



## NOTICE OF HEARING

August 8, 2023

Curtis & Yvonne Thies  
15424 S Spangler Rd.  
Oregon City, OR 97045

**RE::** County of Clackamas v. Curtis & Yvonne Thies  
**File:** V0019722

**Hearing Date:** September 6, 2023

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



You must have access to the internet or to a telephone line to use the Zoom platform, 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 Diane Bautista at 150 Beavercreek 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 Diane Bautista at 503-742-4459 **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/88344274698?pwd=aVVSNjNnRUNsMFIBUmxJSVVORVc2UT09>

Passcode: 866782

Or One tap mobile:

+17193594580,,88344274698# US

+12532050468,,88344274698# US

Or join by phone:

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

US: +1 719 359 4580 or +1 253 205 0468 or +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 +1 309 205 3325 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

Webinar ID: 883 4427 4698

## 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,

v.

CURTIS THIES and,  
YVONNE THIES

Respondents.

File No: V0019722

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 15424 S. Spangler Rd., Oregon City, OR 97045.

2.

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

29300 SE Haley Rd., Boring, OR 97009, also known as T1S, R4E, Section 31A, Tax Lot 00701, and is located in Clackamas County, Oregon.

3.

On or about the 16th day of December, 2022 Respondents violated the following law, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to obtain required building permits and final approved inspections for rafters, handrail and stairs. 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 #2200197 in the amount of \$500.00 was mailed via first class mail on December 19, 2022. A copy of the notice document is attached to this Complaint as Exhibit E, 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 7th day of August, 2023.



---

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

CURTIS THIES and,  
YVONNE THIES

Respondents.

File No.: V0019722

STATEMENT OF PROOF

History of Events and Exhibits:

May 12, 2022  
Exhibit A

Clackamas County received a complaint regarding failure to obtain required permits for corrections noted by building inspector Robert Fix on September 6, 2018 for abatement of previous violation file V0014315.

May 16, 2022  
Exhibit B

Correspondence was sent to the Respondents with a deadline of June 16, 2022 to abate the violations. Tax and Assessors listed the Portland address as the Respondents current mailing address. Curtis Thies provided the County with the Oregon City address as the correct mailing address. The correspondence sent to Portland was returned. Correspondence sent to Oregon City was not returned.

June 23, 2022  
Exhibit C

Respondents emailed me that he would have the last of the engineering today and file for permits the following week.

December 16, 2022  
Exhibit D

I reviewed Tax and Assessors and it showed the mailing information had been updated to the Oregon City address.

December 19, 2022  
Exhibit E

A review of the County permit system on December 16, 2022 showed no permits had been obtained and Citation 2200197 was issued for \$500.00 for the building code violations. This citation was mailed via first class mail. This citation was not returned. This citation remains unpaid.

January 6, 2023  
Exhibit F

Respondents applied for building permit B0008623.

August 1, 2023  
Exhibit G

I reviewed the County Permit system. Building permit B0008623 had not been issued due to unresolved items that the Respondents had not submitted.

August 7, 2023

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 Clackamas County Building Code within 30 days of the Continuing Order.
  - Submit requested information listed in Exhibit G for building permit B0008623 to the Building Department through Development Direct within 30 days of the Continuing Order. Respond to all requests for additional plan review information within ten days of being notified. Any additional fees to be paid within 10 days of being notified. Final approved inspections be obtained not later than 45 days of the date of receipt of your approved permit.

Code Enforcement to confirm compliance of the above items and the County will submit a Post Hearing Status Report. The Report will be sent to the Compliance Hearings Officer and to the Respondents.

- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code Violations of up to \$1,000.00 for date cited December 16, 2022.
- Payment for Citation 2200197 for \$500.00 issued on December 19, 2022.
- The administrative compliance fee to be imposed from May 2022 until the violations are abated. As of this report the total is amount due is \$1,050.00.
- 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 #V0014315

**Applicant Name:**

**Work Description:** CONSTRUCTED NEW BLDGS & CARPORT W/OUT PERMITS, VIOLATION OF COND Z0300-05-C - PAINTING TRAILERS

**Address:** 29300 SE HALEY RD, BORING, OR 97009

Inspection Date	Inspection Type	Inspector	Status	Comments
	Site Investigation		Pending	
9/6/2018 1:59:04 PM	Site Investigation	Robert Fix	In Violation	Date: 9/6/2018
	Site Investigation	Dean Brown	Scheduled	
	Site Investigation	Guy Matychuck	Scheduled	
9/6/2018 1:57:21 PM	270 Other/Misc Structures	Robert Fix	In Violation	Date: 9/6/2018 Need permit and engineer on rafters that were cut  Need to protect stairs with 1/2 inch Sheetrock Hand rail needed on stairs



EXHIBIT A - PAGE 2 OF 5



EXHIBIT A - PAGE 3 OF 5



EXHIBIT A - PAGE 4 OF 5



EXHIBIT A - PAGE 5 OF 5



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 16, 2022

Curtis and Yvonne Thies  
15424 S. Spangler Road  
Oregon City, OR 97045

Curtis & Yvonne Thies  
18525 NE Marine Drive, Space E10  
Portland, OR 97230

**SUBJECT: Violation of Clackamas County Building Code, Title 9.02.040 (A)**

**VIOLATION: V0019722**

**SITE ADDRESS:** 29300 SE Haley Rd., Boring, OR 97230

**LEGAL DESCRIPTION:** T1S, R4E, Section 31A, Tax Lot 00701

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

- Failure to obtain permits for corrections required per building inspection on September 6, 2018. Need permit and engineer on rafters that were cut, need to protect stairs with ½" thick sheetrock, and handrail needed on stairs.

Failure to obtain required permits constitutes a violation of Clackamas County Code Title 9.02.40 (A). In order to abate the violations, please complete the following **no later than June 16, 2022:**

- Please submit applicable permit applications, technically complete plans and appropriate fee(s).
  - The permits must be picked up within ten days of being notified.
  - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

**Building** – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at [bldservice@clackamas.us](mailto:bldservice@clackamas.us).

If you have any questions my direct telephone number is 503-742-4459 and my email is [dianebau@clackamas.us](mailto:dianebau@clackamas.us).

**ITEMS INCLUDED IN THIS PACKET**

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

A handwritten signature in blue ink that reads "Diane Bautista". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Diane Bautista  
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](mailto: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.



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**

**CODE ENFORCEMENT DIVISION**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**RETURN SERVICE  
REQUESTED**

PRESORTED  
FIRST CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 97045 **\$ 000.42<sup>6</sup>**  
02 1W  
0001404531 MAY 16 2022

971 NFE 126082110005/17/22  
RETURN TO SENDER  
THIES  
15424 S SPANGLER RD  
OREGON CITY OR 97045-9596

RETURN TO SENDER



Curtis and Yvonne Thies  
18525 NE Marine Dr, Space E10  
Portland, OR 97230

127 CRAM5B 97230  
97045 > 430:



**EXHIBIT B - PAGE 4 OF 7**



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 16, 2022

Curtis and Yvonne Thies  
15424 S. Spangler Road  
Oregon City, OR 97045

Curtis & Yvonne Thies  
18525 NE Marine Drive, Space E10  
Portland, OR 97230

**SUBJECT: Violation of Clackamas County Building Code, Title 9.02.040 (A)**

**VIOLATION: V0019722**

**SITE ADDRESS: 29300 SE Haley Rd., Boring, OR 97230**

**LEGAL DESCRIPTION: T1S, R4E, Section 31A, Tax Lot 00701**

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

- Failure to obtain permits for corrections required per building inspection on September 6, 2018. Need permit and engineer on rafters that were cut, need to protect stairs with ½" thick sheetrock, and handrail needed on stairs.

Failure to obtain required permits constitutes a violation of Clackamas County Code Title 9.02.40 (A). In order to abate the violations, please complete the following **no later than June 16, 2022**:

- Please submit applicable permit applications, technically complete plans and appropriate fee(s).
  - The permits must be picked up within ten days of being notified.
  - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

**Building** – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at [bldservice@clackamas.us](mailto:bldservice@clackamas.us).

JP



Clackamas County Official Records  
Sherry Hall, County Clerk

2005-082090

After Recording, Return to:  
Curt Thies  
29300 SE Haley Rd  
Boring, OR 97009



\$31.00

00874922200500820900020027

08/25/2005 03:13:03 PM

D-D Cnt=1 Stn=6 BEVERLY  
\$10.00 \$11.00 \$10.00

Until a change is requested, tax statements shall be sent to the following address:  
Same As Above

**STATUTORY WARRANTY DEED**  
(Individual)

(Above Space Reserved for Recorder's Use)

TRANSACTION 16y0065567

Robert W. Stehle

conveys and warrants to  
Curtis Thies and Yvonne Thies

the following described real property in the State of Oregon and County of Clackamas free of encumbrances, except as specifically set forth herein:

All that part of the Northwest one-quarter of the Northeast one-quarter of Section 31, in the County of Clackamas and State of Oregon, which lies Southwest of the Mt. Hood Highway and Southeast of the relocated Brown (Haley) Road, as described in Final Judgement filed February 15, 1963, Case No. 56972, Clackamas County Circuit Court.

EXCEPTING THEREFROM, a tract of land being part of that tract as described in Fee No. 94-54697, Clackamas County Deed Records, being located in the Northeast one-quarter of Section 31, Township 1 South, Range 4 East of the Willamette Meridian, County of Clackamas and State of Oregon, described as follows:

(Continued)

Tax Account Number(s): 00154898

This property is free of encumbrances, EXCEPT:

Covenants, conditions, restrictions, rights of way, easements and reservations now of record and 2005-06 taxes which are a lien but not yet payable.

The true consideration for this conveyance is \$285,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 19 day of August, 2005.

*Robert W. Stehle*

Robert W. Stehle

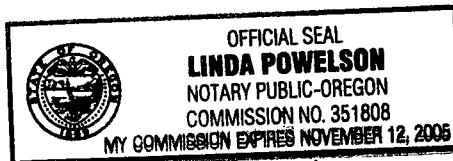
STATE OF OREGON, COUNTY OF MULTNOMAH) ss.

The foregoing instrument was acknowledged before me this 19 day of August, 2005, by Robert W. Stehle.

*[Signature]*

Notary Public for Oregon

My Commission Expires: 11-12-05



My Commission Expires November 12, 2005

Order No.: 16y0065567c

STATUTORY WARRANTY DEED  
(CONTINUED)

LEGAL DESCRIPTION (Continued)

Order No.: 16y0065567

Beginning at the Northeast corner of said Fee No. 94-54697 tract, said point being marked with a 5/8 inch iron rod PER PS-17087, a private land survey filed with the Clackamas County Surveyors Office, said point also being on the West right of way line of Mt. Hood Highway No. 26 and the South right of way line of Haley Road; thence South 45°23'20" West along said South right of way line, 184.17 feet; thence leaving said South right of way line North 52°31'51" East, 129.50 feet; thence North 45°23'20" East parallel to the South right of way line of said Haley Road, 55.67 feet to a point on the West right of way line of said Mt. Hood Highway No. 26, thence North 44°35'05" West along said West right of way line, 16.10 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, by deed recorded June 6, 2001, Recorder's Fee No. 2001-042380.

2

## Bautista, Diane

---

**From:** Bautista, Diane  
**Sent:** Thursday, June 23, 2022 2:20 PM  
**To:** 'Curtis Thies'  
**Subject:** RE: Permits for Boring Winery

Good afternoon,

Thanks for letting me know. You should file on-line at <https://www.clackamas.us/development-direct>

If you have any difficulties you can contact the building department at 503-742-4240 or via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)

Thank you.

**From:** Curtis Thies <boringwinery@gmail.com>  
**Sent:** Thursday, June 23, 2022 1:30 PM  
**To:** Bautista, Diane <DianeBau@clackamas.us>  
**Subject:** Permits for Boring Winery

---

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

---

---

Hi Diane,  
I will have the last needed engineering to me today.  
I can file for permits next week, do you know if I can file online...or do I need to go in?  
Please let me know,  
Thanks  
Curtis Thies  
Boring Winery Inc.

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

## Property Account Summary

12/16/2022

<b>Account Number</b>	00154898	<b>Property Address</b>	29300 SE HALEY RD , BORING, OR 97009
<b>General Information</b>			
Alternate Property #	14E31A 00701		
Property Description	Section 31 Township 1S Range 4E Quarter A TAX LOT 00701		
Property Category	Land &/or Buildings		
Status	Active, Host Other Property, Locally Assessed		
Tax Code Area	026-010		
Remarks			
<b>Tax Rate</b>			
<b>Description</b>	<b>Rate</b>		
Total Rate	15.3786		
<b>Property Characteristics</b>			
Neighborhood	20060: Area 06 commercial		
Land Class Category	201: Commercial land improved		
Acreage	2.04		
Change property ratio	CIC		
<b>Related Properties</b>			
P2255685 is Located On this property			
P2254242 is Located On this property			
P2253462 is Located On this property			
<b>Parties</b>			
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>
Taxpayer	100	THIES CURTIS	15424 S SPANGLER RD, OREGON CITY, OR 97045
Owner	100	THIES CURTIS	15424 S SPANGLER RD, OREGON CITY, OR 97045

<b>Owner</b>	100	THIES YVONNE	NO MAILING ADDRESS, AVAILABLE,		
<b>Property Values</b>					
<b>Value Type</b>	<b>Tax Year 2022</b>	<b>Tax Year 2021</b>	<b>Tax Year 2020</b>	<b>Tax Year 2019</b>	<b>Tax Year 2018</b>
AVR Total	\$507,406	\$492,628	\$478,280	\$464,350	\$450,825
Exempt					
TVR Total	\$507,406	\$492,628	\$478,280	\$464,350	\$450,825
Real Mkt Land	\$410,512	\$387,010	\$365,074	\$347,838	\$322,769
Real Mkt Bldg	\$445,450	\$420,930	\$396,400	\$378,010	\$349,410
Real Mkt Total	\$855,962	\$807,940	\$761,474	\$725,848	\$672,179
M5 Mkt Land	\$410,512	\$387,010	\$365,074	\$347,838	\$322,769
M5 Mkt Bldg	\$445,450	\$420,930	\$396,400	\$378,010	\$349,410
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$507,406	\$492,628	\$478,280	\$464,350	\$450,825
Mkt Exception					\$332,371
AV Exception					\$219,032
<b>Active Exemptions</b>					
No Exemptions Found					
<b>Events</b>					
<b>Effective Date</b>	<b>Entry Date-Time</b>	<b>Type</b>	<b>Remarks</b>		
05/13/2013	05/13/2013 15:50:00	Annexation Completed For Property	WITHDRAW TRI-MET, ORD 320 & 325-annexed by TRANS TRI-COUNTY METRO for 2013-Withdrawal by DEENAMEH		
03/18/2010	03/18/2010 11:05:00	Annexation Completed For Property	ANNEX BORING WATER #24, ORD 2009-31-added to annexation by batch process 19,028. by DEENAMEH		
08/25/2005	09/01/2005 10:24:00	Taxpayer Changed	Property Transfer Filing No.: 125491 08/25/2005 by AMANDAOLS		
08/25/2005	09/01/2005 10:24:00	Recording Processed	Property Transfer Filing No.: 125491, Warranty Deed, Recording No.: 2005-082090 08/25/2005 by AMANDAOLS		
12/31/2002	12/31/2002 09:15:00	Seg/Merge Initiated	SM030163 EFFECTIVE 2003-04: -0.04 AC TO ROAD BY 2001-042380; BEFORE 01/01/2003 by LAURIEB		





Citation No. 2200197

Case No. V0019722

# ADMINISTRATIVE CITATION

Date Issued: December 19, 2022

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

Name: Curtis and Yvonne Thies  
Mailing Address: 15424 S. Spangler Road  
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 16th day of December, 2022, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 29300 SE Haley Rd., Boring, OR 97009

Legal Description: T1S, R4E Section 31A, Tax Lot(s) 00701

**Law(s) Violated:**

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

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

- 1) Failure to obtain required permits per building inspection conducted on September 6, 2018.

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: December 19, 2022  
Department Initiating Enforcement Action: Code Enforcement

# **PLEASE READ CAREFULLY!**

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

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

Options:

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

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

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

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

## STATEMENT OF UNDERSTANDING

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_



Permit #: B0008623 Applied: 01/06/2023  
 Type: New / Commercial Approved:  
 Status: In Review Final:  
 Valuation: \$2,500.00 Expiration:  
 Address: 29300 SE HALEY RD BORING, OR 97009

Applicant: Curtis Thies (503) 516-7994  
 Owner: THIES CURTIS  
 Contractor:

Certificate of Occupancy Required:

Parcel: 14E31A 00701 Class: 437-Commercial  
 Addition/Alteration/Re  
 model  
 Entered By: Occupancy:  
 Insp Area: Units: Bldgs:  
 Printed: 08/02/2023 Violation:  
 Description: Truss repair and storage wall construction above tasting room  
 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.

\*\*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):	
Structural Pln/FLS Rev Deposit	60	\$60.06
Investigation Fee (Hours)	2	\$170.00
Commercial Structural Permit	1	\$92.40
State Surcharge	1	\$31.49



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

---

Commercial Plan Review	1	\$60.06
Plot Plan check - Remodel Bldg. Permit	1	\$85.00
Total Fees:		\$499.01
Total Payments:		\$60.06
<b>Balance Due:</b>		<b>\$438.95</b>

*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>*

**Project Name: B0008623**

**Project Description: \*\*Dai\*\* Building - Commercial New - 14E31A 00701 - 29300 SE HALEY RD BORING - Winery storage**

Review Comments List Date: 8/1/2023

The Engineering for the cut trusses is from 4-15-2016 and the Engineer's stamp is expired. Please submit engineering for the cut trusses with Engineer's stamp that is current. (OSSC 107.2.1)

There was no information submitted for the storage area floor framing or support. Please submit Engineer's calculations and framing details for the new storage area floor framing AND stairway construction. (OSSC 1603.1)

Please provide full height cross sections of the new storage area, one in each direction, to show ceiling heights for both upper and lower floor spaces as well as new framing details. (OSSC 107.2.1)

Please provide a scaled and dimensioned floor plan of the existing lower level showing all walls and doors in the building. Please include the outlined of the proposed storage area. This is to show if the new area qualifies as a mezzanine per OSSC 505.2.1 OR if it will need to be considered a 2nd story. This will also show travel distance from the most remote upper level area to the nearest exit. (OSSC 1006)

Please provide a complete upper storage level floor plans to scale and with dimensions. The floor plan submitted is a partial floor plan. Please label all doors and doorways for height and width. (OSSC 1007.2.1) This includes the height of pass through areas where the trusses were cut.

The truss repair engineering shows continuous support below the cut trusses from 0 - 20'. Please have the Engineer that provides the floor framing design address and show the continuous support below all cut trusses as required. (OSSC 1603.1)

The stair notes show 8" maximum risers and 10" minimum treads. These dimensions are from the residential code. OSSC 1011.5.2 requires a maximum riser height of 7" and a minimum tread depth of 11". Please revise.

Please show handrail details for the stairway that meet OSSC 1014 requirements. (Both sides of flights. 12" horizontal extensions at the top. 1 tread depth sloping extensions at the bottom. Height 34"-38". Graspability per 1014.3) For more information about code compliant handrails go to: [https://codes.iccsafe.org/content/ORSSC2022P1/chapter-10-means-of-egress#ORSSC2022P1\\_Ch10\\_Sec1014](https://codes.iccsafe.org/content/ORSSC2022P1/chapter-10-means-of-egress#ORSSC2022P1_Ch10_Sec1014)

Please provide guardrail details along the open sides of the stairs and where storage area is open to area below. Minimum 42" high from walking surfaces and nosing of treads. Opening limitation so a sphere of 4" cannot pass through guard. (OSSC 1015)

Please provide a cross section at the top of the stairs to show the minimum headroom of 80" is met crossing the truss above. (OSSC 1011.3)

We will require a site plan for this project since it involves stairs that are located outside of the building.

Responded by: Curtis Thies - 6/23/23 11:08 AM

*Attached is an exterior plot map. There is NO outside stairs proposed.*

Please provide additional construction detail for both the storage room and the stairs. for example, the dimensions of the entire staircase, footing detail?

Responded by: Curtis Thies - 6/23/23 11:08 AM

*See attachment page 2*

The plan pages will need to be separated and placed in the drawings folder numbered according to Clackamas County naming standards. Here is a link to a tutorial.

<https://www.clackamas.us/development-direct>

Responded by: Curtis Thies - 6/23/23 11:09 AM

*All pages are numbered.*

Pending planning comments, nothing needed from the applicant at this time.

Interior TI to established winery tasting room adding lofted storage area. No change to occupancy of structure.

Please upload a site plan that includes the location of any existing/proposed septic systems. ST007992 uploaded to 'Clackamas Forms' for your reference.

Statement of Use - Below is the statement of use request comment:

In order to complete the review the STATEMENT OF USE FORM needs to be completed and returned.

The form is under Development Direct under Files, County Forms or under the county website at <https://dochub.clackamas.us/documents/drupal/d7819cb2-4d27-4dff-8c92-bf84274a9729>.

PLEASE PUT QUESTIONS & ANSWERS ON THE STATEMENT OF USE FORM:

1. Is there square footage being added to the footprint of the building?

2. Describe use of the new business/tenant? Ie. Office, warehouse, retail etc.
3. Is this a new building? If yes, add square footage.
4. Is there any structure being removed? If yes, add square footage and use of existing structure being removed.
5. Please describe the work proposed under this permit?
6. Hours and Days of operation?

Once this information is submitted I will continue the review and will hopefully be able to sign off on your permit.