



NOTICE OF HEARING

January 8, 2024

Gabriel Dernbach Krebs
6524 NE Garfield Ave.
Portland, OR 97211

RE: County of Clackamas v. Gabriel Dernbach Krebs
File: V0055622

Hearing Date: February 13, 2024

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

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

Enclosed you will find the following:

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

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

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

You may contact 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 gabekrebs@gmail.com, a copy of the link is provided below.

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

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

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

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

Zoom invite

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

Please click this URL to join.

<https://clackamascounty.zoom.us/j/89778762195?pwd=SnkrTTZ5QURXVTJrb1VFNTkybGxmZz09>

Passcode: 483746

Or One tap mobile:

+16694449171,,89778762195# US

+16699006833,,89778762195# 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 +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860

Webinar ID: 897 7876 2195

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.

GABRIEL DERNBACH KREBS,

Respondent.

File No: V0055622

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 6524 NE Garfield Ave., Portland, OR 97211.

2.

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

69437 E Vine Maple Drive, Rhododendron, OR 97049 also known as T2S, R7E, Section 33DC,
Tax Lot 00800, and is located in Clackamas County, Oregon.

3.

On or about the 10th day of July, 2023 the Respondent violated the following laws,
in the following ways:

- a. Respondent violated the Clackamas County Building Code, Section 9.02.040 by adding a bedroom and bathroom in a single family residence without approved permits or approved final inspections. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

- b. Respondent violated the Clackamas County Building Code, Section 9.02.040 converting a detached garage into a bunk house without approved permits or approved final inspections. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondent in the following manner: Administrative Citation #2200556 in the amount of \$1,400.00 was mailed via first class mail on July 10, 2023. A copy of the notice document is attached to this Complaint as Exhibit G, and incorporated by this reference.

6.

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

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering 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;

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 4 day of January, 2024.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

GABRIEL DERNBACH KREBS

Respondent.

File No.: V0055622

STATEMENT OF PROOF

History of Events and Exhibits:

- December 12, 2022 Clackamas County received a complaint regarding an occupied recreational vehicle, remodel to a single family residence and a business operating from the subject property.
- December 13, 2022 Correspondence was sent to the Respondent regarding the alleged violations. Exhibit A The correspondence was sent to the mailing address on file at the time the file was opened. This address is 1631 NW Johnson St, Portland, OR 97209. The correspondence was returned to the County.
- December 13, 2022 I researched the subject property. The County assessor tax jacket is Exhibit B assessing the property as a 4 bedroom 2 bathroom single family residence with a detached garage. I found an Airbnb listing showing that the single family residence was advertised as a 5 bedroom 4 bathroom house with room for 16 guests. Between December 13, 2022 and December 19, 2022 the ad had been altered to show the single family residence as a 4 bedroom, 3 bathroom home. Photos for the Airbnb listing also shows that the detached garage had been converted into a bunk house. I researched the County records and found no permits for the additional bedroom or bathroom in the single family residence or conversion of the garage.
- December 20, 2022 I conducted a site inspection and found the airstream on the subject Exhibit C property. I posted the alleged letter to the property requesting a response no later than December 30, 2022. I conducted online research and found another address for the owner. I mailed a copy of the alleged letter to that address which is 5166 NW 151st Terrace. The copy that was resent to the mailing address on file was returned to the County. The copy that was sent to the 151st Terrace address was not returned to the County.
- December 21, 2022 The Respondent called me to discuss the violation. I explained to the Respondent that based on my research of the property the house has 4 legally established bedrooms and two bathrooms. The additional bedroom and bathroom in the single family residence is not permitted. In addition, the detached garage that has been converted into a bunk is also not permitted. The renting of the airstream onsite is not an allowed use.

January 4, 2023 Exhibit D	Correspondence was sent to the Respondent both to the mailing address on file and the 5166 NW 151 st Terrace address. I provided a deadline date of February 4, 2023 to discontinue the use of the airstream and March 4, 2023 to submit permits for the additional bedroom and bathroom in the single family residence and conversion of the garage into a bunk house. The copy that was sent to mailing address on file was returned to the County.
April 28, 2023 Exhibit E	I received an email from the Respondent that he had hired an Architect for the project. The Architect responded that it would be June before he could submit the information for permits.
July 10, 2023 Exhibit F	I reviewed County records and found permit B0342023 was submitted but was deemed incomplete. In addition, the airstream onsite was still being advertised as a rental.
July 10, 2023 Exhibit G	Citation 2200556 was issued for \$1,400.00 for the Priority 2 Zoning and Development violation and for the Priority 1 Building Code violation for the single family residence and the detached garage conversion. The citation was sent first class mail to the mailing address on file and a copy was sent to 5166 NW 151 st Terrace, Portland, OR 97229. Both of these were not returned to the County and remain unpaid.
September 7, 2023 Exhibit H	I reviewed County records and found that the mailing address for the Respondent had been updated. The new mailing address is 6524 NE Garfield Ave, Portland, OR 97211.
October 11, 2023 Exhibit I	Septic authorization SE041423 was submitted to the County.
October 25, 2023 Exhibit J	I conducted a site inspection and confirmed the airstream had been removed from the subject property. The Zoning violation was abated.
November 29, 2023 Exhibit K	The septic authorization was denied. A site evaluation will be required to find a suitable location for a replacement system.
November 30, 2023 Exhibit L	I emailed the Architect and Respondent inquiring if they have decided to do a replacement system or remove the additional bedrooms. The Architect responded that they were working on getting a site evaluation done.

January 3, 2024
Exhibit M

I reviewed County records and found a septic authorization had not been submitted. In addition, the bunk house area was still being rented out.

January 4, 2023

I referred this matter to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by:
 - Submitting a complete septic authorization for a replacement system or submit permits to decommission the bunk house back to an authorized use. Respond to all additional requests for plan review information with 10 days of being notified and permits must be paid for within 10 days of being approved to be issued. Obtain all required inspections including approved final inspections within 60 days of permits being issued.
- Cease the use of the bunk house until such time that the use is approved.
- 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 violations of up to \$1,000.00 for date cited July 10, 2023 for a total amount due of \$2,000.00.
- Payment for Citation No. 2200556 issued on July 10, 2023 for \$1,400.00.
- The administrative compliance fee to be imposed from January, 2023 until the violation is abated. As of this report the total is \$900.00
- 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.



December 13, 2022

Gabriel Krebs
1631 NW Johnson St
Portland, OR 97209

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 316 of the Clackamas County Code**

Site Address: 69437 E Vine Maple Dr Rhododendron, OR 97049
Legal Description: T2S, R7E, Section 33DC, Tax Lot 00800

It has come to the attention of Clackamas County Code Enforcement that a commercial business may be operating from the above referenced property without land use approval.

In addition, an unauthorized occupied recreational vehicle may exist on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 of the Clackamas County Code.

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

E-mail address is SPotter@clackamas.us

Telephone number is 503-742-4465

**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

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¡LE DAMOS LA BIENVENIDA! Spanish

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ДОБРО ПОЖАЛОВАТЬ! Russian

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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。

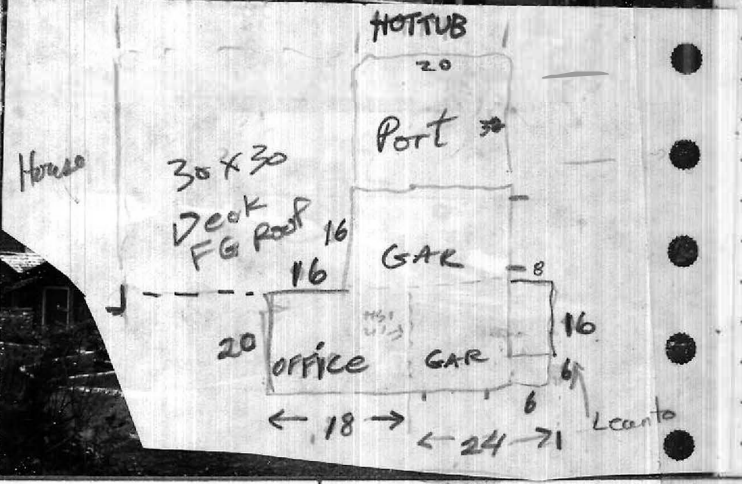
CHÀO MỪNG! Vietnamese

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

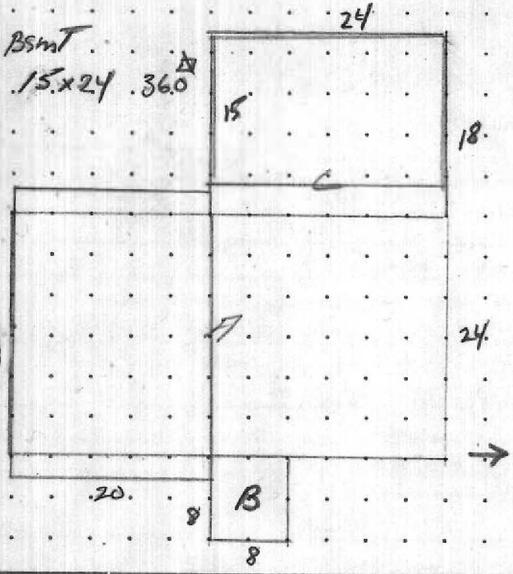
운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.



- A 24x44 1056
- B 8x8 64
- C 18x24 432

1552

BsmT
15x24 360



CODE NO. 13-5

APPRAISAL DATA

ACCT. NO. _____
 MAP NO. 27E330C 800

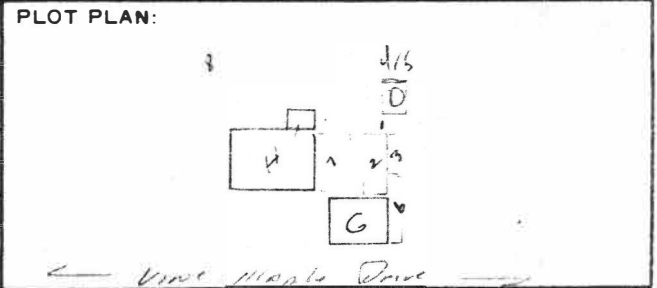
PROPERTY CLASS _____
 PROPERTY ADDRESS: 57049
69437 E Vine Maple
 BUILT 19 70 COST \$ _____ RENT \$ _____
 REMODELED 19 _____ COST \$ _____
 SOLD 19 _____ AMT. \$ _____ V.

 SOLD 19 _____ AMT. \$ _____
 SOLD 19 _____ AMT. \$ _____
 SOLD 19 _____ AMT. \$ _____
 INTERIOR INSPECTED

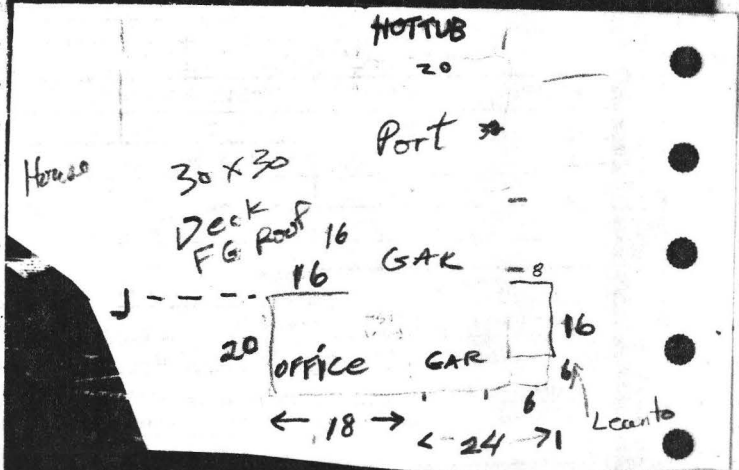
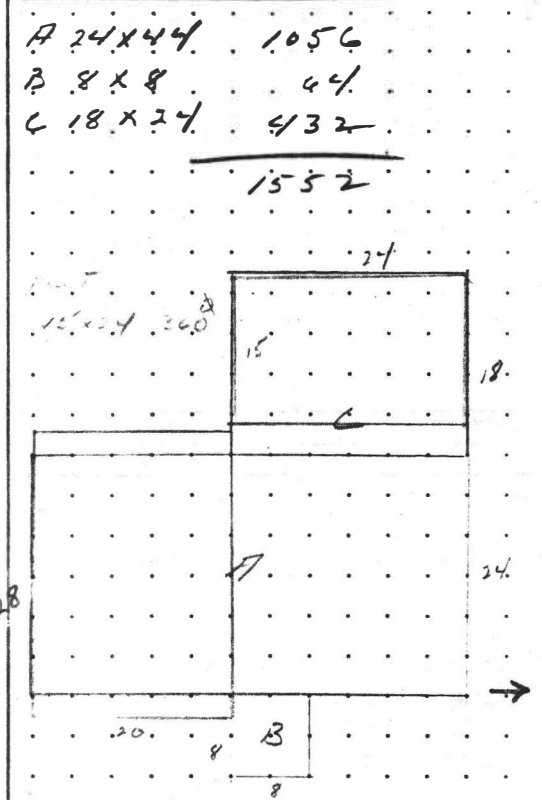
YEAR	<u>82</u>	<u>90</u>					
YES							
NO	<u>NH</u>	<u>NH</u>					

APPR.	DATE	DWELLING UNITS	UNIT AREA	TOTAL AREA	STORIES	
<u>MS</u>	<u>12/9/89</u>	<u>2</u> 3 4	_____ SQ. FT.	<u>1552</u> SQ. FT.	<u>1 1/2</u>	
		FOUNDATION	CONC BLK BRICK STONE FRAME WD BLK			
		EXTERIOR	DBL SGL BOX SIDING: <u>BEVEL</u> RUSTIC VERT B&B SHAKE: WD ASS COMPO SHGL STUCCO BRICK: VEN SOLID 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO			
		ROOF	GAB HIP FLAT PITCH: LOW AVG STEEP SHINGLES: WD COMPO ALUM SHAKES: LT MED HVY BUILT-UP R. RFG. BAR TILE EXP BM			
<u>ZONING</u>						
<u>RESIDENTIAL</u>		1ST FLOOR	DBL SGL PLY WD H. WD FIR CONC TILE <u>CARPET</u>			
<u>MULTI-FAMILY</u>			RMS.: LIV DIN FAM KIT UTIL HALL / BATH 2 BR DEN			
<u>COMMERCIAL</u>		PARTITIONS	PLASTER QRYWALL COMPO CLD&PA T&G PLYWOOD			
<u>INDUSTRIAL</u>			TRIM: <u>FIR</u> H. WD PANELING:			
<u>90 RR</u>		OTHER INTERIOR CONST.	CLASS: BUILT-INS: FIR H. WD METAL CAB TOPS: <u>PLASTIC</u> LINO APPLIANCES: ELECT GAS OVEN RANGE <u>DISHWASHER</u> HOOD <u>FAN</u> QUAL: P. A. G.			
		LIGHTING	CLASS: LOW VOLT INTERCOM			
<u>AREA IMPROVEMENTS</u>			CLASS: 2 LAVATORY STALL SHOWER <u>1</u> <u>2</u> FULL BATH			
<u>SIDEWALKS</u>		PLUMBING	WATER ONLY 2 TOILET SHOWER DOOR <u>1</u> LAUNDRY FAC <u>1</u> BATH			
<u>CURBS</u>			BATHTUB <u>1</u> WATER HEATER			
<u>STREET</u> <u>G</u>			CLASS: FURNACE: FA GRAY FL W OIL GAS HARD FUEL			
<u>WATER</u> <u>well</u>		HEATING	ELEC.: W UNITS BASEBD GL PANEL <u>CABLE</u> : <u>CLG</u> FL H.W.: BASEBD CONVEC RAD: FL CLG STOVE CHIMNEY TOTAL AREA HEATED: _____ SQ. FT.			
<u>SEWERS</u> <u>SI</u>		FIREPLACE	CLASS: 1 STY 2 STY SGL BKD STKD CIR NO HEARTHS: <u>1</u> PLAIN ELAB.			
<u>ELECTRICITY</u> <u>✓</u>			NONE FULL <u>1</u> <u>1</u> <u>1</u> <u>360</u> x UNFIN FIN <u>360</u> SQ. FT. DAYLIGHT:			
<u>SITE CHARACTERISTICS</u>		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 LINO			
<u>TOPOGRAPHY</u>			RMS: PLAY BR BATH LNDRY CAR NO. RMS. HEAT: _____ SQ. FT.			
<u>VIEW</u>		ATTIC OR UPPER STORIES	CLASS: NONE <u>1</u> <u>1</u> <u>1</u> <u>560</u> SQ. FT. UNFIN FIN: PLS DRYWALL COMP CLD& PA FLR: DBL SGL FIR H. WD ASPH TILE VINYL LINO CARPET LINO SUBFLOOR ONLY			
			RMS: <u>2</u> BR / BATH HALL NO. RMS. HEAT: _____ 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:



BUILDING DIAGRAM



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.						
	con	con	G	Brk	0	22x36	792	1		H/S	75x360
1 wood Sided	con	con	5/6	Brk	4/6	4x20	80	2			
2 port	con	con	G			20x32	640	3			
3 open con					"2	8x32	256	4			
4. deck 7x8 3/4 con	con	wo	5/6	3/4 1/2		10x14	140	5			
5 Hot Tub			FG		4-6			6			
6 room 7x8	con	P	6/5	3/5		8x22	176	7			
7 wood Sided						18x24	432	8			
8 deck. Ho floor						6x20	120	9			
INCREMENTS TO LAND: G/FG								TOTAL ACRES			
RE COV deck								APPRaiser PJ DATE 5/1/81			
								APPRaiser DATE			
								APPRaiser DATE			
								APPRaiser DATE			

00740265

RICKEARD STEPHEN C & PATRICIA AA 69437 E VINE MAPLE DR, RHODODENDRON, OR, 97801

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
00740265
Parent Parcel Number

Property Address
69437 E VINE MAPLE DR, RHODODENDRON, OR, 97

Neighborhood
16208 SANDY RIVER MNTN AREA 800, 801

Property Class
801 801 Recreational Improved

TAXING DISTRICT INFORMATION

Jurisdiction 003
Area 001

OWNERSHIP

RICKEARD STEPHEN C & PATRICIA AA
PO BOX 530, WELCHES, OR, 97067, USA

517 CEDARFIR PARK LT 7 PT LT 8 BLK 1

Tax ID 27E33DC00800

TRANSFER OF OWNERSHIP

Date

07/01/1993

Printed 07/19/2000 Card No. 1 of 1

Doc #: 93-52362
\$170000

RESIDENTIAL

VALUATION RECORD

Assessment Year 01/01/1999 01/01/2000

Reason for Change

Reval

VALUATION	L	41500	41620
0	B	205880	210900
	T	247380	252520
VALUATION	L	41500	41620
0	B	205880	210900
	T	247380	252520

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.0000

27 RECREATIONAL ACRES
22 OSD

0.6100

1.00

7940.00 7940.00
25600.00 25600.00

4840 1 184% 4 119% L 0%
25600 L 0% 4 -55%

Value

30100
11520

LAND DATA AND CALCULATIONS

MSFT: Misc. Features
APPL Units: 1 Unit Price: 570.00
NOR: Note of Record: R01
TOPO 84 X SIZE 339 = 284 COND

41620

Supplemental Cards
TOTAL LAND VALUE

41620

IMPROVEMENT DATA

00740265

Property Class: 801
69437 E VINE MAPLE DR, RHODODENDRON, OR, 97

PHYSICAL CHARACTERISTICS

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

Style: 51 Houses built 1970 to 1979
Occupancy: Single family

Story Height: 2.0
Finished Area: 2472
Attic: None
Basement: 1/4

ROOFING

Material: Cedar shake med
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Slab B
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 4
Bedrooms 4

HEATING AND AIR CONDITIONING

Primary Heat: Radiant - ceiling
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 2 6
TOTAL 6

REMODELING AND MODERNIZATION

Amount Date

SPECIAL FEATURES

Description	Value	ID	Use	Sty Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market RDF	% Comp	Value
D :HOTTUB	3000	D	DWELL	2.00	4	1970	1965	AV	0.00	Y	0.00	2472	140020	35	0	91	100	154870
MAS	3200	01	DETGAR	0.00	4	1970	1970	AV	26.77	N	31.58	792	25020	29	-87	100	100	33210
MISCFEAT	570	02	FLATCP	0.00	4	1970	1970	AV	15.62	N	18.43	640	11790	29	-87	100	100	15650
		03	WDDK	0.00	4	1970	1970	AV	0.00	N	0.00	804	2830	0	SV	100	100	5290
		04	PAV	0.00	85	4	1970	1970	AV	1.10	N	1.30	256	330	29	-87	100	430
		05	UTLSHED	0.00	4	1960	1960	AV	7.50	N	8.85	80	710	39	-87	100	100	800
		06	LEANTO	0.00	4	1975	1975	AV	2.20	N	2.60	176	460	24	-87	100	100	650

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

92 12/01/1989

Neigh 16208 AV

TOTAL IMPROVEMENT VALUE

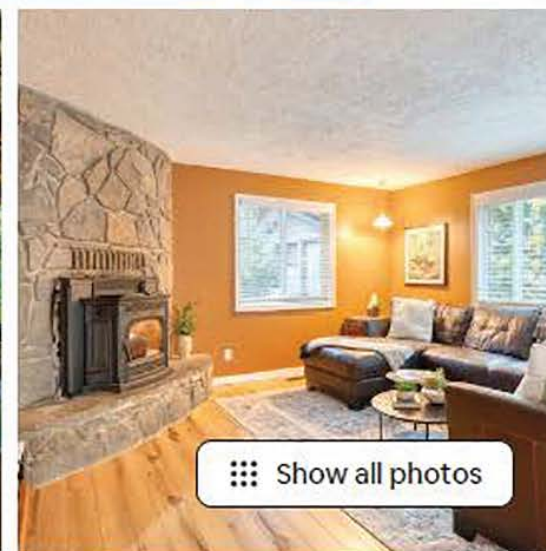
210900

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1552	1.0	1552		77110
1 Wood frame w/sh	560	2.0	560		22680
	360 Bsmt		360		9010
	1192 Crawl		----		0
TOTAL BASE					108800
Row Type	Adjustment				1.00%
SUB-TOTAL					108800
0 Interior Finish					0
0 Ext Lvg Units					0
0 Basement Finish					5680
Fireplace(s)					3200
Heating					2660
Air Condition					0
Frame/Siding/Roof					2640
Plumbing Fixt: 6					6100
Other Features					570
SUB-TOTAL ONE UNIT					129650
SUB-TOTAL 0 UNITS					129650
Exterior Features	Description	Value	Garages		
	0 Integral				0
	0 Att Garage				0
	0 Att Carports				0
	0 Bsmt Garage				0
	Ext Features				0
SUB-TOTAL					129650
Quality Class/Grade					4
GRADE ADJUSTED VALUE					140020

Riverfront Mt Hood Cabin & Airstream! 10 Beds

★ New · Superhost · Rhododendron, Oregon, United States

Share Save



Show all photos

Entire place hosted by Sofia

16 guests · 5 bedrooms · 10 beds · 4 baths



Self check-in

Check yourself in with the lockbox.



Sofia is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

\$542 night

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



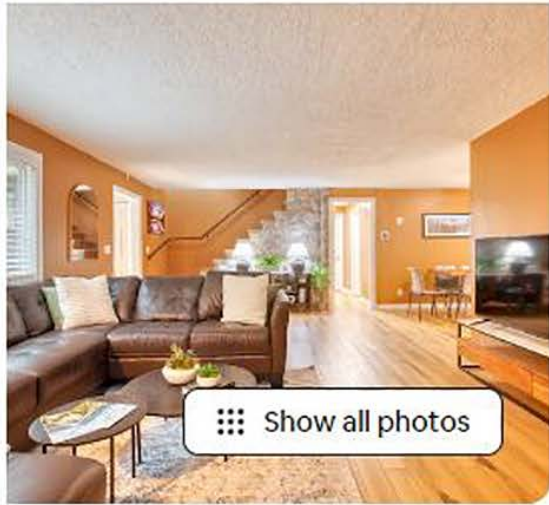
[Check availability](#)

[Report this listing](#)

aircover

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)



Show all photos

Entire cabin hosted by Sofia

16 guests · 4 bedrooms · 9 beds · 3 baths



Self check-in
Check yourself in with the lockbox.

Sofia is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Free cancellation before Apr 16.

\$346 night

★ 4.67 · [3 reviews](#)

CHECK-IN 4/17/2023	CHECKOUT 4/21/2023
GUESTS 8 guests	

Reserve

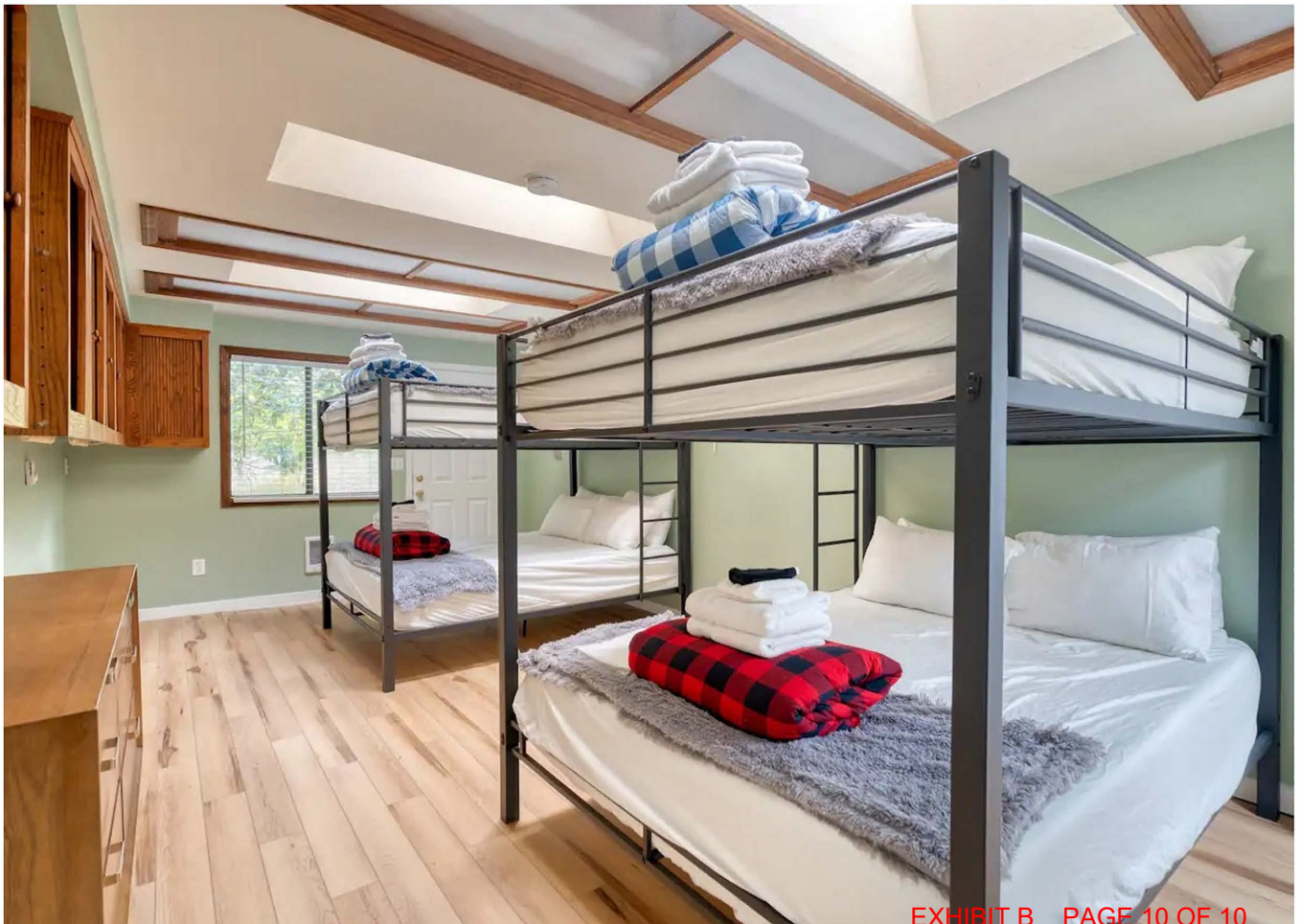
You won't be charged yet

EXHIBIT B_ PAGE 8 OF 10

\$346 x 4 nights

\$1,385











December 20, 2022

Gabriel Krebs
1631 NW Johnson St
Portland, OR 97209

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 316 and the Building Code, Chapter 9.02.040
of the Clackamas County Code**

Site Address: 69437 E Vine Maple Dr., Rhododendron, OR 97049
Legal Description: T2S, R7E, Section 33DC, Tax Lot 00800

It has come to the attention of Clackamas County Code Enforcement that electrical RV hookups, propane lines and a remodel to a single family residence may have been installed without the benefit of permits.

Additionally, an unauthorized occupied recreational vehicles may exist on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

Please contact Jennifer Kauppi, Code Enforcement 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

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欢迎! Chinese (Mandarin)

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CHÀO MỪNG! Vietnamese

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환영합니다. Korean

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December 21, 2022

Gabriel Dernbach Krebs
5166 NW 151st Ter
Portland, OR 97229

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 316 and the Building Code, Chapter 9.02.040
of the Clackamas County Code**

Site Address: 69437 E Vine Maple Dr., Rhododendron, OR 97049
Legal Description: T2S, R7E, Section 33DC, Tax Lot 00800

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Telephone number is 503-742-4759

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CHÀO MỪNG! Vietnamese

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CLACKAMAS
COUNTY

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



US POSTAGE™PITNEY BOWES



ZIP 97045 \$ 000.57⁰
02 1W
0001404531 DEC 19 2022

971 NFE 1 A22I0012/21/22
RETURN TO SENDER
KREBS
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 97045430250 *0229-05455-20-16
|||||

Gabriel Krebs
1631 NW Johnson St
Portland, OR 97209

97209430250 0023

|||||
EXHIBIT C _ PAGE 7 OF 9



December 20, 2022

Gabriel Krebs
1631 NW Johnson St
Portland, OR 97209

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code

Site Address: 69437 E Vine Maple Dr., Rhododendron, OR 97049
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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 4, 2023

Gabriel Dernabach Krebs
1631 NW Johnson St
Portland, OR 97209

Gabriel Dernbach Krebs
5166 NW 151st Ter
Portland, OR 97229

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

VIOLATION: V0055622

SITE ADDRESS: 69437 E Vine Maple Dr., Rhododenron, OR 97049

LEGAL DESCRIPTION: T2S, R7E, Section 33DC, Tax Lot 00800

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

- Unauthorized occupied recreational vehicle
- Garage converted to habitable space without permits
- Bathrooms in single family dwelling added without permits
- Bedroom in single family dwelling added without permits
- Exceeding the 15 person maximum occupancy for a single family dwelling

VIOLATIONS & HOW TO RESOLVE

On December 12, 2022 a complaint regarding an occupied recreational vehicle and a business onsite was submitted to our office. I researched online records of the above property and found a listing on Airbnb advertising the single family dwelling as a 5 bedroom, 4 bathroom residence with occupancy for over 15 guests. In addition, the garage has been converted to habitable space and is currently being used as an additional bedroom without permits. The ad also advertised the airstream on site as an additional rental space. Based on the tax assessor records for this property, the single family dwelling is a 4 bedroom, 2 bathroom home with a detached garage.

The occupied recreational vehicle without land use approval constitutes a violation of the Zoning and Development Ordinance, Title 12, Section 316.03(A). The garage conversion to habitable space, 2 additional bathrooms, additional bedroom and occupancy over 15 people without permits constitutes a violation of the Building Code Title 9.02.040 (A),(B)(C),(D),(E). In order to abate the violation(s), you must complete the following:

Occupied Recreational Vehicle

Occupied recreational vehicles for more than 30 days in a calendar year without land use approval constitutes a violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A). In order to abate the violation, you must complete one of the following **no later than February 4, 2023**.

- If the recreational vehicle is currently licensed and registered to the owner of the subject property, it may **not be occupied for more than 30 days in a calendar year** without land use approval. The recreational vehicle must remain in stored condition on the subject property. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm **no later than February 4, 2023**.

Garage Conversion to Habitable Space

A portion of the detached garage onsite has been converted to habitable space without permits. Currently the space is being used as an additional bedroom. The garage conversion without permits constitutes a violation of the Building Code, Title 9.02.040 (D)(E). In order to abate the violation, please complete the following **no later than March 4, 2023**.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s).
 - Requests for additional information to complete plan review must be responded to within 10 days of being notified.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

OR

You can return the portion of the garage that has been converted back to the original approved use. Please contact the building permit to determine what permits will be required for this work.

Two Bathrooms and Conversion of a Closet into a Bedroom

The current tax assessor records has the single family dwelling as a 2 bathroom home. The photos in your Airbnb listing show 3 bathrooms, however, your listing description has the residence advertised as 4 bathrooms. In order to abate the violation for the additional bathrooms without a permit, please complete the following **no later than March 4, 2023**.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s).
 - Requests for additional information 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).

Photos listed on Airbnb show that a closet in one of the bedrooms has been converted to an additional bedroom. Creating a bedroom in a closet without permits constitutes a violation of the Building Code, Title 9.02.040 (E). In order to abate the violation, you must complete one of the following **no later than March 4, 2023**.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) to keep the newly created bedroom in the previous closet space.
 - Requests for additional information to complete plan review must be responded to within 10 days of being notified.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

OR

You can remove the bed and return the space back to the original use. Please provide evidence that the bed has been removed and provide a Statement of Use that the space will not be used as an additional bedroom.

Exceeding the Maximum Occupancy for a Single Family Dwelling

The occupancy limit for a single family residence is 15 people. Exceeding the occupancy limit is a violation of the Building Code, Title 9.02.040(A). In order to abate the violation, please complete the following **no later than January 18, 2023**.

- Modify your rental advertisement for 15 people or less.
- Submit a Statement of Use acknowledging that no more than 15 people will occupy the home.

- ****Please contact our Septic Department to determine if the current septic system can accommodate the additional bedrooms that have been added to this property.****

CONTACT INFORMATION

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

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

You may also stop by the Planning, Permitting, Septic and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday and 8:00 a.m. Our office is closed to the public on Fridays, however, all staff are available by phone or email.

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.



CLACKAMAS
COUNTY
DEVELOPMENT SERVICES BUILDING
CODE ENFORCEMENT DIVISION
150 BEAVERCREEK ROAD | OREGON CITY, OR 9704



US POSTAGE PAID PITNEY BOWEN

ZIP 97045 \$ 000.57⁰
02 1W
0001404531 JAN 04 2023



Gabriel Dernabach Krebs
1631 NW Johnson St
Portland, OR 97209

INT
97045 4302
97209 82310 0023

971 NEE 1768AZZ10101/08/23
RETURN TO SENDER
KREBS
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 97045430250 *0129-05325-06-00
EXHIBIT D - PAGE 6 OF 9



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 4, 2023

Gabriel Dernabach Krebs
1631 NW Johnson St
Portland, OR 97209

Gabriel Dernbach Krebs
5166 NW 151st Ter
Portland, OR 97229

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

VIOLATION: V0055622

SITE ADDRESS: 69437 E Vine Maple Dr., Rhododenron, OR 97049

LEGAL DESCRIPTION: T2S, R7E, Section 33DC, Tax Lot 00800

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

- Unauthorized occupied recreational vehicle
- Garage converted to habitable space without permits
- Bathrooms in single family dwelling added without permits
- Bedroom in single family dwelling added without permits
- Exceeding the 15 person maximum occupancy for a single family dwelling

VIOLATIONS & HOW TO RESOLVE

On December 12, 2022 a complaint regarding an occupied recreational vehicle and a business onsite was submitted to our office. I researched online records of the above property and found a listing on Airbnd advertising the single family dwelling as a 5 bedroom, 4 bathroom residence with occupancy for over 15 guests. In addition, the garage has been converted to habitable space and is currently being used as an additional bedroom without permits. The ad also advertised the airstream on site as an additional rental space. Based on the tax assessor records for this property, the single family dwelling is a 4 bedroom, 2 bathroom home with a detached garage.

The occupied recreational vehicle without land use approval constitutes a violation of the Zoning and Development Ordinance, Title 12, Section 316.03(A). The garage conversion to habitable space, 2 additional bathrooms, additional bedroom and occupancy over 15 people without permits constitutes a violation of the Building Code Title 9.02.040 (A),(B)(C),(D),(E). In order to abate the violation(s), you must complete the following:



After recording return to:
Gabriel Dernbach Krebs
1631 NW Johnson St.
Portland, OR 97209

Until a change is requested all tax
statements shall be sent to the
following address:
Gabriel Dernbach Krebs
1631 NW Johnson St.
Portland, OR 97209

File No.: 7012-3974483 (Ind)
Date: July 18, 2022

FIRST AMERICAN 3977 4483-GR

Clackamas County Official Records
Sherry Hall, County Clerk

2022-046974

08/24/2022 11:07:02 AM

D-D Cnt=1 Stn=75 BRAD
\$10.00 \$16.00 \$10.00 \$62.00

\$98.00

STATUTORY WARRANTY DEED

M. Susan Wells, Grantor, conveys and warrants to **Gabriel Dernbach Krebs**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

Lots 7 and 8, Block 1, CEDARFIR PARK, in the County of Clackamas and State of Oregon. EXCEPTING THEREFROM the East 22.50 feet of Lot 8, Block 1.

27E33DC00800

00740265

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$712,500.00**. (Here comply with requirements of ORS 93.030)

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

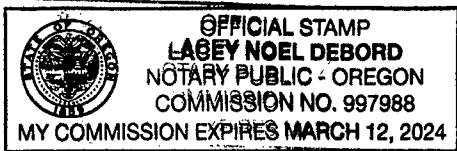
Dated this 22ND day of August, 2022.

M. Susan Wells
M. Susan Wells

STATE OF Oregon)
County of ~~Clackamas~~ ^(pd) Multnomah)ss.
)

This instrument was acknowledged before me on this 22ND day of August, 2022 by **M. Susan Wells**.

[Signature]



Notary Public for Oregon
My commission expires: 03-12-2024

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Monday, May 1, 2023 10:41 AM
To: 'Will Uebelacker'; Gabe Krebs
Subject: RE: V0055622 - 69437 E Vine Maple Dr

Will,

Thank you for letting me know what your timeline looks like.

Gabe,

Please send me an update around mid-June on Will's progress.

Thank you
Jennifer

From: Will Uebelacker <will@wudarchitecture.com>
Sent: Monday, May 1, 2023 10:38 AM
To: Gabe Krebs <gabekrebs@gmail.com>; Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: RE: V0055622 - 69437 E Vine Maple Dr

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

Hi All,

I was able to get to the house last weekend to begin the as-built measurements of the house. I have a growing backlog of projects that I am trying to get to and will not be able to submit anything relating to this project until June. Thank you for your understanding as part of the delay in this project has been my limited workforce and growing number of projects.

Thanks,
Will

Will Uebelacker, AIA

Owner

WÜD Architecture + Interiors

he / him

WÜD

ARCHITECTURE + INTERIORS

P: (503)208-2034 | **C:** (208)440-1789

1305 SE MLK Blvd, Suite B, Portland, OR 97214

www.WUDarchitecture.com

From: Gabe Krebs <gabekrebs@gmail.com>
Sent: Friday, April 28, 2023 9:58 AM
To: Kauppi, Jennifer <JKauppi@clackamas.us>; Will Uebelacker <will@wudarchitecture.com>
Subject: Re: V0055622 - 69437 E Vine Maple Dr

Hi Jennifer-

Copied is my architect Will Uebelacker. He will be able to provide more context on his availability to start this project.

Please let me know if I can help with anything else.

On Tue, Apr 25, 2023 at 10:26 AM Gabe Krebs <gabekrebs@gmail.com> wrote:

Hi Jennifer-

I just tried you. Are you available at all today?

On Fri, Apr 21, 2023 at 10:53 AM Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Gabe....

We've been playing a bad game of phone tag for sure. You can call me Monday. I start at 6:30 am. I do have an appointment at 9:30 so I will be out of the office from 9 until probably 11:00.

Talk to you Monday

Jennifer

Sent from my iPhone

On Apr 21, 2023, at 10:03 AM, Gabe Krebs <gabekrebs@gmail.com> wrote:

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

Hi Jennifer-

I have received your voicemails. I have attempted to call you numerous times as well over the past few months.

I am on a plane as we speak heading back stateside. Unfortunately I can't take any calls today while traveling. I'll be back in Oregon tomorrow. Monday works for me. Please let me know a time that works for you so we both can add it to your calendar.

Monday I have meetings:

9:30a-11:30a

2:30p-4:00p


Currently, I can hop on a call anytime outside of those times. What works best for you?

Thank you Jennifer-

Dept: Status: Response: Search:

Type: Cycle: Time:

Refresh

<input type="checkbox"/>		(0 selected)			
<input type="checkbox"/>	Ref.# 5	Building	Richard Carlson	8/23/23 10:56 AM	Cycle 1
	Info Only	If you have any questions regarding the plan review comments you can contact me at richardcar@clackamas.us or by phone at 503-742-4769 To view the code sections referenced in your review comments click the following link for access to the Oregon codebooks: Adopted Oregon Codes Online			
	Library Comment				
<input type="checkbox"/>	Ref.# 6	Building	Richard Carlson	8/23/23 11:12 AM	Cycle 1
	Resolved	The plan shows a door from the garage into the bedroom. R302.5.1 of the ORSC prohibits openings from a private garage into a room used for sleeping purposes. Please revise.			
	Comment	<p><i>Responded by: Will Uebelacker - 9/14/23 3:20 PM</i></p> <p>The bedroom door connecting to the garage from the new bedroom has now been removed.</p>			
<input type="checkbox"/>	Ref.# 1	Coordinator	Shirley Cass-Crosby	6/30/23 7:03 AM	
	Resolved	<p>I do not see that you included a before floor plan showing what the bedroom location used to be. I also do not see another drawing called proposed layout showing the new bedroom location. Also, egress will need to be shown and also if you are infilling a door to create a wall you must also show how you are doing that and show that it was not the only access. There could be more info needed, as with what you submitted I am not sure if this was a garage conversion or just changing the use of the room. You cab email me at scasscrosby@clackams.us with questions. You will need to make these corrections and then re-send this back to us.</p>			
	Comment	<p><i>Responded by: Will Uebelacker - 7/10/23 1:04 PM</i></p> <p>The floor plan is showing existing/demo and proposed as the demo and new are being overlayed on the same drawing. The door that is connecting both bedrooms is being removed and the opening is to remain - as you can't have a bedroom located off a bedroom. By removing the door this solves the problem. As for the detached bedroom connected w/ the garage, we are showing the existing condition - this was an illegally built bedroom that needs to be legally permitted as requested by city officials. We do not know what the room was before as this is a new owner.</p>			
<input type="checkbox"/>	Ref.# 2	Coordinator	Shirley Cass-Crosby	7/14/23 8:11 AM	
		<p>EXHIBIT F, PAGE 1 OF 1</p> <p>You will need to submit a floor plan showing the existing layout to include all rooms and then you will need to submit a proposed layout. What you have submitted is only a snip it of the requested information. You will also need to show the work for example</p>			



Citation No. 2200556

Case No. V0055622

ADMINISTRATIVE CITATION

Date Issued: July 10, 2023

Name and Address of Person(s) Cited:

Name: Gabriel Dernbach Krebs
Mailing Address: 1631 NW Johnson St
City, State, Zip: Portland, OR 97209

Date Violation(s) Confirmed: On the 10th day of July, 2023, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 69437 E Vine Maple Dr., Rhododendron, OR 97049

Legal Description: T2S, R7E Section 33DC, Tax Lot(s) 00800

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)
- Other law: _____

Description of the violation(s):

- 1) Unauthorized occupied recreational vehicle. Used as rental space without land use approval.
Maximum Civil Penalty \$2,500.00 Fine \$400.00
- 2) Detached garage converted to habitable space without approved permit or approved final inspections.
Maximum Civil Penalty \$1,000.00 Fine \$500.00
- 3) Added a bedroom and bathroom in a single family residence without approved permits or approved final inspections.
Maximum Civil Penalty \$1,000.00 Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$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: July 10, 2023
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

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

Property Account Summary

Account Number	00740265	Property Address	69437 E VINE MAPLE DR , RHODODENDRON, OR 97049	
General Information				
Alternate Property #	27E33DC00800			
Property Description	517 CEDARFIR PARK LT 7 PT LT 8 BLK 1			
Property Category	Land &/or Buildings			
Status	Active, Locally Assessed			
Tax Code Area	046-040			
Remarks				
Tax Rate				
Description	Rate			
Total Rate	14.1786			
Property Characteristics				
Neighborhood	16208: Sandy River mountain area 800, 801			
Land Class Category	801: Recreational improved			
Building Class Category	14: Single family res, class 4			
Year Built	1970			
Fire patrol acres	0.61			
Change property ratio	8XX			
Related Properties				
No Related Properties Found				
Parties				
Role	Percent	Name	Address	
Taxpayer	100	KREBS GABRIEL DERNBACH	6524 NE GARFIELD AVE, PORTLAND, OR 97211	
Owner	100	KREBS GABRIEL DERNBACH	6524 NE GARFIELD AVE, PORTLAND, OR 97211	

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Wednesday, October 11, 2023 2:37 PM
To: 'Will Uebelacker'
Cc: Gabe Krebs; Kevin Baron
Subject: RE: UPDATE - Authorization Notice B0342023 - 69437 E Vine Maple Dr

Will,

Just got confirmation that SE041423 is at pre-screen. I would check about in about 5 days to see if there is additional information needed.

Thank you for letting me know
Jennifer

From: Will Uebelacker <will@wudarchitecture.com>
Sent: Wednesday, October 11, 2023 2:14 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: Gabe Krebs <gabekrebs@gmail.com>; Kevin Baron <kmbaron90@gmail.com>
Subject: RE: UPDATE - Authorization Notice B0342023 - 69437 E Vine Maple Dr

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

Hi Jennifer,

DD should now show the uploaded documents for the Authorization Notice associated w/ B0342023. Please let us know if there are any issues w/ the documents.

Thank you,
Will

Will Uebelacker, AIA

Owner

WÜD Architecture + Interiors

he / him

WÜD

ARCHITECTURE + INTERIORS

P: (503)208-2034 | **C:** (208)440-1789

1305 SE MLK Blvd, Suite B, Portland, OR 97214

www.WUDarchitecture.com

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Tuesday, October 10, 2023 2:33 PM
To: Will Uebelacker <will@wudarchitecture.com>

6
9
4
3
7



10/25/2023 10:47

Kauppi, Jennifer

From: Bruck, Kristi
Sent: Wednesday, November 29, 2023 10:36 AM
To: Kauppi, Jennifer
Subject: RE: SE041423 - 69437 E Vine Maple Dr
Attachments: SE041423_DENIAL.pdf

Good morning,

Please see attached denial file. According to the denial letter his septic system consists of a septic tank & seepage pit (drywell). By rule, they cannot increase the flow (additional bedroom(s)) to these types of systems. Either the room would need to be a different use or they would need to replace their drainfield before Septic could sign off.

Take care,

Kristi Bruck, Permit Technician

Pronouns: she/her/hers

Clackamas County Onsite Wastewater Systems Program

150 Beaver Creek Rd | Oregon City OR 97045

(503) 742-4740

WWW.CLACKAMAS.US/SEPTIC

Hours of operation: Monday-Thursday 7:30am-4:30pm

Permit department lobby hours: Mondays, Tuesdays & Thursdays 8am-noon & 1-4pm



*The Septic & Onsite Wastewater Program is moving to Development Direct beginning **October 4th**!*
Click [here](#) for more information

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Wednesday, November 29, 2023 10:32 AM
To: Bruck, Kristi <KBruck@clackamas.us>
Subject: SE041423 - 69437 E Vine Maple Dr

Kristi,

Can you tell me why he was denied?

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.

Were you happy with the service you received today?



CLICK A SMILEY

Kauppi, Jennifer

From: Will Uebelacker <will@wudarchitecture.com>
Sent: Thursday, November 30, 2023 10:29 AM
To: Kauppi, Jennifer; Gabe Krebs
Subject: RE: SE041423 - 69437 E Vine Maple Dr
Attachments: image003.wmz

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

Hi Jennifer,

We are working on getting a site evaluation to determine where a replacement field can be located. Gabe might have a better timeline of when this will be completed by so we can resubmit the Authorization Notice.

Thanks,
Will

Will Uebelacker, AIA

Owner

WÜD Architecture + Interiors

he / him

WÜD

ARCHITECTURE + INTERIORS

P: (503)208-2034 | **C:** (208)440-1789
949 NW Overton St. Unit 608, Portland, OR 97209
www.WUDarchitecture.com

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Wednesday, November 29, 2023 10:42 AM
To: Gabe Krebs <gabekrebs@gmail.com>
Cc: Will Uebelacker <will@wudarchitecture.com>
Subject: SE041423 - 69437 E Vine Maple Dr

Gabe,

Hello. Based on the denial of the system for the additional bedroom, what have you decided to do? Are you going to do a replacement or remove the bedroom?

Please advise
Thank you
Jennifer

From: Bruck, Kristi <KBruck@clackamas.us>
Sent: Wednesday, November 29, 2023 10:36 AM

To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: RE: SE041423 - 69437 E Vine Maple Dr

Good morning,

Please see attached denial file. According to the denial letter his septic system consists of a septic tank & seepage pit (drywell). By rule, they cannot increase the flow (additional bedroom(s)) to these types of systems. Either the room would need to be a different use or they would need to replace their drainfield before Septic could sign off.

Take care,

Kristi Bruck, Permit Technician
Pronouns: she/her/hers
Clackamas County Onsite Wastewater Systems Program
150 Beaver Creek Rd | Oregon City OR 97045
(503) 742-4740
WWW.CLACKAMAS.US/SEPTIC
Hours of operation: Monday-Thursday 7:30am-4:30pm
Permit department lobby hours: Mondays, Tuesdays & Thursdays 8am-noon & 1-4pm



*The Septic & Onsite Wastewater Program is moving to Development Direct beginning **October 4th**!
Click [here](#) for more information*

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Wednesday, November 29, 2023 10:32 AM
To: Bruck, Kristi <KBruck@clackamas.us>
Subject: SE041423 - 69437 E Vine Maple Dr

Kristi,

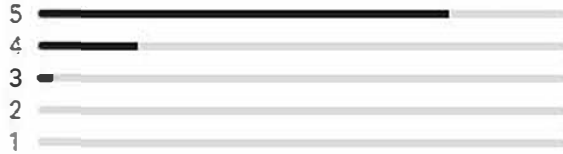
Can you tell me why he was denied?

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.

★ 4.75

Overall rating



	Cleanliness	4.8
	Accuracy	4.6
	Check-in	5.0
	Communication	4.9
	Location	5.0
	Value	4.9

32 reviews

Most recent ▾

Q Search reviews

★★★★★ · 3 weeks ago · Group trip

Great place for a small family get away, beautiful views, peaceful environment, clean, and great price !



John

9 months on Airbnb

★★★★★ · November 2023 · Stayed with kids

Nice location by the river, big enough for a large group as we had 15. **Detached room has 2 queen bunk bed sets but due to light covers missing and no side railing for safety with kids we were unable to use top beds.** Several outlets in the kitchen as well as the main light over large dining room table were not functioning, Sofia was quick to respond and provide codes for us to try flipping breakers but that was not the problem and was not fixed during our stay. This was a big inconvenience considering we rented the place Thanksgiving and cooked a big dinner. Heating system seemed to struggle to keep house warm as it was quite cold there in November, there is a wood and pellet stove but no pellets or kindling or way to cut up kindling so we wore sweatshirts. Ding dong wrappers in bed side table. Lots of new appliances. Beautiful area on the river with a nice hot tub which was very nice and relaxing. Lots of rules. Overall okay stay but wouldnt likely book again for the price.



Shruti And Sai Sundar

Fremont, California

★★★★★ · November 2023 · Stayed with a pet

Beautiful views , right in the middle of the Mt hood national forest. Kitchen was a bit dated, but still had all the amenities to keep our family running. Really appreciate the host's prompt responses and would definitely stay again.



David

St. Louis, Missouri