



NOTICE OF HEARING

March 29, 2023

Hollow Holdings LLC
647 SW Cherry Park Rd Unit 671
Troutdale, OR 97060

RE:: County of Clackamas v. Hollow Holdings LLC
File: V0048621

Hearing Date: April 25, 2023

Time: This item will not begin before 11:00 am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

1. Notice of Rights;
2. Copy of Exhibits which have been submitted by the County

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

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

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

Carl Cox
Attorney at Law
14725 NE 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. We have sent you the Zoom invite to abelpaintingllc@gmail.com. Please contact Jennifer Kauppi if you are unable to find the email.

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

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

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

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, **please call 503-348-4692** for assistance.

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

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, 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.

HOLLOW HOLDINGS LLC,

Respondent.

File No: V0048621

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 647 SW Cherry Park Rd Unit 671, Troutdale, OR
97060.

2.

The address or location of the violation(s) of law alleged in this Complaint is:
60375 E Hwy 26, Sandy, OR 97055 also known as T2S, R6E, Section 23CB, Tax Lot 01700, and is
located in Clackamas County, Oregon.

3.

On or about the 29th day of December, 2022 the Respondent violated the following
law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02 by failing to obtain approved permits and approved final inspections for an addition to a single family residence. This violation is a Priority 1 violation pursuant to the Clackamas County

Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondent in the following manner: Administrative Citation #2100486 in the amount of \$500.00 was mailed via first class mail on December 29, 2022. A copy of the notice document is attached to this Complaint as Exhibit J, 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 29 day of March, 2023.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

HOLLOW HOLDINGS LLC

Respondent.

File No.: V0048621

STATEMENT OF PROOF

History of Events and Exhibits:

| | |
|--------------------------------|--|
| November 16, 2021 | Clackamas County received a complaint regarding an additional to a single family residence without permits. |
| November 17, 2021 Exhibit A | Correspondence was sent to the owner at the time Kathy Champlin regarding the alleged violation. |
| November 18, 2021 Exhibit B | I conducted a site inspection and took photos of the residence. I conducted online research of the property. I have included google earth street view photos from 2018 and listing photos from 2019 that show what the residence looked like before the remodel. |
| November 30, 2021 Exhibit C | I received no contact from the owner Kathy Champlin. I sent correspondence to Kathy with a deadline of December 30, 2021 to abate the violation. |
| December 3, 2021 Exhibit D | I received an email from Patrick Able who is the son of Kathy Champlin regarding the correspondence his mother received in the mail. |
| April 22, 2022 Exhibit E | Research of County records show that the ownership had changed to Hollow Holdings LLC on February 14, 2022. |
| April 25, 2022 Exhibit F | Correspondence was sent to Hollow Holdings LLC and a copy sent to the Registered Agent Patrick Able. The correspondence sent to Patrick Able was returned as no such street number. The correspondence sent the Hollow Holdings LLC was also returned as undeliverable. All previous fines and fees prior to April 25, 2022 were voided. |
| May 17, 2022 Exhibit G | I conducted a site inspection and posted the correspondence that was mailed on April 25, 2022 on the subject property. The correspondence was also mailed to the Respondent with a copy to Patrick Able Registered Agent. I also emailed Patrick Able a copy of the correspondence and inquired about the correct mailing address. |
| May 31, 2022 Exhibit H | Building permit B0338822 was submitted to the County for review, however, the submittal was deemed incomplete on June 6, 2022 by plans examiner Kelsi McNall. |

| | |
|--------------------------------|--|
| July 27, 2022 Exhibit I | The corrections were submitted to the County, however, the information provided was still incomplete. |
| December 29, 2022 Exhibit J | A review of County records found that no permits had been issued for the addition to the single family residence. Citation 2100486 for \$500.00 for the Priority 1 Building Code violation was sent first class mail to the Respondent and a copy to the Registered Agent. The citation was not returned to the County and remains unpaid. |
| February 1, 2023 Exhibit K | Permits B0338822, P0022823 and E0060423 were issued for the addition to the residence. Per correspondence dated May 17, 2022 the Respondent was given 45 days to receive final approved inspections. I emailed Patrick to remind him of the requirement for the completion of the permits. |
| March 20, 2023 Exhibit L | A miscellaneous/consultation inspection was scheduled for March 20, 2023. This inspection was given a partial approval by inspector Robert Fix. No inspections have been called out for plumbing or electrical inspections. |
| March 29, 2023 | This matter was referred to the Hearings Officer |

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

- The Respondent be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by submitting the required engineering information for permit B0338822. Permits B0338822, P0022823 and E0060423 to obtain all required inspections including approved final inspection within 60 days of the date of the Order.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited December 29, 2022.
- Payment for Citation No. 2100486 issued on December 29, 2022 for \$500.00.
- The administrative compliance fee to be imposed from May, 2022 until the violation is abated. As of this report the total is \$675.00
- 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.



November 17, 2021

Kathy Champlin
346 SE Harlow Ave
Troutdale, OR 97060

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

Site Address: 60375 E Hwy 26, Sandy OR 97055
Legal Description: T2S, R6E, Section 23CB, Tax Lot 01700

It has come to the attention of Clackamas County Code Enforcement that a two story addition and duplex to a single family residence may have been built without the benefit of permits.

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

Please contact Jennifer Kauppi, Code Enforcement 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 503-742-4452

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CHÀO MỪNG! Vietnamese

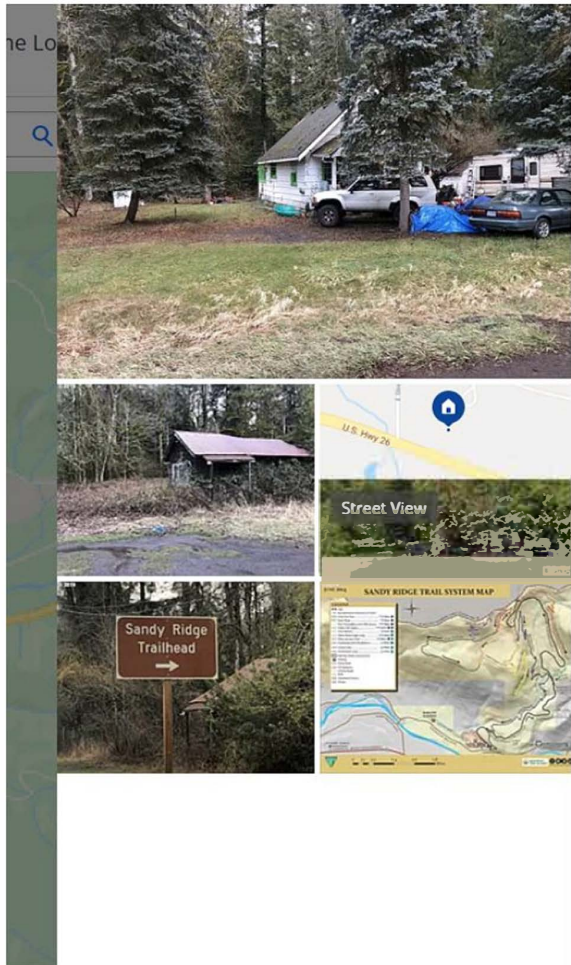
Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

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오.





2 bd | 1 ba | 777 sqft
 60375 E Highway 26, Sandy, OR 97055

● Off market Zestimate®: **\$352,000** Rent Zestimate®: **\$1,764/mo**
 Est. refi payment: \$1,595/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)



Looking to save?

Refinancing your mortgage at a lower interest rate could mean significant savings. Find a lender in minutes and see if you could save.

[Get started today](#)

Zillow Group Marketplace, Inc. NMLS #13

Home value

Zestimate



Zestimate range

\$296,000 - \$408,000



Last 30-day change

- \$4,100 (-1.26%)









November 30, 2021

Kathy Champlin
346 SE Harlow Ave
Troutdale, OR 97060

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

FILE: V0048621

SITE ADDRESS: 60375 E Hwy 26, Sandy OR 97055

LEGAL DESCRIPTION: T2S, R6E, Section 23CB, Tax Lot 01700

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

- Addition to a single family residence without permits

VIOLATIONS & HOW TO RESOLVE

Addition to a single family residence without permits

An addition to a single family residence without permits constitutes a violation of Clackamas County Building Code, Title 9.02.40 (B), (C), (D) and (E). In order to abate the violation, please complete the following **no later than December 30, 2021**:

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s). Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

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

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

If you have any questions my direct telephone number is 503-742-4452 and my email is JKauppi@clackamas.us.

Jennifer Kauppi

Clackamas County Code Enforcement
503-742-4452

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.

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Sunday, December 5, 2021 5:50 AM
To: 'Patrick Able'
Subject: RE: file V0048621
Attachments: 21-11-18 2018 google earth street view 2.JPG; 21-11-18 Site Inspection (3).JPG

Patrick,

I think it is best that I either speak with Kathy or if you are going to helping her you. The house was added onto without permits. I have attached photos from 2018 google street view of what the house originally looked like and what it looks like now. There is an additional report that the structure is actually now a duplex with 2 complete individual living spaces within the home. Based on current regulations from zoning, duplexes are not an allowed use in the rural areas. If this was done, it would have to be removed in order to meet zoning regulations, perhaps down to just an accessory kitchen, however, these are all things we can work through. My recommendation is that if the intent is to rent, I would not move forward with that until the building issues are worked through.

I will be in an interview panel all day on Monday. If we get out early on Monday I can give you a call to discuss further or you can contact me on Tuesday at 503-742-4452.

Thank you
Jennifer

From: Patrick Able <abelpaintingllc@gmail.com>
Sent: Friday, December 3, 2021 5:08 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: file V0048621

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

Dear Jennifer Kauppi
Good afternoon,

I am writing in regards to the letter you sent my mother Kathy Champlin. She has only been the owner of this property for little over 2 month. Our understanding , is that house was built and moved there in the 1970's No addition has been made. We do have questions about future improvements, like a shed for the well pump, but that project is on hold for time being. I would not think a permit would be for that, but if it is, I hope I can navigate the online process when or if needed. Is a well pump shed need to get a permit for? There was a shed there, but it has been demolished at some point previously.

PLease advise how to proceed. Thanks Patrick



150 Beaver Creek Rd
Oregon City, OR 97045
503-655-8671

[Home](#)
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[Login](#)
[Logoff](#)
[Property Search](#) > [Search Results](#) > Property Summary

Property Account Summary

4/22/2022

| | | | |
|----------------|----------|------------------|----------------------------------|
| Account Number | 00712018 | Property Address | 60375 E HWY 26 , SANDY, OR 97055 |
|----------------|----------|------------------|----------------------------------|

General Information

| | |
|-------------------------|--|
| Alternate Property # | 26E23CB01700 |
| Property Description | Section 23 Township 2S Range 6E Quarter CB TAX LOT 01700 |
| Last Sale Price | \$1.00 |
| Last Sale Date | 03/01/2022 |
| Last Sale Excise Number | 409128 |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed |
| Tax Code Area | 046-040 |
| Remarks | |

Property Characteristics

| | |
|-------------------------|---|
| Neighborhood | 16118: Alder Creek East to county line 800, 801 |
| Land Class Category | 801: Recreational improved |
| Building Class Category | 11: Single family res, class 1 |
| Year Built | 1930 |
| Acreage | 1.75 |
| Fire patrol acres | 1.75 |
| Change property ratio | 8XX |

Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
| 777 | 0 X 0 | 1930 | 15 | 1.0 | 2 | 1 | 0 |

Parties

| Role | Percent | Name | Address |
|----------|---------|---------------------|---|
| Taxpayer | 100 | HOLLOW HOLDINGS LLC | 647 SW CHERRY PARK RD UNIT 617, TROUTDALE, OR 97060 |
| Owner | 100 | HOLLOW HOLDINGS LLC | 647 SW CHERRY PARK RD UNIT 617, TROUTDALE, OR 97060 |

Property Values

| Value Type | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 | Tax Year 2018 | Tax Year 2017 |
|------------|---------------|---------------|---------------|---------------|---------------|
| AVR Total | \$123,780 | \$120,175 | \$116,675 | \$113,277 | \$109,978 |
| Exempt | | | | | |

EXHIBIT E _ PAGE 1 OF 3

| | | | | | |
|------------------------|-----------|-----------|-----------|-----------|-----------|
| TVR Total | \$123,780 | \$120,175 | \$116,675 | \$113,277 | \$109,978 |
| Real Mkt Land | \$129,897 | \$115,790 | \$111,089 | \$104,623 | \$91,104 |
| Real Mkt Bldg | \$112,880 | \$100,600 | \$97,960 | \$92,280 | \$78,300 |
| Real Mkt Total | \$242,777 | \$216,390 | \$209,049 | \$196,903 | \$169,404 |
| M5 Mkt Land | \$129,897 | \$115,790 | \$111,089 | \$104,623 | \$91,104 |
| M5 Mkt Bldg | \$112,880 | \$100,600 | \$97,960 | \$92,280 | \$78,300 |
| M5 SAV | | | | | |
| SAVL (MAV Use Portion) | | | | | |
| MAV (Market Portion) | \$123,780 | \$120,175 | \$116,675 | \$113,277 | \$109,978 |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 14.0856 |

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

Parents

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |
|------------------|---------------|--------|-----------|---------|-----------|-----------------|
| No Parents Found | | | | | | |

Children

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found | | | | | |

Related Properties

No Related Properties Found

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|---------------------|-------------------------------|--|
| 02/28/2022 | 03/01/2022 12:18:00 | Taxpayer Changed | Property Transfer Filing No.: 409128 02/28/2022 by SMALSOM |
| 02/28/2022 | 03/01/2022 12:18:00 | Recording Processed | Property Transfer Filing No.: 409128, Bargain & Sale, Recording No.: 2022-012082 02/28/2022 by SMALSOM |
| 08/31/2021 | 09/07/2021 16:42:00 | Taxpayer Changed | Property Transfer Filing No.: 399216 08/31/2021 by MEKAOLS |
| 08/31/2021 | 09/07/2021 16:42:00 | Recording Processed | Property Transfer Filing No.: 399216, Bargain & Sale, Recording No.: 2021-080782 08/31/2021 by MEKAOLS |
| 02/03/2020 | 02/13/2020 10:49:00 | Taxpayer Changed | Property Transfer Filing No.: 366527 02/03/2020 by BCROWE |
| 02/03/2020 | 02/13/2020 10:49:00 | Recording Processed | Property Transfer Filing No.: 366527, Warranty Deed, Recording No.: 2020-007997 02/03/2020 by BCROWE |
| 09/11/2019 | 09/11/2019 13:21:00 | The situs address has changed | by DROME |
| 03/13/2019 | 03/13/2019 12:40:00 | The situs address has changed | by HALLEYWUN |
| 04/26/2017 | 04/27/2017 15:09:00 | Recording Processed | Property Transfer Filing No.: 315034, Warranty Deed, Recording No.: 2017-028083 04/26/2017 by CINDYSIM |
| 04/20/2017 | 04/25/2017 07:33:00 | Recording Processed | Property Transfer Filing No.: 314784, Death Certificate, Recording No.: 2017-026740 04/20/2017 by CINDYSIM |

EXHIBIT E _ PAGE 2 OF 3

| | | | |
|------------|------------------------|-------------------------|--|
| 04/14/2017 | 04/20/2017 09:41:00 | Taxpayer Changed | Property Transfer Filing No.: 314637 04/14/2017 by MMORRIS |
| 04/14/2017 | 04/20/2017 09:41:00 | Recording Processed | Property Transfer Filing No.: 314637, Warranty Deed, Recording No.: 2017-025270 04/14/2017 by MMORRIS |
| 03/06/2013 | 03/12/2013 13:31:00 | Taxpayer Changed | Property Transfer Filing No.: 243253 03/06/2013 by CINDYSIM |
| 03/06/2013 | 03/12/2013 13:31:00 | Recording Processed | Property Transfer Filing No.: 243253, Quit Claim Deed, Recording No.: 2013-015430 03/06/2013 by CINDYSIM |
| 09/10/2012 | 09/10/2012 12:56:00 | Taxpayer Changed | Party/Property Relationship by LIZKRA |
| 07/01/1999 | 07/01/1999 12:00:00 | Ownership at Conversion | Quitclaim Deed: 95-56223, 8/1/95, \$ 10 |

Receipts

| Date | Receipt No. | Amount Applied | Amount Due | Tendered | Change |
|---------------------|-------------------------|----------------|------------|------------|--------|
| 11/08/2021 00:00:00 | 5044077 | \$1,809.77 | \$1,809.77 | \$1,755.47 | \$0.00 |
| 11/03/2020 00:00:00 | 4835942 | \$1,763.26 | \$1,763.26 | \$1,710.36 | \$0.00 |
| 02/06/2020 12:29:00 | 4791481 | \$5,890.80 | \$5,890.80 | \$5,890.80 | \$0.00 |
| 01/09/2017 08:16:00 | 4210891 | \$3,271.36 | \$3,271.36 | \$3,271.36 | \$0.00 |

Sales History

| Sale Date | Entry Date | Recording Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Grantor(Seller) | Grantee(Buyer) | Other Parcels |
|------------|------------|----------------|------------------|--------------|---------------|-----------|---------------|-----------------------------|-----------------------------|---------------|
| 02/14/2022 | 03/01/2022 | 02/28/2022 | 2022-012082 | \$1.00 | 409128 | | S | CHAMPLIN KATHY | HOLLOW HOLDINGS LLC | No |
| 08/31/2021 | 09/07/2021 | 08/31/2021 | 2021-080782 | \$1.00 | 399216 | | S | TANSY PATRICK | CHAMPLIN KATHY | No |
| 01/29/2020 | 02/13/2020 | 02/03/2020 | 2020-007997 | \$105,000.00 | 366527 | | S | STALLCUP JAMES | TANSY PATRICK | No |
| 04/20/2017 | 04/25/2017 | 04/20/2017 | 2017-026740 | \$0.00 | 314784 | | X | SIDEBOTTOM CARRIE SUE L-EST | STALLCUP JAMES | No |
| 04/05/2017 | 04/27/2017 | 04/26/2017 | 2017-028083 | \$20,000.00 | 315034 | | S | STALLCUP JAMES | STALLCUP JAMES | No |
| 04/05/2017 | 04/20/2017 | 04/14/2017 | 2017-025270 | \$40,000.00 | 314637 | | S | SIDEBOTTOM CARRIE SUE L-EST | SIDEBOTTOM CARRIE SUE L-EST | No |
| 02/26/2013 | 03/12/2013 | 03/06/2013 | 2013-015430 | \$0.00 | 243253 | | S | SIDEBOTTOM CHARLES RAYMOND | SIDEBOTTOM CARRIE SUE L-EST | No |

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Version 4.0.2.9



April 25, 2022

Hollow Holdings LLC
647 SW Cherry Park Rd, Unit 617
Troutdale, OR 97060

Patrick Able – Registered Agent
346 SE Harlow Ave
Sandy, OR 97055

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

FILE: V0048621

SITE ADDRESS: 60375 E Hwy 26, Sandy OR 97055

LEGAL DESCRIPTION: T2S, R6E, Section 23CB, Tax Lot 01700

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

- Addition to a single family residence without permits

VIOLATIONS & HOW TO RESOLVE

Addition to a single family residence without permits

On November 16, 2021, Clackamas County Code Enforcement received a complaint regarding an addition to a single family residence without permits. On November 18, 2021 Code Enforcement staff confirmed the violation exists. An addition to a single family residence without permits constitutes a violation of Clackamas County Building Code, Title 9.02.40 (B), (C), (D) and (E). In order to abate the violation, please complete the following **no later than May 25, 2022**:

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s). Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

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 and Zoning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

If you have any questions my direct telephone number is 503-742-4452 and my email is JKauppi@clackamas.us.

Jennifer Kauppi

Clackamas County Code Enforcement
503-742-4452

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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 25, 2022

Hollow Holdings LLC
647 SW Cherry Park Rd, Unit 617
Troutdale, OR 97060

Patrick Able – Registered Agent
346 SE Harlow Ave
Sandy, OR 97055

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

FILE: V0048621

SITE ADDRESS: 60375 E Hwy 26, Sandy OR 97055

LEGAL DESCRIPTION: T2S, R6E, Section 23CB, Tax Lot 01700

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 - 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).



CLACKAMAS COUNTY
DEVELOPMENT SERVICES BUILDING
DTD - CODE ENFORCEMENT
 150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**RETURN SERVICE
 REQUESTED**

**PRESORTED
 FIRST CLASS**



US POSTAGE™ PITNEY BOWES



ZIP 97045 \$ **000.42⁶**
 02 1W
 0001404531 APR 25 2022

ANK

Hollow Holdings LLC
 647 SW Cherry Park Rd. Unit 617
 Troutdale, OR 97060

NIXIE 971 FE 1260 0005/01/22

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 97045430250 *1579-03504-01-19



ANK
 970454302
 44 CRAMNSB 97060

EXHIBIT F _ PAGE 6 OF 12



April 25, 2022

Hollow Holdings LLC
647 SW Cherry Park Rd, Unit 617
Troutdale, OR 97060

Patrick Able – Registered Agent
346 SE Harlow Ave
Sandy, OR 97055

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

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WHEN RECORDED RETURN TO:
HOLLOW HOLDINGS LLC
647 SW CHERRY PARK RD UNIT 617
TROUTDALE OR 97060 USA

Clackamas County Official Records
Sherry Hall, County Clerk

2022-012082

MAIL TAX STATEMENTS TO;
HOLLOW HOLDINGS LLC
647 SW CHERRY PARK RD UNIT 617
TROUTDALE OR 97060 USA



\$103.00

02/28/2022 10:43:42 AM

D-D Cnt=1 Stn=9 COUNTER1
\$15.00 \$16.00 \$62.00 \$10.00

BARGAIN AND SALE DEED WITHOUT COVENANTS

THE GRANTOR

-Kathy Champlin, a single person,

For and in consideration of One Dollar(\$1.00) and other good and valuable consideration grants and releases without covenants to the GRANTEE (S);

HOLLOW HOLDINGS LLC , 647 SW Cherry Park Rd. Unit 617 Troutdale , in the county of Multnomah, state of Oregon: (legal description)

26E23CB01700

00712018

Part of the Southwest 1/4 of Section 23, Township 2 South, Range 6 East, Willamette Meridian, in the County of Clackamas and State of Oregon, described as:

Beginning at an iron pipe which is 817 feet South and 229 feet East of the 1/4 Section corner between Sections 22 and 23 said Township and Range; thence South 0°32' West, 332.1 feet to an iron pipe; thence paralleling the Mt. Hood Loop Highway right-of-way South 68°16' East, 309.3 feet to a point, which is the Southwest corner of that tract of land conveyed to Walter H. Sinclair, et ux, by Deed recorded February 26, 1937 in Book 236, Page 40, Clackamas County Records; thence North 0°32' East along the West line of said Sinclair Tract, 438.6 feet to a point on the South line of that tract of land conveyed to Fred J. Bechill, et ux, by Deed recorded August 17, 1944, in Book 330, Page 198; thence North 88°26' West along the South line of said Bechill Tract, 282.4 feet to the place of beginning.

EXCEPT the West 75 feet thereof conveyed to Frank Katenhusen, et ux, by Deed recorded November 25, 1947, in Book 399, Page 646, Clackamas County Deed Records. **-1600**

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.

Grantors signatures:

Dated 2-14-22



Kathy Champlin
346 SE Harlow Ave, Troutdale OR. 97060

STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ,ss:

This instrument was acknowledged before me on this _____ day of _____,
_____ by Kathy Champlin

PLEASE SEE ATTACHED
NOTARY CERTIFICATE

Notary public
Signature of person taking acknowledgement

Title (and Rank)
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

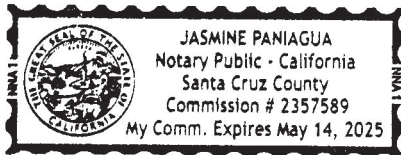
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Cruz)
On February 14, 2022 before me, Jasmine Paniagua Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Kathy Champlin
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public _____

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Bargain And Sale Deed Without Covenants
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



OREGON SECRETARY OF STATE
Corporation Division

HOME

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license directory business registry/renewal forms/fees notary public

uniform commercial code uniform commercial code search documents & data services

Business Name Search

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Business Entity Data

03-24-2023
14:04

| Registry Nbr | Entity Type | Entity Status | Jurisdiction | Registry Date | Next Renewal Date | Renewal Due? |
|--|-------------|---------------|--------------|---------------|-------------------|--------------|
| 1927070-90 | DLLC | ACT | OREGON | 02-07-2022 | 02-07-2024 | |
| Entity Name HOLLOW HOLDINGS LLC | | | | | | |
| Foreign Name | | | | | | |

[New Search](#)

[Printer Friendly](#)

Associated Names

| Type | PPB | PRINCIPAL PLACE OF BUSINESS | | | | |
|---------------|-------------------|-----------------------------|-------|----------------|--------------------------|--|
| Addr 1 | 346 SE HARLOW AVE | | | | | |
| Addr 2 | | | | | | |
| CSZ | TROUTDALE | OR | 97060 | Country | UNITED STATES OF AMERICA | |

Please click [here](#) for general information about registered agents and service of process.

| Type | AGT | REGISTERED AGENT | Start Date | 02-07-2022 | Resign Date | |
|---------------|-------------------|------------------|------------|----------------|--------------------------|--|
| Name | PATRICK ABLE | | | | | |
| Addr 1 | 346 SE HARLOW AVE | | | | | |
| Addr 2 | | | | | | |
| CSZ | TROUTDALE | OR | 97060 | Country | UNITED STATES OF AMERICA | |

| Type | MAL | MAILING ADDRESS | | | | |
|---------------|--------------------------------|-----------------|-------|----------------|--------------------------|--|
| Addr 1 | 647 SW CHERRY PARK RD UNIT 671 | | | | | |
| Addr 2 | | | | | | |
| CSZ | TROUTDALE | OR | 97060 | Country | UNITED STATES OF AMERICA | |

| Type | MGR | MANAGER | | | Resign Date | |
|---------------|--------------|---------|-------|----------------|--------------------------|--|
| Name | PATRICK ABLE | | | | | |
| Addr 1 | PO BOX 671 | | | | | |
| Addr 2 | | | | | | |
| CSZ | TROUTDALE | OR | 97060 | Country | UNITED STATES OF AMERICA | |

| Type | IDK | INDIVIDUAL WITH DIRECT KNOWLEDGE | | | | |
|---------------|-------------------|----------------------------------|--|--|--|--|
| Name | PAT ABLE | | | | | |
| Addr 1 | 346 SE HARLOW AVE | | | | | |



| | | | | | |
|---------------|-----------|----|-------|--|---|
| Addr 2 | | | | | |
| CSZ | TROUTDALE | OR | 97060 | | Country UNITED STATES OF AMERICA |

[New Search](#) [Printer Friendly](#) **Name History**

| Business Entity Name | Name Type | Name Status | Start Date | End Date |
|-----------------------------|------------------|--------------------|-------------------|-----------------|
| HOLLOW HOLDINGS LLC | EN | CUR | 02-07-2022 | |

Please [read](#) before ordering [Copies](#).

[New Search](#) [Printer Friendly](#) **Summary History**

| Image Available | Action | Transaction Date | Effective Date | Status | Name/Agent Change | Dissolved By |
|---|--------------------------|-------------------------|-----------------------|---------------|--------------------------|---------------------|
|  | AMENDED ANNUAL REPORT | 02-21-2023 | | FI | | |
|  | ARTICLES OF ORGANIZATION | 02-07-2022 | | FI | Agent | |

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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

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May 17, 2022

Hollow Holdings LLC
647 SW Cherry Park Rd, Unit 617
Troutdale, OR 97060

Patrick Able – Registered Agent
346 SE Harlow Ave
Sandy, OR 97055

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

FILE: V0048621

SITE ADDRESS: 60375 E Hwy 26, Sandy OR 97055

LEGAL DESCRIPTION: T2S, R6E, Section 23CB, Tax Lot 01700

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 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
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If you have any questions my direct telephone number is 503-742-4452 and my email is JKauppi@clackamas.us.

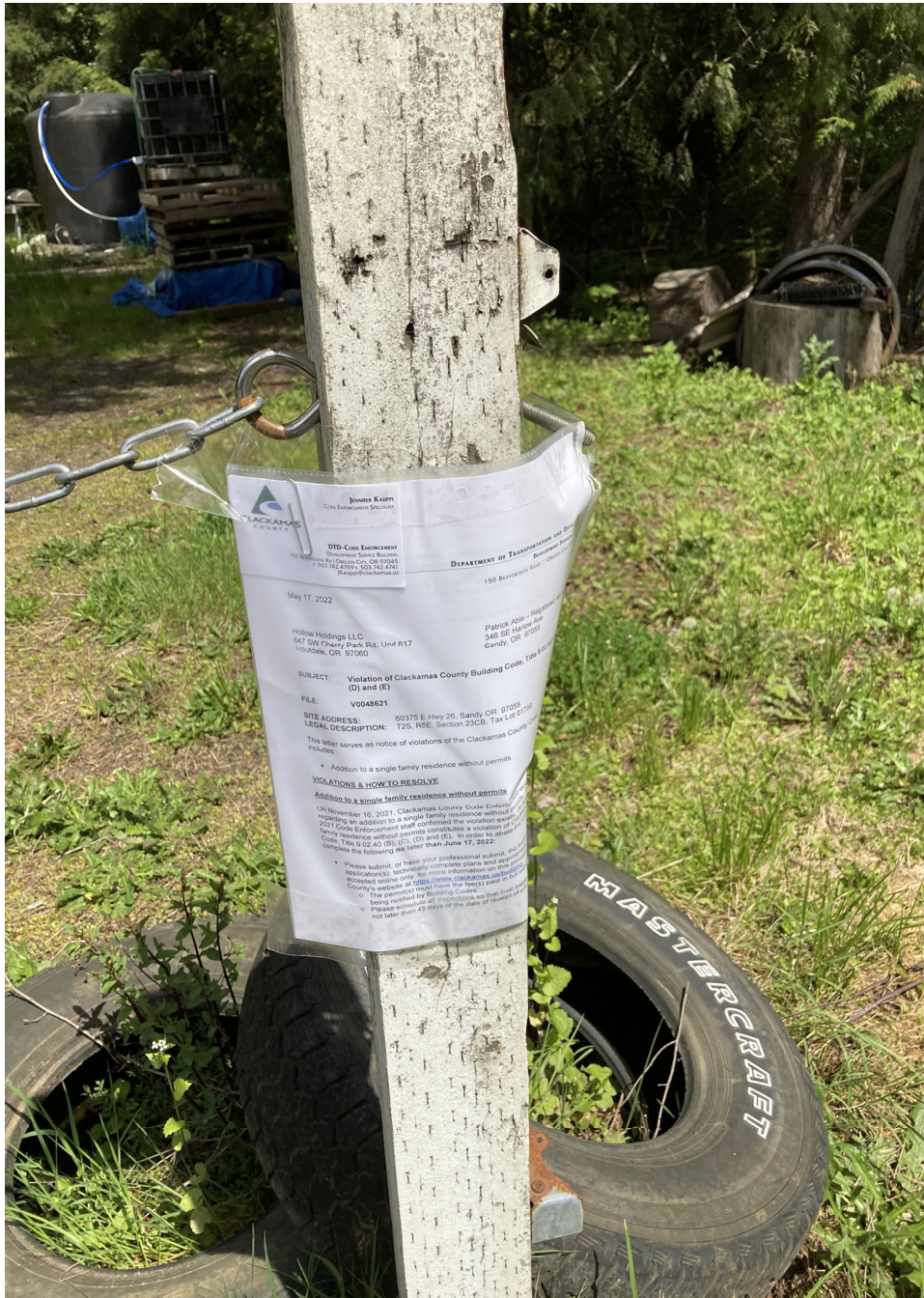
Jennifer Kauppi

Clackamas County Code Enforcement
503-742-4452

Important Notices

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Clackamas County
Ireneus Kaim
Code Enforcement Section

Clackamas County
Department of Transportation and Public Works
150 Riverside Blvd., Clackamas, OR 97015

May 17, 2022

Hollow Holdings LLC
847 SW Cherry Park Rd, Unit R17
Trusdale, OR 97160

Patrick Able - Enforcement
348 SE Hawthorne Ave
Sandy, OR 97055

SUBJECT: Violation of Clackamas County Building Code, Title 9.02.40 (D) and (E)

FILE: V0048621

SITE ADDRESS: 60375 E Hwy 26, Sandy, OR 97055
LEGAL DESCRIPTION: 125, R6L, Section 23CB, Tax Lot 6720

This letter serves as notice of violations of the Clackamas County Building Code, Title 9.02.40 (D) and (E). The violations include:

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VIOLATIONS & HOW TO RESOLVE

Addition to a single family residence without permits

On November 16, 2021, Clackamas County Code Enforcement staff confirmed the violation of the Clackamas County Building Code, Title 9.02.40 (D) and (E) in order to allow a single family residence without permits. This violation includes the following by June 17, 2022:

- Please submit, or have your professional submit, a permit application for the addition to a single family residence without permits. For more information on the permit application process, please visit the Clackamas County website at www.clackamascounty.gov/building. The permit must be submitted to the Clackamas County Building Code Department.
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not later than 45 days of the date of receipt of this notice.

Plan Review - Review Comments Report

Project Name: **B0338822**

Workflow Started: **5/31/2022 11:22:09 AM**

Report Generated: **03/24/2023 02:08 PM**

| REVIEW COMMENTS | | | | | | |
|-----------------|-------|--|---|----------|---|----------|
| REF # | CYCLE | REVIEWED BY | TYPE | FILENAME | DISCUSSION | STATUS |
| 1 | | Coordinator Kelsi McNall 6/6/22 10:10 AM | Comment Please provide energy measures. A PDF has been uploaded to 'Clackamas Forms' for you to complete and upload to 'Documents' | | <p>Responded by: ELY GURFINKIEL - 7/26/22 9:51 AM uploaded energy measure to documents. Chose ductless mini split.</p> <p>-----</p> <p>Coordinator Response: Tom Moreland - 6/29/22 2:10 PM This will be required before we can accept this submittal. Please hold on to this project until you have this information.</p> <p>-----</p> <p>Responded by: ELY GURFINKIEL - 6/23/22 12:06 PM I am working with the home owner on this. Will submit with the engineering.</p> | Resolved |
| 2 | | Coordinator Kelsi McNall 6/6/22 10:11 AM | Comment Proposed roof framing plan calls for manufactured trusses. Please provide truss layout and documents. They should be uploaded to 'Clackamas Forms' | | <p>Responded by: ELY GURFINKIEL - 6/23/22 12:06 PM the trusses are hand made. shown in section. engineer will have to verify</p> | Resolved |
| 3 | | Coordinator Kelsi McNall 6/6/22 10:17 AM | Comment Work done without a permit and proper inspections requires engineering and a letter from the engineer stating their findings. Please provide. | | <p>Responded by: ELY GURFINKIEL - 7/26/22 9:52 AM Uploaded structural calculations and structural drawings</p> <p>-----</p> <p>Coordinator Response: Tom Moreland - 6/29/22 2:10 PM This will be required before we can accept this submittal. Please hold on to this project until you have this information.</p> <p>-----</p> <p>Responded by: ELY GURFINKIEL - 6/23/22 12:07 PM Contract is signed with miller engineering. There estimate was 4 weeks for the engineering and letter from engineer.</p> | Resolved |

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|-------|-------|---|--|----------|------------|-----------|
| 4 | | Coordinator Shirley Cass-Crosby 7/27/22 4:01 PM | Comment You put that the existing square footage is 938 square feet and new is 338 square feet, however per the County records t is only 777 square feet. Your existing square footage and new is inaccurate, therefore you must correct the drawings to reflect the correct information. I can send you the tax jacket from the assessors that states the true square footage and there are no other permits on records for any additional work that has been completed. | | | Resolved |
| 5 | | Coordinator Shirley Cass-Crosby 7/27/22 4:03 PM | Comment You also have plans named correctly, however they are not the engineered stamped plans. You will need to remove those plans and then rename, separate and re-load the drawings that are in documents into the drawings folder as PDF's. | | | Resolved |
| 6 | | Coordinator Shirley Cass-Crosby 7/27/22 4:06 PM | Comment Per code enforcement I am not sure your additional energy measure will work, as I believe the work that needs to be covered under the permit is more than 600 square feet. You can reach out to Jen K your code enforcement rep at 503-742-4452 if you wish to communicate this further. | | | Resolved |
| 7 | 1 | Engineering Jodi Lagerwey 8/16/22 11:18 AM | Comment No changes to the existing driveway, no engineering requirements. | | | Info Only |
| 8 | 1 | System Development Charges (SDC) Jodi Lagerwey 8/16/22 11:22 AM | Library Comment SINGLE FAMILY ALTERATION - A TSDC and PSDC is not assessed unless the change adds another dwelling unit to the property. 2nd story addition, no SDC's assessed. | | | Info Only |



Citation No. 2100486

Case No. V0048621

ADMINISTRATIVE CITATION

Date Issued: December 29, 2022

Name and Address of Person(s) Cited:

Name: Hollow Holdings LLC
Mailing Address: 647 SW Cherry Park Rd Unit 617
City, State, Zip: Troutdale, OR 97060

Date Violation(s) Confirmed: On the 29th day of December, 2022, 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): 60375 E Hwy 26, Sandy, OR 97055

Legal Description: T2S, R6E Section 23CB, Tax Lot(s) 01700

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain approved permits and approved final inspections for an addition to a single family residence.

Maximum Civil Penalty \$1,000.00

Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: December 29, 2022
Department Initiating Enforcement Action: Code Enforcement

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Wednesday, February 1, 2023 6:47 AM
To: 'abelpaintingllc@gmail.com'
Subject: V0048621 - 60375 E Hwy 26 - PERMITS

Patrick,

I was notified that you had your permits issued yesterday which is great. Based on the requirements of the violation letter, you have 45 days from yesterday to complete your inspections including approved final inspections. Please let me know when you have scheduled your first inspections for the building, electrical and plumbing permits as I do have to coordinate with the inspectors.

Thank you. If you have any questions, please let me know.

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County – Transportation & Development
Code Enforcement
JKauppi@clackamas.us
503-742-4759
150 Beaver Creek Rd
Oregon City, OR 97045
Office hours are Monday-Thursday 8:00 am – 4:00 pm

****PLEASE NOTE: Our lobbies are CLOSED Fridays to in-person customer service. **** Staff is still available by phone from 8 am – 4 pm.

Were you happy with the service you received today?



CLICK A SMILEY

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

60375 E HWY 26 SANDY OR 97055

Inspection Date:

Mon, 20 Mar 2023

Record Type:

Building - Residential New

Record ID:

B0338822

Inspection Type:

270 Miscellaneous/Consultation

Inspector:

Robert Fix

Inspector Phone:

503-519-1661

Inspector Email:

rfix@clackamas.us

Result:

Partial Approval

Submit Time:

Mon, 20 Mar 2023 8:24:AM

Comments:

Hold down bolts and strap can't be verified by the county inspector.
Verify with the engineer if the hold down are needed.
If needed install as per plan and have special inspection report on site at next inspection.