



NOTICE RESET OF HEARING

February 27, 2023

Mike Frolov & Polya Goktas Trustee
3760 2nd St
Hubbard, OR 97032

RE:: County of Clackamas v. Mike Frolov & Polya Goktas Trustee
File: V0017622

Hearing Date: ~~March 28, 2023~~ March 30, 2023

Time: This item will not begin before 12:00 pm 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.

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. We have sent you the Zoom invite to m-frolov@hotmail.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.

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Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

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

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BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

MIKE FROLOV TRUSTEE AND POLYA
GOKTAS TRUSTEE,

Respondents.

File No: V0017622

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 3760 2nd St., Hubbard, OR 97032

2.

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

59040 E Shingle Ln., Sandy, OR 97055 also known as T2S, R6E, Section 22BD, Tax Lot 10900,
and is located in Clackamas County, Oregon.

3.

On or about the 5th day of January, 2023 the Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Section 9.02.040 by failing to obtain approved permits and approved final inspection for a new foundation, porch covers and half bathroom on the single family residence. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 5th day of January, 2023 the Respondents violated the following laws in the following ways:

- b. Respondents violated the Clackamas County Building Code, Section 9.02.040 by failing to obtain approved permits and approved final inspections for electrical installed in an accessory structure. This violation is a Priority 4 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondents in the following manner: Administrative Citation #2200176 in the amount of \$750.00 was mailed via first class mail on January 5, 2023. 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 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, Section 9.02.040 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, 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, Section 9.02.040 Priority 4 violation being \$250.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code
4. 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;
5. 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

6. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 21 day of January, 2023.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

MIKE FROLOV TRUSTEE and POLYA
GOKTAS TRUSTEE

Respondents.

File No.: V0017622

STATEMENT OF PROOF

History of Events and Exhibits:

October 15, 2013
Exhibit A

Clackamas County received a complaint regarding a remodel to a single family residence without permits. Clackamas County Code Enforcement Specialist Kimberly Benthin conducted a site inspection and confirmed work was being done onsite that would require permits.

April 19, 2022
Exhibit B

The violation file was transferred to myself. All previous fees were voided. I conducted a site inspection. I found the residence had a front and porch and large back porch added. In addition, a new accessory structure was built with electrical to the structure. Research of County records indicate the original home was 768 square feet with a 10 x 24 addition added onto it for a total square footage of 1,008 square feet, 2 bedrooms and 1 bathroom. An aerial measurement of the roof line using google earth showed the roof line measuring 1,748 square feet. A review of County records found no permits issued for the addition to the residence or permits for the accessory structure.

April 20, 2022
Exhibit C

An Alleged letter was sent to the Respondents regarding the remodel to the single family residence and accessory structure. The letter was sent to the mailing address on file with the tax assessor office and to the mailing address previously given to us by the Respondents.

April 25, 2022

I received a phone call from Mike Frolov. He stated the main house had an additional half bathroom added to the inside. He has stated he had added both front and back porch covers to the home. We discussed the accessory structure and Mike agreed to have an inspector go to the location to determine what permits would be needed for the porch covers and accessory structure.

August 26, 2022
Exhibit D

Building Inspector Robert Fix conducted a site inspection. Robert indicated that based on the size of the accessory structure the building would be exempt from a building permit. An electrical permit would still be required. Robert also noted that the front and back porch covers requiring permitting and a foundation had been poured under the addition to the home.

May 16, 2022 Exhibit E	Correspondence was sent to the Respondents with a deadline of June 16, 2022 to abate the building code violations.
August 4, 2022 Exhibit F	I review County records and found permit B0321522 had been started on May 22, 2022, however, no documentation for plan review was uploaded.
August 4, 2022 Exhibit G	Citation 2200176 for \$500.00 was issued on August 4 th and sent first class mail to both the mailing address on file and the mailing address the Respondents provided. The citation sent to the mailing address on file was returned. The citation sent to the mailing address provided by the Respondents was not. This citation was not paid.
November 4, 2022 Exhibit H	I reviewed the County permitting system. Documentation was submitted to the County for permit B0321522 on September 8, 2022. Prescreen review by County found the documentation to be incomplete. As of November 4 th , the requested documentation had not been submitted to the County. In addition, tax assessor records indicated that ownership of the property was updated to Mike Frolov Trustee and Polya Goktas Trustee. Citation 2200176 and all previous fees were voided.
November 7, 2022 Exhibit I	Correspondence was sent to the Respondents with a deadline of December 7, 2022 to abate the building code violations.
January 5, 2023 Exhibit J	I reviewed County records and found that permits had not been issued for the single family residence or electrical for the accessory structure. Citation 2200176 was issued for \$500.00 for the Priority 1 building violation and \$250.00 for the Priority 4 building violation and was mailed to the Respondents by first class mail. The citation was not returned and remains unpaid.
February 21, 2023	I referred this matter to the Hearings Officer.

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

- The Respondents be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by submitting all requested documentation to continue prescreen review for the single family residence and submit a complete electrical application for the accessory structure. Respondents to respond to all additional plan review requests within 10 days of being notified. Once notified that permits are ready to be issued, the Respondents must pay for the permits within 10 days of being notified and complete all required inspections and receive approved final inspections within 45 days of the permits being issued for the single family residence and electrical to the accessory structure.
- 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 violations of up to \$1,000.00 for date cited January 5, 2023.
- Payment for Citation No. 2200176 issued on January 5, 2023 for \$750.00.
- The administrative compliance fee to be imposed from November, 2022 until the violation is abated. As of this report the total is \$225.00.
- 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.

COMPLAINT FORM

Code Enforcement Division

Date: 10-18-13 Taken By: KB

Per BCC policy, staff did not offer confidentiality to complainant nor was it requested by complainant

Complainant: KB Requested Confidentiality
 Yes No

Address: _____ **** (if yes, must complete reverse side) ****

City/ST/Zip: _____

Home Phone: _____ Cell Phone No: _____
 Work Phone: _____ E-Mail: _____

Address of Problem: 59040 Shingle Lane
 T 2 S, R 6 E (~~W~~), SEC 22 BD, Tax Lot 10900

Violation of: Bldg
 Description (Please provide as much detail as possible):

This house will be up for sale shortly
Please send bldg inspector to see if permit req'd?

Flood Plain: Yes No
 UGB: In Out
 Contractor: _____
 CE District: KB4 CPO: MT HIND
 Acreage .17 Zoning: RKFES
 Report to CCB: _____

Send inspector ASSIGNMENT (staff only) Project # _____

Vio Type	Sub Type	Priority Level	Enforcement Level	Description	Violation #
B	SFR	1	1	V0085713	

Prior Violations: V0697-12 B older

for new construction







V0049814

COMPLAINT FORM

Code Enforcement Division

Date: April 18, 22 Taken By: J. M. [Signature]

Per BCC policy, staff did not offer confidentiality to complainant nor was it requested by complainant

Complainant: J. M. [Signature] CE Requested Confidentiality
 Yes No

Address: _____ **** (if yes, must complete reverse side) ****

City/ST/Zip: _____

Home Phone: _____ Cell Phone No: _____

Work Phone: _____ E-Mail: _____

Address of Problem: 59040 E Shingle W, Sandy 97055

T 2 S, R 6 E(W), SEC 22Bd, Tax Lot 10900

Violation of: _____

Description (Please provide as much detail as possible):

Remodel to SFR without permits
Accessory structure w/out permits

Flood Plain: Yes No

UGB: In Out

Contractor: _____

CE District: DK5

Acreage RRFF5

Report to CCB: _____

CPO: _____

Zoning: :17

ASSIGNMENT (staff only)

Violation # V0017622

Vio Type	Sub Type	Priority Level	Enforcement Level	Description

Prior Violations: _____



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

[Home](#)
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Property Account Summary

4/25/2022

Account Number	00710715	Property Address	59040 E SHINGLE LN , SANDY, OR 97055
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General Information

Alternate Property #	26E22BD10900
Property Description	538 SLEEPY HOLLOW LTS 6-8 BLK 6
Last Sale Price	\$0.00
Last Sale Date	03/08/2022
Last Sale Excise Number	409426
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	12: Single family res, class 2
Year Built	1957
Fire patrol acres	0.17
Change property ratio	8XX

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
768	0 X 0	1957	25	1.0	2	1	0

Parties

Role	Percent	Name	Address
Taxpayer	100	FROLOV MIKE & POLYA GOKTAS	59040 E SHINGLE LN, SANDY, OR 97055
Owner	100	FROLOV MIKE & POLYA GOKTAS	59040 E SHINGLE LN, SANDY, OR 97055

Property Values

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
AVR Total	\$96,229	\$93,427	\$90,706	\$88,064	\$85,499
Exempt					
TVR Total	\$96,229	\$93,427	\$90,706	\$88,064	\$85,499

EXHIBIT A _ 6 OF 6









IMPROVEMENT DATA

00710715

Property Class: 801
59040 E SHINGLE LN, SANDY, OR, 97055, USA

PHYSICAL CHARACTERISTICS

Style: 31 Houses built 1950 to 1959
Occupancy: Single family

Story Height: 1.0
Finished Area: 768
Attic: None
Basement: None

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

FLOORING
Sub and joists 1.0
Softwood-standard 1.0

EXTERIOR COVER
T 111 plywood 1.0

INTERIOR FINISH
Plywood 1.0

ACCOMMODATIONS
Finished Rooms 2
Bedrooms 2

HEATING AND AIR CONDITIONING
Primary Heat: No heat-wood stove/insert
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING
3 Fixt. Baths 1 3
TOTAL 3

REMODELING AND MODERNIZATION
Amount Date

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	768	1.0	768	768	25110

768 Crawl ---- 0

TOTAL BASE 25110

Row Type Adjustment 1.00%
SUB-TOTAL 25110

0 Interior Finish 0
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 1900
Heating 0
Air Condition 0
Frame/Siding/Roof 0
Plumbing Fixt: 3 830

Sub-TOTAL ONE UNIT 27840
Sub-TOTAL 0 UNITS 27840

Exterior Features Description	Value	Garages	Value
0 Integral			0
0 Att Garage			0
0 Att Carports			0
0 Bsmt Garage			0
Ext Features			0

Sub-TOTAL 27840
Quality Class/Grade 2

GRADE ADJUSTED VALUE 30350

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

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 Depr	Obsol Depr	Market % RDF	Comp	Value
D :WDSTOVE	1900	D	DWELL	1.00		2	1957	1953	AV	0.00	Y	0.00	768	30350	40	0	191	100	34780

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

34780

92 01/01/1990

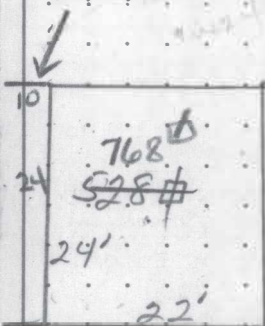
Neigh 16118 AV

EXHIBIT B_5 OF 6

BUILDING DIAGRAM



ADDITION
10x24





April 20, 2022

Mike Frolov & Polya Goktas
59040 E Shingle Ln
Sandy, OR 97055

Mike Frolov & Polya Goktas
3760 2nd St
Canby, OR 97032

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

Site Address: 59040 E Shingle Ln., Sandy, OR 97055
Legal Description: T2S, R6E, Section 22BD, Tax Lot 10900

It has come to the attention of Clackamas County Code Enforcement that a remodel and addition to a single family residence and an accessory structure used as habitable space 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 503-742-4759

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오.

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

59040 E SHINGLE LN SANDY OR 97055

Inspection Date:

Tue, 26 Apr 2022

Record Type:

Code Enforcement - Violation

Record ID:

V0017622

Inspection Type:

270 Miscellaneous/Consultation

Inspector:

Robert Fix

Inspector Phone:

503-519-1661

Inspector Email:

rfix@clackamas.us

Result:

In Violation

Submit Time:

Tue, 26 Apr 2022 1:53:PM

Comments:

Back patio and front porch needs to be permit
Foundation was poured on additions
Picture on back porch was sent to Jennifer K



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 16, 2022

Mike Frolov & Poly Goktas
59040 E Shingle Ln
Sandy, OR 97055

Mike Frolov & Poly Goktas
3760 2nd St
Hubbard, OR 97032

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

VIOLATION: V0017622

SITE ADDRESS: 59040 E Shingle Ln, Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R6E, Section 22BD, Tax Lot 10900

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

Front and rear porch covers to single family residence
Installation of a half bath in a single family residence
Electrical to an accessory structure

VIOLATIONS & HOW TO RESOLVE

On April 25th during my phone conversation with Mike he stated that the front and rear porch covers were added to the structure and an additional half bath was added inside the home. Mike stated the addition to the single family residence was done by previous owners and was on a cinder block foundation. The small accessory structure that was recently constructed may have required permits.

On April 26th, Building Inspector Robert Fix performed a site visit to the property. He confirmed that the front and rear porch covers require permits. In addition he noted that the addition to the left side of the home was on a poured foundation. The inspection regarding the accessory structure confirmed that the structure is exempt from permits as long as it is used for storage purposes only but the electrical to the structure will need to be permitted.

Constructing the porch covers, foundation work and the installation of a half bath without permits constitutes a violation of Clackamas County Code Title 9.02.040 (C), (D), (E). In order to abate the violation(s), you must complete the following **no later than June 16, 2022:**

Front and Rear Porch Covers, Half Bathroom and Foundation work

- Please submit, or have your professional submit, all applicable 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).

Electrical to Accessory Structure

- Please complete an electrical permit application, homeowner statement and submit to bldservice@clackamas.us.
 - The permit must have the fee 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.

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

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

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

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

Project Info

Project name:	80321522
Description:	Building - Residential New - 26E22BD10900 - 59040 E SHINGLE LN SANDY - Mike Frolov
Location:	
Contact:	Mike Frolov
Contact's Email:	m-frolov@hotmail.com
Phone:	(503) 985-9756
Cell Phone:	
Pager:	
Project Owner:	DTD Building
Owner's Email:	dtdbuilding@co.clackamas.or.us
Status:	Prescreen Corrections
Status info:	
Project Start/End:	Start: 5/22/2022 End: 11/22/2022



Citation No. 2200176

Case No. V0017622

ADMINISTRATIVE CITATION

Date Issued: August 4, 2022

Name and Address of Person(s) Cited:

Name: Mike Frolov
Name: Poly Goktas
Mailing Address: 59040 E Shingle Ln
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 4th day of August, 2022, 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): 59040 E Shingle Ln., Sandy, OR 97055

Legal Description: T2S, R6E Section 22BD, Tax Lot(s) 10900

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain approved permits and approved final inspections for front and rear porch covers, a half bath inside the residence, foundation work and electrical to an accessory structure.

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: August 4, 2022
Department Initiating Enforcement Action: Code Enforcement



CLACKAMAS
COUNTY

DEVELOPMENT SERVICES BUILDING
DTD - BUILDING CODES
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Mu

**RETURN SERVICE
REQUESTED**

**PRESORTED
FIRST CLASS**



US POSTAGE IN PITNEY BOWES



ZIP 97045 **\$ 000.45⁵**
02 1W
0001404531 AUG 04 2022

Mike Frolov & Polya Goktas
59040 E Shingle Ln
Sandy, OR 97055

NIXIE 971 DE 1260 0008/09/22

RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD

BC: 97045430250 *1579-00573-09-22

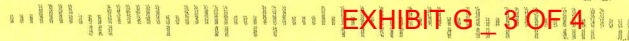


EXHIBIT G - 3 OF 4

NMR

97045 4302
40 ERAM56 97055

www.pitneybowes.com



Citation No. 2200176

Case No. V0017622

ADMINISTRATIVE CITATION

Date Issued: August 4, 2022

Name and Address of Person(s) Cited:

Name: Mike Frolov
Name: Polya Goktas
Mailing Address: 59040 E Shingle Ln
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 4th day of August, 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): 59040 E Shingle Ln., Sandy, OR 97055

Legal Description: T2S, R6E Section 22BD, Tax Lot(s) 10900

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain approved permits and approved final inspections for front and rear porch covers, a half bath inside the residence, foundation work and electrical to an accessory structure.

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: August 4, 2022
Department Initiating Enforcement Action: Code Enforcement

	▼ Contains...	▼ Contains...	▼ Contains...	▼ Contains...	▼ On...
<input type="checkbox"/>	 000_Site Plan.pdf	V2	Mike Frolov		9/8/22 11:14 AM
<input type="checkbox"/>	 001_Elevations.pdf		Mike Frolov		9/8/22 11:14 AM
<input type="checkbox"/>	 002_Foundation & Deck Framing Plan.pdf		Mike Frolov		9/8/22 11:14 AM
<input type="checkbox"/>	 003_Roof Framing Plan.pdf		Mike Frolov	EXHIBIT H - 1 OF 4	9/8/22 11:14 AM

Project Name: B0321522

Project Description: Building - Residential New - 26E22BD10900 - 59040 E SHINGLE LN SANDY - Mike Frolov

Review Comments List Date: 11/4/2022

Ref. # 1, Coordinator, Rebecca Bishop, 9/6/22 4:06 PM, Info Only

Comment: Applicant requested permit back, no prescreen performed.

Ref. # 2, Coordinator, DAI TRAN, 9/9/22 1:06 PM, Unresolved

Comment: We will need a valuation for the entire project (labor and materials)

Ref. # 3, Coordinator, DAI TRAN, 9/9/22 1:39 PM, Unresolved

Comment: The description of work mentioned half bath and foundation work. We will need the floorplan of the of the floor where the bathroom is located with existing (before) and after (proposed) floorplans with all of the rooms on the floor clearly labeled. As for the foundation, please provide details in the form of drawings and sections of where the foundation repair is occurring.

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

Property Account Summary

11/4/2022

Account Number	00710715	Property Address	59040 E SHINGLE LN , SANDY, OR 97055	
General Information				
Alternate Property #	26E22BD10900			
Property Description	538 SLEEPY HOLLOW LTS 6-8 BLK 6			
Property Category	Land &/or Buildings			
Status	Active, Locally Assessed			
Tax Code Area	046-042			
Remarks				
Tax Rate				
Description	Rate			
Total Rate	14.1786			
Property Characteristics				
Neighborhood	16118: Alder Creek East to county line 800, 801			
Land Class Category	801: Recreational improved			
Building Class Category	12: Single family res, class 2			
Year Built	1957			
Fire patrol acres	0.17			
Change property ratio	8XX			
Related Properties				
No Related Properties Found				
Parties				
Role	Percent	Name	Address	
Taxpayer	100	FROLOV MIKE TRUSTEE	3760 2ND ST, HUBBARD, OR 97032	
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000	

Owner	100	FROLOV MIKE TRUSTEE	3760 2ND ST, HUBBARD, OR 97032
Owner	100	GOKTAS POLYA TRUSTEE	3760 2ND ST, HUBBARD, OR 97032

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$99,115	\$96,229	\$93,427	\$90,706	\$88,064
Exempt					
TVR Total	\$99,115	\$96,229	\$93,427	\$90,706	\$88,064
Real Mkt Land	\$116,101	\$94,331	\$84,088	\$80,673	\$75,977
Real Mkt Bldg	\$108,860	\$88,350	\$79,940	\$76,960	\$73,840
Real Mkt Total	\$224,961	\$182,681	\$164,028	\$157,633	\$149,817
M5 Mkt Land	\$116,101	\$94,331	\$84,088	\$80,673	\$75,977
M5 Mkt Bldg	\$108,860	\$88,350	\$79,940	\$76,960	\$73,840
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$99,115	\$96,229	\$93,427	\$90,706	\$88,064
Mkt Exception					
AV Exception					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
10/04/2022	10/13/2022 09:27:00	Taxpayer Changed	Property Transfer Filing No.: 420105 10/04/2022 by ACOUGHLIN
10/04/2022	10/13/2022 09:27:00	Recording Processed	Property Transfer Filing No.: 420105, Warranty Deed, Recording No.: 2022-053543 10/04/2022 by ACOUGHLIN
03/04/2022	03/08/2022 09:19:00	Taxpayer Changed	Property Transfer Filing No.: 409426 03/04/2022 by BCROWE
03/04/2022	03/08/2022 09:19:00	Recording Processed	Property Transfer Filing No.: 409426, Bargain & Sale, Recording No.: 2022-013337 03/04/2022 by BCROWE
09/11/2019	09/11/2019 09:21:00	The situs address has changed	by DROME



November 7, 2022

Mike Frolov Trustee
Polya Goktas Trustee
3760 2nd St
Hubbard, OR 97032

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

VIOLATION: V0017622

SITE ADDRESS: 59040 E Shingle Ln, Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R6E, Section 22BD, Tax Lot 10900

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

Front and rear porch covers to single family residence
Installation of a half bath in a single family residence
Foundation added to addition of single family residence
Electrical to an accessory structure

VIOLATIONS & HOW TO RESOLVE

On April 25th during my phone conversation with Mike he stated that the front and rear porch covers were added to the structure and an additional half bath was added inside the home. Mike stated the addition to the single family residence was done by previous owners and was on a cinder block foundation. The small accessory structure that was recently constructed may have required permits.

On April 26th, Building Inspector Robert Fix performed a site visit to the property. He confirmed that the front and rear porch covers require permits. In addition he noted that the addition to the left side of the home was on a poured foundation. The inspection regarding the accessory structure confirmed that the structure is exempt from permits as long as it is used for storage purposes only but the electrical to the structure will need to be permitted.

Permit B0321522 was started on May 22, 2022. On September 8, 2022 documentation was submitted to the County for plan review. As of the date of this letter, there has been no response for the request of additional documentation to continue with the plan review process.

Constructing the porch covers, foundation work and the installation of a half bath without permits constitutes a violation of Clackamas County Code Title 9.02.040 (C), (D), (E). In order to abate the violation(s), you must complete the following **no later than December 7, 2022**:

Front and Rear Porch Covers, Half Bathroom and Foundation work

- Please submit, or have your professional submit, all applicable building permit application(s), technically complete plans and appropriate fee(s) for permit B0321522. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information regarding plan review must be responded to within 10 days of being notified.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Electrical to Accessory Structure

- Please complete an electrical permit application, homeowner statement and submit to bldservice@clackamas.us.
 - The permit must have the fee 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.

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

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

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

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



Citation No. 2200176

Case No. V0017622

ADMINISTRATIVE CITATION

Date Issued: January 5, 2023

Name and Address of Person(s) Cited:

Name: Mike Frolov Trustee
Name: Poly Goktas Trustee
Mailing Address: 3760 2nd St
City, State, Zip: Hubbard, OR 97032

Date Violation(s) Confirmed: On the 5th day of January, 2023, 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): 59040 E Shingle Ln, Sandy, OR 97055

Legal Description: T2S, R6E Section 22BD, Tax Lot(s) 10900

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain approved permits and approved final inspections for front and rear porch covers, installation of a half bath and foundation work on a single family residence.

Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 2) Failure to obtain approved permits and approved final inspections for electrical installed in an accessory structure.

Maximum Civil Penalty \$1,000.00 Fine \$250.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$750.00. 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: January 5, 2023
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____