



NOTICE OF HEARING

January 2, 2024

Eugenio Chavez
8920 SE 242nd Ave.
Damascus, OR 9089

RE:: County of Clackamas v. Eugenio Chavez
File: V0017823

Hearing Date: February 13, 2024

Time: This item will not begin before 9:30am 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 eugeniolchavel@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/82722360682?pwd=OTQ3UU0xL25BZFJnWETPbnlvMVlyUT09>

Passcode: 218907

Or One tap mobile:

+16694449171,,82722360682# US

+16699006833,,82722360682# US (San Jose)

Or join by phone:

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

US: +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 +1 346 248 7799 or +1 408 638 0968 or +1 507 473 4847 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

Webinar ID: 827 2236 0682

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.

EUGENIO CHAVEZ,

Respondent.

File No: V0017823

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 8920 SE 242nd Ave., Damascus, OR 97089.

2.

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

8920 SE 242nd Ave., Damascus, OR 97089 also known as T1S, R3E, Section 26B, Tax Lot 01400,
and is located in Clackamas County, Oregon.

3.

On or about the 11th day of September, 2023 the Respondent violated the following
law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Title 9.02.040 by failing to obtain approved permits and approved final inspections for the remodeling of a single family residence and detached garage. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

- b. Respondent violated the Clackamas County Building Code, Title 9.02.040 installing rain drains and a woodstove in the detached garage and constructing an accessory structure without approved 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: Administrative Citation #2300178 in the amount of \$1,400.00 was mailed via first class mail on September 11, 2023. A copy of the notice document is attached to this Complaint as Exhibit F, and incorporated by this reference.

6.

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

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

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence and said range for a Building Code Priority 4 violation being \$250.00 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 28 day of December, 2023.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

EUGENIO CHAVEZ

Respondent.

File No.: V0017823

STATEMENT OF PROOF

History of Events and Exhibits:

- June 21, 2023 Clackamas County received a complaint regarding a remodel to a single family residence without permits.
- June 21, 2023
Exhibit A Building Inspector Robert Fix emailed me photos of the work occurring to the single family residence. Based on the photos, the Building Official authorized a Stop Work Order to be placed on the property.
- June 22, 2023
Exhibit B Building Inspector Robert Fix conducted the site inspection and posted a Stop Work Order on the subject property. Robert submitted photos of the Stop Work Order and the work being done to the single family residence.
- June 22, 2023
Exhibit C I conducted research of the subject which included the single family residence, barn and large accessory structure. The original feed barn was built in 1955. In July 2015, the barn started undergoing changes to the structure. Between 2015 and 2018 an approximately 10,000 square foot accessory structure was also built. No permits were found for the changes made to the barn or the accessory structure.
- June 22, 2023
Exhibit D Correspondence was sent to the Respondent with a deadline of August 7, 2023 to abate the violations.
- June 27, 2023
Exhibit E Robert Fix notified me that the Stop Work Order had been removed from the property and the work being done to the single family residence had progressed since the June 22 posting. Robert Fix and I conducted another site inspection on the subject property to repost the Stop Work Order and attempt to make contact with the owner. During the inspection, the owner of the property Eugenio arrived onsite. We discussed the violation of the single family residence in addition to the work that had been done to the barn and the new accessory building.
The Respondent allowed us into the barn to show us the work that had been done. The Respondent had added a second story to the barn with the intention of using the space as a bonus room.

August 7, 2023 The Respondent and I spoke on the phone regarding the violation. The Respondent stated that he had called several Engineers with only one showing up to give the Respondent a bid. I let the Respondent know that in order to give him more time some progress would have to be made. I instructed the Respondent to submit the Agricultural Exemption application for the large accessory structure.

September 11, 2023 Exhibit F I reviewed County records and found no permits had been submitted for the single family residence, barn conversion or the accessory structure. Citation 2300178 was issued for \$1,400.00 for the Building Code violations. The citation was sent first class mail and was not returned to the County. The citation remains unpaid.

October 16, 2023 Exhibit G The Respondent met with Permit Specialist Amanda Donaldson at the County office regarding the violations. Eugenio gave Amanda a copy of the signed engineering agreement from JAS Engineering stating they would be doing the work on the house. In addition, Amanda gave the Respondent the information on the process of how to apply for the Agricultural Exemption.

December 28, 2023 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 may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Building Code within 15 days of the date of the Order by submitting a complete Agricultural Exempt application for the accessory structure. Respond to all additional requests for plan review within 10 days of being notified.
- The Respondent to ordered to submit technically complete building permit applications for the single family residence and barn conversion within 45 days of the date of the order. The Respondent must respond to all additional requests for plan review information within 10 days of being notified. Payment for the building permits and all trade permits for the single family residence and barn conversion must be made within 10 days of being notified that permits are ready to be issued. Complete all required inspections including approved final inspections within 60 days of permits being issued.
- Code Enforcement to confirm compliance of the above items and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
 - The imposition of civil penalties for the Building Code violation of up to \$4,000.00 for date cited September 11, 2023.
 - Payment for Citation No. 2300178 issued on September 11, 2023 for \$1,400.00.
 - The administrative compliance fee to be imposed from June, 2023 until the violation is abated. As of this report the total is \$450.00.
 - 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.

Kauppi, Jennifer

To: Fix, Robert
Subject: RE: 8920 se 242nd

From: Fix, Robert <RFix@clackamas.us>
Sent: Wednesday, June 21, 2023 12:42 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: 8920 se 242nd

New foundation with out inspection and raised house with kids inside
Do not se another residence on the property.







Sent from my iPhone

Kauppi, Jennifer

From: Moreland, Tom
Sent: Wednesday, June 21, 2023 3:07 PM
To: Kauppi, Jennifer
Subject: RE: 8920 se 242nd - NEW CODE ENFORCEMENT FILE

Jen,

We are good for the stop work order on this one. Cheryl does want to make sure we are giving out a contact in the permit staff on these stop work orders so they are not reaching directly out to her on them. If you could make sure Shirley is up to speed on this also that would be great.

Cheryl did say she would be on site tomorrow if you needed the stop work order signed.

Thank you,

Tom Moreland
503-742-4240
Clackamas County Building Codes

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Wednesday, June 21, 2023 12:44 PM
To: Moreland, Tom <TMoreland@clackamas.us>
Subject: 8920 se 242nd - NEW CODE ENFORCEMENT FILE
Importance: High

Tom,

I need approval to open this as a new Code Enforcement case.

Thank you
Jennifer

From: Fix, Robert <RFix@clackamas.us>
Sent: Wednesday, June 21, 2023 12:42 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: 8920 se 242nd

New foundation with out inspection and raised house with kids inside
Do not se another residence on the property.



BUILDING INSPECTION REPORT

CLACKAMAS COUNTY BUILDING CODES DIVISION 150 Northwest Road Clackamas, OR 97041 (503) 742-4240

Permit No. V0017423 Inspection Date/Time: 6/22/2023 AM PM Inspection to be made: MON TUE WED THU FRI SAT SUN

No. V00174 Date & Time Received: 6/22/2023 Owner or Builder: Leslie 920 XL 242 AD Received By: _____

TYPE OF INSPECTION	PARTIAL APPROVAL	APPROVED	APPROVED WITH CORRECTIONS (Specify nature, date, or number)	NOT APPROVED (Call for re-inspection)
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel & Burn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofing / Masonry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frame Cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wallboard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanical / Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspector: Robert Fritz Date: 6/22/2023 Time: AM PM

COMMENTS:

Contact Jennifer K. C. Clackamas County PHONE # 503-742-4757

Contact Shirley C. Clackamas County 503-742-4757

STOP all work on this property until permits are issued

You are in violation of doing work without permits

PHONE (503) 742-4240 APPROVAL CONTINGENT UPON APPROVAL OF OTHER APPLICABLE INSPECTIONS.

Sheet _____









Orange arrow – accessory structure built around 2018 – approx. 10,379 sq ft

Blue arrow – Feed barn built in 1950 converted into garage possible habitable space

Yellow arrow - House



n 2006 - < image 1 of 2 > 06/24/2006





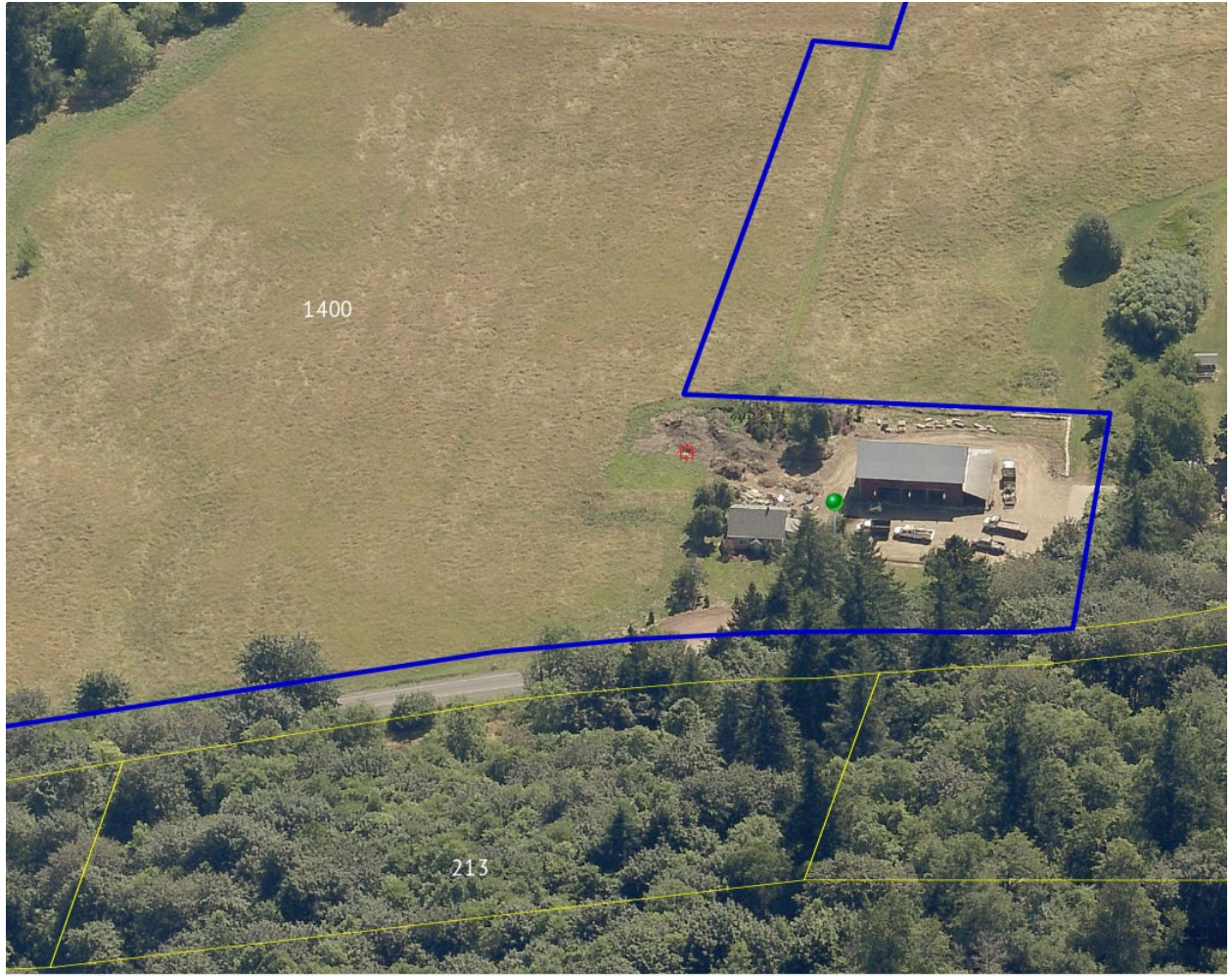
1 - Jun 2011 < Image 1 of 2 > 05/04/2011





023 - 04/28/2023





je 1 of 3 > 07/05/2015

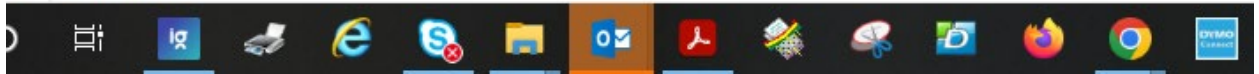




1400

Area
Area: 9528.6 Square Feet
Perimeter: 409.8 Feet

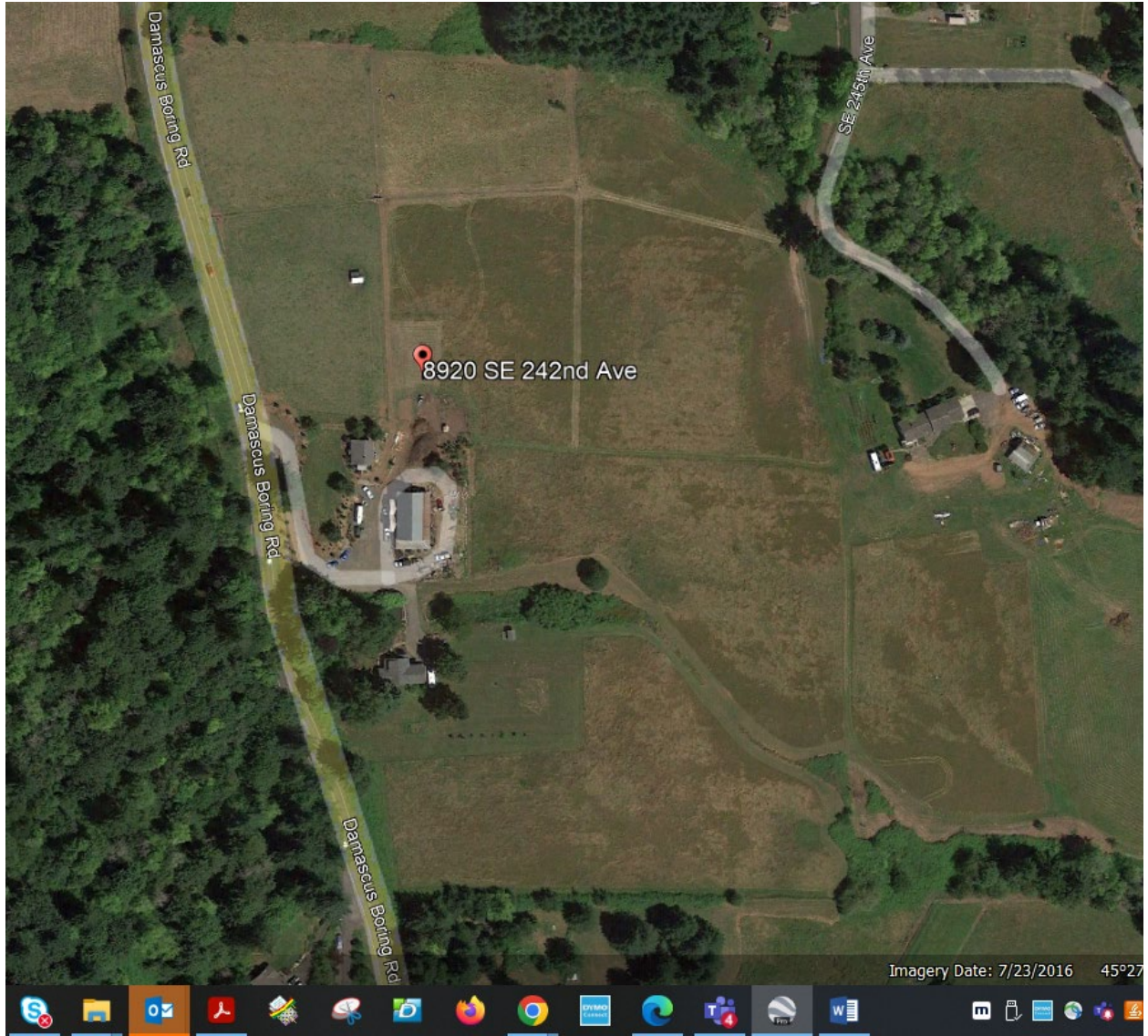
> 11/13/2018

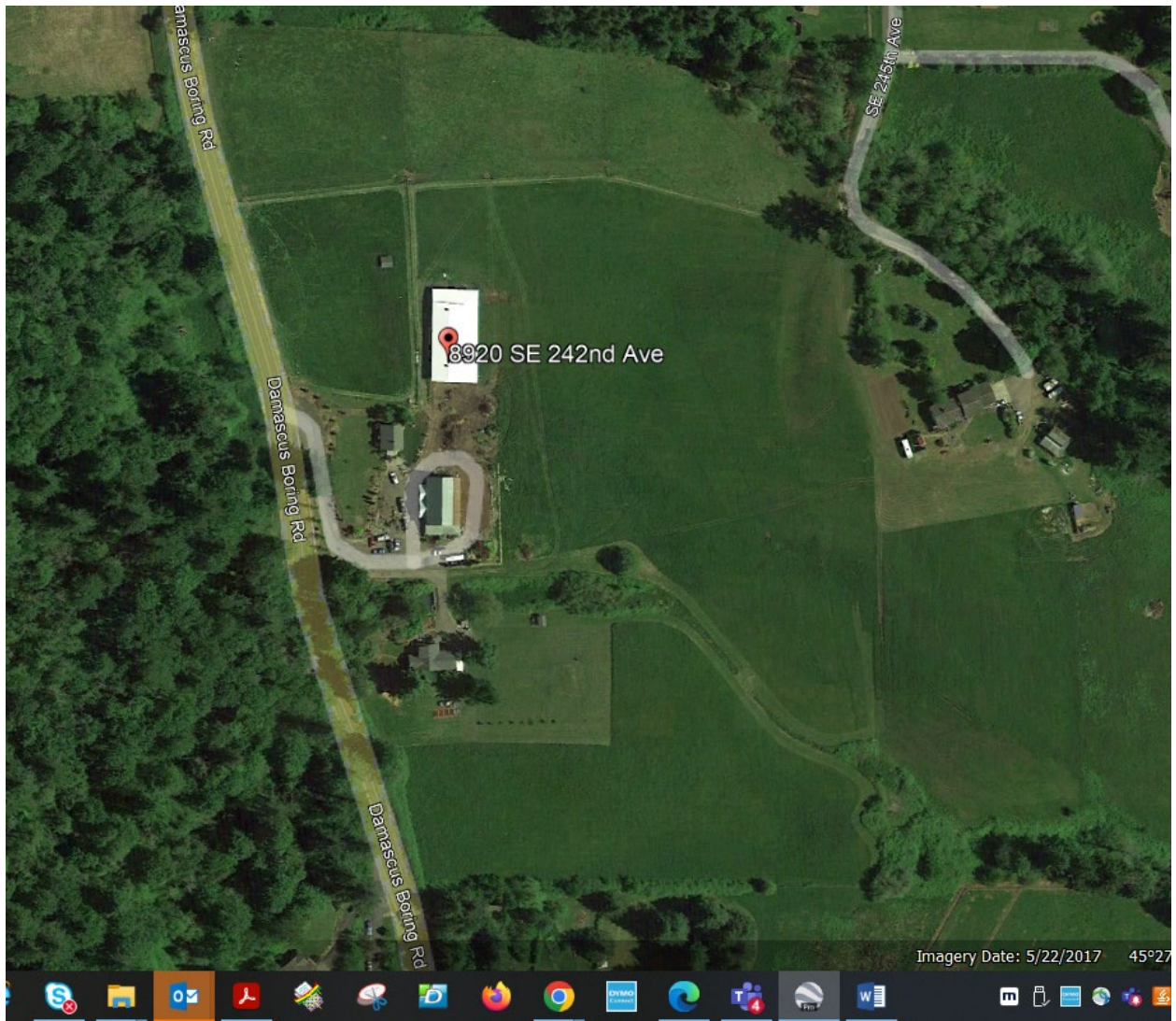


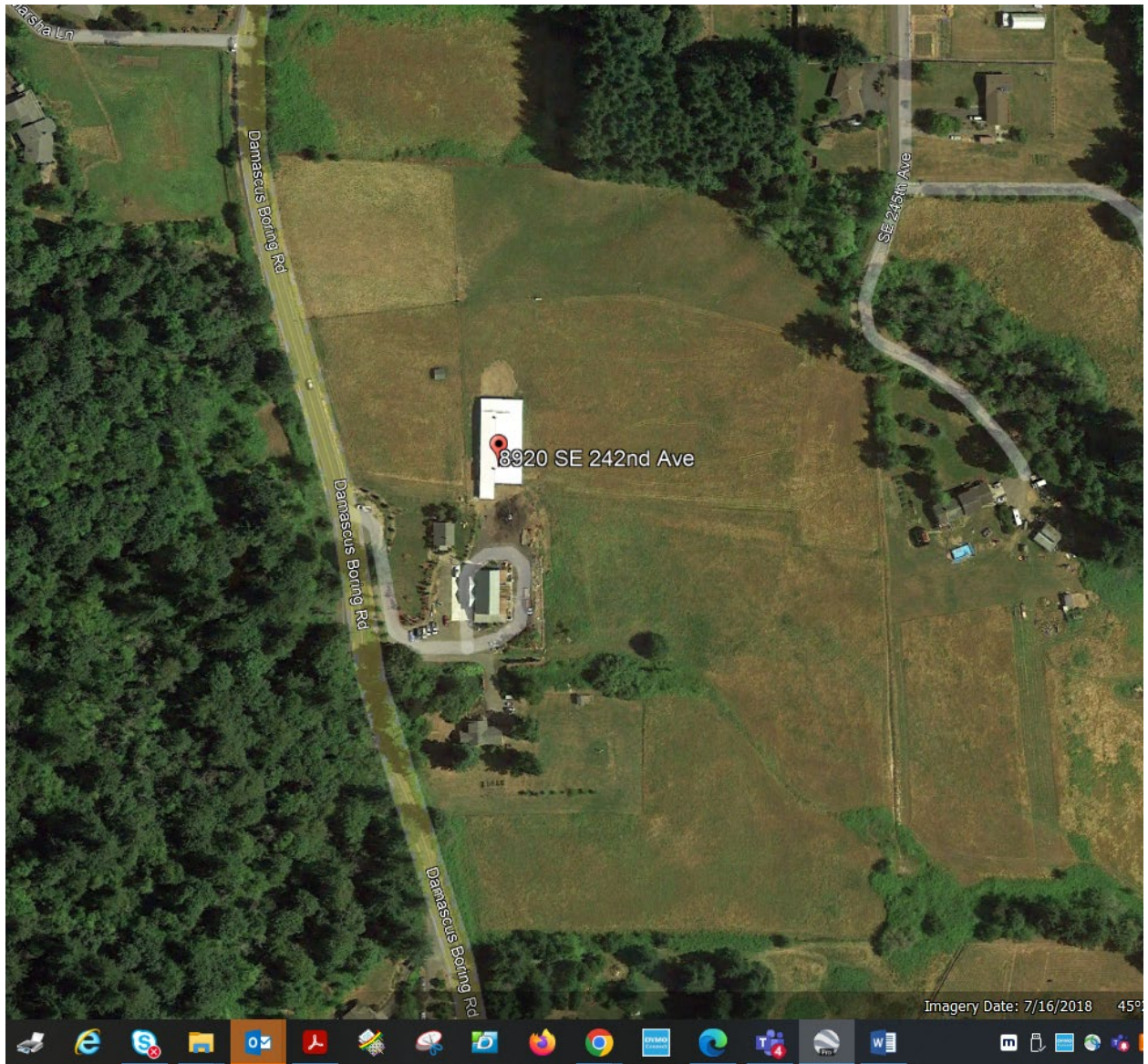


7 > 11/13/2018











June 22, 2023

Eugenio Chavez
8920 SE 242nd Ave
Damascus, OR 97089

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

VIOLATION: V0017823

SITE ADDRESS: 8920 SE 242nd Ave, Damascus, OR 97089

LEGAL DESCRIPTION: T1S, R3E, Section 26B, Tax Lot 01400

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

- Remodel to a single family residence without permits
- Conversion of a feed barn into a garage
- Accessory structure built without permits

VIOLATIONS & HOW TO RESOLVE

On June 22, 2023 building inspector Robert Fix posted a Stop Work Order on the above reference property for foundation work occurring to the single family residence and a new retaining wall that requires permits. I reviewed County records and aerial history of the property. In addition, the original barn onsite has undergone extensive changes to convert this structure into a garage and habitable space starting in 2015. There was also an approximately 10,300 square foot accessory structure built in 2018 without approved permits. The remodel to the single family residence, retaining wall, conversion of the barn and the accessory structure built without permits 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 August 7, 2023**.

Remodel to a Single Family Residence and Retaining Wall

Currently, the single family residence has been raised with foundation work occurring to the residence and a retaining wall that is supporting a surcharge has been built. Permits are required for this work. Based on a review of the County permitting system, no permits have been submitted for this work. In order to abate the violation, please complete the following **no later than August 7, 2023**:

- Please submit, or have your professional submit, the building permit application(s), technically complete plans for the foundation work to the single family residence and retaining wall and pay appropriate fee(s).
****Please note – this work will require a licensed Engineer or Architect with the State of Oregon to stamp your drawings and submit calculations.****
 - 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).

Barn Converted to Garage with Habitable Space

Based on aerial images and the onsite inspection, the original feed barn on the property has been converted into a garage with habitable space including structural, electrical, mechanical and plumbing. Based on a review of the County permitting system, no permits were submitted to the County for the conversion of the barn. In order to abate the violation, please complete the following **no later than August 7, 2023**. Based on the zoning of the property EFU, accessory dwelling units and guest houses are not an allowed use.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the conversion of the barn into a garage. The habitable space will need to be converted to an allowed use.
****Please note – this work will require a licensed Engineer or Architect with the State of Oregon to stamp your drawings and submit calculations.****
 - 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).

Accessory Structure Built Without Permits 2018

Based on aerial imagery, there is an approximately 10,300 square foot accessory structure that was built on the subject property between 2015 and 2018. I reviewed the County permitting system and found no permits had been submitted for the construction of that accessory structure. In order to abate the violation you must complete the following **no later than August 7, 2023**.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the accessory structure.
****Please note – this work will require a licensed Engineer or Architect with the State of Oregon to stamp your drawings and submit calculations.****
 - 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

- Please submit, or have your professional submit the application and required supporting documentation to agricultural exempt the structure.
 - 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.

CONTACT INFORMATION

Planning – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

Building – If you have questions concerning permitting requirements please contact Shirley Cass-Crosby at 503-742-7536 or email at scasscrosby@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.

WFG Title 14008823 SS

File No. 14008823

Grantor		Clackamas County Official Records Sherry Hall, County Clerk	2014-040454
Michael W. Obrist 17231 SE McKinley Road Gresham, OR 97080			
Grantee		D-D	Cnt=1 Stn=6 KARLYN
Eugenio Chavez 8920 SE 242nd Avenue Damascas, OR 97089		\$15.00 \$16.00 \$10.00 \$22.00	\$63.00
After recording return to			
Eugenio Chavez 8920 SE 242nd Avenue Damascas, OR 97089			
Until requested, all tax statements shall be sent to			
Eugenio Chavez 8920 SE 242nd Avenue Damascas, OR 97089 Tax Acct No(s):			

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Michael W. Obrist,
Grantor(s) convey and warrant to
Eugenio Chavez,
Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

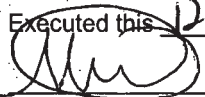
SEE ATTACHED EXHIBIT "A"

This property is free of encumbrances, EXCEPT: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, if any, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$425,000.00** (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.

Executed this 12th day of August, 2014.



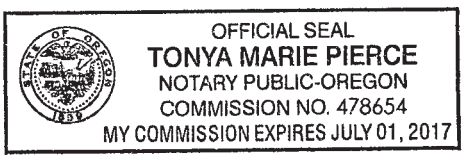
Michael W. Obrist

State of Oregon, County of Clackamas) ss.

This instrument was acknowledged before me on this 12th day of August, 2014 by Michael W. Obrist.

8

Notary Public for Oregon
My commission expires: July 1, 2017



A parcel of land located in the East one-half of the Northeast one-quarter of Section 27 and the West one-half of the Northwest one-quarter of Section 26, Township 1 South, Range 3 East of the Willamette Meridian, in the City of Damascus, County of Clackamas and State of Oregon, and more particularly described as follows:

COMMENCING at the section corner common to Sections 22, 23, 27 and 26, Township 1 South, Range 3 East of the Willamette Meridian; thence South 00°19'13" West along the section line between Sections 27 and 26, a distance of 549.13 feet to a 5/8 inch iron rod and the true point of beginning of this description; thence South 88°21'12" East, parallel with the North line of said Section 26, distance of 748.19 feet to a 1/2 inch iron rod and the Northwest corner of that tract of land described in Fee No. 79-51947 Clackamas County Deed Record; thence along the Westerly boundary of said tract the following courses and distances, South 12°09'41" West, a distance of 249.80 feet to a 5/8 inch iron rod; thence South 23°50'58" East, a distance of 94.08 feet to a 5/8 inch iron rod; thence South 00°17'22" East, a distance of 212.95 feet; thence North 84°45'39" West a distance of 140.48 feet; thence North 02°54'23" East a distance of 51.19 feet; thence North 84°45'39" West a distance of 404.88 feet; thence South 01°01'26" East a distance of 268.34 feet; thence South 89°45'00" West a distance of 94.96 feet to point hereinafter known as Point "B", thence South 89°45'00" West a distance of 157.81 feet to a point hereinafter known as Point "A" in the Easterly right-of-way line of 242nd Avenue (County Road No. 1349) also being point of non-tangent curve; thence Northerly along said Easterly right-of-way line a distance of 83.40 feet along the arc of a 447.46 foot radius circular curve to the right through a central angle of 10°40'45" (long chord bears North 07°12'14" West a distance of 83.28 feet) to a point of tangency; thence North 01°51'54" West along said Easterly right-of-way line, a distance of 12.11 feet; thence along the arc of a 984.93 foot circular curve to the left along said Easterly right-of-way line through a central angle of 14°58'00", a distance of 257.28 feet (long chord bears North 09°20'54" West, a distance of 256.55 feet); thence North 16°49'54" West, along said Easterly right-of-way line a distance of 328.79 feet; thence along said Easterly right-of-way line, along the arc of 924.93 foot radius circular curve to the right through central angle of 08°20'20" a distance of 134.62 feet (long chord bears North 12°39'44" West a distance of 134.50 feet) to a point on the South line of that tract described in Book 658, Page 878 of the Clackamas County Deed Records, recorded June 18, 1965; thence leaving said East right-of-way line of 242nd Avenue and continuing on the South line of said tract described in Book 658, Page 878, South 88°21'12" East, a distance of 231.38 feet to the true point of beginning of this description.

djs

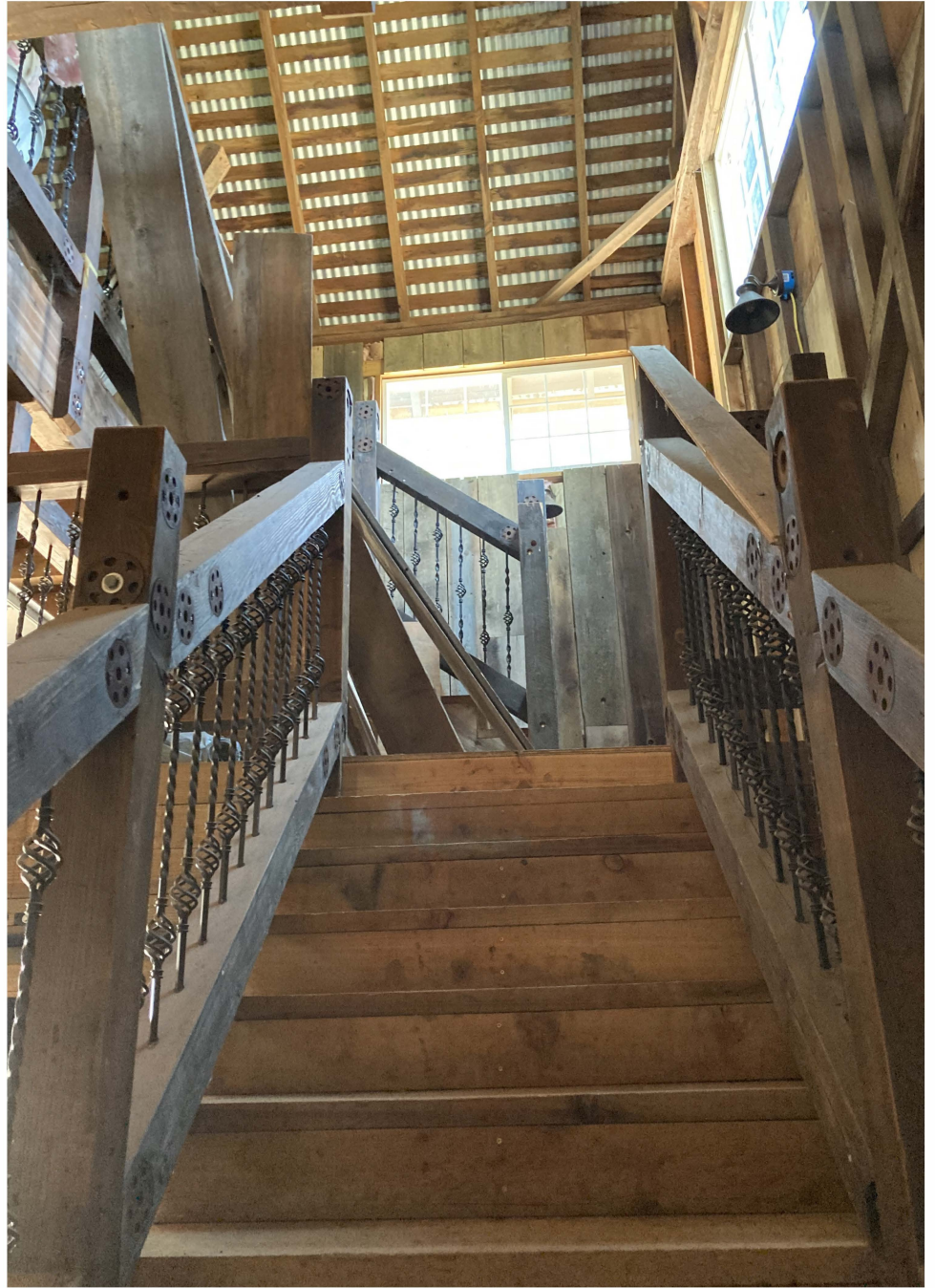




















Citation No. 2300178

Case No. V0017823

ADMINISTRATIVE CITATION

Date Issued: September 11, 2023

Name and Address of Person(s) Cited:

Name: Eugenio Chavez
Mailing Address: 8920 SE 242nd Ave
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 11th day of September, 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): 8920 SE 242nd Ave, Damascus, OR 97089

Legal Description: T1S, R3E Section 26B, Tax Lot(s) 01400

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) Failure to obtain approved permits and approved final inspections for a remodel to a single family residence.
Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 2) Failure to obtain approved permits and approved final inspections for a remodel and electrical installed in a detached garage.
Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 3) Failure to obtain approved permits and approved final inspections for the installation of rain drains and woodstove in a detached garage.
Maximum Civil Penalty \$1,000.00 Fine \$200.00

- 4) Failure to obtain approved permits or an approved agricultural exemption for an accessory structure approximately 10,000 square feet in size.
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 \$1,400.00. 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
Telephone No.: 503-742-4759

Date: September 11, 2023
Department Initiating Enforcement Action: Code Enforcement

Kauppi, Jennifer

From: Donaldson, Amanda
Sent: Monday, October 16, 2023 10:27 AM
To: Kauppi, Jennifer
Subject: RE: V0017823 8920 SE 242nd Ave Jennifer

Hello Jenn,

I just spoke to with Eugenio. He is working with JAS Engineering for the violation and I gave him information on permitting the AG Structure. I have the signed proposal, that I wasn't sure if you needed or not. Showing proof that he has paid them for their services. Let me know what else you need from me.

Amanda Donaldson, Permit Specialist

Pronouns:she/her

Clackamas County Building Codes Division
150 Beaver Creek Rd., Oregon City, OR 97045

Primary Phone: 503.742.4240

Regular work schedule is M-Th from 7:30 am until 4:30 pm

The Clackamas County Building Codes Division Operates:

Monday through Thursday, 7:30 AM to 4:30 PM

2nd and 3rd floor LOBBY HOURS are Monday - Thursday 8:00 AM to 4:00PM

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

Were you happy with the service you received today?



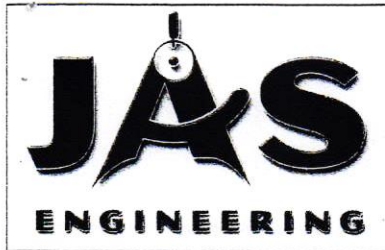
CLICK A SMILEY

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Monday, October 16, 2023 10:06 AM
To: Morrison, Brittany <BMorrison@clackamas.us>; DTD - CE Duty Officer <DTD-DutyOfficer@clackamas.us>
Subject: RE: V0017823 8920 SE 242nd Ave Jennifer

Eugenio needs to speak with permits.

Thank you
Jennifer



JAS Engineering Inc.
1419 Washington St
Oregon City, OR 97045
O: 503.657.9800
C: 503.449.3080



V0017823

PROPOSAL FOR ENGINEERING SERVICES

Project File#: 23-061

Project Name: Chavel Res. Addition, Remodel, and New Foundation

Project Contractor/Manager: TBD

Client: Eugenio Chavel

Address of Project: 8920 SE 242nd Ave, Demascus, OR

Dear Eugenio:

The JAS Engineering design team has received the request from you to provide drawings for the proposed design of a new basement below the existing property, and a 2-Story addition above a new garage at your property noted above. We understand the project involves the design of these element and their effect on the existing property and the determination of the loading requirements for the new basement and 2-story addition above the new garage. We visited the property on Tuesday, August 1st, to assess the preliminary requirements then discussed them with you. We can prepare these structural drawings with backup calculations for the County for permitting.

OBJECTIVES

The project consists of adding an approximately 32' x 26' basement below the existing residence, along with a 26' X 24' garage with two story addition above it at the front of the existing residence. The goal for the Lower level is to have the kitchen, living and dining rooms there. The Main level will have the Master suite, and two bedrooms. The upper level will consist of two bedrooms and a bonus/family room. We understand you are planning to have 2½ bathrooms. We have been told that the foundations have been poured without a permit and some effort will be required to confirm the reinforcement and concrete strength to provide details to the county so these elements can be accepted.

We understand the floor and ceiling height will be designed to match the existing residence. The roof of the addition will be framed to be coordinated with the existing roof framing. The size and location of the new addition is subject to side and back yard setbacks, and will need approval from the County. JAS Engineering will provide roof framing, floor framing, and a foundation plan for the addition. We will also provide foundation design for the lower level under the existing residence and strengthen the floor framing above as necessary. We will include detail sheets, a structural notes sheet and structural calculations as part of the package that is to be submitted to the County for permitting.

We understand the project construction is to be built based on the drawings prepared by us. The scope of the project is to provide plans showing the location and extent of the new walls, floor and roof framing. Lateral design to resist the code required wind and seismic forces will be needed on the addition and the wall between the addition and walls of the lower level below the existing building. JAS Engineering will provide the design to meet the code required roof snow, live load and dead load forces along with wind and seismic for new addition area of the residence. Structural details will be provided to show the construction requirements for the roof framing to wall connections, beam/header to posts and any other required connections.

We will show non-structural elements such as the architectural grade roof shingles, insulation requirements, roof ventilation locations, smoke alarm locations and ventilation fans where required.

PROJECT SCOPE

JAS Engineering will provide a designer to develop **Non-Structural** provisions to included

- As built Drawings of the existing house
- Lower, Main & Upper Floor proposed plan
- House Front, Rear and Side wall elevations
- Layout for the proposed addition and remodeled residence
- Site Plan- showing the house and addition on the lot

JAS Engineering will prepare the **Structural Provisions** to include:

- A foundation/slab-on-grade plan, main floor framing plan, Upper floor framing plan, and roof framing plan showing the addition and partial existing building
- Lower Level, Main Level & Upper Level Shear Wall Plan for the addition
- Structural details of connections for the roof framing and floor joist to wall or beam, beam to column and wall and column to foundations
- Structural calculations for the framing, foundation and connections
- Structural notes sheet

For the project, a structural engineer registered in the State of Oregon will prepare the drawing details and calculations for this project.

COMPENSATION

JAS Engineering shall be compensated on a "time-plus-expense" basis and estimate the fees will be:

- \$ 7,500.00 for the above-described work including non-structural and structural components. Dealing with the county to get non-permitted work accepted can sometimes be challenging, and may require additional fees if necessary.

This includes:

- Initial site visit and measurements
- The time for preparation of the scope and proposal
- The above fees include the plans, details and calculations for the project and response to contractor bidding questions within the above scope

Additional Services, not included in the fee estimate, if you choose to use this service:

- **\$ 500.00 permitting fee** for completed document submittal to the County for final permitting of the project
- **Construction services and additional site visits** are in addition to these fees and will be completed on an hourly basis. Exhibit "A" Fee Schedule is attached as part of this agreement.

A \$2,500.00 deposit will be requested as a down payment for services at signing of the proposal.


If you find our terms and conditions acceptable for this project, please sign the line below and return it to us so we can begin the design for this project. We appreciate the opportunity to assist you on this project.

Sincerely,



Andy Stember, President
JAS Engineering, Inc.

Attachment

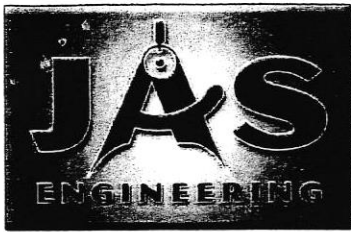


Signature - Owner

9/25/2023

DATE

PAID \$ 2500.00
CASH
9-25-23



JAS Engineering, Inc.

Fee Structure

Hourly Fees:	Senior Principal	\$95.00/hr
	Senior Engineer	\$95.00/hr
	Staff Engineer	\$80.00/hr
	Admin/Drafting	\$60.00/hr

Approved Expenses will be billed at cost.