



NOTICE OF HEARING

September 26, 2024

Cheryl Meyrick
20030 SE Seibert Ln.
Sandy, OR 97055

RE:: County of Clackamas v. Cheryl Meyrick
File: V0040623

Hearing Date: November 14, 2024

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

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

Enclosed you will find the following:

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

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

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

You may contact 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 to 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 the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them 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 the 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 Continuing Order. The Hearings Officer's 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, 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 proceeding 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 Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, 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. A Zoom invite has been sent to cherylmeyrick@gmail.com a copy of the link is provided below.

If you would like to present evidence at the Hearing please email 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 number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

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

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

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

Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/85479432765?pwd=mBe3sAHZqWGF1DCgDcJBpQS5xzMzAj.1>

Passcode: 459129

Or One tap mobile:

+12532158782,,85479432765# US (Tacoma)

+13462487799,,85479432765# US (Houston)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860

Webinar ID: 854 7943 2765

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

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

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

CHERYL MEYRICK,

Respondent.

File No: V0040623

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 20030 SE Seibert Lane, Sandy, OR 97055

2.

The address or location of the violation(s) of law alleged in this Complaint is:

20030 SE Seibert Lane, Sandy OR 97055 also known as T2S, R4E, Section 23, Tax Lot 02807, and is located in Clackamas County, Oregon.

3.

On or about the 11th day of January, 2024, 23rd day of May, 2024 and on the 18th day of July, 2024 the Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for an addition to an agricultural exempt structure including a bathroom and the construction of two additional accessory structures all built without permits.

This violation is a Priority 4 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondent in the following manner: Violation Notices and Citation and Complaint 2300406 was mailed via first class mail on July 18, 2024. A copy of the notice documents is attached to this Complaint as exhibits E, F and G, 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 a Building Code Priority 4 violation being \$100.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

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 25 day of September, 2024.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

CHERYL MEYRICK,

Respondent.

File No.: V0040623

STATEMENT OF PROOF

History of Events and Exhibits:

- December 16, 2023 Clackamas County received a complaint regarding an accessory structure converted to habitable space and a septic system installed both without approved permits.
- December 28, 2023 Correspondence was sent to the Respondent regarding the alleged violations.
Exhibit A
- December 28, 2023 I researched the County permitting system and found that the building was approved as an agricultural exempt building in 2015 for storage of animal feed and equipment. Between July, 2015 and March, 2016 a large cover was extended from the building which would have required the Respondent to submit a new agricultural exemption for the increased size of the structure.
Exhibit B
- January 8, 2024 I spoke with the Respondent Cheryl Meyrick on the phone. Cheryl stated that she had installed a bathroom in the building and a new septic system for the AG building. Cheryl stated that no one was living in the structure, however, there was an area that was being used for a hangout space/office.
- January 09, 2024 I conducted a site inspection of the subject property and photographed the structure in question.
Exhibit C
- January 11, 2024 A Notice of Violation was mailed to the Respondent with a deadline of February 10, 2024 to abate the violation.
Exhibit D
- May 22, 2024 Code Enforcement received an additional complaint regarding two additional accessory structures that had been built without approved permits.
Exhibit E
- May 23, 2024 An updated Violation Notice was mailed to the Respondent regarding the two additional unpermitted structures. The Respondent was given a deadline date of June 23, 2024 to abate the additional violation.
Exhibit F
- July 18, 2024 Citation 2300406 was issued for the Building Code violation on the subject property. The citation was not subject to a fine amount because the County will be seeking civil penalties for the violation. This citation was sent first class mail and was not returned to the County. This citation has not been paid.
Exhibit G

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 exists, the County is requesting a Final Order be issued in this matter recommending the following:

- The imposition of civil penalties for the Building Code violation of up to \$3,000.00 for date cited July 18, 2024.
- The Administrative Compliance fee calculated at \$75.00 per month from January, 2024 totals \$600.00. The County is reducing the Administrative Compliance fee in the amount of \$225.00 for a total amount due of \$375.00. This is a reasonable estimate of the cost of this enforcement matter.
- 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 to proceed to Circuit Court.



December 28, 2023

Cheryl Meyrick
20030 SE Seibert Ln.,
Sandy, OR 97055

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the
Clackamas County Code**

Site Address: 20030 SE Seibert Ln., Sandy, OR 97055
Legal Description: T2S, R4E, Section 23, Tax Lot 02807

It has come to the attention of Clackamas County Code Enforcement that an accessory building may have been converted to a habitable space without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 Clackamas County Code.

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

E-mail address is JKauppi@clackamas.us

Telephone number is 503-742-4759

**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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오.

Clackamas County
Department of Transportation & Development - Building Codes Division
150 Beaver Creek Road, Oregon City, OR 97045
www.clackamas.us

Record ID: AG002915	Applied: 08/18/2015
Type: NA / Agriculture	Approved:
Status: Issued	Final:
Valuation: \$0.00	Expiration:
Address: 20030 SE SEIBERT LN SANDY, OR 97055	

Applicant: 503-701-4077
Owner: MEYRICK CHERYL B
Contractor:

	Certificate of Occupancy Required:	
Parcel: 24E23 02807	Class:	
Entered By:	Occupancy:	
Insp Area:	Units	Bldgs:
Printed: 08/18/2015	Violation:	
Description: 2ND AG BUILDING ON PROPERTY-SMALL LIVESTOCK & ORGANIC VEGETABLES		
Conditions:		

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Total Fees:		
Total Payments:		
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact Diane Gissel at 503 742-4339, dianeg@co.clackamas.or.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

P. 503.742.4240 F. 503.742.4741 WWW.CLACKAMAS.US
Inspection Request Line: 503.742.4720

Ag 002915

Application for Agricultural or Forestry Use Building / Equine Facility Exemption

Please provide:

- A site plan showing the location and dimensions of all existing structures and the proposed exempt structure

And one of the following:

- County Assessor's Farm Deferral
- IRS Schedule F (with social security number obscured)
- Other proof showing farming or forestry activity (ie. receipt of payments for product)

A building permit is not required for buildings, structures or equine facilities located on a farm or forest use zone if the structure is used exclusively for the operation of the farm, the preparation and storage of forest products or in the operation of an equine facility. Any electrical, plumbing and mechanical work is NOT exempt from code and requires a permit. The following definitions apply:

Farm: Is the land used for the primary purpose of obtaining a profit in money by raising, harvesting, and selling of crops or forest products: feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur bearing animals or honeybees: dairying and the sale of dairy products; animal husbandry; preparation and storage of the produce raised on the farm for human use and animal use and disposal by marketing or otherwise; or any other agricultural, forestry or horticultural use.

Agricultural/Forest Use Building: Is a structure located on a farm or forest operation and used in the operation of such farm or forestry use for all the uses listed above; and storage, maintenance or repair of farm or forestry machinery and equipment.

Equine Facility: Is a building located on a farm and used by the farm owner or the public for stabling or training of equines, riding lessons and training clinics in which not more than 10 persons are present at any one time.

A FARM AGRICULTURAL BUILDING, FOREST USE BUILDING, AND EQUINE FACILITY DOES NOT INCLUDE:

- A dwelling;
- A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;
- A structure regulated by the State Fire Marshal pursuant to ORS 476;
- A structure used by the public; or
- A structure subject to sections 4001 to 4127, title 42, United State Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated there under. (ORS 455.315)

AGRICULTURAL BUILDINGS FORESTRY USE BUILDINGS AND EQUINE FACILITIES WILL BE ALLOWED WITHOUT A BUILDING PERMIT IN AREAS ZONED RA-1, RA-2, RRF-5, FF-10, EFU, TBR, AG/FOREST AND FU-10.

An agricultural, forest use or equine facility building is to be built on the property located at:

→ SAME T. 2 R. 4E Sec 23 TL 2807

and will be used exclusively for farm, forestry or equine use. The proposed structure meets the above definition, and is therefore exempt from the building permit process. I understand this exemption does not exclude me from obtaining all other applicable permits and that I may not convert a forest use building authorized here to another use.

Cheryl Meyrick 503-701-4077
 Print Name Phone
 20030 SE Seibert Ln Sandy, OR 97055
 Address City State Zip
 Cheryl Meyrick 8/18/15
 Owners Signature Date

Statement of Use Agricultural or forestry use Buildings and Equine Facilities

It is important that you provide a detailed description of how this building will be used. This information will ensure compliance with land use laws and determine whether or not the building qualifies as an exempt structure. It is essential that your description is as complete as possible.

Please describe the type of farming, equine or forest operation on the property: small
livestock + organic vegetables

Please describe in detail what will be placed in the building (i.e., equipment, feed, etc):
animals, feed + tractor and tractor implements

Please initial applicable statements below: **Initials:**
 I understand that the structure may not be used for personal storage, storage of vehicles other than farm vehicles (i.e., boats, cars, RVs, etc) and may only be used for a farm activity. _____
 I understand this exemption does not apply to plumbing, electrical and mechanical work and permits are required. Plumbing Electrical Mechanical CM

Agricultural Buildings
 I understand this building can only be used to store items used in the farm/ag operation. CM
 Any use other than farm-related will nullify this exemption causing permits to be required. CM

Forestry Use
 I understand this building can only be used to store items used in the forestry operation. _____
 I understand that exempt forest use structures cannot be converted to any other use in the future. _____

Equine Facilities
 I understand the building can only be used for stabling and/or training of equines. _____
 Riding lessons and training clinics shall have no more than 10 persons present in the building at one time. _____

Date: 8/18/15 Owner's Name (please print): Cheryl Meyrick
 Signature of Owner: Cheryl Meyrick

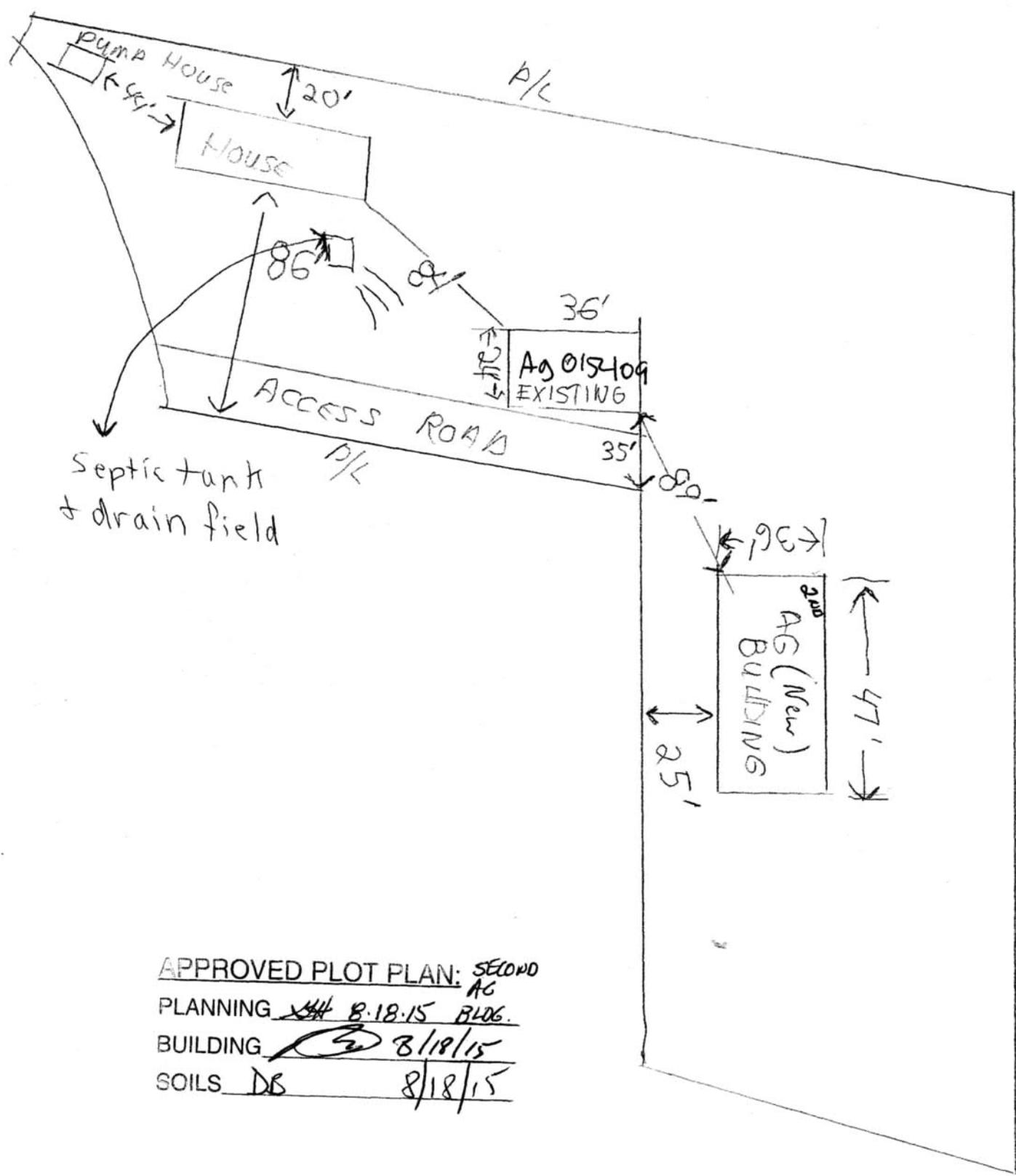
Staff Use Only

Township 2 Range 4E Section 23 Tax Lot 2807 Zone _____
 Address: 20030 SE SEIBERT LN., SANDY, OR

- NWI Scenic Rivers Floodplain PRCA WRG Erosion Control

Comments:
BA 8.18.15 DB 8/18/15 [Signature] 8/18/15
 Planning Date Soils Date Building Date

Revised April 25, 2014



APPROVED PLOT PLAN: SECOND
 PLANNING ~~NOV~~ 8.18.15 AG BLDG.
 BUILDING 8/18/15
 SOILS DB 8/18/15



Jul 2015 - Jul 2015 < Image 1 of 5 > 07/07/2015





Cover – Approximately 467 sq ft in size







Notice of Violation

January 11, 2024

Cheryl Meyrick
20030 SE Seibert Ln
Sandy, OR 97055

**SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040
(B)(C)(D)(E)**

VIOLATION: V0040623

SITE ADDRESS: 20030 SE Seibert Ln., Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R4E, Section 23, Tax Lot 02807

This letter serves as notice of a violation of the Clackamas County Code. The violations include:

- Addition of an agricultural exempt building with approved permits
- Addition of a full bathroom and additional shop sink inside the agricultural exempt building without permits.
- Additional septic system installed without permits

VIOLATIONS & HOW TO RESOLVE

On January 9, 2024, I spoke with Cheryl regarding the alleged violation of the agricultural exempt building being converted to habitable space. Cheryl stated that no one was living in the structure. Cheryl did state that a full bathroom and additional shop sink have been installed. In addition, a new septic tank was also placed by the building. The aerial images show that a large patio cover was built onto the structure and was not part of the originally approved agricultural exemption. This constitutes a violation of Clackamas County Code, Title 9.02.040 (B)(C)(D)(E). In order to abate the violation(s), you must complete the following **no later than February 10, 2024:**

Additional Septic System

Please contact the Septic Department and speak with someone regarding the additional septic system that was installed. They will be able to provide you the different options to either permit or decommission the septic system.

Agricultural Exempt Building

- Please submit, or have your professional submit, the agricultural exempt permit application(s), technically complete application and appropriate fee(s) for the addition to the agricultural exempt building, bathroom inside the building and the additional sink.
 - All requests for additional information in order to complete plan review must be responded to within 10 days of being notified.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please 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).

OR

- You may abate the violation by submitting, or have your professional submit, the agricultural exempt permit application(s), technically complete application and appropriate fee(s) for the addition to the agricultural exempt building.
 - Submit trade permits for the decommissioning of the bathroom and sink inside the building.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please 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).

Once complete, please schedule an inspection with myself to inspect the building and it's use.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

Septic – If you have questions concerning septic requirements please contact the septic department at 503-742-4740 or on-line at soilsconcern@clackamas.us.

You may also stop by the Planning, Permitting, Soils and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.



Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

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

ORS 93.030)

DATED: January 20, 2009

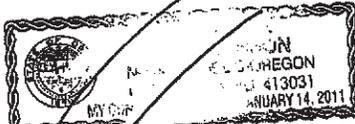
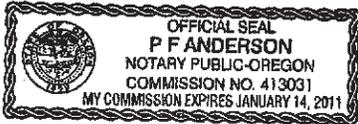
Danny J. Johnson
Danny J. Johnson

Paula L. Hawkins-Johnson
Paula L. Hawkins-Johnson

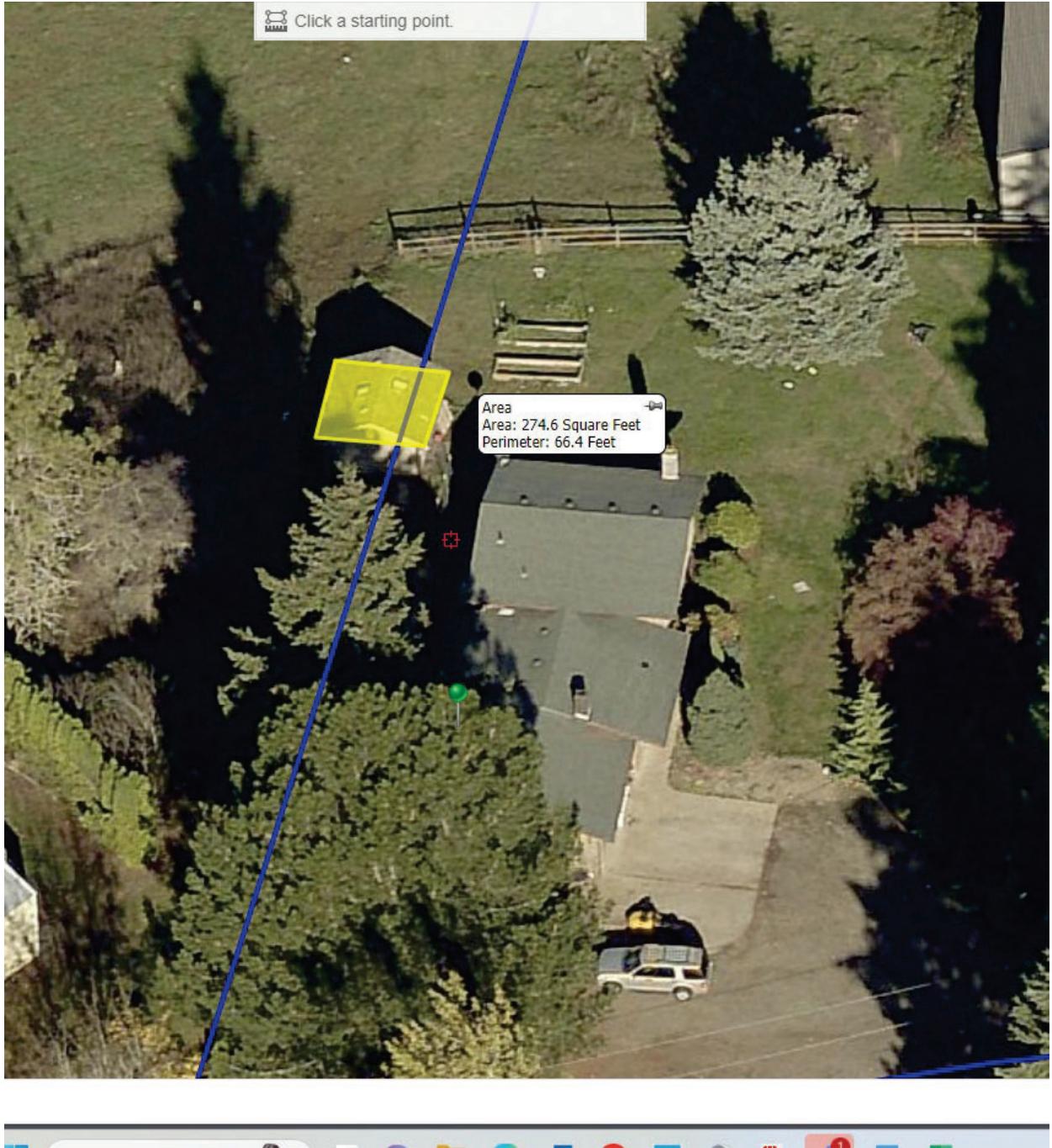
State of OREGON
COUNTY of MULTNOMAH

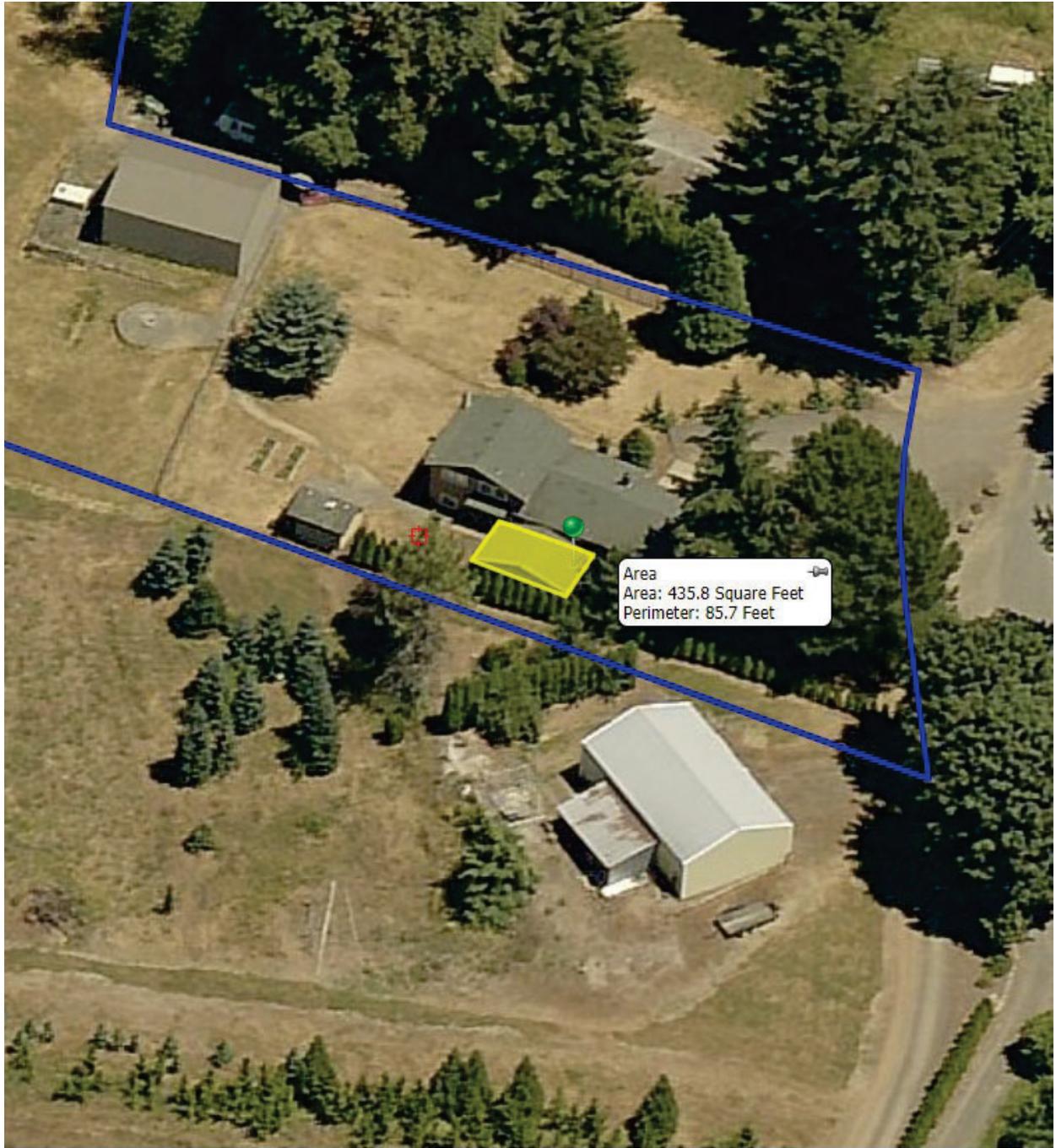
This instrument was acknowledged before me on JANUARY 20, 2009
by DANNY J. JOHNSON AND PAULA L. HAWKINS-JOHNSON.

P F Anderson
P F Anderson, Notary Public - State of Oregon
My commission expires: 1-14-11



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UPDATED NOTICE OF VIOLATION

May 23, 2024

Cheryl Meyrick
20030 SE Seibert Ln
Sandy, OR 97055

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (E)

VIOLATION: V0040623

SITE ADDRESS: 20030 SE Seibert Ln, Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R4E, Section 23, Tax Lot 02807

This letter serves as notice of a violation of the Clackamas County Code. The violations include:

- **Detached patio cover built without permits.**
- **Accessory structure built without permits.**

VIOLATIONS & HOW TO RESOLVE

On March 22 2024, I received an additional complaint regarding two accessory structures on the above reference property that may have built without approved permits.

I reviewed the aerial of the property and the structures in question. The detached structure directly behind the house and is referenced as the detached patio cover on this letter appears to be approximately 400 sq ft in size. The accessory structure that is located between the main house and the 2009 agricultural exempt building appears to be approximately 250 sq ft in size. Based on the size of your property, any structure that is over 200 sq ft in size requires a permit or an agricultural exemption. I reviewed the County permitting system and found no permits were obtained for either structure. The construction of the detached patio cover and the accessory structure without approved permits constitutes a violation of Clackamas County Code, Title 9.02.040 (E). In order to abate the violation(s), you must complete the following **no later than June 23, 2024:**

Detached patio cover

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the detached patio cover. The building permit application will require an architect or engineer licensed with the State of Oregon to stamp the submitted drawings and provide the required calculations for the structure. The structure will be required to meet the setbacks of your property and must meet today's Building Code. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information in order to complete plan review must be responded to within 10 days of being notified.
 - The permit(s) must have the fee(s) paid in full within 10 days of your being notified by Building Codes.
 - Please 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).

OR

You can abate the violation by submitting a demolition permit application(s) and the required submittal documents for removal of the structure. If the structure in question has any electrical, plumbing or mechanical installed separate permits to decommission those installations will be required.

Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

- All requests for additional information in order to complete plan review must be responded to within 10 days of being notified.
- The permit(s) must have the fee(s) paid in full within 10 days of your being notified by Building Codes.
- Please 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).

The debris removal of the detached patio cover must be done code compliantly in accordance with the Solid Waste and Waste Management Code. Once complete, please schedule a site inspection with me to confirm compliance.

Accessory Structure

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the accessory structure or an agricultural exempt for the structure. The building permit application will require an architect or engineer licensed with the State of Oregon to stamp the submitted drawings and provide the required calculations for the structure. The structure will be required to meet the setbacks of your property and must meet today's Building Code. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

- All requests for additional information in order to complete plan review must be responded to within 10 days of being notified.
- The permit(s) must have the fee(s) paid in full within 10 days of your being notified by Building Codes.
- Please 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).

OR

You can abate the violation by submitting a demolition permit application(s) and the required submittal documents for removal of the structure. If the structure in question has any electrical, plumbing or mechanical installed separate permits to decommission those installations will be required.

Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

- All requests for additional information in order to complete plan review must be responded to within 10 days of being notified.
- The permit(s) must have the fee(s) paid in full within 10 days of your being notified by Building Codes.
- Please 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).

The debris removal of the accessory structure must be done code compliantly in accordance with the Solid Waste and Waste Management Code. Once complete, please schedule a site inspection with me to confirm compliance.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

Planning – If you have questions concerning land use requirements please contact the planning department at 503-742-4500 or on-line at zoninginfo@clackamas.us.

Septic– If you have questions concerning septic requirements please contact the septic department at 503-742-4740 or on-line at soilsconcern@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.

Jennifer Kauppi

Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

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



Citation No. 2300406

Case No. V0040623

ADMINISTRATIVE CITATION

Date Issued: July 18, 2024

Name and Address of Person(s) Cited:

Name: Cheryl Meyrick
Mailing Address: 20030 SE Seibert Ln
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 18th day of July, 2024 the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 20030 SE Seibert Ln., Sandy, OR 97055

Legal Description: T2S, R4E Section23, Tax Lot(s) 02807

Law(s) Violated:

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B)(C)(D)(E)

Description of the violation(s):

- 1) Addition to agricultural exempt building, new bathroom and utility added without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00 Fine: Not subject to fine amount

- 2) Detached patio cover built without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00 Fine: Not subject to fine amount

- 3) Accessory structure built without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00 Fine: Not subject to a fine amount

You may avoid paying the civil penalty by abating the violation(s). 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: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: July 18, 2024
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 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 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: _____