



NOTICE OF HEARING

August 26, 2024

Kelsey Anne Miller
11910 NW Kathleen Dr.
Portland, OR 97229

RE:: County of Clackamas v. Kelsey Anne Miller
File: V0010924

Hearing Date: September 17, 2024

Time: This item will not begin before 10:00am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, 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 millerkelseya@yahoo.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/88152261682?pwd=bQ0lhyaEdJ7ATNAOfnLgOUtmoOCbX.1>

Passcode: 757021

Or One tap mobile:

+16699006833,,88152261682# US (San Jose)

+17193594580,,88152261682# US

Or join by phone:

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

US: +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 +1 669 444 9171 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: 881 5226 1682

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.

KELSEY MILLER,

Respondent.

File No: V0010924

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 11910 NW Kathleen Dr., Portland, OR 97229.

2.

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

62939 E Rufus Ridge Ln., Brightwood, OR 97011 also known as T2S, R6E, Section 24CD, Tax Lot 02903, and is located in Clackamas County, Oregon.

3.

On or about the 10th day of April, 2024 the Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for additional bedrooms added to the cabin and for the addition and conversion of the detached garage into an accessory dwelling unit. This violation is 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 multiple dwellings 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: Violation Notice was mailed via first class mail on April 10, 2024. A copy of the notice document is attached to this Complaint as Exhibit B 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 and 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 15 day of July, 2024.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

KELSEY MILLER,

Respondent.

File No.: V0010924

STATEMENT OF PROOF

History of Events and Exhibits:

April 2, 2024

Clackamas County received a complaint regarding a remodel to the cabin and a detached garage converted to an accessory dwelling unit without permits.

April 3, 2024
Exhibit A

I conducted research of the subject property. The original house was permitted as a 1 bedroom, 2 bathroom cabin with a den on the first floor and a loft area. The detached garage was approved as a 24 x 24 garage. At the time of the complaint, the property was listed for sale. Listing photos of the property reflect that the downstairs den was converted into a bedroom and the loft space had been converted into a 3rd bedroom. The detached garage had an addition to the original structure and the inside had been converted into an accessory dwelling unit. County records found no approved permits for the cabin remodel or the addition and conversion of the detached garage.

April 10, 2024
Exhibit B

A Notice of Violation was mailed to the Respondent with a deadline of May 10, 2024 to abate the violations.

April 16, 2024

The Respondent came into County offices to speak with the planning department and septic department to gather information regarding the accessory dwelling unit. Based on the zoning of the property, the accessory dwelling unit is not an allowed use, however, a guest house would be an option.

June 28, 2024
Exhibit C

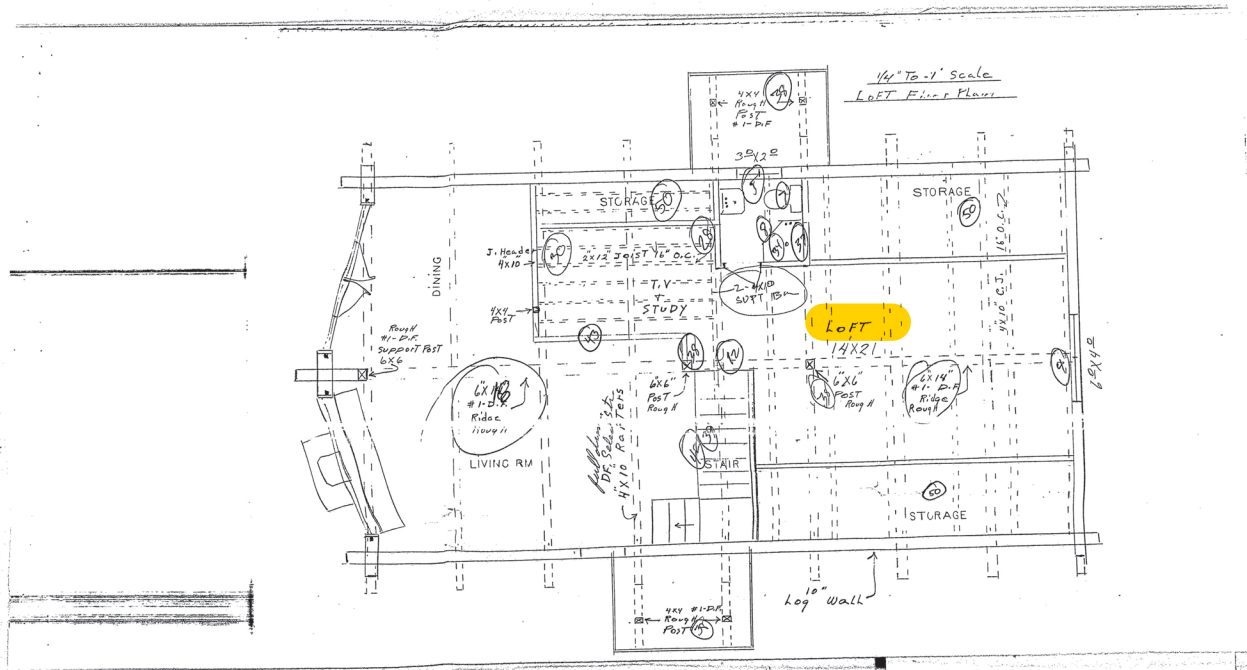
Respondent requested a hearing.

July 15, 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(A) exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Building Code within 45 days of the date of the Order by obtaining all required permits for the remodel to the cabin and the addition and conversion of the detached garage into an allowed use. The Respondent must respond to all additional plan review requests within ten days of being notified. Once permits are issued, all inspections including an approved final inspection for the cabin and the detached garage conversion shall be obtained within 45 days of permits being issued.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for the remodel of the cabin.
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for the addition and conversion of the detached garage.
- The imposition of civil penalties for the Zoning violation of up to \$2,500.00 for the multiple dwellings without land use approval.
- The administrative compliance fee to be imposed from April, 2024 until the violation is abated. As of this report the total is \$225.00
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating these laws 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.



1/4" To 1" scale
Loft Floor Plans

THIS DOCUMENT
IS OF POOR
MICROFILMING QUALITY

Occupancy MS
 Type of Building VA
 Single Family _____
 Multi Family (no. _____)
 Commercial _____
 Industrial _____
 Ag. Bldg. _____
 Other CARAGE

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

BUILDING PERMIT APPLICATION

Permit No. 1288-80
 Plan Check No. C5620-80
 Construction Cost 5500
 Permit Fee 3600
 Mech. Fee _____
 State Surcharge 144
 Plan Check Fee 1800
 Total Fee 5544
 Less Prepaid -0-
 Amount Due 5544

Serial No. _____
 Plans Accepted By _____ Date _____
 Application Received By AME Date 4/11/80

Project Location (Address) 41374 Huray 26 Brighwood Oregon
 Nearest Cross Street Drain Easement Below west End of Prop
 Subdivision Name _____ Lot _____ Block _____
 Township 25 Range 6-E Section 24 C.P. Tax Lot 2903
 Lot Size 88560 (Sq. Ft.) Building Area _____ (Sq. Ft.) Basement Area _____ (Sq. Ft.) Garage Area 574 (Sq. Ft.)
 Stories one Bedrooms _____ Water Source _____ Sewage Disposal _____

Estimated Cost of Labor and Material 5500.00

Plans and Specifications made by Eugene Way Const accompany this application.

Owner's Name Harry W. Puns Lie Builder's Name Eugene Way Const
 Address 24343 SW Sage Rd Address 183 N.W. 67th St
 City Wilsonville State Oregon City Redmond State Oregon
 Phone 638-4535 Zip 97070 Phone 548-3816 Zip 97256

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

Eugene Way Const 24661 4-11-80
 APPLICANT HOMEBUILDER'S REGISTRATION NO. DATE

I certify that I am exempt from the provisions of ORS Chapter 701. The basis for my exemption is _____

I agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below.

Eugene Way 4-11-80
 APPLICANT DATE

TO BE FILLED IN BY APPLICANT

SEWAGE DISPOSAL REQUIREMENTS:

Septic Tank Capacity _____ Gallons. Drainfield (Equal _____ or Serial _____) Distribution.
 Total Length of Lines _____ Feet. Number of Lines _____ Distance Between Lines _____ Feet.
 Comments: _____

PLANNING DEPARTMENT REQUIREMENTS:

must meet bldg code reqs and min set back as shown on plat plan.

ZONE: RR

Development Construction <input type="checkbox"/> Approved <input type="checkbox"/> Denied By <u>State Hall</u> Date _____	Sewage Disposal <input type="checkbox"/> Approved <input type="checkbox"/> Denied By _____ Date _____	Plans Checked and Approved By <u>MAK</u> Date <u>5-19-80</u>	Planning Department Approved By <u>CK/LP</u> Date _____	Permit Issued By <u>Mike</u> Date _____
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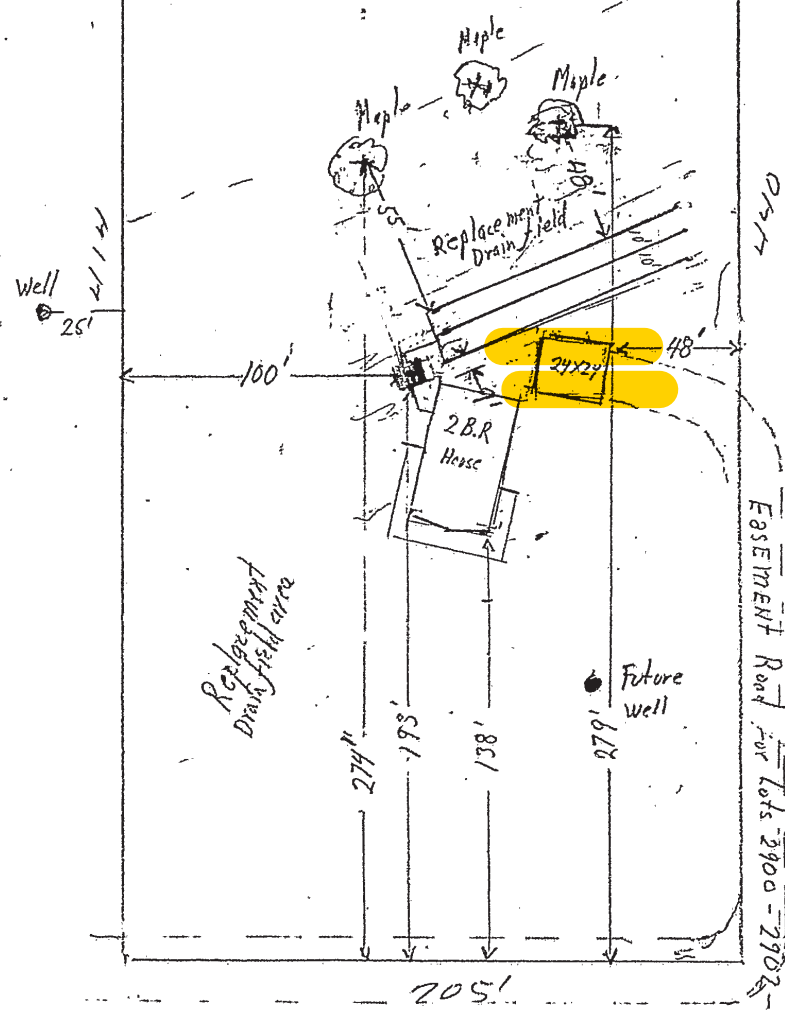
OLD Hwy 26

Revised

Subsurface & Soils
Approved (X) Denied ()

By Lee H. Bruner
Date 5-2-80

10' separation required
between existing
D.F. lines and building
foundations.



NORTH

SCALE
1" = 50'

THIS DOCUMENT
IS OF POOR
MICROFILMING QUALITY

HARRY Einslie
24309 SW Gayle Rd.
Wilcoxville, OR
47010

PHONE
638 4535

Plot plan for Tax lot 2903
Section 2900 Township 25
Range 6 E

Application No. C-5620-80

May 1 1980



: [Virtual Tour #1](#)

Charming log home on two secluded acres Located in Brightwood, the log home features stone fireplace with vaulted ceilings, beams and great room. Deck is steps away for summer barbecues. Sunny yard. Two bedrooms on the main level and one spacious loft with built ins and storage. Spacious yard area with a variety of trees and flowers. Water is from well. Bonus one bedroom, one bath off of carport area. Perfect guest house. Only 25 minutes to the slopes! Hiking and Sandy Ridge bike park nearby.

Client Full Residential 4/3/2024 2:06PM

\$640,000 3 bd | 2 / 0 ba | 2465 sqft

Status: **Sold**

List Date: 9/5/2021

DOM: 56 Acres: 2

MLS#: 21043511

Year Built: 1981 / RESALE

62939 E RUFUS RIDGE LN Brightwood, OR 97011

Unit #: Condo Loc:

XST/Dir: Brightwood Loop to Mountain Country Lane, left on Rufus Ridge towards end of street on left

Property Details:

Property Type: Detached

Area: 153

Style: 2 Story, Log

Zoning: RR

County: Clackamas

Seller Disclosure: Disclosure

Nhood/Bldg:

Waterfront:

CC&Rs: No

Lot Desc: Level, Secluded, Trees, Wooded

Legal: SECTION 24

TOWNSHIP 2S RANGE 6E QUARTER CD TAX LOT 02903

Lot Size: 1 to 2.99 Acres

Lot Dimensions:

Warranty:

View:

55+ w/Affidavit Y/N: No

Body Water:

Open House:

Tax ID: 00713990

Supplements: 1

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Upcoming Open House:

Schools:

Elementary: Welches

Middle: Welches

High: Sandy

Residence Information:

Upper SQFT: 565

SQFT Source: seller

Main SQFT: 1200

Total Up/Main: 1765

Lower SQFT: 0

Fireplaces: 2

Additional SQFT: Main / 700

Garage: 2 / Carport, Detached,

Unreinforced Masonry

Foundation: Concrete Perimeter

Building:

Levels: 2

Roof: Metal

Parking: Driveway

Basement: Crawl Space

Road Surface: Gravel

Green Certification:

Energy Efficiency:

Exterior: Log

RV Description: RV Parking

Approximate Room Sizes and Descriptions:

Utility Room:	M	Washer/Dryer			
Living:	M	Fireplace, Great Room, Living Room/Dining Room Combo, Vaulted Ceiling(s), Wall to Wall Carpet			
Kitchen:	M	Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Island			
Dining:	M	Living Room/Dining Room Combo, Vaulted Ceiling(s)			
Primary Bedroom:	U	Bathroom, Built-in Features, Loft, Storage, Vaulted Ceiling(s), Wall to Wall Carpet			
2nd Bedroom:	M	Walk in Closet, Wall to Wall Carpet			
3rd Bedroom:	M	Walk in Closet, Wall to Wall Carpet			
Baths - Full/Part		Upper Level: 1/0	Main Level: 1/0	Lower Level: 0/0	Total Baths: 2/0

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Island

Interior: Ceiling Fan(s), Laundry, Sound System, Vaulted Ceiling(s), Washer/Dryer, Wood Floors, Wall to Wall Carpet

Exterior: Deck, Outbuilding, Porch, RV Parking, Tool Shed, Yard

Accessibility:

Security:

Internet:

Windows: Aluminum Frames

Cool: Heat Pump

Water: Well

Heat: Heat Pump

Sewer: Standard Septic

Fuel: Electricity

Hot Water: Electricity

Financial:

Property Tax/Yr: \$4,442.10 / 2020

Rent, If Rented:
Dues:

Short Sale: No

BAC: % 2.25

Other Dues:

Bank Owned/Real Estate

Owned: No

HOA: No

Association Amenities:

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

Comparable Information:

Pending Date: 10/31/2021

Sold Date: 12/22/2021

Original Price: \$799,500

List Price: \$675,000

Sold Price: \$640,000

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.

Additional Structure(s) Supplement:

# Structures: 2		# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
	38 X 24	700	1	1	1990	Wood Frame, Wood Siding Metal	
	14 X 12	168				Wood Frame	

Features:

Bathroom, Closet, Concrete Floor, Heated, Kitchen, Storage

Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:
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Public:

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















 3D Walkthrough

 Floor Plans

 Street View

● PENDING ON MAR 11, 2024

62939 E Rufus Ridge Ln, Brightwood, OR 97011

\$849,900

Est. \$5,281/mo [Get pre-approved](#)

3

Beds

3

Baths

2,841

Sq Ft



About this home

Renovated Log Cabin with Guest Home set on two secluded acres in Brightwood. The cabin features vaulted ceilings, exposed beams, a stone fireplace, and a large deck. Renovations include new floors, countertops, bathrooms, a new patio with a hot tub, and a transformed loft area that now offers a beautiful bedroom, recreation space, and storage. The newly finished guest home offers an additional kitchen, living/dining, bedroom, and bathroom with laundry. Successful short-term rental opportunity in the very popular Mt. Hood area! Recent upgrades and restoration to exterior logs. Agent related to seller. No sign on property.

[Show less ^](#)

 45 days on Redfin

 Single-family

 Built in 1991

 1 garage space, RV parking

 Has A/C

 In-unit laundry (washer and dryer)

© 2024



© 2024



© 2024



© 2024



© 2024



© 2024



© 2024



© 2024







NOTICE OF VIOLATION

April 10, 2024

Kelsey Miller
11910 NW Kathleen Dr
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: V0010924

SITE ADDRESS: 62939 E Rufus Ridge Ln., Brightwood, OR 97011

LEGAL DESCRIPTION: T2S, R6E, Section 24CD, Tax Lot 02903

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

- Additional bedrooms added in single family residence without permits.
- Detached accessory structure built without permits.
- ADU in detached accessory structure without permits.
- Multiple Dwellings without land use approval.

VIOLATIONS & HOW TO RESOLVE

On April 2, 2024, Clackamas County Code Enforcement received a complaint regarding a remodel to the single family residence and an additional dwelling on the subject property. I reviewed the County records and determined the single family residence was originally permitted as a 1 bedroom, 1 den and 2 bathroom house. Based on the photos of the listing, the den has been converted into a bedroom and the loft upstairs had a wall added and an additional bedroom created in that new space.

The original detached garage that was approved for this site was a 24 x 24 garage. That structure was removed and the current detached structure was built with the inside converted to an accessory dwelling unit with a full kitchen, bedroom and bathroom. Based on the current zoning of the property an ADU is not allowed. The conversion of

the den and loft into additional bedrooms and the construction of the detached accessory structure/ADU without permits or land use approval constitutes a violation of Clackamas County 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 May 10, 2024**:

Additional bedrooms in Single Family Residence

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the additional bedroom downstairs and the conversion of the loft upstairs. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - 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 10 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).

Detached accessory structure with ADU

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the detached accessory structure. The plans **will require** an architect, or an engineer licensed with the State of Oregon to stamp the submitted plans and provide calculations for the structure. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - 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 10 days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

******PLEASE NOTE – Contact the Septic Department as soon as possible as the additional bedrooms may or may not be allowed with your current septic system******

******PLEASE NOTE – Contact the Planning department regarding the use of the building. You may be able to have a guest house on the subject property, however there are limitations of the size and the use.******

CONTACT INFORMATION

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

Planning – If you have questions concerning land use requirements please contact the planning department at 503-742-4500 or on-line at zoninginfo@clackamas.us.

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

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

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

Jennifer Kauppi

Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

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



After recording return to:
Kelsey Anne Miller
11910 NW Kathleen Dr
Portland, OR 97229

Until a change is requested all tax
statements shall be sent to the
following address:
Kelsey Anne Miller
11910 NW Kathleen Dr
Portland, OR 97229

File No.: 7012-3852680 (sb)
Date: November 02, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Sherry Hall, County Clerk

2021-110394

12/22/2021 10:39:02 AM

D-D Cnt=1 Stn=4 MELISSA
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

STATUTORY WARRANTY DEED

Teresa O'Brien-Jensen, Grantor, conveys and warrants to **Kelsey Anne Miller**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$640,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 3852680-612

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.

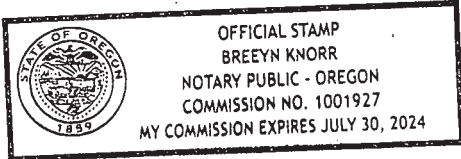
Dated this 21st day of December, 2021.

Teresa O'Brien-Jensen
Teresa O'Brien-Jensen

STATE OF Oregon)
 WASHINGTON)^{ss. BK}
County of ~~Clackamas~~)

This instrument was acknowledged before me on this 21st day of December, 2021 by **Teresa O'Brien-Jensen**.

[Signature]



Notary Public for Oregon
My commission expires: 07/30/2024

EXHIBIT A

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

26E24CD02903 00713990

ALL OF THAT PROPERTY DESCRIBED IN FEE NO. 77-42717 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, ~~pt 2902~~
+pt 2903

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A BRASS SCREW WITH A 3/4" WASHER STAMPED, "K.W. COX ASSOC, INC." MARKING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN FEE NO. 76-32455, SAID POINT BEARS NORTH 72°56'35" EAST 624.17 FEET FROM A 4" BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE SOUTH 01°02'36" WEST ALONG THE WEST LINE OF FEE NO. 76-32455 A DISTANCE OF 112.31 FEET; THENCE NORTH 33°15'19" EAST 129.22 FEET; THENCE NORTH 84°38'38" WEST 44.01 FEET TO A POINT ON THE SOUTH LINE OF FEE NO. 76-16215; THENCE NORTH 89°42'10" WEST ALONG SAID SOUTH LINE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. rest
2903

AND EXCEPTING THE FOLLOWING TRACT OF LAND:

COMMENCING AT A BRASS SCREW WITH A 3/4" WASHER STAMPED, "K.W. COX ASSOC. INC." MARKING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN FEE NO. 76-32455, SAID POINT BEARS NORTH 72°56'35" EAST 624.17 FEET FROM A 4" BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE SOUTH 01°02'36" WEST ALONG THE WEST LINE OF SAID FEE NO. 76-32455 A DISTANCE OF 112.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°02'36" WEST, CONTINUING ALONG SAID WEST LINE OF FEE NO. 76-32455, A DISTANCE OF 67.69 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID FEE NO. 77-42717; THENCE NORTH 89°42'10" WEST ALONG THE SOUTH LINE OF SAID FEE NO. 77-42717 A DISTANCE OF 43.00 FEET; THENCE NORTH 33°15'19" EAST 80.66 FEET TO THE POINT OF BEGINNING. -pt
2902

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED IN INSTRUMENT RECORDED AS FEE NO. 73-24739. ALSO EASEMENTS FOR PRIVATE ROAD PURPOSES AS DISCLOSED IN INSTRUMENTS RECORDED AS FEE NO. 77-28407, 77-28408 AND 77-29028.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

From: [Kelsey Miller](#)
To: [Kauppi, Jennifer](#)
Subject: Re: Seeking Exception or Joint Ownership: V0010924 - 62939 E Rufus Ridge Ln
Date: Friday, June 28, 2024 3:19:48 PM

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

Hi Jennifer,
Thanks as always for the quick response. I would like a Code Enforcement Hearing regarding this matter.

I hope you have a wonderful week of vacation.

Regards,

Kelsey

On Friday, June 28, 2024 at 09:06:28 AM PDT, Kauppi, Jennifer <jkauppi@clackamas.us> wrote:

Kelsey,

If you want to ask for a hearing you can respond to this email specifically asking for a Code Enforcement Hearing regarding this matter.

The Hearings Officer is only determining whether or not a violation exists on the property.

I will be out of the office next week on vacation.

Thank you

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