



NOTICE OF HEARING

November 19, 2025

Rose M Minor
20042 S Reflection Ln.
Oregon City, OR 97045

RE: County of Clackamas v. Rose M Minor
File: V0046524

Hearing Date: January 8, 2026

Time: This item will not begin before 9:30 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 Andrea Hall, Code Compliance Specialist for Clackamas County at (503) 742-4467, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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

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

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

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

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

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

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



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

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

If you would like to present evidence at the Hearing please email Andrea Hall at AndreaHal@clackamas.us or mail your evidence to Andrea Hall 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 Andrea Hall at 503-742-4467 **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/83959430602?pwd=8K76kqmbiZzIQ2w7V98DVJhCbAtYQM.1>

Passcode: 046131

Phone one-tap:

+13462487799,,83959430602# US (Houston) +14086380968,,83959430602# US (San Jose)

Join via audio:

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Webinar ID: 839 5943 0602

International numbers available: <https://clackamascounty.zoom.us/j/kr0eFE5dJ>

Department of Transportation and Development

Nondiscrimination Policy:

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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
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

ROSE MINOR,

Respondent.

File No: V0046524

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Rose Minor's mailing address is: 20042 S Reflection Ln., 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 20042 S Reflection Ln., Oregon City, OR 97045, also known as
T3S, R1E, Section 11 , Tax Lot 1007, and is located in Clackamas County, Oregon. The property is
zoned Rural Residential Farm Forest 5-Acres (RRFF-5) and is the location of violation(s) asserted by
the County.

3.

On or about the 26th day of March, 2025 and May 22, 2025 the Respondent violated the
following laws, in the following ways:

- a. Chapter 10.03.060(A)(B) for the accumulation of inoperable and/or non-currently
licensed vehicles on the subject property.

This violation is a Priority 3 violation pursuant to the Clackamas County Violation Priorities.

- b. Section 316.03 of the Clackamas County Zoning and Development Ordinance for the operation of a home-based business without land use approval. This is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.
- c. Chapter 9.02.040 for the construction of an accessory structure and placement of a tiny home on the property without permits or inspections. This is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondent in the following manner: Violation notice dated March 26, 2025 and Citation and Complaint #2400465. A copy of the notice documents are attached to this Complaint as Exhibit G & I, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

- 1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the Priority 1 violation being \$750.00 to \$1,000.00 per occurrence, said range for the Priority 2 violation being \$500.00 to \$2,500.00, said range for the Priority 3 violation being \$250.00 to \$1,500.00 as provided by Appendix B to the Clackamas County Code;

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

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

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

DATED THIS 17th day of November, 2025.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

ROSE MINOR,

Respondent.

File No.: V0046524

STATEMENT OF PROOF

History of Events and Exhibits:

December 9, 2024 Exhibit A	In response to a complaint, an alleged letter was mailed to the Respondent regarding an alleged accumulation of solid waste on the property.
December 23, 2024 Exhibit B	Per the Respondent's email, the vehicles are on her property on a temporary basis, they are being staged for a sale. She asked for clarification as to exactly what codes were being violated, the County sent her links to the code for her to review.
December 23, 2024 Exhibit C	A violation notice was mailed to the Respondent with a deadline of January 27, 2025 to abate the solid waste code violation.
January 27, 2025 Exhibit D	After receiving an additional complaint regarding a business operating from the property, research was done that revealed that I Go Greener was operating from the property. A second violation notice was mailed to the Respondent with a deadline of February 28, 2025 to submit a Home Occupation permit application to the Planning Department.
March 18, 2025 Exhibit E	A site visit was attempted but when staff tried to talk with two people on the property, we were told to leave which we did. Photos were taken from off the property.
March 18, 2025 Exhibit F	Email from Deputy Building Codes Administrator Michelle Amend, confirming that the boat shaped structure required a permit.
March 26, 2025 Exhibit G	An amended violation notice was mailed to the Respondent with a deadline of April 28, 2025 to abate the violation.
May 22, 2025 Exhibit H	A site visit was performed from off the property, the solid waste remains on the site.

May 29, 2025 Exhibit I	A review of the County's permit system revealed that there were no permits for the commercial activity or accessory buildings. Citation number 2400465 was issued in the amount of \$700 for the solid waste and zoning violations, the building code violation was not subject to a fine amount. The citation was not returned to the County and it remains unpaid.
September 22, 2025 Exhibit J	A site visit was performed which revealed the solid waste code violation remained. A review of County records revealed that there were no permits for the home-based business or accessory buildings.
November 12, 2025	The matter was referred to the Code Enforcement Hearings Officer. If the Hearings Officer affirms the County's position that a violation of the Solid Waste Management Code, Zoning and Development Ordinance and Building Code exist on the subject property, the County would request a Continuing Order be issued requiring the Respondent to do the following within 30 days of the date of the Order. • Screen from view all items of solid waste you wish to keep and remove the remaining items to an authorized disposal facility and render all vehicles currently licensed and operable or remove them from the property. Two inoperable and/or non-currently licensed vehicles may remain on the property but they must be screened from view from the road and adjacent properties. • Submit a Home Occupation permit application to the Clackamas County Planning Department for any commercial activity on the property. Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request. If approved, meet all conditions of approval within 60 days. If the application is denied, the business must cease operating from the property within 60 days of the denial. • Submit building permit applications for the boat structure and the additional dwelling. Requests for additional information must be responded to within 10 days from the date of the request. The permit must have the fees paid in full within ten days of being notified the permit is ready. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

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

- Payment of Citation 2400465 dated May 29, 2025 in the amount of \$700.00 for the priority 3 solid waste and priority 2 zoning violations.
 - The imposition of civil penalties of \$250.00 to \$1,500.00 for the priority 3 solid waste code violation.
 - The imposition of civil penalties of \$500.00 to \$2,500.00 for the priority 2 zoning violation.
 - The imposition of \$750.00 to \$1,000.00 for the priority 1 building code violation.
 - The administrative compliance fee to be imposed from December 2024 which is \$850.00, however, the County is requesting \$500.00 as a reasonable estimate of the cost of this enforcement matter.
- 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.



December 9, 2024

Rose M Minor
20042 S. Reflection Ln.
Oregon City, OR 97045

**Subject: Alleged Violation of the Solid Waste Code, Title 10.03.060
of the Clackamas County Code**

Site Address: 20042 S. Reflection Ln. Oregon City, OR 97045
Legal Description: T3S, R1E, Section 11, Tax Lot 1007

It has come to the attention of Clackamas County Code Enforcement that there may be inoperable or non-currently licensed vehicles on the above referenced property.

This may constitute a violation of the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

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

E-mail address is Andreahal@clackamas.us

Telephone number is 503-742-4467.

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement

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

Department of Transportation and Development

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欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

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

환영합니다. Korean

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From: [Hall, Andrea](#)
To: ["Rose Drenkhahn"](#)
Subject: RE: Alleged Violation of Solid Waste Code
Date: Monday, December 23, 2024 12:55:34 PM

Hi Rose,

This is the link to Chapter 10.03 that spells out how many inoperable and/or non currently licensed vehicles can be on a residential property

<https://dochub.clackamas.us/documents/drupal/fa7f57a6-eddc-40ad-a20a-544877eda973>

The code allows two inoperable and/or non-currently licensed vehicles on a property screened from view.

Additionally, your property is zoned Rural Residential Farm Forest Five Acres, in this zone, auto sales is not allowed without land use approval. This is the link to the Zoning and Development Ordinance <https://dochub.clackamas.us/documents/drupal/3705351b-e323-4480-b6e0-db9a7d3e1d5b>

Thank you,

Andrea Hall
Clackamas County
Code Enforcement

From: Rose Drenkhahn <roseminor518@gmail.com>
Sent: Saturday, December 21, 2024 9:17 AM
To: Hall, Andrea <Andreahal@clackamas.us>
Subject: Re: Alleged Violation of Solid Waste Code

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

Hi Andrea,

I do not have a set date yet.

Can you please send me a copy of the "code" that I am allegedly violating. I couldn't find anything on line. I'm having trouble understanding why having autos parked on my property is a violation to the county. If they were leaching hazardous fluids into the ground I would understand that. But that is not the case here. I don't live inside city limits. The vehicles are sitting on private property, inside a fence, and not out on the public roads causing a hazard to the general public. Many residents around my property have multiple vehicles that don't run and are not licensed. I'm confused how I could be

violating a "code" when it seems my neighbors are not. Please educate me as I truly do not understand what I have done wrong here.

Thank you,
Rose

On Fri, Dec 20, 2024, 9:15 AM Hall, Andrea <Andreahal@clackamas.us> wrote:

Thank you for the update Rose, the County has received several complaints regarding the vehicles. How long would you estimate the cars will be on your property?

From: Rose Drenkhahn <roseminor518@gmail.com>

Sent: Friday, December 20, 2024 8:25 AM

To: Hall, Andrea <Andreahal@clackamas.us>

Subject: Alleged Violation of Solid Waste Code

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

Hi Andrea,

There are vintage cars currently parked on my property (T3S, R1E, section 11, Tax Lot 1006) on a temporary basis. They are being staged for a sale. There are no hazardous fluids in them that could possibly leak and cause contaminants to leach into the field.

Thank you for your concern but again this is only temporary.

Rose Minor-Drenkhahn



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

December 23, 2024

Rose M Minor
20042 S Reflection Lane
Oregon City, OR 97045

Subject: Violation of the Clackamas County Code V0046524

Site Address: 20042 S Reflection Ln., Oregon City, OR 97045
Legal Description: T3S, R1E, Section 11, Tax Lot 1007

It has come to the attention of the Clackamas County Code Enforcement Section that there are numerous inoperable and/or non-currently licensed vehicles on the above referenced property.. This constitutes a violation of Chapter 10.03.060 of the Clackamas County Code as it pertains to the Solid Waste and Waste Management.

In order to abate the violation, please render the vehicles currently licensed and operable or remove them from the property no later than **January 27, 2025**.

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

Thank you for your prompt attention to this matter.

Andrea Hall
Clackamas County
Code Enforcement Section

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beavercreek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



Business Name Search

[New Search](#)
[Printer Friendly](#)

Business Entity Data

01-23-2025

10:40

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1731708-96	DLLC	ACT	OREGON	10-15-2020	10-15-2025	
Entity Name	I GO GREENER, LLC.					
Foreign Name						

[New Search](#)
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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	20042 REFLECTION LN					
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		10-15-2020	Resign Date	
Name	MARK		T	DRENKHAHN					
Addr 1	20042 REFLECTION LN								
Addr 2									
CSZ	OREGON CITY	OR	97045			Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS				
Addr 1	20042 REFLECTION LN					
Addr 2						
CSZ	OREGON CITY	OR	97045		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER							Resign Date	
Name	MARK				DRENKHAHN					
Addr 1	20042 REFLECTION LN									
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
I GO GREENER, LLC.	EN	CUR	10-15-2020	

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

[New Search](#)[Printer Friendly](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	09-15-2024		FI		
	AMENDED ANNUAL REPORT	11-30-2023		FI		
	AMENDED ANNUAL REPORT	12-21-2022		FI		
	AMENDED ANNUAL REPORT	10-28-2021		FI		
	ARTICLES OF ORGANIZATION	10-15-2020		FI	Agent	

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please contact : corporation.division@sos.oregon.gov

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About the Business



Mark D.

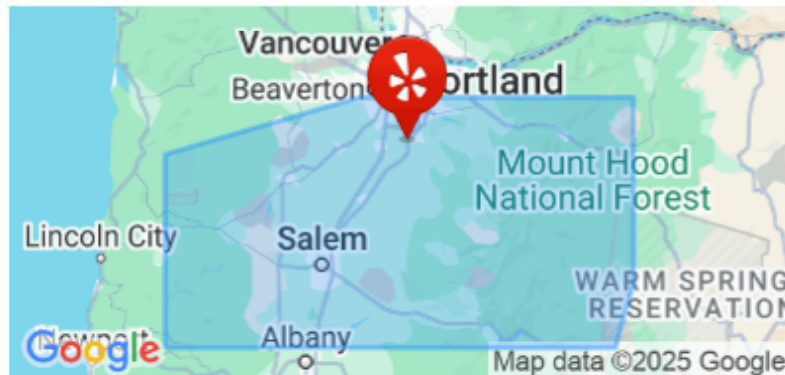
Business Owner

I Go Greener, LLC is a Recycling company. This is a Veteran owned business. We are a Free pick up service, and drop off location sight. We take everything but wood and glass. To get an idea (Home and Business); E-Waste, Appliances, AC units, outdoor furniture, server equipment, cell phones an...

[Read more](#)

Location & Hours

[Suggest an edit](#)



20042 S Reflection Ln
Oregon City , OR 97045
Serving Oregon City
Area

[Get directions](#)

Mon	9:00 AM - 6:00 PM
Tue	9:00 AM - 6:00 PM
Wed	9:00 AM - 6:00 PM
Thu	9:00 AM - 6:00 PM Open now
Fri	9:00 AM - 6:00 PM
Sat	9:00 AM - 6:00 PM
Sun	Closed



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 27, 2025

Rose M Minor
20042 S Reflection Lane
Oregon City, OR 97045

Subject: Violation of the Clackamas County Code V0046524

Site Address: 20042 S Reflection Ln., Oregon City, OR 97045
Legal Description: T3S, R1E, Section 11, Tax Lot 1007

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that there are numerous inoperable and/or non-currently licensed vehicles on the above referenced property. This constitutes a violation of Chapter 10.03.060 of the Clackamas County Code as it pertains to the Solid Waste and Waste Management. In order to abate that violation, you've been asked to render the vehicles currently licensed and operable or remove them from the property.

Additionally, it appears that there is a commercial business, I Go Greener, operating from the property without land use approval. This is a violation of Section 316.03 of the Clackamas County Zoning and Development Ordinance. In order to abate this violation, please submit a Home Occupation permit application to the Clackamas County Planning Department or cease the use no later than **February 28, 2025**.

If you have any questions concerning the land use permit requirements, please contact the Planning Division at 503-742-4500, by email zoninginfo@clackamas.us or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m.

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

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, consisting of a series of fluid, overlapping loops and strokes, positioned above the printed name.

Andrea Hall
Clackamas County
Code Enforcement Section

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



03/18/2025 11:02



03/18/2025 11:05



VEHICLES
OVER
20,000 LBS.
PLEASE USE
GRAVEL

Slow Down
KIDS AND PETS
AHEAD

03/18/2025 11:05



03/18/2025 11:06



03/18/2025 11:07



03/18/2025 11:10

From: [Amend, Michelle](#)
To: [Hall, Andrea](#)
Subject: RE: "Boathouse"
Date: Tuesday, March 18, 2025 3:41:25 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

It appears to be over 200 square feet, possibly attached to the shop, and approximately 20 plus feet tall. Yes it will need permits.

Thank you,
Michelle

Michelle Amend, Deputy Building Codes Administrator
Building Codes Program
Department of Transportation and Development
Clackamas County
150 Beaver Creek Rd.
Primary Phone: 503-742-4785
www.clackamas.us
Hours: M-F from 7:30 a.m. until 4:00 p.m.
Lobby hours: 8:00 a.m. until 4:00 p.m. Monday through Thursday

cid:image001.png@01D8AB0B.88AE3DA0



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From: Hall, Andrea <AndreaHal@clackamas.us>
Sent: Tuesday, March 18, 2025 3:33 PM
To: Amend, Michelle <MAmend@clackamas.us>
Cc: Barnes, Michael <MBarnes@clackamas.us>
Subject: "Boathouse"

Hi Michelle,

While conducting a site inspection at 20042 S Reflection Lane, Jennifer spotted what we thought was a tree house. When I looked at the photos later in the office, the structure appears to be more of a boat shape. I'm not sure of the use of the structure as we were asked to leave by a person on the property so weren't able to get any details. I've attached

From: [Hall, Andrea](#)
To: [Amend, Michelle](#)
Cc: [Barnes, Michael](#)
Subject: "Boathouse"
Date: Tuesday, March 18, 2025 3:32:59 PM
Attachments: [image001.jpg](#)
[25-03-18 Screenshot 2025-03-18 153120.png](#)
[25-03-18 IMG_5830.JPG](#)

Hi Michelle,

While conducting a site inspection at 20042 S Reflection Lane, Jennifer spotted what we thought was a tree house. When I looked at the photos later in the office, the structure appears to be more of a boat shape. I'm not sure of the use of the structure as we were asked to leave by a person on the property so weren't able to get any details. I've attached a screen shot of the platform as it was being built in October of 2028 and attached the photo that was taken today.

Will this structure require a building permit?

Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beaver Creek Rd.
Oregon City, OR 97045
503-742-4467
Monday – Friday 8am to 4:30pm
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday

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a screen shot of the platform as it was being built in October of 2028 and attached the photo that was taken today.

Will this structure require a building permit?

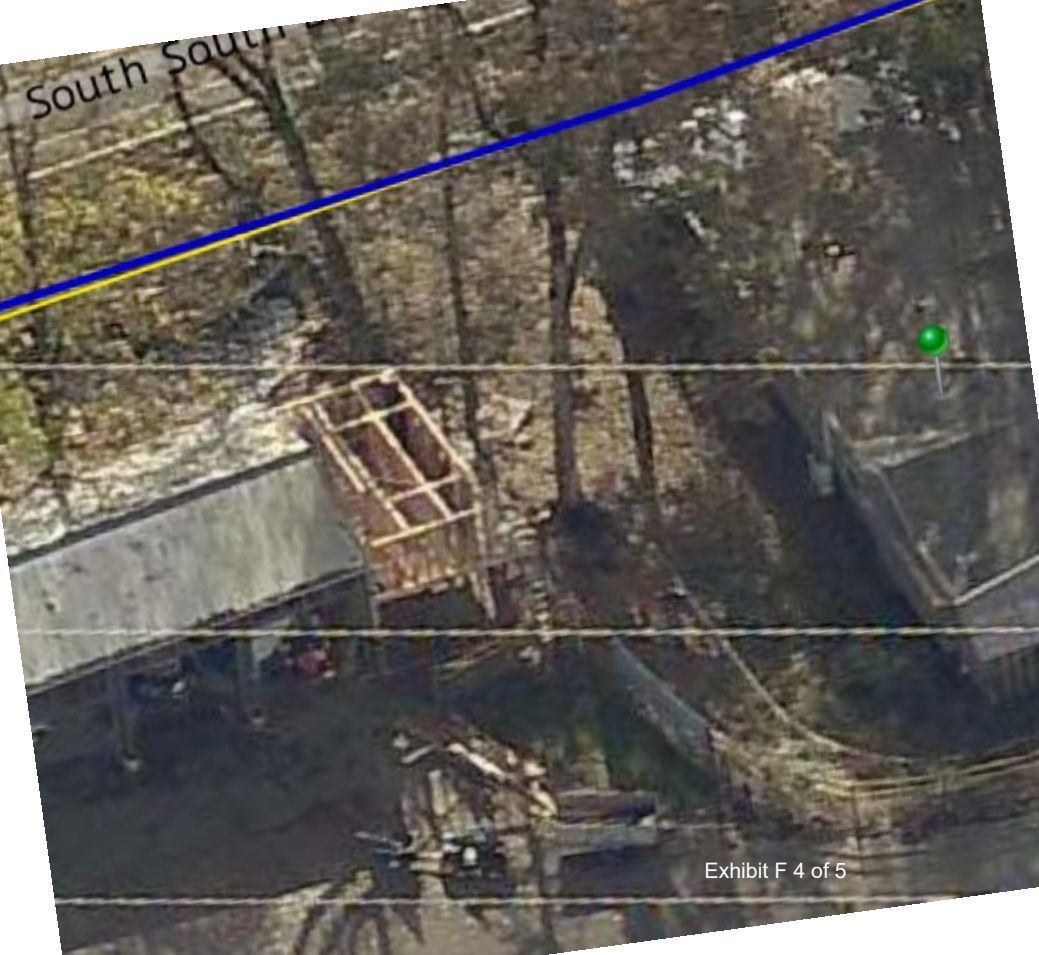
Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beavercreek Rd.
Oregon City, OR 97045
503-742-4467
Monday – Friday 8am to 4:30pm
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South South



03/18/2025 11:07



March 26, 2025

Rose M Minor
20042 S Reflection Lane
Oregon City, OR 97045

Subject: Violation of the Clackamas County Code V0046524

Site Address: 20042 S Reflection Ln., Oregon City, OR 97045
Legal Description: T3S, R1E, Section 11, Tax Lot 1007

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that there are numerous inoperable and/or non-currently licensed vehicles on the above referenced property. This constitutes a violation of Chapter 10.03.060 of the Clackamas County Code as it pertains to Solid Waste and Waste Management. In order to abate that violation, you must render the vehicles currently licensed and operable or remove them from the property no later than **April 28, 2025**. If you wish, you may have two inoperable and/or non-currently licensed vehicles on the property but they must be screened from view from off the property.

Additionally, it appears that there is a commercial business, I Go Greener, operating from the property without land use approval. This is a violation of Section 316.03 of the Clackamas County Zoning and Development Ordinance.

To abate the violation you must complete one of the following no later than **April 28, 2025**:

1. Discontinue the use;
2. Move the use to an approved location; or
3. Obtain land use approval through a Home Occupation permit. Please feel free 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.

If you have any questions concerning the land use permit requirements, please contact the Planning Division at 503-742-4500, by email zoninginfo@clackamas.us or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m.

During a recent visit to the subject property, it was noted that an accessory building in the shape of a boat had been constructed and a tiny home placed on the subject property. A review of County records revealed that the boat structure was built between October 2018 and December 2020 and the tiny home placed between Oct 2023 and Oct 2024 without the benefit of permits or inspections. This constitutes a violation of Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violation, please submit the building permit application, technically complete plans for the two structures and appropriate fees to the Clackamas County Building Codes Division no later than **April 28, 2025**. Permits are accepted online, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>. Requests for additional information must be responded to within 10 days from the date of the request. The permit must have the fees paid in full within ten days of being notified the permit is ready. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at bldservice@clackamas.us or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m.

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

Thank you for your prompt attention to this matter.



Andrea Hall
Clackamas County
Code Enforcement Section

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, 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. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
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8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



05/22/2025 13:10



05/22/2025 13:12



05/22/2025 13:12



Citation No. 2400465

Case No. V0046524

ADMINISTRATIVE CITATION

Date Issued: May 29, 2025

Name and Address of Person(s) Cited:

Name: Rose Minor
Mailing Address: 20042 S Reflection Ln.
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 22nd day of May, 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): 20042 S Reflection Ln., Oregon City, OR 97045

Legal Description: T3S, R1E Section 11, Tax Lot(s) 1007

Law(s) Violated:

- ☐ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040
☐ Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)
☐ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03

Description of the violation(s):

- 1) Accumulation of solid waste on the subject property including inoperable and/or non-currently licensed vehicles on the subject property.

Maximum Civil Penalty \$3500.00 Fine \$300.00

- 2) Operating a commercial business, I Go Greener, from the subject property without land use approval.

Maximum Civil Penalty \$2500.00 Fine \$400.00

- 3) Constructed an accessory building and placed a tiny home on the property without the benefit of permits or final inspections.

Maximum Civil Penalty \$1000.00 Fine Not subject to fine amount.

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$700.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: May 29, 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. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
150 Beavercreek Rd.
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

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

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____



09/22/2025 12:31

Mobile Enterprise - [Incident]
Login/Logout Queries Messages
SECTOR: CCSU M DIST
(CCSU OTHER)
F1



PRIVATE
ROAD
RESIDENTS
ONLY
WARNING
BEWARE
OF DOG

09/22/2025 12:31



09/22/2025 12:31



09/22/2025 12:32



09/22/2025 12:33