



NOTICE OF HEARING

April 13, 2022

Peter Ariniello
58998 E Chalet Pl
Sandy, OR 97055

DCHomes Group Inc
1125 SW Borland Rd
West Linn, OR 97055

RE:: County of Clackamas v. Peter Ariniello and DCHomes Group Inc
File: V0025816

Hearing Date: May 24, 2022

Time: This item will not begin before 10:30 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.



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 Jennifer Kauppi 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 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 or JKauppi@clackamas.us 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.

PETER ARINIELLO AND
DCHOMES GROUP INC,

Respondents,

File No: V0025816

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Peter Ariniello mailing address is: 58998 E Chalet Pl, Sandy, OR

97055. Respondent DCHomes Group Inc mailing address is: 1125 SW Borland Rd., West Linn,
OR 97068.

2.

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

58998 E Chalet Pl, Sandy, OR 97055 also known as T2S, R6E, Section 22BD, Tax Lot 01800, and
is located in Clackamas County, Oregon.

3.

On or about the 8th day of November, 2018 the Respondents violated the following
laws, in the following ways:

a. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to

obtain approved building permits and approved final inspections on an addition to a

single family residence. This violation is a Priority 1 violation is pursuant to the Clackamas County Violation Priorities.

On or about the 8th day of February, 2022 the Respondents violated the following laws in the following ways:

- b. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to obtain approved building permits and approved final inspections on an addition to a single family residence. This violation is a Priority 1 violation is pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondents in the following manner:

Administrative Citation #1600258-1A and Citation #1600258-1B in the amount of \$100.00 was mailed via first class mail on January 10, 2022. A copy of the notice document is attached to this Complaint as Exhibit F and G, and incorporated by this reference.

Notice of the violations was given to Respondents in the following manner:

Administrative Citation #1600258-2A and Citation #1600258-2B in the amount of \$500.00 was mailed via first class mail on February 8, 2022. A copy of the notice document is attached to this Complaint as Exhibit I and 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 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 a Building Code 9.02 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 Respondents 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 Respondents 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 13th of April, 2022.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

PETER ARINIELLO AND
DCHOMES GROUP INC

Respondents.

File No.: V0025816

STATEMENT OF PROOF

History of Events and Exhibits:

May 9, 2016	Clackamas County received a complaint regarding a two story addition to a log home without permits.
May 10, 2016 Exhibit A	An alleged letter was sent to the owner at the time Peter Ariniello to the mailing address on file with the tax assessor office. The letter was returned and was forwarded to the site address on May 23, 2016. The letter sent to the site address was not returned.
June 8, 2016 Exhibit B	A site inspection was conducted by Code Enforcement Specialist Dean Brown. A second story addition and an addition to the left side of the house had been built. Tax assessor records show the home as a single story single family residence.
August 27, 2018	The file was reassigned to Code Enforcement Specialist (CES) Shane Potter.
July 16, 2019 Exhibit C	Correspondence was mailed to the Respondent with a deadline of August 15, 2019 to abate the Building Code violation. The violation letter was sent to the site address and was returned.
February 4, 2021 Exhibit D	Research of the property reflected a change of ownership. Respondent Peter Ariniello was listed as the owner and DCHomes Group Inc was listed as the Contract Buyer.
February 10, 2021 Exhibit E	Correspondence was mailed to the Respondents Peter Ariniello and DCHomes Group Inc with a deadline of February 25, 2021 to abate the Building Code violation. The correspondence mailed to Peter Ariniello was returned. The correspondence to DCHomes Group Inc was not.

January 10, 2022 Exhibit F	Citation 1600258-1A was issued to Peter Ariniello for \$100.00 for the Building Code violation. This citation was sent first class mail and was returned to the County on January 19, 2022. This citation remains unpaid.
January 10, 2022 Exhibit G	Citation 1600258-1B was issued to DCHomes Group Inc for \$100.00 for the Building Code violation. This citation was sent first class mail. This citation was not returned and remains unpaid.
January 20, 2022 Exhibit H	I conducted a site inspection of the property. The property remained the same, however the garage that was under construction and photographed July 10, 2018, Exhibit H _ 3 of 3 had been removed.
February 8, 2022 Exhibit I	Citation 1600258-2A was issued to Peter Ariniello for \$500.00 for the Building Code violation. This citation was sent first class mail and was returned to the County on February 14, 2022. This citation remains unpaid.
February 8, 2022 Exhibit J	Citation 1600258-2B was issued to DCHomes Group Inc for \$500.00 for the Building Code violation. This citation was sent first class mail. This citation was not returned and remains unpaid.
April 13, 2022	This file 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, the County may request a Continuing Order in this matter recommending the following:

- The Respondents be ordered to bring the property into compliance with the Building Code within 45 days of the date of the Order by obtaining all required permits and approved final inspections.
- 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 Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1000.00 for each date cited November 8, 2018 and February 8, 2022 for a total amount due of \$2000.00 for each Respondent.
- Payment for Citation No. 1600258-1A for \$100.00 and Citation No. 1600258-2A for \$500.00 for a total amount due of \$600.00.
- Payment for Citation No. 1600258-1B for \$100.00 and Citation No. 1600258-2B for \$500.00 for a total amount due of \$600.00.
- The administrative compliance fee to be imposed from February, 2021 until the violation is abated. As of this report the total is \$1,125.00
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 10, 2016

Peter Ariniello
P.O. Box 11775
Fairview, OR 97024

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

Site Address: 58998 E. Chalet Pl., Sandy, OR 97055
Legal Description: T2S, R6E, Section 22BD, Tax Lot 01800

It has come to the attention of Clackamas County Code Enforcement that a remodel/addition to a single family residence may have been done without the benefit of permits.

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

Please contact me within ten (10) days of the date of this letter in order to discuss this matter. My e-mail address is deanbro@clackamas.us and my telephone number is 503-742-4459.

DEAN BROWN
Clackamas County Code Enforcement

**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 in its discretion may waive all or part of the \$75 per month administrative fee.*



CLACKAMAS COUNTY

Property Account Summary

As Of 5/9/2016 Status: Active

Account No.: 00709898 **Alternate Property Number:** 26E22BD01800
Account Type: Real Property
TCA: 046-042
Situs Address: 58998 E CHALET PL
SANDY OR 97055
Legal: 538 SLEEPY HOLLOW LTS 3 & 6 BLK 10

Parties:

Role	Name & Address
Owner	ARINIELLO PETER PO BOX 11775 FAIRVIEW OR 97024
Tax Service Co.	CORELOGIC TAX SERVICES NO MAILING ADDRESS AVAILABLE
Taxpayer	ARINIELLO PETER PO BOX 11775 FAIRVIEW OR 97024

Property Values:

Value Name	2015	2014	2013	2012	2011
AVR Total	\$105,366	\$102,297	\$99,317	\$96,424	\$93,616
TVR Total	\$105,366	\$102,297	\$99,317	\$96,424	\$93,616
Real Mkt Land	\$61,096	\$58,209	\$55,323	\$55,323	\$62,058
Real Mkt Bldg	\$71,420	\$64,930	\$57,000	\$59,720	\$67,160
Real Mkt Total	\$132,516	\$123,139	\$112,323	\$115,043	\$129,218

Property Characteristics:

Tax Year	Characteristic	Value
2015	Neighborhood	16118: Alder Creek East to county line 800, 801
	Land Class Category	801: Recreational improved
	Building Class Category	13: Single family res, class 3
	Year Built	1935
	Fire patrol acres	0.11
	Change property ratio	8XX

Exemptions:

(End of Report)



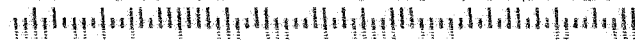
**CLACKAMAS
COUNTY**
DEVELOPMENT SERVICES BUILDING
DTD - CODE ENFORCEMENT
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045



NIXIE 970 DE 1 0005/18/16

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

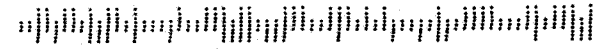
BC: 97045430250 *0529-01080-10-42



Peter Ariniello
P.O. Box 11775
Fairview, OR 97024

ISS

5702433333



May 23, 2016

Peter Ariniello
58998 E. Chalet Place
Sandy, OR 97055

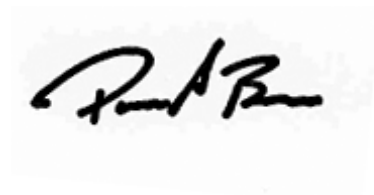
**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the
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Site Address: 58998 E. Chalet Pl., Sandy, OR 97055
Legal Description: T2S, R6E, Section 22BD, Tax Lot 01800

It has come to the attention of Clackamas County Code Enforcement that a remodel and/or addition to a single family residence may have been done without the benefit of permits.

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

Please contact me within ten (10) days of the date of this letter in order to discuss this matter. My e-mail address is deanbro@clackamas.us and my telephone number is 503-742-4459.

A handwritten signature in black ink, appearing to read "Dean Brown", is centered on the page.

DEAN BROWN
Clackamas County Code Enforcement

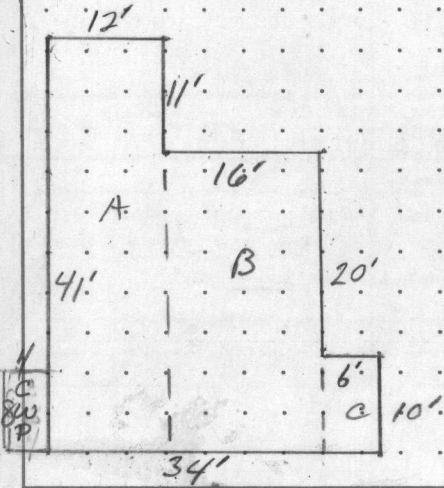
**Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County in its discretion may waive all or part of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





BUILDING DIAGRAM

$$\begin{aligned} A - 12 \times 41 &= 492 \\ B - 16 \times 30 &= 480 \\ C - 6 \times 10 &= 60 \\ \hline 1032 \text{ sq ft} \end{aligned}$$



IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 21 Houses built 1920 to 1949
Occupancy: Single family

Story Height: 1.0
Finished Area: 1032
Attic: None
Basement: None

ROOFING

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

FLOORING

Sub and joists 1.0
Carpet 1.0

EXTERIOR COVER

Wood shake 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 2
Bedrooms 2
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Not available
Lower Full Part
/Bsmt 1 Upper Upper

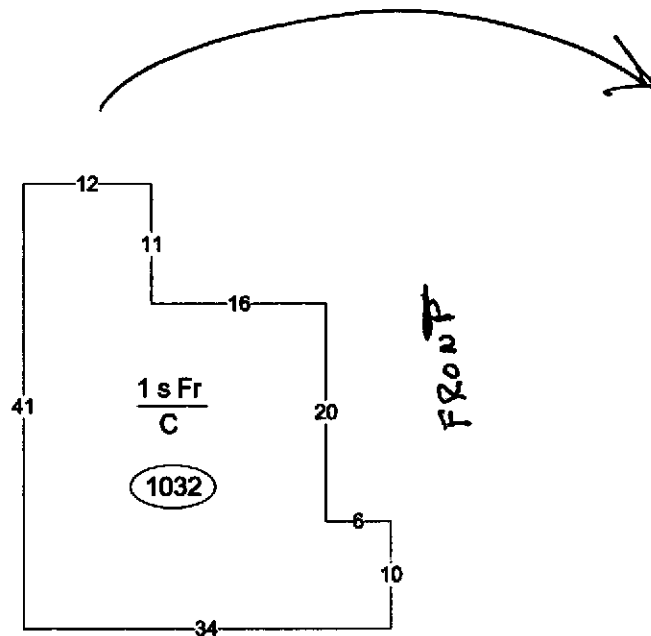
PLUMBING

3 Fixt. Baths 1 3
TOTAL 3

REMODELING AND MODERNIZATION

Amount Date

1 2 3



SPECIAL FEATURES

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol Depr	Market Adj	% Comp	Value	
D :MAS	2400	D	DWELL	1.00	3-		1935	1939	AV	0.00	Y	0.00	1032	55810	37	0	155	100	54730
MISCFEAT	370	01	DETGAR	0.00	3		1960	1960	AV	27.50	N	32.45	320	10380	44	0	128	100	7440
		02	FLATCP	0.00	3		1960	1960	AV	14.61	N	17.24	240	4140	44	0	128	100	2970
		03	EFF	0.00	4		1950	1950	AV	0.00	N	0.00	32	196	0	SV	128	100	260

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

65400

92 01/01/1990

Neigh 16118 AV

EXHIBIT B_4 OF 4

00709898

Property Class: 801
58998 E CHALET PL, SANDY, OR, 97055, USA

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1032	1.0	1032		43570

1032 Crawl ---- 0

TOTAL BASE 43570

Row Type Adjustment	1.00%
SUB-TOTAL	43570

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	2400
Heating	0
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 3	1360

Other Features 370

Exterior Features	SUB-TOTAL ONE UNIT	47700
Description Value	SUB-TOTAL 0 UNITS	47700

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

SUB-TOTAL	47700
Quality Class/Grade	3-

GRADE ADJUSTED VALUE 55810



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

July 16, 2019

Peter Ariniello
58998 E Chalet Pl.
Sandy, OR 97055

**SUBJECT: VIOLATION OF CLACKAMAS COUNTY ZONING AND DEVELOPMENT
ORDINANCE TITLE 9.02.040 (A, B, C, D, & E)**

SITE ADDRESS: 58998 E Chalet Pl, Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R6E, Section 22BD, Tax Lot 01800

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

- Failure to obtain permits and/or inspections for an addition.

ACTIONS

The following is a brief description of some of the activities associated with this file and is not intended to provide all actions that have occurred on this file.

- On May 9, 2016 a complaint was filed with Clackamas County Code Enforcement.
- On May 10, 2016 a letter of alleging the violation was mailed by a Clackamas County Code Enforcement staff member.
- On November 8, 2018 I sent a letter introducing myself as the new code enforcement specialist for this file and providing a brief description of the violation.

VIOLATION & HOW TO RESOLVE

Unpermitted Construction

Failure to obtain permits this addition constitutes a violation of Clackamas County Code Title 9.02.040 (A, B, C, D, & E) as it pertains to a remodel to the cabin. To abate these violations you must complete the following **no later than August 15, 2019:**

- Obtain a permit for all work done:
 - Submit the building, plumbing, mechanical and electrical permit applications, and technically complete plans and pay the appropriate fee(s).
 - The permit must be picked up within ten (10) days of being notified that the permit is ready.

- Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please feel free to contact the building department at 503-742-4240.

Code Enforcement – If you have any other questions please feel free to contact me at 503-742-4465 or email me at spotter@clackamas.us

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00a.m. to 4:00p.m. Monday through Thursday and 8:00a.m. to 3:00p.m. on Fridays.

****In order to provide the highest level of customer service, please bring a copy of this correspondence when visiting the County.***

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Shane Potter
Code Enforcement Specialist
Clackamas County code enforcement

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.

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 Road.

Also, be advised that non-compliance with a Hearing 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, recurrence of abated violations may result in the issuance of a citation without prior notice.



**RETURN SERVICE
REQUESTED**

RESORTED
FIRST CLASS

U.S. POSTAGE PITNEY BOWESZIP 97045 \$ 000.38³

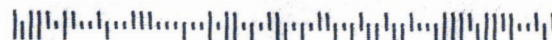
7074 NTE 120000Z100007/10/49
RETURN TO SENDER
ARINIELLO PETER
TEMPORARILY AWAY

RETURN TO SENDER
EC: 97045440250 *1929-03483-19-33

Peter Ariniello
58998 E Chalet Pl.
Sandy, OR 97055

工部

40 FRANN51 87055





150 Beavercreek Rd
Oregon City, OR 97045
503-655-8671

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

Property Account Summary

2/4/2021

Account Number	00709898	Property Address	58998 E CHALET PL , SANDY, OR 97055
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General Information

Alternate Property #	26E22BD01800
Property Description	538 SLEEPY HOLLOW LTS 3 & 6 BLK 10
Last Sale Price	\$200,000.00
Last Sale Date	02/04/2021
Last Sale Excise Number	386459
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	046-042
Remarks	

Property Characteristics

Neighborhood	16118: Alder Creek East to county line 800, 801
Land Class Category	801: Recreational improved
Building Class Category	13: Single family res, class 3
Year Built	1935
Fire patrol acres	0.11
Change property ratio	8XX

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1912	0 X 0	1935	35	2.0	2	1	0

Parties

Role	Percent	Name	Address
Taxpayer	100	DCHOMES GROUP INC	1125 SW BORLAND RD, WEST LINN, OR 97068
Owner	100	ARINIELLO PETER	58998 E CHALET PL, SANDY, OR 97055
Contract Buyer	100	DCHOMES GROUP INC	1125 SW BORLAND RD, WEST LINN, OR 97068

Property Values

EXHIBIT D _ 1 OF 1



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 10, 2021

VIOLATION NO: V0025816

DC Homes Group Inc.
1125 SW Borland RD.
West Linn, OR 97068

Peter Ariniello
58998 E Chalet Pl.
Sandy, OR 97055

SUBJECT VIOLATION(S) OF:

- 1. CLACKAMAS COUNTY BUILDING CODE AND ENFORCEMENT OF THE COUNTY BUILDING CODE ORDINANCE TITLE 9.02.040**

SITE ADDRESS: 58998 E Chalet Pl., Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R6E, SECTION 22BD, TAX LOT 01800

ZONING: RRFF-5 (Rural Residential Farm Forest 5 Acre)

THIS LETTER SERVES AS NOTICE OF A VIOLATION OF THE CLACKAMAS COUNTY ORDINANCES. THE VIOLATIONS INCLUDE:

1. Addition completed on home without permits

A complaint was filed with Clackamas County Code Enforcement. A recent review shows the violation still has not been addressed.

The following section provides details of the violation. This section also provides options on how to address the violation. Department contact information can be found towards the end of this letter under "CONTACT INFORMATION". You may contact that department to discuss the options outlined or ask questions for other possible solutions, if they may exist. This letter may not address all violations that exist on the site and instead is intended to address those violations identified during the review and/or inspections that have occurred.

UNPERMITTED CONSTRUCTION

There was a major remodel that took place to this structure including work to a second story. No permits were pulled for the building, mechanical, and plumbing work that occurred. Performing work that falls under the Oregon Structural Specialty Code, Oregon Mechanical Specialty Code, Oregon Plumbing Code, Oregon Electrical Code, Oregon Residential Specialty Code, and On-Site Sewage Disposal Rules requires a permit and/or inspections. This work constitutes a violation of Clackamas County Code Title 9.02.040. To abate these violations you must complete the following **NO LATER THAN February 25, 2021:**

1. Immediately cease all use and occupancy of the building(s), and
2. Permits were not obtained you must submit the building, plumbing, mechanical and electrical permit applications, and technically complete plans and pay the appropriate fee(s).
 - a. The permit must be picked up within ten (10) days of being notified that the permit is ready.

- b. Schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.
3. While permitting may allow for longer times to complete inspections than the date listed above you will be required to meet the deadlines as mentioned in this section due to this file being in violation.

CONTACT INFORMATION

Code Enforcement Specialist – Shane Potter – If you have any other questions please feel free to contact me at 503-742-4465 or email at spotter@clackamas.us

Building Department (Permits) – If you have questions regarding the permit process and other permitting questions please call the Building Department (Permitting) at 503-742-4240 or email bldservice@clackamas.us

The departments listed above are taking applications electronically and encourage you to use this option. Please contact the department you are working with to obtain information on how to submit any documents you may need to submit for electronically.

Planning, Permitting and Code Enforcement Offices at the Development Services Building located at 150 Beavercreek Road, Oregon City are open during the hours of: Monday through Thursday 8a.m. to 3p.m and on Fridays 8a.m. to 2p.m. However many departments are currently working remotely and we encourage you to contact the department and/or representative by phone or email.

In order to provide the highest level of customer service, please bring a copy of this correspondence when visiting the County. You can also review the entire code by going to:
<https://www.clackamas.us/code>

ITEMS INCLUDED IN THIS PACKET

- Violation Letter
- Required Notice of Fines and Penalties



Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement

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.

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 Road.

Also, be advised that non-compliance with a Hearing 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, recurrence of abated violations may result in the issuance of a citation without prior notice.



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

RETURN SERVICE
REQUESTED

FW

PRESORTED
FIRST CLASS



U.S. POSTAGE >> PITNEY BOWES



ZIP 97045 \$ 000.39⁸
02 1W
0001404531 FEB. 16. 2021

Peter Ariniello
58998 E Chalet Pl
Sandy, OR 97055

T 971 NFE 1260920C0002/21/21
RETURN TO SENDER
ARINIELLO PETER
TEMPORARILY AWAY

RETURN TO SENDER
BC: 97045430250 *EXHIBIT 14 OF 4 11-21

FWD
40 L RANNEB 972
97045 > 4302



Citation No. 1600258-1A

Case No. V0025816

ADMINISTRATIVE CITATION

Date Issued: January 10, 2022

Name and Address of Person(s) Cited:

Name: Peter Ariniello
Mailing Address: 58998 E Chalet Pl.
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 8th day of November, 2018, 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): 58998 E Chalet Pl., Sandy, OR 97055

Legal Description: T2S, R6E Section22BD, Tax Lot(s) 01800

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, & K)

Description of the violation(s):

- 1) Major remodel to structure including building, plumbing, electrical and mechanical work on a second story. Applied for permits but the permits have not been picked up, paid for or any inspections completed.

Maximum Civil Penalty \$1,000.00

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: Shane Potter
Telephone No.: 503-742-4465

Date: January 10, 2022
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

- a. Your name and address
- b. A copy of the citation
- c. The description of the relief you are requesting

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____



Citation No. 1600258-1B

Case No. V0025816

ADMINISTRATIVE CITATION

Date Issued: January 10, 2022

Name and Address of Person(s) Cited:

Name: DCHomes Group Inc.
Mailing Address: 1125 SW Borland Rd.,
City, State, Zip: West Linn, OR 97068

Date Violation(s) Confirmed: On the 8th day of November, 2018, 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): 58998 E Chalet Pl., Sandy, OR 97055

Legal Description: T2S, R6E Section22BD, Tax Lot(s) 01800

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, & K)

Description of the violation(s):

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Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____









Citation No. 1600258-2A

Case No. V0025816

ADMINISTRATIVE CITATION

Date Issued: February 8, 2022

Name and Address of Person(s) Cited:

Name: Peter Ariniello
Mailing Address: 58998 E Chalet Pl.
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 8th day of November, 2018 and continues to exist on the 8th day of February, 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

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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: February 8, 2022
Department Initiating Enforcement Action: Code Enforcement

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Address: _____

City, State, Zip

Contact Number: _____ Email: _____



Citation No. 1600258-2B

Case No. V0025816

ADMINISTRATIVE CITATION

Date Issued: February 8, 2022

Name and Address of Person(s) Cited:

Name: DCHomes Group Inc
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