



## NOTICE OF HEARING

September 21, 2022

Linda Walls Trustee  
18625 SE Bakers Ferry Rd  
Boring, OR 97009

**RE::** County of Clackamas v. Linda Walls Trustee  
**File:** V0067914

**Hearing Date:** October 25, 2022

**Time:** This item will not begin before 11:00 am 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 Exhibits which have been submitted by the County

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 Diane Bautista, 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 Officers Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

**Carl Cox**  
**Attorney at Law**  
**14725 NE 20<sup>th</sup> Street, #D-5**  
**Bellevue, WA 98007**
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. We have sent you the Zoom invite to lindawalls.info@gmail.com. Please contact Diane Bautista if you are unable to find the email.

If you would like to present evidence at the Hearing please email or mail your evidence to DianeBau@clackamas.us or 150 Beavercreek Rd, Oregon City, Oregon 97045, no later than 4 work 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 Diane Bautista at 503-742-4459 **within 3 calendar days of receipt of the notice of hearing packet.**

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 503-348-4692 for assistance.**

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

## Department of Transportation and Development

### **Nondiscrimination Policy:**

The Department of Transportation and Development is committed to non-discrimination. For more information go to: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) or call (503) 742-4452.

**¡LE DAMOS LA BIENVENIDA!** Spanish

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

**ДОБРО ПОЖАЛОВАТЬ!** Russian

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

**欢迎!** Chinese (Mandarin)

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

**CHÀO MỪNG!** Vietnamese

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

[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) hoặc gọi điện thoại theo số 503-742-4452.

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

LINDA WALLS TRUSTEE,

Respondent.

File No: V0067914

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's place of residence is: 18625 SE Bakers Ferry Rd., Boring, OR 97009.

2.

The location of the violation(s) of law alleged in this Complaint is: 18625 SE Bakers Ferry Rd., Boring, OR 97009, also known as T2S, R3E, Section 23B, Tax Lot 00804, and is located in Clackamas County, Oregon.

3.

On or about the 13th day of June, 2022 Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits and approved final inspections. 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 violations was given to Respondent in the following manner: Citation and Complaint #1400679 in the amount of \$500.00 was mailed via first class mail on June 13, 2022. 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 violations 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 Title 9.02 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 19th day of September, 2022.



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Diane Bautista  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

LINDA WALLS TRUSTEE,

Respondent.

File No.: V0067914

STATEMENT OF PROOF

History of Events and Exhibits:

September 15, 2022 Exhibit A	I conducted research showing Linda Walls Trustee as the legal owner.
October 6, 2014	Clackamas County received a complaint regarding construction done without permits.
December 19, 2014 Exhibit B	Building Inspector Paul Craig conducted a site inspection and the Respondent indicated the 50' x 80' x 20' building (permit B0074217) was never inspected. Plans were drawn up and submitted to the County however the previous owner became sick and never continued with the process.
February 13, 2017 Exhibit C	Respondent's engineer Mike Platz submitted building permit applications to abate the violations.
April 14, 2017 & April 25, 2017 Exhibit D	County Plans Examiner Ray Van Lieu sent correspondence to Mike Platz requesting additional information so the permits could be issued.
March 11, 2019 Exhibit E	Correspondence was sent to the Respondent with a deadline of April 5, 2019 to abate the building code violations.
June 13, 2022 Exhibit F	Citation 1400679 was issued for \$500.00 for the building code violations and was sent via first class mail. Citation was returned with Respondent's signature. Citation has been paid.
September 15, 2022	I reviewed the County permit system and the County has not received the requested information and the permits have not been issued.
September 19, 2022	The County referred this matter to the Code Enforcement Hearings Officer.



If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, 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 Clackamas County Building Code by submitting the required information for the permits to be issued within 30 days of the date of the Continuing Order and receive final approved inspections within 60 days of the 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 violations of up to \$1,000.00 for date cited June 13, 2022.
- The administrative compliance fee to be imposed from April 2019 until the violation is abated. As of this report the total is \$2,575.00.
- 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.

3p  
v3

***Send all tax statements to:***  
***Linda Jean Walls***  
***18625 Bakers Ferry Rd.***  
***Boring, Oregon 97009***

with the west R/W line of County Road No. 778; thence S. 0°24'20"W. along said west R/W line a distance of 457.48 feet to an iron rod; thence N. 89°37'57" W. a distance of 783.42 feet to an iron rod; thence North a distance of 104.02 feet to an iron rod; thence West a distance of 25.00 feet to the true point of beginning. EXCEPTING THEREFROM that tract of land described in deed to Robert W. Judd and Delores A. Judd, recorded June 3, 1977, under Fee No. 77-21266, Film Records of Clackamas County.

SUBJECT TO: The rights of public in and to that portion of the above property lying within the boundaries of County Road No. 778.

SUBJECT TO: An easement, including the terms and provisions thereof, recorded December 9, 1936 in Book 235, page 16, Deed Records in favor of Portland General Electric Company, an Oregon corporation; for an easement and/or right of way; Affects: The Northwesterly portion of tract.

**23E14C 00900 00626326**  
**23E23B 00804 00634629**

More commonly known as: 18625 Bakers Ferry Rd, Boring Oregon 97009

This property is free of liens and encumbrances.

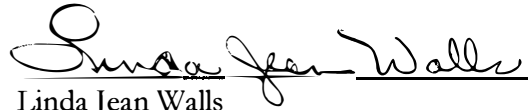
In construing this deed, where the context requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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

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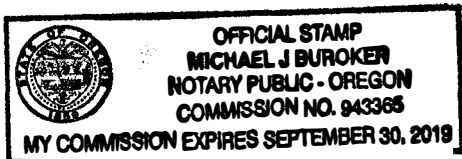
FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17 CHAPTERS 855, OREGON LAWS 2009.

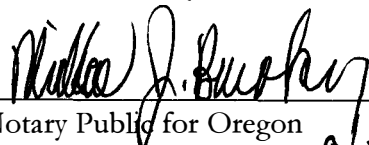
IN WITNESS WHEREOF, the grantor has executed this instrument on June 27, 2016.

  
Linda Jean Walls

STATE OF OREGON            )  
  )ss.  
County of Clackamas        )

Walls                       This instrument was acknowledged before me on June 27, 2016 by Linda Jean



  
Notary Public for Oregon  
My commission expires: 9/30/19



**Clackamas County**  
**Building Codes Division**

150 Beavercreek Road  
Oregon City, OR 97045  
Phone: (503) 742-4240  
<http://www.clackamas.us>  
Inspection Requests (24 hours):  
(503) 742-4720

**Building Inspection Notice**

Scheduled Inspection(s)

Permit Number: V0067914

Permit Description:

BUILT 50' X 80' X 20' TALL BUILDING  
ATTACHED TO CONNEX CONTAINERS USED  
FOR METAL FABRICATION

Inspection: Site Investigation

Scheduled Date: 2014-12-29

Permit Address: 18625 SE BAKERS FERRY RD

Inspector: Paul Craig

Inspector Phone: 503-793-5723

Inspection Result: **In Violation**

Inspection Comments:

Property owner indicated the building was never inspected. Plans were drawn up and submitted to the county, but the owner became sick and never continued with the process.

ASSIGN TO: R&K M.



# Building Permit Application

150 Beaver Creek Road, Oregon City, OR 97045  
Phone: (503) 742-4240 Fax: (503) 742-4741  
Inspection request: 503-742-4720  
Internet address: www.clackamas.us

Date Recd:	Bldg #: 80073917
By:	Plmb #:
Simple/Complex:	Elec #:
Land Use Appr:	Pj #:

TYPE OF WORK	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Demolition
<input type="checkbox"/> Addition/alteration/replacement	<input type="checkbox"/> Other:
CATEGORY OF CONSTRUCTION	
<input type="checkbox"/> 1- and 2-family dwelling	<input checked="" type="checkbox"/> Commercial/industrial
<input type="checkbox"/> Accessory building	<input type="checkbox"/> Multi-family
<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
JOB SITE INFORMATION AND LOCATION	
Job site address: 18625 SE BAKERS FERRY RD	
City/State/ZIP: BORING OR 97022 97009	
Suite/bldg/apr. no.: BLDG # 7	Project name:
Cross street/directions to job site:	
Subdivision:	
Tax map/parcel no.:	
DESCRIPTION OF WORK	
PERMIT EXISTING BLDG BUILT W/O PERMIT. SALV HOUSE	
<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name: LINDA WALLS	
Address: SAME	
City/State/ZIP:	
Phone: ( )	Fax: ( )
<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> CONTACT PERSON
Business name: MIKE PLATZ, P.E.	
Contact name: MIKE PLATZ	
Address: 26215 SE FROG POND LN	
City/State/ZIP: EAGLE CREEK	
Phone: 503 349 2511	Fax: ( )
E-mail: mikeplatz@hotmail.com	
CONTRACTOR	
Business name:	
Address:	
City/State/ZIP:	
Phone: ( )	Fax: ( )
CCB lic.:	

REQUIRED DATA: 1- AND 2-FAMILY DWELLING	
Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.	
Valuation	
Number, of bedrooms:	
Number of bathrooms:	
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet
REQUIRED DATA: COMMERCIAL-USE CHECKLIST	
Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.	
Valuation \$7500	
Existing building area:	288 square feet
New building area:	square feet
Number of stories:	
Type of construction: VB	
Occupancy groups: F-2	
Existing:	
New:	
NOTICE	
All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply:	
BUILDING PERMIT FEES*	
Please refer to fee schedule	
Fees due upon application	
Amount received	
Date received:	

Authorized signature:	Print name: MICHAEL M PLATZ	Date: 2/13/12
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This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete  
\* Fee methodology set by Tri-County Building Industry Service Board  
440-4613T (11/02/COM/WEB) CCP-PW12 (Rev. 9/08)  
**EXHIBIT C - PAGE 1 OF 12**





# STATEMENT OF USE

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGE (TSDC) & PARKS SYSTEM DEVELOPMENT CHARGE (PSDC)

THIS INFORMATION WILL BE USED TO DETERMINE THE APPROPRIATE TRANSPORTATION SYSTEM DEVELOPMENT CHARGE CATEGORY AND PARK SYSTEM DEVELOPMENT CHARGE CLASSIFICATION. PROVIDE A WRITTEN DESCRIPTION OF YOUR DEVELOPMENT OR PROJECT BELOW. IT IS IMPORTANT THAT YOU DESCRIBE IN FULL DETAIL HOW YOU WILL USE THIS STRUCTURE.

(CATEGORIES USED ARE SHOWN ON THE BACK OF THIS SHEET.)

DATE	2-17-17	REF. PARCEL NO.	T	S, R	E/W, Section	Tax Lot
BUILDING PERMIT #	BO073917	BUSINESS NAME	KO CUSTOM FAB			
OWNER/APPLICANT NAME	MIKE PLATZ, P.E.					
PHONE NUMBER	503 349 2511	FAX NUMBER				
E-MAIL ADDRESS	mike.platz@hotmail.com					

### PROPOSED BUSINESS USE:

PLEASE EXPLAIN WHAT TYPE OF BUSINESS ACTIVITIES WILL TAKE PLACE IN THIS BUILDING.  
ESTIMATE THE NUMBER OF EMPLOYEES AND CUSTOMERS COMING TO THE BUSINESS EACH DAY.  
(INCLUDE UNITS FROM CATEGORY ON BACK, FOR EXAMPLE: SCHOOL = # STUDENTS; HOTEL/MOTEL = # ROOMS; HOSPITAL = # BEDS)

THIS BUILDING HOUSES A SAW THAT CUTS  
STEEL FOR FABRICATION / MANUFACTURING

TOTAL SQUARE FOOTAGE  
\*INCLUDE ALL LEVELS

288 ft<sup>2</sup>

### CHECK ONE OF THE FOLLOWING:

- ☐ EXISTING STRUCTURE, EXISTING TENANT (TI)
 ☒ NEW STRUCTURE  
☐ EXISTING STRUCTURE, NEW TENANT (TI)
 ☐ NEW STRUCTURE, SHELL ONLY  
☐ ADDITION TO EXISTING STRUCTURE

### EXISTING STRUCTURES ONLY:

YEAR BUILT		<input type="checkbox"/> IS THE BUILDING 100% VACANT?
PREVIOUS TENANT'S NAME	N/A	DATE PREVIOUS TENANT VACATED (Month/Year)
TYPE OF USE	MANUFACTURING	

### ACKNOWLEDGEMENT AND SIGNATURE

BY SUBMITTING THIS APPLICATION, I AFFIRM THAT THE INFORMATION SET FORTH IN IT IS TRUE AND COMPLETE.

SIGNATURE

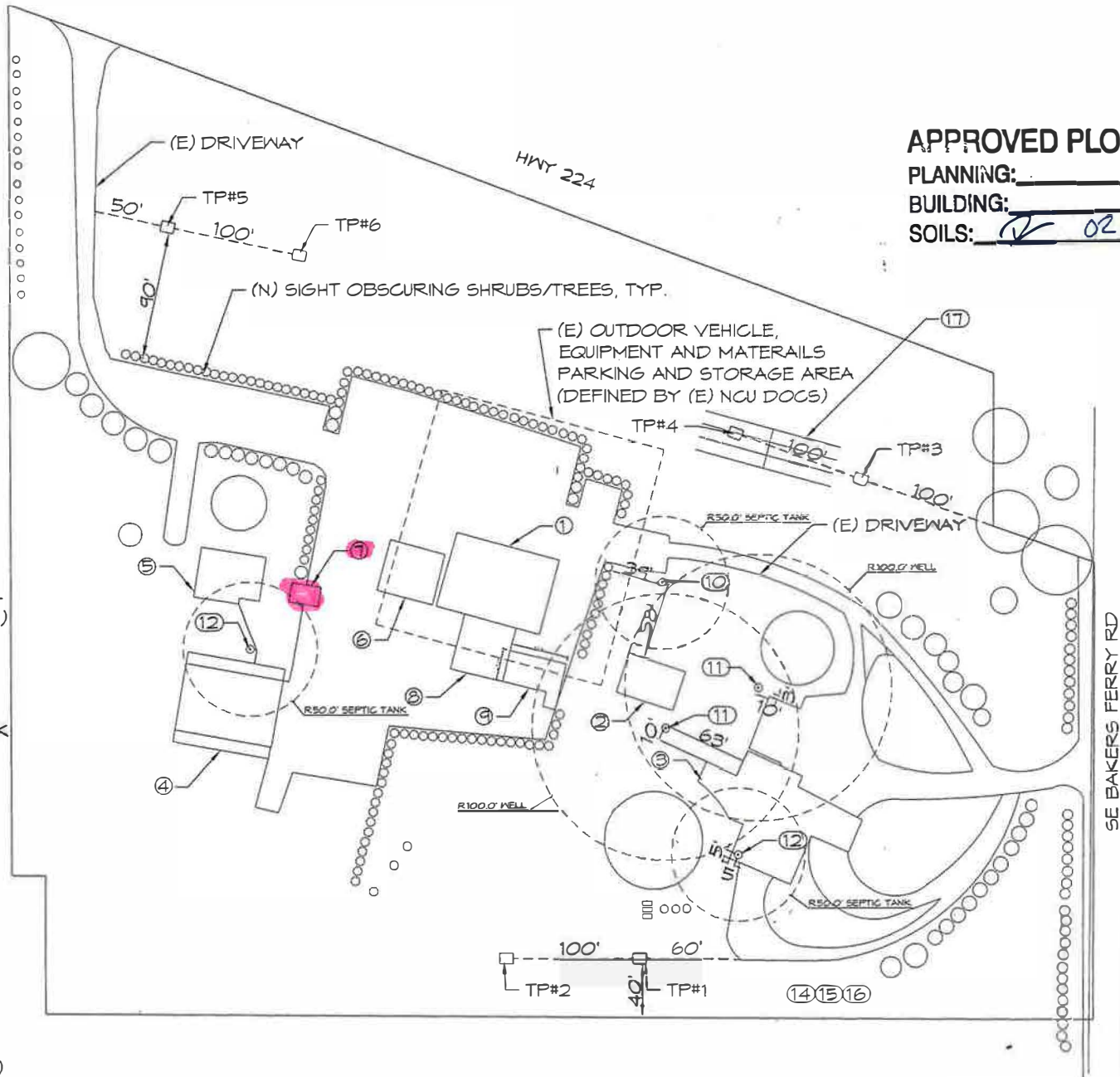
*Mike Platz*

RETURN COMPLETED FORM TO:

Engineering: Lori Phillips, Administrative Assistant ([loriphi@co.clackamas.or.us](mailto:loriphi@co.clackamas.or.us)) 503-742-4331 (P) 503-742-4272 (F)  
Building Codes Division - Permit Counter: 503-742-4739 (P) 503-742-4741 (F)

BUILDING LEGEND:  
(SEE ATTACHED  
BUILDING  
DESCRIPTIONS)

- ① STEEL FABRICATION SHOP
- ② FUNERAL SERVICES OFFICE
- ③ RESIDENCE
- ④ STEEL FABRICATION SHOP
- ⑤ RESIDENCE
- ⑥ COVERED STAGING
- ⑦ SAW HOUSE
- ⑧ FABRICATION SHOP
- ⑨ STEEL FABRICATION OFFICE
- ⑩ 1000 GALLON STEEL SEPTIC TANK (REPLACE)
- ⑪ WELL
- ⑫ 1000 GALLON CONCRETE SEPTIC TANK
- ⑬ 1500 GALLON BLENDING TANK
- ⑭ 1500 GALLON RECIRC TANK
- ⑮ 1000 GALLON DOSING TANK
- ⑯ 3 - AX20 ADVANTEX PODS
- ⑰ DRAIN FIELD (420 IF GRAVELESS HALF PIPE)



APPROVED PLOT PLAN:

PLANNING: \_\_\_\_\_

BUILDING: \_\_\_\_\_

SOILS: 021317

MIKE PLATZ, P.E.  
26215 SE FROG POND LANE  
EAGLE CREEK, OR 97022  
503-349-2511  
mikeplatz@hotmail.com

18625 SE BAKERS FERRY RD.  
BORING, OR 97009

DRAWN  
JMP

DATE  
2/13/17

SHEET

C1





# Building Permit Application

150 Beavercreek Road, Oregon City, OR 97045  
Phone: (503) 742-4240 Fax: (503) 742-4741  
Inspection request: 503-742-4720  
Internet address: www.clackamas.us

Date Recd:	Bldg #: B0074017
By:	Plmb #:
Simple/Complex:	Elec #:
Land Use Appt:	Pg #:

## REQUIRED DATA: 1- AND 2-FAMILY DWELLING

Permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation ~~72,500~~

Number of bedrooms:

Number of bathrooms:

Total number of floors:

New dwelling area: square feet

Garage/carport area: square feet

Covered porch area: square feet

Deck area: square feet

Other structure area: square feet

## REQUIRED DATA: COMMERCIAL-USE CHECKLIST

Permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation 105000

Existing building area: square feet

New building area: square feet

Number of stories:

Type of construction:

Occupancy groups: B, F2

Existing: 6650 (F-2)

New: 1702 (F2), 1263 SF (B)

## NOTICE

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply:

3.3.17

## BUILDING PERMIT FEES\*

Please refer to fee schedule

Fees due upon application

Amount received

Date received:

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

\* Fee methodology set by Tri-County Building Industry Service Board  
440-4613T (11/02/COM/WEB) CCP-PW12 (Rev. 9/08)

<b>TYPE OF WORK</b>	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Demolition
<input type="checkbox"/> Addition/alteration/replacement	<input type="checkbox"/> Other:
<b>CATEGORY OF CONSTRUCTION</b>	
<input type="checkbox"/> 1- and 2-family dwelling	<input checked="" type="checkbox"/> Commercial/industrial
<input type="checkbox"/> Accessory building	<input type="checkbox"/> Multi-family
<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
<b>JOB SITE INFORMATION AND LOCATION</b>	
Job site address: 18625 SE BAKERS FERRY RD	
City/State/ZIP: BORING / OR / 97009	
Suite/bldg./apt. no.: 8 & 9	Project name:
Cross street/directions to job site:	
Subdivision:	
Tax map/parcel no.:	
<b>DESCRIPTION OF WORK</b>	
PERMIT EXISTING OFFICE/RAIL FAB. SHOP BUILT WITHOUT PERMITS BLDGS 8 & 9	
<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name: LINDA WALLS	
Address: 18625 SE BAKERS FERRY RD	
City/State/ZIP: BORING OR 97009	
Phone: ( )	Fax: ( )
<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> CONTACT PERSON
Business name: MIKE PLATZ, P.E.	
Contact name: MIKE PLATZ	
Address: 26215 SE FROG POND LN	
City/State/ZIP: EAGLE CREEK OR 97022	
Phone: (503) 349 2511	Fax: ( )
E-mail: mike.platz@hotmail.com	
<b>CONTRACTOR</b>	
Business name:	
Address:	
City/State/ZIP:	
Phone: ( )	Fax: ( )
CCB lic.:	

Authorized signature:

*Michael M Platz*

Print name:

MICHAEL M PLATZ

Date:

2/13/17



# STATEMENT OF USE

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGE (TSDC) & PARKS SYSTEM DEVELOPMENT CHARGE (PSDC)

THIS INFORMATION WILL BE USED TO DETERMINE THE APPROPRIATE TRANSPORTATION SYSTEM DEVELOPMENT CHARGE CATEGORY AND PARK SYSTEM DEVELOPMENT CHARGE CLASSIFICATION. PROVIDE A WRITTEN DESCRIPTION OF YOUR DEVELOPMENT OR PROJECT BELOW. IT IS IMPORTANT THAT YOU DESCRIBE IN FULL DETAIL HOW YOU WILL USE THIS STRUCTURE.

(CATEGORIES USED ARE SHOWN ON THE BACK OF THIS SHEET.)

DATE	2-17-17	REF. PARCEL NO.	T	S, R	E/W, Section	Tax Lot
BUILDING PERMIT #	B0074017	BUSINESS NAME	KO CUSTOM FAB, INC.			
OWNER/APPLICANT NAME		MIKE PLATZ, P.E.				
PHONE NUMBER		5033492511	FAX NUMBER			
E-MAIL ADDRESS		mikeplatz@hotmail.com				

### PROPOSED BUSINESS USE:

PLEASE EXPLAIN WHAT TYPE OF BUSINESS ACTIVITIES WILL TAKE PLACE IN THIS BUILDING.  
ESTIMATE THE NUMBER OF EMPLOYEES AND CUSTOMERS COMING TO THE BUSINESS EACH DAY.  
(INCLUDE UNITS FROM CATEGORY ON BACK, FOR EXAMPLE: SCHOOL = # STUDENTS; HOTEL/MOTEL = # ROOMS; HOSPITAL = # BEDS)

METAL FABRICATION; CUTTING, WELDING, GRINDING,  
SHAPING RAW STEEL INTO BUILDING PARTS  
FOR SHIPMENT TO OFFSITE LOCATIONS FOR  
ERECTION/ASSEMBLY

TOTAL SQUARE FOOTAGE  
\*INCLUDE ALL LEVELS

2965 NEW, 6650 EXISTING/

### CHECK ONE OF THE FOLLOWING:

- ☐ EXISTING STRUCTURE, EXISTING TENANT (TI)
 ☐ NEW STRUCTURE  
☐ EXISTING STRUCTURE, NEW TENANT (TI)
 ☐ NEW STRUCTURE, SHELL ONLY  
☒ ADDITION TO EXISTING STRUCTURE

### EXISTING STRUCTURES ONLY:

YEAR BUILT		<input type="checkbox"/> IS THE BUILDING 100% VACANT?
PREVIOUS TENANT'S NAME	N/A	DATE PREVIOUS TENANT VACATED (Month/Year)
TYPE OF USE	MANUFACTURING	

### ACKNOWLEDGEMENT AND SIGNATURE

BY SUBMITTING THIS APPLICATION, I AFFIRM THAT THE INFORMATION SET FORTH IN IT IS TRUE AND COMPLETE.

SIGNATURE

*Mike Platz*

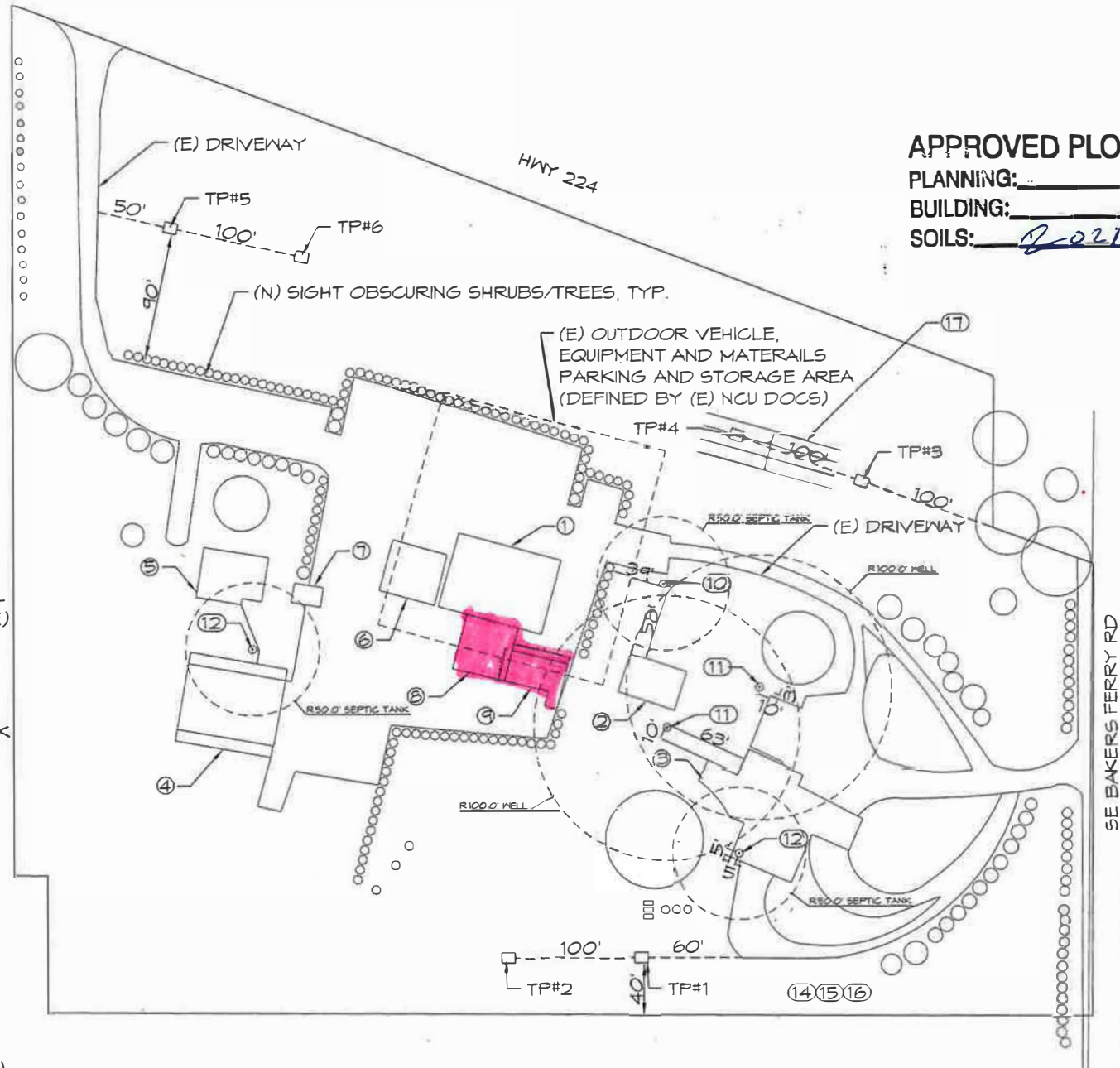
RETURN COMPLETED FORM TO:

Engineering: Lori Phillips, Administrative Assistant (loriphi@co.clackamas.or.us) 503-742-4331 (P) 503-742-4272 (F)  
Building Codes Division - Permit Counter: 503-742-4739 (P) 503-742-4741 (F)



BUILDING LEGEND:  
(SEE ATTACHED  
BUILDING  
DESCRIPTIONS)

- ① STEEL FABRICATION SHOP
- ② FUNERAL SERVICES OFFICE
- ③ RESIDENCE
- ④ STEEL FABRICATION SHOP
- ⑤ RESIDENCE
- ⑥ COVERED STAGING
- ⑦ SAW HOUSE
- ⑧ FABRICATION SHOP
- ⑨ STEEL FABRICATION OFFICE
- ⑩ 1000 GALLON STEEL SEPTIC TANK (REPLACE)
- ⑪ WELL
- ⑫ 1000 GALLON CONCRETE SEPTIC TANK
- ⑬ 1500 GALLON BLENDING TANK
- ⑭ 1500 GALLON RECIRC TANK
- ⑮ 1000 GALLON DOSING TANK
- ⑯ 3 - AX20 ADVANTEX PODS
- ⑰ DRAIN FIELD (420 LF GRAVELESS HALF PIPE)



# APPROVED PLOT PLAN:

PLANNING: \_\_\_\_\_

BUILDING: \_\_\_\_\_

SOILS: 2-021117

MIKE PLATZ, P.E./  
26215 SE FROG POND LANE  
EAGLE CREEK, OR 97022  
503-349-2511  
mikeplatz@hotmail.com

18625 SE BAKERS FERRY RD.  
BORING, OR 97009

DRAWN  
JMP

DATE  
2/13/17

SHEET

C1



# Building Permit Application

150 Beaver Creek Road, Oregon City, OR 97045  
Phone: (503) 742-4240 Fax: (503) 742-4741  
Inspection request: 503-742-4720  
Internet address: www.clackamas.us

Date Recd:	Bldg #: B0074117
By:	Plmb #:
Simple/Complex:	Elec #:
Land Use Appr:	Prj #:

## TYPE OF WORK

- ☒ New construction ☐ Demolition  
☐ Addition/alteration/replacement ☐ Other:

## CATEGORY OF CONSTRUCTION

- ☐ 1- and 2-family dwelling ☒ Commercial/industrial  
☐ Accessory building ☐ Multi-family  
☐ Master builder ☐ Other:

## JOB SITE INFORMATION AND LOCATION

Job site address: 18625 SE BAKERS FERRY RD  
City/State/ZIP: BORING / OR / 97009  
Suite/bldg./apt. no.: BLDG #6 Project name:  
Cross street/directions to job site:

Subdivision: Lot no.:  
Tax map/parcel no.:

## DESCRIPTION OF WORK

OBTAIN PERMIT FOR BLDG BUILT  
W/O PERMIT, COVERED STAGING AREA

## PROPERTY OWNER

☐ TENANT

Name: LINDA WALLS  
Address: 18625 SE BAKERS FERRY RD  
City/State/ZIP: BORING OR 97009  
Phone: ( ) Fax: ( )

## APPLICANT

☐ CONTACT PERSON

Business name: MIKE PLATE P.E.  
Contact name: MIKE PLATE  
Address: 26215 SE FROG POND LN  
City/State/ZIP: EAGLE CREEK / OR / 97022  
Phone: (503) 349 2511 Fax: ( )  
E-mail: mikeplate@hotmail.com

## CONTRACTOR

Business name:  
Address:  
City/State/ZIP:  
Phone: ( ) Fax: ( )  
CCB lic.:

Authorized  
signature:

Print name: MICHAEL M. PLATE Date: 2/13/17

## REQUIRED DATA: 1- AND 2-FAMILY DWELLING

Permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

### Valuation

Number of bedrooms:

Number of bathrooms:

Total number of floors:

New dwelling area: square feet

Garage/carport area: square feet

Covered porch area: square feet

Deck area: square feet

Other structure area: square feet

## REQUIRED DATA: COMMERCIAL-USE CHECKLIST

Permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation 20000

Existing building area: square feet

New building area: 41000 square feet

Number of stories:

Type of construction:

Occupancy groups: F2

Existing:

New:

## NOTICE

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply:

WCC  
2-3-17

## BUILDING PERMIT FEES\*

Please refer to fee schedule

Fees due upon application

Amount received

Date received:

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete

\* Fee methodology set by Tri-County Building Industry Service Board

440-4613T (11/02/COM/WEB) CCP-PW12 (Rev. 9/08)



# STATEMENT OF USE

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGE (TSDC) & PARKS SYSTEM DEVELOPMENT CHARGE (PSDC)

THIS INFORMATION WILL BE USED TO DETERMINE THE APPROPRIATE TRANSPORTATION SYSTEM DEVELOPMENT CHARGE CATEGORY AND PARK SYSTEM DEVELOPMENT CHARGE CLASSIFICATION. PROVIDE A WRITTEN DESCRIPTION OF YOUR DEVELOPMENT OR PROJECT BELOW. IT IS IMPORTANT THAT YOU DESCRIBE IN FULL DETAIL HOW YOU WILL USE THIS STRUCTURE.

(CATEGORIES USED ARE SHOWN ON THE BACK OF THIS SHEET.)

DATE		REF. PARCEL NO.	T	S, R	E/W, Section	Tax Lot
BUILDING PERMIT #	B00074117	BUSINESS NAME	RD CUSTOM FRAB, INC.			

OWNER/APPLICANT NAME	MIKE PLATZ, P.E.		
PHONE NUMBER	503 349 2571	FAX NUMBER	
E-MAIL ADDRESS	mikeplatz@hotmail.com		

### PROPOSED BUSINESS USE:

PLEASE EXPLAIN WHAT TYPE OF BUSINESS ACTIVITIES WILL TAKE PLACE IN THIS BUILDING.  
ESTIMATE THE NUMBER OF EMPLOYEES AND CUSTOMERS COMING TO THE BUSINESS EACH DAY.  
(INCLUDE UNITS FROM CATEGORY ON BACK, FOR EXAMPLE: SCHOOL = # STUDENTS; HOTEL/MOTEL = # ROOMS; HOSPITAL = # BEDS)

COVERED STAGING AREA, STORAGE

TOTAL SQUARE FOOTAGE  
\*INCLUDE ALL LEVELS

640 FT<sup>2</sup>

### CHECK ONE OF THE FOLLOWING:

- ☐ EXISTING STRUCTURE, EXISTING TENANT (TI)
 ☒ NEW STRUCTURE  
☐ EXISTING STRUCTURE, NEW TENANT (TI)
 ☐ NEW STRUCTURE, SHELL ONLY  
☐ ADDITION TO EXISTING STRUCTURE

### EXISTING STRUCTURES ONLY:

YEAR BUILT		<input type="checkbox"/> IS THE BUILDING 100% VACANT?
PREVIOUS TENANT'S NAME		DATE PREVIOUS TENANT VACATED (Month/Year)
TYPE OF USE	MANUFACTURING	

### ACKNOWLEDGEMENT AND SIGNATURE

BY SUBMITTING THIS APPLICATION, I AFFIRM THAT THE INFORMATION SET FORTH IN IT IS TRUE AND COMPLETE.

SIGNATURE

*Mike Platz*

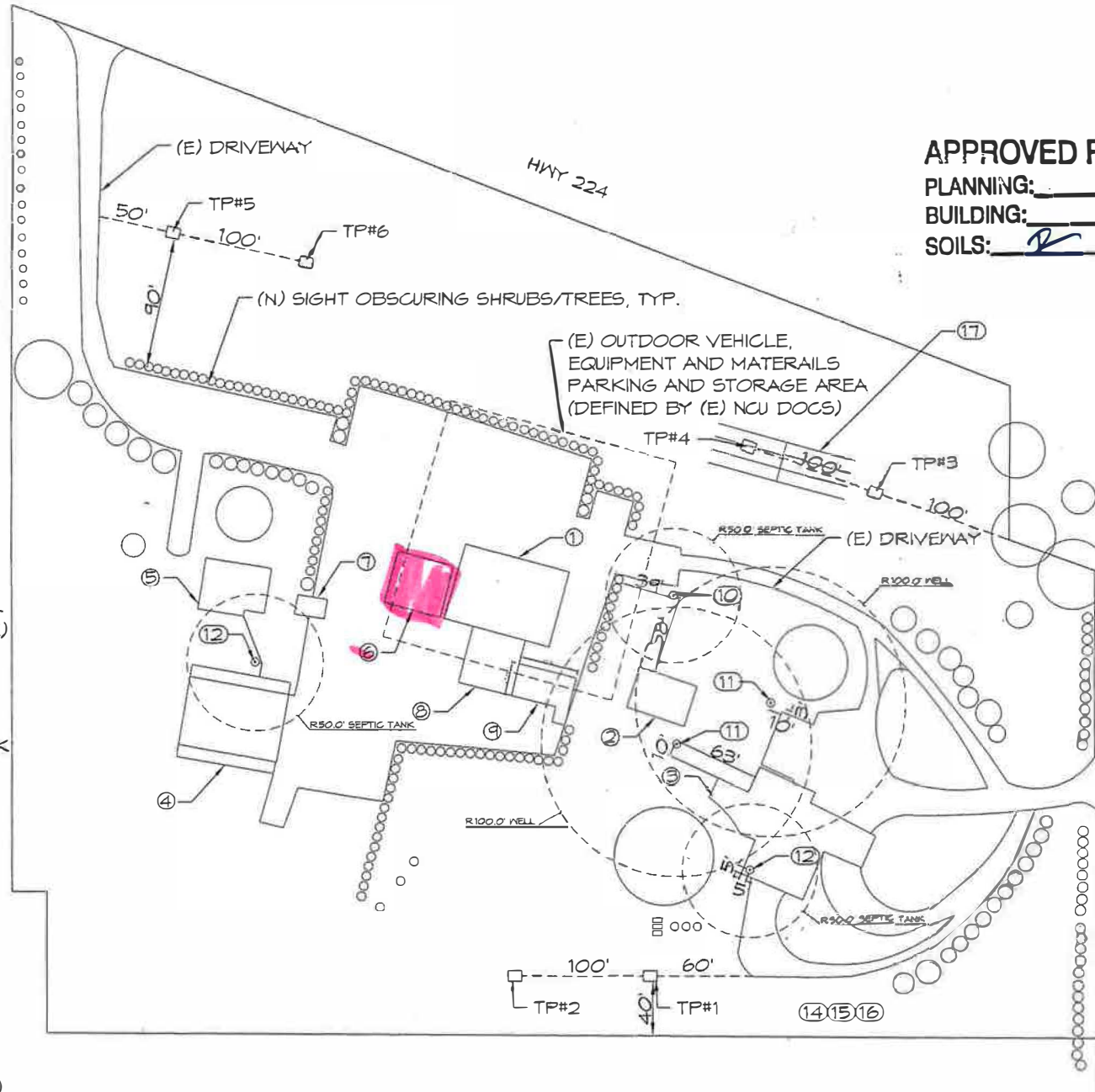
RETURN COMPLETED FORM TO:

Engineering: Lori Phillips, Administrative Assistant (loriphi@co.clackamas.or.us) 503-742-4331 (P) 503-742-4272 (F)  
Building Codes Division - Permit Counter: 503-742-4739 (P) 503-742-4741 (F)



BUILDING LEGEND:  
(SEE ATTACHED  
BUILDING  
DESCRIPTIONS)

- ① STEEL FABRICATION SHOP
- ② FUNERAL SERVICES OFFICE
- ③ RESIDENCE
- ④ STEEL FABRICATION SHOP
- ⑤ RESIDENCE
- ⑥ COVERED STAGING
- ⑦ SAW HOUSE
- ⑧ FABRICATION SHOP
- ⑨ STEEL FABRICATION OFFICE
- ⑩ 1000 GALLON STEEL SEPTIC TANK (REPLACE)
- ⑪ WELL
- ⑫ 1000 GALLON CONCRETE SEPTIC TANK
- ⑬ 1500 GALLON BLENDING TANK
- ⑭ 1500 GALLON RECIRC TANK
- ⑮ 1000 GALLON DOSING TANK
- ⑯ 3 - AX20 ADVANTEX PODS
- ⑰ DRAIN FIELD (420 IF GRAVELESS HALF PIPE)



# APPROVED PLOT PLAN:

PLANNING: \_\_\_\_\_

BUILDING: \_\_\_\_\_

SOILS: R 021317

MIKE PLATZ, P.E./  
26215 SE FROG POND LANE  
EAGLE CREEK, OR 97022  
503-349-2511  
mikeplatz@hotmail.com

18625 SE BAKERS FERRY RD.  
BORING, OR 97009

DRAWN  
JMP

DATE  
2/13/17

SHEET

C1



# Building Permit Application

150 Beavercreek Road, Oregon City, OR 97045  
Phone: (503) 742-4240 Fax: (503) 742-4741  
Inspection request: 503-742-4720  
Internet address: www.clackamas.us

## TYPE OF WORK

- ☒ New construction ☐ Demolition  
☐ Addition/alteration/replacement ☐ Other:

## CATEGORY OF CONSTRUCTION

- ☐ 1- and 2-family dwelling ☒ Commercial/industrial  
☐ Accessory building ☐ Multi-family  
☐ Master builder ☐ Other:

## JOB SITE INFORMATION AND LOCATION

Job site address: 18625 SE BAKERS FERRY RD  
City/State/ZIP: BORING / OR / 97009  
Suite/bldg./apt. no.: BLDG 4 Project name:  
Cross street/directions to job site:

Subdivision: Lot no.:

Tax map/parcel no.:

## DESCRIPTION OF WORK

PERMIT FOR EXISTING BLDG BUILT U/D  
PERMITS FABRICATION SHOP

☒ PROPERTY OWNER ☐ TENANT

Name: LINDA WALLS  
Address: 18625 SE BAKERS FERRY RD  
City/State/ZIP: BORING OR 97009  
Phone: ( ) Fax: ( )

☒ APPLICANT ☐ CONTACT PERSON

Business name: MIKE PLATZ, P.E.  
Contact name: MIKE PLATZ  
Address: 26215 SE FROG POND LN  
City/State/ZIP: EAGLE CREEK / OR / 97022  
Phone: (503) 349 2511 Fax: ( )  
E-mail: mike.platz@hotmail.com

## CONTRACTOR

Business name:  
Address:  
City/State/ZIP:  
Phone: ( ) Fax: ( )  
CCB lic.:

Authorized signature: *Michael M. Platz*

Print name: MICHAEL M PLATZ Date: 2/13/17

Date Recd:	Bldg #: 30074217
By:	Plmb #:
Simplex/Complex:	Floc #:
Land Use:	Prj #:

## REQUIRED DATA: 1- AND 2-FAMILY DWELLING

Permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation: 30000

Number of bedrooms:

Number of bathrooms:

Total number of floors:

New dwelling area: square feet

Garage/carport area: square feet

Covered porch area: square feet

Deck area: square feet

Other structure area: square feet

## REQUIRED DATA: COMMERCIAL-USE CHECKLIST

Permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation: 880000

Existing building area: square feet

New building area: 5315 square feet

Number of stories:

Type of construction:

Occupancy groups: F-2

Existing:

New:

## NOTICE

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply:

## BUILDING PERMIT FEES\*

Please refer to fee schedule

Fees due upon application

Amount received

Date received:

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete

\* Fee methodology set by Tri-County Building Industry Service Board

440-4613T (11/02/COM/WEB) CCP-PW12 (Rev. 9/08)





# STATEMENT OF USE

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGE (TSDC) & PARKS SYSTEM DEVELOPMENT CHARGE (PSDC)

THIS INFORMATION WILL BE USED TO DETERMINE THE APPROPRIATE TRANSPORTATION SYSTEM DEVELOPMENT CHARGE CATEGORY AND PARK SYSTEM DEVELOPMENT CHARGE CLASSIFICATION. PROVIDE A WRITTEN DESCRIPTION OF YOUR DEVELOPMENT OR PROJECT BELOW. IT IS IMPORTANT THAT YOU DESCRIBE IN FULL DETAIL HOW YOU WILL USE THIS STRUCTURE.

(CATEGORIES USED ARE SHOWN ON THE BACK OF THIS SHEET.)

DATE	2/17/17	REF. PARCEL NO.	T	S, R	E/W, Section	Tax Lot
BUILDING PERMIT #	B0074217	BUSINESS NAME	KO CUSTOM FAB, INC.			
OWNER/APPLICANT NAME	MIKE PLATZ, PE.					
PHONE NUMBER	503-492-5111	FAX NUMBER				
E-MAIL ADDRESS	mikeplatz@hotmail.com					

### PROPOSED BUSINESS USE:

PLEASE EXPLAIN WHAT TYPE OF BUSINESS ACTIVITIES WILL TAKE PLACE IN THIS BUILDING.  
ESTIMATE THE NUMBER OF EMPLOYEES AND CUSTOMERS COMING TO THE BUSINESS EACH DAY.  
(INCLUDE UNITS FROM CATEGORY ON BACK, FOR EXAMPLE: SCHOOL = # STUDENTS; HOTEL/MOTEL = # ROOMS; HOSPITAL = # BEDS)

STEEL FABRICATION; CUTTING/WELDING/DRILLING  
OF RAW STEEL SHAPES FOR SHIPMENT TO  
OFFSITE LOCATIONS FOR ERECTION/ASSEMBLY

TOTAL SQUARE FOOTAGE  
\*INCLUDE ALL LEVELS

5315

### CHECK ONE OF THE FOLLOWING:

- ☐ EXISTING STRUCTURE, EXISTING TENANT (TI)
 ☒ NEW STRUCTURE  
☐ EXISTING STRUCTURE, NEW TENANT (TI)
 ☐ NEW STRUCTURE, SHELL ONLY  
☐ ADDITION TO EXISTING STRUCTURE

### EXISTING STRUCTURES ONLY:

YEAR BUILT		<input type="checkbox"/> IS THE BUILDING 100% VACANT?
PREVIOUS TENANT'S NAME		DATE PREVIOUS TENANT VACATED (Month/Year)
TYPE OF USE	MANUFACTURING	

### ACKNOWLEDGEMENT AND SIGNATURE

BY SUBMITTING THIS APPLICATION, I AFFIRM THAT THE INFORMATION SET FORTH IN IT IS TRUE AND COMPLETE.

SIGNATURE

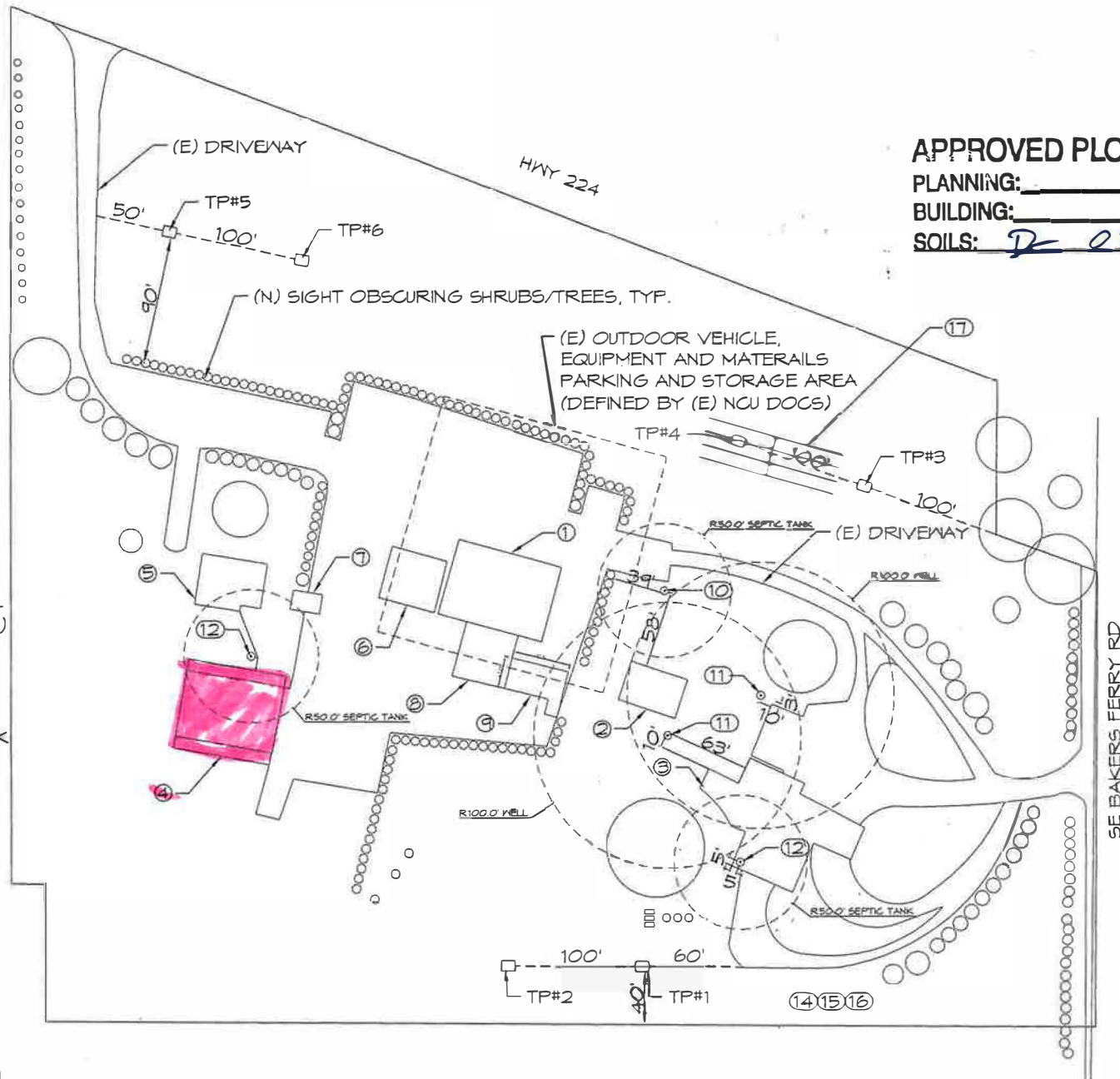
RETURN COMPLETED FORM TO:

Engineering: Lori Phillips, Administrative Assistant ([loriphi@co.clackamas.or.us](mailto:loriphi@co.clackamas.or.us)) 503-742-4331 (P) 503-742-4272 (F)  
Building Codes Division - Permit Counter: 503-742-4739 (P) 503-742-4741 (F)



BUILDING LEGEND:  
(SEE ATTACHED  
BUILDING  
DESCRIPTIONS)

- ① STEEL FABRICATION SHOP
- ② FUNERAL SERVICES OFFICE
- ③ RESIDENCE
- ④ STEEL FABRICATION SHOP
- ⑤ RESIDENCE
- ⑥ COVERED STAGING
- ⑦ SAW HOUSE
- ⑧ FABRICATION SHOP
- ⑨ STEEL FABRICATION OFFICE
- ⑩ 1000 GALLON STEEL SEPTIC TANK (REPLACE)
- ⑪ WELL
- ⑫ 1000 GALLON CONCRETE SEPTIC TANK
- ⑬ 1500 GALLON BLENDING TANK
- ⑭ 1500 GALLON RECIRC TANK
- ⑮ 1000 GALLON DOSING TANK
- ⑯ 3 - AX20 ADVANTEX PODS
- ⑰ DRAIN FIELD (420 LF GRAVELESS HALF PIPE)



# APPROVED PLOT PLAN:

PLANNING: \_\_\_\_\_

BUILDING: \_\_\_\_\_

SOILS: D 021317

MIKE PLATZ, P.E./  
26215 SE FROG POND LANE  
EAGLE CREEK, OR 97022  
503-349-2511  
mikeplatz@hotmail.com

18625 SE BAKERS FERRY RD.  
BORING, OR 97009

DRAWN  
JMP

DATE  
2/13/17

SHEET

C1



Scott Caufield  
Building Codes Administrator

BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 12<sup>th</sup>, 2017

Mike Platz, P.E.  
26215 SE Frog Pond Lane  
Eagle Creek, OR. 97022

**Subject:** Building #4, Fabrication Shop, permit B0074217

I have reviewed the documents submitted for permit B0074217 and found the submittal to be incomplete and missing required information. Please submit the following items in order to continue with plan review:

The following items are sections from the Tri-County Commercial Application Checklist that were missing from the submittal. Please see the attached checklist and supplement for required information.

1. Please provide a Code Summary for this structure to include all items listed in section 1.5.
2. Please provide a deferred submittal summary per section 1.7.
3. Please provide a Fire and Life Safety Plan to include all items listed in section 1.8.
4. Please provide a full sized site plan with all items listed in section 2.1. (Please include distance to adjacent property lines and structures)
5. Please provide Architectural Data to include sections 3.1, 3.2, 3.3, 3.5, 3.6, 3.10 (if applicable), and 3.11. Please also include an equipment layout of all equipment / cranes in the building.
6. Please provide all structural details on the plans per section 4 as applicable to this structure.

Please submit supporting structural calculations for the structure.

Please also submit manufactured roof truss engineering and details OR list them as a deferred submittal.

Please provide the following items that are specific to this structure:

7. Please provide a statement of use for the structure. Is this structure used solely for the fabrication of steel products? (OSSC 107.2.1)
8. Please provide written approval from the Boring Fire Department for Fire Department Access and Fire Fighting Water Supply. (OSSC 901.1)

**Please submit 3 copies of all requested items (OSSC 107.1). All corrections requested must be incorporated into the original plan sets. Please submit a response letter with revised plans**

**corresponding with each item above. Plan review will continue when all requested information is received. If you have any questions, or if I can help in any way, please email me at the address below.**

Thank you,

Ray Van Lieu  
Plans Examiner  
Clackamas County Building Codes Division  
[rayvan@co.clackamas.or.us](mailto:rayvan@co.clackamas.or.us)  
P. 503-742-4787



Scott Caufield  
Building Codes Administrator

BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 14<sup>th</sup>, 2017

Mike Platz, P.E.  
26215 SE Frog Pond Lane  
Eagle Creek, OR. 97022

**Subject:** Building #7, Saw Building permit B0073917

I have reviewed the drawings submitted for the project referenced above for compliance with the 2014 Oregon Structural Specialty Code (OSSC) and the following items need to be addressed to continue with plan review:

1. Please provide a Code Summary for this structure to include all items listed in section 1.5 of the Tri-County Commercial Application Checklist. (See attached)
2. Please provide a full sized site plan with all items listed in section 2.1. (Please include distance to adjacent property lines and structures)
3. Please provide monolithic footing details for the continuous footing around the perimeter of the building. (I.e. dimensions, reinforcement, etc.) (OSSC 107.2.1)
4. The plans show manufactured roof truss at the center of the building. The calculation package shows a steel beam. Please clarify.
5. This file has been sent to our Building Engineer for structural engineering review. Comments from that review will be sent to you as soon as they are received. Please do not send in revised plans until structural engineering review is complete.

**Please submit 3 copies of all requested items (OSSC 107.1). All corrections requested must be incorporated into the original plan sets. Please submit a response letter with revised plans corresponding with each item above. Plan review will continue when all requested information is received. If you have any questions, or if I can help in any way, please email me at the address below.**

Thank you,

Ray Van Lieu  
Plans Examiner  
Clackamas County Building Codes Division  
[rayvan@co.clackamas.or.us](mailto:rayvan@co.clackamas.or.us)  
P. 503-742-4787



Scott Caufield  
Building Codes Administrator

BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 14<sup>th</sup>, 2017

Mike Platz, P.E.  
26215 SE Frog Pond Lane  
Eagle Creek, OR. 97022

**Subject:** Building #6, Covered Staging Building, permit B0074117

I have reviewed the documents submitted for permit B0074117 and found the submittal to be incomplete and missing required information. Please submit the following items in order to continue with plan review:

The following items are sections from the Tri-County Commercial Application Checklist that were missing from the submittal. Please see the attached checklist and supplement for required information.

1. Please provide a Code Summary for this structure to include all items listed in section 1.5.

It appears from the site plan that building #6 will have to be regulated as one structure with building #1, fabrication shop. #1 and #6 appear to be too close to regulate as separate structures per OSSC 503.1.2 and 705.3. Please address and revise the plans as appropriate.

2. Please provide a deferred submittal summary per section 1.7.
3. Please provide a Fire and Life Safety Plan to include all items listed in section 1.8.
4. Please provide a full sized site plan with all items listed in section 2.1. (Please include distance to adjacent property lines and structures)
5. Please provide Architectural Data to include sections 3.1, 3.2, 3.3, 3.5, 3.6, 3.10 (if applicable), and 3.11.
6. Please provide all structural details on the plans per section 4 as applicable to this structure.

Please also submit manufactured roof truss engineering and details OR list them as a deferred submittal.

Please provide the following items that are specific to this structure:

7. Please remove all general, framing and foundation notes from the plans that do not apply to this specific structure. (OSSC 107.2.1)
8. Please include the area of the shipping containers in the allowable and actual area calculations part of the code summary. (OSSC 202 definitions)
9. Please provide a statement of use for the structure. What is being stored and loaded? Steel products only? (OSSC 107.2.1)

10. Please provide written approval from the Boring Fire Department for Fire Department Access and Fire Fighting Water Supply. (OSSC 901.1)

**Please submit 3 copies of all requested items (OSSC 107.1). All corrections requested must be incorporated into the original plan sets. Please submit a response letter with revised plans corresponding with each item above. Plan review will continue when all requested information is received. If you have any questions, or if I can help in any way, please email me at the address below.**

Thank you,

Ray Van Lieu  
Plans Examiner  
Clackamas County Building Codes Division  
[rayvan@co.clackamas.or.us](mailto:rayvan@co.clackamas.or.us)  
P. 503-742-4787



Scott Caufield  
Building Codes Administrator

BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 25<sup>th</sup>, 2017

Mike Platz, P.E.  
26215 SE Frog Pond Lane  
Eagle Creek, OR. 97022

**Subject:** Buildings 8 & 9, Office and Rail Fab Shop, permit B0074017

I have reviewed the documents submitted for permit B0074017 and found the submittal to be incomplete and missing required information. Please submit the following items in order to continue with plan review:

The following items are sections from the Tri-County Commercial Application Checklist that were missing from the submittal. Please see the attached checklist and supplement for required information.

1. Please provide a Code Summary for this structure to include all items listed in section 1.5.

Buildings 8 & 9 will have to be regulated as one structure with building #1, fabrication shop. #1 and #6 appear to be too close to regulate as separate structures per OSSC 503.1.2 and 705.3. and will need to be included as well. Please address.

2. Please provide a deferred submittal summary per section 1.7.
3. Please provide a Fire and Life Safety Plan to include all items listed in section 1.8.
4. Please provide a full sized site plan with all items listed in section 2.1. (Please include distance to adjacent property lines and structures)
5. Please provide Architectural Data to include sections 3.1, 3.2, 3.3, 3.5, 3.6, 3.10 (if applicable), and 3.11.
6. Please provide all structural details on the plans per section 4 as applicable to this structure. (Please provide structural calculations for this project)  
  
Please also submit manufactured roof truss engineering and details OR list them as a deferred submittal.
7. Please remove all general, framing and foundation notes from the plans that do not apply to this specific structure. (OSSC 107.2.1)
8. Please provide a statement of use for the structure. (OSSC 107.2.1)
9. Please provide written approval from the Boring Fire Department for Fire Department Access and Fire Fighting Water Supply. (OSSC 901.1)

**Please submit 3 copies of all requested items (OSSC 107.1). All corrections requested must be incorporated into the original plan sets. Please submit a response letter with revised plans corresponding with each item above. Plan review will continue when all requested information is received. If you have any questions, or if I can help in any way, please email me at the address below.**

Thank you,

Ray Van Lieu  
Plans Examiner  
Clackamas County Building Codes Division  
[rayvan@co.clackamas.or.us](mailto:rayvan@co.clackamas.or.us)  
P. 503-742-4787





March 11, 2019

Linda Jean Walls Trustee  
18625 SE Bakers Ferry Rd.  
Boring, OR 97009

**Subject: Violation of the Clackamas County Code**

Site Address: 18625 SE Bakers Ferry Rd., Boring, OR 97009  
Legal Description: T2S, R3E, Section 23B, Tax Lot 804

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that there are several buildings on the above referenced property that have been constructed without benefit of permits or inspections.

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

A review of County records has revealed that four building permit applications have been submitted to the Building Department but the plans examiners have been unable to complete the process due to incomplete information. For your convenience, letters sent to the applicant requesting more information are enclosed.

In order to abate the violations, please submit the requested information to the Clackamas County Building Department not later than April 5, 2019. The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

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

Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Andrea Hall', is shown on a light gray background.

Andrea Hall  
Clackamas County  
Code Enforcement Coordinator

Enclosures

### Required Notice of Fines and Penalties

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

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.

Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.

Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.

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



Citation No. 1400679

Case No. V0067914

# ADMINISTRATIVE CITATION

Date Issued: June 13, 2022

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

Name: Linda Walls Trustee  
Mailing Address: 18625 SE Bakers Ferry Road  
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 13th day of June, 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 18625 SE Bakers Ferry Rd., Boring, OR 97009

Legal Description: T2S, R3E Section 23B, Tax Lot(s) 00804

**Law(s) Violated:**

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

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

- 1) Failure to obtain required permits and approved final inspections

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: Diane Bautista  
Telephone No.: 503-742-4459

Date: June 13, 2022  
Department Initiating Enforcement Action: Code Enforcement





Citation No. 1400679

Case No. V0067914

# ADMINISTRATIVE CITATION

Date Issued: June 13, 2022

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

Name: Linda Walls Trustee  
Mailing Address: 18625 SE Bakers Ferry Road  
City, State, Zip: Boring, OR 97009

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Citation issued by: Diane Bautista  
Telephone No.: 503-742-4459

Date: June 13, 2022  
Department Initiating Enforcement Action: Code Enforcement

## PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

**Options:**

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:  
     Clackamas County Code Enforcement Section  
     150 Beaver Creek Rd.  
     Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

### STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: Linda Wall Date: 6-16-2022

Address: 18625 SE Baker Ferry Rd Boring Or 97009  
City, State, Zip

Contact Number: 503 970 6500 Email: lindawall-rigo@gmail.com