



NOTICE OF HEARING

July 8, 2024

Raisa Piatkoff
Mihei Egoroff
8954 S Wildcat Rd.
Molalla, OR 97038

RE:: County of Clackamas v. Raisa Piatkoff & Mehei Egoroff
File: V0043018

Hearing Date: August 13, 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 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 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 copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Andrea Hall at 150 Beavercreek 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 Andrea Hall at 503-742-4467 **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/84132890945?pwd=KjTJRKu4OU7ZrAcztmbkEVsygLvzeR.1>

Passcode: 009303

Or One tap mobile:

+13462487799,,84132890945# US (Houston)

+14086380968,,84132890945# US (San Jose)

Or join by phone:

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

US: +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 +1 253 215 8782 or +1 564 217 2000 or +1 646 876 9923 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

Webinar ID: 841 3289 0945

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.

RAISA PIATKOFF,
and

MIHEI EGOROFF,

Respondents.

File No: V0043018

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents Raisa Piatkoff & Mihei Egoroff mailing address is: 8954 S Wildcat Rd.,
Molalla, OR 97038.

2.

The address or location of the violation(s) of law alleged in this Complaint is:
8954 S Wildcat Rd., Molalla, OR 97038, also known as T6S, R1E, Section 4 , Tax Lot 1700, and is
located in Clackamas County, Oregon.

3.

On or about the 2nd day of February 2022 and the 1st day of May, 2023 the Respondents
violated the following laws, in the following ways:

- a. Chapter 9.02.040(B)(C)(D)(E) Clackamas County Code as it pertains to the Application
and Enforcement of the Clackamas County Code. This violation 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 Respondents in the following manner: Violation Notice and Citation and Complaint #1800430. A copy of the notice documents are attached to this Complaint as Exhibits F & 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 Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Priority 1 violation being \$750.00 to \$1000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents 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 Respondents 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 2nd day of July, 2024.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

RAISA PIATKOFF,

and

MIHEI EGOROFF,

Respondents.

File No.: V0043018

STATEMENT OF PROOF

History of Events and Exhibits:

July 26, 2018
Exhibit A

While performing inspections in the area, former Building Inspector Bob Stewart discovered unpermitted construction activity on the subject property.

August 3, 2018
Exhibit B

A stop work order was posted at the subject property.

August 6, 2018
Exhibit C

A violation notice was mailed to the then owner with a deadline of September 10, 2018 to submit building permits for the remodel of, and additions to, the single family residence on the property.

October 15, 2020
Exhibit D

An email from Mark Hepner, a residential appraiser with Portland Residential Appraisals, Inc. was forward to Code Enforcement. The email stated that the accessory building had been converted to habitable space including 4 bedrooms and 2 bathrooms.

July 7, 2021
Exhibit E

A violation notice was mailed to the former owner acknowledging that permits for the remodel of the house had been issued but had expired without approved final inspections. The notice gave him until July 21, 2021 to renew the permits and 45 additional days to obtain approved final inspections. The notice also gave 10 days for the owner to contact the County regarding the habitable space in the pole building.

July 29, 2021

The County spoke with the previous owner who admitted that there was living space in the pole building including a kitchen and laundry area. He is putting the property up for sale as is as part of a divorce agreement and would not be abating the violation but would disclose the issues to potential buyers.

February 2, 2022
Exhibit F

The property was sold to the Respondents on December 21, 2021, a violation notice was mailed on February 2, 2022 to the new owners with a deadline of March 31, 2022 to renew the permits for the remodel of the house and 45 days from the renewal date to obtain approved final inspections. Additionally, permits for the habitable space in the pole barn should be submitted no later than March 4, 2022 and 45 days for final inspections.

May 1, 2023
Exhibit G

A review of County records revealed that building permits for the remodel work in the single family dwelling had been reissued and had received approved final inspections, however, building permits for the living space in the pole barn had been applied for, B0135922, but had not been issued. Citation number 1800430 was issued in the amount of \$500.00 for the building code violation. This citation was sent first class mail and was not returned to the County, the citation remains unpaid.

July 2, 2014

The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the Clackamas County Building Code exists on the subject property, the County would request a Continuing Order be issued requiring the Respondents to submit all required information for the pole building, B0135922, within 30 days of the date of the Order so the permit can be processed. The County would ask that the Respondents reply to requests for additional information regarding the permits within 10 days and pay all fees within 10 days of being notified the permit is ready. All required plumbing, electrical and mechanical permits should be obtained within 10 days of the date the building permit is issued and final inspections for all permits related to this building should be obtained within 45 days of the date the permits are issued.

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

- Waive citation number 1800430.
- The imposition of civil penalties of up to \$1000.00.
- The administrative compliance fee calculated at \$75.00 per month from February 2022 totals \$2175.00, however, the County is requesting a reduced administrative compliance fee of \$525.00 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 Respondents from violating these laws in the future.



CLACKAMAS COUNTY BUILDING CODES DIVISION
IN ACCORDANCE WITH:
STATE OF OREGON STRUCTURAL SPECIALTY CODE
STATE OF OREGON RESIDENTIAL SPECIALTY CODE
STATE OF OREGON ELECTRICAL SPECIALTY CODE
STATE OF OREGON PLUMBING SPECIALTY CODE
STATE OF OREGON MECHANICAL SPECIALTY CODE
ALL PERSONS ARE HEREBY ORDERED TO
STOP WORK
ON THIS BUILDING OR STRUCTURE AT ONCE
CONTACT: BUILDING CODES DIVISION
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045
503-742-4400
DO NOT REMOVE
POSTED DATE Aug. 3, 2015
LOCATION 8954 S. Wilcox Rd
BY Bob Stewart
CLP 11/03 Rev. 0/02

PRIVATE
PROPERTY

August 6, 2018

Mallori Miller
8954 S Wildcat Rd.
Molalla, OR 97038

Subject: Violation of the Clackamas County Code

Site Address: 8954 S Wildcat Rd., Molalla, OR 97038
Legal Description: T6S, R1E, Section 4, Tax Lot 1700

It has come to the attention of the Clackamas County Code Enforcement Section that extensive remodel of an existing home on the property is taking place without the benefit of permit or inspections. Also, an addition to the home is being constructed without benefit of permits or inspections.

This constitutes a violation of Chapter 9.02.040 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violations, please submit the building permit applications, technically complete plans and appropriate fees **not later than September 10, 2018**. The permit must be picked up within ten days of being notified. 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, please contact the Building Codes Division at 503-742-4240. 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. and Fridays 8:00 a.m. and 3 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 Coordinator

Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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.

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.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

From: [Dance, Lizbeth](#)
To: [SoilsConcern](#); [DTD-CodeEnforcement](#)
Subject: 8954 S Wildcat Rd
Date: Thursday, October 15, 2020 11:30:28 AM
Attachments: [image001.jpg](#)

FYI - Looks like there is a unpermitted 2nd residence on this property 4 br 2 bath. See email responses below

My Best,
Lizbeth Dance, Planner 1
Clackamas County Planning and Zoning Division
[150 Beaver Creek Road](#)
[Oregon City, OR 97045](#)
Direct Ph: 503-742-4524 | Fax: 503-742-4550
Hrs – M-T 6:30-5, Friday Off

To help keep the public and staff safe during the COVID-19 pandemic, we are offering comprehensive services by phone, email and online.

- [Remote permitting, submissions, approval and inspection services.](#)
- To ask general questions or find out which division can best meet your needs, call 503-742-4400 or email dtdcustomerinfo@clackamas.us.
- [Connect with staff by phone or email: 8 a.m. – 4 p.m., Monday – Thursday and 8 a.m. – 3 p.m., Friday](#)
- Visit with staff through a ZOOM meeting ([schedule an appointment](#)):
9 a.m. to 2 p.m., Monday – Thursday

Check our webpage for updates on service hours and related issues:

- [Updates on Development Services hours and related issues](#)
- [Information about the status of other county departments](#)

Thank you, and we appreciate your understanding during this challenging time.

From: ZoningInfo
Sent: Thursday, October 15, 2020 11:29 AM
To: 'Mark Hepner'
Subject: RE: Question
[See answers below](#)

My Best,
Lizbeth Dance, Planner 1
Clackamas County Planning and Zoning Division
[150 Beaver Creek Road](#)
[Oregon City, OR 97045](#)
Direct Ph: 503-742-4524 | Fax: 503-742-4550
Hrs – M-T 6:30-5, Friday Off

To help keep the public and staff safe during the COVID-19 pandemic, we are offering comprehensive services by phone, email and online.

- [Remote permitting, submissions, approval and inspection services.](#)
- To ask general questions or find out which division can best meet your needs, call 503-742-4400 or

email dtdcustomerInfo@clackamas.us.

- [Connect with staff by phone or email](#): **8 a.m. – 4 p.m., Monday – Thursday and 8 a.m. – 3 p.m., Friday**

- Visit with staff through a ZOOM meeting ([schedule an appointment](#)):

9 a.m. to 2 p.m., Monday – Thursday

Check our webpage for updates on service hours and related issues:

- [Updates on Development Services hours and related issues](#)
- [Information about the status of other county departments](#)

Thank you, and we appreciate your understanding during this challenging time.

From: Mark Hepner [<mailto:mhepner@pdxres.com>]

Sent: Thursday, October 15, 2020 9:47 AM

To: ZoningInfo <ZoningInfo@clackamas.us>

Subject: Question

Hello Planning Department!

I'm back with questions regarding legality of use on a property I am appraising.

8954 S Wildcat Rd

Molalla, OR

Owner: Miller

APN: 01125589

6S-1E-04 - 1700

Questions:

- 1) This is a 1 acre site zoned EFU. Is it a legal lot of record?
- 2) There is an older home on site that is being renovated. I found building permits issued in 2018 for the home renovation. [The permits we never finale and have expired.](#) In addition to the home, there is a 40 x 84 shop building on site. The owners have created a 2 level "apartment" inside the shop building. It is a fully functional home containing about 1900 square feet with 4 bedrooms and 2 baths. I didn't find any permits for the finished living area inside the shop. Is it legal? [No - there is a 2013 permit for a pole building - no residential improvements reviewed or approved with this building there is record of 1 legally established home on this property.](#)
- 3) Can a property owner create a temporary living space inside a shop building while remodeling another dwelling on the same site? [You can have a temporary dwelling while building - this is a type on Land Use review building permit must be submitted to apply for this And do it without permit? No](#)
- 4) If the conversion of shop interior to living space is in fact not legal, what is the chance anyone will ever do anything about it? [This is an illegal dwelling in a permitted accessory/shop building no interior improvements have been reviewed or approved in this space. No septic review, or building review not allowed in the zone.](#)
- 5) Would it be possible for the owner or others to continue to occupy both homes once the old home is fully refinished? [No](#)

Mark Hepner, SRA

Principal

PORTLAND RESIDENTIAL APPRAISALS, INC.

12665 SW 69th Ave #200

Portland, OR 97223

PH: 503-595-8840

Direct: 503-595-7641

Cell: 503-819-4940

www.pdxres.com



This email and any files transmitted with it are the property of Portland Residential Appraisals, Inc. and/or its affiliates are confidential, and are intended solely for the use of the individual or entity to which this email is addressed. If you are not one of the named recipients or have reason to believe this message was received in error, please notify the sender at 503-595-8840 and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this email and/or its attachments is strictly prohibited.

[Spam Email](#)

[Phishing Email](#)



July 7, 2021

Mallori Miller
PO Box 659
Molalla, OR 97038

Subject: Violation of the Clackamas County Code V0043018

Site Address: 8954 S Wildcat Rd., Molalla, OR 97038

Legal Description: T6S, R1E, Section 04, Tax Lot 1700

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that the single family dwelling on the above referenced property was being remodeled without the benefit of permits or inspections. On August 16, 2018 building, plumbing and electrical permits were issued for the remodel work but expired without approved final 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 renew the permits for this project no later than **July 21, 2021**. Please schedule all inspections so that final inspections may be obtained no later than 45 days of the date of the permit being re-issued.

If you have any questions concerning these permit requirements or the renewal 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.

Additionally, it has been alleged that living space has been created in the pole building on the property without land use approval or permits and inspections. This is also 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.

Please contact me within ten (10) days of the date of this letter to discuss the issue. My direct telephone number is 503-742-4467 or email andreaahal@clackamas.us .

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, consisting of several fluid, overlapping strokes that form a stylized, cursive 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.



February 2, 2022

Raisa Piatkoff & Mihei Egoroff
8954 S Wildcat Rd.
Molalla, OR 97038

Subject: Violation of the Clackamas County Code V0043018

Site Address: 8954 S Wildcat Rd., Molalla, OR 97038
Legal Description: T6S, R1E, Section 04, Tax Lot 1700

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that the single family dwelling on the above referenced property is being remodeled without the benefit of permits or inspections. On August 16, 2018 building, plumbing and electrical permits were issued for the remodel work but expired without approved final 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.

Additionally, living space has been created in the pole building on the property without permits and inspections. This is also 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 pertaining to the dwelling, please submit all required information to renew the permits for this project no later than **March 31, 2022**. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>. 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 permits being renewed.

In order to abate the violations pertaining to the habitable space in the pole building, please submit all required plumbing, electrical, and mechanical permits to either remove or keep the illegal installations in the pole barn no later than **March 4, 2022**. Please contact the Planning Department for questions related to what installations will be allowed in the building. Staff can be reached at 503-742-4500 or by email at zoninginfo@clackamas.us

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

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 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Friday 8:00 a.m. to 3:00 p.m.

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

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Andrea Hall', with a stylized flourish at the end.

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.



Citation No. 1800430

Case No. V0043018

ADMINISTRATIVE CITATION

Date Issued: May 1, 2023

Name and Address of Person(s) Cited:

Name: Raisa Piatkoff
Name: Mihei Egoroff
Mailing Address: 8954 S Wildcat Rd.
City, State, Zip: Molalla, OR 97038

Date Violation(s) Confirmed: On the 1st day of May, 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): 8954 S Wildcat Rd., Molalla, OR 97038

Legal Description: T6S, R1E Section 4, Tax Lot(s) 1700

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) Persons cited failed to obtain permits and approval final inspections for habitable space in an accessory building.

Maximum Civil Penalty \$1000.00

Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. 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 1, 2023
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: _____