



NOTICE OF HEARING

January 9, 2024

Wilbur Akins & Joyce Leard
8560 SE 172nd Ave.
Boring, OR 97009

RE:: County of Clackamas v. Wilbur Akins & Joyce Leard
File: V0070714

Hearing Date: January 23, 2024

Time: This item will not begin before 10:30am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to mrtreeinc@frontier.com wk@klgpc.com , a copy of the link is provided below.

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

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

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

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 503-830-9960 for assistance.

Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/88450420715?pwd=YWlmY0VlL1pOTWJZREovR0xQYzF3Zz09>

Passcode: 929336

Or One tap mobile:

+12532158782,,88450420715# US (Tacoma)

+13462487799,,88450420715# US (Houston)

Or join by phone:

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

US: +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325

Webinar ID: 884 5042 0715

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.

WILBUR AKINS and
JOYCE LEARD,

Respondents.

File No: V0070714

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 8560 SE 172nd Ave., Boring, OR 97009.

2.

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

8540 SE 172nd Ave, Boring, OR 97009 also known as T1S, R3E, Section 30A, Tax Lot 01200, and is located in Clackamas County, Oregon.

3.

On or about the 11th day of December, 2023 the Respondents violated the following law, in the following way:

- a. Respondents violated the Clackamas Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for plumbing and mechanical installed in agricultural exempt buildings. This violation is a Priority 1 and 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 violation was given to Respondents in the following manner: Administrative Citation #1400707-1 in the amount of \$1,200.00 was mailed via first class mail on December 11, 2023. A copy of the notice document is attached to this Complaint as Exhibit H, 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 violation 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 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence and Building Code Priority 4 violation being \$250.00 to \$1,000.00 per occurrence as provided by Appendix B of 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 8 day of January, 2024.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

WILBUR AKINS and
JOYCE LEARD

Respondents.

File No.: V0070714

STATEMENT OF PROOF

History of Events and Exhibits:

August 21, 2023
Exhibit A

Clackamas County issued agricultural exemptions AG012722 – Building E, AG012822 – Building F, AG012922 – Building D, AG013022 – Building G. The applications submitted by the Respondents for the agricultural exemption noted that electrical, plumbing and mechanical had been installed. A review of County records found no permits for electrical, plumbing or mechanical had been approved for the buildings.

August 22, 2023
Exhibit B

Correspondence was sent first class mail to the Respondents with a deadline of October 9, 2023 to abate the Building Code violation. Once permits were issued, the Respondent had 45 days from the date of issuance to obtain approved final inspections. That deadline date was November 23, 2023. The first class mail was not returned to the County.

September 7, 2023
Exhibit C

Per the application submitted, AG012722 Building E had electrical installed in the building. Permit E0500423 was issued and received an approved final inspection on October 30, 2023.

September 27, 2023
Exhibit D

I emailed the Respondents and copied their attorney regarding the trade permits. I informed the Respondents that the electrical contractor had contacted me and would be submitting their trade permits. I provided a labeled site plan in order to aid with the trade permit submittal and a copy of the correspondence that was sent on August 22, 2023 that noted the deadline date of October 9, 2023 to submit complete applications for all trade permits.

October 5, 2023
Exhibit E

Per the application submitted, AG012922 – Building D had electrical plumbing and mechanical installed in the building. E0500223 was submitted and received a final inspection on October 30, 2023. P0229123 was submitted to the County on October 5, 2023. The plumbing permit was originally purchased for hose bibs only. The plumbing inspector conducted an inspection on 10-25-2023 for a consultation inspection. It was noted that full rain drains would have to be installed on each building. Plumbing permit P0229123 remains incomplete.

Mechanical permit B0537623 for Building D was started with the County on October 9, 2023, however, the permit was deemed incomplete.

October 20, 2023 Exhibit F	Per the application submitted, AG012822 – Building F had plumbing installed in the building. Plumbing permit P0239723 was submitted, however, the permit was not paid for and issued until November 30, 2023. One inspection has been approved with conditions, however, a final approved inspection has not been obtained.
October 20, 2023 Exhibit G	Per the application submitted, AG013022 – Building G had electrical, plumbing and mechanical installed in the building. Electrical permit E0550223 was submitted on October 3, 2023 and received an approved final inspection on October 30, 2023. Plumbing permit P0239623 was submitted to the County, however, the permit was not paid for and issued until November 30, 2023. The plumbing permit has received one inspection, however, no final inspections have been obtained. Mechanical permit B0533323 was started on October 5, 2023, however, the permit was deemed incomplete.
December 11, 2023 Exhibit H	I reviewed County records and found that the plumbing permits had not received approved final inspections and the mechanical permit applications remained incomplete. Citation 1400707-1 was issued in the amount of \$1,200.00 for the Priority 1 and Priority 4 Building Code violations. The citation was sent first class mail and was not returned. The citation remains unpaid.
January 4, 2024 Exhibit I	The attorney representing the Respondents emailed me requesting a hearing as they dispute citation 1400707-1 that was issued on December 11, 2023.
January 4, 2024 Exhibit J	I reviewed the County records. The plumbing permits have not received approved final inspections. The mechanical permits had additional information submitted, however, this information was not properly submitted nor was the County notified that any new information was provided. Had the County been notified, the applications materials would have been deemed incomplete for the improper labeling of the materials.
January 9, 2024	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040, 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 by
 - Within 15 days of the date of the order, submit a complete mechanical permit application for B0533323 and B0537623 and pay plan review fees. Reply to all additional requests for plan review information within 10 days of being notified. Permit are to be paid for within 10 days of being notified they are ready for issuance and all required inspections including approved final inspections shall be obtained within 45 days of permits being issued.
 - Obtain all required inspections including approved final inspections for plumbing permits P0239623, P0239723 and P0229123 within 30 days of the date of the order.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$3,000.00 for date cited December 11, 2023.
- Payment for Citation No. 1400707-1 issued on December 11, 2023 for \$1,200.00.
- The administrative compliance fee to be imposed from March, 2023 until the violation is abated. As of this report the total is \$750.00
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fail 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.



Permit #: AG012722	Applied: 06/14/2022
Type: NA / Agriculture	Approved:
Status: Completed	Final:
Valuation: \$0.00	Expiration:
Address: 8540 SE 172ND AVE HAPPY VALLEY, OR 97086	

Applicant:
 Owner: AKINS WILBUR L & JOYCE RAE LEARD
 Contractor:

	Certificate of Occupancy Required:	
Parcel: 13E30A 01200	Class:	
Entered By:	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 01/08/2024	Violation:	
Description: V0070714 AG EXEMPT - BLDG E - C1 30X42 POLE BLD		
Conditions:		

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Total Fees:		
Total Payments:		
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Record ID: AG012722

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<input type="checkbox"/> Status	Status Date	Action By	Comment	Updated Date	Updated By
<input type="checkbox"/> Completed	09/26/2023	Shirley An...		09/26/2023	SHIRLEYC
<input type="checkbox"/> Issued	08/21/2023	Shirley An...		08/21/2023	ADMIN
<input type="checkbox"/> In Review	07/15/2022	Dai Tran		07/15/2022	ADMIN
<input type="checkbox"/> Payment Verification	07/15/2022	Dai Tran		07/15/2022	ADMIN
<input type="checkbox"/> In Review	07/15/2022	Dai Tran		07/15/2022	DAIT

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Record ID: AG012822

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<input type="checkbox"/> Issued	08/21/2023	Shirley An...		08/21/2023	ADMIN
<input type="checkbox"/> In Review	07/18/2022	Shirley An...		07/18/2022	ADMIN
<input type="checkbox"/> Payment Verification	07/18/2022	Shirley An...		07/18/2022	ADMIN
<input type="checkbox"/> Prescreen	07/15/2022	Dai Tran		07/15/2022	ADMIN

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Permit #: AG012922	Applied: 06/14/2022
Type: NA / Agriculture	Approved:
Status: Completed	Final:
Valuation: \$0.00	Expiration:
Address: 8540 SE 172ND AVE HAPPY VALLEY, OR 97086	

Applicant:
 Owner: AKINS WILBUR L & JOYCE RAE LEARD
 Contractor:

Parcel: 13E30A 01200	Certificate of Occupancy Required:	
Entered By:	Class:	
Insp Area:	Occupancy:	
Printed: 01/08/2024	Units:	Bldgs:
Description: V0070714 AG - BLDG D - TOOLS, EQUIPMENT, GRAPPLE TRUCK, LOG TRUCK	Violation:	
Conditions:		

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Total Fees:		
Total Payments:		
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Record ID: AG012922

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<input type="checkbox"/> Issued	08/21/2023	Shirley An...		08/21/2023	ADMIN
<input type="checkbox"/> In Review	07/18/2022	Shirley An...		07/18/2022	ADMIN
<input type="checkbox"/> Payment Verification	07/18/2022	Shirley An...		07/18/2022	ADMIN
<input type="checkbox"/> Prescreen	07/15/2022	Dai Tran		07/15/2022	ADMIN

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Permit #: AG013022	Applied: 06/14/2022
Type: NA / Agriculture	Approved:
Status: Completed	Final:
Valuation: \$0.00	Expiration:
Address: 8540 SE 172ND AVE HAPPY VALLEY, OR 97086	

Applicant: WENDI KELLINGTON (503) 804-0535
 Owner: AKINS WILBUR L & JOYCE RAE LEARD
 Contractor:

Certificate of Occupancy Required:

Parcel: 13E30A 01200	Class:
Entered By:	Occupancy:
Insp Area:	Units: Bldgs:
Printed: 01/08/2024	Violation:
Description: V0070714 - BLDG - G - AG EXEMPT BLDG - TOOLS, RIGGING EQUIPMENT	
Conditions: WRONG ADDRESS - WORKING ON GETTING THE ADDRESS CORRECTED FOR THE APPLICANT - SHOULD BE 8540 SE 172ND.	

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):
-------------------------	------------------------

Total Fees:	
Total Payments:	
Balance Due:	\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Record ID: AG013022

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<input type="checkbox"/> Status	Status Date	Action By	Comment	Updated Date	Updated By
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<input type="checkbox"/> Issued	08/21/2023	Shirley An...		08/21/2023	ADMIN
<input type="checkbox"/> In Review	07/18/2022	Shirley An...		07/18/2022	ADMIN
<input type="checkbox"/> Payment Verification	07/18/2022	Shirley An...		07/18/2022	ADMIN
<input type="checkbox"/> Prescreen	07/15/2022	Dai Tran		07/15/2022	ADMIN

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UPDATED VIOLATION NOTICE

August 22, 2023

Wilbur Atkins and Joyce Leard
8560 SE 172nd Ave
Boring, OR 97009

Wendie Kellington
PO Box 2209
Lake Oswego, OR 97035

Sarah Mitchell
PO Box 2209
Lake Oswego, OR 97035

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

VIOLATION: V0070714

SITE ADDRESS: 8540 SE 172nd Ave., Happy Valley, OR 97086

LEGAL DESCRIPTION: T1S, R3E, Section 30A, Tax Lot 01200

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

Electrical installed in agricultural exempt buildings without approved permits and approved final inspections.

Hose bibs and rain drains installed on agricultural exempt buildings without approved permits and approved final inspections.

Mechanical installed in agricultural exempt buildings without approved permits and approved final inspections.

VIOLATIONS & HOW TO RESOLVE

On August 21, 2023 agricultural exempt permits were approved and issued for Building D: AG012922, Building E: AG012722, Building E: AG012722 and Building F: AG012822. Per the application documents submitted for those agricultural exempt structures, the applicant indicated that electrical had been installed in all of the structures and hose bibs and furnaces had been installed in two of the four buildings. Installing electrical, mechanical and plumbing without permits constitutes a violation of Clackamas County Building Code, Chapter 9.02.040 (B)(C)(D). In order to abate the violation(s) you must complete the following **no later than October 9, 2023**.

- Please have your professional submit, the permit applications for electrical, plumbing and mechanical for each individual building, technically complete plans and pay appropriate fee(s). Permits are accepted online only and must be submitted as commercial use. For more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - Please respond to all additional requests for plan review 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).

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the Shirley Cass-Crosby 503-742-7536 or on-line at scasscrosby@clackamas.us.

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

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

Jennifer Kauppi

Code Enforcement 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.



Permit #: E0500423 Applied: 09/07/2023
 Type: Electrical / Electrical Approved: 09/07/2023
 Status: Final Final: 10/30/2023
 Valuation: \$0.00 Expiration: 04/30/2024
 Address: 8540 SE 172ND AVE HAPPY VALLEY, OR 97086

Applicant: Kim Hoecker
 Owner: AKINS WILBER
 Contractor:

Certificate of Occupancy Required:

Parcel: 13E30A 01500 Class:
 Entered By: Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 01/08/2024 Violation:
 Description: AG BUILDING E - 200 A Feeder & Branch Ckts to rewire stump grinding shop to Code. Google Earth Map being provided to Shirley for location of shop
 Conditions:

SFR/Dup 1st Unit(sqft):	0	Additional Unit(sqft):	0
Permanent Service/Feeder - <200 Amps	1		\$161.00
Branch Circuits w/ Purchase Service or Feeder	6		\$72.00
Electrical State Surcharge	1		\$27.96
Total Fees:			\$260.96
Total Payments:			\$260.96
Balance Due:			\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Clackamas County

Inspection History for Record #E0500423

Applicant Name: Kim Hoecker

Work Description: AG BUILDING E - 200 A Feeder & Branch Ckts to rewire stump grinding shop to Code. Google Earth Map being provided to Shirley for location of shop

Address: 8540 SE 172ND AVE, HAPPY VALLEY, OR 97086

Inspection Date	Inspection Type	Inspector	Status	Comments
	199 Electrical Final	Daniel Dalling	Cancelled	
10/30/2023 12:00:00 AM	199 Electrical Final	Daniel Dalling	Approved	Inspected and approved for electrical final.

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Wednesday, September 27, 2023 10:30 AM
To: 'Wendie Kellington'; 'mrtreeinc@frontier.com'
Cc: Munns, Jeffrey; 'Kim Hoecker'; Eric Martin
Subject: AG Exempt Buildings
Attachments: Site plan labeled Mr Tree.pdf; 23-08-22 Update Violation Letter.pdf

Wendie,

Good Morning. I have attached a copy of the site plan that was approved by planning regarding the extension of land use. To make submitting the trade permits easier, I labeled each building letter and permit number.

I spoke with Kim and Eric with The Power Works yesterday. They have submitted the electrical applications for building D & E. Eric is planning on going to the site on Friday to determine what building F & G need and then submit those applications.

Based on the agricultural exempt applications that Mr. Tree submitted, plumbing permits will be required for any of the approved ag buildings that have had rain drains or hose bibs installed.

In addition, I spoke with Commercial Plans Examiner Ray VanLieu regarding the waste oil burner furnace in building D and the electric furnace in building G. These furnaces will require a commercial mechanical permit application to be submitted for plan review.

As noted on my August 22, 2023 updated violation letter, the deadline to submit is October 9, 2023.

Please let me know if you have any questions or run into any issues.

Thank you

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

www.clackamas.us

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.

Were you happy with the service you received today?



CLICK A SMILEY



UPDATED VIOLATION NOTICE

August 22, 2023

Wilbur Atkins and Joyce Leard
8560 SE 172nd Ave
Boring, OR 97009

Wendie Kellington
PO Box 2209
Lake Oswego, OR 97035

Sarah Mitchell
PO Box 2209
Lake Oswego, OR 97035

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

VIOLATION: V0070714

SITE ADDRESS: 8540 SE 172nd Ave., Happy Valley, OR 97086

LEGAL DESCRIPTION: T1S, R3E, Section 30A, Tax Lot 01200

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

Electrical installed in agricultural exempt buildings without approved permits and approved final inspections.

Hose bibs and rain drains installed on agricultural exempt buildings without approved permits and approved final inspections.

Mechanical installed in agricultural exempt buildings without approved permits and approved final inspections.

VIOLATIONS & HOW TO RESOLVE

On August 21, 2023 agricultural exempt permits were approved and issued for Building D: AG012922, Building E: AG012722, Building E: AG012722 and Building F: AG012822. Per the application documents submitted for those agricultural exempt structures, the applicant indicated that electrical had been installed in all of the structures and hose bibs and furnaces had been installed in two of the four buildings. Installing electrical, mechanical and plumbing without permits constitutes a violation of Clackamas County Building Code, Chapter 9.02.040 (B)(C)(D). In order to abate the violation(s) you must complete the following **no later than October 9, 2023**.

- Please have your professional submit, the permit applications for electrical, plumbing and mechanical for each individual building, technically complete plans and pay appropriate fee(s). Permits are accepted online only and must be submitted as commercial use. For more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - Please respond to all additional requests for plan review 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).

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the Shirley Cass-Crosby 503-742-7536 or on-line at scasscrosby@clackamas.us.

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

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

Jennifer Kauppi

Code Enforcement 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.



Permit #: P0229123 Applied: 10/05/2023
 Type: Plumbing / Plumbing Approved: 10/05/2023
 Status: Issued Final:
 Valuation: \$0.00 Expiration: 04/25/2024
 Address: 8540 SE 172ND AVE HAPPY VALLEY, OR 97086

Applicant: Scott G Horsfall
 Owner: AKINS WILBUR L & JOYCE RAE LEARD
 Contractor: LIVING WATER PLUMBING INC

Certificate of Occupancy Required:

Parcel: 13E30A 01200 Class:
 Entered By: Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 01/04/2024 Violation:
 Description: AG012922 - BLDG D - hose bib and rain drains
 Conditions:

NEED BUILDING INFO NUMBER - NEED BUILDING INFO NUMBER -
 EMAILED SCOTT REQUESTING INFO

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (EAS). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Investigation Fee (Hours)	1	\$85.00
State Surcharge	1	\$24.84
State Surcharge	0	(\$24.84)
Hose Bib	1	\$31.00
Roof Drains - 1/2 Package	1	\$91.00
State Surcharge	0	\$14.64
State Surcharge	0	\$10.20



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Total Fees:	\$231.84
Total Payments:	\$231.84
Balance Due:	\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Clackamas County Inspection History for Record #P0229123

Applicant Name: Scott G Horsfall

Work Description: AG012922 - BLDG D - hose bib and rain drains

Address: 8540 SE 172ND AVE, HAPPY VALLEY, OR 97086

Inspection Date	Inspection Type	Inspector	Status	Comments
	399 Plumbing Final		Cancelled	
10/25/2023 12:00:00 AM	365 Other/Misc	Kevin Drake	Cancelled	<p>Consultation on raindrains and hose bibs for existing buildings. After meeting plumbing contractor on site and talking to code enforcement. Will need to install raindrain system for existing buildings with gutters and terminate discharge min. 10ft. Away from buildings to an approved existing or new system.</p> <p>Hose bibs attached to exterior of buildings will need to be removed, replaced, and/or capped so water line maintains 24 inches of cover with yard hydrant and non-vented dual check as discussed or other application to prevent from freezing and make safe.</p> <p>Each building will need Full raindrain package, footage of water service piping(if any new installed) along with hose bib/hydrant on permit application.</p>

Project Info

Project name:	B0537623
Description:	**AMANDA**Building - Mechanical Commercial - 13E30A 01200 - 8540 SE 172ND AVE HAPPY VALLEY - Mr. Tree
Location:	
Contact:	James Fortman
Contact's Email:	roseofsharon54@centurylink.net
Phone:	(503) 720-5105
Cell Phone:	
Pager:	testPager
Project Owner:	DTD Building
Owner's Email:	dtddbuiding@co.clackamas.or.us
Status:	Prescreen Corrections
Status info:	
Project Start/End:	Start: 10/9/2023 End: 4/9/2024

Project Name: B0537623

Project Description: **AMANDABuilding - Mechanical Commercial - 13E30A 01200 - 8540 SE 172ND AVE HAPPY VALLEY - Mr. Tree**

Review Comments List Date: 1/4/2024

Ref. # 1, Coordinator, Amanda Donaldson, 11/8/23 11:12 AM, Unresolved

Comment: Please update site plan to list correct address and which AG building this is going in. List all structures and distances on the property. I have uploaded a sample site plan in Clackamas Forms.

Ref. # 2, Coordinator, Amanda Donaldson, 11/8/23 11:13 AM, Unresolved

Comment: A detailed floor plan is needed showing where the equipment is being installed.

Ref. # 3, Coordinator, Amanda Donaldson, 11/8/23 11:13 AM, Unresolved

Comment: Please upload all spec sheets of the equipment in documents.



Permit #: P0239723 Applied: 10/20/2023
 Type: Plumbing / Plumbing Approved: 10/20/2023
 Status: Issued Final:
 Valuation: \$0.00 Expiration: 06/21/2024
 Address: 8540 SE 172ND AVE HAPPY VALLEY, OR 97086

Applicant: Scott G Horsfall
 Owner: AKINS WILBUR L & JOYCE RAE LEARD
 Contractor: LIVING WATER PLUMBING INC

Certificate of Occupancy Required:

Parcel: 13E30A 01200 Class:
 Entered By: Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 01/04/2024 Violation:
 Description: AG012822 - BLDG F - hose bib and rain drains - V0070714
 Conditions:

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (EAS). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Investigation Fee (Hours)	1	\$85.00
State Surcharge	1	\$10.20
Hose Bib	1	\$31.00
Minimum Permit Fee	54	\$54.00
State Surcharge	0	\$10.20
Total Fees:		\$190.40
Total Payments:		\$190.40
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: P0239723
Application Type: Building/Plumbing/Plumbing/NA
Address: 8540 SE 172ND AVE
HAPPY VALLEY, OR 97086

Receipt No. 1396479

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Check	1022	\$190.40	11/30/2023	RBISHOP	MR. TREE	MR. TREE
		\$190.40				

Owner Info.: AKINS WILBUR L & JOYCE RAE LEARD
8560 SE 172ND AVE
BORING, OR 97009

Work Description: AG012822 - BLDG F - hose bib and rain drains - V0070714

Clackamas County
Inspection History for Record #P0239723

Applicant Name: Scott G Horsfall

Work Description: AG012822 - BLDG F - hose bib and rain drains - V0070714

Address: 8540 SE 172ND AVE, HAPPY VALLEY, OR 97086

Inspection Date	Inspection Type	Inspector	Status	Comments
12/21/2023 12:00:00 AM	320 Rough In	Kevin Drake	Approved w/Conditions	Install insulation and access to dual check.



Permit #: P0239623 Applied: 10/20/2023
 Type: Plumbing / Plumbing Approved: 10/20/2023
 Status: Issued Final:
 Valuation: \$0.00 Expiration: 06/21/2024
 Address: 8540 SE 172ND AVE HAPPY VALLEY, OR 97086

Applicant: Scott G Horsfall
 Owner: AKINS WILBUR L & JOYCE RAE LEARD
 Contractor: LIVING WATER PLUMBING INC

Certificate of Occupancy Required:

Parcel: 13E30A 01200 Class:
 Entered By: Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 01/04/2024 Violation:
 Description: AG013022 - BLDG G - hose bib and rain drains for - V0070714
 Conditions:

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (EAS). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Investigation Fee (Hours)	1	\$85.00
Hose Bib	1	\$31.00
State Surcharge	1	\$10.20
Minimum Permit Fee	54	\$54.00
State Surcharge	0	\$10.20
Total Fees:		\$190.40
Total Payments:		\$190.40
Balance Due:		\$0.00

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RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: P0239623
Application Type: Building/Plumbing/Plumbing/NA
Address: 8540 SE 172ND AVE
HAPPY VALLEY, OR 97086

Receipt No. 1396479

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Check	1022	\$190.40	11/30/2023	RBISHOP	MR. TREE	MR. TREE
		\$190.40				

Owner Info.: AKINS WILBUR L & JOYCE RAE LEARD
8560 SE 172ND AVE
BORING, OR 97009

Work Description: AG013022 - BLDG G - hose bib and rain drains for - V0070714

Clackamas County

Inspection History for Record #P0239623

Applicant Name: Scott G Horsfall

Work Description: AG013022 - BLDG G - hose bib and rain drains for - V0070714

Address: 8540 SE 172ND AVE, HAPPY VALLEY, OR 97086

Inspection Date	Inspection Type	Inspector	Status	Comments
12/21/2023 12:00:00 AM	320 Rough In	Kevin Drake	Approved w/Conditions	Install insulation and access to dual check.

Project Info

Project name:	B0533323
Description:	**AMANDA**Building - Mechanical Commercial - 13E30A 01200 - 8540 SE 172ND AVE HAPPY VALLEY - Mr. Tree
Location:	
Contact:	James Fortman
Contact's Email:	roseofsharon54@centurylink.net
Phone:	(503) 720-5105
Cell Phone:	
Pager:	testPager
Project Owner:	DTD Building
Owner's Email:	dtdbuilding@co.clackamas.or.us
Status:	Prescreen Corrections
Status info:	
Project Start/End:	Start: 10/5/2023 End: 4/5/2024

Drawings (2 - 0 New)

Documents (1 - 1 New)

Clackamas Forms (2 - 0 New)

Approved

FILE NAME	STATUS	REVIEWED	UPLOADED	DATE
▼ Contains...	▼ Contains...	▼	▼ Contains...	▼ On... ▼
<input type="checkbox"/>  001 site plan.pdf.pdf			James Fortman	10/22/23 4:47 PM
<input type="checkbox"/>  002 site plan.pdf (2).pdf			James Fortman	10/23/23 1:26 PM

Project Name: B0533323

Project Description: **AMANDABuilding - Mechanical Commercial - 13E30A 01200 - 8540 SE 172ND AVE HAPPY VALLEY - Mr. Tree**

Review Comments List Date: 1/4/2024

Ref. # 1, Coordinator, Amanda Donaldson, 11/8/23 11:01 AM, **Unresolved**

Comment: Please update site plan to list correct address and which AG building this is going in. List all structures and distances on the property. I have uploaded a sample site plan in Clackamas Forms.
Responded by: James Fortman - 11/9/23 6:53 AM

The address is 8540 SE 172nd. Building D

Ref. # 2, Coordinator, Amanda Donaldson, 11/8/23 11:01 AM, **Unresolved**

Comment: A detailed floor plan is needed showing where the equipment is being installed.

Ref. # 3, Coordinator, Amanda Donaldson, 11/8/23 11:01 AM, **Unresolved**

Comment: Please upload all spec sheets of the equipment in documents.

Plan Review - Workflow Routing Slip

Report Generated: **01/09/2024 06:55 AM**

Review Type: **BIC Building**

Number of Files: **5**

Project Name: **B0533323**

Workflow: **B0533323 - Building Commercial Template - 10/5/2023 5:31:09 PM**

Total Review Comments:

Time Elapsed: **67 days 13.5 hrs**

Time with Jurisdiction: **1 days 17.5 hrs**

Time with Applicant: **65 days 20 hrs**

Completed Submission (Prescreen):

Completed Plan Review: **Not Completed**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Upload and Submit	Completed		0	10/05/2023 05:31 PM	10/16/2023 01:19 PM	11/06/2023 05:44 PM	Applicant	James Fortman	22 days 0 hrs
Prescreen Review	Completed		0	11/06/2023 05:44 PM	11/07/2023 03:04 PM	11/08/2023 11:11 AM	Coordinator	Amanda Donaldson	1 day 17.5 hrs
Prescreen Corrections	Accepted		0	11/08/2023 11:11 AM	11/09/2023 06:46 AM		Applicant	James Fortman	43 days 19.5 hrs



Citation No. 1400707-1

Case No. V0070714

ADMINISTRATIVE CITATION

Date Issued: December 11, 2023

Name and Address of Person(s) Cited:

Name: Wilbur Akins
Name: Joyce Leard
Mailing Address: 8560 SE 172nd Ave
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 11th day of December, 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): 8540 SE 172nd Ave, Boring, OR 97009

Legal Description: T1S, R3E Section 30A, Tax Lot(s) 01200

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain an approved mechanical permit and approved final inspections for installation of dryer and shop heater and hose bibs and rain drains installed in agricultural exempt building AG012922 – Building D.

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

- 2) Failure to obtain an approved mechanical permit and approved final inspections for installation of a shop heater and hose bibs and rain drains installed in agricultural exempt building AG013022 – Building G.

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

- 3) Failure to obtain approved permits and approved final inspection for hose bibs and rain drains installed on agricultural exempt building AG012822 – Building F.

Maximum Civil Penalty \$1,000.00 Fine \$200.00

Case No. V0070714

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,200.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: December 11, 2023
Department Initiating Enforcement Action: Code Enforcement

Wendie L. Kellington
P.O. Box 2209
Lake Oswego Or
97035

Phone (503) 636-0069
Mobile (503) 804-0535
Email: wk@klgpc.com

January 4, 2024

Via Electronic Mail
codeenforcement@clackamas.us

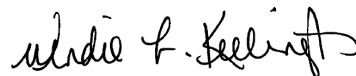
Jennifer Kauppi
Clackamas County Code Enforcement Section
150 Beaver Creek Rd.
Oregon City, OR 97045

RE: Citation No 1400707-1; Case No V0070714

Dear Ms. Kauppi:

This firm represents Wilbur Akins and Joyce Leard, the persons cited on the above referenced citation. They hereby request a hearing concerning the allegations. They deny that they violated Clackamas County Building Code Section 9.02.040(B)(C) as alleged and request that the citation be dismissed. At the time of the citation (December 11, 2023) the hose bibs on buildings D, G and F had been disassembled and were awaiting inspection by the County and the mechanical permits had been submitted to the county, with the ball being in the county's court to issue them. Please let me know the date of the hearing. Thank you.

Very truly yours,



Wendie L. Kellington

WLK:wlk
CC: Clients

Refresh



1 of 1 files (0 selected)

- Drawings (2 - 0 New)
- Documents (1 - 1 New)**
- Clackamas Forms (2 - 0 New)
- Approved

FILE NAME	STATUS	REVIEWED	UPLOADED	DATE
<input type="checkbox"/> 001-site plan.pdf	New		James Fortman	12/26/23 1:18 PM

Plan Review - Workflow Routing Slip

Report Generated: **01/09/2024 06:55 AM**

Review Type: **BIC Building**

Number of Files: **5**

Project Name: **B0533323**

Workflow: **B0533323 - Building Commercial Template - 10/5/2023 5:31:09 PM**

Total Review Comments:

Time Elapsed: **67 days 13.5 hrs**

Time with Jurisdiction: **1 days 17.5 hrs**

Time with Applicant: **65 days 20 hrs**

Completed Submission (Prescreen):

Completed Plan Review: **Not Completed**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Upload and Submit	Completed		0	10/05/2023 05:31 PM	10/16/2023 01:19 PM	11/06/2023 05:44 PM	Applicant	James Fortman	22 days 0 hrs
Prescreen Review	Completed		0	11/06/2023 05:44 PM	11/07/2023 03:04 PM	11/08/2023 11:11 AM	Coordinator	Amanda Donaldson	1 day 17.5 hrs
Prescreen Corrections	Accepted		0	11/08/2023 11:11 AM	11/09/2023 06:46 AM		Applicant	James Fortman	43 days 19.5 hrs

Refresh



2 of 2 files (0 selected)

- Drawings (1 - 0 New)
- Documents (2 - 2 New)
- Clackamas Forms (1 - 0 New)
- Approved

	FILE NAME	STATUS	REVIEWED	UPLOADED	DATE
	Contains...	Contains...		Contains...	On...
<input type="checkbox"/>	002-site plan.pdf	New		James Fortman	12/26/23 1:45 PM
<input type="checkbox"/>	Shop-site 2.pdf	New		James Fortman	12/26/23 1:07 PM

Plan Review - Workflow Routing Slip

Report Generated: **01/09/2024 07:01 AM**

Review Type: **BIC Building**

Number of Files: **4**

Project Name: **B0537623**

Workflow: **B0537623 - Building Commercial Template - 10/9/2023 11:01:44 AM**

Total Review Comments:

Time Elapsed: **65 days 20 hrs**

Time with Jurisdiction: **1 days 17.5 hrs**

Time with Applicant: **64 days 2.5 hrs**

Completed Submission (Prescreen):

Completed Plan Review: **Not Completed**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Upload and Submit	Completed		0	10/09/2023 11:01 AM	10/15/2023 11:59 AM	11/06/2023 05:45 PM	Applicant	James Fortman	20 days 6.5 hrs
Prescreen Review	Completed		0	11/06/2023 05:45 PM	11/07/2023 03:05 PM	11/08/2023 11:14 AM	Coordinator	Amanda Donaldson	1 day 17.5 hrs
Prescreen Corrections	Accepted		0	11/08/2023 11:14 AM	11/09/2023 06:54 AM		Applicant	James Fortman	43 days 20 hrs