



NOTICE OF HEARING

October 28, 2025

Great American Dev Co
16500 S Forsythe Rd.
Oregon City, OR 97045

RE:: County of Clackamas v. Great American Dev Co
File: V0032525

Hearing Date: December 11, 2025

Time: This item will not begin before 10:30 AM however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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

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

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

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

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

5. Right to Recess. If, during the course of the hearing, the Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceedings be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.

6. Right to Appeal. The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. 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 Jennifer Kauppi at JKauppi@Clackamas.us or mail your evidence to Jennifer Kauppi 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 Jennifer Kauppi at 503-742-4759 **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/85716220164?pwd=NuUsprcQ72x34D2Fv8gX6UD6HVprAf.1>

Passcode: 928608

Phone one-tap:

+17193594580,,85716220164# US +12532050468,,85716220164# US

Join via audio:

+1 719 359 4580 US

+1 301 715 8592 US (Washington DC)

+1 253 205 0468 US

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 408 638 0968 US (San Jose)

+1 360 209 5623 US

+1 669 444 9171 US

+1 386 347 5053 US

+1 669 900 6833 US (San Jose)

+1 507 473 4847 US

+1 646 876 9923 US (New York)

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

Webinar ID: 857 1622 0164

International numbers available: <https://clackamascounty.zoom.us/j/kbZG2b9ZQ>

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
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

GREAT AMERICAN DEV CO,

Respondent.

File No: V0032525

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 16500 S Forsythe Rd., Oregon City, OR 97045.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint T2S, R2E, Section 01CC, Tax Lot 11000, and is located in Clackamas County, Oregon. The property is zoned Village Small Lot Residential (VR 4-5) and is the location of violation(s) asserted by the County.

3.

On or about the 9th day of July, 2025 and on the 9th day of October, 2025 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Road Use Code, Chapter 7.03 by failing to remove vegetation in the roadway. This violation is a Priority 3 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondent in the following manner: Violation Notice July 9, 2025 and Citation and Complaint 2500325-1 in the amount of \$308.00 was mailed via first class mail on October 15, 2025. A copy of the notice document is attached to this Complaint as Exhibits B and 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 violation 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 Road Use Code Priority 3 violation being \$500.00 to \$1,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

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

and

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

DATED THIS 21st day of October, 2025.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

GREAT AMERICAN DEV CO

Respondent.

File No.: V0032525

STATEMENT OF PROOF

History of Events and Exhibits:

June 26, 2025 Exhibit A	Engineering Technician Luke Snowley conducted an inspection of the subject property. The inspection confirmed overgrown vegetation causing a sight distance hazard.
July 9, 2025 Exhibit B	A Notice of Violation was sent first class mail to the Respondent with a deadline of July 23, 2025 to abate the violation. The first class mail was not returned to the County.
September 10, 2025 Exhibit C	Luke Snowley conducted a site inspection and confirmed the violation had not been abated.
September 17, 2025 Exhibit D	Citation 2500325 was issued for \$308.00 for the Priority 3 Road Use violation. The citation was mailed first class mail and was not returned to the County. This citation was voided because the Grading Code was marked as the violation not the Road Use violation.
October 9, 2025 Exhibit E	Luke Snowley conducted a site inspection and confirmed the violation had not been abated.
October 15, 2025 Exhibit F	Amended Citation 2500325-1 was issued for \$308.00 for the Priority 3 Road Use violation. The citation was mailed first class mail and was not returned to the County. This citation remains unpaid.
October 23, 2025	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Road Use Code, 7.03.090 and Roadway Standards 240 exists, the County is requesting a Final Order in this matter recommending the following:

- The imposition of civil penalties for the Road Use Code violation of up to \$1,500.00 for date cited October 9, 2025.
- Payment for Citation No. 2500325-1 issued on October 15, 2025 for \$308.00.
- The administrative Compliance fee to be imposed from June, 2025 until the violation is abated. As of this report the total is \$400.00
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including proceeding to Circuit Court.





DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

July 9, 2025

GREAT AMERICAN DEV CO
16500 S FORSYTHE RD
OREGON CITY, OR 97045

SUBJECT: Violation Notice of Clackamas County Code, Section 7.03.090 and
Clackamas County Roadway Standards, Section 240

SITE ADDRESS: Corner of SE Sieben Park Way and SE Territory DR

LEGAL DESCRIPTION/TAXLOT: 22E01CC11000

VIOLATION REF # 63481

Dear Property Owner:

Clackamas County is dedicated to keeping our community safe and healthy, and we truly value your role in helping us achieve this goal. Our County Code and Roadway Standards are designed to maintain a safe environment for everyone. Your cooperation in addressing the following issues is greatly appreciated and will make a positive difference for you and your neighbors.

Thank you in advance for your efforts and dedication to enhancing safety for everyone in the area.

This Violation Notice is being issued because conditions exist on your property that are currently in violation of *Clackamas County Code, Section 7.03.090* and *Clackamas County Roadway Standards, Section 240*. These code sections prohibit road impediments, inadequate intersection sight distance and inadequate vertical clearance over sidewalks and roadways.

A field inspection by county staff on June 26th 2025, indicated that the following conditions currently exist:

- **Violation:** Overgrown vegetation on your east property line next to SE Sieben Park Way.
- **Cause for violation:** This vegetation is causing a sight distance and turning problems for drivers turning from SE Sieben Park Way on to SE Territory Dr. This is causing a hazard for motorists and pedestrians.

The following corrections are required to satisfy the referenced section of the County Code:

- **Trim vegetation:** In order to mitigate the hazard to drivers sight distance and encroachment upon SE Sieben Park Way please cut all branches that are over the road surface to a minimum height of 14.5 feet over the road surface

The following documentation is copied from the above referenced section of the Clackamas County Code which states:

7.03.090 Road Use Impediments – Prohibited Activity

A. Potential Hazards – No person shall allow any of the following things to exist on any portion of the road right-of-way that abuts property s/he owns or occupies, including sidewalks, if it could create a potential hazard in the opinion of the Road Official:

- 1. Earth;*
- 2. Rock;*
- 3. Vegetation;*
- 4. Structures;*
- 5. Objects;*
- 6. Debris;*
- 7. Anything that may cause a potential hazard to the public in their use of a sidewalk, including, but not limited to:*
 - a. Vertical displacements on the surface;*
 - b. Cracks or disrepair.*

B. Visual Impediments to Safe Road Use – No person shall allow any of the following things to exist on or in the road right-of-way, including intersecting corners, that abuts property s/he owns or occupies, or on property that abuts a road, or in the airspace above a road, if the thing obstructs the view necessary for safe operation of motor vehicles upon the road, or if it causes potential danger to the public that uses the road:

- 1. Trees;*
- 2. Shrubs;*
- 3. Hedges;*
- 4. Any vegetation;*
- 5. Projecting overhanging limbs of vegetation;*
- 6. Temporary or permanent structures;*
- 7. Fences;*
- 8. Berms;*
- 9. Natural or man-made objects.*

Please be advised that it is the responsibility of the property owner to trim, remove and/or maintain the subject vegetation to a condition that is in compliance with the *Clackamas County Code*. Upon notification to the property owner that a hazard exists, the owner is legally liable for damages resulting to any person or property.

Due to the nature of the situation, you are required to complete the aforementioned work within **14 days** from the date of this letter. Please contact me at 503-742-4780 or lsnowley@clackamas.us when the requested work has been completed so that I can inspect it.

Alternatively, I would be happy to meet with you on site to discuss this matter and indicate which vegetation will need to be trimmed.

I am hopeful that you will understand the nature of this issue and address this safety issue as soon as possible. If you have any questions or believe this letter to be sent in error, please feel free to contact me.

The referenced sections of the *Clackamas County Code* are available online <http://www.clackamas.us/code/>

Again, we appreciate and thank you in advance for your willingness to improve the safety of your neighborhood for you and your neighbors.

Best regards,

Luke Snowley
Engineering Technician
503-742-4780

Clackamas County is committed to providing access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request.

503-742-4696: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

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 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.



[Property Search \(/default.aspx\)](/default.aspx) / [Search Results \(/results.aspx\)](/results.aspx) / [Property Summary](#)

Property Account Summary



01638801

Account Number	01638801	Property Address	NO SITUS , ADDRESS, OR
General Information			
Alternate Property #	22E01CC11000		
Property Description	3146 SIEBEN CREEK ESTATES 2 TR A COMMON AREA		
Property Category	Land &/or Buildings		
Status	Active, Locally Assessed		
Tax Code Area	012-073		
Remarks			
Tax Rate			
Description	Rate		
Total Rate			
Property Characteristics			
Neighborhood	11071: Sunnyside subdivisions 100, 101		
Land Class Category	100: Residential land, vacant		
Change property ratio	1XX		
Related Properties			
No Related Properties Found			
Parties			
Role	Percent	Name	Address

Taxpayer	100	GREAT AMERICAN DEV CO	16500 S FORSYTHE RD, OREGON CITY, OR 97045		
Owner	100	GREAT AMERICAN DEV CO	16500 S FORSYTHE RD, OREGON CITY, OR 97045		
Property Values					
Value Type	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021
AVR Total					
Exempt					
TVR Total					
Real Mkt Land					
Real Mkt Bldg					
Real Mkt Total					
M5 Mkt Land					
M5 Mkt Bldg					
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)					
Mkt Exception					
AV Exception					
Active Exemptions					
No Exemptions Found					
Events					
Effective Date	Entry Date-Time	Type	Remarks		
09/09/2000	09/09/2000 12:32:00	Annexation Completed For Property	cancel 12-185 into 12-73 for 2000-Revise TCA Membership		

STEWART TITLE

AFTER RECORDING RETURN TO:

GREAT AMERICAN DEVELOPMENT CO.
12999 S. HAVEN RD.
OREGON CITY, OR 97045

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:
GREAT AMERICAN DEVELOPMENT CO.
12999 S. HAVEN RD.
OREGON CITY, OR 97045
TAX ACCOUNT NO.: 2 2E 01C 00900

STATUTORY WARRANTY DEED

DONALD C. ERICKSON, Grantor, conveys and warrants to GREAT AMERICAN DEVELOPMENT CO., AN OREGON CORPORATION, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Clackamas County, Oregon, to-wit:

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

The said property is free from encumbrances EXCEPT: The powers and assessments of the Mt. Scott Water District; Agreement recorded March 26, 1948 in Book 404 Page 383; Agreement recorded June 28, 1948 in Book 407 Page 745; Agreement recorded September 1, 1948 in Book 410 Page 618.

THIS INSTRUMENT WILL 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 APPROVED USES.

The true consideration for this conveyance is \$230,000.00.

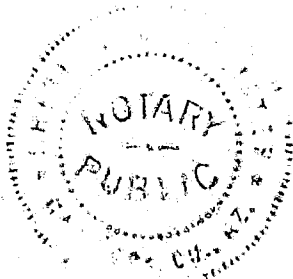
Dated this 27 day of February, 1991.

Donald C. Erickson
DONALD C. ERICKSON

STATE OF ARIZONA

COUNTY OF Maricopa

Personally appeared the above named DONALD C. ERICKSON and acknowledged the foregoing instruments to be his voluntary act and deed.



Shiley Burnette
Notary Public for
the State of Oregon
My commission expires April 24, 1994

91 14181

Order No. 90032275-C

EXHIBIT "A"

Part of the Southwest quarter of the Southwest quarter of Section 1 in Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as:

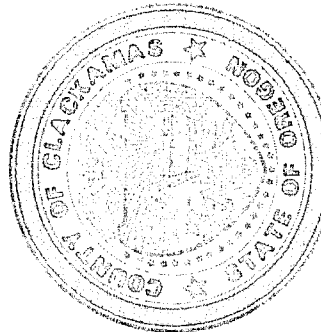
BEGINNING at an old pipe at the Northeast corner of the Southwest quarter of the Southwest quarter of Section 1, Township 2 South, Range 2 East, of the Willamette Meridian; thence Southerly 528 feet to a pipe; thence West 660.00 feet; thence North 528 feet to a pipe in the North line of the said Southwest quarter of the Southwest quarter of Section 1; thence East 660 feet to the place of beginning.

TOGETHER WITH the right to use with others the roadway described in that agreement between Hiram H. Thomas, et ux, and Harvey E. Henneman, et ux, in Book 410, Page 618, in the agreement between Samuel E. O'Brien, et ux and Hiram H. Thomas, et ux, in Book 407, Page 745 and in the agreement between Hiram H. Thomas, et ux, and Jake E. Cox, et ux, in Book 404, Page 383, Deed Records, of Clackamas County, Oregon, which roadway extends from a point on the South line of the above described property West to the County Road.

STATE OF OREGON)
County of Clackamas) ss.

I, John F. Kauffman, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

91 APR -2 AM 10:06



Witness my hand and seal affixed

John F. Kauffman
JOHN F. KAUFFMAN
County Clerk
Recording Certificate
CCP-R4 (rev. 12/86)

91 14181





Citation No. 2500325

Case No. V0032525

ADMINISTRATIVE CITATION

Date Issued: September 17, 2025

Name and Address of Person(s) Cited:

Voided

Name: Great American Dev Co
Mailing Address: 16500 S Forsythe Rd
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 10th 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): No Situs – Corner of Sieben Pkwy and SE Territory Dr

Legal Description: T2S, R2E Section 01CC, Tax Lot(s) 11000

Law(s) Violated:

☒ Chapter 9.03 of CCC Excavation and Grading, Section 7..03.090 and Roadway Standards, Section 240

Description of the violation(s):

- 1) Failure to remove overgrown vegetation in the roadway.

Maximum Civil Penalty \$1,500.00

Fine \$308.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$308.00. 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.

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: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: September 17, 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. If you fail to exercise one of the following 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: _____





Citation No. 2500325-1

Case No. V0032525

ADMINISTRATIVE CITATION

Amended

Date Issued: October 15, 2025

Name and Address of Person(s) Cited:

Name: Great American Dev Co
Mailing Address: 16500 S Forsythe Rd
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 9th day of October, 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): No Situs - Corner of Sieben Pkwy and SE Territory Dr

Legal Description: T2S, R2E Section01CC, Tax Lot(s) 11000

Law(s) Violated:

☒ Chapter 7.03.090 of Clackamas County Code and Roadway Standards, Section 240

Description of the violation(s):

- 1) Failure to remove overgrown vegetation in the roadway.

Maximum Civil Penalty \$1,500.00 Fine \$308.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$308.00. 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.

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: Jennifer Kauppi
Telephone No.: 503-742-4759

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

