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Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:

DTDcompliance@clackamas.us | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:

DTDcompliance@clackamas.us | 503-742-4400.

如需翻译服务或残障相关的协助，请与我们联系：

DTDcompliance@clackamas.us | 503-742-4400。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua DTDcompliance@clackamas.us | 503-742-4400.



Clackamas County
www.clackamas.us



NOTICE OF HEARING

April 27, 2026

Oleg Yamin
16777 S Henrici Rd.
Oregon City, OR 97045

RE: County of Clackamas v. Oleg Yamin
File: V0021325

Hearing Date: June 11, 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.



You must have access to the internet or to a telephone line to use the Zoom platform. The link is provided below. Once you have joined the meeting, you will be prompted to join as panelist. Please click **JOIN AS PANELIST.**

If you would like to present evidence at the Hearing please email 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/83044191953?pwd=sXGWnkwKlzessKOfaJc0vvHqhkSi1s.1>

Passcode: 384130

Phone one-tap:

+16699006833,,83044191953# US (San Jose) 17193594580,,83044191953# US

Join via audio:

+1 669 900 6833 US (San Jose)

+1 507 473 4847 US

+1 719 359 4580 US

+1 564 217 2000 US

+1 253 205 0468 US

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 646 931 3860 US

+1 346 248 7799 US (Houston)

+1 689 278 1000 US

+1 408 638 0968 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 669 444 9171 US

+1 305 224 1968 US

+1 312 626 6799 US (Chicago)

+1 309 205 3325 US

+1 360 209 5623 US

+1 386 347 5053 US

Webinar ID: 830 4419 1953

International numbers available: <https://clackamascounty.zoom.us/j/kdu5pPprAc>

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.

OLEG YAMIN,

Respondent.

FILE NO(S): V0021325

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' mailing address is: 16777 S Henrici Rd., Oregon City, OR 97045

2.

The Respondent own/owns or occupies the address or location of the violation(s) of law alleged in this complaint 16777 S Henrici Rd., Oregon City, OR 97045, also known as T3S, R2E, Section 14AD, Tax Lot 01000, the property is zoned RRFF-5 (Rural Residential Farm Forest 5 Acre) and is the location of violation(s) asserted by the County.

3.

On or about the 14th day of July, 2025, and on or about the 23rd day of September, 2025, the Respondent violated the following laws, in the following ways:

Title 9 of the Clackamas County Building Code Section 9.02.040(A, B, C, D, E, & K). These violations are a Priority I violation pursuant to the Clackamas County Violation Priorities.

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Code Section 12.316.030. The property is zoned RRFF-5 (Rural Residential Farm Forest 5 Acre). This violation is a Priority II 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 July 14, 2025 and Citation and Complaint #2500213-1 on September 24, 2025. A copy of the notice documents are attached to this Complaint as Exhibits C and D, 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;

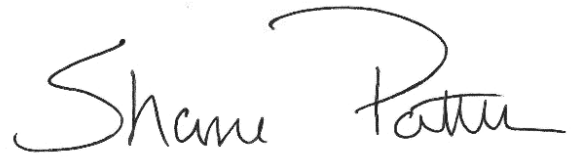
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissions. Said range for a Priority II for a Zoning Ordinance violation being \$750.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code; and said range for a Priority I for a Building Code violation being \$1,000.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

DATED THIS 23rd day of April, 2026

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping initial "S" and a distinct "P" for "Potter".

Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

File No.: V0021325

v.

OLEG YAMIN,

Respondent.

STATEMENT OF PROOF

History of Events and Exhibits:

- Exhibit A** The Respondents' mailing address is 16777 S Henrici Rd., Oregon City, OR 97045. The Respondent owns and/or resides on property located at 16777 S Henrici Rd., Oregon City, OR 97045, also known as T3S, R2E, Section 14AD, Tax Lot 01000, located within Clackamas County. The parcel is zoned RRFF-5 (Rural Residential Farm Forest 5 Acre). Exhibit A Page 3 is a close of up of the barn and Page 4 is a close up of the house.
- August 8, 2013** The original violation file was opened on August 8, 2013 (file V0624-13). Violation file V0048314 was opened and rolled violation file V0624-13 into it and included violations for building code violations for a barn that was not permitted including plumbing and electrical; operating a campground without land use approval for more than 30 days in a calendar year; and failing to maintain setbacks for the barn. In May of 2021 a new complaint and file was opened (file V0020121). This violation included the removal of a swimming pool and construction of an apartment in the house including plumbing, electrical and mechanical without permits; and operating a horse boarding/training facility open to the public without land use approval as well as a party event venue. This violation remained unabated.
- May 19, 2025** Staff identified new ownership and opened a new file.
Exhibit B
- July 14, 2025** Code Enforcement Specialist Shane Potter prepared a Notice of
Exhibit C Violation for operating a horse boarding/training facility in the barn as well as failure to obtain permits for the barn including plumbing and electrical; operating a campground without permits; and removal of the pool in the house and creation of the apartment without obtaining building, plumbing, electrical, and mechanical permits. The notice provided a deadline of August 14, 2025. The notice was mailed first class mail and the mail was not returned.

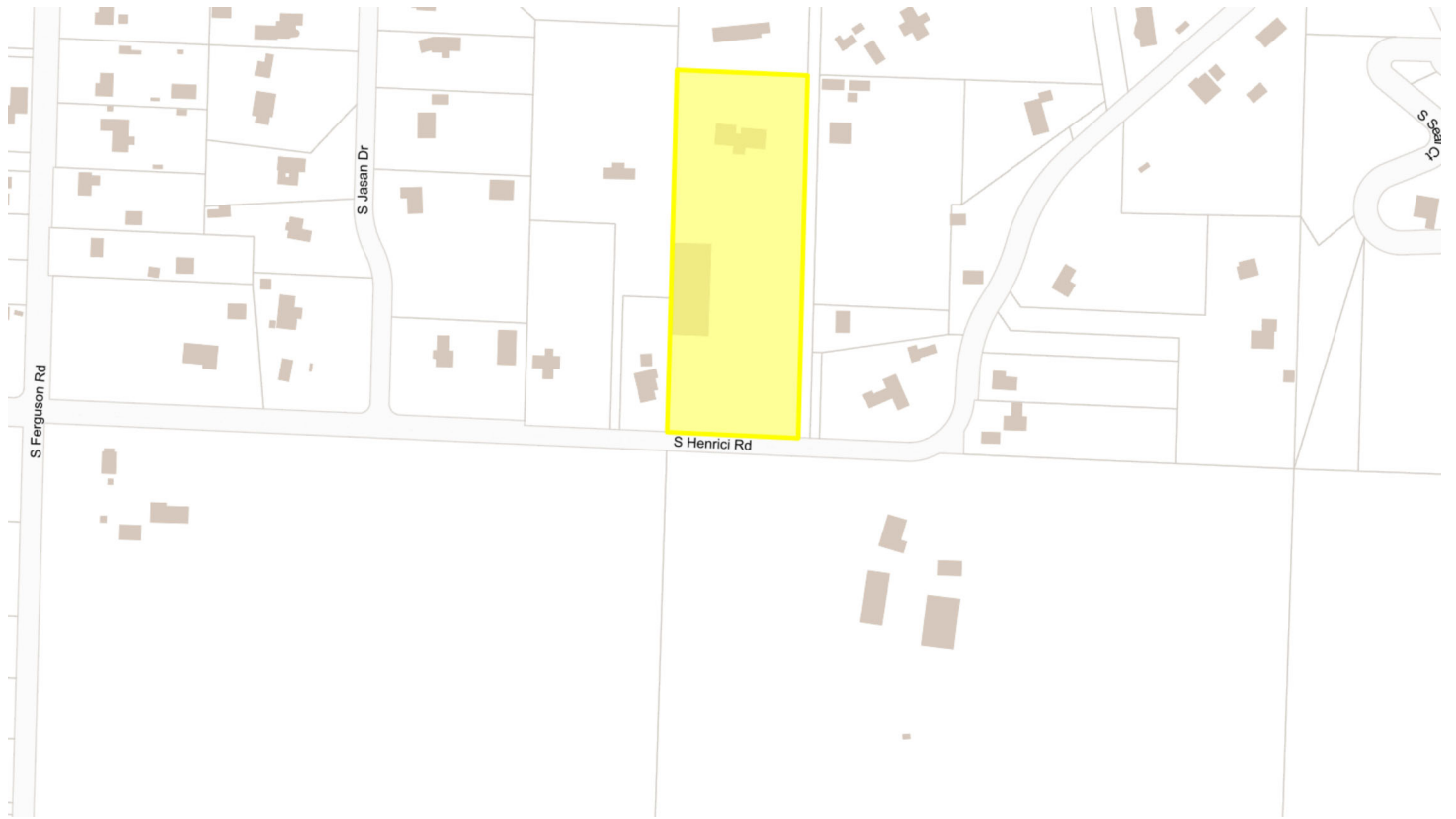
| | |
|---------------------------------|---|
| September 23, 2025 Exhibit D | CES Potter researched the internet and found advertising still occurring for this location and advertising of events. CES Potter also reviewed permitting software and saw that no permits had been applied for. CES Potter did identify an application for a variance, but it has remained in incomplete status for well over a month. During the review it also was determined the campground no longer appeared to be in operation. Citation #2500213 – 1 was issued for the following: 1) Priority II Zoning Ordinance violation for operating a horse boarding / training facility and events center without land use approval. 2) Priority I Building Code violation for building, plumbing, electrical permits for the barn where commercial activities are taking place, and 3) Priority I Building Code violation for failure to obtain permits for the removal of a pool and the replacement of the pool with living space including a bathroom requiring building, plumbing, electrical and mechanical permits. Citation #2500213 – 1 included a \$411.00 Zoning Ordinance fine, \$514.00 Building Code fine for the barn and \$514.00 Building code fine for the house. For a total fine amount of \$1,439.00. The citation was mailed first class mail; the mail was not returned. The citation has not been paid. |
| November 20, 2025 | Respondent Oleg Yamin came into the County offices and met with CES Potter. Respondent Yamin thought since she was going through the variance she had 180 days. CES Potter explained the violation letter and explained they had to pause the violation until the land use was completed. Respondent Yamin said they are not currently operating during the winter months and will talk with the tenants about taking down the website until they get this addressed. |
| December 22, 2025 Exhibit E | CES Potter reviewed the website and found current advertising including events for 2026. No permits have been obtained to correct the violations with the work done in the house, and no permits have been applied for to correct the work conducted in the barn. I will note that in late November the application for a variance with planning and zoning was deemed complete and notice was sent in December. |
| February 2, 2026 | A review of the land use application shows the application for the variance has been withdrawn. |
| February 2, 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 Building Code exists on the subject property, the County requests a Final Order be issued requiring the Respondent:

- Payment of Citation #2500213-1 for \$411.00 for a Priority II Zoning Ordinance violation, \$514.00 for a Priority I Building Code violation for the house, and \$514.00 for a Priority I Building Code violation for the barn.
- Assessment of a civil penalty for the date citation issued on September 24, 2025 for the following:
 - Priority II Zoning Ordinance of up to \$2,500.00.
 - Priority I Building Code for the house of up to \$3,500.00.
 - Priority I Building Code for the barn of up to \$3,500.00.
 - Total civil penalty of up to \$9,500.00.
- Assessment of an administrative compliance fee from date of notice of violation July 2025 through date of abatement for a total of \$700.00.
- Assessment of an administrative compliance fee as follows:
- 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 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:

- The applicant has withdrawn the application for a variance the County requests the applicant bring the barn into compliance within 30 days of the date of the Continuing Order and obtain the appropriate permits for such work associated with bringing the barn into compliance.
 - Submit all building permits for the barn within 30 days of obtaining land use approval, if such approval obtained, for the barn. Comply with the requirements as established below.
- For permits associated with the house submit all permits within 30 days of the Continuing Order. 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
 - 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).









Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

07-14-2025

10:04

| Registry Nbr | Entity Type | Entity Status | Jurisdiction | Registry Date | Next Renewal Date | Renewal Due? |
|---------------------|----------------------------------|---------------|--------------|---------------|-------------------|--------------|
| 1644565-93 | DLLC | ACT | OREGON | 02-13-2020 | 02-13-2026 | |
| Entity Name | AMETHYST PERFORMANCE HORSES, LLC | | | | | |
| Foreign Name | | | | | | |

[New Search](#)

[Printer Friendly](#)

Associated Names

| Type | PPB PRINCIPAL PLACE OF BUSINESS | | | | | |
|---------------|---------------------------------|----|-------|----------------|--------------------------|--|
| Addr 1 | 16777 S HENRICI RD | | | | | |
| Addr 2 | | | | | | |
| CSZ | OREGON CITY | OR | 97045 | Country | UNITED STATES OF AMERICA | |

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

| Type | AGT REGISTERED AGENT | | | Start Date | 01-29-2021 | Resign Date |
|---------------|----------------------|----|---------|----------------|--------------------------|-------------|
| Name | LYNNE | | HARTMAN | | | |
| Addr 1 | 17746 S CANTER LANE | | | | | |
| Addr 2 | | | | | | |
| CSZ | OREGON CITY | OR | 97045 | Country | UNITED STATES OF AMERICA | |

| Type | MAL MAILING ADDRESS | | | | | |
|---------------|---------------------|----|-------|----------------|--------------------------|--|
| Addr 1 | 17746 S CANTER LANE | | | | | |
| Addr 2 | | | | | | |
| CSZ | OREGON CITY | OR | 97045 | Country | UNITED STATES OF AMERICA | |

| Type | MEM MEMBER | | | | Resign Date |
|---------------|---------------------|----|---------|----------------|--------------------------|
| Name | LYNNE | | HARTMAN | | |
| Addr 1 | 17746 S CANTER LANE | | | | |
| Addr 2 | | | | | |
| CSZ | OREGON CITY | OR | 97045 | Country | UNITED STATES OF AMERICA |

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Name History

| Business Entity Name | Name Type | Name Status | Start Date | End Date |
|----------------------------------|---------------------------|-----------------------------|------------|----------|
| AMETHYST PERFORMANCE HORSES, LLC | EN | CUR | 02-13-2020 | |

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

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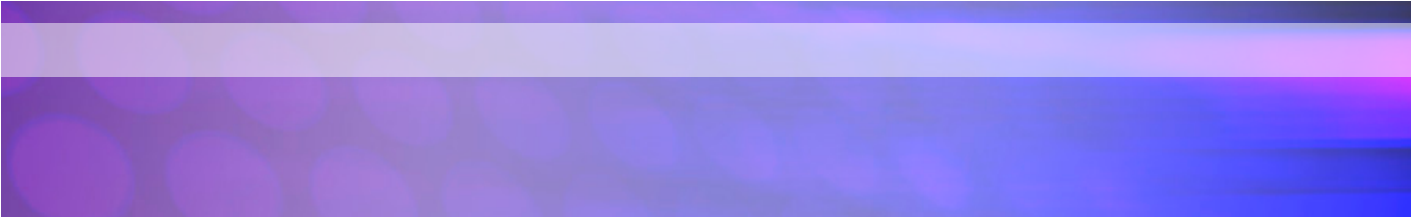
Summary History

| Image Available | Action | Transaction Date | Effective Date | Status | Name/Agent Change | Dissolved By |
|--|--------------------------|------------------|----------------|------------------------|-------------------|--------------|
|  | AMENDED ANNUAL REPORT | 02-12-2025 | | FI | | |
|  | AMENDED ANNUAL REPORT | 01-02-2024 | | FI | | |
|  | AMENDED ANNUAL REPORT | 12-31-2022 | | FI | | |
|  | AMENDED ANNUAL REPORT | 01-10-2022 | | FI | | |
|  | AMENDED ANNUAL REPORT | 01-29-2021 | | FI | Agent | |
|  | ARTICLES OF ORGANIZATION | 02-13-2020 | | 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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Welcome to Amethyst Performance Horses, LLC

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

Amethyst Performance Horses, LLC is located in Oregon City, Oregon.

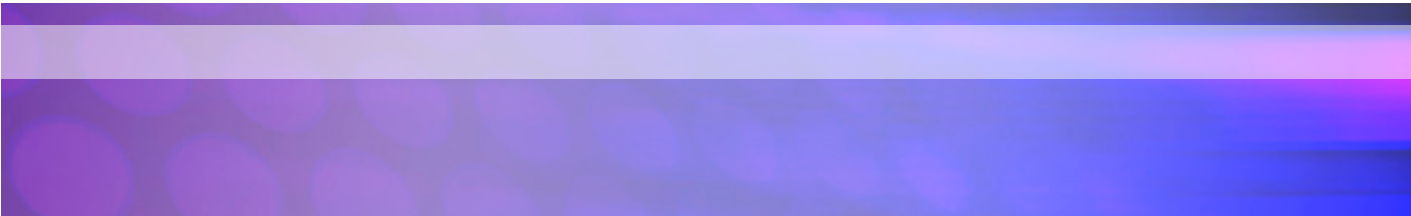
We specialize in horse riding lessons for the beginning to advanced rider. All ages and all levels are welcome. We offer lessons for the show rider who competes or wants to learn to compete as well as lessons for the rider who just wants to have fun.

With our years of experience and lesson options and packages available, you're sure to find something to fit your needs while riding and having fun.





We are a family oriented lesson program that welcomes kids and adults. We offer something for everyone!



Our Services & Information

**Amethyst Performance Horses,
LLC**

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16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**



We offer lessons in western (stock seat), english (hunt seat & saddleseat), showmanship, halter, trail, in-hand trail and more!

Instruction for showing or pleasure riding is offered. Learn to ride the trail or even how to show a horse. 40+ years of experience in breed, open, 4-H & OHSET showing.

Several well trained school horses are available from beginning levels to advanced levels or bring your own horse. No extra fees for hauling in your own horse.

Our lesson program is a very hands on learning program which has an emphasis on equitation and teaching students to work as one with the horse. Build confidence and learn all kinds of skills as well as how to care for a horse. Riders learn confidence and safety while having fun. All students will learn everything about horses from the ground up. Learn how to groom, saddle, bridle, ride and much more!

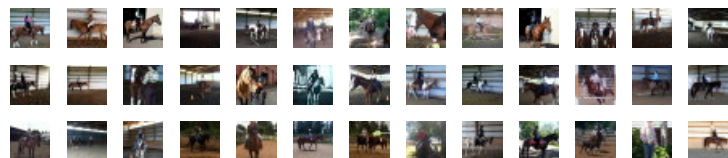
Indoor lighted arena and outdoor arena. Private or group lessons available. Great affordable rates.

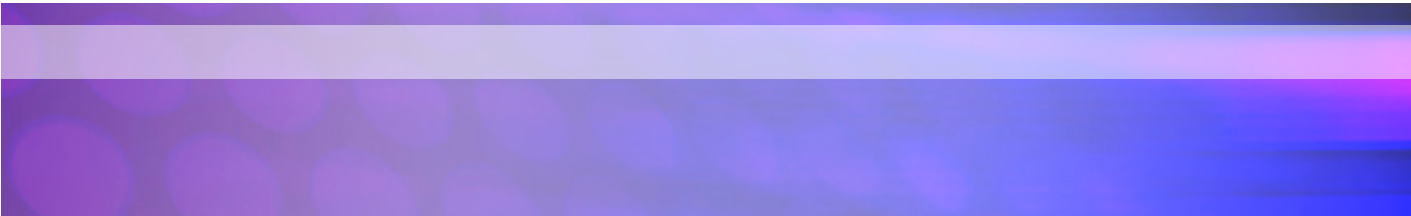
Producing winning students & horses of several hi-point awards, buckles, etc. at the local and state levels.

Horses available for students to take to shows, clinics, cow sorting, etc. Horses available for 1/2 leases. Trailering available for students.

Come join a great group of fun people! Gift certificates available.

- One Hour Private Lesson \$60
- One Hour Group Lesson \$50
- Special Package of 4 Private Lesson \$200
- Special Package of 4 Group Lessons \$160
- 1/2 Hour Lesson For ages 3&4 \$55
- Special Package of 4 1/2 Hour Lessons for ages 3&4 \$175





About Us

**Amethyst Performance Horses,
LLC**

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16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**







Lynne Hartman has been involved with horses since the age of 11. She has shown in 4-H, open shows and breed shows winning numerous awards at the local and state levels.

She began teaching lessons at the age of 16 and has continued to teach while producing top winning students that have won several awards at the local, state and national levels.

Lynne has been an actively coaching 4-H and OHSET riders for years as well as being a former 4-H leader for many years as well as coaching an OHSET team.

Lynne's background includes a well-rounded knowledge and she keeps updated on the latest techniques and information in the horse world. Lynne's love of horses and kids makes her a great teacher for either the competitive rider or the rider just wanting to have fun!

The Facilities

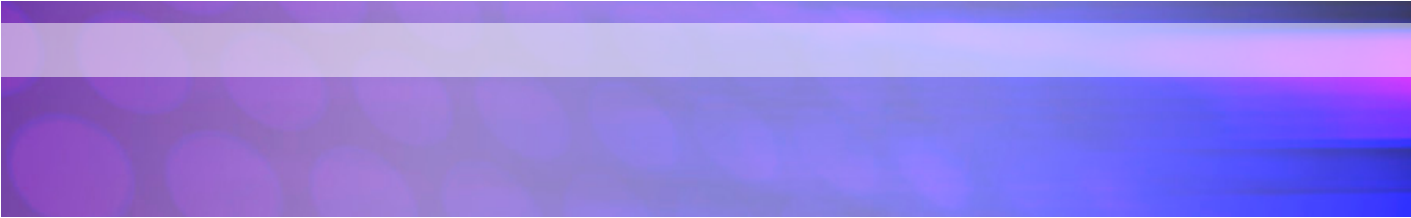
We have a 70x120 indoor arena with lots of natural light, sand outdoor arena, round pen, private grooming bays, hot/cold washrack, upstairs viewing area with couch and chairs, paddocks for turn out and individual tack lockers.











Horses For Lease

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

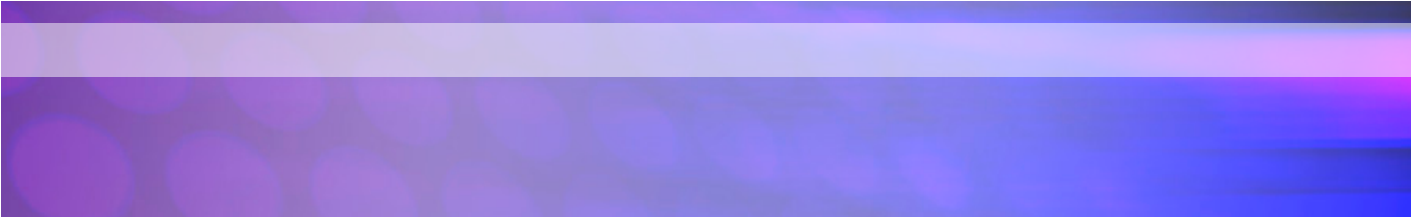
**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

Have you always wanted a horse but didn't want all the expenses? Try a 1/2 lease! We currently have a few horses available for 1/2 lease at our private facility. Lease fee is \$300 per month and includes all care, feed, vet, farrier, use of horse, use of tack, use of amenities and one lesson a month as well as bring one friend to ride once a month for free! Ride western or english! All horses can be ridden any discipline! Trailering for clients is also available to shows, trail rides, cow sorting, etc. We also have several activities on site as well. If you are looking for some fun and want to enjoy a horse come see us today! Just like owning a horse of your own but we do all the work! We welcome all ages and all levels.









Horse Show Team

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

Our Horse Show Team is currently accepting new members. Youth and adult riders are both welcome. We attend about one or two shows a month. Haul your horse in for lessons or use one of our lesson horses. Team members must take at least one lesson a week. Great fun team of youth and adults who love to show, support each other and have a great time! Stop attending shows by yourself and join a fun team! Attend a show and then enjoy a fun dinner out afterwards!







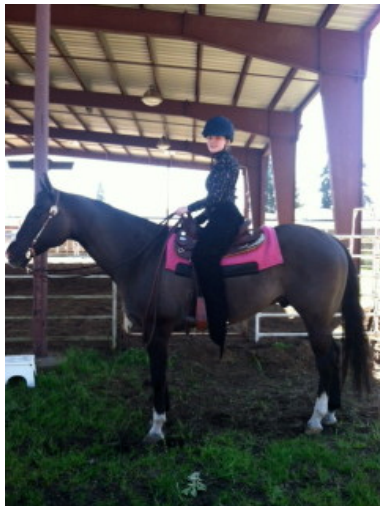






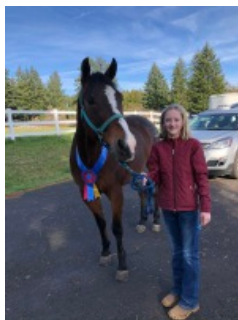




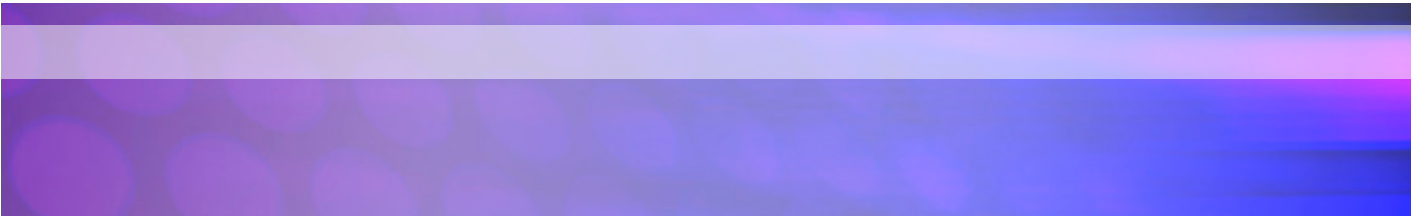












HORSE RIDING BIRTHDAY PARTIES

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

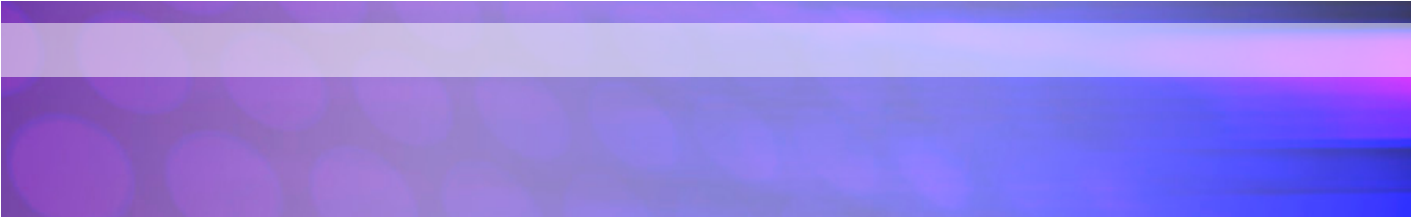
Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

Enjoy a horse riding birthday party! Ages 3 and up! \$35 per rider. Horses are decorated and kids (adults too if they want) get to ride and brush the horses! Indoor arena so weather isn't an issue. Covered area available for cake/presents if needed for no extra charge. 50% down required to book a date. Non-refundable.







2025 SUMMER HORSE CAMPS FOR KIDS - AGES 6-13

Come sign up for our horse camps and make memories that will last a lifetime!!!

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

KIDS CAMPS

JUNE 23rd-26th

JULY 14th-17th

AUGUST 11th-14th

Cost for camp is \$310 for the four days and includes a t-shirt, daily take home craft, an autograph book, face painting and pictures!

Learning at camp includes riding horses (under saddle and bareback), learning how to work with horses on the ground such as lunging, walking and trotting, clipping, bathing, etc. Kids learn how to groom the horses and move around them safely. Other fun things include learning how to rope, braid and more!

We do a daily craft and game and we also have an hour of water fun and games on the last day with water ballon games, relay water races and more!

Sign up today to reserve a spot as space is limited! 50% down required to reserve a spot. Non-refundable.

Kids need bring a lunch and drinks daily.

No open-toed shoes. Shorts okay.

ADVANCED CAMP

JULY 21st-24th

Cost for advanced camp is \$395 for the four days and includes a t-shirt, an autograph book, face painting and pictures.

Advanced camp riders must know how to saddle and bridle and have experience riding and working around horses. Campers must be at a lope/canter level. Campers will work on riding and building skills from the ground up! Riders will work on skills needed to improve thier riding abilities and learn new skills. Great camp for those wanting to show or build more advanced skills. Riders will be given a horse of their own for the week! Must call 971-404-5968 to discuss if qualified for our advanced camp.

Kids need to bring a lunch and drink daily.

No open toed shoes. Shorts okay.

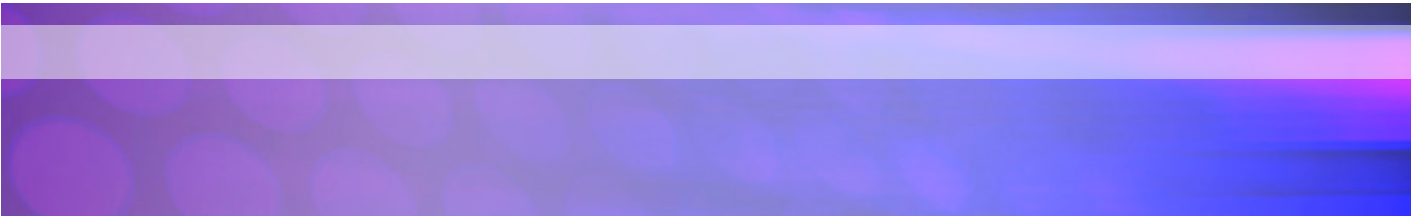












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10:00 PM By Appointment Only**

Adult Horse Camps

We offer several adult only horse camps during the Spring through Fall. Great fun learning about horses, horse care, tack, ground work with horses and riding!

No experience needed to join!

Fun adult craft

Includes a t-shirt

Camps run 10 AM to 2 PM and are usually on Saturdays or Sundays

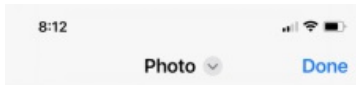
Cost is \$185

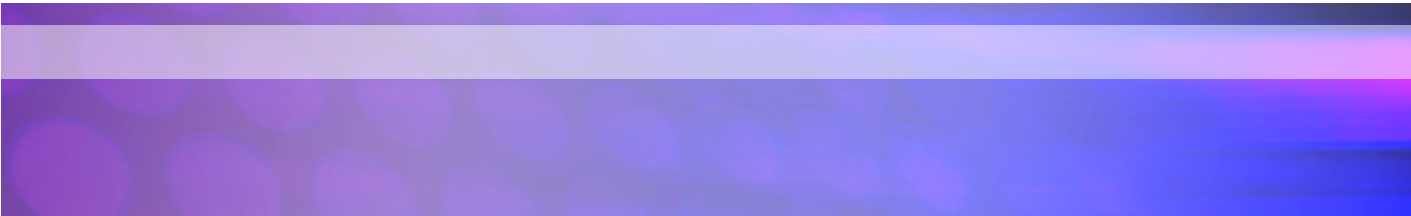
2025 DATES:

- JUNE 7th
- JULY 27th
- AUGUST 9th
- SEPTEMBER 27th
- OCTOBER 4th









**Amethyst Performance Horses,
LLC**

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Phone: 971 404-5968

Business Hours:

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10:00 PM By Appointment Only**

TEAM-BUILDING DAYS

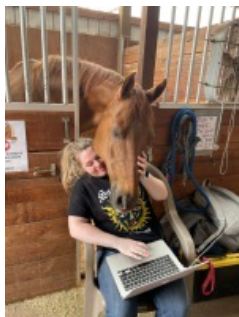
Team-Building with horses! Come experience a unique and exciting learning opportunity for your company. The unique bond between humans and horses is a great way to do a team-building experience where staff will go through exercises learning to think and lead to their full potential!

Horses require clear and confidence leadership through verbal and non-verbal cues.

Staff will learn and do exercises to improve communication skills, problem solving, leadership, confidence, trust, integrity and respect. Team-Building helps form and deepen social bonds in the workplace, helps individuals discover strengths and improves problem solving abilities and strengthens the workplace.

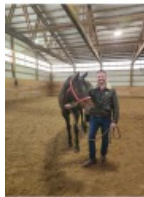
No experience riding or being around horses is necessary. Come play with the horses and build your team!

Contact us for group rates.



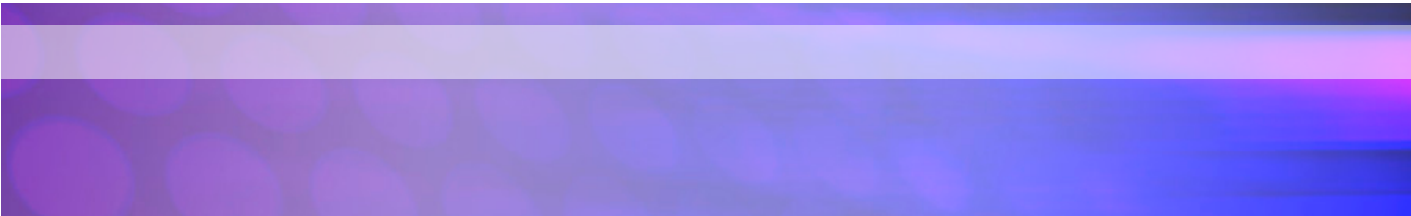


9:24 AM Done 1 of 5



📍 ↩ 🔍 📄





Girl Scouts / Boy Scouts

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

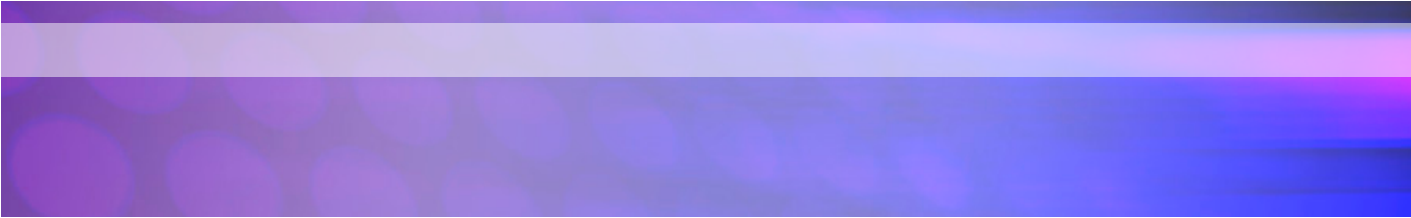
We have been helping Girl Scouts and Boy Scouts for several years obtain their horse badges. Our program consists of an hour and half which covers general horse information, horse care, feed, tack and equipment, brushing and riding.

We are a certified place for horse riding through the Girl Scouts of America and for Boy Scouts we have done many classes helping them ride the pattern they need for the badge.

Cost per Scout for the class is \$35.







Volunteer Opportunities

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

We love our volunteers! They are super appreciated and this makes for an affordable way to come enjoy the horses and ride as often as you'd like! Barter work for ride time!

Volunteers need to be ages 16 and older.

Duties include cleaning 8-10 stalls, preparing and feeding horses PM feed, watering, preparing and setting out the AM feed and sweeping the aisles.

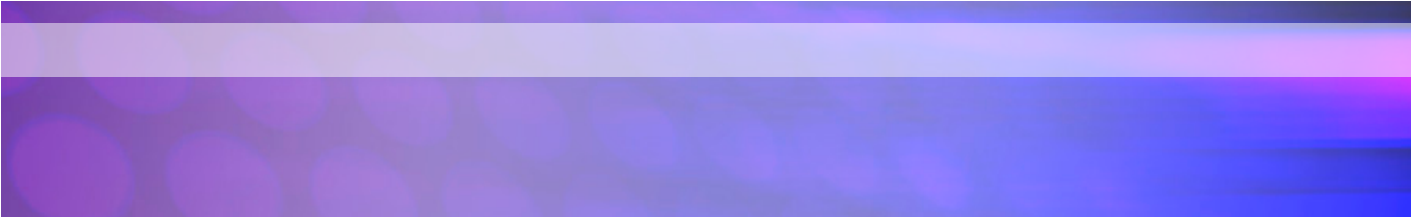
Pick one day a week (the same day each week) to come and do the chores and in exchange for one day a week of about 4 hours give or take, you can ride as often as you'd like! Must have horse experience.

We also have opportunities for volunteering for cleaning tack, keeping up on the cobwebs, dragging arenas and paddocks.

Please contact Lynne at 971-404-5968 for questions/available positions.







Release Forms

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

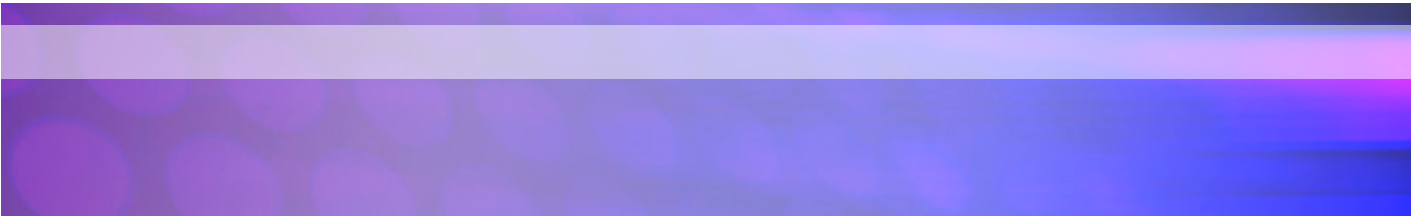
Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**



[LYNNE HARTMAN RELEASE FORM 1.docx](#)
Microsoft Word document [160.9 KB]



FUN TIMES!

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

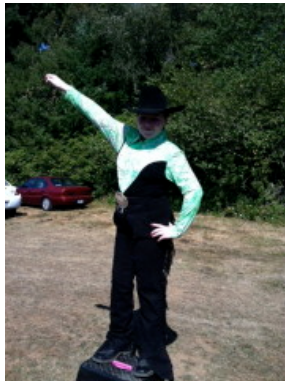
Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**



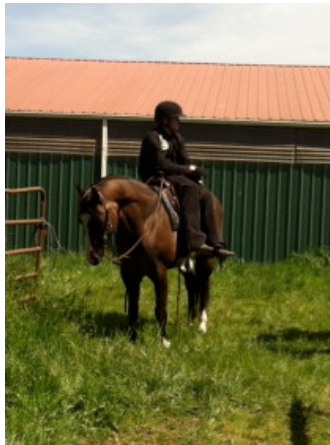




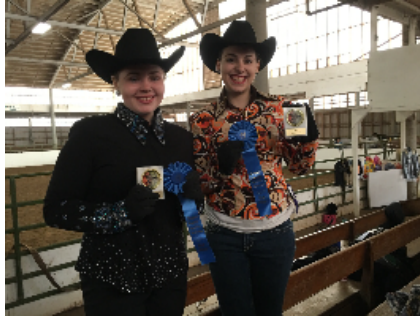


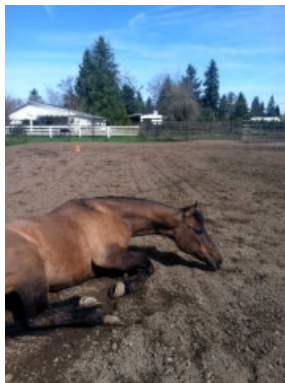


new
Image

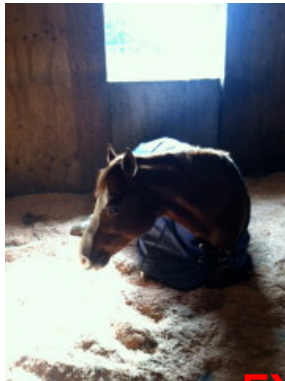
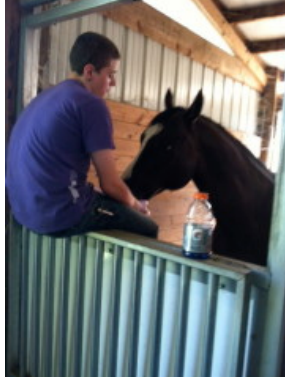








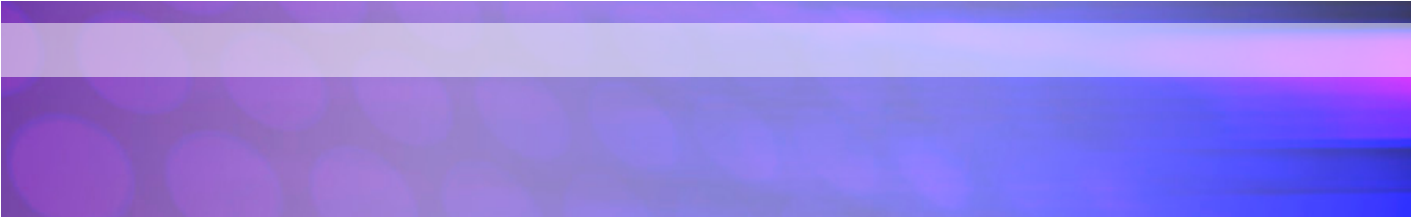












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**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

Facility Rules:

We welcome you to Amethyst Performance Horses!

The owners of the stables would like for you to know a few of the facility rules before coming for your lesson or event. We are a very friendly barn but have to have some rules to ensure safety while having fun!

1. Please enter the gravel road and property driving no more than 5 MPH (AS THERE'S OFTEN KIDS PLAYING. DON'T ASK KIDS FOR DIRECTIONS AS THEY ARE NOT ASSOCIATED WITH THE BARN). DO NOT STOP OR PARK AT THE FIRST HOUSE ON THE RIGHT AS THIS IS PRIVATE PROPERTY AND NOT ASSOCIATED WITH THE BARN. IF YOU PARK HERE YOU WILL BE TOWED. - Go down gravel driveway past the sign that says Private Road and it's the first driveway on the left to the big green barn. Once you pull in stay to the left and do not go past the sign on the right that says "Private Residence - No Parking Or Entry Beyond This Point" when parking. Do not park beyond the last horse trailer on the right! No exceptions to this! You may park in front of the horse trailers (please pull forward up as close as possible to trailers to allow traffic to come and go behind your vehicle, and you may also park in front of the hay barn. There is absolutely no parking on the sides of the driveway!

When driving down the gravel driveway please don't drive on the grass or edge of grass. If another vehicle is coming someone might need to back up or go to where there's no grass to pull over. DO NOT PARK ON THE SIDES OF THE ROAD OR AT THE FIRST HOUSE ON THE RIGHT. ALL THIS IS PRIVATE PROPERTY NOT ASSOCIATED WITH THE BARN AND YOU WILL BE TOWED.

2. Once you are parked please come directly inside the barn. There is no walking around the property by owner's house or driveway. Must stay inside barn or inside vehicle. If you have other children or friends watching, they must stay inside barn or inside vehicle.

3. No dogs allowed outside the vehicle. This includes letting dogs outside of your vehicle to go to the bathroom or carrying small dogs inside. There is no exception to this rule!

4. No smoking, drinking or drugs on the property. If you must smoke, do it in your car.

5. We have a policy of only 1 car per student, boarder or leaser. Parking is very limited so please ride together if you have family or friends coming to watch. Birthday parties may have two vehicles.

6. If you arrive early before the instructor arrives, please wait in your vehicle or inside the barn. Please don't wander around the property or disturb the people in the house.

7. We have a no refund policy.

8. If you are 5 minutes or over late to your lesson, that lesson will be cancelled and forfeited. This policy is because the instructor often has several students in a group lesson and it's not fair to the student that was on time when the instructor has to leave the lesson to help a late student.

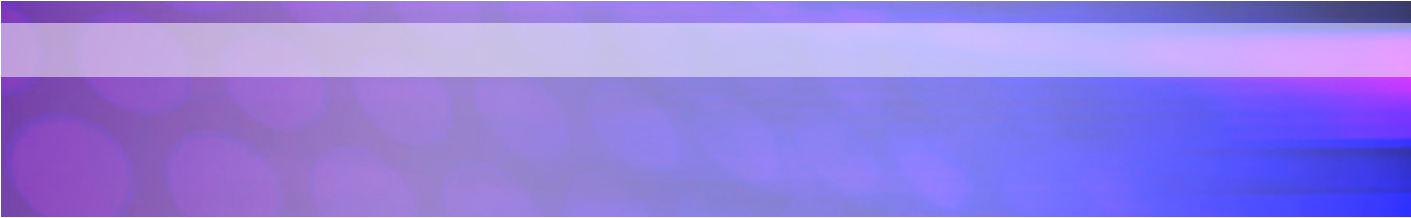
9. All people on the property must sign both release forms. To save time, you may print out and sign the release forms and bring to your first visit.

10. All lesson students under the age of 18 must have a parent present at all times. We don't allow drop offs for lessons. This is a safety rule in case of any injury.

11. NO OPEN TOED SHOES (such as sandals, flip flops, slides, crocs).

12. NO BIKE HELMETS OR SNOWBOARDING HELMETS. Ages under 18 must wear an equestrian approved helmet. We have several available for use or bring your own.

Thanks for your understanding and have a great time!!!



Contact Us

**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**



You can also contact us directly by using the form below:

Phone: 971 404-5968

Email: amarabians67@aol.com

Contact form

Name: *

E-mail address: *

Phone #: *

Captcha (spam protection code) *



↻ Please enter the code

Note: Fields marked with * are required

Send form





16777 S Henrici Rd Apartments

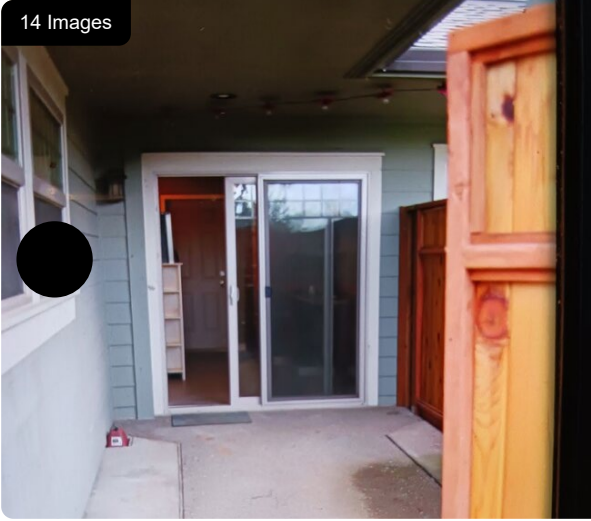
16777 S Henrici Rd, Oregon City, OR 97045 – [Map - Oregon City](#)

No Availability
Studio



[View Nearby Apartments](#)

14 Images



Last Updated: 2 Wks. Ago

Studio, 1 Bath

500 Avg Sq Ft

No Availability

Note: Price and availability subject to change without notice.

Lease Terms

Contact office for Lease Terms

About 16777 S Henrici Rd

This apartment community has 2 units.

16777 S Henrici Rd is located in [Oregon City](#), Oregon in the [97045](#) zip code.

Floorplan Amenities

- Washer/Dryer
- Heating

[Home](#) / [Oregon](#) / [Oregon City](#) / 16777 S Henrici Rd Unit Studio  2 Weeks A

16777 S Henrici Rd Unit...

Oregon City, OR 97045

[Oregon City](#)

Check Back Soon for
Upcoming Availability

[Alert Me About Listings](#)

| Beds | Baths | Average SF |
|------|-------|------------|
| 0 Br | 1 Ba | 500 SF |

About This Property

16777 S Henrici Rd is an apartment community located in [Clackamas County](#) and the [97045](#) ZIP Code.

Amenities

- In Unit Washer & Dryer
- Heating
- Ceiling Fans
- Smoke Free
- Double Vanities
- Framed Mirrors
- Disposal
- Refrigerator
- Tile Floors

From: [Rodriguez, Aldo](#)
To: [Potter, Shane](#)
Subject: RE: 16777 S Henrici Rd
Date: Friday, April 7, 2023 8:17:28 AM
Attachments: [63035.pdf](#)
[image001.jpg](#)
[image002.jpg](#)
[image004.jpg](#)

Hello Shane,

I checked with another planner and this what we have concluded on the matter.

I read Z0175-14-C, attached, the conditional use permit was revoked. Take a look at pages 23 to 27 of the attached document.

So, they could call themselves an equine facility which requires a conditional use permit. They could also go through the Home Occupation route, but given the size of the facility would likely need to be a Home Occupation Exception. Alternatively, they could also be a “commercial activity in conjunction with farm use” which is a conditional use as well.



Either way, these three potential pathways will require a pre-application conference to get started.

Regards,

Aldo Rodriguez
Planner 1

Clackamas County Transportation & Development
Planning & Zoning / Long Range Planning / Septic & Onsite Wastewater
150 Beaver Creek Road
Oregon City, Oregon 97045
503-742-4541

My office hours are Mon-Fri 8:00 am – 4:30 pm

www.clackamas.us

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

The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m., and the public service lobby is open Monday, Tuesday and Thursday from 8:00 a.m. to 4:00 p.m..

cid:image001.jpg@01D85FD7.7A94A940



From: Potter, Shane <SPotter@clackamas.us>
Sent: Monday, March 27, 2023 3:33 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: 16777 S Henrici Rd

Hi there,

I have a violation at the above address for several items one being a zoning violation for horse and events. Below is a list of items they are listing as services they provide. The name of the business is Amethyst Performance Horses, LLC.

1. Provide horse riding lessons
2. Instruction for Showing or Pleasure riding is offered
3. Renting horses to individuals to ride
4. They advertise for both indoor and outdoor riding
5. Have a trainer work at the site that does not live there
6. Horse riding birthday parties that includes a covered area for cake and presents
7. Summer horse camps for kids advertising June 20 – 23, July 25 – 28, and August 7 – 10
8. Spring through Fall camps for adults they operate these on Saturdays and Sundays
9. Provide team building opportunities using horses
10. Provide training for girl scouts and boy scouts to teach horse care, feed, tack and equipment

Any help you can provide me about what is allowed and what is not or would require land use approval would be helpful.

Sincerely,

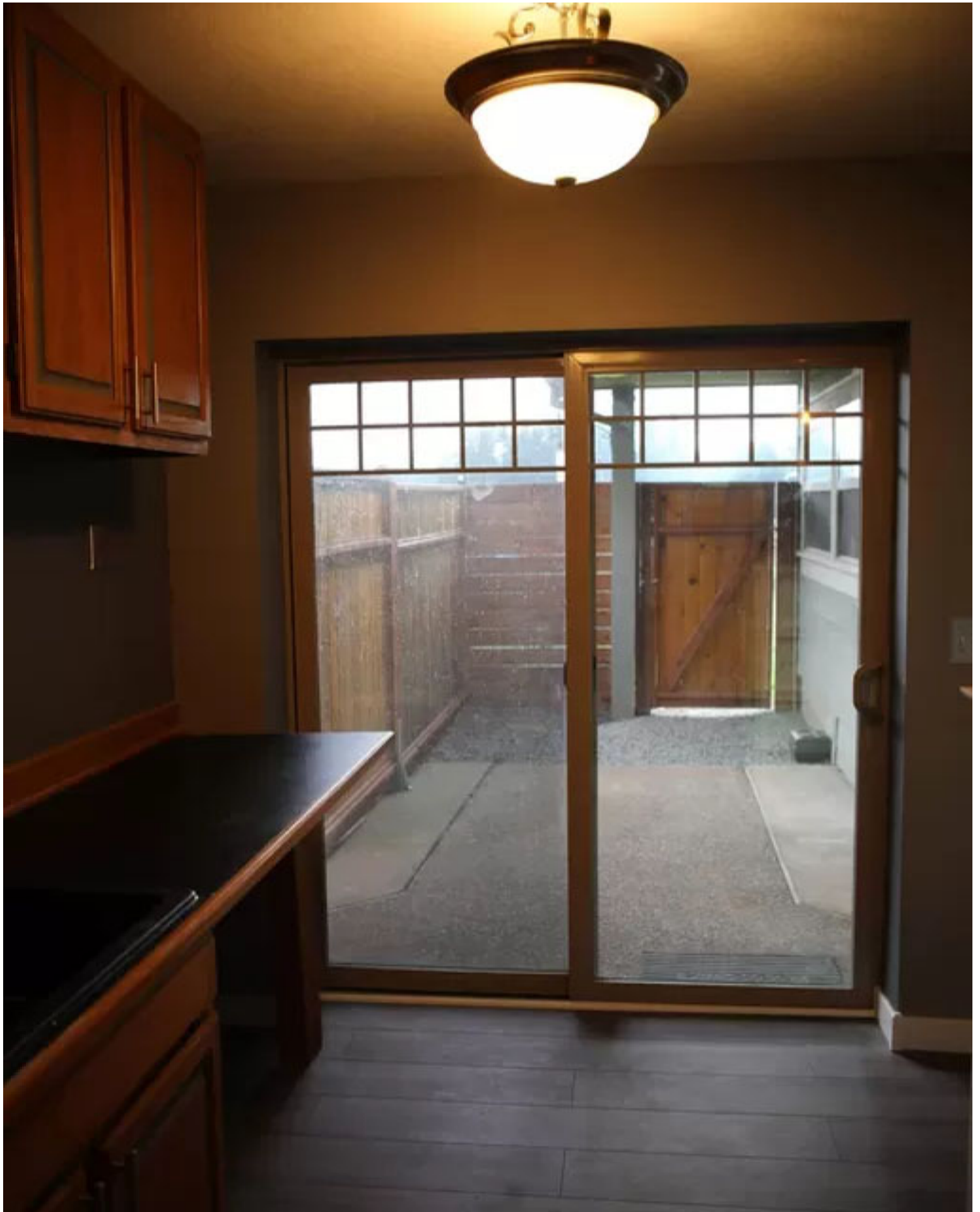
Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development



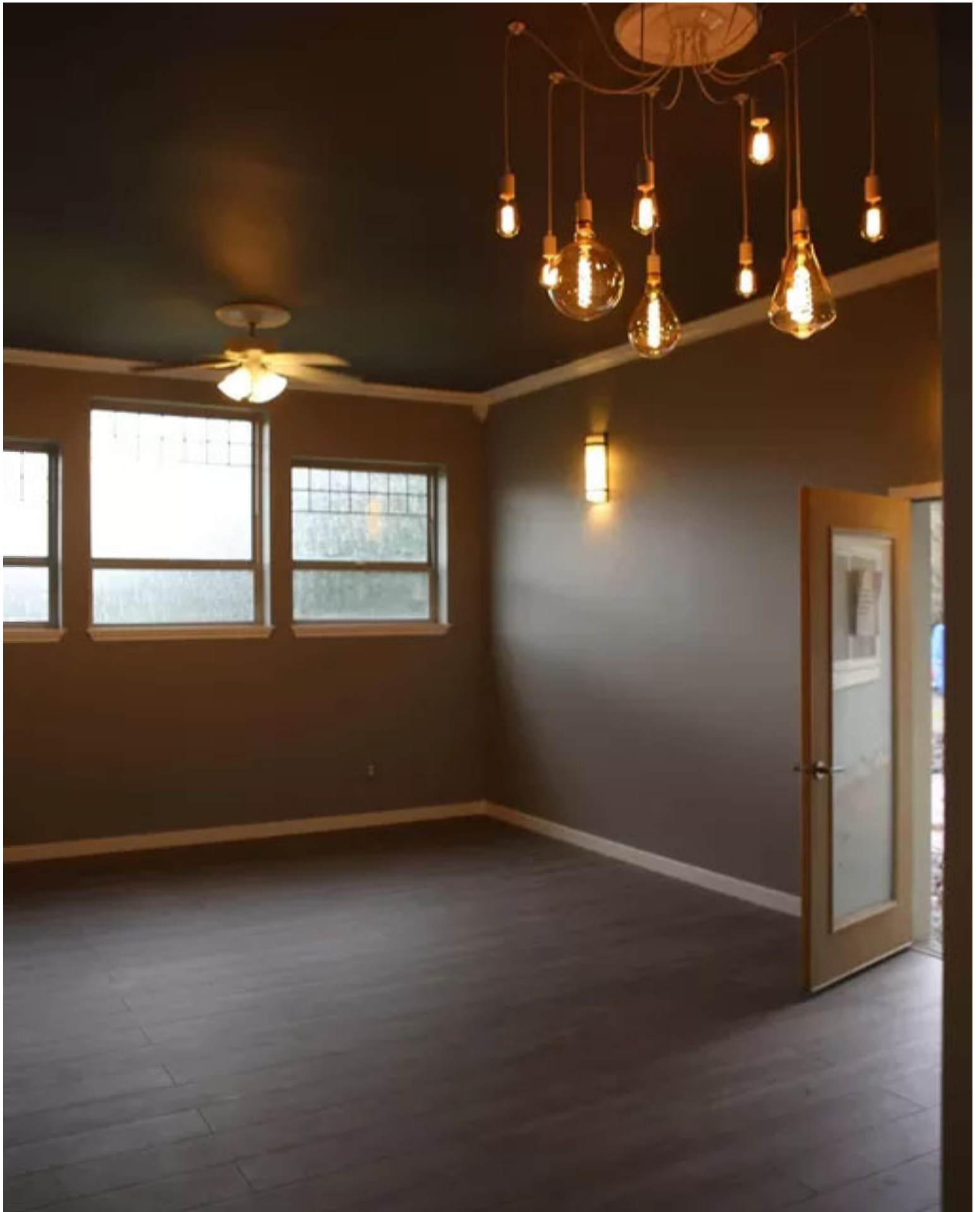






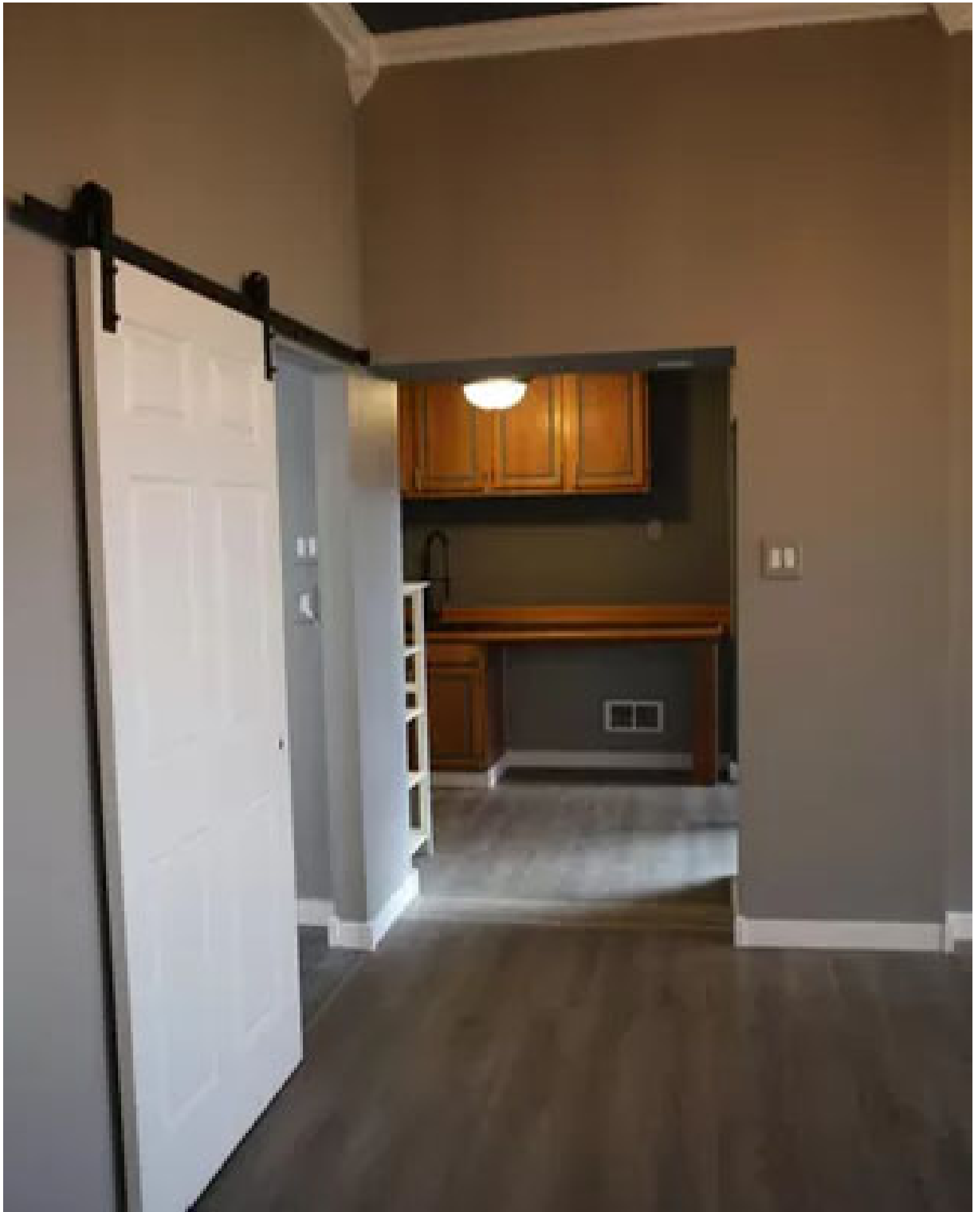
























Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspections: 503-742-4720

Location:

16777 S HENRICI RD OREGON CITY OR 97045

Inspection Date:

Fri, 18 Oct 2024

Record Type:

Code Enforcement - Violation

Record ID:

V0020121

Inspection Type:

270 Miscellaneous/Consultation

Inspector:

Justin Humphrey

Inspector Phone:

503-793-5690

Inspector Email:

jhumphrey@clackamas.us

Result:

In Violation

Submit Time:

Fri, 18 Oct 2024 10:42:AM

Comments:

The pool removal does not require a building permit per R105.2 #4

The new habitable space that the pool use to occupy does require permitting. R105.1.1
Also the new floor structure and the use of the deck as floor structure that now carries a dead load for a living space would qualify under R105.2 and R105.1

Property Account Summary



| | | | | | |
|---------------------------------|--|--------------------------|--|-------------------|-------------------|
| Account Number | 00876467 | Property Address | 16777 S HENRICI RD , OREGON CITY, OR 97045 | | |
| General Information | | | | | |
| Alternate Property # | 32E14AD01000 | | | | |
| Property Description | Section 14 Township 3S Range 2E Quarter AD TAX LOT 01000 | | | | |
| Property Category | Land &/or Buildings | | | | |
| Status | Active, Locally Assessed | | | | |
| Tax Code Area | 062-070 | | | | |
| Remarks | | | | | |
| Tax Rate | | | | | |
| Description | Rate | | | | |
| Total Rate | 15.5426 | | | | |
| Property Characteristics | | | | | |
| Neighborhood | 13084: Oregon City rural all other | | | | |
| Land Class Category | 401: Tract Land Improved | | | | |
| Building Class Category | 15: Single family res, class 5 | | | | |
| Year Built | 1984 | | | | |
| Acreage | 4.89 | | | | |
| Change property ratio | 4XX | | | | |
| Related Properties | | | | | |
| No Related Properties Found | | | | | |
| Parties | | | | | |
| Role | Percent | Name | Address | | |
| Taxpayer | 100 | YAMIN OLEG | 16777 S HENRICI RD, OREGON CITY, OR 97045 | | |
| Tax Service Co. | 100 | COTALITY TAX SERVICE | UNKNOWN, MILWAUKIE, OR 00000 | | |
| Owner | 100 | YAMIN OLEG | 16777 S HENRICI RD, OREGON CITY, OR 97045 | | |
| Mortgage Company | 100 | DOVENMUEHLE MORTGAGE INC | MORTGAGE CO MAILING, UNKNOWN, | | |
| Property Values | | | | | |
| Value Type | Tax Year 1 | Tax Year 2 | Tax Year 3 | Tax Year 4 | Tax Year 5 |
| AVR Total | \$770,631 | \$748,186 | \$726,395 | \$705,238 | \$684,698 |
| Exempt | | | | | |
| TVR Total | \$770,631 | \$748,186 | \$726,395 | \$705,238 | \$684,698 |

| | | | | | |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Real Mkt Land | \$585,881 | \$574,364 | \$562,848 | \$535,498 | \$453,446 |
| Real Mkt Bldg | \$911,920 | \$904,270 | \$891,090 | \$858,520 | \$735,990 |
| Real Mkt Total | \$1,497,801 | \$1,478,634 | \$1,453,938 | \$1,394,018 | \$1,189,436 |
| M5 Mkt Land | \$585,881 | \$574,364 | \$562,848 | \$535,498 | \$453,446 |
| M5 Mkt Bldg | \$911,920 | \$904,270 | \$891,090 | \$858,520 | \$735,990 |
| M5 SAV | | | | | |
| SAVL (MAV Use Portion) | | | | | |
| MAV (Market Portion) | \$770,631 | \$748,186 | \$726,395 | \$705,238 | \$684,698 |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|---------------------|-------------------------|--|
| 05/02/2025 | 05/06/2025 16:17:00 | Recording Processed | Property Transfer Filing No.: 456493, Warranty Deed, Recording No.: 2025-016090 05/02/2025 by JPETRICH |
| 05/02/2025 | 05/06/2025 16:17:00 | Taxpayer Changed | Property Transfer Filing No.: 456493 05/02/2025 by JPETRICH |
| 07/12/2013 | 08/01/2013 14:26:00 | Recording Processed | Property Transfer Filing No.: 249847, Warranty Deed, Recording No.: 2013-048557 07/12/2013 by HEIDIHAR |
| 07/12/2013 | 08/01/2013 14:26:00 | Taxpayer Changed | Property Transfer Filing No.: 249847 07/12/2013 by HEIDIHAR |
| 06/16/2003 | 06/19/2003 16:50:00 | Taxpayer Changed | Property Transfer Filing No.: 77458 06/16/2003 by LYNNENEW |
| 06/16/2003 | 06/19/2003 16:50:00 | Recording Processed | Property Transfer Filing No.: 77458, Bargain & Sale, Recording No.: 2003-076271 06/16/2003 by LYNNENEW |
| 07/01/1999 | 07/01/1999 12:00:00 | Ownership at Conversion | Warranty Deed: 84-29857, 6/1/84, \$ 40000 |

Tax Balance

Installments Payable

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|------------------|----------|--------------|---------|---------|-------------|----------|
| No Records Found | | | | | | |

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|---------------------|---|--------------------------|------------------|---------------|--------|
| 11/13/2025 00:00:00 | 5836798 (ReceiptDetail.aspx?receiptnumber=5836798) | \$11,977.61 | \$11,977.61 | \$11,618.28 | \$0.00 |
| 11/13/2024 00:00:00 | 5648949 (ReceiptDetail.aspx?receiptnumber=5648949) | \$10,705.20 | \$10,705.20 | \$10,384.04 | \$0.00 |

| | | | | | |
|---------------------|---|-------------|-------------|-------------|--------|
| 11/13/2023 00:00:00 | 5454966 (ReceiptDetail.aspx? receiptnumber=5454966) | \$10,458.56 | \$10,458.56 | \$10,144.80 | \$0.00 |
| 11/10/2022 00:00:00 | 5268908 (ReceiptDetail.aspx? receiptnumber=5268908) | \$9,780.66 | \$9,780.66 | \$9,487.24 | \$0.00 |
| 11/08/2021 00:00:00 | 5082743 (ReceiptDetail.aspx? receiptnumber=5082743) | \$9,350.17 | \$9,350.17 | \$9,069.66 | \$0.00 |
| 11/12/2020 00:00:00 | 4884607 (ReceiptDetail.aspx? receiptnumber=4884607) | \$9,071.39 | \$9,071.39 | \$8,799.25 | \$0.00 |

Sales History

| Sale Date | Entry Date | Recording Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Grantor(Seller) | Grantee(Buyer) | Other Party |
|------------|------------|----------------|------------------|----------------|---------------|-----------|---------------|--------------------------------|----------------|-------------|
| 04/30/2025 | 05/06/2025 | 05/02/2025 | 2025-016090 | \$1,090,000.00 | 456493 | | S | TUDOR AMBER N | YAMIN OLEG | Nc |
| 07/11/2013 | 08/01/2013 | 07/12/2013 | 2013-048557 | \$625,000.00 | 249847 | | S | LAMB BENJAMIN C III & PAMELA S | TUDOR AMBER N | Nc |

Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
| 3072 | 0 X 0 | 1984 | 52 | 1.0 | 3 | 2 | 0 |

Printable Version

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Version 4.5.0.0

WFG Title 25-119002-LC

File No.: 25-119002

| | |
|---|--|
| Clackamas County Official Records Catherine McMullen, County Clerk | 2025-016090 05/02/2025 08:58:05 AM |
| D-D \$15.00 \$16.00 \$10.00 \$62.00 | Cnt=1 Stn=76 ALICIA \$103.00 |

| |
|---|
| Grantor |
| Amber N. Tudor and Patricia A. Kowalski 16777 S Henrici Road Oregon City, OR 97045 |
| Grantee |
| Oleg Yamin 1808 Hall Court West Linn, OR 97068 |
| After recording return to |
| Oleg Yamin 16777 S Henrici Road Oregon City, OR 97045 |
| Until requested, all tax statements shall be sent to |
| Oleg Yamin 16777 S Henrici Road Oregon City, OR 97045 Tax Acct No(s): 32E14AD01000, 00876467 |

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Amber N. Tudor and Patricia A. Kowalski, Grantor(s) convey and warrant to Oleg Yamin, an unmarried man, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$1,090,000.00**. (Here comply with requirements of ORS 93.030)

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

Executed this 30 day of April, 2025

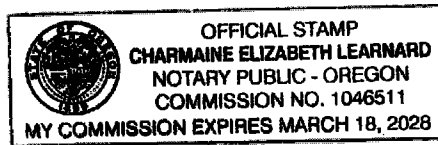
Amber Tudor
Amber N. Tudor

Patricia A. Kowalski
Patricia A. Kowalski

STATE OF OREGON
COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 30th day of April, 2025 by Amber N. Tudor.

[Signature]
Notary Public for Oregon
My Commission Expires: 3-18-28



STATE OF OREGON
COUNTY OF MULTNOMAH

This instrument was acknowledged before me this 30 day of April, 2025 by Patricia A. Kowalski.

[Signature]
Notary Public for Oregon
My Commission Expires: 3-18-28

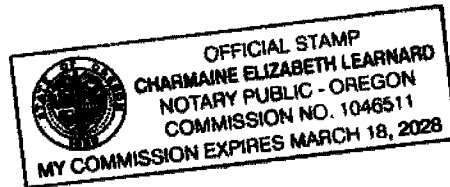


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Northeast one-quarter of Section 14, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows, to-wit:

Beginning at the Southwest corner of that certain tract of land conveyed to Steve Monogios, et ux, by deed recorded May 21, 1964 in Book 640, page 302, Deed Records, Clackamas County, Oregon; thence West 300.0 feet, more or less, along the South line of a tract conveyed to Steve Monogios, et ux, by deed recorded December 4, 1964 in Book 650, page 266, Deed Records, Clackamas County, Oregon, to a point of intersection with the West line of the East one-half of the Northeast one-quarter of said Section 14; thence North along said West line, 795.0 feet; thence East 300.0 feet, more or less, to a point of intersection with the most Westerly, West line of that certain tract of land conveyed to Steve Monogios, et ux, by deed recorded July 8, 1964 in Book 642, page 775, Deed Records, Clackamas County, Oregon; thence Southerly 795.0 feet, along the most Westerly, West line of said tract described in Book 642, page 775, Deed Records and the Westerly line of said tract described in Book 640, page 302, Deed Records, Clackamas County, Oregon, to the place of beginning.

EXCEPTING THEREFROM the Easterly 25.0 feet of even width.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

July 14, 2025

Violation No.: V0021325

Oleg Yamin
16777 S Henrici Rd.
Oregon City, OR 97045

Lynne Hartman
17746 S Canter Lane
Oregon City, OR 97045

RE: CLACKAMAS COUNTY NO. V0021325

CLACKAMAS COUNTY CODE SECTIONS VIOLATED:

1. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE – SECTION 316.03: USES PERMITTED
2. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 9.02.040(A, B, C, D, E, & K): CLACKAMAS COUNTY BUILDING CODE

ZONING: RRFF-5 (Rural Residential Farm Forest 5 Acre)
SITE ADDRESS: 16777 S. Henrici Rd., Oregon City, OR 97045
LEGAL DESCRIPTION T3S, R2E, SECTION 14AD, TAX LOT 01000

Dear Oleg Yamin & Lynne Hartment (Amethyst Performance Horses, LLC),

Over the course of the last several years there have been numerous violations on the subject property. There have been recent conversations with the new owner explaining the violations. Below is a list of the violations along with a path to resolve the violations. To abate the violations, you must complete the following **NO LATER THAN: August 14, 2025**

OPERATING A HORSE BOARDING/TRAINING FACILITY IN THE BARN AND FAILURE TO OBTAIN PERMITS FOR THE BARN

There is horse boarding/training currently occurring in an unpermitted barn. The boarding and training is currently occurring from a company named Amethyst Performance Horses, LLC which uses the site for horse boarding, training and as an event center. These uses require land use approval in order to operate. Address the following by the deadline mentioned in this letter:

1. Remove that section of the barn that lies within the setbacks (must obtain a demolition permit detailed in section 4a through c below); and,
2. Discontinue the boarding/training and events; or,
3. Obtain land use approval. We have identified a few different applications. For the building within the setbacks obtain variance approval, if allowed. For the boarding, training and/or events obtain a nonconforming use application approval as possible land use option. However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.

- a. If you pause the use(s) and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
- b. If you obtain land use approval, you must implement all conditions of approval before staff close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.

The barn, unless a variance is obtained, will require a demolition permit to be obtained for that section of the barn that is in violation of the setback requirements of the zoning ordinance. There is also no permits obtained for the barn which may require anywhere from an ag exemption to a commercial building permit requirement depending on the type of use(s) approved. There is electrical, and building work completed within the building without permits as well. Please complete the following by the deadline listed in this letter:

4. 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 a 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 the delay in issuance of permits.
 - c. Please schedule all inspections so that final inspections are obtained not later than 45 days of the date of receipt of your approved permit(s).

CAMPGROUND / OCCUPIED RECREATIONAL VEHICLES

There was previously a campground where the tennis courts are located, which included several occupied recreational vehicles. During our conversations you stated that the area will no longer be a campground and have any recreational vehicles located there it will be returned to a tennis court. However, this letter should serve as notice that if the recreational vehicles stay or return as previously occurred this violation will be enforced through further enforcement action. Staff will inspect to determine if the use has been abated. Here are the options you will want to address for this particular use by the deadline listed in this letter:

1. Discontinue the use;
2. Move the use to an approved parcel; or,
3. Obtain land use approval. We have identified a conditional use application for a campground as a possible land use option. However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.
 - a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
 - b. If you obtain land use approval, you must implement all conditions of approval before staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.

Approvals of a land use action for the use of the campground will likely require certain permitting requirements such as plumbing and electrical. If such permits are required, you must:

4. 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 a 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 are obtained not later than 45 days of the date of receipt of your approved permit(s).

POOL REMOVAL AND CREATION OF AN APARTMENT IN THE HOUSE

A pool was removed from within the home and replaced by living space (an apartment) with its own access to the outside of the dwelling.

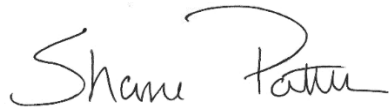
1. Discontinue the use and obtain permits to make the additional living space an extension of the existing residence; or,
2. Obtain land use approval. We encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine what land use option is appropriate for your request.
 - a. If you pause the use (rental) and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue

There has been a pool removed and living space created including electrical and plumbing work. Please complete the following by the deadline listed in this letter:

3. 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@clackams.us:
 - a. Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such a 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 inspection 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, the online submittal process, or the land use process, please contact the department listed below 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.

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

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 (\$100 beginning July 1, 2025) 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, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
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. **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 the payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **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.
7. **Recurrences will result in additional citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



Citation No. 2500213-1

Case No. V0023125

ADMINISTRATIVE CITATION

Date Issued: September 24, 2025

Name and Address of Person(s) Cited:

Name: Oleg Yamin
Mailing Address: 16777 S Henrici Rd.
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 23rd day of September, 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): 16777 S Henrici Rd., Oregon City, OR 97045

Legal Description: T3S, R2E Section14AD, Tax Lot 01000

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, & K)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.316.030

Description of the violation(s):

- 1) Operating a horse boarding/training facility and events without land use approval

Maximum Civil Penalty \$2,500.00 Fine \$411.00

- 2) Failure to obtain building permits, plumbing permits and electrical permits for the barn where commercial activities are occurring.

Maximum Civil Penalty \$3,500.00 Fine \$514.00

- 3) Failure to obtain permits for the removal of a pool in the primary dwelling and creating living space with a bathroom. Permits required include building, electrical and plumbing.

Maximum Civil Penalty \$3,500.00 Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,439.00. 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 \$100.00 monthly administrative fee is being assessed.

V0021325 – 16777 S Henrici Rd

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: September 24, 2025
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 including the administrative compliance fees that have accrued. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
150 Beaver Creek Rd.
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

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

- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; 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. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

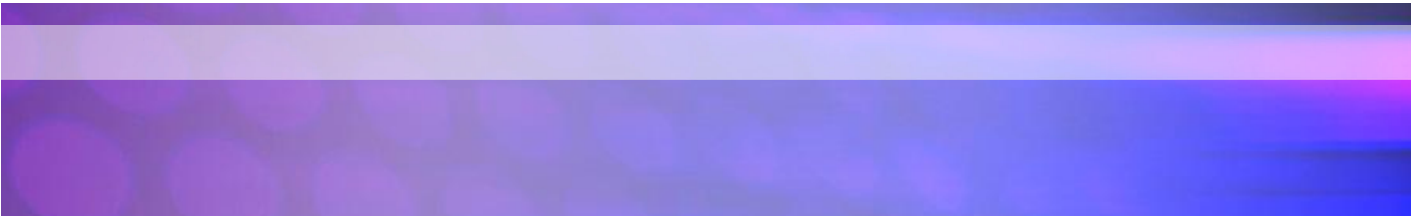
Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

V0021325 – 16777 S Henrici Rd



**Amethyst Performance Horses,
LLC**

**Located at:
16777 S. Henrici Road
Oregon City, OR 97045**

Phone: 971 404-5968

Business Hours:

**Mondays-Sundays 9:00 AM Until
10:00 PM By Appointment Only**

**2026 SUMMER HORSE CAMPS FOR KIDS - AGES 6-13 WILL
OPEN UP ENROLLMENT IN JANUARY OF 2026**

Come sign up for our horse camps and make memories that will last a lifetime!!!

KIDS CAMPS 2026

**JUNE 22nd-25th
JULY 13th-16th
AUGUST 10th-13th**

Cost for camp is \$310 for the four days and includes a t-shirt, daily take home craft, an autograph book, face painting and pictures!

Learning at camp includes riding horses (under saddle and bareback), learning how to work with horses on the ground such as lunging, walking and trotting, clipping, bathing, etc. Kids learn how to groom the horses and move around them safely. Other fun things include learning how to rope, braid and more!

We do a daily craft and game and we also have an hour of water fun and games on the last day with water ballon games, relay water races and more!

Sign up today to reserve a spot as space is limited! 50% down required to reserve a spot. Non-refundable.

Kids need bring a lunch and drinks daily.

No open-toed shoes. Shorts okay.

ADVANCED CAMP 2026 WILL OPEN UP REGISTRATION IN JANUARY OF 2026

JULY 20th-23rd

Cost for advanced camp is \$395 for the four days and includes a t-shirt, an autograph book, face painting and pictures.

Advanced camp riders must know how to saddle and bridle and have experience riding and working around horses. Campers must be at a lope/canter level. Campers will work on riding and building skills from the ground up! Riders will work on skills needed to improve thier riding abilities and learn new skills. Great camp for those wanting to show or build more advanced skills. Riders will be given a horse of their own for the week! Must call 971-404-5968 to discuss if qualified for our advanced camp.

Kids need to bring a lunch and drink daily.

No open toed shoes. Shorts okay.











Z0312-25 - Variance

Menu Help

Opened Date: [07/28/2025](#)

Record Status: [Pending](#)

Record Detail: [Detail](#)

Application Type: [Planning - Land Use Application](#)

Address: [16777 S HENRICI RD , OREGON CITY, OR 97045](#)

Owner Name: [YAMIN OLEG](#)

Owner Address: [16777 S HENRICI RD, OREGON CITY, OR 97045](#)

Application Name: [Variance](#)

Parcel No: [00876467](#)

| Contact Info: | Name | Organization Name | Contact Type | Relationship | Address | Status |
|---------------|--------------------------------|------------------------------------|--------------------|--------------|--------------------|--------|
| | KOVTON, KALINA | | Applicant | | 16777 S HENRICI... | Active |
| | TAMMY STEVENS | HAMLET OF BEAVE... | Community Plann... | | PO BOX 587, BEA... | Active |

| Licensed Professionals Info: | Primary | License Number | License Type | Name | Business Name | Business License # |
|------------------------------|---------|----------------|--------------|------|---------------|--------------------|
| | | | | | | |

Detailed Description: [The application is for a variance to reduce a 10-foot side yard setback for an accessory building. The request is to reduce the 10-foot setback by 3.5 feet, which would pu](#)
[side property line.](#)

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

Total Fee Assessed: [\\$1,156.00](#)

Total Fee Invoiced: [\\$1,156.00](#)

Balance: [\\$0.00](#)

Custom Fields: [P_PDHOME ASI](#)

| | | | | |
|--|---|---------------------|--|---------|
| Type | | | | Renewal |
| Variance | | | | |
| Zone 1 | Zone 2 | Notice Distance | Minor Modification | |
| RRFF-5 - RURAL | - | 500 | No | |
| RESIDENTIAL FARM | | | | |
| FOREST 5-ACRE DISTRICT | | | | |
| Jurisdiction | Area/Acres | | Measure 49 | |
| Clackamas County | - | | No | |
| Expiration Date | Location | | Ordinance Criteria | |
| - | 1,397 feet east from the corner of S. Ferguson Rd. and S. Henrici Rd. | | 202, 316, 1205, and 1307 | |

HEARING DETAILS

Hearing Date **Hearing Time** **Hearing Location** **Comments**

ACTIVITY LOG

Activity Date **Type of Activity** **Person Contacted** **Contacted By** **Comments** **Response Requested By**

| Workflow Status: | Task | Assigned To | Status | Status Date | Action By |
|------------------|---------------------------------------|-------------|-----------------|-------------|-----------------|
| | Application Submittal | | Received | 07/28/2025 | Susan Thornhill |
| | Assigned to Planner | | Assigned to ... | 07/28/2025 | |
| | Completeness Review | | Incomplete | 08/18/2025 | Aldo Rodriguez |
| | Deemed Complete | | Complete | 11/24/2025 | Aldo Rodriguez |
| | Notice | | Notice Sent | 12/08/2025 | Susan Thornhill |
| | Staff Decision | | | | |
| | HO Decision | | | | |

| Condition Status: | Name | Short Comments | Status | Apply Date | Severity | Action By |
|-------------------|------|----------------|--------|------------|----------|-----------|
| | | | | | | |

Initiated by Product: AV360