



NOTICE OF HEARING

April 22, 2024

Latha Pogula
22940 SE Weatherly Ln.
Damascus, OR 97089

RE:: County of Clackamas v. Latha Pogula
File: V0017123

Hearing Date: May 29, 2024

Time: This item will not begin before 10:30am however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

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



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to Latha.pogula@gmail.com , Rsmfg1@gmail.com a copy of the link is also provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Jennifer Kauppi at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of receipt of the Notice of Hearing.**

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet.

If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-830-9960 for assistance.

Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/87344117507?pwd=c3kyNks4dU1BV1RPb0hxSWorOGVEUT09>

Passcode: 680634

Or One tap mobile:

+16694449171,,87344117507# US

+16699006833,,87344117507# US (San Jose)

Or join by phone:

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

US: +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968

Webinar ID: 873 4411 7507

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

LATHA POGULA,

Respondent.

File No: V0017123

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 22940 SE Weatherly Ln, Damascus, OR 97089

2.

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

11735 SE Zion Hill Dr., Damascus, OR 97089 also known as T1S, R3E, Section 35D, Tax Lot 00802, and is located in Clackamas County, Oregon.

3.

On or about the 20th day of June, 2023 and the 27th day of November, 2023 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Section 9.02.040 by failing to obtain approved permits and approved final inspection for a barn built with habitable space and an accessory dwelling unit that is attached to the single family residence. These violations are each a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A) for having multiple dwellings on the subject property without land use approval. This violation is a Priority 2 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: Notice of Violation dated June 20, 2023 and Administrative Citation #2300171 in the amount of \$1,400.00 dated November 27, 2023. A copy of these notices are attached to this Complaint as Exhibit E and Exhibit M 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 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code. Said range for a Zoning and Development Ordinance Priority 2 violation being \$500.00 to \$2,500.00 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 22 day of April, 2024.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

LATHA POGULA,

Respondent.

File No.: V0017123

STATEMENT OF PROOF

History of Events and Exhibits:

June 14, 2023

Clackamas County received a complaint regarding an accessory dwelling unit (ADU) built without permits.

June 14, 2023
Exhibit A

I conducted research of County Zoning records regarding the subject property. In 1967 the subject property was zoned RA-1 and therefore would have been subject to the RA-1 Zoning District requirements that required two-family dwellings to be approved under a conditional use permit. There was no conditional use permit on file for this property. The zoning of the property was changed in 1976 to RRF5 and is outside the UGB which does not allow for an ADU. The tax assessor records show that the original house was built in 1912 and the property also had a general purpose shed that was built in 1980.

June 14, 2023
Exhibit B

I conducted research of the County permitting system. The original home was built in 1912 per the tax assessor records. In 1973 an addition to the home was permitted. According to the tax assessor records the detached structure was listed as a general purpose shed that was built in 1980. I could find no permits for the general purpose shed nor the conversion of the structure into a garage with habitable space including a bathroom on the 2nd floor.

June 14, 2023
Exhibit C

I conducted online research of the subject property. In 1998 the property was listed for sale. The listing at that time did not indicate that an ADU was attached to the house. The listing also stated there was a detached garage on the property. Latha purchased the property on June 28, 2017. In 2018 the property was again listed for sale. The listing stated there were 3 separate living quarters. The main home, the un-permitted conversion of the original SFR to an ADU (Guest Cottage as mentioned in the listing) and the unpermitted general purposed shed that was converted to an unpermitted 48 x 28 shop with a 2 bedroom, 1 bathroom apartment on the second floor.

June 15, 2023
Exhibit D Correspondence was sent to the Respondent regarding the alleged violation.

June 20, 2023
Exhibit E A Notice of Violation was sent to the Respondent regarding the violations. A Respondent was given a deadline date of July 20, 2023 to address the ADU and a deadline date of August 4, 2023 for barn converted to a garage with habitable space.

July 24, 2023
Exhibit F I received an email from the Respondent stating that she had misread the paperwork and the deadline date. The Respondent was still gathering information to support the claim that the single family residence had two kitchens since 1973.

July 26, 2023
Exhibit G The Respondent contacted me again stating she had spoke to Steve Hanschka in the planning department. Per Steve's instructions she was going to submit a supplemental application for verification of a non-conforming use for the ADU in the house.

August 9, 2023
Exhibit H I received another email from the Respondent regarding the permit history on the property. I also spoke with Latha and her husband Daniel on the phone.

August 10, 2023
Exhibit I I sent the Respondent 3 separate emails with a copy of each of the permits we have on file for the property.

August 14, 2023 I spoke with the Respondents husband Daniel on the phone. Daniel came into the office to speak with planning. According to planning staff, Steve Hanschka gave Daniel the incorrect application for the verification of the non-conforming use. Daniel was provided with a correct application. Daniel also stated that the garage was going to remain as storage only and the bathroom inside the garage was going to be decommissioned.

October 4, 2023
Exhibit J Daniel came into the office to submit the paperwork for the verification of the non-conforming use. Daniel met with Joy Fields in planning. Since an accessory kitchen may be an option Daniel was going to measure the space prior to submitting the land use application.

October 6, 2023
Exhibit K

I sent an email to Daniel regarding the accessory kitchen. Per the Planning Director Jennifer Hughes, A single-family dwelling in any urban or rural residential zone (not EFU, TBR or AG/F) can have two kitchens. One has to meet the definition of accessory kitchen. Total occupancy of the dwelling cannot exceed the 15 people allowed in a single dwelling unit. Occupants of the dwelling have to live together as a single housekeeping unit as defined by ZDO 202. They can't wall off the living space with the accessory kitchen from the remainder of the dwelling (i.e., there must be interior doors/hallways/stairs/flow throughout so that it is structurally feasible for it to function as one dwelling). I provided Daniel a list of steps to be taken in order to have the accessory kitchen only in the space.

October 23, 2023
Exhibit L

Agricultural Exemption AG018723 was started for the barn that was converted to a garage, however, the application was incomplete as none of the required documentation was submitted.

November 27, 2023
Exhibit M

I reviewed the County permitting system. AG018723 was still incomplete and there was no documentation submitted for a verification of a non-conforming use. Citation 2300171 for \$1,400.00 for the Priority 2 Zoning and Development Ordinance violation for the multiple dwellings and Priority 1 Building Codes violations for the general purpose shed with habitable space and the ADU in the single family residence. The citation was sent first class mail and was not returned. The citation remains unpaid.

December 21, 2023
Exhibit N

I emailed Daniel with instructions on how to address the ADU and what the County will require.

January 8, 2024
Exhibit O

I received an email from Amanda Donaldson who is a permit specialist in the building department. Amanda spoke with Daniel about the requirements for the ADU and the general purpose shed conversion to a garage with habitable space and what documentation is required to be submitted.

February 22, 2024
Exhibit P

An email was sent to Daniel from Amanda Donaldson letting him know that AG018723 had been issued but electrical and plumbing permits are required for the work that was done inside the now agricultural exempt structure without permits.

March 20, 2024 Exhibit Q	Daniel came into the office to speak with planning about a conditional use. Code Enforcement Specialist Shane Potter met with Daniel in the office. Planning explained to Shane that Daniel had stated they did not have an ADU as it has always been part of the house and they just rented a room. Shane suggested that Daniel schedule an inspection of the residence to confirm that the ADU meets the zoning requirements as outline in Exhibit K.
March 20, 2024 Exhibit R	I emailed Daniel explaining that the electrical and plumbing permits for AG018723 were now issued and need to be inspected including a final approved inspection. I also let Daniel know that a \$95.20 fee would be required in order for a building inspector to come to the property for the ADU.
March 28, 2024 Exhibit S	Daniel emailed me requesting a hearing concerning the matter of the ADU in the single family residence.
April 22, 2024	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 and Zoning and Development Ordinance Title 12, Section 316.03 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 10 days of the date of the Order by paying for the outstanding fees for plumbing permit P0172024 associated with AG018723 and obtaining a final approved inspection for the plumbing permit within 30 days of the date of the order.
- The Respondent be ordered to bring the property into compliance with the Building Code and Zoning and Development Ordinance within 20 days of the date of the Order by either submitting a complete non-conforming use application for the accessory dwelling unit or a complete building permit application for a change of use from an accessory dwelling unit to habitable space with an accessory kitchen. If the non-conforming use is approved the Respondent will have 20 days from the date of approval to meet the conditions of approval. All additional requests for plan review or requests for additional non-conforming use application documents must be submitted within 10 days of being notified. Permits must be paid for within 10 days of being notified they are ready to be issued and must receive a final approved inspection on all permits within 45 days of issuance.
- 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 \$2,000.00 for date cited November 27, 2023.
 - The imposition of civil penalties for the Zoning and Development Ordinance violation of up to \$2,500.00 for date cited November 27, 2023.
 - Payment for Citation No. 2300171 issued on November 27, 2023 for \$1,400.00.
 - The administrative compliance fee to be imposed from June 2023 until the violation is abated. As of this report the total is \$750.00
 - 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.

GP SHED TO GARAGE WITH
LIVING SPACE

Original Home
Now ADU

ADDITION
IN 1973



To Be Filled In By Applicant (Print or Type)

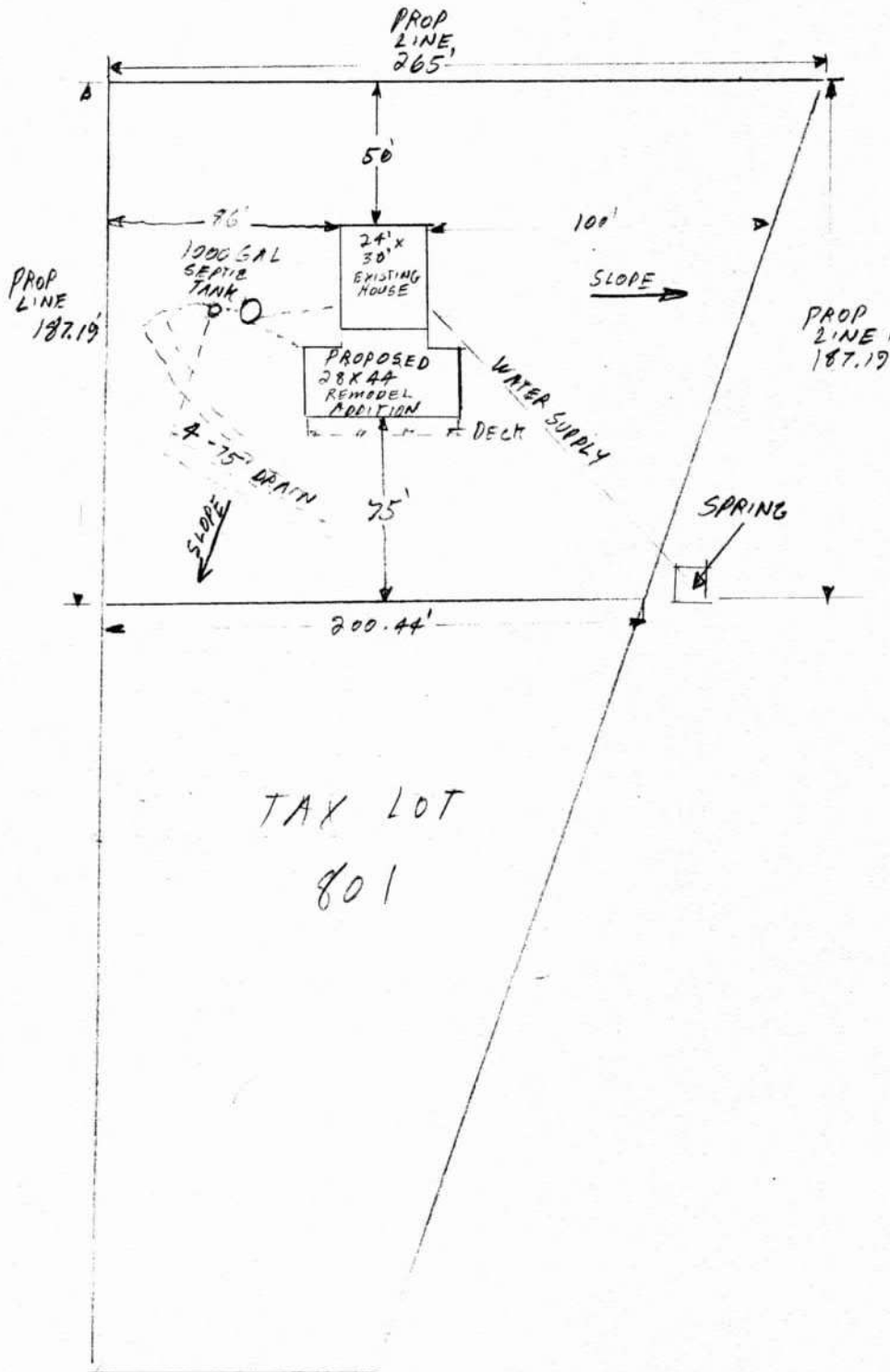
Job Address Rt 3 BOX 547 GRESHAM, ORG 97030

Subdivision Name _____ Lot 802 Block _____

Tax Lot 802 Section D Township 3E Range 35

Lot Area 1 ACRE Building Area 1400^{sq}ft Basement Area 1400^{sq}ft Garage Area _____

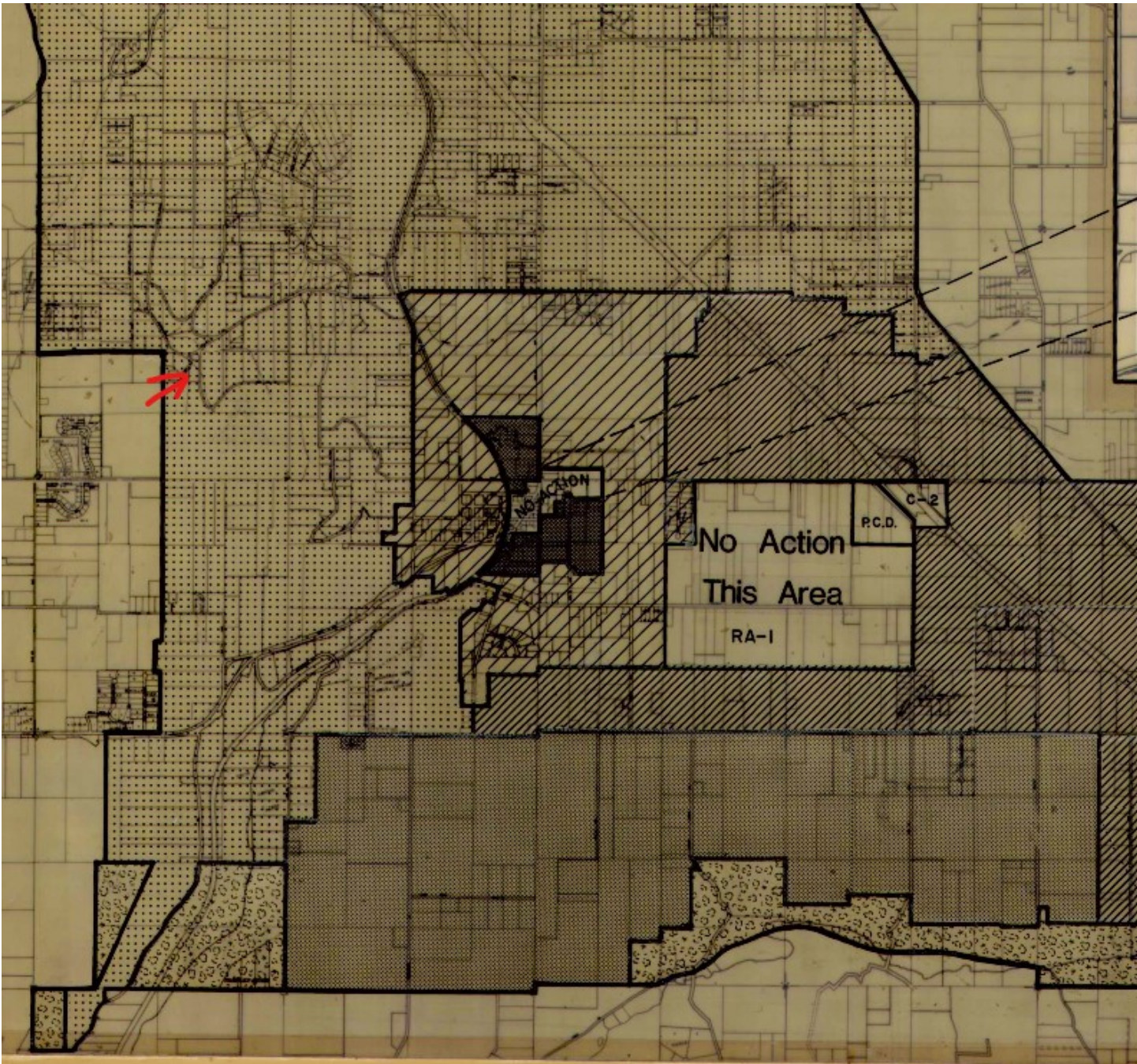
Stories 2 Bedrooms 3 Water Source SPRING Sewage Disposal SEPTIC & DRAIN FIELDS



Kauppi, Jennifer

From: ZoningInfo
Sent: Wednesday, April 3, 2024 12:09 PM
To: Kauppi, Jennifer
Subject: RE: 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Looks Like Boring-Kelso ZC-16-76, adopted Dec 20, 1976



NORTH



VISUAL AID

- 1 AC.
- 5 AC.
- 10 AC.
- 20 AC.

BORING - KELSO AREA

ZC-16-76

ZONING MAP

P.C. HEARING DATE — OCTOBER 18, 1976

Thanks,

Ben Blessing, Planner

Clackamas County Transportation & Development
Customer Service Desk

150 Beavercreek Road, Oregon City, Oregon 97045

www.clackamas.us

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The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m., and the public service lobby is open Monday, Tuesday and Thursday from 8:00 a.m. to 4:00 p.m..

Were you happy with the service you received today?



Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Wednesday, April 3, 2024 10:54 AM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Hello. Joy complete this research request some time ago for me.

Can you tell me what year the property was changed to RRF5?

Thank you
Jennifer Kauppi
Code Enforcement

From: ZoningInfo <ZoningInfo@clackamas.us>
Sent: Monday, June 26, 2023 3:53 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: RE: Research Request - 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Jennifer,

Sorry for not including my signature that is below.

Sincerely,

Joy Fields, AICP,
Sr. Planner
Clackamas County DTD | Planning and Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500
zoninginfo@clackamas.us

The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and the public service lobby is open Monday, through Thursday from 8:00 a.m. to 4:00 p.m.

Were you happy with the service you received today?



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Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

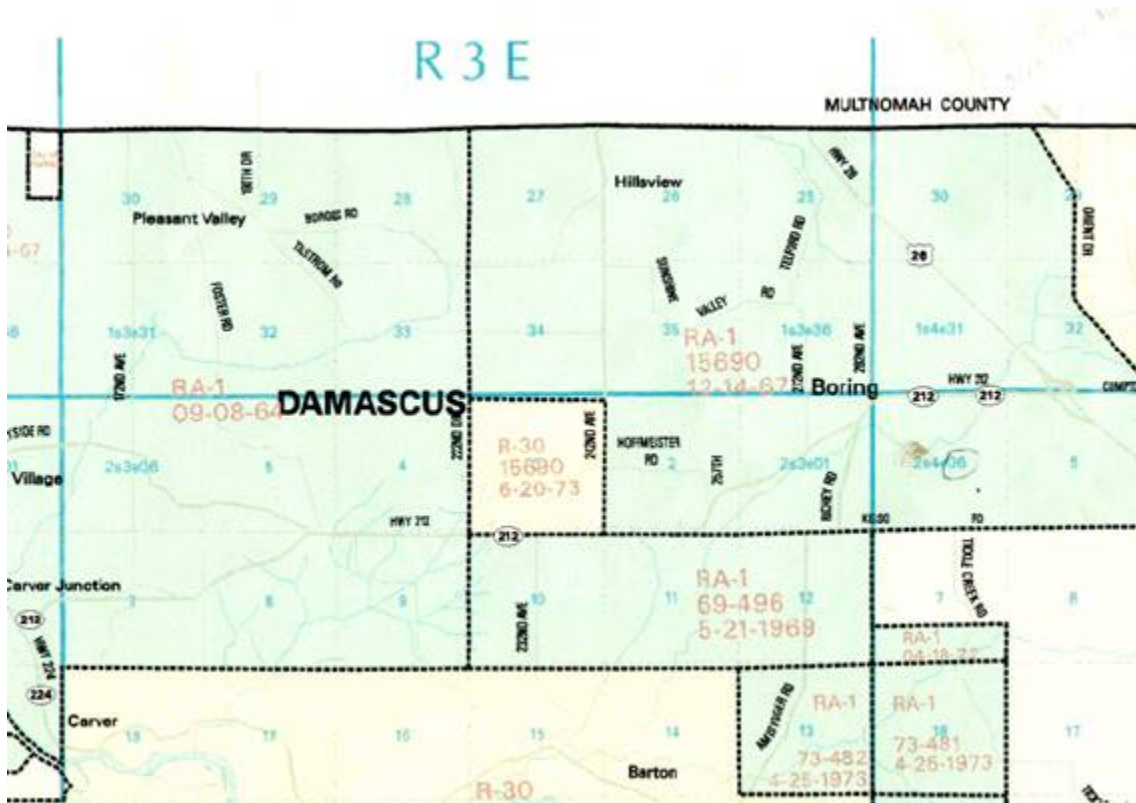
From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Monday, June 26, 2023 3:06 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: RE: Research Request - 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Sorry....who responded to this email? I need it for my file notes.

Thank you
Jennifer

From: ZoningInfo <ZoningInfo@clackamas.us>
Sent: Monday, June 26, 2023 3:04 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: RE: Research Request - 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

In 1967 the property was initially zoned RA-1 (see map excerpt below). Therefore, it would have been subject to the RA-1 Zoning District requirements that required two-family dwellings to be approved as a conditional use (see 1965 section of the RA-1 Zone attached). I did not find a conditional use approval for the subject property in our files.



Sincerely,

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Monday, June 26, 2023 1:21 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: Research Request - 11735 SE Zion Hill Rd - RRF5 - 13E35D 00802

Hello,

I need a research request on this property.

The property is zoned RRF5. In 1973 a building permit was pulled for an addition to an SFR. In 1973 would two full kitchens be an allowed in the single family residence? The attached site plan shows the original house and then the addition.

I have some proof that the house was sold in 1998 with only one kitchen. The new owner purchased it with an ADU (in the existing house space) and the addition is the main SFR.

Thank you

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

To Be Filled In By Applicant (Print or Type)

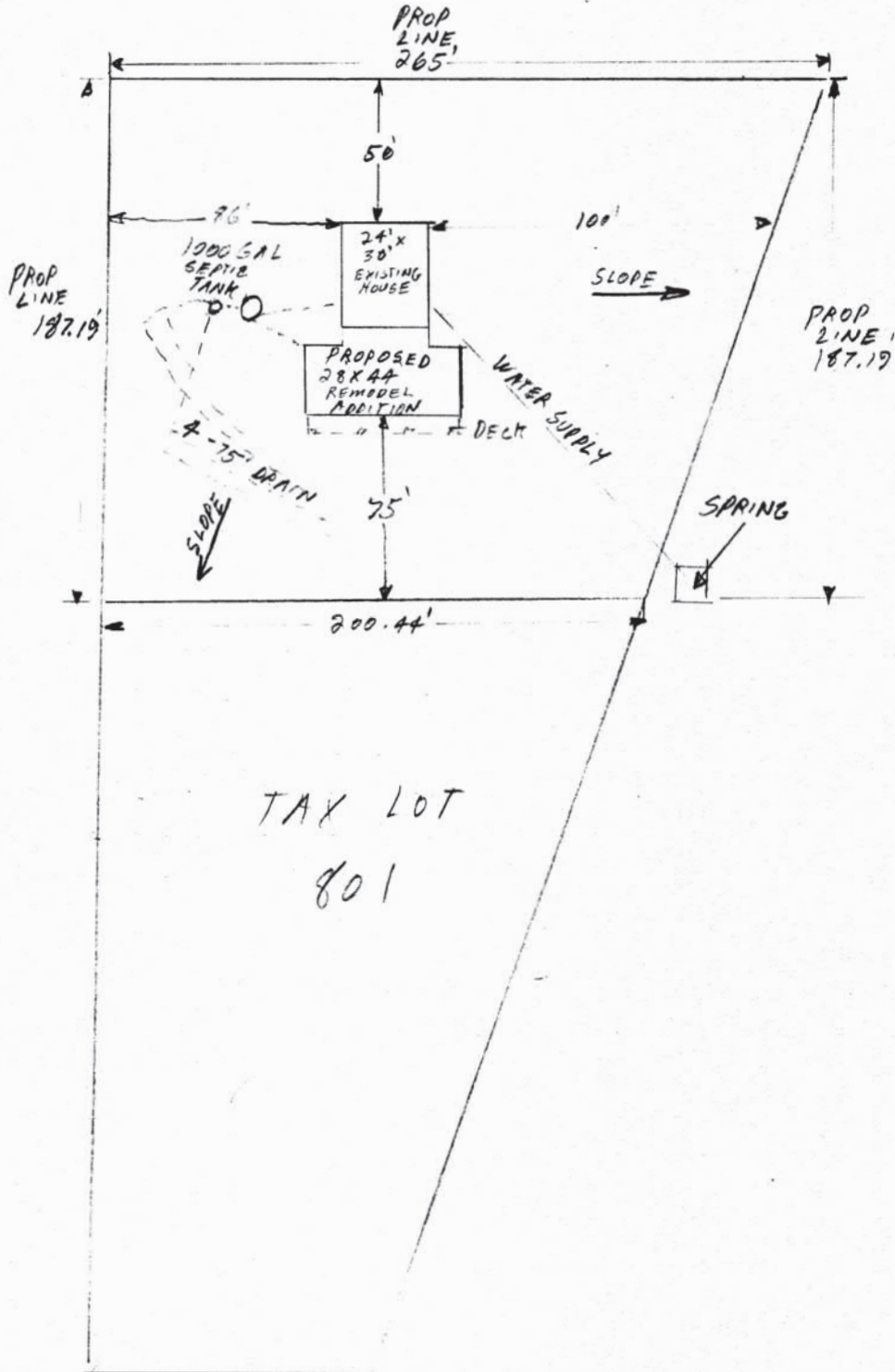
Job Address R-3 BOX 547 GRESHAM, ORG 97030

Subdivision Name _____ Lot 802 Block _____

Tax Lot 802 Section D Township 3E Range 35

Lot Area 1 ACRE Building Area 1400^{sq}ft Basement Area 1400^{sq}ft Garage Area _____

Stories 2 Bedrooms 3 Water Source SPRING Sewage Disposal SEPTIC & DRAIN FIELDS



H-6
Need X Section
Building Permit Application CPO

Clackamas County Public Works Department
902 Abernethy Road
Oregon City, Oregon
Phone: 655-8651
Permit No. 947-73
Contractors File No. _____
Construction Cost 21,168
Permit Fee 80.00
Plan Check Fee 40.00
Total Fee 120.00
School District Number: Elementary _____ High School _____
Permit Received By nct Date 5/18/73 Receipt No. H-P. 551

To Be Filled In By Applicant (Print or Type) REMODEL ADDITION
Job Address AT 3 BOX 547 Sunshine Valley Road
Subdivision Name _____ Lot 802 Block _____
Tax Lot 802 Section 35D Township 1 Range 3 11735 SE
Lot Area 1 ACRE Building Area 1400 sq ft Basement Area 1400 sq ft Garage Area 210N HILL DR
Stories 2 Bedrooms 3 Water Source SPRING Sewage Disposal SEPTIC & DRAIN FIELDS

Three (3) copies of a plot plan drawn on 8 1/2 x 14" paper must be submitted with each permit and must show: Property lines and dimensions - proposed and existing structures - location of well and/or water service lines - location of septic tank and drainfield and/or sewer lines - proposed location of raindrains and method of disposal - location of driveways, patio slab, parking area and walkways - contour or ground elevation at property corners - proposed main floor and garage floor elevations - proposed setbacks from all property lines.

Plans and specifications made by SPENCE ERICKSON accompany this application
Owners Name SPENCE & PAT ERICKSON Builders Name SPENCE ERICKSON
Address RT 3 BOX 547 Address _____
City GRESHAM State ORG City 288-5011 State _____
Phone 666-2525 Zip 97030 Phone EXT 592 Zip _____
Estimated Cost of Labor and Material \$20,000 Homebuilders Registration No. _____

I agree to build according to the above description, accompanying plans and specifications, the Uniform Building Code as adopted by Clackamas County, and to the conditions set forth below.
Applicant Spence Erickson

Soils Investigation and Subsurface Disposal Requirements (FOR OFFICIAL USE ONLY) APPROVED PER 1159-72
SEPTIC TANK: Material _____ Capacity _____ Gallons _____
SUBSURFACE DISPOSAL: Distribution Box [] Total Length of Lines _____
Number of Lines _____ Distance Between Lines _____ Ft.
Seepage Pit or Cesspool: Comments _____
Other Comments: connect to existing system
4, 75 ft lead

Development Construction Requirements
Curbs Required [] Distance from Street Centerline _____ Ft.
Storm Drainage Required [] Size _____ Comments _____

Zone Requirements _____

Development Construction [] Approved [] Denied
Subsurface & Soils [] Approved [] Denied
Plans Checked and Approved
Zone RA-1 Permit Issued
Approved 5/22/73
By W.A. [Signature] By [Signature]
Date 21 May 73 Date 5/23/73 By n Date 5/24/73

PROPERTY ADDRESS:
11735 SE ZION Hill ROAD
Grasham OR 97030

BUILT 1982 COST \$ _____ RENT \$ _____
 REMODELED 1990 COST \$ _____ V. I.
 SOLD 19 _____ AMT. \$ _____
 SOLD 19 _____ AMT. \$ _____
 SOLD 19 _____ AMT. \$ _____
 SOLD 19 _____ AMT. \$ _____

YEAR	<u>82</u>	<u>90</u>				
YES	<u>MAS</u>					
NO		<input checked="" type="checkbox"/>				

M.V.D.# _____

APPR.	DATE	DWELLING UNITS	UNIT AREA	TOTAL AREA	STORIES
<u>BRS</u>	<u>12/23/81</u>	<u>1 2 3 4</u>	SQ. FT. <u>2144</u>	SQ. FT.	<u>1 1 1/2 2</u>
<u>LB</u>	<u>2/23/90</u>	FOUNDATION	CONC BLK BRICK STONE FRAME WD BLK		
		EXTERIOR	<u>DBL SGL BOX SIDING: BEVEL ALUM</u> SHGL STUCCO BRICK: VEN SOLID 1 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO		
		ROOF	<u>GAB HIP FLAT PITCH: LOW AVG STEEP SHINGLES: WD COMPO ALUM</u> SHAKES: LT MED HVY BUILT-UP R. RFG. BAR TILE EXP BM		
ZONING		1ST FLOOR	<u>DBL SGL PLY WD H. WD FIR CONC TILE CARPET</u> RMS.: LIV DIN FAM KIT UTIL HALL 2 BATH / BR DEN		
RESIDENTIAL		PARTITIONS	PLASTER <u>DRYWALL</u> COMPO CLD&PA T&G PLYWOOD TRIM: <u>FIR</u> H. WD PANELING:		
MULTI-FAMILY		OTHER INTERIOR CONST.	CLASS: BUILT-INS: FIR <u>H. WD</u> METAL CAB TOPS: <u>PLASTIC</u> LIND APPLIANCES: ELECT GAS <u>OVEN</u> <u>FRIDGE</u> <u>DISHWASHER</u> HOOD FAN QUAL: F. A. G.		
COMMERCIAL		LIGHTING	CLASS: LOW VOLT INTERCOM		
INDUSTRIAL		AREA IMPROVEMENTS	CLASS: <u>///</u> LAVATORY <u>/</u> STALL SHOWER <u>/</u> SINK <u>///</u> FULL BATH		
<u>12 RFFS</u>		SIDEWALKS <u>00</u>	<u>///</u> WATER ONLY <u>///</u> TOILET <u>/</u> SHOWER DOOR <u>/</u> LAUNDRY FAC <u>1</u> BATH		
		CURBS <u>00</u>	<u>///</u> BATHTUB <u>/</u> WATER HEATER		
		STREET <u>6</u>	CLASS: <u>FURNACE: 2A</u> GRAY FL W <u>OIL</u> GAS HARD FUEL		
		WATER <u>✓</u>	ELEC.: W UNITS BASEBD GL PANEL CABLE; CLG FL H.W.: BASEBD CONVEC RAD: FL CLG		
		SEWERS <u>05</u>	STOVE CHIMNEY TOTAL AREA HEATED: <u>3568</u> SQ. FT.		
		ELECTRICITY <u>✓</u>	FIREPLACE CLASS: 1 STY <u>2 STY</u> SGL BKD <u>STKD</u> CIR NO HEARTHS: <u>44-14</u> PLAIN ELAB. <u>05</u>		
			NONE FULL <u>1 1 1</u> X UNFIN FIN _____ SQ. FT. DAYLIGHT:		
SITE CHARACTERISTICS		BASEMENT	CLASS: WALLS: CONC BLK FL: CONC WOOD CEIL: PLS DRYWALL COMP PLYWOOD WALL CVR: FUR'D PLS DRYWALL COMP WD FLR CVR: ASPH TILE CORK LIND		
TOPOGRAPHY <u>✓</u>			RMS: PLAY BR BATH LNDRY GAR NO. RMS. HEAT: _____ SQ. FT.		
VIEW <u>Partial</u>		ATTIC OR UPPER STORIES <u>+</u>	CLASS: NONE <u>1 1 1</u> <u>1424</u> SQ. FT. UNFIN <u>FIN</u> : PLS DRYWALL COMP CLD&PA FLR: <u>DBL SGL</u> FIR H. WD ASPH TILE <u>VINYL</u> LIND <u>CARPET</u> LIND SUBFLOOR ONLY		
			RMS: <u>4 BR</u> 1 BATH HALL NO. RMS. HEAT: <u>1/2</u> SQ. FT.		
		SPECIAL	PORCH: WD FR CONC		
			RATING: PHYS COND. P F A G FUNC. UTIL. P F A G APPEARANCE P F A G		

REMARKS: 90 left notice - difficult access; driveway deeply rutted; H. Shephard

PLOT PLAN:

BUILDING DIAGRAM

$$A = 24 \times 38 = 912$$

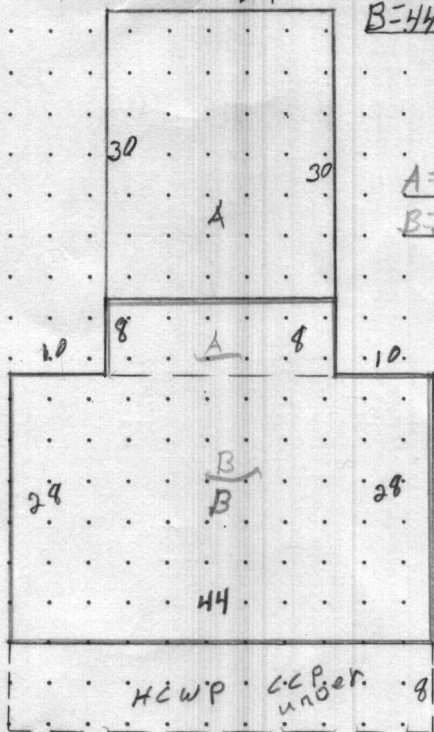
$$B = 44 \times 28 = 1232$$

$$2144 \#$$

$$A = 8 \times 24 = 192$$

$$B = 28 \times 44 = 1232$$

$$1424 \#$$



GARAGE AND OUTBUILDINGS

LAND DESCRIPTION

GARAGE ATT. DET. BSMT. 1/4 1/3 1/2 3/4 BLT.	DESCRIPTION					DIMEN- SIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
	FOUND	FLOOR	ROOF	WALLS	MISC.						
1 CP						X		1		H5	1.24
Shed	Fr	WD	G	Comp	Bas	8 x 10	90	2			
2 OPEN CONC						30 x 60	1800	3			
3						8 x 44	352	4			
4 CONC PATIO						8 x 44	352	5			
5 Barn	CON	D	Gambrel	comp	Ply	28 x 44	1344	6			
6 fence		5'				Est X	150	7			
7		5'				Est X	150	8			
8						X		9			

INCREMENTS TO LAND:

TOTAL ACRES \triangleright

APPRAISER *LM* DATE 2/4/82

APPRAISER *DB* DATE 2/23/90

APPRAISER DATE

APPRAISER DATE

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 00146693
Parent Parcel Number
Property Address 11735 SE ZION HILL DR, GRESHAM, OR, 97080, U
Neighborhood 16061 GRESHAM SCHOOL DISTRICT
Property Class 101 101 Residential Improved
TAXING DISTRICT INFORMATION
Jurisdiction 003
Area 001

OWNERSHIP

MARSHALL RICHARD DEAN
MARSHALL CARYN S
11735 SE ZION HILL DR, GRESHAM, OR, 97080, U

Tax ID 13E35D 00802

TRANSFER OF OWNERSHIP

Table with columns: Date, Doc #, Value. Rows: 10/01/1998, 02/01/1995, 02/01/1991

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Market Value. Rows for years 1999, 2000, 2001, 2002, 2003

Site Description

Topography:
Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres: 0.0000
1 26 RURAL HOME SITE
2 22 OSD

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows for Rural Home Site and OSD

MSFT: Misc. Features
APPL Units: 1 Unit Price: 1005.00

Supplemental Cards

MEASURED ACREAGE 1.2400

FARMLAND COMPUTATIONS

Parcel Acreage

- 81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]

TOTAL ACRES FARMLAND 1.2400

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 118938

Measured Acreage
Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND

Classified Land Total
Homesite(s) Value (+)

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 11 Houses built 1900 to 1920
Occupancy: Single family

Story Height: 2.0
Finished Area: 3568
Attic: None
Basement: None

ROOFING

Material: Asphalt shingles
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Sub and joists 1.0, 2.0
Carpet 1.0, 2.0

EXTERIOR COVER

Wood siding 1.0, 2.0

INTERIOR FINISH

Drywall 1.0, 2.0

ACCOMMODATIONS

Finished Rooms 5
Bedrooms 5
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 3 9
TOTAL 9

REMODELING AND MODERNIZATION

Amount Date

1	2	3	4	5	6	7
---	---	---	---	---	---	---

Construction	Base Area	Floor Area	Finished		Value
			Area	Sq Ft	
1 Wood frame w/sh	2144	1.0	2144		98370
1 Wood frame w/sh	1424	2.0	1424		49850

2144 Crawl --- 0

TOTAL BASE 148220

Row Type Adjustment 1.00%
SUB-TOTAL 148220

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 5600
Heating 3870
Air Condition 0
Frame/Siding/Roof 0
Plumbing Fixt: 9 4650

Other Features 1005

SUB-TOTAL ONE UNIT 163345

SUB-TOTAL 0 UNITS 163345

Description	Value	Garages	
0 Integral	0		0
0 Att Garage	0		0
0 Att Carports	0		0
0 Bsmt Garage	0		0
Ext Features	0		0

SUB-TOTAL 163345

Quality Class/Grade 4

GRADE ADJUSTED VALUE 191110

SPECIAL FEATURES

Description	Value
D :MASDBL	5600
MISCFEAT	1005

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :MASDBL	5600	D	DWELL	2.00	4		1912	1945	AV	0.00	Y	0.00	3568	191110	36	0	101	100	123530
MISCFEAT	1005	01	WDDK	0.00	4		1945	1945	AV	0.00	N	0.00	352	852	0	SV	118	100	1000
		02	PAV	0.00	85	4	1945	1945	AV	1.10	N	1.30	1800	2340	57	0	118	100	1190
		03	CONCP	0.00	4		1945	1945	AV	0.00	N	0.00	352	271	0	SV	118	100	320
		04	CNPFY/	0.00	4		1945	1945	AV	0.00	N	0.00	352	1162	0	SV	118	100	1370
		05	SHEDGP	0.00	5		1980	1980	AV	5.67	N	6.69	1344	8990	22	0	118	100	8270
		06	FENCERES	0.00	12A	4	1985	1985	AV	5.30	N	6.25	150	940	17	0	118	100	920
		07	FENCERES	0.00	19	4	1960	1960	AV	10.10	N	11.92	150	1790	42	0	118	100	1230

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

137830

97 02/01/1990

Neigh 16061 AV

EXHIBIT B_PAGE 7 OF 7



No Photo Available

HOLD 3 CARS, HAS A WORKSHOP & FLOORED SECOND LEVEL THAT INSULATED. 2.25 ACRES WITH A CREEK AND TIERED FRONT YARD LANDSCAPING. OWNER WILL CARRY BACK A SMALL SECOND-TRY AN 80-10-10 LOAN, OR COULD HELP W/CLOSING

Client Full Residential 6/16/2023 6:49AM

\$275,000 4 bd | 4 / 0 ba | 3652 sqft

Status: **Sold**
 List Date: 8/21/1998
 DOM: 50 Acres: 2.25 MLS#: 74564
 Year Built: 1912 / REMOD

11735 SE ZION HILL DR Gresham, OR 97080
 Unit #: Condo Loc:
 XST/Dir: HALEY RD TO 272ND TO SUNSH. VLY. RD. OR
 TELFORD TO SHUNSH.VLY TO ZION

Property Details:

Property Type: Detached	Area: 144
Style: Colonial	Zoning:
County: Clackamas	Seller Disclosure: Disclaimer
Nhood/Bldg: SUNSHINE	Waterfront:
VALLEY ORCH	Lot Desc: Sloped
CC&Rs:	Lot Size: 1 to 2.99 Acres
Legal: SUNSHINE VLY ORCH	Lot Dimensions:
TR PT LT 33 DOR26585 94-95	View:
Warranty:	Body Water:
55+ w/Affidavit Y/N:	Tax ID: 00146684
Open House:	
Upcoming Open House:	

Schools:

Elementary: ORIENT
 Middle:
 High: BARLOW

Residence Information:

Upper SQFT: 0	SQFT Source:	Levels: 3	Green Certification:
Main SQFT: 0	Total Up/Main: 0	Roof: Composition	Energy Efficiency:
Lower SQFT: 0	Fireplaces: 2	Parking: RV Access/Parking	Exterior: Lap Siding, Vinyl Siding
Additional SQFT:	Garage: 3 / Detached, ,	Basement:	RV Description:
Unreinforced Masonry Building:	Foundation:	Road Surface:	

Approximate Room Sizes and Descriptions:

Living:	M	24 X 14	Formal
Kitchen:	M	25 X 15	Eating Area
Dining:	M	14 X 12	Formal
Family:	M	18 X 13	Great Room
Primary Bedroom:	U	15 X 15	Bathroom
2nd Bedroom:	U	14 X 13	
3rd Bedroom:	U	13 X 12	
Bonus Room:	U	30 X 10	
Bedroom 4:	U	14 X 11	Fireplace

Baths - Full/Part Upper Level: 2/0 Main Level: 2/0 Lower Level: 0/0 Total Baths: 4/0

Features and Utilities:

Kitchen: Built-in Range, Cook Island, Down Draft, Built-in Dishwasher

Interior: Ceiling Fan(s), Hardwood Floors, Smoke Detector, Wall to Wall Carpet

Exterior: Covered Patio, Fenced, Greenhouse, Patio, Security Lights, Sprinkler

Accessibility: Natural Lighting, Parking

Security:

Internet:

Windows:

Cool:

Water: Well

Heat: Forced Air

Sewer: Septic Tank

Fuel: Oil

Hot Water:

Financial:

Property Tax/Yr: \$2,150.00 /

Rent, If Rented:

Short Sale:

Bank Owned/Real Estate

HOA:

Dues: \$0

Other Dues:

Owned:

Association Amenities:

Terms Considered: Cash, Conventional, Other

Comparable Information:

Pending Date: 10/10/1998

Original Price: \$275,000

Sold Price: \$275,000

Sold Date: 11/12/1998

List Price: \$275,000

Sold Terms: Conventional

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Impressive property offering a unique opportunity w/ 3 separate living quarters. Fully renovated main house w/ 4+ bed, 2.1 baths, 2 cozy fireplaces and a double veranda overlooking the beautiful country setting. The remodeled attached 1912 Craftsman style guest cottage is every bit as charming as the main house. Both of these residences have new kitchens w/ high-end appliances. Plus, there's a 48x28 shop w/ a 2 bedroom apartment above.

Schools:

Elementary: East Orient
Middle: West Orient
High: Sam Barlow

Income/Expenses & Financial Information:

Actual Gross Income: \$0
Proj. Gross Income:
Actual Net Income: \$0
Proj. Net Income:
Actual Oper. Expenses: \$0
Proj. Oper. Expenses:
Cap Rate:
Gross Rent Multiplier:
Investor Info: Incomplete
Short Sale: N
Bank Owned/Real Estate Owned: N
Terms Considered: Cash, Conventional

Client Full **Multifamily** **6/16/2023 7:18AM**
\$799,900 **sqft**

Status: Expired
List Date: 7/2/2018
DOM: 90 **MLS#:** 18386645
Year Built: 1912 /

11735 SE Zion Hill DR Damascus, OR 97089
XST/Dir: from 242nd (Hogan Road) go east on Sunshine Valley Road then turn right on Zion Hill Road.

Property Details:

Property Tax/Yr: \$4,483.92 / 2017
County: Clackamas
Neighborhood: Damascus
Internet:
Lot Size: 1 to 2.99 Acres
Seller Disclosure:
Open House:
Upcoming Open House:
Area: 145
Zoning: RRRF5
Tax ID: 00146693
CC&Rs:
Legal: 379 SUNSHINE VLY ORCH TR PT LT 33
Common Amenities:
Storage: Garage(s)

Lot Desc: Gentle Sloping
#Stories: 2
Total Units: 3
Approx Bldg SQFT:
View: Territorial, Valley
Waterfront:
Body Water:
Parking: 8 OPEN, PAVED
Roof: Composition
Unreinforced Masonry Building:
Road Surface:
Basement: Crawl Space, Finished, Partial Basement
Exterior: Aluminum, Wood Siding
Security:
Foundation:

Comparable Information:

Pending Date: **Original Price:** \$799,900
Sold Date: **List Price:** \$799,900
Sold Terms: **Sold Price:**

Utilities:

Heat: Forced Air - 95+%
Fuel: Propane
Water: Well
Sewer: Septic Tank
Cool:
Hot Water: Electricity

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	4	2.1		2656	Deck, Built-in Dishwasher, Fireplace, Washer/Dryer
1	1	1		696	Hookup Built-in Dishwasher, Refrigerator, Washer/Dryer, Wood Floors
1	2	1		864	

Occupancy Types: Other

Rent Includes: Electricity, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full Residential 6/16/2023 6:50AM

\$799,900 5 bd | 3 / 1 ba | 4698 sqft

Status: Expired

List Date: 7/2/2018

DOM: 90 Acres: 1.21

MLS#: 18121507

Year Built: 1912 / REMOD

11735 SE ZION HILL DR Damascus, OR 97089

Unit #: Condo Loc:

XST/Dir: from 242nd (Hogan Road) go east on Sunshine Valley Road then turn right on Zion Hill Road.

Property Details:

Property Type: Detached

Area: 145

Style: Custom Style, Georgian

Zoning: RRRF5

County: Clackamas

Seller Disclosure: Disclosure

Nhood/Bldg:

Waterfront:

CC&Rs:

Lot Desc: Gentle Sloping, Private

Legal: 379 SUNSHINE VLY

ORCH TR PT LT 33

Lot Size: 1 to 2.99 Acres

Warranty:

Lot Dimensions: irregular

55+ w/Affidavit Y/N: N

View: Territorial

Open House:

Body Water:

Tax ID: 00146693

[VirtualTour #1](#)

Upcoming Open House:

Schools:

Elementary: East Orient

Middle: West Orient

High: Sam Barlow

Residence Information:

Upper SQFT: 1714

SQFT Source: measure

Main SQFT: 2120

Total Up/Main: 3834

Lower SQFT: 0

Fireplaces: 2

Additional SQFT: Upper / 864

Garage: 3 / Detached, Extra Deep,

Unreinforced Masonry

Foundation: Concrete Perimeter, Slab

Building:

Levels: 4

Roof: Composition

Parking: Driveway

Basement: Crawl Space

Road Surface:

Green Certification:

Energy Efficiency:

Exterior: Aluminum, Lap Siding, Wood Siding

RV Description: RV/Boat Storage

Approximate Room Sizes and Descriptions:

Living:	M	24 X 14	Great Room, Updated/Remodeled		
Kitchen:	M	15 X 13	Gas Appliances, Gourmet Kitchen, Updated/Remodeled		
Dining:	M	13 X 12	Laminate Flooring		
Family:	M	28 X 13	Fireplace, Great Room, Updated/Remodeled		
2nd Kitchen:	M	11 X 11	Built-in Dishwasher, Free-Standing Refrigerator, Updated/Remodeled		
Primary Bedroom:	U	15 X 15	Balcony, Bathroom, Suite		
2nd Bedroom:	U	14 X 12	Balcony		
3rd Bedroom:	U	14 X 11	Fireplace		
Bonus Room:	U	29 X 10	Wall to Wall Carpet		
Guest Quarters:	M	29 X 24	Ceiling Fan(s), Updated/Remodeled, Wood Floors		
Baths - Full/Part		Upper Level: 2/0	Main Level: 1/1	Lower Level: 0/0	Total Baths: 3/1

Features and Utilities:

Kitchen: Built-in Microwave, Built-in Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Free-Standing Range, Free-Standing Refrigerator, Gas Appliances, Pantry, Stainless Steel Appliance(s), Tile

Interior: Ceiling Fan(s), Jetted Tub, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Solar Tube(s), Washer/Dryer, Wood Floors, Wall to Wall Carpet

Exterior: Second Residence, Covered Deck, Covered Patio, Fenced, Greenhouse, Guest Quarters, RV Parking, Vinyl Window-Double Paned, Workshop, Yard

Accessibility: Caregiver Quarters, Ground Level, Main Floor Bedroom w/Bath, Utility Room On Main

Security:

Internet:

Windows: Double Pane Windows, Vinyl Frames

Cool: **Heat:** Forced Air - 95+%

Fuel: Propane

Water: Shared Well

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,483.92 / 2017

Rent, If Rented:
Dues:

Short Sale: N
Other Dues:

Bank Owned/Real Estate Owned: N

HOA: N

Association Amenities:

Terms Considered: Cash, Conventional

Comparable Information:

Pending Date:

Original Price: \$799,900

Sold Price:

Sold Date:

List Price: \$799,900

Sold Terms:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

Property Account Summary

Account Number	00146693	Property Address	11735 SE ZION HILL DR , DAMASCUS, OR 97089
General Information			
Alternate Property #	13E35D 00802		
Property Description	379 SUNSHINE VLY ORCH TR PT LT 33		
Property Category	Land &/or Buildings		
Status	Active, Locally Assessed		
Tax Code Area	026-008		
Remarks			
Tax Rate			
Description	Rate		
Total Rate	15.8905		
Property Characteristics			
Neighborhood	16061: Gresham School Dist 26 100, 101		
Land Class Category	101: Residential land improved		
Building Class Category	14: Single family res, class 4		
Year Built	1912		
Change property ratio	1XX		
Related Properties			
No Related Properties Found			
Parties			
Role	Percent	Name	Address
Taxpayer	100	POGULA LATHA	22940 SE WEATHERLY LN, DAMASCUS, OR 97089

Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	POGULA LATHA	22940 SE WEATHERLY LN, DAMASCUS, OR 97089
Mortgage Company	100	CENTRAL LOAN ADMINISTRATION	PO BOX 77405, EWING, NJ 08628

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
AVR Total	\$358,626	\$348,181	\$338,040	\$328,195	\$318,636
Exempt					
TVR Total	\$358,626	\$348,181	\$338,040	\$328,195	\$318,636
Real Mkt Land	\$300,310	\$291,699	\$243,262	\$217,429	\$210,970
Real Mkt Bldg	\$297,390	\$293,180	\$245,100	\$223,170	\$216,630
Real Mkt Total	\$597,700	\$584,879	\$488,362	\$440,599	\$427,600
M5 Mkt Land	\$300,310	\$291,699	\$243,262	\$217,429	\$210,970
M5 Mkt Bldg	\$297,390	\$293,180	\$245,100	\$223,170	\$216,630
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$358,626	\$348,181	\$338,040	\$328,195	\$318,636
Mkt Exception					
AV Exception					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
07/24/2017	07/24/2017 08:35:00	Removed from Foreclosure or Warrant	2013 TAXES PAID IN FULL by LESLIESOS
07/07/2017	07/13/2017 10:27:00	Taxpayer Changed	Property Transfer Filing No.: 319020 07/07/2017 by VPEARSON

08/30/2002	09/05/2002 10:13:00	Taxpayer Changed	Property Transfer Filing No.: 59725 08/30/2002 by LAURIEB
08/30/2002	09/05/2002 10:13:00	Recording Processed	Property Transfer Filing No.: 59725, Bargain & Sale, Recording No.: 2002- 081788 08/30/2002 by LAURIEB
10/16/2000	10/16/2000 12:33:00	Taxpayer Changed	Party/Property Relationship
10/16/2000	10/16/2000 12:30:00	The situs address has changed	
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 98108043, 10/1/98, \$ 275000

Tax Balance

Installments Payable

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
No Records Found						

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/13/2023 00:00:00	5430829 (ReceiptDetail.aspx? receiptnumber=5430829)	\$5,698.75	\$5,698.75	\$5,527.79	\$0.00
11/10/2022 00:00:00	5245680 (ReceiptDetail.aspx? receiptnumber=5245680)	\$5,354.54	\$5,354.54	\$5,193.90	\$0.00
11/08/2021 00:00:00	5062134 (ReceiptDetail.aspx? receiptnumber=5062134)	\$5,184.05	\$5,184.05	\$5,028.53	\$0.00
11/17/2020 00:00:00	4950425 (ReceiptDetail.aspx? receiptnumber=4950425)	\$5,039.60	\$5,039.60	\$4,888.41	\$0.00
11/15/2019 00:00:00	4695467 (ReceiptDetail.aspx? receiptnumber=4695467)	\$4,918.27	\$4,918.27	\$4,770.72	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcel
06/28/2017	07/13/2017	07/07/2017	2017-046178	\$300,000.00	319020		POGULA LATHA	No
06/28/2017	07/11/2017	06/29/2017	2017-043814	\$0.00	318661		GRAHAM RONALD L	No
04/29/2008	12/10/2008	06/05/2008	2008-040795	\$367,000.00	183947		THUNDERBOLT RIVER INVESTMENTS LLC	No
09/23/2005	09/30/2005	09/28/2005	2005-095763	\$0.00	127991		MARSHALL RICHARD D	No
Property Details								
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths	
3568	0 X 0	1912	45	2.0	5	3	0	

Printable Version

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Version 4.5.0.0

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June 15, 2023

Latha Pogula
22940 SE Weatherly Ln
Damascus, OR 97089

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

Site Address: 11735 SE Zion Hill Dr Damascus, OR 97089
Legal Description: T1S, R3E, Section 35D, Tax Lot 00802

It has come to the attention of Clackamas County Code Enforcement that construction of an auxiliary dwelling unit may have been completed 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.*

Department of Transportation and Development

Nondiscrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

오.



June 20, 2023

Latha Pogula
22940 SE Weatherly Ln
Damascus, OR 97089

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A) Violation of the Clackamas County Building Code, Chapter 9.02.040 (B),(C),(D),(E)

VIOLATION: V0017123

SITE ADDRESS: 11735 SE Zion Hill Drive, Damascus, OR 97089

LEGAL DESCRIPTION: T1S, R3E, Section 35D, Tax Lot 00802

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

- Multiple Dwellings without land use approval
- Detached garage with habitable space built without permits
- Accessory Dwelling Unit in single family residence built without permits

VIOLATIONS & HOW TO RESOLVE

On June 16, 2023 I confirmed a violation of both the Zoning and Development Ordinance for multiple dwellings without land use approval and Building Code violations for work done without permits exists on the subject property. The detached garage with the 2nd floor habitable space was built without permits. Based on the zoning of the property which is RRFF5, the accessory dwelling unit that is located inside the single family residence is not allowed. The multiple dwellings and construction without permits constitutes a violation of Clackamas County Building Code Title 9.02.040(B),(C),(D),(E) and Zoning and Development Ordinance, Title 12, Section 316.03(A) . In order to abate the violation(s), you must complete the following **no later than the deadline dates provided below.**

Accessory Dwelling Unit in Single Family Residence

The Accessory Dwelling Unit that is located inside the single family residence is not an allowed use based on the RRFF5 zoning of the property. There is a possibility that an accessory kitchen would be allowed. An accessory kitchen has no cooking space and is limited in allowable size. In order to abate the violation, please complete the following **no later than July 20, 2023.**

- Please contact the Planning Department to determine if an accessory kitchen would be allowed in the single family residence.
- Please submit, or have your professional submit applications to decommission the 220 amp and any mechanical for the ADU kitchen. A plumbing permit will be required to keep or remove the plumbing fixtures in this space and pay the appropriate fee(s). Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>.

*****Please note – an electrical contractor will be required for the removal of the 220 amp*****

- 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).
- If the accessory kitchen is allowed and you decide to keep this space for that use, the inspector will confirm that the accessory kitchen meets the size requirements.

Detached Garage with Habitable Space

The detached garage with habitable space was built without approved permits or approved final inspections. In order to abate the violation, please complete the following **no later than August 4, 2023**.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s). **A licensed Architect or Engineer with the State of Oregon will be required to stamp the submitted drawings 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).

CONTACT INFORMATION

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

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

RECORDING REQUESTED BY:



10151 SE Sunnyside Road, Ste 300
Clackamas, OR 97015

AFTER RECORDING RETURN TO:

Order No.: 472517003665-LC
Latha Pogula
22940 SE Weatherly Lane
Damascus, OR 97089

SEND TAX STATEMENTS TO:

Latha Pogula
22940 SE Weatherly Lane
Damascus, OR 97089

APN: 00146693

Clackamas County Official Records
Sherry Hall, County Clerk

2017-046178

07/07/2017 10:50:01 AM

D-D Cnt=1 Stn=0 CONNIE
\$15.00 \$16.00 \$10.00 \$22.00

\$63.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ronald L. Graham, Grantor, conveys and warrants to Latha Pogula, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

13E35D 00802 00146693

CHICAGO TITLE 477517003665-LC

PARCEL I: **PT 802**

A portion of Tracts 31 and 33, SUNSHINE VALLEY ORCHARD TRACTS, situated in the, Northwest one-quarter of the Southeast one-quarter of Section 35, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Tract 31, which point is marked by an iron pipe; thence North 89°50'15" East along the South line of Tract 31, a distance of 479.36 feet to the point of beginning of the tract herein to be described; thence continuing North 89°50'15" East 265.00 feet to a point in the East line of Tract 33; thence North 0°32'00" East along said East line 187.19 feet; thence South 89°50'15" West, parallel with the South line of Tract 31, a distance of 200.44 feet; thence South 19°35'15" West 198.75 feet to the point of beginning.

PARCEL II: **PT 802**

A portion of Tract 33, SUNSHINE VALLEY ORCHARD TRACTS, situated in the Northwest one quarter of the Southeast one-quarter of Section 35, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of Tract 32, SUNSHINE VALLEY ORCHARD TRACTS, which point is marked with an iron pipe; thence North 89°50'15" East 237.68 feet to a point in the East line of Tract 33; thence South along the East line of Tract 33, a distance of 45 feet; thence West parallel with the South line of Tract 33, a distance of 239.72 feet; thence North 45 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

KAC

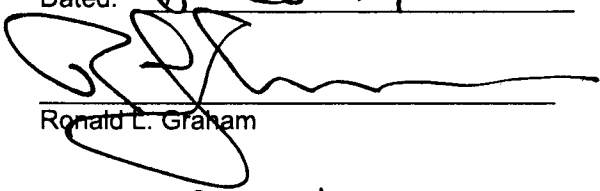
STATUTORY WARRANTY DEED

(continued)

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6-28-17



Ronald L. Graham

State of OREGON
County of CLATSOP

This instrument was acknowledged before me on 6/28/17 by Ronald L. Graham.

ELIZABETH HALSEY COX

Notary Public - State of Oregon

My Commission Expires: 1/5/21



EXHIBIT "A"
Exceptions

Subject to:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Tax Identification No.: 00146693
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways
3. Mineral reservations as contained in Deed

Recording Date: November 30, 1914
Recording No.: Book 137, Page 566
4. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by Commissioner's Journal 48, Page 690, filed August 2, 1951
5. Spring and water pipeline maintenance greement

Executed by: Robert E. Taylor, et ux and Dane J. VanNess, Et ux
Recording Date: June 20, 1973
Recording No.: 73-019331
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: Underground distribution line
Recording Date: June 12, 1992
Recording No.: 92-035800
Affects: The East 10 feet of the South 16 feet of Parcel II
7. Declaration, Easement and Agreement for Use of Water System

Recording Date: August 12, 2016
Recording No.: 2016-054778

From: [Latha Pogula](#)
To: [Kauppi, Jennifer](#)
Subject: Re: 11735 SE Latha Rd - ADU in house
Date: Monday, July 24, 2023 4:33:51 PM
Attachments: [image003.jpg](#)

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

Hi Jennifer, I misread the paperwork I received. I was under the impression that the deadline was August 4th. My apologies for that. I am still gathering information to support our claim that this is a single family residence with 2 kitchens since 1973. Will get back to you soon.

~Latha

"The only person you are destined to become is the person you decide to be."

On Mon, Jul 24, 2023 at 3:12 PM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Latha,

Hello. I reviewed your file and the deadline to submit permits to decommission the kitchen in the ADU that is attached to the house was July 20. I do not see that permits have been submitted to complete that work.

Please submit those permits no later than 7-31.

If you have any questions, please let me know

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.

From: [Kauppi, Jennifer](#)
To: "Latha Pogula"
Subject: RE: : 11735 SE Latha Rd - ADU in house
Date: Monday, July 31, 2023 6:52:52 AM
Attachments: [23-06-20 Public Records Request completed form.jpg](#)
[image001.jpg](#)

Latha,

You need to submit the public records request to the building department for a copy of the permits for your property.

The email address to send it to is bldservice@clackamas.us.

Please note that there will be a charge for your request.

Thank you

Jennifer

From: Latha Pogula <latha.pogula@gmail.com>

Sent: Wednesday, July 26, 2023 12:56 PM

To: Kauppi, Jennifer <JKauppi@clackamas.us>

Subject: Re: : 11735 SE Latha Rd - ADU in house

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

Hi Jennifer,

Yesterday I spoke with Steve Henska from the planning department. Per his instructions I am submitting a Supplemental Application Verification Of A Nonconforming Use and need some additional information from you.

A complete set of permits from the county regarding this property as per my Public Record request . The only permit I've received from Andrea is the permit application 947-73 (Addition to SFR). Can you please send all the building permits including the Certificate of Occupancy so I can complete this application asap.

I understand time is of the essence and really appreciate your assistance.

~Latha

"The only person you are destined to become is the person you decide to be."

On Mon, Jul 24, 2023 at 3:14 PM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

[Correction – 11735 SE Zion Hill Dr](#)

From: Kauppi, Jennifer

Sent: Monday, July 24, 2023 3:12 PM

To: 'latha.pogula@gmail.com' <latha.pogula@gmail.com>

Subject: 11735 SE Latha Rd - ADU in house

Latha,

Hello. I reviewed your file and the deadline to submit permits to decommission the kitchen in the ADU that is attached to the house was July 20. I do not see that permits have been submitted to complete that work.

Please submit those permits no later than 7-31.

If you have any questions, please let me know

Thank you

Jennifer Kauppi – Code Enforcement Specialist

From: [Kauppi, Jennifer](#)
To: "Latha Pogula"
Subject: 11735 Zion Hill Permits
Date: Wednesday, August 9, 2023 12:20:47 PM
Attachments: [image001.jpg](#)
Importance: High

Latha,

Hello. I know that you are compiling the information to submit a request into the planning for the verification of the non-conforming use for the ADU in the single family residence.

As previously discussed, the detached accessory structure that had the upstairs converted was also built without permits. This structure will require an architect or engineer licensed with the State of Oregon to stamp the plans that will be submitted for the structure and submit their calculations for the structure. The deadline for that submittal was 8/4 and I'm not seeing that anything has come in. Who have you hired to do this project and what is their timeline for completion?

Also, when do expect to have the paperwork submitted and fees paid for the review of the non-conforming use?

Please advise

Thank you

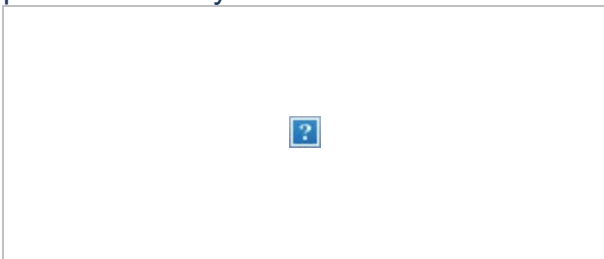
Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd.

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.



From: [Kauppi, Jennifer](#)
To: "Latha Pogula"
Subject: RE: 11735 Zion Hill Permits
Date: Thursday, August 10, 2023 7:02:11 AM
Attachments: [image002.jpg](#)
[B0072118 - Zion Hill.pdf](#)
[B0094773 - Zion Hill.pdf](#)

Latha,

Good Morning. You should have received 3 emails (this being the third) that contained attachments of the permits that we have for Zion Hill.

I also took a look at the verification of a non-conforming use application. I am not a planning expert but based on what I have from planning and what you would need to provide to show proof of the two kitchens this may be hard to prove. I'm not saying impossible, just hard.

I would recommend coming into the office and speak with someone in planning directly about this property, the zoning history and what kind of proof this would take to try and get approval. They will **not** be able to give you an answer at the counter; just to be clear.

This is only a recommendation. It is perfectly fine to just submit the application.

Please let me know if you have any other questions.

Thank you

Jennifer

The office hours are Monday – Thursday 8:00 am – 4:00 pm. The office is closed on Fridays.

From: Latha Pogula <latha.pogula@gmail.com>

Sent: Wednesday, August 9, 2023 1:06 PM

To: Kauppi, Jennifer <JKauppi@clackamas.us>

Subject: Re: 11735 Zion Hill Permits

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

Hi Jennifer,

For the non-confirming verification form we need to collect all the permits. We have been in communication with Darlene Warren regarding the permits for 11735 SE Zion Hill Drive. Our personal search on citizenaccess link provided has only discovered the following permits:

[ST005923](#)

[B0072118](#)

[B0644517](#)

[B0645017](#)

[B0419198](#)

[E0249795](#)

We can not locate any of the building permits for the original structure, nor the remodel, nor the barn(except the final on the electrical). We also could not find Permit # 947-73 which was referenced by your department for our public records request.

The county has lost or misplaced some or all of the building permits and records for this property including the mechanical, electrical, plumbing, conditional use,as well as all other historical documents.

Darlene has suggested that we pay \$83.65 per hour to the Building Dept staff to dig further into this permit matter. We disagree that we should finance this endeavour, We requested, and paid for, a public record request. If, in fact, more records exist we feel it is the county's responsibility to provide them as per our public record request.

Furthermore we have located the final electrical permit for the barn and we contacted the Building Codes Dept on Monday and spoke to a code enforcement specialist(forgot name) who said she would reach out to you regarding these missing permits and call us back. Did she reach out to you? We have been waiting to hear back from her.

Until we have all of the permits and historical data regarding this property we cannot move forward with the application and we believe that the county has lost or misplaced the bulk of the permits related to the house, remodel and the barn construction as we have only been able to locate only one electrical final permit for the barn and nothing for the house. How many instances are there where the building department has lost or misplaced records and historical data?

We are eager to resolve this matter however we have been unable to get the necessary records from the building department. Perhaps it would be beneficial to have an in person meeting with whomever can help us expedite a resolution. Is it possible for you to assist with that?

Thank you,

~Latha

"The only person you are destined to become is the person you decide to be."

On Wed, Aug 9, 2023 at 12:20 PM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Latha,

Hello. I know that you are compiling the information to submit a request into the planning for the verification of the non-conforming use for the ADU in the single family residence. As previously discussed, the detached accessory structure that had the upstairs converted was also built without permits. This structure will require an architect or engineer licensed with the State of Oregon to stamp the plans that will be submitted for the structure and submit their calculations for the structure. The deadline for that submittal was 8/4 and I'm not seeing that anything has come in.

Who have you hired to do this project and what is their timeline for completion?

Also, when do expect to have the paperwork submitted and fees paid for the review of the non-conforming use?

Please advise

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.



From: [ZoningInfo](#)
To: [Kauppi, Jennifer](#)
Subject: 13E35D 00802
Date: Wednesday, October 4, 2023 1:04:56 PM
Attachments: [image001.png](#)
[image002.jpg](#)

Daniel came to the lobby today to submit a land use application for a nonconforming use verification. During our conversation we discussed the Accessory Kitchen Definition in ZDO 202 and he wants to measure the secondary kitchen prior to submitting the land use application to see if it could be allowed under current zoning. This does not mean an ADU or second dwelling unit is allowed, but only that the RRF-5 Zoning District allows an accessory kitchen and a primary kitchen within one primary home.

[Joy Fields, Senior Planner](#)

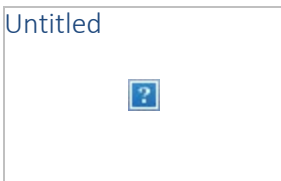
Clackamas County Planning & Zoning

150 Beaver Creek Road

Oregon City, OR 97045

ZoningInfo@clackamas.us

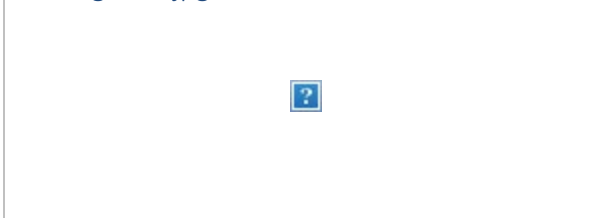
Tel: 503-742-4500



The Planning and Zoning public service telephone line at 503-742-4500, email account at zoninginfo@clackamas.us and public service lobby are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. The public service email, phone, and lobby are closed on Friday.

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

cid:image002.jpg@01D93FB5.E5D0D800



Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions. This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Friday, October 6, 2023 6:41 AM
To: 'Daniel Campbell'
Subject: RE: 11735 SE Zion Hill

Daniel,

I received some additional information from the Planning Director regarding the accessory kitchen.

A single-family dwelling in any urban or rural residential zone (not EFU, TBR or AG/F) can have two kitchens. One has to meet the definition of accessory kitchen. Total occupancy of the dwelling cannot exceed the 15 people allowed in a single dwelling unit. Occupants of the dwelling have to live together as a single housekeeping unit as defined by ZDO 202. They can't wall off the living space with the accessory kitchen from the remainder of the dwelling (i.e., there must be interior doors/hallways/stairs/flow throughout so that it is structurally feasible for it to function as one dwelling).

Based on this information, you will need to submit the following to me for this part of the violation.

1. A floor plan – of both spaces (with rooms labeled) showing how the space will function as one dwelling. This will be reviewed by building and planning to ensure it meets the criteria as defined by ZDO 202.
2. A signed Statement of Use – That you understand an ADU is not an allowed use and the space will not be used as such.

If you have any questions, please let me know.

Thank you!!!

Jennifer

From: Daniel Campbell <rsmfg1@gmail.com>
Sent: Thursday, October 5, 2023 1:57 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: Lathashree <latha.pogula@gmail.com>
Subject: 11735 SE Zion Hill

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

Good day Jennifer.

I spent a good amount of time in the county offices yesterday, This was the outcome after meeting with planning, building, and code compliance.

As I understand now we can not apply for a Conditional Use Permit for an ADU on this property as the zoning does not allow for an ADU. We can however apply for a secondary kitchen according to the code and confirmed by Joy in the planning department, provided we meet the criteria. That is the route we are going to pursue.

For the barn, according to both Code Compliance and Building, we have two options. One choice is an AG exemption. We understand there will be no requirements for drawings or permits if we obtain an AG exemption and also understand it will remain an AG building in perpetuity if so granted. We believe this is the route we are going to pursue. Diane gave me the application information and we will submit that on Monday with our check.

Hope you are feeling better.

Thank you

Thank you



Project Info

Project name:	AG018723
Description:	*** V0017123 AMANDA - ****Building - Agriculture - 13E35D 00802 - 11735 SE ZION HILL DR DAMASCUS
Location:	
Contact:	Latha Pogula
Contact's Email:	latha.pogula@gmail.com
Phone:	5036764843
Cell Phone:	
Pager:	testPager
Project Owner:	DTD Building
Owner's Email:	dtdbuilding@co.clackamas.or.us
Status:	Approved
Status info:	
Project Start/End:	Start: 10/23/2023 End: 4/23/2024

Plan Review - Workflow Routing Slip

Report Generated: **04/19/2024 11:21 AM**

Review Type: **BIC Building**

Number of Files: **20**

Project Name: **AG018723**

Workflow: **AG018723 - Building Commercial Template - 10/23/2023**

9:17:16 AM

Total Review Comments: **6**

Total Review Cycle: **3**

Days Calculated as: **Business Days**

Time Elapsed: **87 days 23.5 hrs**

Time with Jurisdiction: **38 days 20.5 hrs**

Time with Applicant: **49 days 3.5 hrs**

Completed Submission (Prescreen): **33 days 5.5 hrs**

Completed Plan Review: **87 days 23.5 hrs**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Upload and Submit	Completed		0	10/23/2023 09:17 AM	11/02/2023 11:28 AM	11/13/2023 09:41 AM	Applicant	Latha Pogula	15 days 0.5 hrs
Prescreen Review	Completed		0	11/13/2023 09:41 AM	11/14/2023 11:35 AM	11/14/2023 03:03 PM	Coordinator	Amanda Donaldson	1 day 5.5 hrs
Prescreen Corrections	Completed		0	11/14/2023 03:03 PM	11/17/2023 02:18 PM	11/28/2023 08:19 PM	Applicant	Latha Pogula	10 days 5.5 hrs
Prescreen Review	Completed		0	11/28/2023 08:19 PM	11/29/2023 10:12 AM	11/29/2023 10:14 AM	Coordinator	Amanda Donaldson	0 days 14 hrs
Prescreen Corrections	Completed		0	11/29/2023 10:14 AM	11/30/2023 11:11 AM	12/06/2023 01:22 PM	Applicant	Latha Pogula	5 days 3 hrs
Prescreen Review	Completed		0	12/06/2023 01:22 PM	12/06/2023 02:27 PM	12/06/2023 02:29 PM	Coordinator	Amanda Donaldson	0 days 1 hr
Prescreen Corrections	Completed		0	12/06/2023 02:29 PM	12/06/2023 03:10 PM	12/07/2023 02:48 PM	Applicant	Latha Pogula	1 day 0.5 hrs
Prescreen Review	Completed		0	12/07/2023 02:48 PM	12/07/2023 02:57 PM	12/07/2023 02:59 PM	Coordinator	Amanda Donaldson	0 days 0 hrs
Intake Payment Verification	Completed		0	12/07/2023 02:59 PM	12/07/2023 02:59 PM	12/07/2023 03:01 PM	Coordinator	Amanda Donaldson	0 days 0 hrs
Assign Reviewers	Completed		0	12/07/2023 03:01 PM	12/07/2023 03:01 PM	12/07/2023 03:02 PM	Coordinator	Amanda Donaldson	0 days 0 hrs

Plan Review - Workflow Routing Slip

Report Generated: **04/19/2024 11:21 AM**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Engineering Department Review cycle #1	Completed	No Review Required	1	12/07/2023 03:02 PM	12/08/2023 07:29 AM	12/08/2023 01:16 PM	Engineering	Amanda Rozzell	0 days 22 hrs
Building Site Plan Screen Department Review cycle #1	Completed	Approved	1	12/07/2023 03:02 PM	12/07/2023 03:02 PM	12/07/2023 03:02 PM	Building Site Plan Screen	Amanda Donaldson	0 days 0 hrs
Planning County Coordinator Assign Reviews Task for Department Review for Review Cycle #1	Completed		1	12/07/2023 03:02 PM	12/12/2023 02:20 PM	12/12/2023 02:21 PM	Planning County Coordinator	Melissa Lord	2 days 23.5 hrs
Septic Coordinator Assign Reviews Task for Department Review for Review Cycle #1	Completed		1	12/07/2023 03:02 PM	12/14/2023 09:07 AM	12/14/2023 09:07 AM	Septic Coordinator	KRISTI BRUCK	4 days 18 hrs
Planning County Department Review cycle #1	Completed	Corrections Required	1	12/12/2023 02:21 PM	12/19/2023 06:09 PM	12/19/2023 06:15 PM	Planning County	Annabelle Lind	5 days 4 hrs
Septic Department Review cycle #1	Reassigned		1	12/14/2023 09:07 AM	12/18/2023 11:54 AM	12/18/2023 11:56 AM	Septic	Kelsi McNall	2 days 3 hrs
Septic Department Review cycle #1 (Reassigned from Kelsi McNall)	Reassigned		1	12/18/2023 11:56 AM	01/16/2024 10:16 AM	01/16/2024 12:48 PM	Septic	KRISTI BRUCK	21 days 1 hr
Septic Department Review cycle #1 (Reassigned from KRISTI BRUCK)	Completed	Corrections Required	1	01/16/2024 12:48 PM	01/16/2024 12:55 PM	01/16/2024 01:22 PM	Septic	Robert Goodwin	0 days 0.5 hrs
Review Complete	Completed		1	01/16/2024 01:22 PM	01/16/2024 01:29 PM	01/16/2024 01:29 PM	Coordinator	Amanda Donaldson	0 days 0 hrs
Respond and Resubmit	Completed		1	01/16/2024 01:29 PM	01/17/2024 10:23 AM	01/25/2024 08:20 AM	Applicant	Latha Pogula	6 days 19 hrs
Resubmit Review	Completed		1	01/25/2024 08:20 AM	01/25/2024 08:20 AM	01/25/2024 08:21 AM	Coordinator	Amanda Donaldson	0 days 0 hrs
Septic Department Review cycle #2	Completed	Corrections Required	2	01/25/2024 08:21 AM	01/26/2024 11:35 AM	01/26/2024 11:45 AM	Septic	Robert Goodwin	1 day 3.5 hrs
Planning County Department Review cycle #2	Completed	Corrections Required	2	01/25/2024 08:21 AM	01/26/2024 08:04 AM	01/26/2024 08:22 AM	Planning County	Melissa Lord	1 day 0 hrs
Review Complete	Completed		2	01/26/2024 11:45 AM	01/26/2024 01:27 PM	01/26/2024 01:27 PM	Coordinator	Amanda Donaldson	0 days 1.5 hrs
Respond and Resubmit	Completed		2	01/26/2024 01:27 PM	01/26/2024 02:51 PM	02/12/2024 12:46 PM	Applicant	Latha Pogula	10 days 23.5 hrs

Plan Review - Workflow Routing Slip

Report Generated: **04/19/2024 11:21 AM**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Resubmit Review	Completed		2	02/12/2024 12:46 PM	02/12/2024 01:15 PM	02/12/2024 01:16 PM	Coordinator	Amanda Donaldson	0 days 0.5 hrs
Building Site Plan Screen Department Review cycle #3	Completed	Approved	3	02/12/2024 01:16 PM	02/12/2024 01:16 PM	02/12/2024 01:16 PM	Building Site Plan Screen	Amanda Donaldson	0 days 0 hrs
Planning County Department Review cycle #3	Completed	Approved	3	02/12/2024 01:16 PM	02/21/2024 10:35 AM	02/21/2024 10:43 AM	Planning County	Melissa Lord	6 days 21.5 hrs
Septic Department Review cycle #3	Completed	Approved	3	02/12/2024 01:16 PM	02/14/2024 01:29 PM	02/14/2024 01:31 PM	Septic	Robert Goodwin	2 days 0 hrs
Review Complete	Completed		3	02/21/2024 10:43 AM	02/22/2024 08:26 AM	02/22/2024 08:50 AM	Coordinator	Amanda Donaldson	0 days 22 hrs
Final Payment Verification	Completed		3	02/22/2024 08:50 AM	02/22/2024 08:50 AM	02/22/2024 08:51 AM	Coordinator	Amanda Donaldson	0 days 0 hrs
Batch Stamp	Completed		3	02/22/2024 08:51 AM	02/22/2024 08:51 AM	02/22/2024 08:52 AM	Coordinator	Amanda Donaldson	0 days 0 hrs

Total Completion Time: 87 days 0.5 hrs



Citation No. 2300171

Case No. V0017123

ADMINISTRATIVE CITATION

Date Issued: November 27, 2023

Name and Address of Person(s) Cited:

Name: Latha Pogula
Mailing Address: 22940 SE Weatherly Ln
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 27th day of November, 2023, 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): 11735 SE Zion Hill Dr., Damascus, OR 97089

Legal Description: T1S, R3E Section 35D, Tax Lot(s) 00802

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)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A)

Description of the violation(s):

- 1) Multiple dwellings on the subject property without land use approval.

Maximum Civil Penalty \$2,500.00 Fine \$400.00

- 2) Barn converted to a garage with 2nd floor habitable space without permits.

Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 3) Accessory Dwelling Unit added to the single family residence without permits.

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 \$1,400.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: November 27, 2023
Department Initiating Enforcement Action: Code Enforcement

From: [Kauppi, Jennifer](#)
To: ["Daniel Campbell"; Lathashree](#)
Cc: [Donaldson, Amanda](#)
Subject: 11735 SE Zion Hill
Date: Thursday, December 21, 2023 2:17:31 PM
Importance: High

Daniel,

Hello. In order to make the correction on removing the ADU from the house and having only the accessory kitchen, the following will be required.

1. You will have to submit a building permit for the change of the space through development direct.
2. You will have to upload and complete and accurate site plan.
3. You will have to upload before and after floor plan of the house. The drawing that you attached to this original email are very difficult to read. Your drawings must be clear, rooms labeled (no abbreviations), show doors, windows etc. Your plans must be labeled correctly.

The description of your permit "Change of use of the ADU in the single family residence to an accessory kitchen only – no ADU allowed."

Trade permits to decommission the stove and permit the plumbing in the space will be required.

If you need assistance, please reach out to Amanda for any questions. She is copied on this email.

Thank you
Jennifer

From: Daniel Campbell <rsmfg1@gmail.com>
Sent: Tuesday, December 19, 2023 3:42 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>; Lathashree <latha.pogula@gmail.com>
Subject: Re: 11735 SE Zion Hill

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

Attached are the floor plan drawings with the rooms labeled.

Statement of use:

I understand that an ADU is not allowed under the current zoning and this space will not be used as such.

Kauppi, Jennifer

From: Donaldson, Amanda
Sent: Monday, January 8, 2024 3:24 PM
To: Kauppi, Jennifer
Subject: AG018723 11735 SE ZION HILL

Hello Jenn,

Wanted to let you know that I spoke to Daniel regarding 11735 SE Zion Hill. He is aware that he is going to pull a building permit to change of use of the ADU to a single family residence. He spoke to Planning about the kitchen regulations. He will need electrical for any work he has done on the updating of the kitchens. He has updated drawings which he will submit in Development Direct. He will also email myself plumbing and electrical applications for the AG building which I gave him blank copies. Either to decommission or permit them legally.

Amanda Donaldson, Permit Specialist

Pronouns:she/her

Clackamas County Building Codes Division
150 Beaver Creek Rd., Oregon City, OR 97045
Primary Phone: 503.742.4240
Regular work schedule is M-Th from 7:30 am until 4:30 pm

The Clackamas County Building Codes Division Operates:

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

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

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Kauppi, Jennifer

From: Donaldson, Amanda
Sent: Thursday, February 22, 2024 9:58 AM
To: 'rsmfg1@gmail.com'
Cc: Kauppi, Jennifer
Subject: AG018723 11735 SE Zion Hill
Attachments: BLANK - Property Owner's Statement.pdf; BLANK - electrical permit.pdf; BLANK - plumbing permit application.pdf

Hello Dennis,

We have issued your AG permit, but you are still required to pull the electrical and plumbing. The original electrical on that structure was for a service and 2 circuits. Please let us know how many additional circuits you need for the inspection. You will also need to pull the required plumbing fixtures you have installed. Please let me know if you have any additional questions.

Amanda Donaldson, Permit Specialist

Pronouns:she/her

Clackamas County Building Codes Division

150 Beavercreek Rd., Oregon City, OR 97045

Primary Phone: 503.742.4240

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Kauppi, Jennifer

From: Potter, Shane
Sent: Wednesday, March 20, 2024 1:10 PM
To: Kauppi, Jennifer
Subject: V0017123 - 11735 SE Zion Hill Dr

Hi Jennifer,

Here are the notes I placed in the file as he refutes and ADU.

“Daniel came in to speak to Planning about a Conditional Use. Planning asked me to talk with Daniel as he had stated that they did not have an ADU as it has always been part of the house and they just rented a room. He said he thinks it would be best to have Jennifer come out and look at the house and how it is connected and that it is one continuous house. I told him he could call Jennifer to setup an inspection if that is still a question. Roman in Planning explained the allowances for a 2nd kitchen.”

Sincerely,

Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd., Oregon City, OR 97045
Primary Phone: 503-742-4465
spotter@clackamas.us
www.clackamas.us
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)

Were you happy with the service you received today?



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From: [Kauppi, Jennifer](#)
To: ["Daniel Campbell"](#)
Subject: RE: V0017123 - 11735 SE Zion Hill
Date: Wednesday, March 20, 2024 1:07:38 PM
Attachments: [23-06-15 2018 listing.pdf](#)
[23-06-15 ADU kitchen location structure at back of house.webp](#)
[23-06-14 Apartments.com listing.png](#)
[23-01-18 CREDIT CARD CE.pdf](#)

Daniel,

The ADU is actually an issue based on all of our conversations, photos, the listing of the property and rental listing on apartments.com

1 bed/1bath MIL suite with full kitchen.

This area -

Would have to be an accessory kitchen and meet those requirements.

Statement of use that it will not be used as an ADU

You will need an electrical permit to keep or decommission the 220 amp. This will be required to be pulled by a licensed electrical contractor as you do not reside in the house)

You will need a plumbing permit for the sink and any other fixtures to support the accessory kitchen in this space.

If you want a building inspector to come out to view the accessibility only for the ADU – I can collect a fee of \$95.20 for that inspection and once money is received I can schedule the appointment.

Jennifer

From: Daniel Campbell <rsmfg1@gmail.com>
Sent: Wednesday, March 20, 2024 12:50 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: Lathashree <latha.pogula@gmail.com>
Subject: Re: V0017123 - 11735 SE Zion Hill

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

Thanks, We are scheduling the inspections for Monday for the barn.

I was just in the planning department. I spoke with Roman in planning and Shane Potter came from code enforcement to discuss this ADU issue. Shane suggested that the

easiest resolution for this is to have an inspection of the single-family residence to confirm that there's a through passageway from the front of the house to the back of the house that would alleviate this misunderstanding related to the so -called ADU. How can we arrange for this inspection?

Thanks

On Wed, Mar 20, 2024, 9:27 AM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Daniel and Latha,

Hello. I see that the AG permit was issued along with the electrical and plumbing for the AG building. Please work through the inspections for the electrical and plumbing including obtaining a final approved inspection for both.

I do not see that you have applied for the building permit for the ADU in house. It was determined you can keep the kitchen as an accessory kitchen and planning has requirements of the accessibility between this space and the main house. This must be submitted by the end of the day on March 27th, 2024 or I will have to move forward with a code enforcement hearing.

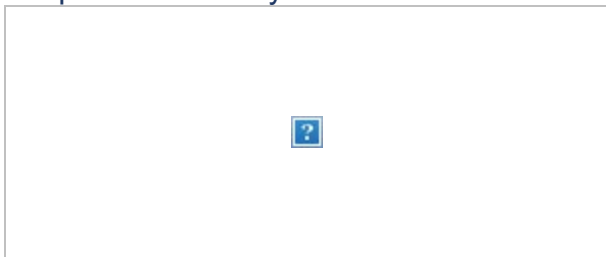
Thank you,

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.



From: [Daniel Campbell](#)
To: [Kauppi, Jennifer](#); [Lathashree](#)
Subject: Re: V0017123 - 11735 SE Zion Hill
Date: Thursday, March 28, 2024 8:38:20 AM

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

Yes. The county consistently claims we have built an ADU on the property. The violation states specifically 'ALLEGED - BUILT AN ADU W/OUT PERMITS' which we claim is false.

We have evidence to support this is a SFR originally built in 1912 and an addition was approved by the county in 1973. Addition.

We have been requesting your supporting documents to substantiate this claim of building an ADU without permits but to date have not received anything substantial or supportive.

It appears the only solution is to have an impartial third party evaluate the evidence from both sides and make an independent decision based on the evidence presented.

Please call ender as soon as possible.

Thanks Jennifer

On Thu, Mar 28, 2024, 6:35 AM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Are you requesting a hearing?

From: Daniel Campbell <rsmfg1@gmail.com>
Sent: Wednesday, March 27, 2024 4:18 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: Lathashree <latha.pogula@gmail.com>
Subject: Re: V0017123 - 11735 SE Zion Hill

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

Per you, and your staffs recommendation, we were addressing the issues with the barn first, prior to the SFR.

We have had the inspections on the barn and have spoken to tradesmen regarding completing the work.

We welcome the opportunity to have a hearing to resolve the SFR issue.

Much appreciated.

On Wed, Mar 20, 2024, 9:27 AM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Daniel and Latha,

Hello. I see that the AG permit was issued along with the electrical and plumbing for the AG building. Please work through the inspections for the electrical and plumbing including obtaining a final approved inspection for both.

I do not see that you have applied for the building permit for the ADU in house. It was determined you can keep the kitchen as an accessory kitchen and planning has requirements of the accessibility between this space and the main house. This must be submitted by the end of the day on March 27th, 2024 or I will have to move forward with a code enforcement hearing.

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

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