



NOTICE OF HEARING

November 15, 2023

Don Carpenter
PO Box 573
Brightwood, OR 97011

RE:: County of Clackamas v. Don Carpenter
File: V0015223

Hearing Date: December 14, 2023

Time: This item will not begin before 10:00am 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) 742-4459, 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 donc.electric@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 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 503-742-4459 **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/87584179173?pwd=a2hZZ0NmSkIwRmNLVTBYSTJEK1pGdz09>

Passcode: 460475

Or One tap mobile:

+17193594580,,87584179173# US

+12532050468,,87584179173# 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 +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 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

Webinar ID: 875 8417 9173

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

DON CARPENTER,

Respondent.

File No: V0015223

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: PO Box 573, Brightwood, OR 97011.

2.

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

24711 E Hillview Dr., Brightwood, OR 97011 also known as T3S, R7E, Section 03BA, Tax Lot 11500, and is located in Clackamas County, Oregon.

3.

On or about the 18th day of September, 2023 the Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for an accessory structure converted to habitable space. 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 Respondent in the following manner: Administrative Citation #2300152 in the amount of \$500.00 was mailed via first class mail on September 18, 2023. A copy of the notice document is attached to this Complaint as Exhibit H, 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 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 10 day of October, 2023.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

DON CARPENTER

Respondent.

File No.: V0015223

STATEMENT OF PROOF

History of Events and Exhibits:

- May 15, 2023 Clackamas County received a complaint regarding an accessory structure converted to habitable space without permits.
- May 16, 2023 Correspondence was sent to the legal owner at the time the file was opened
Exhibit A regarding the alleged violation.
- May 16, 2023 I review County records and found that the structure in question was
Exhibit B permitted in 1983 for storage only. No electrical, plumbing or mechanical permits had been issued for the structure.
- May 24, 2023 I conducted a site inspection at the subject property. I found the structure
Exhibit C had recently been sided, a 2nd story deck with stairs had been added and evidence that the structure was being lived in.
- May 24, 2023 I contacted the water district for that area. The representative at the district stated that the garage had been a half built structure for decades and then over the past few months the walls were completed and someone started to live in the structure. I also found no records of a septic system on the subject property.
- May 25, 2023 I found a phone number for the owner Ron Gamble and called him regarding the violation. Ron stated that he had sold the property to Don Carpenter over a year ago and he was supposed to have updated the records.
- May 25, 2023 I called Don regarding the violation on the property. Don stated that he connected the structure to water and septic from his neighboring property and that someone was living in the structure. I explained to Don that the County would be posting the building as a dangerous building.
- June 7, 2023 I conducted a site visit and posted the structure as a dangerous building.
Exhibit D The deadline for the removal of the water and septic lines was July 7, 2023.

June 15, 2023 Exhibit E	Correspondence was sent to the Respondent with a deadline of July 15, 2023 to submit the permits for the deck and stairs. A provided a deadline of August 15 th for Don to decide if he wanted to try and legalize the entire structure as a single family residence or decommission it completely.
August 24, 2023 Exhibit F	I emailed Don regarding the violation and asked him for an update. Don responded stating that he was going to keep it as storage only and will just disconnect the water and septic which had already been done. I let Don know that simply disconnecting the water and septic was not one of the options to abate the conversion of the structure.
September 18, 2023 Exhibit G	Citation 2300152 for \$500.00 for the Priority 1 Building Code violation was sent first class mail. The first class mail was not returned and the citation remains unpaid.
October 10, 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 45 days of the date of the Order by obtaining all required permits and approved final inspections to permit the electrical and remove the water and septic lines back to the original connection from the adjoining property. In addition, all plumbing and mechanical fixtures inside the structure must be removed and decommissioned.
- Code Enforcement to confirm compliance of the above item 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 \$1,000.00 for date cited September 18, 2023.
- Payment for Citation No. 2300152 issued on September 18, 2023 for \$500.00.
- The administrative compliance fee to be imposed from June, 2023 until the violation is abated. As of this report the total is \$300.00.
- 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.



May 16, 2023

Ronald Gambell
16191 Lost Coyote
Mitchell, OR 97750

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

Site Address: No Situs - E Hillview Dr Rhododendron, OR 97049
Legal Description: T3S, R7E, Section 03BA, Tax Lot 11500

It has come to the attention of Clackamas County Code Enforcement that construction of a garage and a remodel to a habitable space may have been done without the benefit of permits.

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

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

E-mail address is JKauppi@clackamas.us

Telephone number is 503-742-4759

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

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오.

GRANTOR:

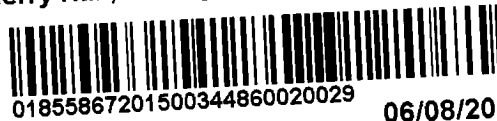
GAMBELL PROPERTIES, LLC
by JULIE KANO, MANAGER

Clackamas County Official Records
Sherry Hall, County Clerk

2015-034486

GRANTEE:

RONALD GAMBELL



\$58.00

06/08/2015 11:28:10 AM

AFTER RECORDING RETURN TO:

GARY G. LINKOUS
P.O. BOX 636
WELCHES, OREGON 97067

D-D Cnt=1 Stn=1 JANIS
\$10.00 \$10.00 \$16.00 \$22.00

UNTIL FURTHER NOTICE ALL TAX STATEMENTS TO:

RONALD GAMBELL
P.O. Box 33
Brightwood, Oregon, 97011

BARGAIN AND SALE DEED

GAMBELL PROPERTIES, LLC, Grantor, conveys to, RONALD GAMBELL, Grantee, the following described real property, including any and all claims for rents and payments therefrom except as specifically set forth herein:

Four (4) parcels of property all located in the County of Clackamas, Oregon and further described on the attached EXHIBIT A

The true consideration for this conveyance is the full satisfaction of grantee's rights as a beneficiary of the Robert K. Gambell Revocable Trust.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009."

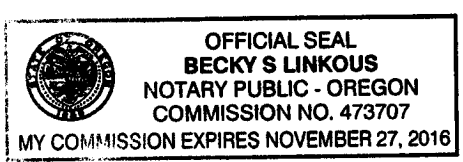
DATED: 5/29, 2015

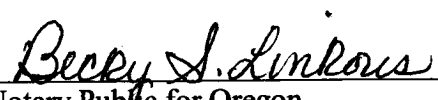


JULIE KANO, MANAGER
Gambell Properties, LLC

STATE OF OREGON)
)
County of CLACKAMAS) ss.

On this 29 day of MAY 2015, before me personally appeared JULIE KANO, Manager of Gambell Properties, LLC, and acknowledged to me that she executed this document freely and voluntarily.





Notary Public for Oregon
My commission expires: Nov. 27, 2016

EXHIBIT A

1. Reference Parcel: 27E30C01602

Site Address: 64590 E. Brightwood Loop Road
Brightwood, Oregon 97011

Legal:

27E30C 01602

00725282

A tract of land in the South one-half of the Southwest one-quarter of Section 30, Township 2 South, Range 7 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at an iron pipe driven on the North side of the Mt. Hood Loop Highway, which is 1122.00 feet East and 1377.80 feet South from the one-quarter section corner between Section 25, Township 2 South, Range 6 East, of the Willamette Meridian, and Section 30, Township 2 South; Range 7 East, of the Willamette Meridian; thence South 31 °10' East, 132.00 feet along the Northeast boundary of Mt. Hood Loop Highway to a point; thence North 58°50' East, 141.20 feet to a point; thence East parallel with the North boundary of the land conveyed to Klrel, also known as Keil, by Deed recorded August 28, 1962, In Book 609, Page 516, Deed Records, 186.00 feet to a point; thence North to a point of Intersection with the North boundary of said Kiel land; thence West 254.00 feet, more or less, to an Iron pipe; thence South 58°50' West, 141.20 feet to the point of beginning.

Excepting that tract conveyed to E. Henry Wemme, recorded In Book 123, Page 331, Deed Records.

2. Reference Parcel: 37E03BA11500

Legal: **37E03BA11500** **00965726**
518 Woodlands, Lot 50 & 51 Block 2

3. Reference Parcel: 37E03BA11600

Legal: **37E03BA11600** **00965735**
518 Woodlands, Lot 52 & 53 Block 2

4. Reference Parcel: 27E30C00600

Legal:

27E30C 00600

00725148

Part of the Southwest one-quarter of Section 30, Township 2 South, Range 7 East of the Willamette Meridian, In the County of Clackamas and State of Oregon, described as follows: Beginning at the Southwest corner of said Section 30, Township 2 South, Range 7 East of the Willamette Meridian; thence North along section line, 1400.00 feet, more or less, to a point located on the line South 60° West from the most Westerly corner of a tract of land conveyed to Mt. Hood Sliver Fox Farm in Book 183, page 391, Deed Records, which point is the true point of beginning of the tract herein described; thence North 60° East 1046.00 feet to a point; thence South 88° 57' East, 488.6 feet; thence South 20 feet from and parallel to the West line of the East one-half of the Southwest one-quarter of said Section; a distance of 475.00 feet to a point; thence South 60° West to a point where line intersects the West line of said Section 30; thence North following, West line of said Section to the true point of beginning.

EXCEPTING that tract conveyed to E. Henry Wemme, recorded In Book 123, page 331. Deed Records.

ALSO EXCEPTING that tract conveyed to H.F. Lee and Edith Lee recorded In Book 209, page 146, Deed Records.

ALSO FURTHER EXCEPTING that portion lying Southwesterly of the Northeasterly right of way line of Old Mt. Hood Loop Highway.

AND ALSO FURTHER EXCEPTING that portion conveyed to Salvador Lora and Lori Lora on March 22, 1989 as Fee No. 89011959.

(2)

Occupancy 1-1
 Type of Building EN
 Single Family _____
 Multi Family (no) _____
 Commercial _____
 Industrial _____
 Ag. Bldg. _____
 Other STORAGE
BLDG

CLACKAMAS COUNTY
 DEPARTMENT OF ENVIRONMENTAL SERVICES
 902 ABERNETHY ROAD, OREGON CITY, OR 97045

Permit No. 850-83
 Plan Check No. C6257-82
 Construction Cost 692.6
 Permit Fee 125-
 Mech. Fee _____
 State Surcharge 4% 5-
 Plan Check Fee 31.25
 Total Fee 161.25
 Less: Prepaid 22.15
 Amount Due 139.-

BUILDING PERMIT APPLICATION

(VIOLATION)

Serial No. _____
 Plans Accepted By [Signature] Date 11/29/82
 Application Received By [Signature] Date 11-29-82

TO BE FILLED IN BY APPLICANT

Project Location (Address) Old Smokey Rd. P.O. Box 356 Rhododendron, OR
 Nearest Cross Street Sdmnerry
 Subdivision Name Mt. Hood Woodlands Lot 89, 10, 50, 5 Block 2
 Township T. 3. S. Range R. 7. E. Section 3 BA Tax Lot 11500
 Lot Size 4800 (Sq. Ft.) Building Area 640 (Sq. Ft.) Basement Area N/A (Sq. Ft.) Garage Area N/A (Sq. Ft.)
 Stories two Bedrooms N/A Water Source public Sewage Disposal: N/A
 Estimated Cost of Labor and Material 43,500.00
 Plans and Specifications made by Todd Beasley accompany this application.
 Owner's Name Todd + Julie Beasley Builder's Name owner
 Address P.O. Box 356 Address _____
 City Rhododendron State OR City _____ State _____
 Phone 622-4712 Zip 97049 Phone _____ Zip _____

I certify that I am registered under the provisions of ORS Chapter 701 and my registration is in full force and effect. I also agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below.

APPLICANT _____ HOME BUILDER'S REGISTRATION NO. _____ DATE _____
 I certify that I am exempt from the provisions of ORS Chapter 701. The basis for my exemption is _____

I agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below:
Todd Beasley DATE 11/29/82

SEWAGE DISPOSAL REQUIREMENTS:
 Septic Tank Capacity I CERTIFY THAT THIS CONSTRUCTION WILL NOT INTERFERE WITH Gallons _____ or Serial _____ Distribution _____
 Total Length of Lines _____ Feet. Number of Lines _____ Distance Between Lines _____ Feet.
 Comments: NO PLUMBING ALLOWED WITHOUT APPROVAL
 SIGNED Todd Beasley DATE 11/29/82

PLANNING DEPARTMENT REQUIREMENTS: No commercial or industrial use. Lot size does not allow raising livestock except as provided in Clackamas County Livestock Ordinance #821 - Not to be occupied as a residence.

ZONE: _____
 Development Construction: Approved Denied
 Sewage Disposal: Approved Denied
 Plans Checked: Approved Denied
 Planning Department: Approved Denied
 Permit Issued: 50
 By: _____ Date: _____ By: A.M. Jones Date: 1-21-83
 By: _____ Date: _____ By: _____ Date: 6/20/83

EXHIBIT B, PAGE 1 OF 1





NOTICE AND ORDER OF DANGEROUS BUILDING

AND NOTICE TO VACATE

DO NOT ENTER THIS BUILDING

UNSAFE TO OCCUPY

IT IS A MISDEMEANOR CRIME TO OCCUPY, ENTER, OR

REMAIN IN THIS BUILDING

VIOLATORS ARE SUBJECT TO ARREST

DO NOT REMOVE OR DEFACE THIS NOTICE

Pursuant to ORS 162.305

**Issued by Cheryl Bell, Acting Building Official, Assistant Director Department of
Transportation and Development Clackamas County**

TO: Ronald Gambell, Donald Carpenter, and All Occupants

LEGAL: T3S, R7E, Section 03BA, Tax Lot 11500

SITE ADDRESS: No Situs

AUTHORITY: Chapter 9.01 of the Clackamas County Code

DATE: June 7, 2023

Pursuant to Chapter 9.01 of the Clackamas County Code the Building Official for Clackamas County have inspected or caused to be inspected the accessory structure at the above referenced location and have determined that such building is a dangerous building [and is an immediate danger to life, limb, and safety of its occupants and the public] for the following reasons:

- §9.01.100(C). Whenever a building or structure is being used or occupied contrary to the manner in which it was approved provided that such use creates a life or fire safety hazard, health hazard, or environmental hazard to the building occupants or adjacent property owners. The accessory structure onsite was permitted as storage only without habitable space.
- §9.01.100(E). Whenever, for any reason, a building or structure or a portion thereof is manifestly unsafe for the purpose for which it is being used. The accessory structure has been converted to habitable space without the benefit of permits.
- §9.01.100(G). Whenever any building system (electrical, plumbing, heating, ventilation, air conditioning or other permanently installed system) is determined to be unsafe or otherwise in violation of any applicable code or ordinance. The electrical, water and septic connections were installed without permits.
- §9.01.100(L). Whenever an occupied building lacks a functioning connection to public sewer or an approved and fully operational septic facilities. The septic connection to the structure was installed without permits.
- §9.01.100(M). Whenever any other condition exists that creates a significant structural, life or fire safety, health or other hazard that impacts the occupancy or continued use of buildings or structures. In such cases, the health officer or the building official shall cite the specific reason(s) that the building or structure has been determined to be unsafe. The accessory structure onsite has been converted to habitable space without permits. In addition, plumbing, electrical and septic connections have been installed without permits.

As a result of this notice and order you must take the following action(s) as required by the Building Official:

- 9.01.110(A)(3)(b). You must vacate the building **no later than 11:59 pm on June 10, 2023** and you must not re-occupy this building until you have obtain approved building, electrical, plumbing, mechanical and septic permits, approved final inspection and a certificate of occupancy.
- §9.01.110(A)(3)(a) **No later than July 7, 2023**, you must submit, or have your professional submit a complete plumbing application to decommission the water and septic connections to the accessory structure. In addition, an electrical contractor must submit an electrical permit application to permit the electrical that can remain and decommission the electrical that cannot remain. If a 220 amp has been installed for a stove, this will need to be removed. Please contact the Septic Department and Planning Department to determine what steps (if any) can be taken to keep the converted accessory structure on the subject property.

- Respond to all requests for additional plan review information within ten days of you being notified by Building Codes.
- The permits must have the fees paid in full within ten days of you being notified by Building Codes.
- All inspections so that final inspections may be obtained **not later than 45 days** of the date of receipt of your approved permits.

If the action(s) described above are not commenced within the timeframes provided, the Building Official will **continue to order the building vacated and posted to prevent further occupancy until the work is completed and** may proceed to cause the work to be done and charge the costs thereof against the property and its owner(s).

Any person having any record title or legal interest in the building may appeal from this notice and order and any action of the building official to the board of appeals, **provided the appeal is made in writing as provided in this chapter and filed with the building official within 30 days from the date of service of this notice and order.** See §9.01.150. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

This notice and order is being served upon the owner of record and posted on each known exit of the subject building. In addition, this notice and order is being served on other potential legal interest holders including but not limited to mortgage, deed of trust, or lien holders, and known tenants or occupants. Mailings shall be accomplished by certified mailing, return receipt requested, to the person or entity entitled to service of the notice and order as required by §9.01.110(C).



Cheryl Bell, Acting Building Official
Assistant Director, Development of
Transportation and Development
Clackamas County, Oregon



June 15, 2023

Ronald Gambell
16191 Lost Coyote
Mitchell, OR 97750

Don Carpenter
PO Box 573
Brightwood, OR 97011

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

VIOLATION: V0015223

SITE ADDRESS: No Situs - E Hillview Dr, Rhododendron, OR 97049

LEGAL DESCRIPTION: T3S, R7E, Section 03BA, Tax Lot 11500

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

Accessory structure converted to habitable space without permits
Deck and stairs over 30" in height built without permits or approved final inspections

VIOLATIONS & HOW TO RESOLVE

The accessory structure on the subject property was approved for a storage only use. A site inspection and phone conversation with Don Carpenter confirmed that the 2nd floor of the accessory structure was converted into a one bedroom one bathroom dwelling with approved permits or approved final inspections. In addition, the stairs and deck leading to the occupied space was also built without permits or approved inspections. The conversion of the accessory structure into habitable space and the deck and stairs built without approved 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 the deadline dates provided below.**

Deck and Stairs built without permits

In order to abate the violation **no later than July 15, 2023**

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the deck and stairs. ****Please note – a State of Oregon licensed architect or engineer will be required to stamp the drawings of the submitted plans and provide 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 converted to habitable space

The current lot has not been development to accommodate a single family residence. In order to abate the violation you will have to do one of the following **no later than August 15, 2023.**

- Submit appropriate applications to accommodate a single family residence or if applicable a guest home on the subject property

OR

- Submit a completed plumbing application to remove and cap all fixtures inside the accessory structure
- Submit a completed mechanical application to remove an mechanical installed inside the accessory structure.
- Submit a Statement of Use that the structure will be used for storage only.
 - All requests for additional information in order to complete the applications 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).

Please contact the Planning and Septic Departments to determine which option would be available for your property.

CONTACT INFORMATION

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

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

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

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

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

Jennifer Kauppi

Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

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

SP



02634971202300271280050057

\$113.00

07/31/2023 11:14:27 AM

D-D Cnt=1 Stn=2 COUNTER3
\$25.00 \$16.00 \$62.00 \$10.00

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

and tax statement sent to
Don Carpenter
PO Box 573
Brightwood OR 97011

Warranty Deed

This Deed is made by Ronald Gambell, "Grantor(s)", to
Don Carpenter, "Grantee(s)", whose post office address
is PO Box 573 Brightwood OR 97011,

as (select one):

- An Unmarried Sole Owner
- A Married Sole Owner
- A Single Sole Owner
- Joint Tenants
- Tenants in Common
- Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)
- Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ 0, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real
property (the premises) located in Clackamas County/Parish,
Oregon:

LEGAL DESCRIPTION: See exhibit "A"

PARCEL NUMBER: 27E30C01602
37E03BA11500, 37E03BA11600, 27E30C00600

TITLE SOURCE: 2015 - 034486

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

This transfer is tax exempt because _____.

Taxes for the year _____ shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

RONALD K GAMBELL Date: 7-27-2013

Ronald K Gambell, Grantor

16191 LOST COYOTE LN, Mailing Address

MITCHELL OREGON, City, State, Zip
97750

_____, Date: _____

_____, Second Grantor (if Applicable)

_____, Mailing Address

_____, City, State, Zip

~~First Witness: _____
Signature Printed Name Date~~

~~Second Witness: _____
Signature Printed Name Date~~

STATE OF Oregon)

COUNTY/PARISH OF Multnomah)

On July 27, 20 23, before me, Shelley Bolfik,

a Notary Public, personally appeared Ronald Campbell,

as Grantor(s), and _____, as Witness, and _____,

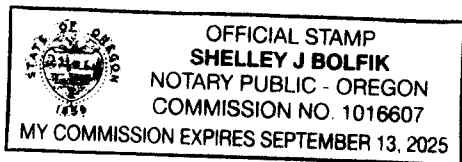
as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary

(SEAL)



Affiant _____ Known _____ Produced ID

Type of ID Drivers License

Commission expires: 9.13.25

I, Grantee, certify that the full consideration paid for the described property is:

\$ 40,000.00

Signed: [Signature]

(Grantee)

Dated: 7-28-2023

Signed: _____

(Second Grantee, if applicable)

Dated: _____

Preparer: _____

EXHIBIT A

1. Reference Parcel: 27E30C01602

Site Address: 64590 E. Brightwood Loop Road
Brightwood, Oregon 97011

Legal: **27E30C 01602** **00725282**

A tract of land in the South one-half of the Southwest one-quarter of Section 30, Township 2 South, Range 7 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at an iron pipe driven on the North side of the Mt. Hood Loop Highway, which is 1122.00 feet East and 1377.80 feet South from the one-quarter section corner between Section 25, Township 2 South, Range 6 East, of the Willamette Meridian, and Section 30, Township 2 South, Range 7 East, of the Willamette Meridian; thence South 31 °10' East, 132.00 feet along the Northeast boundary of Mt. Hood Loop Highway to a point; thence North 58°50' East, 141.20 feet to a point; thence East parallel with the North boundary of the land conveyed to Klel, also known as Keil, by Deed recorded August 28, 1962, In Book 609, Page 516, Deed Records, 186.00 feet to a point; thence North to a point of Intersection with the North boundary of said Kiel land; thence West 254.00 feet, more or less, to an Iron pipe; thence South 58°50' West, 141.20 feet to the point of beginning.

Excepting that tract conveyed to E. Henry Wemme, recorded In Book 123, Page 331, Deed Records.

2. Reference Parcel: 37E03BA11500
37E03BA11500 **00965726**
Legal: 518 Woodlands, Lot 50 & 51 Block 2

3. Reference Parcel: 37E03BA11600
37E03BA11600 **00965735**
Legal: 518 Woodlands, Lot 52 & 53 Block 2

4. Reference Parcel: 27E30C00600
Legal: **27E30C 00600** **00725148**

Part of the Southwest one-quarter of Section 30, Township 2 South, Range 7 East of the Willamette Meridian, In the County of Clackamas and State of Oregon, described as follows: Beginning at the Southwest corner of said Section 30, Township 2 South, Range 7 East of the Willamette Meridian; thence North along section line, 1400.00 feet, more or less, to a point located on the line South 60° West from the most Westerly corner of a tract of land conveyed to Mt. Hood Sliver Fox Farm in Book 183, page 391, Deed Records, which point is the true point of beginning of the tract herein described; thence North 60° East 1046.00 feet to a point; thence South 88° 57' East, 488.6 feet; thence South 20 feet from and parallel to the West line of the East one-half of the Southwest one-quarter of said Section; a distance of 475.00 feet to d point; thence South 60° West to a point where line intersects the West line of said Section 30; thence North following, West line of said Section to the true point of beginning.

EXCEPTING that tract conveyed to E. Henry Wemme, recorded In Book 123, page 331. Deed Records.

ALSO EXCEPTING that tract conveyed to H.F. Lee and Edith Lee recorded In Book 209, page 146, Deed Records.

ALSO FURTHER EXCEPTING that portion lying Southwesterly of the Northeasterly right of way line of Old Mt. Hood Loop Highway.

AND ALSO FURTHER EXCEPTING that portion conveyed to Salvador Lora and Lori Lora on March 22, 1989 as Fee No. 89011959.

②

POST
grantor not owner

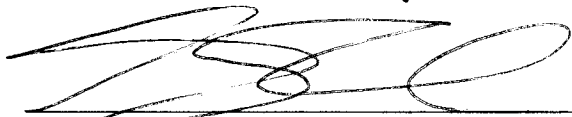
NOTARY ACKNOWLEDGEMENT
ATTACHED TO DOCUMENT Deed

File No: 7012 (sb)

Date: July 10, 2023

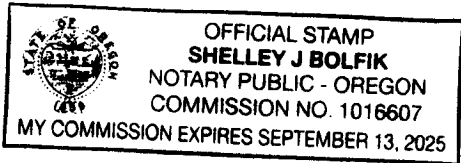
STATE OF Oregon)
)ss.
County of Multnomah)

This instrument was acknowledged before me on this 28 day of July, 2023
by **Don Carpenter.**



Notary Public for Oregon

My commission expires:



ORS 93.040

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 appropriate city or county planning dept. to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 25010 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.



Permit #: E0365323 Applied: 06/30/2023
 Type: Electrical / Electrical Approved: 06/30/2023
 Status: Issued Final:
 Valuation: \$0.00 Expiration: 12/27/2023
 Address: 24711 E HILLVIEW DR RHODODENDRON, OR 97049

Applicant: BECK ELECTRIC INC 5036567396
 Owner: GAMBELL RONALD
 Contractor: BECK ELECTRIC INC 503-656-7396

Certificate of Occupancy Required:

Parcel: 37E03BA11500 Class:
 Entered By: Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 10/09/2023 Violation:

Description: Service and 10 circuits - New overhead service and 10 circuits.

Conditions: INVESTIGATION FEES APPLY - INVESTIGATION FEES APPLY - THE 220 AMP NEEDS TO BE REMOVED FROM THE STRUCTURE.

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Permanent Service/Feeder - <200 Amps	1	\$161.00
Branch Circuits w/ Purchase Service or Feeder	10	\$120.00
Electrical State Surcharge	1	\$33.72
Total Fees:		\$314.72
Total Payments:		\$314.72
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>



Permit #: P0176423	Applied: 08/02/2023
Type: Plumbing / Plumbing	Approved: 08/02/2023
Status: Issued	Final:
Valuation: \$0.00	Expiration: 1/29/2024
Address: 24711 E HILLVIEW DR RHODODENDRON, OR 97049	

Applicant: SKS PLUMBING LLC 5038672492
 Owner: Ron Gambell
 Contractor: SKS PLUMBING LLC 503-867-2492

Certificate of Occupancy Required:

Parcel: 37E03BA11500	Class:
Entered By:	Occupancy:
Insp Area:	Units: Bldgs:
Printed: 10/09/2023	Violation:
Description: V0015223 - disconnecting existing water and sewer line from adjacent house	
Conditions:	

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (ESA). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Investigation Fee (Hours)	1	\$85.00
Bathtub	1	\$31.00
Water System	1	\$100.00
State Surcharge	1	\$15.72
State Surcharge	0	\$10.20
Total Fees:		\$241.92
Total Payments:		\$146.72
Balance Due:		\$95.20

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Kauppi, Jennifer

From: Don Carpenter <donc.electric@gmail.com>
Sent: Tuesday, August 8, 2023 7:43 AM
To: Kauppi, Jennifer
Subject: Re: 24711 E Hillview Rd - Plumbing Permit

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

I will call today.

Sent from my iPhone

On Aug 8, 2023, at 7:39 AM, Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Don,

Good Morning. Per our conversation on August 3rd regarding the plumbing permit that was pulled, you stated that the plumbing contractor was also going to be removing the septic line and that the permit should not read "and running a dedicated line" but only "disconnecting existing water line from adjacent house"

I checked on the permit this morning, and the septic line has not been added to the permit and the description of the permit has not been corrected.

Please have your contractor or yourself contact Shirley Cass-Crosby to have the septic line added to the permit and correct the description of the work being done. There was a note when the permit was pulled that the system was forcing a bathtub to be added which is an error. Shirley can use those monies charged towards the septic line.

Please have this completed by the end of business day on Friday August 11th.

I have copied Shirley on this email.

Thank you,

Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd.

Primary Phone: 503-742-4759

www.clackamas.us

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.

<image001.jpg>

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Monday, October 9, 2023 12:52 PM
To: Kauppi, Jennifer
Subject: FW: V0015223 - 24711 E Hillview Dr - Engineer Update

From: Kauppi, Jennifer
Sent: Thursday, September 7, 2023 9:59 AM
To: 'Don Carpenter' <donc.electric@gmail.com>
Subject: RE: V0015223 - 24711 E Hillview Dr - Engineer Update

Don,

Hello. As stated on your violation letter that was mailed to you on June 15, simply disconnecting the water and septic was not an option to abate the conversion of the structure.

Please see the attached
Thank you
Jennifer

From: Don Carpenter <donc.electric@gmail.com>
Sent: Wednesday, August 30, 2023 8:38 AM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: Re: V0015223 - 24711 E Hillview Dr - Engineer Update

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

At the moment I am planning on just keeping it storage and disconnecting the water and septic which has already been done. I finally was able to get everything figured out with the power company and the electrician will be starting on the electrical services on both hillview and old Smokey as soon as I can get it worked into the schedule.

Sent from my iPhone

On Aug 24, 2023, at 7:17 AM, Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Don,

Please let me know what the expected timeline is for the engineer to submit the plans and calculations for the deck and stairs.

Also – what plan have you decided on to either legalized the structure as a garage with an apartment or decommission the entire structure and return it to storage only? Your deadline to choose a path was August 15th, however, I have not heard from you as to which was you are going to go.

Thank you

Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beavercreek Rd.
Primary Phone: 503-742-4759

www.clackamas.us

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.

<image001.jpg>



Citation No. 2300152

Case No. V0015223

ADMINISTRATIVE CITATION

Date Issued: September 18, 2023

Name and Address of Person(s) Cited:

Name: Don Carpenter
Mailing Address: PO Box 573
City, State, Zip: Brightwood, OR 97011

Date Violation(s) Confirmed: On the 18th 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): 24711 E Hillview Dr., Rhododendron, OR 97049

Legal Description: T3S, R7E Section 03BA, Tax Lot(s) 11500

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 the conversion of an accessory structure into habitable space and a deck built over 30 inches in height.

Maximum Civil Penalty \$1,000.00

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: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: September 18, 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: _____