



NOTICE OF HEARING

June 4, 2025

Kathleen Hillestad
PO Box 727
Canby, OR 97013

RE:: County of Clackamas v. Kathleen Hillestad
File: V0043222

Hearing Date: July 10, 2025

Time: This item will not begin before 9:30am however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at
<https://www.clackamas.us/codeenforcement/hearings>

You may contact Andrea Hall, Senior Code Compliance Specialist for Clackamas County at (503) 742-4467, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and talk to County Staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
- (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
- (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.

2. Procedure. The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence; the burden is on the County to establish by a preponderance of evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that at the hearing. If you wish to be represented by an attorney, they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.

3. Record of Proceedings. An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.

4. Hearings Officer. The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence and interpret and apply the law. After the hearing is closed, the Hearings Officer will enter written findings of fact, conclusions of law and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a final order or a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox
Attorney at Law
14725 NE 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

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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 or mail your evidence to Andrea Hall at 150 Beavercreek 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 Andrea Hall at 503-742-4467 **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

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/81062786585?pwd=MVTcZGku69Gz1O5zR25je1GZch9BFR.1>

Passcode:725877

Phone one-tap:

+14086380968,,81062786585# US (San Jose) 16694449171,,81062786585# 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)

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+1 305 224 1968 US

+1 309 205 3325 US



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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.

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

KATHLEEN HILLESTAD,

Respondent.

File No: V0043222

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Kathleen Hillestad's mailing address is: PO Box 727, Canby, OR
97013.

2.

The Respondent own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint 13172 S Rosencrantz Rd., Canby, OR 97013, also known as T4S, R2E, Section 20 , Tax Lot 1005, and is located in Clackamas County, Oregon. The property is zoned Exclusive Farm Use and is the location of violation(s) asserted by the County.

3.

On or about the 21st day of January, 2025 the Respondent violated the following laws, in the following ways:

- a. Chapter 10.03.060 of the Clackamas County Code as it pertains to Solid Waste and
Waste Management. Section

This violation is a Priority 4 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 Respondent in the following manner: Violation Notice dated November 18, 2022 and Citation and Complaint #2200432 dated January 21, 2025.. A copy of the notice document is attached to this Complaint as Exhibits C & F, and incorporated by this reference.

6.

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the Priority 4 violation being \$100.00 to \$1000.00 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 3rd day of June, 2025.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

KATHLEEN HILLESTAD,

Respondent.

File No.: V0043222

STATEMENT OF PROOF

History of Events and Exhibits:

November 7, 2022 Exhibit A	After receiving a complaint, the County sent the Respondent a letter alleging an unauthorized occupied recreational vehicles and an accumulation of solid waste.
November 18, 2022 Exhibit B	The Respondent emailed the County and explained that the trailer being remodeled belongs to her granddaughter and was not occupied, the RV that is occupied is a guest who has been asked to leave and take his garbage with him. She further inquired about the process for legalizing a recreational dwelling on a property.
November 18, 2022 Exhibit C	A violation notice was sent to the Respondent with a deadline of December 19, 2022 to abate the zoning and solid waste code violations.
November 21, 2022 Exhibit D	Deputy Eagle was called to the subject property and spoke with the person living in a Winnebago RV. The property owners adult daughter indicated the owner was aware he was living on the property and were waiting for a code compliance letter to arrive before giving him a 30 day notice.
January 15, 2025 Exhibit E	A site inspection on January 15, 2025 revealed that the solid waste remained on the property. The Winnebago had been removed, the RV had the slide out but didn't appear occupied, the complainant also indicated that the solid waste was the remaining issue.
January 21, 2025 Exhibit F	Based on the January 15 th site visit, citation number 220432 was issued in the amount of \$200.00 for the solid waste code violation. The citation was sent first class mail and was not returned, the citation has not been paid.
May 22, 2025 Exhibit G	A site inspection revealed that that solid waste code violation continues.
June 3, 2025	The matter was referred to the Code Enforcement Hearing's Officer.

If the Hearings Officer affirms the County's position that a violation of the Clackamas County Solid Waste and Waste Management Code exists on the subject property, the County would request a Continuing Order be issued requiring the Respondent to bring the subject property into compliance with the Solid Waste Code within 30 days of the date of the Order.

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

- Payment of Citation number 2200432 for \$200.00.
 - The imposition of civil penalties of up to \$1000.00.
 - The administrative compliance fee to be imposed from November 2022 which is \$2250.00, however, the County is requesting a reduced amount of \$675.00 as a reasonable estimate of the cost of enforcement.
-
- 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

November 7, 2022

Kathleen Hillestad
PO Box 727
Canby, OR 97013

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 401 and the Solid Waste Code, Title 10.03.060
of the Clackamas County Code**

Site Address: 13172 S Rosencrantz Rd., Canby, OR 97013
Legal Description: T4S, R2E, Section 20, Tax Lot 01005

It has come to the attention of Clackamas County Code Enforcement that unauthorized occupied recreational vehicles may exist on the above referenced property.

Additionally, that there may be an accumulation of solid waste on the above referenced property, including but not limited to putrescible (household) garbage, inoperable and/or non-currently licensed vehicles and other miscellaneous debris.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 401 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

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

E-mail address is Andreahal@clackamas.us

Telephone number is 503-742-4467

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

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From: [Hall, Andrea](#)
To: ["Kathy H"](#)
Subject: RE: Alleged Violations
Date: Friday, November 18, 2022 2:29:00 PM

There aren't many options to obtain land use approval to live in an RV in the County. The most common is a Temporary Dwelling for Care Permit, sometimes called a health hardship permit, which allows either care providers or care recipients to occupy an RV while caring for someone. The other options are a temporary permit while a property owner is building a home or a permit to live in an RV due to an emergency such as fire or flooding.

I will be sending you a notice with a 30 day deadline to remove the occupied RV and to take care of any inoperable and/or non-currently licensed vehicle on the property. Would you like me to send a copy to your granddaughter? If so, what would be the best address for her?

From: Kathy H <kathyh1998@yahoo.com>
Sent: Friday, November 18, 2022 11:44 AM
To: Hall, Andrea <Andreahal@clackamas.us>
Subject: Re: Alleged Violations

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

Hi Andrea,

The trailer being remodelled is my granddaughter's. No one is living in it currently but she hopes to one day either move into it here or at a trailer park. She currently lives in the main house and we do have garbage service. What would she have to do to be able to live in the trailer once the remodelling is finished? What would be the process for approval?

The occupied RV is a guest who has been requested to leave the property with his RV and his garbage. He cleaned up the area and is repairing the RV.

Regards,
Kathy

On Wednesday, November 16, 2022 at 08:35:41 AM PST, Hall, Andrea <andreahal@clackamas.us> wrote:

Thank you Kathy for looking into this. Please let your tenant know that occupying a recreational vehicle without land use approval is not allowed, nor is the storage of inoperable and/or non-currently licensed vehicles. Does your tenant have current garbage service?

From: Kathy H <kathyh1998@yahoo.com>
Sent: Tuesday, November 15, 2022 1:34 PM
To: Hall, Andrea <Andreahal@clackamas.us>
Subject: Alleged Violations

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

Hello Andrea,

We received a letter in the mail about possible code violations on our property at 13172 S Rosencrantz Rd, Canby OR 97013

The first thing is about possibly occupied RVs on the property. There are currently 2 RVs, one is a guest whose RV recently broke down and the other is not occupied (it is being remodeled however). I will talk to the guest about his RV repairs and tell him he needs to make haste.

The second thing is about garbage. There was some around the RV at one point but my understanding is that's been cleaned up. I will double check on this.

Regards,

Kathy



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

November 18, 2022

Kathleen Hillestad
PO Box 727
Canby, OR 97013

Subject: Violation of the Clackamas County Code V0043222

Site Address: 13172 S Rosencrantz Rd., Canby, OR 97013
Legal Description: T4S, R2E, Section 20, Tax Lot 1005

It has come to the attention of the Clackamas County Code Enforcement Section that there is an unauthorized occupied recreational vehicle on the property as well as an accumulation of solid waste including, but not limited to, inoperable and/or non-currently licensed vehicles and other miscellaneous debris. This constitutes a violation of Section 401.04 of the Clackamas County Zoning and Development Ordinance and Chapter 10.03.060(A)(B) of the Clackamas County Code as it pertains to Solid Waste and Waste Management.

In order to abate the zoning violation, please remove the unauthorized occupied recreational vehicle from the property no later than **December 19, 2022**.

In order to abate the solid waste code violation, please screen from view all items of solid waste you wish to keep and remove the remaining items to an authorized disposal facility no later than **December 19, 2022**. Please render all vehicles currently licensed and operable or remove them from the property by **December 19, 2022**. If you wish, you may have two inoperable and/or non-currently licensed vehicles on the property but they must be screened from view from off the property.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email andreahal@clackamas.us.

Thank you for your prompt attention to this matter.

Andrea Hall
Clackamas County
Code Enforcement Section

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
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: [Amend, Michelle](#)
To: [Hall, Andrea](#)
Subject: FW: 13172 S Rosencrantz Rd Canby
Date: Monday, November 21, 2022 1:33:10 PM

Andrea below is for your file. There is a link to click for photos. I did not click the link.

From: Eagle, Joshua <jeagle@clackamas.us>
Sent: Monday, November 21, 2022 1:30 PM
To: Amend, Michelle <MAmend@clackamas.us>
Subject: 13172 S Rosencrantz Rd Canby

I was sent to an ordinance violation at 13172 S ROSENCRANTZ RD,CANBY, OR. The anonymous caller complained of an RV at the location, being lived in and trash being dumped. I went to the property and spoke to James Beeks. He told me he was living in the Winnebago RV on the property and had permission from the owner. He said he had mechanical issues with the RV. Nothing about his location gave the appearance that he was there on a temporary basis. In fact he was seated on a stuffed living room type chair, in the mud, speaking to me. I took photos. I relocated to the main house on the property. The exterior of that place is a terrible dump. I took photos. I spoke to the owner's adult daughter, who refused to get the owner for me. They were aware he was on the property and were waiting for a code compliance letter to arrive before giving Beeks 30 days.

Photos are available for download. Please [Click Here](#)

Thanks,
Deputy Josh Eagle













Citation No. 2200432

Case No. V0043222

ADMINISTRATIVE CITATION

CORRECTED

Date Issued: January 21, 2025

Name and Address of Person(s) Cited:

Name: Kathleen Hillestad
Mailing Address: PO Box 727
City, State, Zip: Canby, OR 97013

Date Violation(s) Confirmed: On the 14th day of January, 2025 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 13172 S Rosencrantz Rd., Canby, OR 97013

Legal Description: T4S, R2E Section 20, Tax Lot(s) 1005

Law(s) Violated:

☒ Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)

Description of the violation(s):

- 1) Person cited for the accumulation of solid waste including inoperable and/or non-currently licensed vehicles and misc. debris.

Maximum Civil Penalty \$1000.00

Fine \$200.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of **\$200.00**. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: January 15, 2025
Department Initiating Enforcement Action: Code Enforcement



