



NOTICE OF HEARING

June 22, 2022

Edgar Villegas
Juan Manzanarez
10500 SE Schacht Rd
Damascus, OR 97089

RE:: County of Clackamas v. Edgar Villegas and Juan Manzanarez
File: V0037318

Hearing Date: July 26, 2022

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

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

Enclosed you will find the following:

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

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

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

You may contact Andrea Hall, Code Compliance Specialist for Clackamas County at (503) 742-4467, 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Andrea Hall to receive either the link or the phone number with password in order to attend the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to AndreaHall@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 Andrea Hall at 503-742-4467 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.

EDGAR VILLEGAS,
and

JUAN MANZANAREZ,

Respondents.

File No: V0037318

COMPLAINT AND REQUEST FOR HEARING

I, Andrea Hall, Senior Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents Edgar Villegas and Juan Manzanarez mailing address is: 10500 SE Schacht Rd., Damascus, OR 97089.

2.

The address or location of the violation(s) of law alleged in this Complaint is: 10500 SE Schacht Rd., Damascus, OR 97089, also known as T1S, R3E Section 28C , Tax Lot 1500, and is located in Clackamas County, Oregon.

On or about the 11th day of June, 2021 the Respondents violated the following laws, in the following ways:

- a. Chapter 9.02 of the Clackamas County Code for failing to obtain permits and approved final inspections for the connection of a garage to the dwelling on the subject property.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation

Priorities.

On or about the 22nd day of November, 2021 the Respondents violated the following laws, in the following ways:

- b. Chapter 9.02 of the Clackamas County Code for failing to obtain permits and approved final inspections for the connection of a garage to the dwelling on the subject property.

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 Respondents in the following manner: Citation and Complaint numbers 1800373 and 1800373-2. A copy of the notice document is attached to this Complaint as Exhibits E and F, and incorporated by this reference.

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 Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for the Priority 1 violation being \$750.00 to \$1000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and
4. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 17th day of June, 2022.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

EDGAR VILLEGAS,
and
JUAN MANZANAREZ,

Respondents.

File No.: V0037318

STATEMENT OF PROOF

History of Events and Exhibits:

February 18, 2020
Exhibit A

A letter was sent to the property owners regarding the operation of an auto repair business from the property as well as the unpermitted connection between the garage and the single family dwelling on the property.

March 5, 2020

I met with Gary Willis at the County office, he is helping the Respondents abate the violations. He indicated that the owner is interested in a Home Occupation permit for the business although it may be cost prohibitive due to the cost to upgrade the existing accessory building and to construct a new driveway.

March 19, 2020
Exhibit B

A violation notice was mailed to the Respondents acknowledging that a Home Occupation permit application was pending in the Planning Department and giving a deadline of May 20, 2020 to submit the required building permit applications for the connection of the detached garage to the house.

May 14, 2020

A building permit application was submitted to the County on May 14, 2020, B0188220.

June 17, 2020 to
March 21, 2021
Exhibit C

Between June 2020 and March 2021, former Plans Examiner Ron Keyland, reached out to Gary Willis requesting additional information in order to complete the plan review process.

April 28, 2021
Exhibit D

An updated violation notice was sent to the Respondents with a new deadline of May 14, 2021 to submit the required information to the County. Final inspections were to be obtained within 30 days of the date the permits were issued.

June 14, 2021
Exhibit E

After reviewing the County permit system and finding that additional information to complete the plan review process for building permit B0188220 had not been submitted, a citation was issued to the Respondents in the amount of \$100.00 for the Building Code violation. This citation was mailed first class mail and was not returned to the County, this citation remains unpaid.

November 23, 2021
Exhibit F

After reviewing the County permit system and finding that additional information to complete the plan review process for building permit B0188220 had not been submitted, a citation was issued to the Respondents in the amount of \$500.00 for the Building Code violation. This citation was mailed first class mail and was not returned to the County, this citation remains unpaid.

If the Hearings Officer affirms the County's position that a violation of Clackamas County Building Code exists on the subject property, the County would request a Continuing Order be issued requiring the Respondents to obtain all required permits for the connection of the garage to the single family dwelling within 30 days of the date of the Order and to obtain approved final inspections within 30 days of the date the permits are issued.

The County will submit a timely Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents. The report may include the following recommendations:

- Payment of citation number 1800373 for \$100.00 and citation number 1800373-2 for \$500.00
 - The imposition of civil penalties of up to \$1000.00 for each day cited, June 11, 2021 and November 22, 2021
 - The administrative compliance fee to be imposed from July 2018 until the violation is abated, currently that amount is \$2850.00.
-
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
 - The County requests the Hearing's Officer to permanently enjoin the Respondents from violating these laws in the future.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 18, 2020

Edgar Villegas
Juan Manzanarez
10500 SE Schacht Rd.
Damascus, OR 97089

Subject: Violation of the Clackamas County Code

Site Address: 10500 SE Schacht Rd., Damascus, OR 97089
Legal Description: T1S, R3E, Section 28C, Tax Lot 1500

It has come to the attention of the Clackamas County Code Enforcement Section that an auto repair business is operating on the above referenced property without land use approval and that a detached garage has been connected to the single family dwelling without benefit of permits or inspections. Additionally, it has been alleged that an accessory building on the property is being used as living space.

This constitutes a violation of Section 407.04 of the Clackamas County Zoning and Development Ordinance. This constitutes a violation of Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

Please contact me within ten (10) days of the date of this letter to discuss this issue. My direct telephone number is 503-742-4467 or email andreahal@clackamas.us.

Thank you for your prompt attention to this matter.

Andrea Hall
Clackamas County
Code Enforcement Coordinator



March 19, 2020

Edgar Villegas
Juan Manzanarez
10500 SE Schacht Rd.
Damascus, OR 97089

Subject: Violation of the Clackamas County Code

Site Address: 10500 SE Schacht Rd., Damascus, OR 97089
Legal Description: T1S, R3E, Section 28C, Tax Lot 1500

As you know, has come to the attention of the Clackamas County Code Enforcement Section that an auto repair business is operating from the above referenced property without land use approval and that a detached garage has been connected to the single family dwelling without benefit of permits or inspections.

This constitutes a violation of Section 407.04 of the Clackamas County Zoning and Development Ordinance and Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

On March 11, 2020 the Clackamas County Planning Department accepted an application for a Home Occupation Permit for an auto mechanic business and that application is currently pending. However, there is no record of an attempt to submit the required building permits for the connection of the detached garage to the dwelling on the property.

In order to abate the building code violations, please submit the required building permit applications, technically complete plans and appropriate fees not later than **May 20, 2020**. The permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4240. Or, via email at bldservice@clackamas.us

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email andreahal@clackamas.us .

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Andrea Hall', with a stylized flourish at the end.

Andrea Hall
Clackamas County
Code Enforcement Coordinator

Due to COVID-19, our offices are closed to the public beginning March 18, 2020. At this time the closure is expected to continue through April 6. Our employees are available and working to meet your needs remotely.

Please contact us by email, phone, or by mail. We will work to respond as quickly as we can, but we do ask for your patience as we focus on providing public service and keeping our community and staff safe. Thank you.

Required Notice of Fines and Penalties

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

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

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

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

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

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

From: [Keyland, Ron](#)
To: ["gwillisco@gmail.com"](mailto:gwillisco@gmail.com)
Subject: RE: ref B0188220
Date: Wednesday, June 17, 2020 8:38:00 AM
Attachments: [B0188220 SUBMIT1 PROJECT DESCRIPTION FORM.pdf](#)
[B0188220 SUBMIT1 LAYOUT.pdf](#)

Hello Gary,

Thanks for the email, I have emailed septic, so we can clarify no added bedrooms to the description of work.

I'm reviewing the above plans for compliance with the 2017 Oregon Residential Specialty Code and have some items that need to be addressed or clarified.

1. The attached structure that your permitting, requires a continuous footing/foundation around it, per R403.1. If not, it's required to be designed with accepted engineering practice, per R403.1.2.
2. Revise description of work, see attached and return.
3. See attached layout, draw in openings (doors, windows), rooms and state use (such as bedroom, bath, living, etc.). It does not need to be to scale.
4. What is the wall height? What do the 4x4 post bear on? R106.1.

Provide the above information so I can complete the plan review, and if you have questions feel free to email.

Regards,

Ron Keyland

Plans Examiner

Clackamas County
Building Codes Division
150 Beavercreek Road
Oregon City, OR 97045
503-742-4228
rkeyland@clackamas.us

***Clackamas County's permit lobby is open Monday – Thursday 8:00 a.m. - 4:00 p.m.
Friday 8:00 a.m. – 3:00 p.m.***

From: gwillisco@gmail.com <gwillisco@gmail.com>

Sent: Thursday, June 11, 2020 11:02 AM
To: Keyland, Ron <RKeyland@clackamas.us>
Subject: ref B0188220

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

Hello Ron, my name is Gary and I am working on the code violation on 10500 SE Schacht Rd, bldg permit B0188220 and there may be a mix up on the plans and permit application. I received an email from Erik Englebert requesting an authorization notice. To add a bedroom, requires the authorization notice however the addition is not a bedroom. The addition is just living space connecting the home and the garage. I did speak to the owner who is in the process of adding a home occupation, and he says that he is thinking of using the space has a office. The space currently serves as a breeze way between the home and the garage and a storage room. On the permit application I checked the bedroom box cause I had no other options as I have described the addition as "living space." I can modify the plans and revise the "living space" to storage if that simplifies things. Please let me know. My number is 503-951-9041 you can call anytime, thanks

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

[Spam Email](#)

[Phishing Email](#)

From: [Keyland, Ron](#)
To: ["gwillisco@gmail.com"](mailto:gwillisco@gmail.com)
Subject: RE: B0188220
Date: Friday, August 21, 2020 1:11:00 PM
Attachments: [09-02 construction without Permits.pdf](#)

Hello Gary,

I'm reviewing the plans / and calculations for compliance with the 2017 Oregon Residential Specialty Code along with the 2019 Oregon Structural Specialty Code. And have a couple items to address, or clarify.

1. Is there a water resistive barrier surrounding the storage/living area?
 - a. Add wall sheathing, siding, roofing material, under layment, rafter spacing, uplift connectors, post to beam connectors, post to footing connectors, need to provide attic access, min. 1/2 " gypsum board from garage to dwelling/storage. Add these items to the plans.
2. There are two reasons that the addition needed to be engineered.
 - a. One it's considered post and pier construction, which is required to be designed, per R301.2.2.2.5 irregular structure. Normally the lateral forces are transferred to the footing/foundation thru construction methods. In this case the engineer needs to validate how lateral forces are transferred to the post and pier construction by showing connections, nailing, brackets etc. This hasn't been done
 - b. Two it was constructed without permits or inspections. See attached Clackamas County Policy and procedure 09-02 construction without permits. Please have your engineer complete items 1-6, some of the information was provided.
3. The wind loading provided by the engineer used a 4' panel, and shows HD1 + 1870lbs. in his calc's – have him clarify, nothing on the plans showing this. The lateral analysis is not complete – validate how the wind and seismic forces transfer thru the construction design to the footings. I have no fastener's or brackets called out, or assumed without taking the structure apart – which I'm not asking you to do either, although sometime necessary.

If the engineer has questions feel free to call or email.

Regards,

Ron Keyland

Plans Examiner

Clackamas County
Building Codes Division
150 Beavercreek Road
Oregon City, OR 97045
503-742-4228
rkeyland@clackamas.us

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Friday 8:00 a.m. – 3:00 p.m.*

From: gwillisco@gmail.com <gwillisco@gmail.com>
Sent: Wednesday, August 19, 2020 5:04 PM
To: Keyland, Ron <RKeyland@clackamas.us>
Subject: ref: B0188220

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

Hello Ron, sorry for the delay on this document but I have had some family concerns. I hope this information is enough however let me know and I should be able to get back to you asap this time. Thanks. Permit # B0188220

[Spam Email](#)
[Phishing Email](#)

From: [Keyland, Ron](#)
To: ["gwillisco@gmail.com"](mailto:gwillisco@gmail.com)
Subject: FW: B0188220
Date: Wednesday, March 31, 2021 10:18:00 AM
Attachments: [09-02 construction without Permits.pdf](#)

Hello Gary,

After going back over several months of emails (this was from 8-21-2020), I'm updating some items below and I will add items, or materials that need to be on plans - to them.

Have the engineer completes his required information needed, so I can move this permit forward.

Regards,

Ron Keyland

Plans Examiner

Clackamas County
Building Codes Division
150 Beavercreek Road
Oregon City, OR 97045
503-742-4228
rkeyland@clackamas.us

I'm working remotely Monday – Friday 7:00 a.m. – 3:30 p. m.

For Clackamas County's permit lobby check the web site because it changes due to covid 19.

From: Keyland, Ron
Sent: Friday, August 21, 2020 1:11 PM
To: 'gwillisco@gmail.com' <gwillisco@gmail.com>
Subject: RE: B0188220

Hello Gary,

I'm reviewing the plans / and calculations for compliance with the 2017 Oregon Residential Specialty Code along with the 2019 Oregon Structural Specialty Code. And have a couple items to address, or clarify.

1. Is there a water resistive barrier surrounding the storage/living area?
 - a. Add wall sheathing, siding, roofing material, under layment, rafter spacing, uplift

connectors, post to beam connectors, post to footing connectors, need to provide attic access, min. 1/2 " gypsum board from garage to dwelling/storage. Add these items to the plans. **NOT ALL THESE ITEM WERE ADDED AND WILL ADD ITEMS ie; min. floor sub-sheathing, water resistive barrier to exterior sheathing, roof ventilation at eaves and ridge, I will add these items to the plans.**

2. There are two reasons that the addition needed to be engineered.
 - a. One it's considered post and pier construction, which is required to be designed, per R301.2.2.2.5 irregular structure. Normally the lateral forces are transferred to the footing/foundation thru construction methods. In this case the engineer needs to validate how lateral forces are transferred to the post and pier construction by showing connections, nailing, brackets etc. This hasn't been done. **HAVE HIM STAMP THE PLANS IF HE DOES NOT WANT TO PROVIDE IT.**
 - b. Two it was constructed without permits or inspections. See attached Clackamas County Policy and procedure 09-02 construction without permits. Please have your engineer complete items 1-6, some **(#3)** of the information was provided. **ALL REQUIRED INFORMATION IS STILL NOT PROVIDED.**
3. The wind loading provided by the engineer used a 4' panel, and shows HD1 + 1870lbs. in his calc's – **have him clarify**, nothing on the plans showing this. The lateral analysis is not complete – validate how the wind and seismic forces transfer thru the construction design to the footings. I have no fastener's or brackets called out, **or assumed** without taking the structure apart – which I'm not asking you to do either, although sometime necessary.

If the engineer has questions feel free to call or email.

Regards,

Ron Keyland

Plans Examiner

Clackamas County
Building Codes Division
150 Beavercreek Road
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rkeyland@clackamas.us

***Clackamas County's permit lobby is open Monday – Thursday 8:00 a.m. - 4:00 p.m.
Friday 8:00 a.m. – 3:00 p.m.***

From: gwillisco@gmail.com <gwillisco@gmail.com>

Sent: Wednesday, August 19, 2020 5:04 PM

To: Keyland, Ron <RKeyland@clackamas.us>

Subject: ref: B0188220

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

Hello Ron, sorry for the delay on this document but I have had some family concerns. I hope this information is enough however let me know and I should be able to get back to you asap this time. Thanks. Permit # B0188220

[Spam Email](#)

[Phishing Email](#)



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 28, 2021

Edgar Villegas
Juan Manzanarez
10500 SE Schacht Rd.
Damascus, OR 97089

Subject: Violation of the Clackamas County Code V0037318

Site Address: 10500 SE Schacht Rd., Damascus, OR 97089

Legal Description: T1S, R3E, Section 28C, Tax Lot 1500

As you know, the original detached garage on the subject property was attached to the single family dwelling without the benefit of permits or inspections. This constitutes a violation of Chapter 9.02.040(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

On April 30, 2020 a building permit application was submitted to the County, B0188220, for the illegal work but the permit has yet to be issued as additional information is required before plan review can be completed.

In order to abate the violation, please submit the required information for the building permit to the Clackamas County Building Codes Division no later than **May 14, 2021**. Permits and additional information are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building> . The building and electrical permits must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 30 days of the date of the permit being issued.

If you have any questions concerning these permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at bldservice@clackamas.us or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 9:00 a.m. and 3:00 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email andreahal@clackamas.us .

Thank you for your prompt attention to this matter.



Andrea Hall
Clackamas County
Code Enforcement Section

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.



Citation No. 1800373

Case No. V0037318

ADMINISTRATIVE CITATION

Date Issued: June 14, 2021

Name and Address of Person(s) Cited:

Name: Edgar Villegas
Name: Juan Manzanarez
Mailing Address: 10500 SE Schacht Rd.
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 11th day of June, 2021, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 10500 SE Schacht Rd., Damascus, OR 97089

Legal Description: T1S, R3E Section 28C, Tax Lot(s) 1500

Law(s) Violated:

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

Description of the violation(s):

Persons cited failed to obtain building permits and approved final inspections for the attachment of a once detached garage to the single family dwelling.

Maximum Civil Penalty \$1000.00

Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. 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: Andrea Hall
Telephone No: 503-742-4467

Date: June 14, 2021
Department Initiating Enforcement Action: Code Enforcement



Citation No. 1800373-2

Case No. V0037318

ADMINISTRATIVE CITATION

Date Issued: November 23, 2021

Name and Address of Person(s) Cited:

Name: Edgar Villegas
Name: Juan Manzanarez
Mailing Address: 10500 SE Schacht Rd.
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 11th day of June, 2021 and continues to exist on the 22nd day of November 2021, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 10500 SE Schacht Rd., Damascus, OR 97089

Legal Description: T1S, R3E Section 28C, Tax Lot(s) 1500

Law(s) Violated:

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

Description of the violation(s):

- 1) Persons cited failed to obtain building permits and approved final inspections for the attachment of a once detached garage to the single family dwelling.

Maximum Civil Penalty \$1000.00 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: Andrea Hall
Telephone No.: 503-742-4467

Date: November 23, 2021
Department Initiating Enforcement Action: Code Enforcement

