American Properties, LLC, an Oregon limited liability
company, on behalf of the limited liability company, identified by an Oregon driver license.



Jack W Koch

Jack W Koch
Notary Public for Florida
My commission expires: 09/30/2024
Notarized online using audio-video communication

STATE OF Oregon)
County of)ss.
)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Carl D. Thompson as Co-Manager of Western American Properties, LLC, an Oregon limited liability
company, on behalf of the limited liability company.

Notary Public for Oregon
My commission expires:

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

Dated this 26 day of October, 2023.

~~Western American Properties, LLC, an Oregon
limited liability company, an Oregon limited liability
company~~

By: _____
Name: Eric R. Peterson
Title: Co-Manager

By: _____
Name: Carl D. Thompson
Title: Co-Manager

APN: 00269159

Statutory Warranty Deed
- continued

File No.: 7072-4086085 (LLS)

STATE OF Oregon)

)ss.

County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Eric R. Peterson as Co-Manager of Western American Properties, LLC, an Oregon limited liability
company, on behalf of the limited liability company.

Notary Public for Oregon
My commission expires:

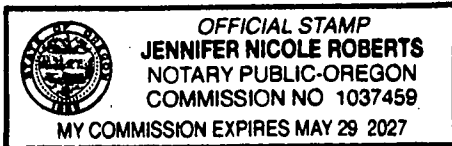
STATE OF Oregon)

)ss.

County of Deschutes)

This instrument was acknowledged before me on this 26 day of October, 2023
by Carl D. Thompson as Co-Manager of Western American Properties, LLC, an Oregon limited liability
company, on behalf of the limited liability company.

[Signature]
Notary Public for Oregon
My commission expires: 5.29.27



APN: 00269159

Statutory Warranty Deed
- continued

File No.: 7072-4086085 (LLS)

EXHIBIT A

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

THE WESTERLY 50 FEET OF LOTS 13 AND 14, BLOCK 88, FIRST SUBDIVISION OF A PORTION OF OAK GROVE, IN THE COUNTY OF CLACKAMAS, STATE OF OREGON.

Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

01-09-2026

10:54

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
2178995-90	ABN	ACT		10-02-2023	10-02-2027	
Entity Name	THREE RIVERS HEATING AND COOLING					
Foreign Name						
Affidavit?	N					

[New Search](#)

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	14710 SE LEE AVE					
Addr 2						
CSZ	MILWAUKIE	OR	97267		Country	UNITED STATES OF AMERICA

The Authorized Representative address is the mailing address for this business.

Type	REP	AUTHORIZED REPRESENTATIVE			Start Date	10-02-2023	Resign Date	
Of Record	1536184-92	THREE RIVERS HOME IMPROVEMENTS LLC						
Addr 1	14710 SE LEE AVE							
Addr 2								
CSZ	PORTLAND	OR	97267		Country	UNITED STATES OF AMERICA		

Type	REG	REGISTRANT			
Name	BRAD		HINES		
Addr 1	5005 SE INA AVE				
Addr 2					
CSZ	MILWAUKIE	OR	97267	Country	UNITED STATES OF AMERICA

[New Search](#)

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Name History



Business Entity Name	Name Type	Name Status	Start Date	End Date
THREE RIVERS HEATING AND COOLING	EN	CUR	10-02-2023	

Please [read](#) before ordering [Copies](#).

[New Search](#)

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Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	RENEWAL OF REGISTRATION	08-18-2025		FI		
	APPLICATION FOR REGISTRATION	10-02-2023		FI	Representative	

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Counties

Counties Filed

All Counties Filed.

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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 29, 2024

Violation No.:V0041823

Three Rivers Investments LLC.
14710 SE Lee Ave.
Milwaukie, OR 97267

RE: CLACKAMAS COUNTY CODE SECTIONS ADDRESSED IN VIOLATION: No.: V0041823

1. CLACKAMAS COUNTY ORDINANCE TITLE 12: ZONING AND DEVELOPMENT – SECTION 12.500: COMMERCIAL DISTRICTS – SECTION 12.510: COMMUNITY COMMERCIAL (C-2) – SECTION 12.510.03: USES PERMITTED
2. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 9.02: APPLICATION AND ENFORCEMENT OF THE CLACKAMAS COUNTY BUILDING CODE – CHAPTER 9.02.040(A, B, C, D, & E): CLACKAMAS COUNTY BUILDING CODE

SITE ADDRESS: 14710 SE Lee Ave., Milwaukie, OR 97267
LEGAL DESCRIPTION T2S, R1E, SECTION 11AA, TAX LOT 04800

Dear Three Rivers Investments LLC.,

A violation has existed at this address for operating a commercial window shop without obtaining land use approval and a change of use of building permits. While it is unknown the type of business you may operate at this location this letter should serve as notice on any future commercial activities that may occur at the site. To abate these violations you must complete the following **NO LATER THAN: February 29, 2024**

Operating a Business without Land Use Approval

1. The existing use for the site was a residential use which would not be considered a use not allowed in this zone as it originally existed. Therefore a land use review is likely required regardless of the use that is proposed. Please feel free to contact the Planning and Zoning Division to discuss the use that will occur at this location. You can reach the Clackamas County Planning and Zoning Division at 503-742-4500 or by email at zoninginfo@clackamas.us.
2. You will need to submit the appropriate land use application(s) prior to using the building for any future use as required during your discussions with the Planning and Zoning Division.
 - a. If you are required to go through a Pre-Application Conference first you must submit the pre-application materials by the deadline listed above. You must then follow up with the formal application within 30 days following the staff letter providing an overview of the Pre-Application Conference.
 - b. If either the Pre-Application Conference application and/or the Land Use application is deemed incomplete you will have 30 days from the date of the Incomplete Letter to provide a complete application to continue the review

process. Other voluntary actions such as “tolling the clock” or withdrawal of the application will cause the enforcement actions to continue when remaining in violation.

Use of the Building for Commercial Activities


1. The building(s) that exist on site were permitted as residential uses. You will need to obtain a change of use permits for the use if it is to continue to be used as a commercial location. If you seek Land Use approval you must submit the required building permits within 30 days of receiving a final Land Use Approval.
2. If you do end up changing the use to commercial submit, or have your professional submit, building permit application(s), appropriate fee(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws. We encourage you to reach out to discuss the permitting process by calling 503-742-4240 or by email at bldservice@clackamas.us:
 - a. Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request.
 - b. The permit(s) must have the fee(s) paid in full within 10 days of being notified by Building Codes in order to prevent delay of the issuance of permits.
 - c. Please 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).

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.

From: [Fritzie, Martha](#)
To: [Potter, Shane](#)
Subject: FW: V0041823 - 14710 SE Lee Ave
Date: Wednesday, April 3, 2024 12:06:14 PM

Meant to cc you on this but sent it to the wrong person.

Martha Fritzie, Principal Planner
Clackamas County DTD|Planning & Zoning Division
150 Beavercreek Road|Oregon City, OR 97045
mfritzie@clackamas.us
(503) 742-4529

Working hours 7:30am to 6:00pm|Monday – Thursday

Please visit our webpage for updates on Planning services
available online, service hours and other related issues.

Follow Clackamas County: Facebook | Twitter | YouTube | Nextdoor

-----Original Message-----

From: Fritzie, Martha
Sent: Wednesday, April 3, 2024 8:29 AM
To: 'threeiversheating@gmail.com' <threeiversheating@gmail.com>
Cc: Ryan Potter <PotterR@canbyoregon.gov>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: RE: V0041823 - 14710 SE Lee Ave

Thank you for reaching out to Planning. The property at the above address is zoned C-2, Community Commercial:<https://dochub.clackamas.us/documents/drupal/439eecef-f529-4215-9650-44333a87124a>. This zone allows for office and some service commercial uses. Any structure being converted from a residential to a commercial use in this zone would require Design Review approval. The first step toward that approval is to have a pre-application conference. You will need to submit the form linked below and provide all the required materials listed on the form in order to get the pre-app scheduled.

Pre-app form: <https://dochub.clackamas.us/documents/drupal/8e6b8808-da67-427a-9091-75ab074d8581>

Thanks,
Martha

Martha Fritzie, Principal Planner
Clackamas County DTD|Planning & Zoning Division
150 Beavercreek Road|Oregon City, OR 97045 mfritzie@clackamas.us
(503) 742-4529

Working hours 7:30am to 6:00pm|Monday – Thursday

Please visit our webpage for updates on Planning services available online, service hours and other related issues.

Follow Clackamas County: Facebook | Twitter | YouTube | Nextdoor

-----Original Message-----

From: ZoningInfo <ZoningInfo@clackamas.us>
Sent: Tuesday, April 2, 2024 4:50 PM
To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: FW: V0041823 - 14710 SE Lee Ave

-----Original Message-----

From: Potter, Shane <SPotter@clackamas.us>
Sent: Tuesday, April 2, 2024 12:56 PM
To: Three Rivers Heating and Cooling <threeriversheating@gmail.com>
Cc: ZoningInfo <ZoningInfo@clackamas.us>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: V0041823 - 14710 SE Lee Ave

Hi Janice,

Thanks for taking the time to reach out. I have copied Planning and Zoning and Building Codes in this email so they are aware of the issues when you contact them.

I wanted to summarize the issues with the site. Prior to you there was a window business that moved onto the site. At the time they moved in the location was a single family home. They did not obtain a land use approval such as a design review nor did they obtain a change of use from permits.

As we discussed you will want to start by talking through the potential options with Planning and Zoning. You can reach them at 503-742-4500.

After you have obtained the appropriate land use approvals you will want to move forward with permitting to obtain the change of use from residential to commercial.

Sincerely,

Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beavercreek 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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-----Original Message-----

From: Three Rivers Heating and Cooling <threeriversheating@gmail.com>
Sent: Tuesday, April 2, 2024 8:26 AM
To: ZoningInfo <ZoningInfo@clackamas.us>; Potter, Shane <SPotter@clackamas.us>
Cc: DTD-CodeEnforcement <CodeEnforcement@clackamas.us>
Subject: V0041823

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

Good morning,

This message is an attempt to rectify the code violation V0041823 notice sent to Three Rivers Investments LLC. This building, located at 14710 SE Lee Ave., Milwaukie, OR 97267, was previously owned by a retail window business. They conducted business here as a showroom and had customers coming daily. We are NOT that business.

Three Rivers operates their office from this location and customers will not be asked, or encouraged to visit. Our technicians are required to visit the customers location and conduct services at their address. We are neighborhood friendly and our desire is to be the best community partner that we can be.

Mr. Potter, if you, or someone else, would please work with us to resolve the issue, we would greatly appreciate it. Our goal is to have (at least) a plan by June 29th, this is the date of the Oak Grove Festival and we will be sponsoring the festival. Come by the festival and introduce yourself. Our booth will be in front of our office, facing Oak Grove Blvd., and I would love to give you a walk through the office.

Please reach out to us at any time.
503-739-5400 for the office
907-360-6678 for my cell

Best Regards,
Janice Altman













Citation No.: 2300418 - 1

Case No.: V0041823

ADMINISTRATIVE CITATION

Date Issued: July 1, 2024

Name and Address of Person(s) Cited:

Name: Three Rivers Investments LLC.
Mailing Address: 14710 SE Lee Ave.
City, State, Zip: Milwaukie, OR 97267

Date Violation(s) Confirmed: June 20, 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): 14710 SE Lee Ave., Milwaukie, OR 970267

Legal Description: T2S, R1E SECTION 11AA, Tax Lot 04800

Law(s) Violated

- ☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A, B, C, D, & E)
- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.510.03

Description of the violation(s):

- 1) Failure to obtain a design review for the change from a residential use to a commercial office use.

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

- 2) Failure to obtain permits for the change of use

Maximum Civil Penalty \$1,000.00 Fine \$No fine to be assessed due to max penalty for building.

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: July 1, 2024
Department Initiating Enforcement Action: Code Enforcement

V0041823 – 14710 SE Lee Ave

PLEASE READ CAREFULLY!

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

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

Options:

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

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: _____









