



## NOTICE OF HEARING

July 29, 2024

Ivan Saranchuk  
10611 SE 232<sup>nd</sup> Ave.  
Damascus, OR 97089

**RE::** County of Clackamas v. Ivan Saranchuk  
**File:** V0000223

**Hearing Date:** August 27, 2024

**Time:** This item will not begin before 11:00am 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 20<sup>th</sup> 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 [saranchuk54@gmail.com](mailto:saranchuk54@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.

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/87867628829?pwd=H4k2aGyitU75jby7SYxoDViUOYrLoA.1>

Passcode: 235681

Or One tap mobile:

+17193594580,,87867628829# US

+12532050468,,87867628829# US

Or join by phone:

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

US: +1 719 359 4580 or +1 253 205 0468 or +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 +1 646 931 3860 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

Webinar ID: 878 6762 8829

## 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](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto: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/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto: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.

IVAN SARANCHUK,

Respondent.

File No: V0000223

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 10611 SE 232<sup>nd</sup> Ave, Damascus, OR 97089.

2.

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

10611 SE 232<sup>nd</sup> Ave., Damascus, OR 97089 also known as T1S, R3E, Section 34B, Tax Lot 00101,  
and is located in Clackamas County, Oregon.

3.

On or about the 26th day of January 2023 and on or about the 24th day of April,  
2023 the Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02 by failing to obtain approved permits and approved final inspection for an accessory event tent. 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: Notice of Violation dated January 26, 2023 and Administrative Citation #2300002 in the amount of \$200.00 was mailed via first class mail on April 24, 2023. A copy of the notice document is attached to this Complaint as Exhibit C and Exhibit D, and incorporated by this reference.

6.

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

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the 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 24 day of June, 2024.



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Jennifer Kauppi  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

IVAN SARANCHUK,

Respondent.

File No.: V0000223

STATEMENT OF PROOF

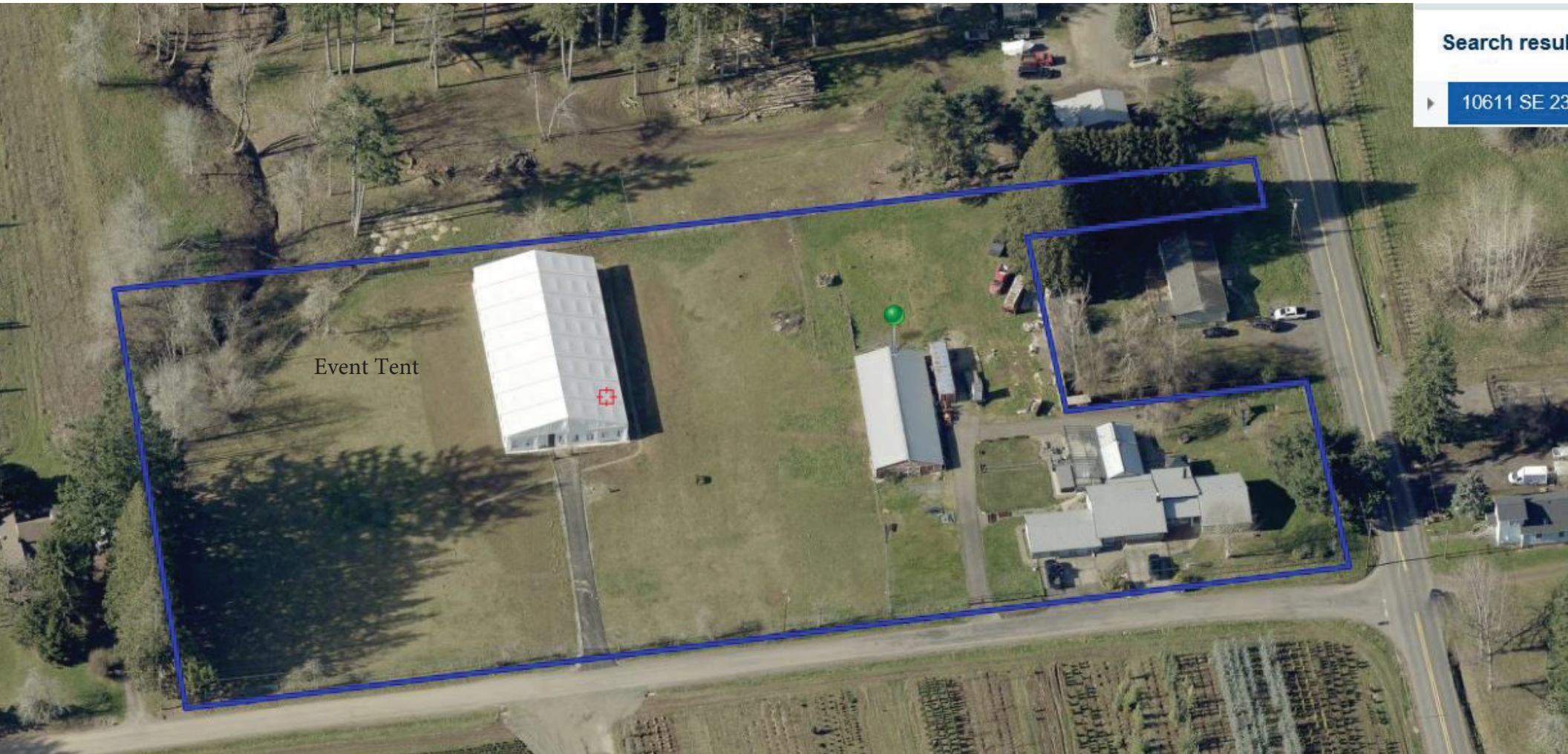
History of Events and Exhibits:

December 22, 2022	Clackamas County received a complaint regarding an accessory structure placed without permit and a wedding venue operating without land use approval.
January 3, 2023 Exhibit A	I conducted research online. The structure was placed on the property between 2020 and 2022.
January 3, 2023 Exhibit B	Correspondence was sent to the Respondent regarding the alleged violations.
January 9, 2023	Ivan came into the office to discuss the alleged letter he received. Ivan stated that he used the tent for his business events and family parties. I explained to Ivan he would have to seek land use approval for an event space and permits would be required for the structure. Ivan stated that he would only be using it for family gatherings in the future.
January 26, 2023 Exhibit C	Correspondence was sent to the Respondent regarding the unpermitted accessory structure with a deadline of February 26, 2023 to abate the violation.
March 9, 2023	Permit B0074923 submitted to the County for the structure.
April 24, 2023 Exhibit D	I reviewed County records and found B0074923 remained in review as the Respondent had not submitted the requested information. Citation 2300002 was issued for \$200.00 for the Priority 4 Building Code violation. The citation was sent first class mail and was not returned to the County. The citation remains unpaid.
July 24, 2024	This matter was referred to the Hearings Officer.



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 in this matter recommending the following:

- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited April 24, 2023.
- The County is requesting that the fine amount of \$200.00 be waived on Citation No. 2300002 that was issued on April 24, 2023 since the county is requesting civil penalties pursuant to ORS 455.895(2).
- The Administrative Compliance fee calculated at \$75.00 per month from January, 2023 totals \$1,275.00. The County is reducing the Administrative Compliance fee in the amount of \$150.00 for a total amount due of \$1,125.00. 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.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



Event Tent



January 3, 2023

Ivan Saranchuk  
10611 SE 232<sup>nd</sup> Ave  
Damascus, OR 97089

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 and Zoning and Development Ordinance, Title 12, Section 401 of the Clackamas County Code**

Site Address: 10611 SE 232<sup>nd</sup> Ave., Damascus, OR 97089  
Legal Description: T1S, R3E, Section 34B, Tax Lot 00101

It has come to the attention of Clackamas County Code Enforcement that an accessory structure approximately 8,600 square feet in size may have been built without the benefit of permits. In addition, electrical may have been added to the structure and bathrooms may have been installed in the barn.

It has also come to our attention that events are allegedly being held in the accessory structure without land use approval.

This may constitute a violation of the Building Code, Chapter 9.02.040 and Zoning and Development Ordinance, Title 12, Section 401 of the 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](mailto: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.*

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오.



January 26, 2023

Ivan Saranchuk  
10611 SE 232<sup>nd</sup> Ave  
Damascus, OR 97089

**SUBJECT:** Violation of the Clackamas County Building Code, Title 9.02.040 (E) and Zoning and Development Ordinance, Title 12, Section 401.04 (A)

**VIOLATION:** V0000223

**SITE ADDRESS:** 10611 SE 232<sup>nd</sup> Ave., Damascus, OR 97089

**LEGAL DESCRIPTION:** T1S, R3E, Section 34B, Tax Lot 00101

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

Accessory structure built without permits.  
Holding events without land use approval.

### **VIOLATIONS & HOW TO RESOLVE**

On December 22, 2022 the County received a complainant regarding an accessory structure built without permits and events were being held inside the structure without land use approval. In addition, it was reported that bathrooms had been added to the barn without permits.

On January 9, 2023 I met with you at the office regarding the alleged violations. You stated that there were no bathrooms added inside the barn. We discussed the size of the structure onsite which is a large event style tent approximately 8800 square feet in size. The size of the tent does require permitting. You had also stated that you had held several business events inside the tent, however, your future intent is to discontinue events being held onsite and the structure will be used for residential accessory use only.

The tent that was placed onsite without permits and hosting events on the subject property without land use approval constitutes a violation of Clackamas County Code, Title 9.02.040 (E) and Zoning and Development Ordinance, Title 12, Section 401.04 (A).

In order to abate the violation(s), you must complete the following **no later than February 26, 2023:**

## **Accessory Structure - Tent**

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s).
  - All requests for additional information in order to complete plan review must be responded to within 10 days of being notified.
  - Submit a statement of use regarding the structure.
  - 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 building code violation by removing the tent from the subject property. Please schedule an inspection to confirm removal of the structure.

## **Events onsite**

**\*\*\*Please note\*\*\*** .....if you decide that you want to hold events to the outside public on the property or inside the tent, you will be required to first obtain land use approval. Once land use is approved, the tent structure will be held to commercial building code standards and additional permitting will be required.

## **Bathrooms inside the barn**

During your residential inspections for the tent, an inspector will confirm that no bathroom has been added inside the barn. If a bathroom was added inside the barn, building, electrical, plumbing and mechanical permits will be required.

## **CONTACT INFORMATION**

**Building** – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at [blservice@clackamas.us](mailto:blservice@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, Tuesday and Thursday. Our office is closed to the public on Wednesday and Friday, however, all staff are available by phone or email 8:00 a.m to 3:00 p.m.

If you have any questions my direct telephone number is 503-742-4759 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).

*Jennifer Kauppi*

Code Enforcement 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 Beavercreek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto: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.



After recording return to:  
Ivan Saranchuk  
10611 SE 232nd Avenue  
Damascus, OR 97089

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Ivan Saranchuk  
10611 SE 232nd Avenue  
Damascus, OR 97089

File No.: 7012-3022160 (sll)  
Date: March 07, 2018

FIRST AMERICAN 3022160-GR

THIS SPACE RESERVED FOR RECORDER'S USE	
Clackamas County Official Records Sherry Hall, County Clerk	<b>2018-021019</b>
04/05/2018 01:28:01 PM	
D-D                      Cnt=1 Str=76 JANIS \$15.00 \$16.00 \$10.00 \$22.00	<b>\$63.00</b>

**STATUTORY WARRANTY DEED**

**Lois Mae Farley and Nancy Marie Horton, Successor Co-Trustees of The Kenneth Lawrence Farley Trust**, Grantor, conveys and warrants to **Ivan Saranchuk**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**Legal Description is Attached as Exhibit "A"**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$525,000.00**. (Here comply with requirements of ORS 93.030)



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

Dated this 4 day of April, 2018.

Lois Mae Farley and Nancy Marie Horton,  
Successor Co-Trustees of the Kenneth Lawrence  
Farley Trust

Lois Mae Farley  
Lois Mae Farley, Successor Co-Trustee

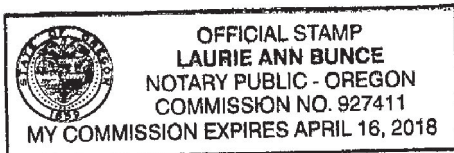
Nancy Marie Horton  
Nancy Marie Horton, Successor Co-Trustee

STATE OF Oregon )  
County of Multnomah )ss.

This instrument was acknowledged before me on this 4 day of April, 2018  
by Lois Mae Farley and Nancy Marie Horton as Successor Co-Trustees of the Kenneth Lawrence Farley  
Trust, on behalf of the Trust.

Laurie Ann Bunce

Notary Public for Oregon  
My commission expires: 4/16/18



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**13E34B 00101**

**00143776**

**A tract of land in the Northeast one-quarter of the Northwest one-quarter of Section 34, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:**

**Beginning at the one-quarter corner of the North line of said section; thence South 30.00 feet, more or less, to the Southerly right-of-way line of Borges Road; thence West 20.00 feet to the Westerly right-of-way line of County Road No. 1293 and the true point of beginning; thence South along said Westerly right-of-way line 630.00 feet, more or less, to the South line of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said section; thence West along said South line 310.00 feet, more or less, to the Southwest corner of the East one-half of the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of said section; thence North along the West line of said East one-half 630.00 feet, more or less, to the South line of Borges Road; thence East along said South line 36.00 feet to a point; thence South 130.00 feet; thence East 135.00 feet; thence North 130.00 feet to the South line of the aforementioned Borges Road; thence East along said South line 139.00 feet to the true point of beginning.**

**NOTE: This legal description was created prior to January 1, 2008.**

**djs**



Citation No. 2300002

Case No. V0000223

# ADMINISTRATIVE CITATION

Date Issued: April 24, 2023

**Name and Address of Person(s) Cited:**

Name: Ivan Saranchuk  
Mailing Address: 10611 SE 232<sup>nd</sup> Ave  
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 24th day of April, 2023, 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): 10611 SE 232<sup>nd</sup> Ave., Damascus, OR 97089

Legal Description: T1S, R3E Section 34B, Tax Lot(s) 00101

**Law(s) Violated:**

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

**Description of the violation(s):**

- 1) Failure to obtain approved permits and approved final inspections for a 9,000 square foot event tent.

Maximum Civil Penalty \$1,000.00

Fine \$200.00

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

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

Citation issued by: Jennifer Kauppi

Date: April 24, 2023

Telephone No.: 503-742-4759

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](mailto: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: \_\_\_\_\_