



NOTICE OF HEARING

July 10, 2025

Curtis Safley
15780 SE 329th Ave
Boring, OR 97009

Curtis Safley
15780 SE 329th Ave
Sandy, OR 97055

RE: County of Clackamas v. Curtis Safley

File: V0001422

Hearing Date: August 26, 2025

Time: This hearing will begin at 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. The zoom information has been provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist. **Closed captioning is available for the zoom platform upon request.**

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

If you are unable to participate in a hearing through the Zoom platform please contact Shane Potter at 503-742-4759 **within 3 calendar days of receipt of the Notice of Hearing.**

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

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

Zoom invite

Topic: Code Enforcement Hearing - Curtis Safley - V0001422 - Aug 26 - 10:00 am

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/83957040283?pwd=uhJLsEBqMO9xyS1qiSumDj5l0taZDm.1>

Passcode:781267

Phone one-tap:

+14086380968,,83957040283#,,,,*781267# US (San Jose)

+16694449171,,83957040283#,,,,*781267# 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



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+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)
+1 360 209 5623 US

Webinar ID: 839 5704 0283

Passcode: 781267

International numbers available: <https://clackamascounty.zoom.us/j/kexoaY1i5w>

Join from an H.323/SIP room system:

H.323:

144.195.19.161 (US West)
206.247.11.121 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
159.124.15.191 (Amsterdam Netherlands)
159.124.47.249 (Germany)
159.124.104.213 (Australia Sydney)
159.124.74.212 (Australia Melbourne)
170.114.180.219 (Singapore)
64.211.144.160 (Brazil)
159.124.132.243 (Mexico)
159.124.168.213 (Canada Toronto)
159.124.196.25 (Canada Vancouver)
170.114.194.163 (Japan Tokyo)
147.124.100.25 (Japan Osaka)

Meeting ID: 839 5704 0283

Passcode: 781267

SIP: 83957040283@zoomcrc.com

Passcode: 781267

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

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

환영합니다. Korean

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

BEFORE THE COMPLIANCE HEARINGS OFFICER
FOR THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

CURTIS SAFLEY,

Respondent.

FILE NO(S): V0001422

COMPLAINT AND REQUEST FOR HEARING

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

1.

The Respondents' mailing address is: 15780 SE 329th Ave., Boring, OR 97009.

2.

The Respondent owns or occupies the address or location of the violation(s) of law alleged in this complaint 35520 SE Gunderson Rd., Sandy, OR 97055, also known as T2S, R4E, Section 22, Tax Lot 01400, the property is zoned EFU (Exclusive Farm Use) and is the location of violation(s) asserted by the County.

3.

On or about the 14th day of March, 2022, and on or about the 23rd day of June, 2022, the Respondent violated the following laws, in the following ways:

Title 9 of the Clackamas County Building Code Section 02.040. 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 of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondent in the following manner:
Violation notice dated March 14, 2022 and Citation and Complaint #2200014-1 on June 27, 2022. A copy of the notice documents are attached to this Complaint as Exhibits D and F, and incorporated by this reference.

6.

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering 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 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;

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; and

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 7th day of July, 2025

A handwritten signature in black ink, reading "Shane Potter". The signature is fluid and cursive, with the first name "Shane" and last name "Potter" clearly distinguishable.

Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

v.

CURTIS SAFLEY,

Respondent.

File No.: V0001422

STATEMENT OF PROOF

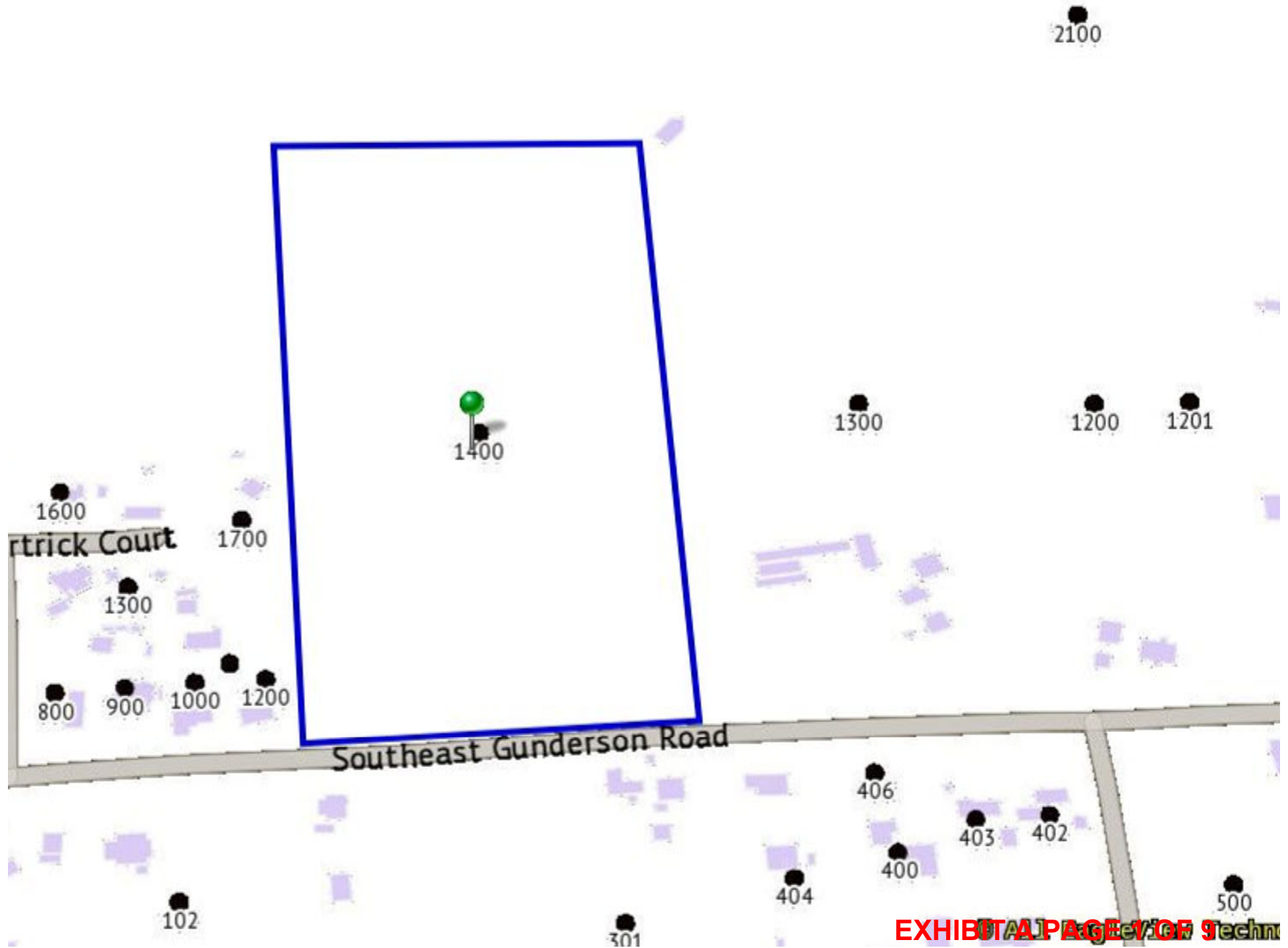
History of Events and Exhibits:

- Exhibit A The Respondents' mailing address is 15780 SE 329th Ave., Boring, OR 97009. The Respondent owns and/or resides on property located at 35520 SE Gunderson Rd., Sandy, OR 97055, also known as T2S, R4E, Section 22, Tax Lot 01400, located within Clackamas County. The parcel is zoned EFU (Exclusive Farm Use). Exhibit A Page 1 is a 2025 overview of the site; page 2 is a 2018 aerial, while page 3 is a 2025 aerial showing a closeup of the two buildings, and page 4 showing each building marked as building A and building B.
- January 12, 2022 Clackamas County received a complaint regarding an accessory structure constructed without permits and a marijuana grow without land use approval.
- January 18, 2022 A letter of allegation was mailed to the Respondent by first class
Exhibit B mail; the mail was not returned.
- January 21, 2022 On a phone call between Code Enforcement Specialist (CES) Shane Potter and an individual named Mike Hollis who stated he is representing the Respondent, Mr. Hollis stated they are not growing marijuana and that the buildings are used for agricultural purposes only and are not being used as habitable space.
- February 10, 2022 CES Potter met with Mr. Hollis on site and completed a site visit.
Exhibit C Both buildings had been set up for marijuana to grow with lots of grow equipment and machines throughout the site. There was mechanical and electrical work done on site without permits. Exhibit C shows a series of mechanical and electrical equipment throughout the buildings.

March 14, 2022 Exhibit D	CES Potter prepared a Notice of Violation for a land use violation of a marijuana grow without land use approval and failure to obtain permits for the agricultural building, mechanical and electrical work being done within the building. The notice provided a deadline of April 14, 2022, to comply. The notice was mailed first class mail, and the mail was not returned.
June 23, 2022 Exhibit E	CES Potter researched the file and saw there are two ag exempt permits applied for that have not been completed and are still awaiting information. Also, there are no mechanical, electrical and/or plumbing permits for the work inside those buildings. The Respondent has made application through Planning and Zoning for marijuana production.
June 27, 2022 Exhibit F	CES Potter issued citation #2200014-1 for the buildings and the mechanical and electrical work in the buildings without obtaining permits. The citation was mailed first class mail, the mail was not returned, and the citation remains unpaid.
September 5, 2023	After a series of complaints regarding the smell associated with the marijuana grow that obtained land use approval staff opened a new file regarding the conditions of approval to address the sound and smell for the approved marijuana grow.
June 30, 2025	After completion of working through the conditions of approval file (V0027223) the two files are being referred to the Code Enforcement Hearings Officer separately.

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

- Payment of citation #2200014-1 for \$500.00.
- Imposition of civil penalties of up to \$1,000.00.
- Administrative compliance fee to be imposed from March 14, 2022. As of the date of this report the administrative compliance fee was \$2,775.00, however due to inactivity and this file was set aside in September of 2023 when the new file was opened a reduction is requested of \$2,400.00 for a total requested administrative compliance fee of \$375.00.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondent from violating these laws in the future.
- The County also asks that reimbursement be ordered for any expense the County incurs in collection of these monies.



November 2018 Aerial

Southeast Gunderson Road

402

403

406

1200

1000

1100

1130

1700

1100

1201

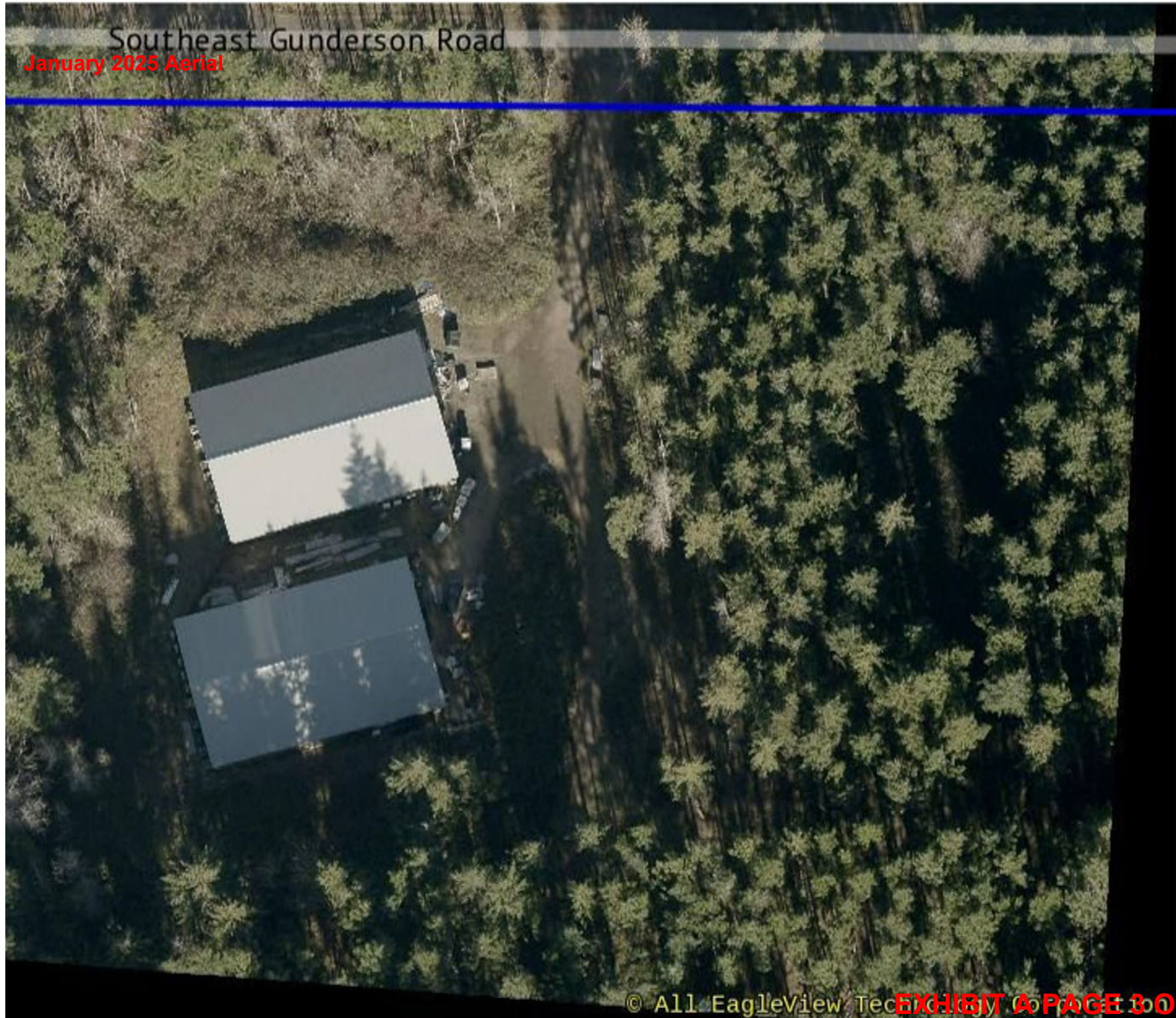
1200

1300

1400

Southeast Gunderson Road

January 2025 Aerial



January 2025 Aerial

Building B

Building A

Southeast Gunderson Road

Property Account Summary



00675246

Account Number	00675246	Property Address	35520 SE GUNDERSON RD , SANDY, OR 97055
General Information			
Alternate Property #	24E22 01400		
Property Description	Section 22 Township 2S Range 4E TAX LOT 01400		
Property Category	Land &/or Buildings		
Status	Active, Locally Assessed, Use Assessed		
Tax Code Area	046-004		
Remarks			
Tax Rate			
Description	Rate		
Total Rate	13.3836		
Property Characteristics			
Property Tax Deferral	Potential Additional Tax Liability		
Neighborhood	16004: Boring to Sandy all other		
Land Class Category	641: Forestland improved		
Acreage	19.7		
Fire patrol acres	19.70		
Change property ratio	6XX		
Related Properties			
No Related Properties Found			
Parties			
Role	Percent	Name	Address
Taxpayer	100	SAFLEY CURTIS	15780 SE 329TH AVE, BORING, OR 97009

Owner		100	SAFLEY CURTIS	15780 SE 329TH AVE, BORING, OR 97009	
Property Values					
Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$371,095	\$360,293	\$349,795	\$149,437	\$56,861
Exempt					
TVR Total	\$371,095	\$360,293	\$349,795	\$149,437	\$56,861
Real Mkt Land	\$521,438	\$510,975	\$495,279	\$413,314	\$369,715
Real Mkt Bldg	\$575,240	\$569,780	\$560,230	\$175,550	\$31,690
Real Mkt Total	\$1,096,678	\$1,080,755	\$1,055,509	\$588,864	\$401,405
M5 Mkt Land	\$76,735	\$75,196	\$72,886	\$60,824	\$54,408
M5 Mkt Bldg	\$575,240	\$569,780	\$560,230	\$175,550	\$31,690
M5 SAV	\$20,708	\$19,389	\$16,683	\$16,116	\$15,949
SAVL (MAV Use Portion)	\$11,089	\$10,772	\$10,454	\$10,137	\$9,836
MAV (Market Portion)	\$360,006	\$349,521	\$339,341	\$139,300	\$47,025
Mkt Exception			\$352,270	\$140,440	\$31,690
AV Exception			\$195,862	\$90,865	\$22,151
Active Exemptions					
No Exemptions Found					
Events					
Effective Date	Entry Date- Time	Type	Remarks		
07/06/2020	07/14/2020 08:50:00	Recording Processed	Property Transfer Filing No.: 373331, Warranty Deed, Recording No.: 2020- 052011 07/06/2020 by ACOUGHLIN		
07/06/2020	07/14/2020 08:50:00	Taxpayer Changed	Property Transfer Filing No.: 373331 07/06/2020 by ACOUGHLIN		
07/06/2020	07/13/2020 08:53:00	Recording Processed	Property Transfer Filing No.: 373255, Paid Up Contract, Recording No.: 2020-052010 07/06/2020 by ACOUGHLIN		
07/06/2020	07/13/2020 08:53:00	Taxpayer Changed	Property Transfer Filing No.: 373255 07/06/2020 by ACOUGHLIN		
03/07/2019	03/07/2019 10:44:00	The situs address has changed	by LESLIESOS		
05/14/2018	05/14/2018 08:45:00	The situs address has changed	by DROME		

RECORDING REQUESTED BY:



1433 SW 6th Avenue
Portland, OR 97201

AFTER RECORDING RETURN TO:

Order No.: 162001163-LW
Curtis Safley
33520 SE Gunderson Road
Sandy, OR 97055

SEND TAX STATEMENTS TO:

Curtis Safley
33520 SE Gunderson Road
Sandy, OR 97055

APN: 00675246

Clackamas County Official Records
Sherry Hall, County Clerk

2020-052011

07/06/2020 01:53:02 PM

D-D Cnt=1 Stn=75 TIFFANY
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert Grigoryan, Grantor, conveys and warrants to **Curtis Safley**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

The East Half of the Southwest Quarter of the Northeast Quarter of Section 22 in Township 2 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (**\$420,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/1/2020

[Signature]
Robert Grigoryan

State of Oregon
County of Clatsop

This instrument was acknowledged before me on July 1, 2020 by Robert Grigoryan.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 9-19-2022

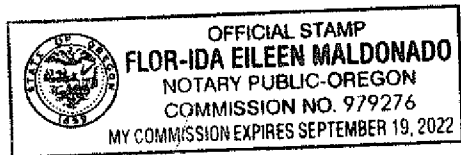


EXHIBIT "A"

Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

The Land has been classified as Forestland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as

Streets, roads and highways.

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

The Land has been classified as Forestland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 18, 2022

Curtis Safley
15780 SE 329th Ave
Boring, OR 97009

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 401 and the Building Code, Chapter 9.02.040
of the Clackamas County Code**

Site Address: 35520 SE Gunderson Rd., Sandy, OR 97055
Legal Description: T2S, R4E, Section 22, Tax Lot 01400

It has come to the attention of Clackamas County Code Enforcement that a marijuana grow site may be operating from the above referenced property without land use approval.

In addition, an accessory structure may have been built without the benefits of permits.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 401 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

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

E-mail address is SPotter@clackamas.us

Telephone number is 503-742-4465

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

Department of Transportation and Development

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欢迎! Chinese (Manderin)

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

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

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



















DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

March 14, 2022

Violation No.: V0001422

Curtis Safley
15780 SE 329th Ave
Boring, OR 97009

VIOLATIONS OF CLACKAMAS COUNTY CODES:

1. CLACKAMAS COUNTY BUILDING CODE & ENFORCEMENT OF THE COUNTY BUILDING CODE ORDINANCE TITLE 9.02.040 (A, B, C, D, & E)

SITE ADDRESS: 35520 SE Gunderson Rd., Sandy, OR 97055

LEGAL DESCRIPTION T2S, R4E, SECTION 22, TAX LOT(S) 01400

VIOLATIONS IDENTIFIED IN THIS VIOLATION LETTER INCLUDE:

1. A recent site visit confirmed that a grow had occurred recently but did not exist as of the time of the inspection, and
2. There are two large structures research shows only one structure was permitted, and
3. There has been mechanical work done without permits in both buildings, and
4. There has been electrical work done without permits in both buildings, and
5. There was plumbing in the buildings without permits, and
6. There are two permits that have not received a final inspection that need to be completed.

VIOLATION OF UNPERMITTED CONSTRUCTION

There are numerous building, plumbing, electrical and mechanical violations on site. There is two large pole barn structures on site, only one of which is permitted. There is mechanical, electrical and plumbing in both structures that are not permitted and there are two outstanding permits a plumbing and electrical permit for a well that have not received final inspections. Permits are required for all work involving such permits. In order to abate these violations you must complete the following **no later than: April 14, 2022**

1. You currently have two pole structures on site. One of the structures has received an agricultural exemption, however the second structure has not received any permits. You will need to complete one of the following below:
 - a. Obtain an agricultural exemption on the second structure, if you comply with the agricultural exemption requirements,

OR;

- b. Obtain the proper permits by submitting technically complete plans and permits and paying the appropriate fees to the building department.
 - i. The permit must be picked up within ten (10) days of being notified that the permit is ready.

- ii. Schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.

AND;

2. There is electrical, plumbing and mechanical activity in each building. You will need to complete the following in order to be in compliance:
 - a. Submit technically complete plans, permits and pay the appropriate fees and comply with b.i. & b.ii above.

OR;

3. If you choose to remove the mechanical, plumbing and electrical from the building obtain the proper permits to cap/remove the electrical and plumbing and comply with 1.b.i & 1.b.ii above.

*While permitting may allow for longer times to complete inspections than the date listed above you will be required to meet the deadlines outlined in this letter due this work being in violation.

Building permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>. For additional questions concerning these permit requirements or the online submittal process, you may contact the Building Codes Division under "Contact Information" below.

CONTACT INFORMATION

Planning & Zoning Division – If you have questions related to items labeled under Planning & Zoning Division please call them at 503-742-4500 or email at zoninginfo@clackamas.us

Building Department – Permitting – If you have questions related to items labeled under Building Department please call them at 503-742-4240 or email at bldservice@clackamas.us

Code Enforcement Specialist – Shane Potter – For all other questions please contact me at 503-742-4465 or email at spotter@clackamas.us

This letter addresses violations identified and will provide options on how to abate those violations. You should always check with the department identified in the violation for other options that may exist and were not brought up in this letter. Department contact information can be found towards the end of this letter under Contact Information. You may contact that department to discuss options outlined or ask for other possible alternatives, if such alternatives exist. Further this letter may not address all violations that exist on site and instead is intended to address those violations identified during the review, research and inspections of this file. Items usually should be addressed in the order they are listed below.

If you have any questions concerning these permit requirements, online submittal process, or land use process, please contact the department listed above at the phone number or email, or you may stop by our offices at 150 Beavercreek 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. 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 choose to come to the Development Services Building please bring a copy of this correspondence in order for us to provide the highest level of customer service. You may also review the code at: <https://www.clackamas.us/code>

ITEMS INCLUDED IN THIS PACKET

- Violation Letter
- Required Notice of Fines and Penalties

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

Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement

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.

AGM03822 - V0001422 - 2 AG BUILDINGS CONSTRUCTED W/O APPROVAL - MARIJUANA B...

Menu Help

Opened Date: [09/26/2022](#)

Record Status: [In Review](#)

Record Detail: [Detail](#)

Application Type: [Building - Marijuana](#)

Address: [35520 SE GUNDERSON RD., SANDY, OR 97055](#)

Owner Name: [SAFLEY CURTIS](#)

Owner Address: [15780 SE 329TH AVE, BORING, OR 97009](#)

Application Name: [V0001422 - 2 AG BUILDINGS CONSTRUCTED W/O APPROVAL - MARIJUANA BLDG 1 \(A\) 60X100](#)

Parcel No: [00675246](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	Steven Salmon		Applicant		35520 SE Gunder...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Detailed Description: [V0001422 - 2 AG BUILDINGS CONSTRUCTED W/O APPROVAL - MARIJUANA BLDG 1 \(A\) 60X100](#)

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: **B_AGM_ASI**

Exempt **Jurisdiction** **Proposed Use of Structure** **Is the pr**
[Clackamas County](#) [Marijuana](#) [No](#)

What will be placed in the building **Type of Structure** **Is the pr**
[Grow lights, seedlings, full grown plant, grow supplies](#) [Wood framed 60' X 100'](#) [No](#)
Zoned A

Open to
[No](#)

Type of Operation on Property **Where are bathroom facilities provided**
[Indoor Marijuana grow](#) [no](#)

maxPeople
[3](#)

Activities Proposed
Dairying and sale of dairy products produced on this farm
Equine facility; stabling, training, riding lessons and clinics
Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees
Forestry operation, including preparation, storage and sale of forest products
Marijuana productions
[√](#)
Marijuana processing
Other agricultural, horticultural or animal husbandry uses
Raising, harvesting or selling crops raised on this farm
[√](#)
Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm
[√](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Prescreen Review		Approved - I...	10/07/2022	Shirley Ann Cas...
	Septic Check				
	Land Use Planning Check				
	Intake Payment Verific...		Paid	10/07/2022	Shirley Ann Cas...
	Engineering		No Review Re...	12/12/2023	Amanda Rozzell
	Utilities				
	Structural				
	Septic		Corrections ...	12/13/2023	Aaron Dennis

Task	Assigned To	Status	Status Date	Action By
Fee In Lieu Of (FILO)				
Planning City				
Building				
System Development Cha...				
Planning County	Lizbeth Dance	Approved	12/19/2023	Lizbeth Dance
Review Complete				
Final Payment Verifica...				
Issue Permit				
Building CO Review				
Engineering CO Review				
Fire District CO Review				
Planning CO Review				
Septic CO Review				
Sustainability CO Review				
Utilities CO Review				
WES Review				
Certificate of Occupancy				
Application Submittal				
Water Environment Serv...				
Fire				
Signals				
Building Site Plan Screen				
Occupancy				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Initiated by Product: AV360

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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AGM03922 - V0001422 - 2 AG BUILDINGS CONSTRUCTED W/O APPROVAL - MARIJUANA BL...

Menu

Help

Opened Date: [09/26/2022](#)

Record Status: [In Review](#)

Record Detail: [Detail](#)

Application Type: [Building - Marijuana](#)

Address: [35520 SE GUNDERSON RD., SANDY, OR 97055](#)

Owner Name: [SAFLEY CURTIS](#)

Owner Address: [15780 SE 329TH AVE, BORING, OR 97009](#)

Application Name: [V0001422 - 2 AG BUILDINGS CONSTRUCTED W/O APPROVAL - MARIJUANA BLDG 2 \(B\) 60X100](#)

Parcel No: [00675246](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	Steven Salmon		Applicant		35520 SE Gunder...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Detailed Description: [V0001422 - 2 AG BUILDINGS CONSTRUCTED W/O APPROVAL - MARIJUANA BLDG 2 \(B\) 60X100](#)

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: **B_AGM_ASI**

Exempt **Jurisdiction** **Proposed Use of Structure** **Is the pr**
[Clackamas County](#) [Marijuana](#) [No](#)

What will be placed in the building **Type of Structure** **Is the pr**
[Seedlings, grown plant, grow equipment](#) [Building 2 is 60 X 100 wood framed](#) [No](#)
Zoned A

Type of Operation on Property **Where are bathroom facilities provided** **Open to**
[Indoor Marijuana Grow](#) [no](#) [No](#)

maxPeople
[3](#)

Activities Proposed
 Dairying and sale of dairy products produced on this farm
 Equine facility; stabling, training, riding lessons and clinics
 Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees
 Forestry operation, including preparation, storage and sale of forest products
 Marijuana productions
[√](#)
 Marijuana processing
 Other agricultural, horticultural or animal husbandry uses
 Raising, harvesting or selling crops raised on this farm
[√](#)
 Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm
[√](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Prescreen Review		Approved - I...	10/07/2022	Shirley Ann Cas...
	Septic Check				
	Land Use Planning Check				
	Intake Payment Verific...		Paid	10/07/2022	Shirley Ann Cas...
	Engineering		No Review Re...	12/12/2023	Amanda Rozzell
	Utilities				
	Structural				
	Septic		Corrections ...	12/13/2023	Aaron Dennis

Task	Assigned To	Status	Status Date	Action By
Fee In Lieu Of (FILO)				
Planning City				
Building				
System Development Cha...				
Planning County	Lizbeth Dance	Approved	12/19/2023	Lizbeth Dance
Review Complete				
Final Payment Verifica...				
Issue Permit				
Building CO Review				
Engineering CO Review				
Fire District CO Review				
Planning CO Review				
Septic CO Review				
Sustainability CO Review				
Utilities CO Review				
WES Review				
Certificate of Occupancy				
Application Submittal				
Water Environment Serv...				
Fire				
Signals				
Building Site Plan Screen				
Occupancy				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Initiated by Product: AV360

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Status	Opened	Number	Dir	Street Name	Suffix	Parcel #	TLNO	Record Typ
ig	09/18/2023	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Code Enfo
d	03/28/2023	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Soils - Sep
red	11/23/2022	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Soils - Con
iew	09/26/2022	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Building - M
iew	09/26/2022	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Building - M
red	07/19/2022	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Planning -
eted	07/19/2022	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Planning -
ig	01/14/2022	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Code Enfo
	12/07/2020	35520	SE	GUNDERSON	RD	00675246	24E22 01400	Code Enfo
	10/12/2020	35520		GUNDERSON	RD	00675246	24E22 01400	Building - F



Citation No.: 2200014 - 1

Case No.: V0001422

ADMINISTRATIVE CITATION

Date Issued: June 27, 2022

Name and Address of Person(s) Cited:

Name: Curtis Safley
Mailing Address: 15780 SE 329th Ave.
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: June 23, 2022, 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): 35520 SE Gunderson Rd., Sandy, OR 97055

Legal Description: T2S, R4E SECTION 22, Tax Lot(s) 01400

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)

Description of the violation(s):

- 1) There are two pole buildings one has been permitted but has unpermitted electrical and mechanical in it while the other pole building has not been permitted.

Maximum Civil Penalty \$1,000.00

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 \$75.00 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: June 27, 2022
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
150 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: _____