



## NOTICE OF HEARING

August 24, 2022

David and Heather Deshores  
18660 S Greenview Dr  
Oregon City, OR 97045

**RE::** County of Clackamas v. David and Heather Deshores  
**File:** V0012618

**Hearing Date:** September 27, 2022

**Time:** This item will not begin before 11:30 am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, 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 20<sup>th</sup> 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 dave@signatureplumbingservices.com. Please contact Diane Bautista 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 DianeBau@clackamas.us or 150 Beavercreek 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 Diane Bautista at 503-742-4459 **within 3 calendar days of receipt of the notice of hearing packet.**

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

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

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

## Department of Transportation and Development

### **Nondiscrimination Policy:**

The Department of Transportation and Development is committed to non-discrimination. For more information go to: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto: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/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto: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,

File No: V0012618

v.

DAVID DESHORES, and  
HEATHER DESHORES,

Respondents.

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Permit Specialist for Clackamas County, allege the following:

1.

Respondent's place of residence is: 18660 S. Greenview Dr., Oregon City, OR  
97045.

2.

The address or location of the violation(s) of law alleged in this Complaint is:  
18660 S. Greenview Dr., Oregon City, OR 97045, also known as T3S, R3E, Section 18A, Tax Lot  
03700, and is located in Clackamas County, Oregon.

3.

On or about the 2nd day of June, 2022 Respondents violated the following laws, in  
the following ways:

- a. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to obtain required final approved inspections. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondents in the following manner: Citation and Complaint #1800126 in the amount of \$500.00 was mailed via first class mail on June 2, 2022. 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 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 Title 9.02 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

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

DATED THIS 22nd day of August, 2022.



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**Diane Bautista**  
**Code Enforcement Specialist**  
**FOR CLACKAMAS COUNTY**

COUNTY OF CLACKAMAS,

Petitioner,

v.

DAVID DESHORES and  
HEATHER DESHORES,

Respondents.

File No.: V0012618

STATEMENT OF PROOF

History of Events and Exhibits:

March 12, 2018	Clackamas County received a complaint regarding an unpermitted remodel and addition to a single family residence and a pole barn built without permits.
March 28, 2018 Exhibit A	A site inspection was conducted by building inspector Matt VanLoon and confirmed a remodel to the single family residence and garage including a half bath, shop space, recreation room, master bath suite and a home office and laundry room with toilet in garage. Inspector did not comment on the pole barn in his report.
May 23, 2018	The property was purchased by the Respondents.
May 1, 2019 Exhibit B	Correspondence was sent to the Respondents with a deadline of June 1, 2019 to abate the building code violations.
May 29, 2020 Exhibit C	Respondents obtained Building Permit B0232520, Electrical Permit E0265020 and Plumbing permit P0127220.
October 5, 2020 Exhibit D	Respondents obtained Agricultural Permit AG015820 for a 24' x 36' existing pole building for goats.
November 25, 2020 Exhibit E	Plumbing Permit P0127220 received final approved inspections.
June 16, 2021 Exhibit F	Electrical Permit E0265020 received final approved inspections.
May 10, 2022 Exhibit G	I sent an email to the Respondents regarding obtaining a final approved inspection for Building Permit B0232520.
June 2, 2022 Exhibit H	Citation 1800126 was issued for failure to obtain final approved inspections. Citation sent first class mail was not returned. This citation has not been paid.



August 17, 2022  
Exhibit I

I conducted research in the County permit system and confirmed that an approved final inspection had not been obtained for Building Permit B023250.

August 22, 2022

The County referred this matter to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, 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 this hearing by obtaining final approved inspections for building permit B023250.
- Code Enforcement to confirm compliance of the above item and 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 \$1,000.00 for date cited June 2, 2022. For a total amount due of \$1,000.00.
- Payment for Citation No. 1800126 issued on June 2, 2022 for \$500.00.
- The administrative compliance fee to be imposed from May 2019 until the violation is abated. As of this report the total is \$3,825.00.
- 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.

Clackamas County  
Inspection History for Record #V0012618

**Applicant Name:**

**Work Description:** HOUSE FOR SALE: GARAGE CONVERTED TO HABITABLE SPACE, BATHROOMS ADDED, WITHOUT PERMITS ,  
POLE BARN BUILT W/OUT PERMITS

**Address:** 18660 S GREENVIEW DR, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
3/28/2018 1:35:28 PM	270 Other/Misc Structures	Matt VanLoon	In Violation	Date: 3/28/2018  Converted half bath, shop space and recreation room to master bath suite. Created home office and laundry room with toilet in garage.
	270 Other/Misc Structures	Matt VanLoon	Cancelled	



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 1, 2019

Heather L & David Deshores  
18660 S Greenview Dr.  
Oregon City, OR 97045

**SUBJECT: VIOLATION OF THE CLACKAMAS COUNTY BUILDING CODE ORDINANCE  
Title 9.02.040 (A, B, C, D, E, & J) – POLE BARN & HOME ADDITION**

**SITE ADDRESS:** 18660 S Greenview Dr., Oregon City, OR 97045

**LEGAL DESCRIPTION:** T3S, R3E, Section 18A, Tax Lot 03700

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

- Adding on to the primary residence without permits; and
- Constructing a pole barn/shop without permits.

**ACTIONS**

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

- On March 12, 2018 a complaint was filed with Clackamas County Code Enforcement.
- On March 14, 2018 a letter of alleging the violation was mailed to the above address by a Clackamas County Code Enforcement staff member.

**VIOLATION & HOW TO RESOLVE**

**Unpermitted Construction**

Construction as described in this complaint without permits constitutes a violation of Clackamas County Code Title 9.02.040 (A, B, C, D, E, & J). To abate these violations you must complete the following **no later than June 1, 2019:**

- If the uses are vacated obtain appropriate plumbing and electrical permits to ensure they are properly vacated and removed, **or;**
- Obtain a permit for all work done:
  - Submit the building, plumbing, mechanical and electrical permit applications, and technically complete plans and pay the appropriate fee(s).
    - The permit must be picked up within ten (10) days of being notified that the permit is ready.
    - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.

## **WHO TO CONTACT**

***Building Permits*** – If you have questions concerning the solid waste complaint please feel free to contact building permits at 503-742-4240.

***Code Enforcement*** – If you have questions concerning the solid waste complaint please feel free to contact me my direct telephone number is 503-742-4465 and email [spotter@clackamas.us](mailto:spotter@clackamas.us).

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

Or you may 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. and 4:00 p.m. Monday through Thursday and 8:00 a.m. to 3:00 p.m. on Fridays.

## **Items Included in this Packet**

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

A handwritten signature in black ink that reads "Shane Potter". The signature is fluid and cursive, with the first name "Shane" and last name "Potter" clearly distinguishable.

Shane Potter  
Code Enforcement Specialist  
Clackamas County code enforcement

## **REQUIRED NOTICE OF FINES AND PENALTIES**

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

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

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

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

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

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



Permit #: B0232520  
Type: New / Residential  
Status: Issued  
Valuation: \$31,879.82  
Address: 18660 S GREENVIEW DR OREGON CITY, OR 97045

Applied: 05/29/2020  
Approved: 07/27/2020  
Final:  
Expiration: 02/24/2022

Applicant: DESHORES HEATHER L & DAVID 503-939-8979  
Owner: DESHORES HEATHER L & DAVID  
Contractor: HOMEOWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 33E18A 03700  
Class: 434-Residential  
Addition/Remodel  
Entered By: KRISTIG  
Occupancy: R-3 SFR/Duplex Type  
Units: V-B  
Insp Area: 3-r  
Bldgs:  
Printed: 08/17/2022  
Violation:  
Description: EPR V0012618 – PERMITTING WORK DONE BY TWO PREVIOUS OWNERS.  
DOWNSTAIRS FAMILY ROOM CONVERTED TO BEDROOM & STORAGE  
AREA INTO WALK-IN CLOSET; BATHROOM ENLARGED TO BECOME  
MASTER BATH, ADDED SECOND SINK AND SOAKER TUB. GARAGE  
CONVERTED INTO FAMILY ROOM & OFFICE SPACE, WITH HALF BATH  
ADDED-ONE NEW BEDROOMS TOTAL OF 3  
Conditions: NO INV FEES PER DB - NO INV FEES PER DB

NOTICE: In accordance with ORS 455.355, the disposal of thermostats that contain mercury shall be in accordance with programs established by thermostat manufacturers, their representative or distributor, or by delivery to sites that will ensure that the mercury does not become part of the solid waste stream or wastewater.

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 (ESA). 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.

\*\*Any Transportation or Park System Development Charge decision made by the Department may be appealed to the County TSDC Hearings Officer by filing a written request with the Department within 14 days of the final decision. The fee is \$500.00.\*\*

SFR/Dup 1st Unit(sqft):

Additional Unit(sqft):



BUILDING CODES DIVISION

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

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1 & 2 Family Mechanical Minimum Permit and Reinspection Fee	85	\$85.00
State Surcharge	1	\$10.20
Residential Plan Review	1	\$141.83
Residential Structural Permit	1	\$302.24
State Surcharge	1	\$36.27
Residential Plan Review	0	\$54.63
School District Tax	576	\$576.45
Plot Plan check - Remodel Bldg. Permit	1	\$85.00
Total Fees:		\$1,291.62
Total Payments:		\$1,291.62
<b>Balance Due:</b>		\$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](mailto:dtdcustomerinfo@clackamas.us) or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>*



Permit #: E0265020 Applied: 05/29/2020  
Type: Electrical / Electrical Approved: 06/02/2020  
Status: Final Final: 06/16/2021  
Valuation: \$0.00 Expiration: 12/16/2021  
Address: 18660 S GREENVIEW DR OREGON CITY, OR 97045

Applicant: DESHORES HEATHER L & DAVID 503-939-8979  
Owner: DESHORES HEATHER L & DAVID  
Contractor: HOMEOWNER DOING WORK

## Certificate of Occupancy Required:

Parcel: 33E18A 03700 Class:  
Entered By: KRISTIG Occupancy:  
Insp Area: Units: Bldgs:  
Printed: 08/18/2022 Violation:  
Description: EPR V0012618 – PERMITTING WORK DONE BY TWO PREVIOUS OWNERS.  
DOWNSTAIRS FAMILY ROOM CONVERTED TO BEDROOM & STORAGE  
AREA INTO WALK-IN CLOSET; BATHROOM ENLARGED TO BECOME  
MASTER BATH, ADDED SECOND SINK AND SOAKER TUB. GARAGE  
CONVERTED INTO FAMILY ROOM & OFFICE SPACE, WITH HALF BATH  
ADDED-ONE NEW BEDROOMS TOTAL OF 3  
Conditions: NO INV FEES PER DB - NO INV FEES PER DB

SFR/Dup 1st Unit(sqft):	0	Additional Unit(sqft):	0
Electrical State Surcharge	1		\$27.96
Permanent Service/Feeder - <200 Amps	1		\$161.00
Branch Circuits w/ Purchase Service or Feeder	6		\$72.00
Branch Circuits w/ Purchase Service or Feeder	11		\$132.00
Electrical State Surcharge	0		\$15.84
Total Fees:			\$408.80
Total Payments:			\$408.80
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](mailto:dtdcustomerinfo@clackamas.us) or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>***





Permit #: P0127220 Applied: 05/29/2020  
Type: Plumbing / Plumbing Approved: 06/02/2020  
Status: Final Final: 11/25/2020  
Valuation: \$0.00 Expiration: 05/25/2021  
Address: 18660 S GREENVIEW DR OREGON CITY, OR 97045

Applicant: DESHORES HEATHER L & DAVID 503-939-8979

Owner: DESHORES HEATHER L & DAVID

Contractor: HOMEOWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 33E18A 03700 Class:  
Entered By: KRISTIG Occupancy:  
Insp Area: Units: Bldgs:  
Printed: 08/18/2022 Violation:  
Description: EPR V0012618 – PERMITTING WORK DONE BY TWO PREVIOUS OWNERS.  
DOWNSTAIRS FAMILY ROOM CONVERTED TO BEDROOM & STORAGE  
AREA INTO WALK-IN CLOSET; BATHROOM ENLARGED TO BECOME  
MASTER BATH, ADDED SECOND SINK AND SOAKER TUB. GARAGE  
CONVERTED INTO FAMILY ROOM & OFFICE SPACE, WITH HALF BATH  
ADDED-ONE NEW BEDROOMS TOTAL OF 3  
Conditions: NO INV FEES PER DB - NO INV FEES PER DB

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 (ESA). 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):

State Surcharge	1	\$22.32
Sink/Basin/Lavatory	2	\$62.00
Water Closet	1	\$31.00
Bathtub	1	\$31.00
State Surcharge	0	(\$7.44)

Total Fees: \$138.88



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING  
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Total Payments:	\$138.88
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](mailto:dtdcustomerinfo@clackamas.us) or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>*



BUILDING CODES DIVISION

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

Permit #: AG015820	Applied: 10/05/2020
Type: NA / Agriculture	Approved:
Status: Completed	Final:
Valuation: \$0.00	Expiration:
Address: 18660 S GREENVIEW DR OREGON CITY, OR 97045	

Applicant: DESHORES RENAISSANCE REDLAND RANGE 503-939-8999

Owner: DESHORES HEATHER L & DAVID

Contractor:

Certificate of Occupancy Required:

Parcel: 33E18A 03700	Class:	
Entered By: KRISTIG	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 08/17/2022	Violation:	
Description: EPR AG EXEMPT - 24 x 36 POLE BUILDING - GOATS		
Conditions: NOT RELATED TO PENDING VIOLATION FEES DO NOT APPLY PER DB - NOT RELATED TO PENDING VIOLATION FEES DO NOT APPLY PER DB		

SFR/Dup 1st Unit(sqft):

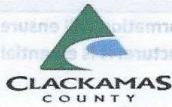
Additional Unit(sqft):

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](mailto:dtdcustomerinfo@clackamas.us) or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>*



# Agricultural, Forest, Equine or Marijuana Building Application

Office Use Only:

AG#

AGM#

Z#

## TYPE OF EXEMPTION

☒ Agriculture

☐ Forestry

☐ Equine

☐ Marijuana

## JOB SITE INFORMATION AND LOCATION

Is the property in a floodplain?:

☐ Yes

☒ No

Is the property in a farm or forest deferral?:

☐ Yes (see instructions for additional info. required)

☒ No

Job site address: 18660 S Greenview Drive

City/State/ZIP: Oregon City, OR 97045

Legal description: T 35 R 3E SECTION 18A TAX LOT(S) 03700

## OWNER

☒ APPLICANT

☐ PRIMARY CONTACT

Business name: DeShores Renaissance Redland Range

Owner name: Dave & Heather DeShores

Address: 18660 S Greenview Drive

Phone: 503 939 8979 Cell: Same

City/State/ZIP: Oregon City, OR 97045

Email: heatherdeshores@gmail.com

## APPLICANT

☒ PRIMARY CONTACT

Business name: DeShores Renaissance Redland Range

Contact name: Heather DeShores

Address: 18660 S Greenview Drive

Phone: 503 939 8979 Cell: Same

City/State/ZIP: Oregon City, OR 97045

Email: heatherdeshores@gmail.com

## ADDITIONAL PROJECT INFORMATION

Will the proposed structure have any of the following work? (If yes, separate permits are required for each)

Mark all proposed for this building:

Describe the type of fixture or work:

Electrical

☐ Yes

☒ No

Plumbing

☐ Yes

☒ No

Septic

☐ Yes

☒ No

Solar

☐ Yes

☒ No

Mechanical (heating/cooling/ventilation)

☐ Yes

☒ No

Fences over 7 ft. in height

☐ Yes

☒ No

Will this structure be open to the public at any time?

☐ Yes

☒ No

What is the proposed maximum number of people (including employees and owners) who will be present in the building at any one time? 3

Where are bathroom facilities provided? (If proposed)

N/A

Clackamas County Department of Transportation and Development 150 Beavercreek Road, Oregon City, OR 97045

Phone (503) 742-4240 Fax (503) 742-4741 www.clackamas.us

Rev. Date 1/13/2017  
Form #: BU-0006-00



# STATEMENT OF USE

Answering the following questions provides a detailed description of how this building will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description is as complete as possible.

Describe the type of agricultural, equine, forest or marijuana operation on the property:

The property is being used to raise goats, to sell the meat and milk products associated with them. We also plan to breed and sell the goats to other farmers, based on demand. We will raise, harvest, and sell goats.

Describe in detail what will be placed in the building (e.g., equipment, feed, etc.):

The Pole barn will be used for hay storage, food storage, business paperwork and records, maintenance equipment and tools.

Describe the type of structure being constructed (e.g., pole building, hoop greenhouse, wood framed barn, etc.). Include the size (footprint) of the structure. (Note: Manufactured homes do not qualify for an agricultural or forestry exemption).

Pole Barn - "FOR EXISTING STRUCTURE" - only to be used for agricultural uses

Mark all the activities proposed within this building:

- ☒ Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm
- ☐ Raising, harvesting or selling crops raised on this farm
- ☒ Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees on this farm
- ☒ Dairying and sale of dairy products produced on this farm
- ☐ Marijuana productions (growing and related activities) **Note: Land use approval required**
- ☐ Marijuana processing (products, concentrates and/or extracts) **Note: Land use approval required by Planning and Zoning**
- ☐ Other agricultural, horticultural or animal husbandry uses
- ☐ Equine facility; stabling, training, riding lessons and clinics
- ☐ Forestry operation, including preparation, storage and sale of forest products (Note: Per ORS 215.700 to 215.780 any building using a forestry exemption cannot be converted into any other occupancy or use.)

I certify the information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any change of use including, but not limited to, the use of the building for a dwelling, personal storage, storage of vehicles other than farm vehicles (i.e. boats, cars and RV's) and home occupations will require a building permit and will nullify the exemption.

Failure to obtain appropriate permits may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the building, or other permits related to the use.

I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand that conversion away from an agricultural exempt structure to a permitted occupancy or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.

I understand that in accordance with ORS 215.760(2) that AG Exempt structures on TBR or AG/FOREST zoned land cannot be converted to any other use in the future.

Owner signature:



Print name: Heather DeShores

Date: 09.30.2020

## OFFICE USE ONLY

Comments:

Type of documentation provided:

Planning	Date	Septic	Date	Engineering	Date	Building	Date

Clackamas County  
Inspection History for Record #P0127220

**Applicant Name:** DESHORES HEATHER L & DAVID

**Work Description:** EPR V0012618 – PERMITTING WORK DONE BY TWO PREVIOUS OWNERS. DOWNSTAIRS FAMILY ROOM CONVERTED TO BEDROOM & STORAGE AREA INTO WALK-IN CLOSET; BATHROOM ENLARGED TO BECOME MASTER BATH, ADDED SECOND SINK AND SOAKER TUB. GARAGE CONVERTED INTO FAMILY ROOM & OFFICE SPACE, WITH HALF BATH ADDED-ONE NEW BEDROOMS TOTAL OF 3

**Address:** 18660 S GREENVIEW DR, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
11/25/2020 11:07:03 AM	365 Other/Misc	Tom Miltenberger	Approved	<p>Date: 11/25/2020 This inspection is for work that was done years ago. There is a basement bathroom and laundry area.</p> <p>The homeowner is a plumber and owns Signature Plumbing. We walked threw and did a running test on everything. He is going to be repiping hot and cold water in the near future.</p> <p>Everything is functioning properly and with what he has shown me and what was exposed. It appears to be plumbed correctly.</p>
11/25/2020 11:07:51 AM	399 Plumbing Final	Tom Miltenberger	Approved	<p>Date: 11/25/2020 This inspection is for work that was done years ago. There is a basement bathroom and laundry area.</p> <p>The homeowner is a plumber and owns Signature Plumbing. We walked threw and did a running test on everything. He is going to be repiping hot and cold water in the near future.</p> <p>Everything is functioning properly and with what he has shown me and what was exposed. It appears to be plumbed correctly.</p>

Clackamas County  
Inspection History for Record #E0265020

**Applicant Name:** DESHORES HEATHER L & DAVID

**Work Description:** EPR V0012618 – PERMITTING WORK DONE BY TWO PREVIOUS OWNERS. DOWNSTAIRS FAMILY ROOM CONVERTED TO BEDROOM & STORAGE AREA INTO WALK-IN CLOSET; BATHROOM ENLARGED TO BECOME MASTER BATH, ADDED SECOND SINK AND SOAKER TUB. GARAGE CONVERTED INTO FAMILY ROOM & OFFICE SPACE, WITH HALF BATH ADDED-ONE NEW BEDROOMS TOTAL OF 3

**Address:** 18660 S GREENVIEW DR, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
11/25/2020 8:52:02 AM	190 Other/Misc	Bill Dutton	Approved	Date: 11/25/2020 Consultation. Owner to hire licensed electrical contractor to assess work done and provide written report for next inspection.
6/16/2021 1:36:13 PM	199 Electrical Final	Bill Dutton	Approved	Date: 6/16/2021

## Bautista, Diane

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**From:** Bautista, Diane  
**Sent:** Tuesday, May 10, 2022 8:35 AM  
**To:** 'dave@signatureplumbingservices.com'  
**Subject:** RE: Violation V0012618 - 18660 S. Greenview Drive

Good morning,

I am reaching out in regards to getting your final approved building inspection. If no progress is made, a citation will be issued and the administrative fees cannot be waived.

Thank you.

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**From:** Bautista, Diane  
**Sent:** Monday, January 31, 2022 12:11 PM  
**To:** 'dave@signatureplumbingservices.com' <dave@signatureplumbingservices.com>  
**Subject:** RE: Violation V0012618 - 18660 S. Greenview Drive

Good afternoon,

I am following up in regards to your open violation file. B0232520 has still not received final approved inspections. Please contact the building department at 503-742-4240 or on-line at <https://www.clackamas.us/building> to schedule.

Thank you.

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**From:** Bautista, Diane  
**Sent:** Friday, April 23, 2021 8:53 AM  
**To:** 'dave@signatureplumbingservices.com' <[dave@signatureplumbingservices.com](mailto:dave@signatureplumbingservices.com)>  
**Subject:** Violation V0012618 - 18660 S. Greenview Drive

Good morning,

I am following up on your violation file. I see that Electrical permit E0265020 and building permit B0232520 have not received final approved inspections and the property remains in violation.

Please contact the building department at 503-742-4240 or via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) to complete these permits.

Thank you.

*Diane Bautista*

Diane Bautista  
Clackamas County Code Enforcement  
(503) 742-4459





Citation No. 1800126

Case No. V0012618

# ADMINISTRATIVE CITATION

Date Issued: June 2, 2022

**Name and Address of Person(s) Cited:**

Name: David DeShores  
Name: Heather DeShores  
Mailing Address: 18660 S. Greenview Drive  
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 2nd day of June, 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): 18660 S. Greenview Dr., Oregon City, OR 97045

Legal Description: T3S, R3E Section 18A, Tax Lot(s) 03700

**Law(s) Violated:**

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

**Description of the violation(s):**

- 1) Failure to obtain final approved inspections

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: Diane Bautista  
Telephone No.: 503-742-4459

Date: June 2, 2022  
Department Initiating Enforcement Action: Code Enforcement



## Clackamas County

### Inspection History for Record #B0232520

**Applicant Name:** DESHORES HEATHER L & DAVID

**Work Description:** EPR V0012618 – PERMITTING WORK DONE BY TWO PREVIOUS OWNERS. DOWNSTAIRS FAMILY ROOM CONVERTED TO BEDROOM & STORAGE AREA INTO WALK-IN CLOSET; BATHROOM ENLARGED TO BECOME MASTER BATH, ADDED SECOND SINK AND SOAKER TUB. GARAGE CONVERTED INTO FAMILY ROOM & OFFICE SPACE, WITH HALF BATH ADDED-ONE NEW BEDROOMS TOTAL OF 3

**Address:** 18660 S GREENVIEW DR, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
11/13/2020 12:14:26 PM	270 Miscellaneous/Consultation	Luke Johnson	Denied	Date: 11/13/2020 This was a consultation.  Please remove drywall in areas as discussed so beams, posts, and headers can be verified.  Contact electrical and plumbing depts to see what they need opened up for their inspections.
12/4/2020 12:30:59 PM	270 Miscellaneous/Consultation	Don Countryman	Partial Approval	Date: 12/4/2020 CONSULTATION: Some sheetrock has been removed on north wall of the weight room. Appears post is installed under end of beam, but cannot verify headers above windows. Please expose posts and beam in weight room as discussed. Exterior walls will require a vapor barrier and walls will require R-21 insulation unless wall studs are 2 x 4 then R-15 will be sufficient. Bath fan will be required @ laundry room unless toilet is removed. NOTE: Your permit will stay open for another 180 days, please call for a framing inspection before then.
6/16/2021 11:24:27 AM	225 Framing	Luke Johnson	Denied	Date: 6/16/2021 Expose exterior wall insulation as discussed to check insulation requirements and if vapor barrier is installed. R106.4  Framing will be verified when exposed at same time of insulation inspection. R109.1
	270 Miscellaneous/Consultation	Luke Johnson	Cancelled	
8/24/2021 2:42:14 PM	225 Framing	Luke Johnson	Approved	Date: 8/24/2021

Inspection Date	Inspection Type	Inspector	Status	Comments
8/24/2021 2:44:56 PM	235 Insulation	Luke Johnson	Approved w/Conditions	<p>Date: 8/24/2021 Provide photos of insulation that is being replaced where walls were opened up to verify framing at next inspection.</p> <p>No vapor barrier installed. Repaint inside of exterior walls with a paint with a built in vapor barrier or remove drywall and install vapor barrier. N1104.9.2</p>